



The Association of Real Estate Funds

Insights Unveiled: MSCI/AREF UK Property Fund Index Analysis

27 March 2026

This webinar will be recorded.

Introduction & Welcome

TOM RICHARDSON

Fund Manager

Knight Frank Investment Management

(To ask a question - please use the Q&A panel to type your question to the Moderator)

Speakers for today



Tom Richardson

Fund Manager
Knight Frank IM



Ed White

Head of UK Consultants
MSCI Real Estate



Frances Spence

Head of UK
Research, Strategy and Risk
Swiss Life Asset Managers

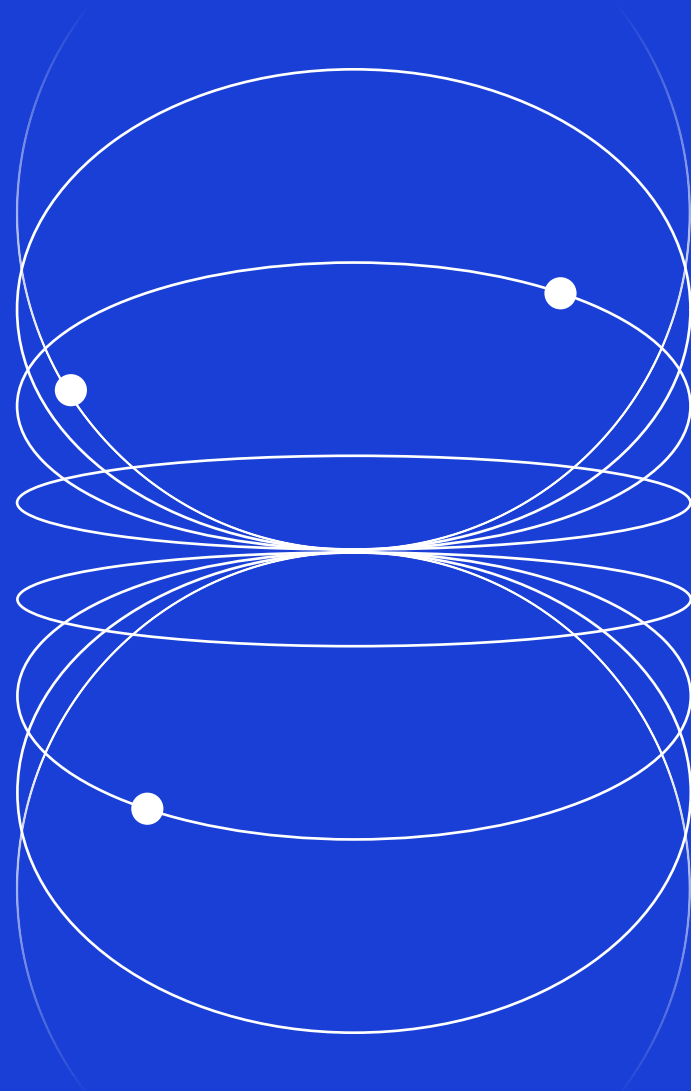
Agenda

- 09:30** Introduction & Welcome from Tom Richardson
- 09:35** Presentation from Ed White
- 09:55** Panel Discussion & Q&A
- 10:30** Finish



