MSCI Real Estate Market Size 2025: An Index Perspective

IMPACT ON GLOBAL & REGIONAL COMPOSITE PROPERTY INDEXES

Overview

→ In this report MSCI presents the 2025 market size estimates

→ The reweighting methodology[1] for MSCI composite property indexes ***remains unchanged*** and is based on the 'Professionally Managed' real estate market size estimates

→ MSCI endeavors to continuously improve the market size sample based on new information/data sources that become available every year and announce the summary of changes along with the impact on country weights in MSCI composite indexes on MSCI's web-site, as needed

→ Through this report, MSCI announces the following highlights:

1. Changes to market size weights by country for its Global and Regional Composite Property indexes
2. For Global and Europe Quarterly Property Indexes these changes are effective from Q2 2026 reporting (to be published on 4 Sep 2026 and 2 Sep 2026 respectively)
3. For Global and other regional composite annual property indexes, these changes are effective from 2026 annual reporting (to be published in April 2027)

[1] As outlined in section 4.9 of the MSCI Property Indexes Methodology document

2025 Market Size

- Owner-occupied Portfolios
- Developer/Owner/Operator
- Listed/Unlisted Conglomerates (less than USD 100mn)
- Private Investors / HNIs (less than USD 100mn)

•REITs

•REOCs

•Open-ended Funds

•Closed-ended Funds

•Segregated Accounts

•Endowment

•Banks

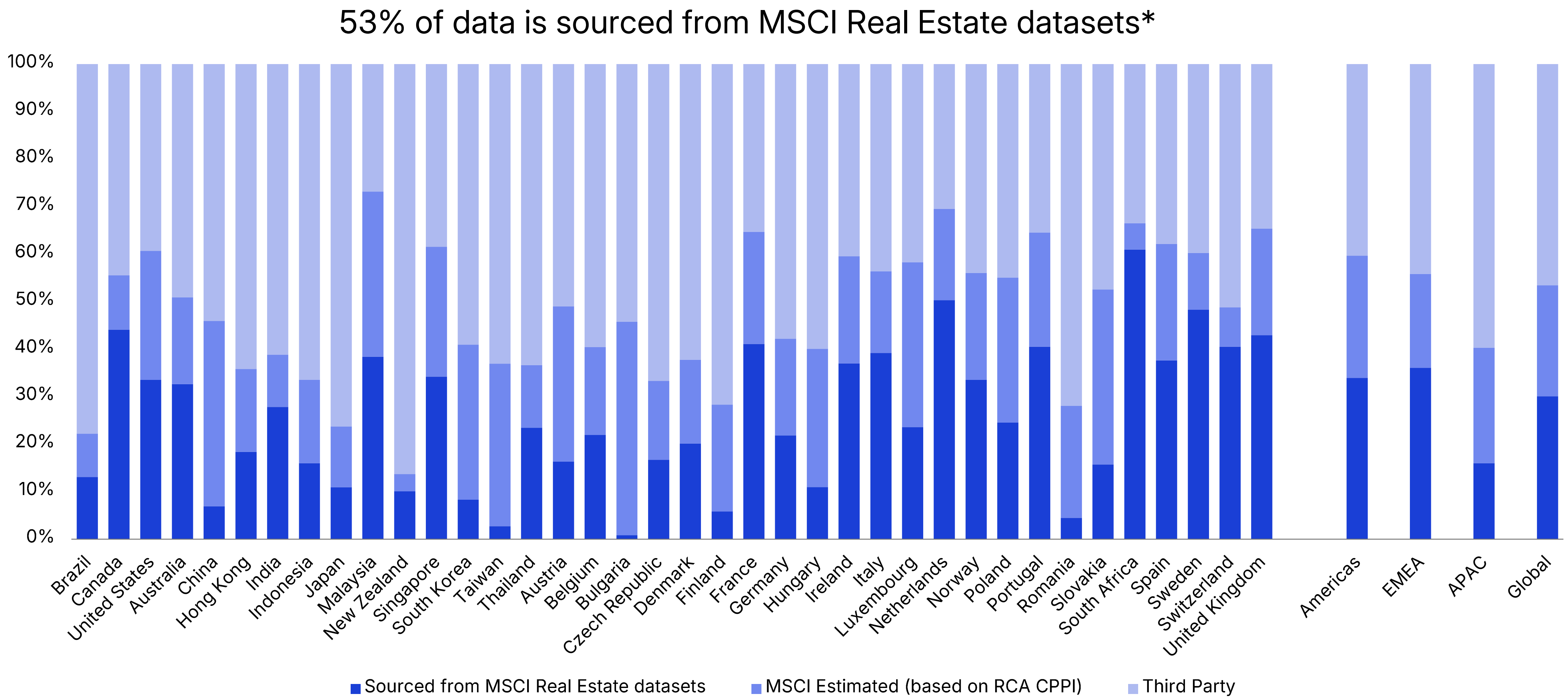
•Insurance

•Sovereign Wealth Fund

•Listed/Unlisted Conglomerates (greater than USD 100mn)

•Private Investors / HNIs (greater than USD 100mn)

