

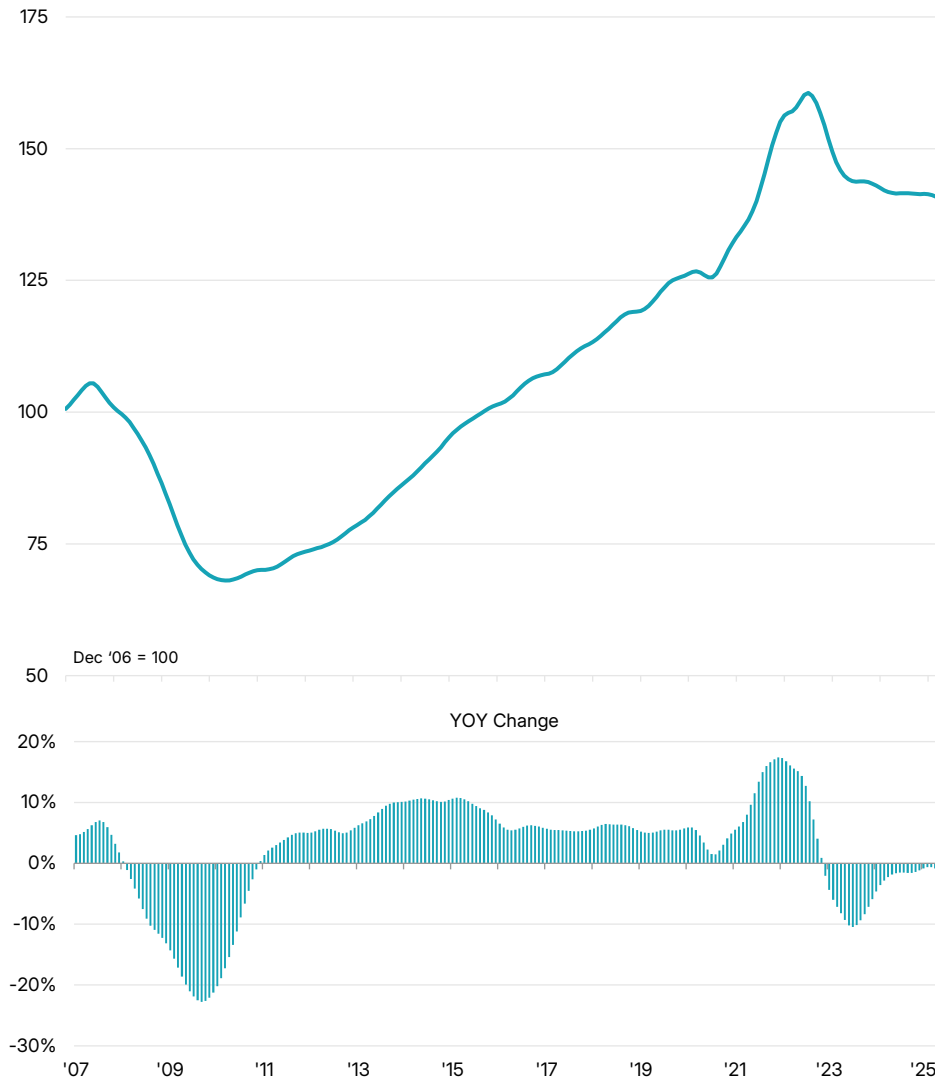
RCA CPPI™ US

Commercial property price indexes

-1.0% Change past year

-0.2% Change past month

National All-Property Index



Commercial property prices declined in May, with the RCA CPPI National All-Property Index down 1.0% YOY, extending a trend of mild annual decreases over the last year. The index has posted five consecutive monthly decreases, and in May prices fell 0.2% from April, suggesting a faster annualized pace of decline of 2.8%.

In the face of mounting macroeconomic uncertainty, commercial property prices have maintained stability so far. The wave of tariffs announced by the U.S. administration early in 2025 has yet to materially undermine pricing, likely due to the inherently slower transaction timelines of the market.

The retail index led all property types in May, posting a 4.0% YOY gain. The index climbed 0.2% from April, an increase that, when annualized, implies a weaker growth rate of 1.9%. Retail prices have risen for 12 straight months, rebounding after a two-year slide.

Industrial properties posted just a 0.1% YOY increase as momentum continued to fade. The industrial index declined 0.2% from April — its seventh consecutive monthly drop — indicating a deceleration from the robust gains of prior years. The annual growth rate is now on the verge of turning negative for the first time since July 2023.