MSCI / AREF UK Quarterly Property Fund Index 2025

Ed White MSCI

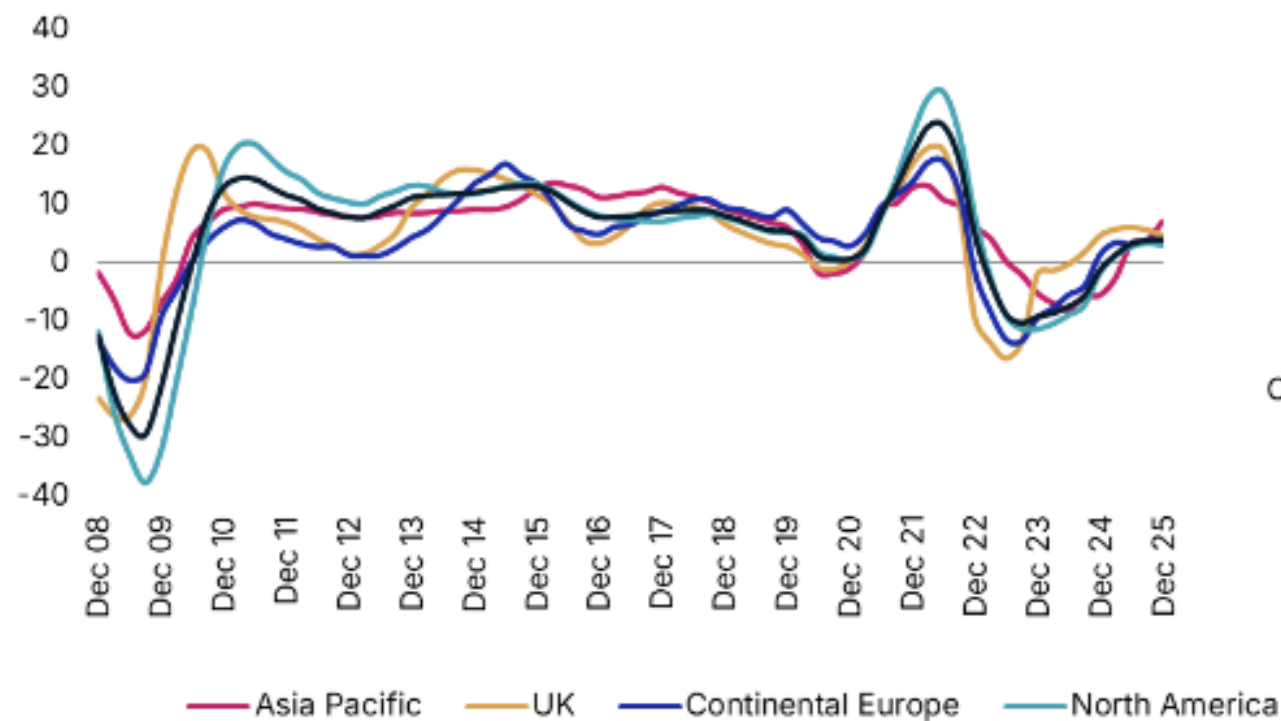


Agenda

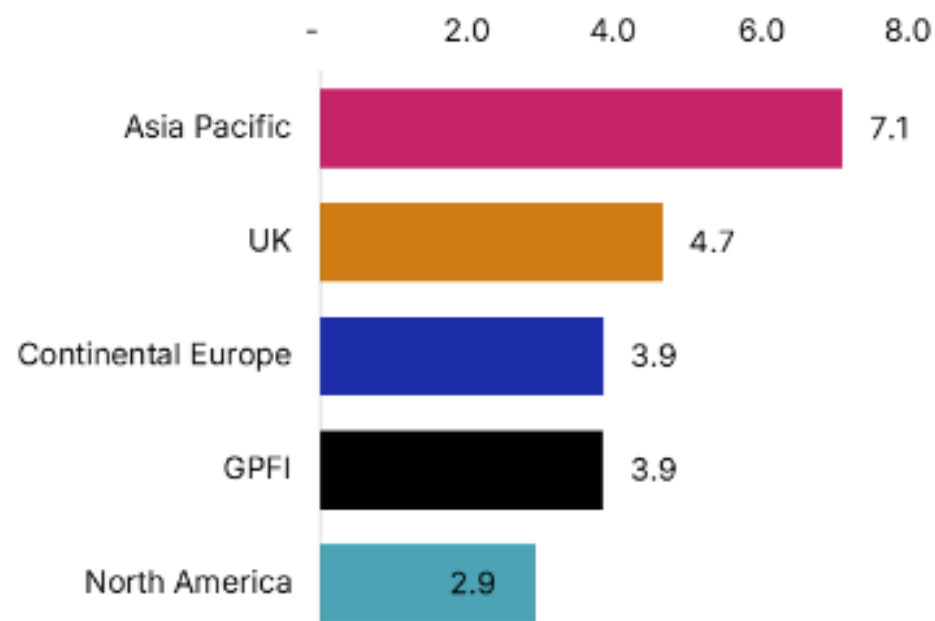
- Real Estate Performance across the world
- UK Transactions & Liquidity
- MSCI AREF Property Fund Index Performance