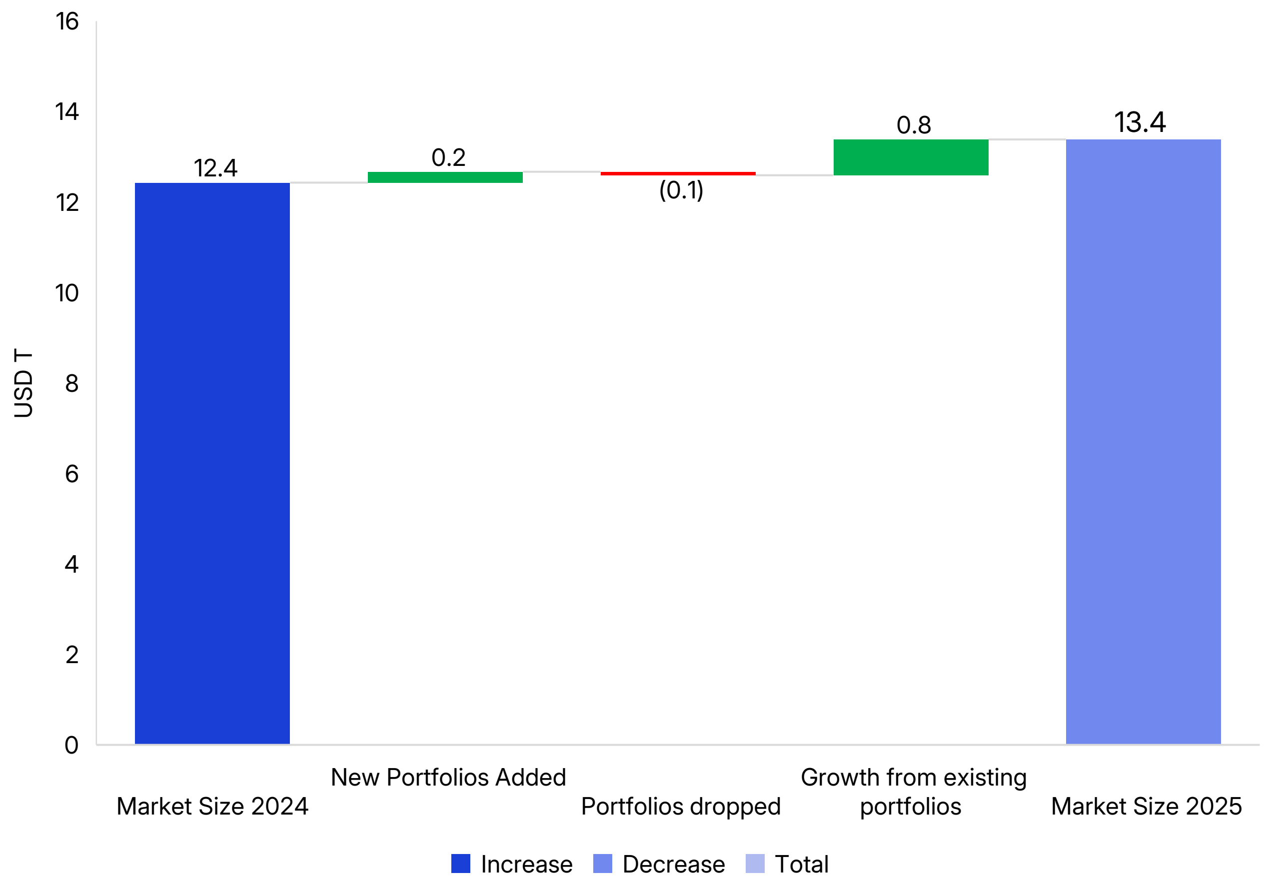
Market Size Composition



*IPD + Burgiss
Third Party sources includes databases such as INREV, ANREV, financial reports, company websites and investor presentations

Drivers of Market Size Change in 2025

- The professionally managed market expanded to USD 13.4 trillion from USD 12.4 trillion in 2024, ending three consecutive years of contraction.
- Currency appreciation in Europe was a major driver, particularly for EMEA markets.
- New portfolios added 1.9% to the 2025 market size estimates
- The existing portfolios witnessed a y-o-y increase of 6.3% in 2025
- For more detailed analysis of the impact on the weights of MSCI Global and Regional Property Indexes, please refer to slides 12 to 17