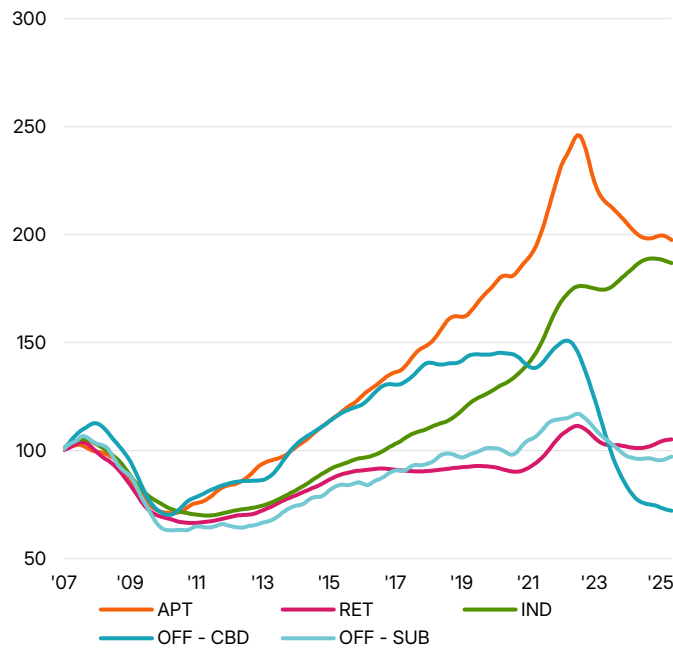
Apartment prices dropped 1.1% YOY, a more moderate pace of annual loss than seen over the previous two and a half years. On a monthly basis, the index slipped 0.4%, a change that annualizes to a more pronounced decline of 4.6%.

CBD office properties remained the weakest performing sector in May, but the pace of decline did continue to ease. Prices fell 6.2% YOY, a substantial improvement from the drop of nearly 30% recorded in May 2024. Suburban office properties outperformed their CBD counterparts, recording a modest 1.1% YOY increase.

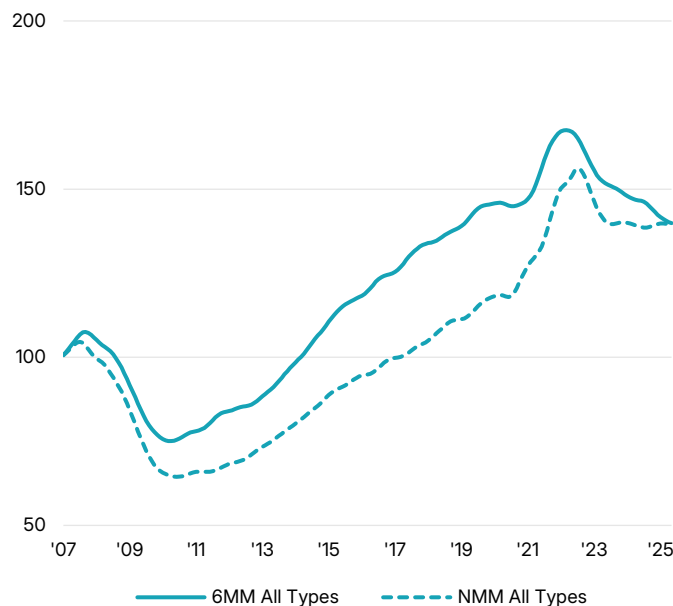
Change in RCA CPPI May 2025

	1-mth	3-mth	1-yr	3-yr	5-yr	10-yr
Office	0.4%	1.2%	0.0%	-23.1%	-10.9%	6.0%
Office - CBD	-0.4%	-1.4%	-6.2%	-51.8%	-50.3%	-38.3%
Office - Sub	0.5%	1.5%	1.1%	-16.2%	-2.1%	15.5%
Industrial	-0.2%	-0.7%	0.1%	7.0%	42.3%	100.2%
Retail	0.2%	0.6%	4.0%	-5.0%	15.7%	18.6%
Commercial	0.0%	0.0%	-0.5%	-6.7%	13.4%	32.0%
Apartment	-0.4%	-1.0%	-1.1%	-18.4%	9.2%	68.4%
All Types	-0.2%	-0.8%	-1.0%	-11.9%	11.2%	43.3%
6 Major Metros All Types	-0.2%	-0.9%	-4.6%	-16.3%	-3.8%	22.3%
Non-Major Metros All Types	-0.1%	-0.4%	0.2%	-9.6%	17.9%	53.3%

National Property Types



Major Metros vs Non-Major Metros



Notes & Definitions

The RCA CPPI is based on repeat-sales (RS) transactions that occurred at any time up through the month of the current report. This CPPI report published June 2025 provides price indexes through May 2025. These indexes are estimated using transaction data collected through the month of June 2025 to the date of production. Because CPPI allows for backward revisions and incorporates any new data we receive subsequent to publishing, full history (from inception to current month) of future indexes will reflect adjustments due to additional transaction data.

The 6 Major Metros (6MM) are Boston, Chicago, Los Angeles, New York, San Francisco and Washington DC. Non-Major Metros (NMM) refers to all secondary and tertiary markets.

All indexes are benchmarked to 100 at December 2006 and the time series extends to January 2001.

About the RCA CPPI™

The RCA CPPI (commercial property price indexes) are transaction-based indexes and accurately measure commercial real estate price movements using repeat-sales regression methodology. There are currently over 350 indexes which provide direct comparability across markets and property types in 15 countries.

A price indicator is a custom index generated using the same process as the RCA CPPI but is not part of the official suite of indexes.

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