Performance across regions at Fund Level

NET ANNUAL FUND RETURN BY REGION , LOCAL CURRENCY

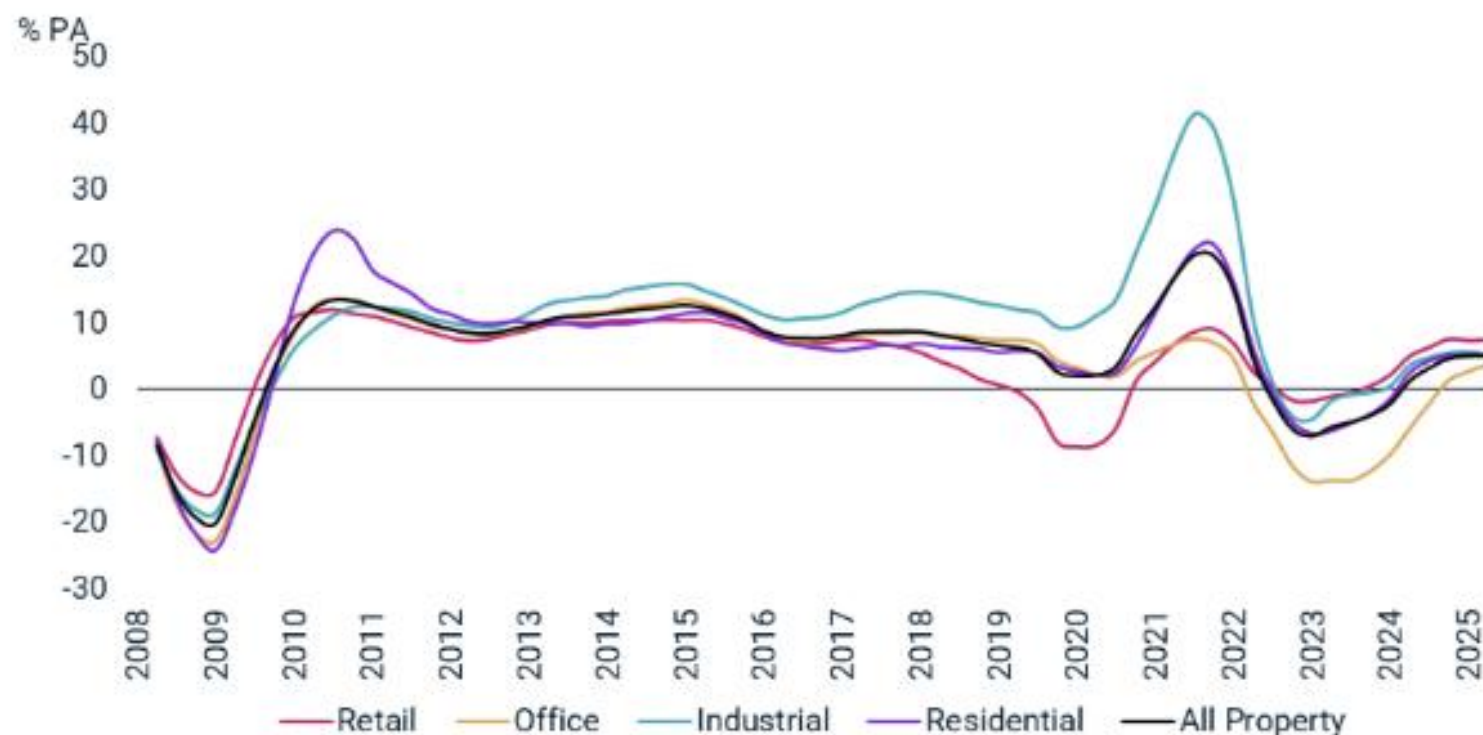


LATEST ANNUAL TOTAL RETURN BY REGION, LOCAL CURRENCY



Retail was the leading sector globally - while Offices lagged