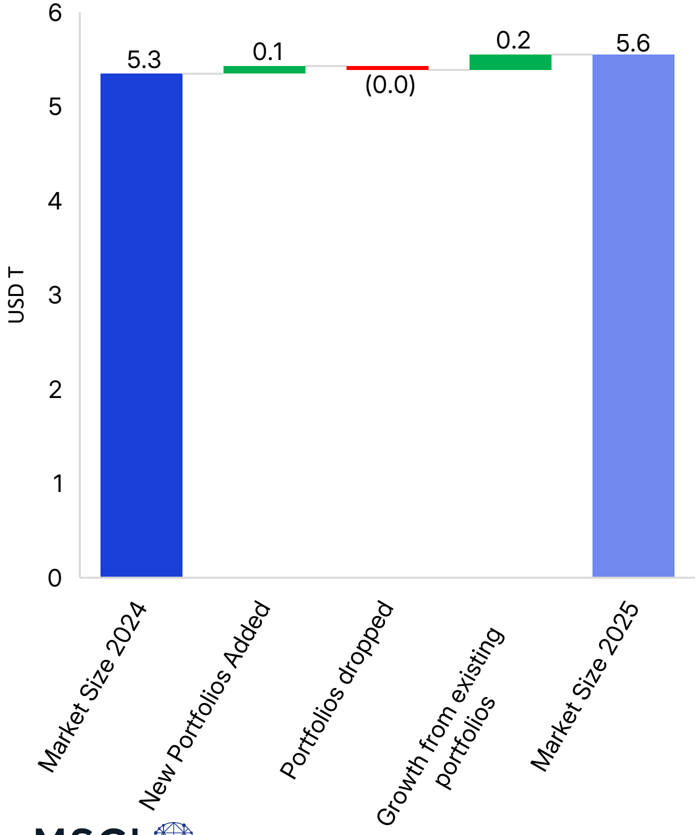


Drivers of Market Size Change in 2025

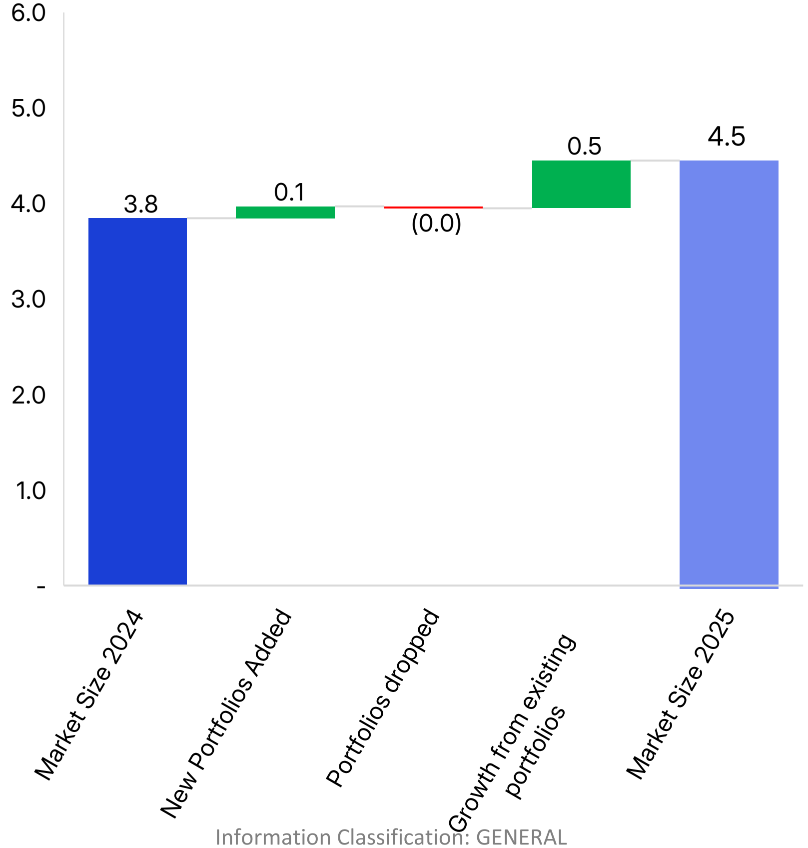
Regional Break-down

Highest growth in EMEA , mostly driven by currency impact

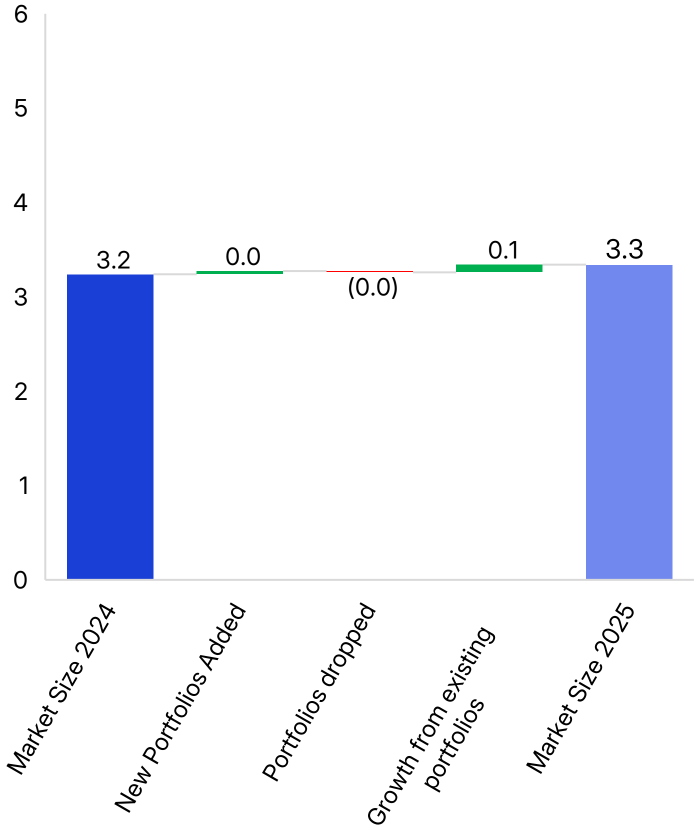
Americas – 3.8% ▲



EMEA – 16.7% ▲



APAC – 3.2% ▲



MSCI Real Estate Market Size Research - Country Analysis

Market size estimate Changes by Market

Constituents of MSCI Global Annual Property Index

	Market Size 2025 (USD B)	Net Change (USD B)	Existing Portfolios (USD B)	Additional Portfolios (USD B)	Portfolios Dropped (USD B)
United States	5,071	177	139	80	42
United Kingdom	983	91	62	30	0
Japan	829	47	33	14	1
Germany	733	59	60	8	9
France	635	80	74	6	0
Australia	478	55	41	14	0
Switzerland	446	83	82	1	0
Canada	387	12	11	2	1
Sweden	344	102	66	42	6
Netherlands	231	40	40	1	1
South Korea	232	10	18	0	8
Spain	186	41	29	11	0
Italy	175	25	17	9	1
Finland	114	14	14	2	2
Denmark	113	27	24	3	0
Brazil	95	16	15	1	0
Poland	80	13	12	1	0
Norway	79	16	13	3	0
Belgium	65	9	9	1	0
Ireland	59	6	6	1	0
Austria	56	8	7	0	0
Czech Republic	48	8	8	0	0
South Africa	44	7	6	0	0
Portugal	35	7	6	1	0
New Zealand	30	3	3	0	0

All Market Size in USD

Market size estimate Changes by Market

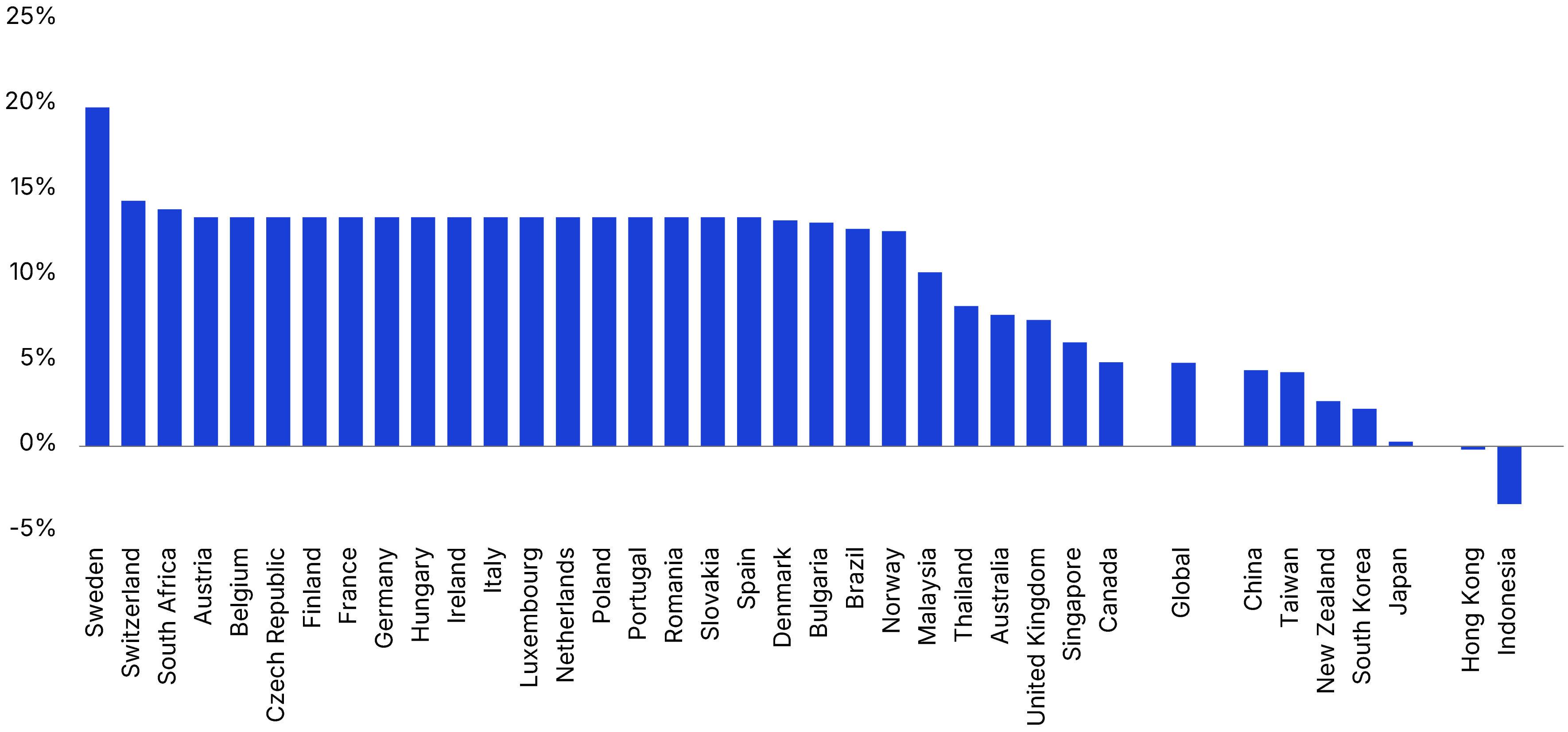
Other Markets

	Market Size 2025 (USD B)	Net Change (USD B)	Existing Portfolios (USD B)	Additional Portfolios (USD B)	Portfolios Dropped (USD B)
China	938	-24	-20	0	4
Hong Kong	405	-5	-11	6	0
Singapore	230	3	2	0	0
Taiwan	86	6	6	0	0
Malaysia	48	8	8	0	1
Thailand	46	1	1	0	0
Romania	21	4	3	2	0
Indonesia	18	-1	-1	0	0
Slovakia	10	1	1	0	0
Bulgaria	3	0	0	0	0

