MSCI Real Assets Index Intel

For more than 40 years we have been collecting data from investors across 30+ countries and have created one of the most extensive private real estate databases in the world, MSCI Real Assets Index Intel.

Our solution measures performance and the different elements that drive returns to help you make better informed investment decisions. It is used by institutional investors, asset managers, banks, custodians and investment

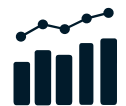| **30+** countries	**1400+** cities	**60,000** properties	**$2 trillion** in private real estate assets	**+ 100** comparable measures	**+ 40** MSCI Property indexes	**+ 20** MSCI Fund indexes

MSCI

Real Insight
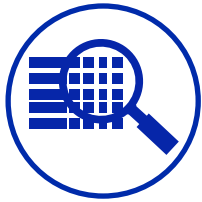
Real data from real investors

Data collected directly from asset managers, pension fund, pension plans, insurance companies, REITs.

High data quality

A dedicated team of over 120 analysts are reviewing all the data to make sure they match the global MSCI criteria.
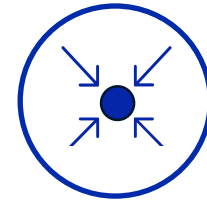
Real insight

More than 100 measures on asset characteristics, asset performance, asset yield analysis, asset investment analysis, asset operating performance available.

Three levels analytics

A dedicated client services representative will work to understand your needs and help you to get the most out of your chosen subscription level.

Global Intel Plus

33 countries

1400+ cities

33 Global measures

102 Local measures: Ability to custom build dataset that meets your needs based
• Geography / post codes
• Property types
• Asset size / value
• Property age
• Year bought / sold

Global Intel

33 countries

370+ cities

33 Global measures

102 Local measures

Multinational Intel

33 countries

33 Global measures

21 Local measures

MSCI

Global Intel drives our suite of analytical solutions and enables you to evaluate the risk and opportunities which that market may represent for your investment strategy. It is designed to provide insights into real estate data that are consistent and comparable, robust and tailorable.

Consistent database, consistent methodology

We have a consistent methodology across all markets we operate in. Global Intel encompasses more than 100 comparable measures globally, providing like-for-like comparisons across different geographies and property types to help you solve these use cases:

- **Asset Allocation for Institutional investors** – our consistent methodology across markets and a range of performance and risk measures help to inform your investment strategy.

- **Strategy Development, Testing and Marketing for Asset managers** – the ability to run analysis on specific locations, location types or asset characteristics (lot size, type) help frame, test and communicate your unique strategies to investors.

- **Risk management for Banks** – using our granular data to create tailored asset value growth indexes based on the location, asset type and last valuation date of loan collateral as an input to loan default monitoring.

- **Regulatory Reporting for Risk Managers** – the coverage, granularity and long time-series of MSCI Private Real Assets Indexes help calibrate internal risk models and support regulatory reporting against Solvency II, Basel III and AIFMD.

- **Transaction Underwriting for Lenders and Asset Managers** – actual data and percentile range of fundamental measures of asset performance like vacancy, income, rental growth and yields to provide real-world inputs into underwriting models.

For further information on MSCI Global methodology **click here**

Robust and tailorable

Global Intel is built on the key performance indicators of assets of private real estate investments.

- **Real data:** We collect performance data from investors on their assets, reviewed by our specialists to insure high data quality and delivered through our platform or direct to your system.

- **Global:** We preserve the specific characteristics of different markets across the world, whilst maintaining underlying consistency.

- **Custom build dataset:** You can analyze data across multiple segments or custom build dataset that meets your needs. You can create an analysis to test an assumption, refresh it, adapt it and save different versions of it.

About MSCI

MSCI is a leading provider of critical decision support tools and services for the global investment community. With over 50 years of expertise in research, data and technology, we power better investment decisions by enabling clients to understand and analyze key drivers of risk and return and confidently build more effective portfolios. We create industry-leading research-enhanced solutions that clients use to gain insight into and improve transparency across the investment process.

To learn more, please visit **www.msci.com**.