GLOBAL TOTAL ASSET RETURNS BY SECTOR



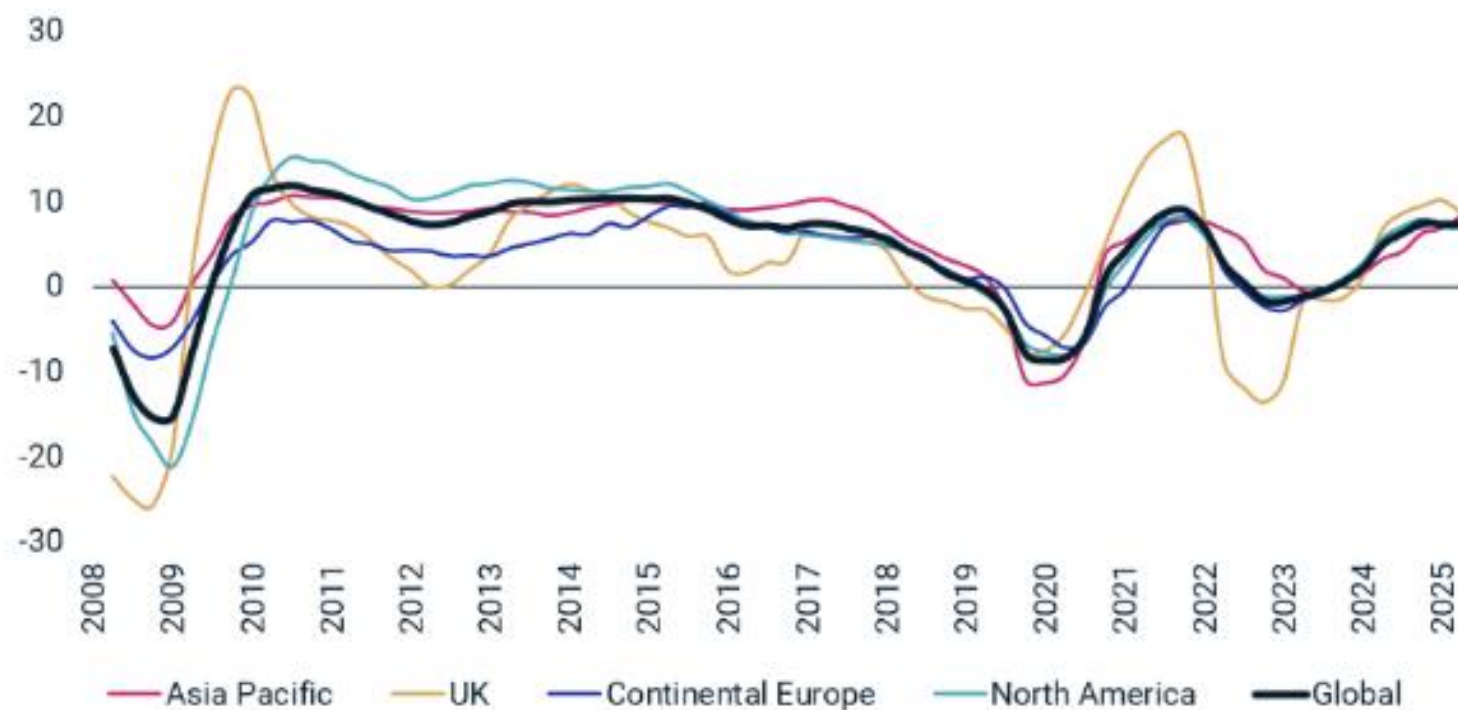
GLOBAL TOTAL ASSET RETURNS BY SECTOR

| | |
|---------------------|------------|
| Retail | 7.4 |
| Office | 3.8 |
| Industrial | 5.2 |
| Residential | 5.0 |
| All Property | 5.0 |