All Market Size in USD

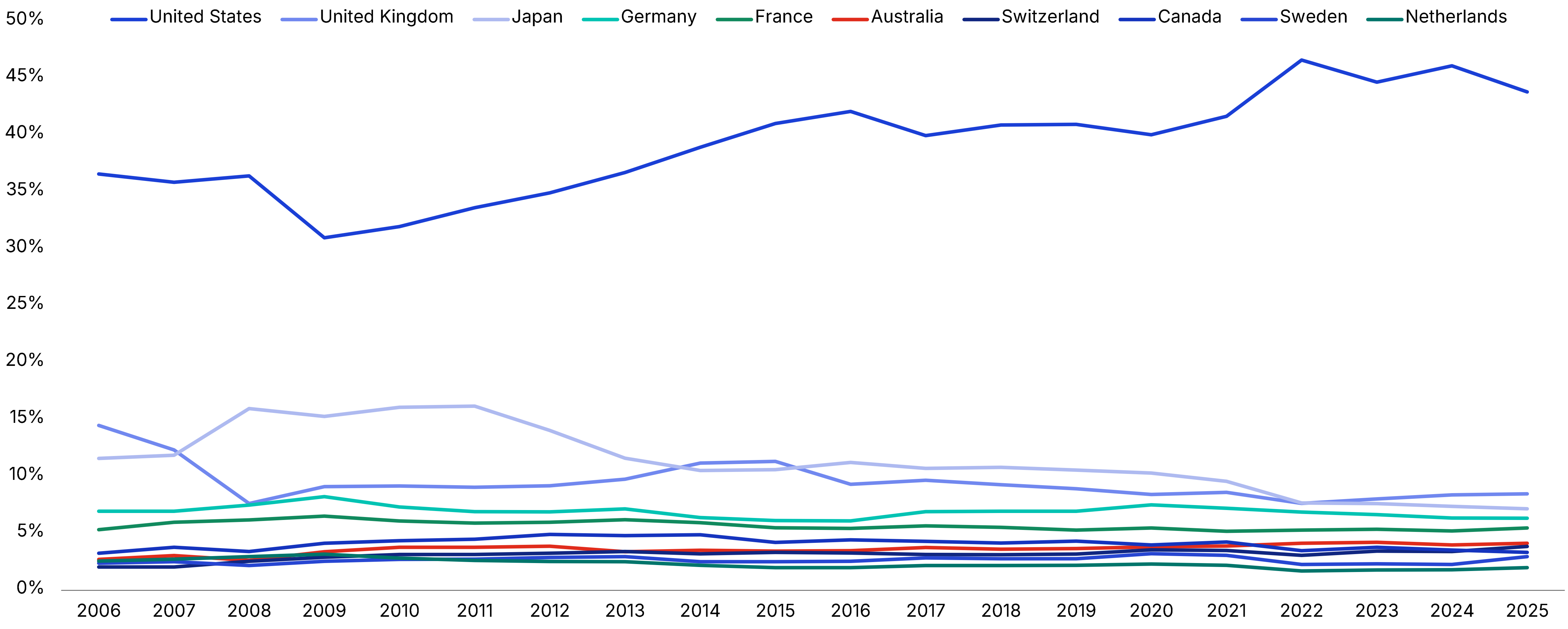
Drivers of Market size change 2025 | Currency Impact vs USD

- → Global currency impact at +4.9%
- → The combined contribution of EUR denominated currencies to the global currency impact is 2.3%
- → 34 of the 36 markets, ~59% of the market witnessed strengthening of the local currency against USD



All Market Size in USD

Market Size Weight of Top 10 Market in MSCI Global Annual Property Index



All Market Size in USD

Change in Market size weights for constituents
MSCI Global Annual Property Index

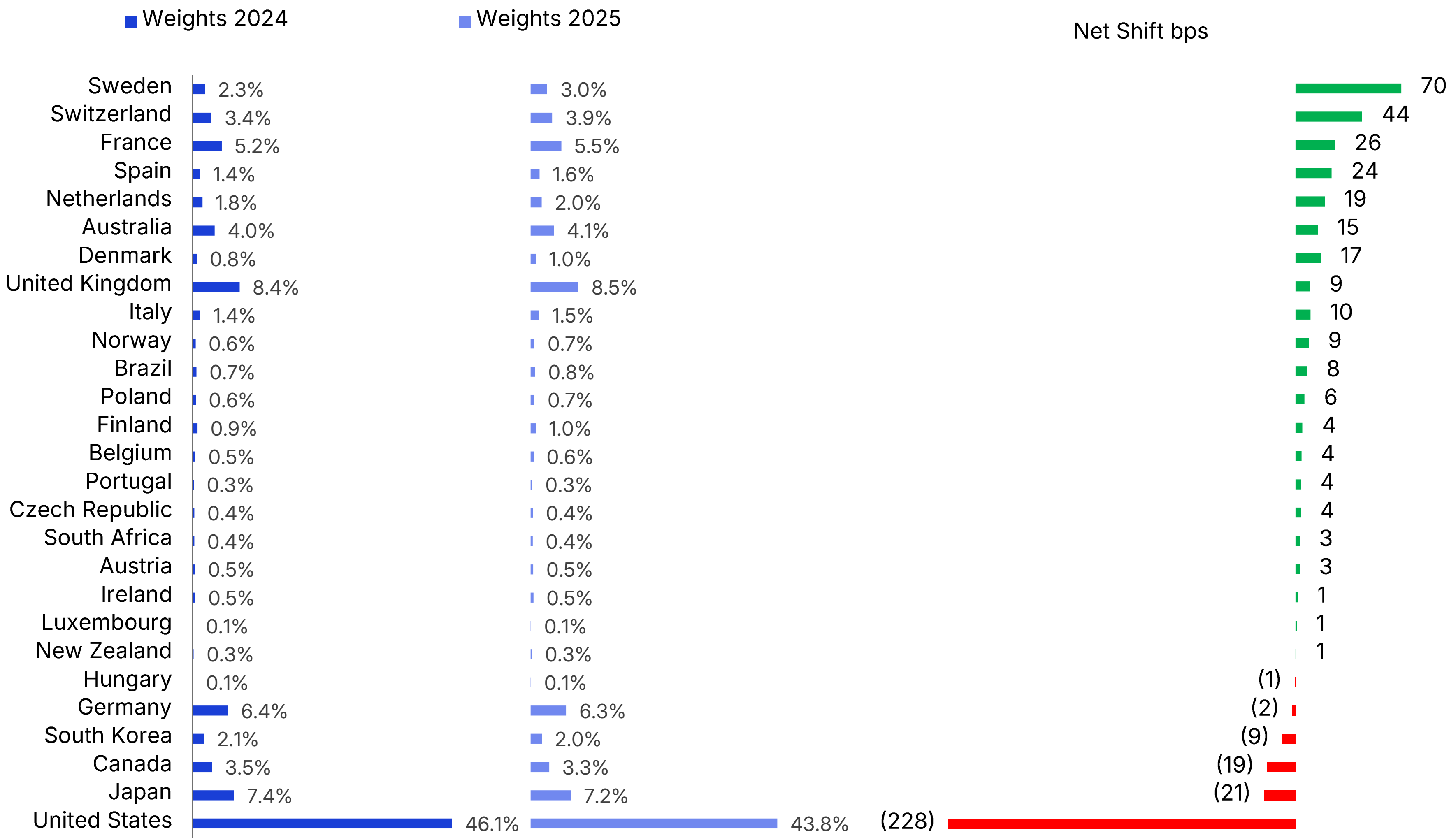
→ As per MSCI Property Indexes Methodology, the refresh of market size weights is *timed along with the respective index releases in April/May every year*

→ For 2025 MSCI Composite Annual Property Indexes:

- 'Weights 2024' were used as a base to derive the 2025 estimated weights for reweighting.

→ For 2026 MSCI Composite Annual Property Indexes:

- 'Weights 2025' will be used as a base to derive the 2026 estimated weights for reweighting



Change in Market size weights for constituents
MSCI Europe Annual Property Index

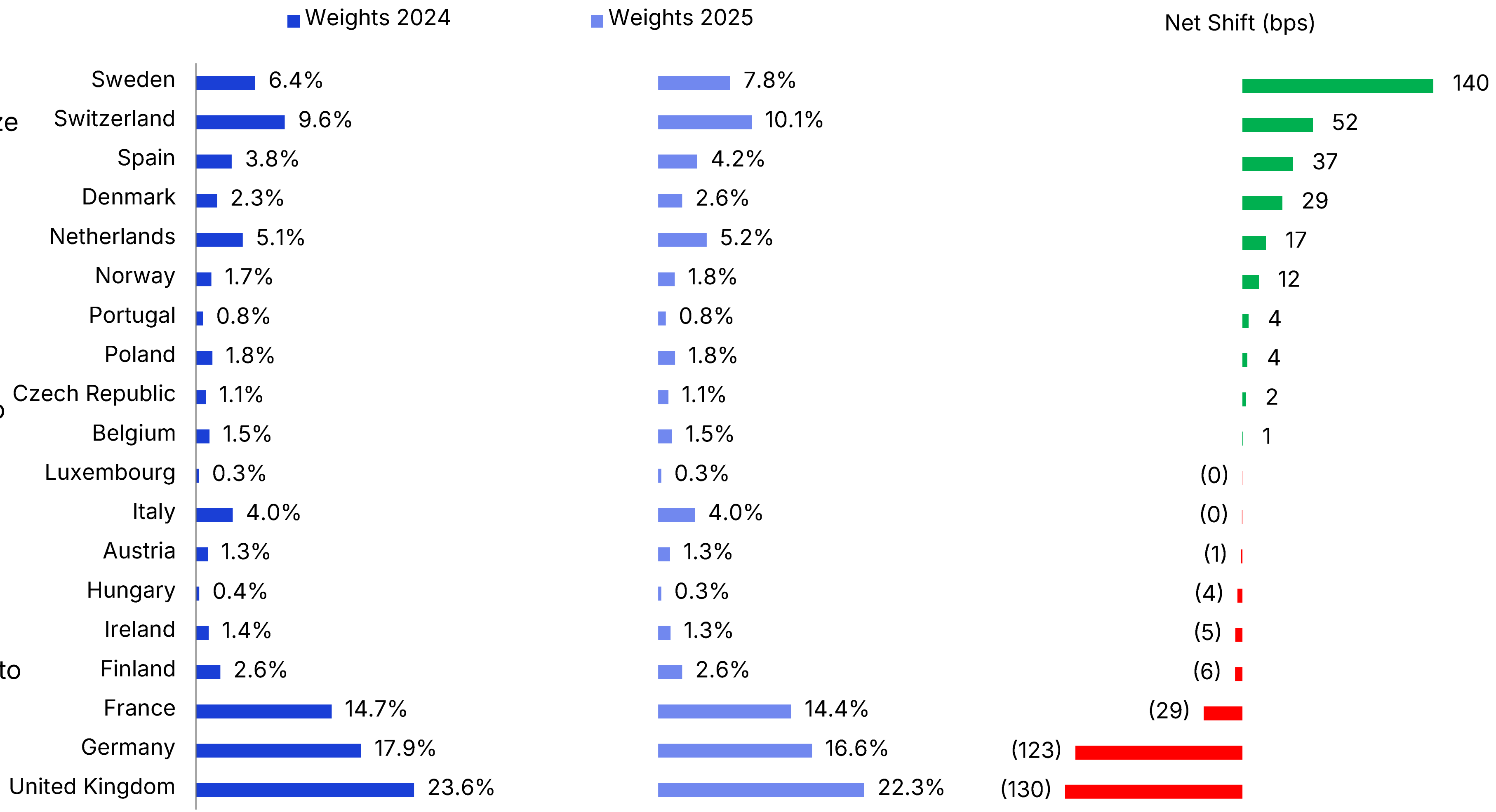
→ As per MSCI Property Indexes Methodology, the refresh of market size weights is *timed along with the respective index releases in April/May every year*

→ For 2025 MSCI Composite Annual Property Indexes:

- 'Weights 2024' were used as a base to derive the 2025 estimated weights for reweighting.