Source: MSCI Global Quarterly Property Fund Index
Details

UK was the leading retail region, closely followed by APAC

RETAIL TOTAL ASSET RETURNS BY REGION



RETAIL TOTAL ASSET RETURNS BY SECTOR

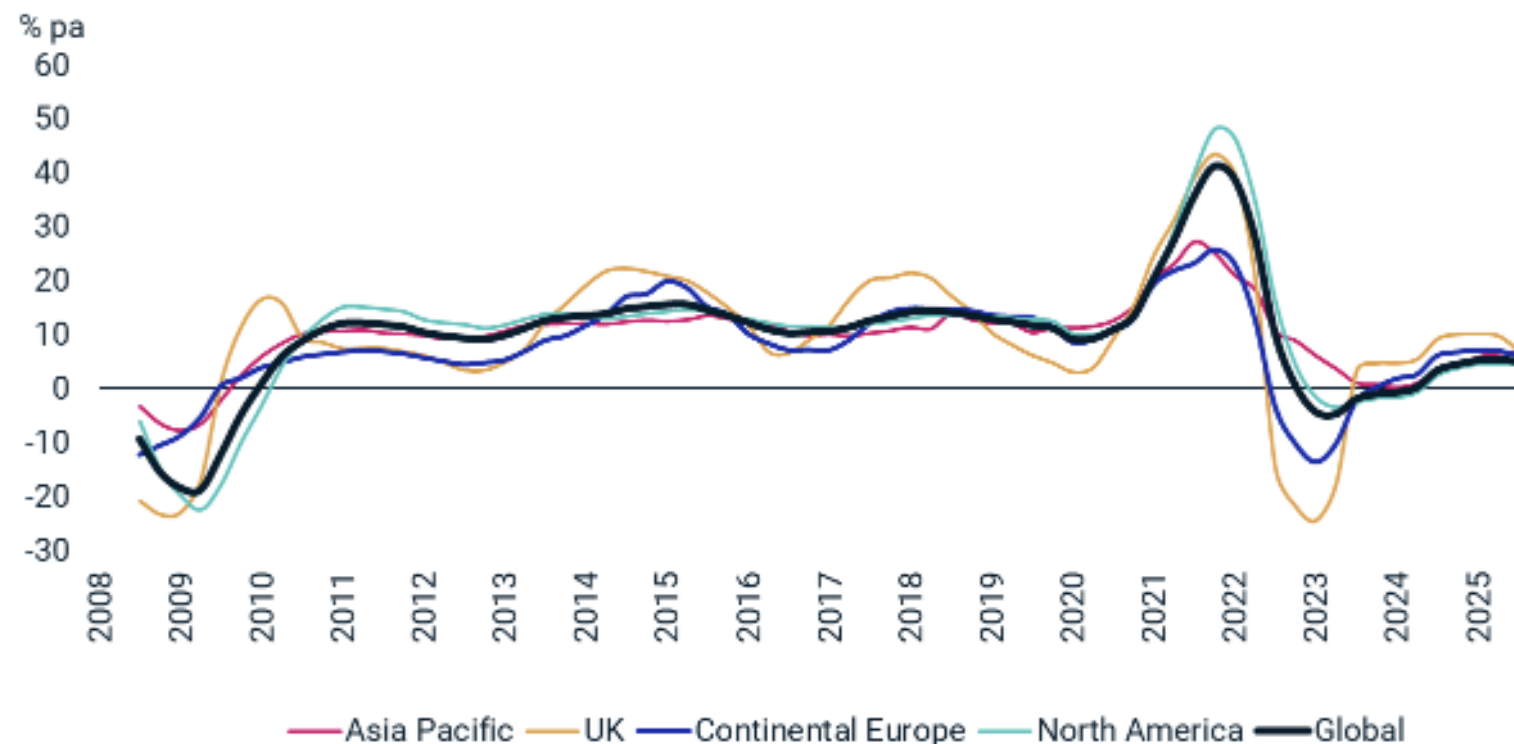
| | |
|--------------------|-----|
| Asia Pacific | 8.2 |
| UK | 8.6 |
| Continental Europe | 7.3 |
| North America | 6.7 |
| Global | 7.4 |