→ For 2026 MSCI Composite Annual Property Indexes:

- 'Weights 2025' will be used as a base to derive the 2026 estimated weights for reweighting



Change in Market size weights for constituents

MSCI Asia Annual Property Index

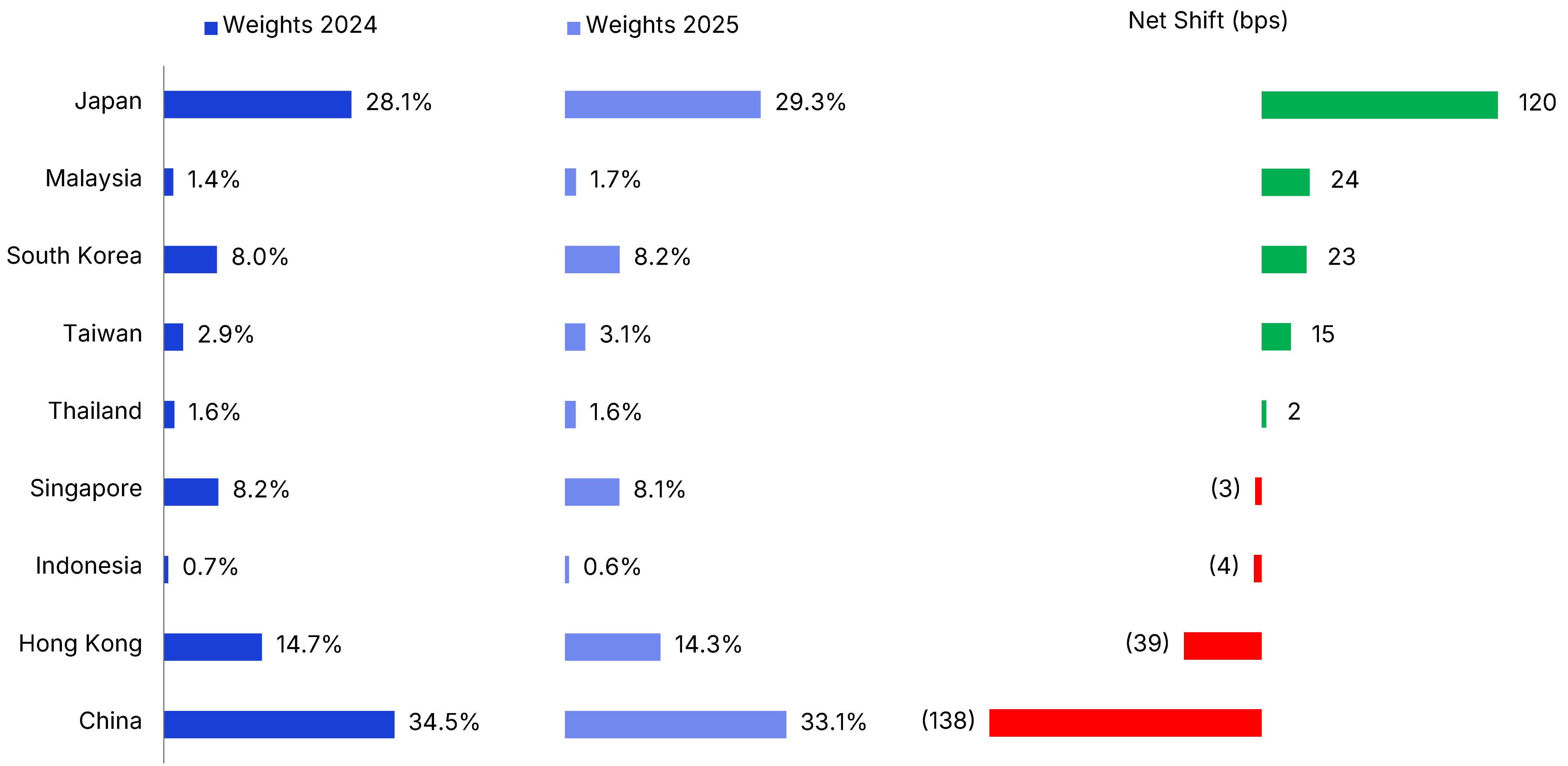
→ As per MSCI Property Indexes Methodology, the refresh of market size weights is *timed along with the respective index releases in April/May every year*

→ For 2025 MSCI Composite Annual Property Indexes:

- 'Weights 2024' were used as a base to derive the 2025 estimated weights for reweighting.

→ For 2026 MSCI Composite Annual Property Indexes:

- 'Weights 2025' will be used as a base to derive the 2026 estimated weights for reweighting



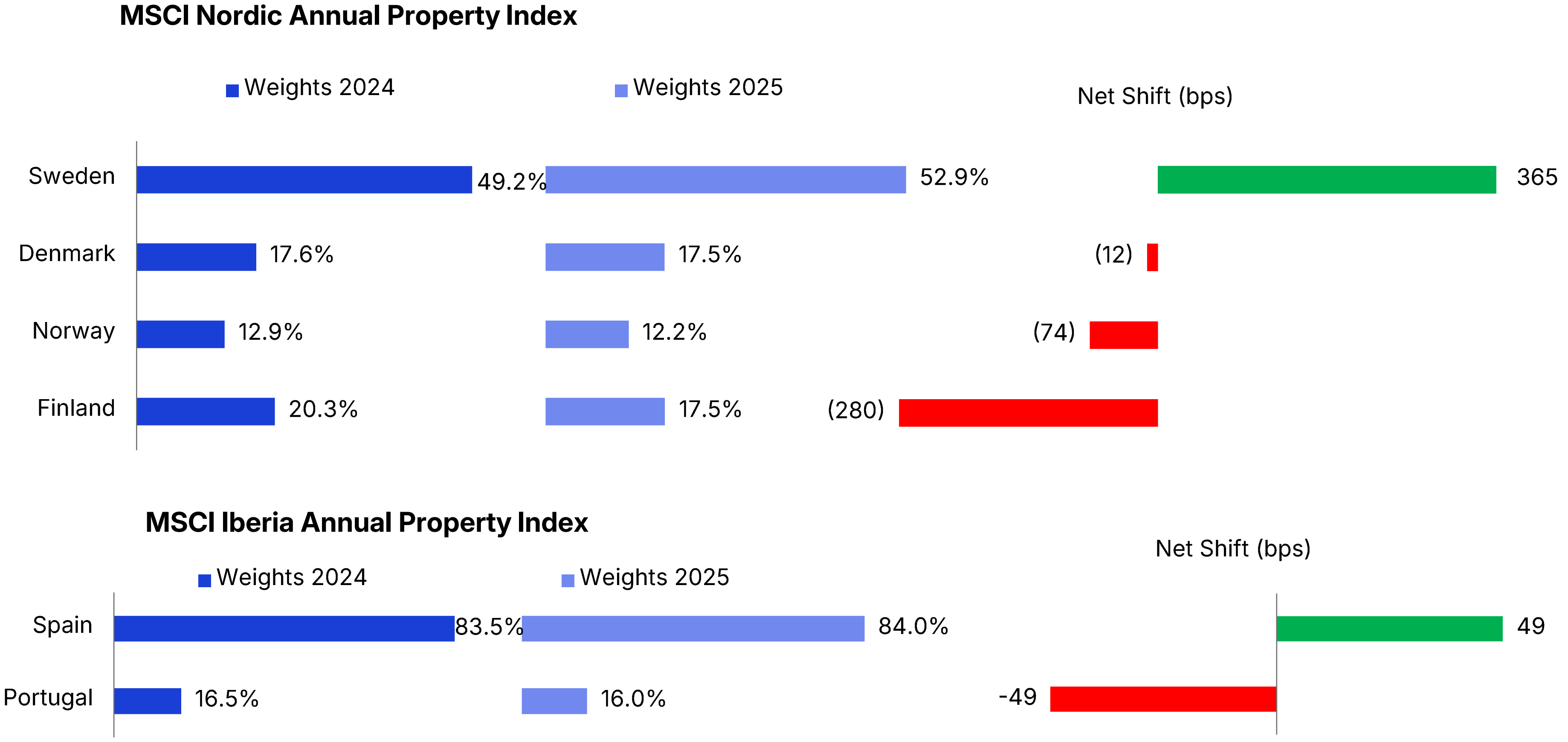
Change in Market size weights for constituents

MSCI Nordic Annual Property Index and MSCI Iberia Annual Property Index

- As per MSCI Property Indexes Methodology, the refresh of market size weights is *timed along with the respective index releases in April/May every year*

- For 2025 MSCI Composite Annual Property Indexes:
  - 'Weights 2024' were used as a base to derive the 2025 estimated weights for reweighting.

- For 2026 MSCI Composite Annual Property Indexes:
  - 'Weights 2025' will be used as a base to derive the 2026 estimated weights for reweighting

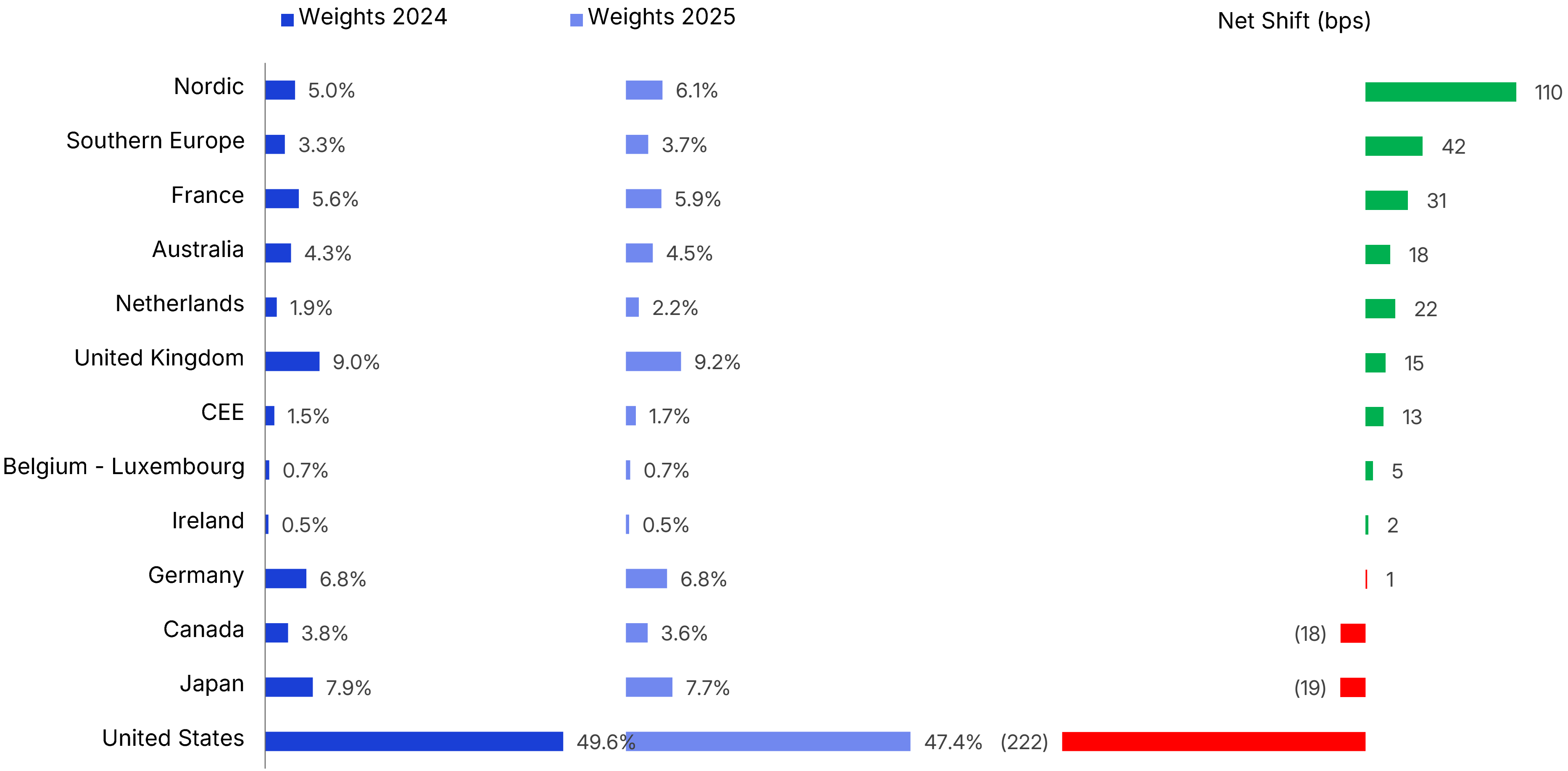


Change in Market size weights for constituents
MSCI Global Quarterly Property Index (MSCI GQPI)

- As per MSCI Property Indexes Methodology, the refresh of mai size weights used for reweightir MSCI GQPI is timed along with t release of **Q2 index results**

- 'Weights 2024' is used as a bas derive the subsequent quarterly estimated weights used for reweighting of MSCI GQPI from **2025** to **Q1 2026**

- 'Weights 2025' is used as a bas derive the subsequent quarterly estimated weights used for reweighting of MSCI GQPI from **2026** to **Q1 2027**



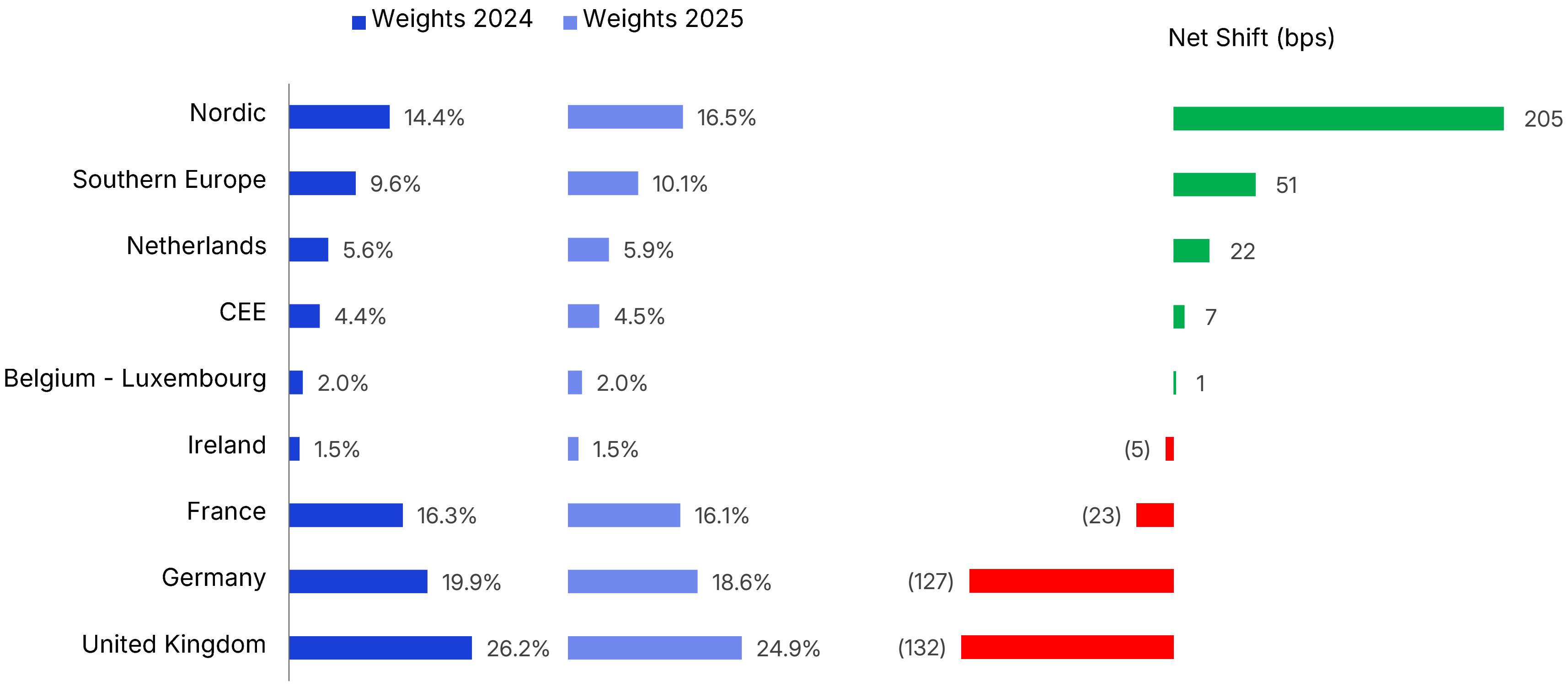
Nordic includes Denmark, Finland, Norway and Sweden
Southern Europe includes Italy, Spain and Portugal
CEE includes Bulgaria, Czech Republic, Hungary, Poland, Romania, and Slovakia

Change in Market size weights for constituents
MSCI Europe Quarterly Property Index (MSCI EQPI)

- As per MSCI Property Indexes Methodology, the refresh of market size weights used for reweighting MSCI GQPI is timed along with the release of **Q2 index results**

- 'Weights 2024' is used as a base to derive the subsequent quarterly estimated weights used for reweighting of MSCI GQPI from **Q2 2025** to **Q1 2026**

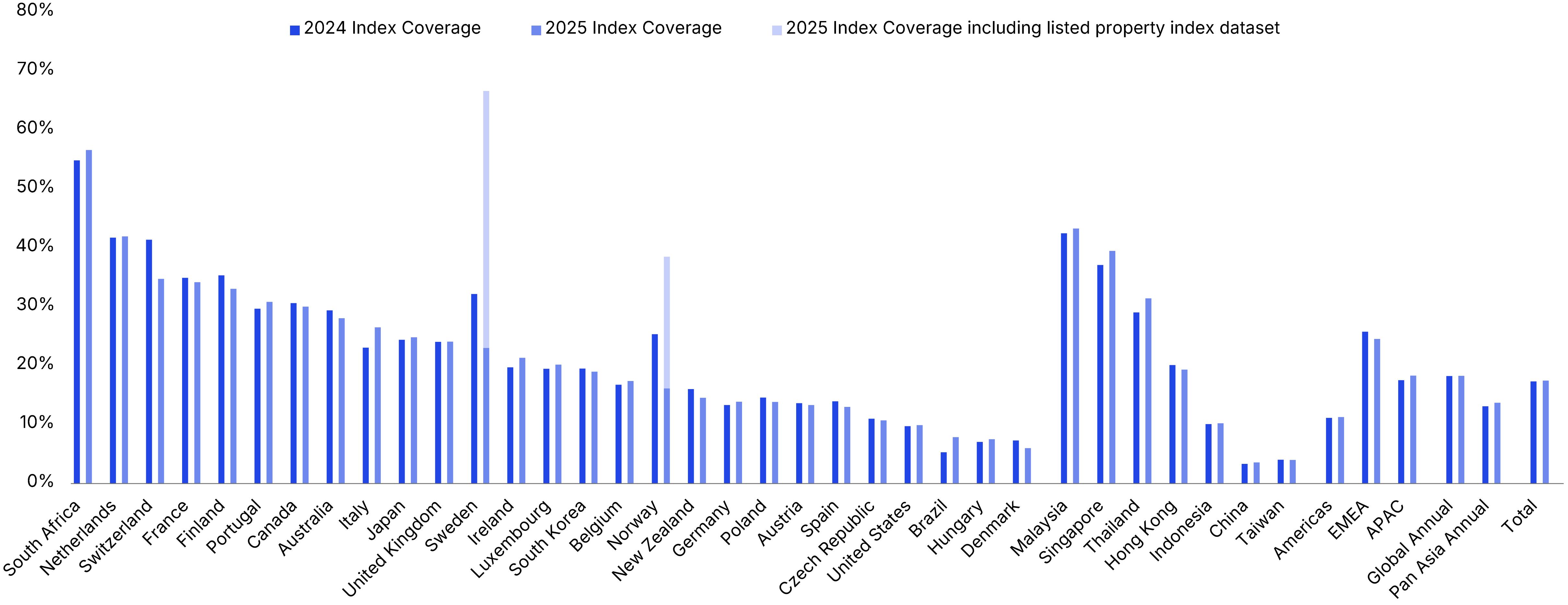
- 'Weights 2025' is used as a base to derive the subsequent quarterly estimated weights used for reweighting of MSCI GQPI from **Q2 2026** to **Q1 2027**



Nordic includes Denmark, Finland, Norway and Sweden
Southern Europe includes Italy, Spain and Portugal
CEE includes Bulgaria, Czech Republic, Hungary, Poland, Romania, and Slovakia

MSCI Global Annual Property Index Coverage | 2025 vs 2024

Index coverage is calculated as a ratio of index capital value to the corresponding professionally managed market size estimate



Singapore, Malaysia, Hong Kong, China, Indonesia, Taiwan, and Thailand are constituents of MSCI Asia Annual Property Index (Unfrozen; Weighting: Market Size) but not a constituent of MSCI Global Annual Property Index (Unfrozen; Weighting: Market Size)

Contact

The process for submitting a formal index complaint can be found on the index page of MSCI's website at: https://www.msci.com/index-regulation.

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