Source: MSCI Global Quality Property Fund Index

Details

UK Industrial delivered best return, North America lowest

INDUSTRIAL TOTAL ASSET RETURNS BY SECTOR



INDUSTRIAL TOTAL ASSET RETURNS BY SECTOR

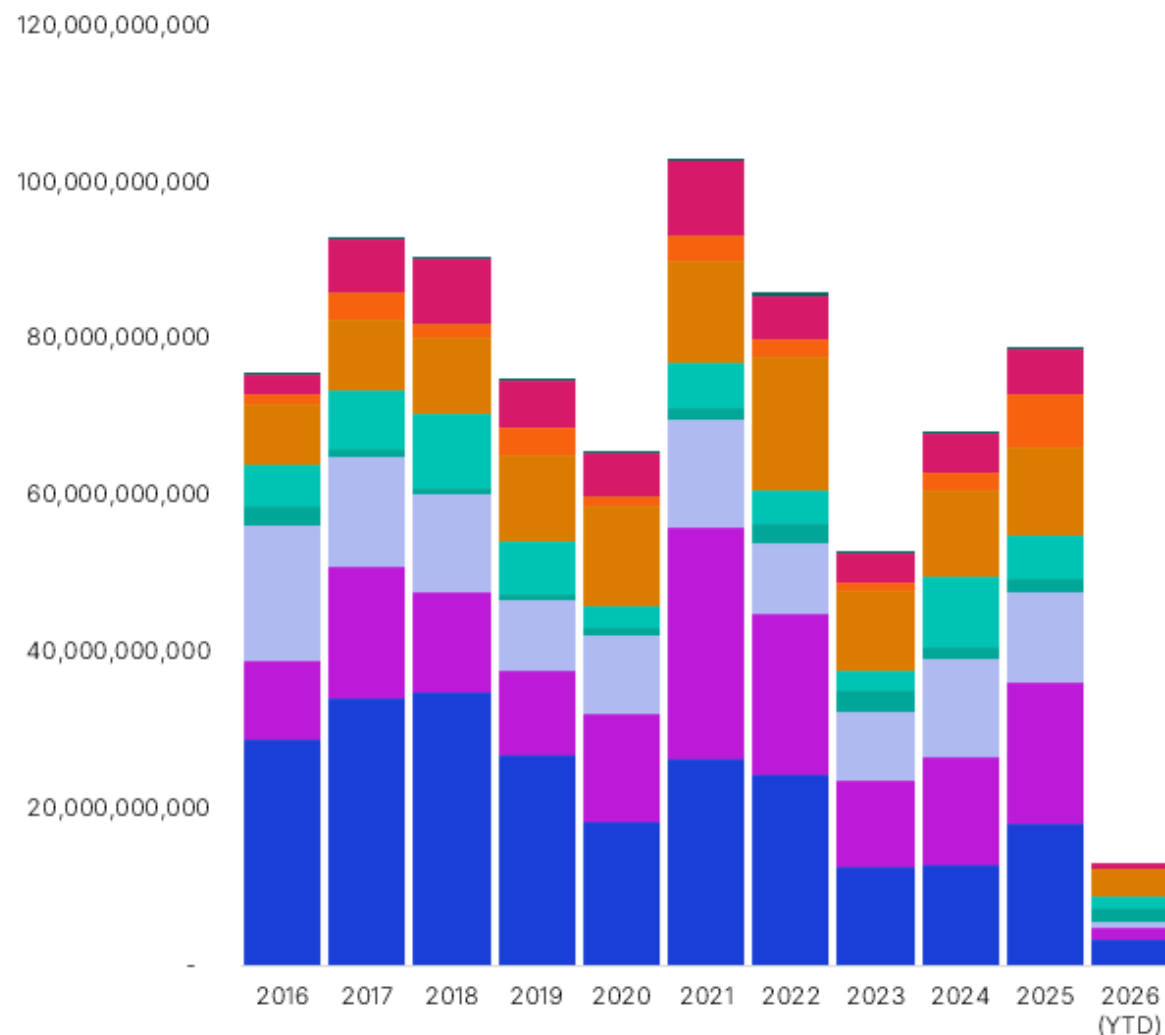
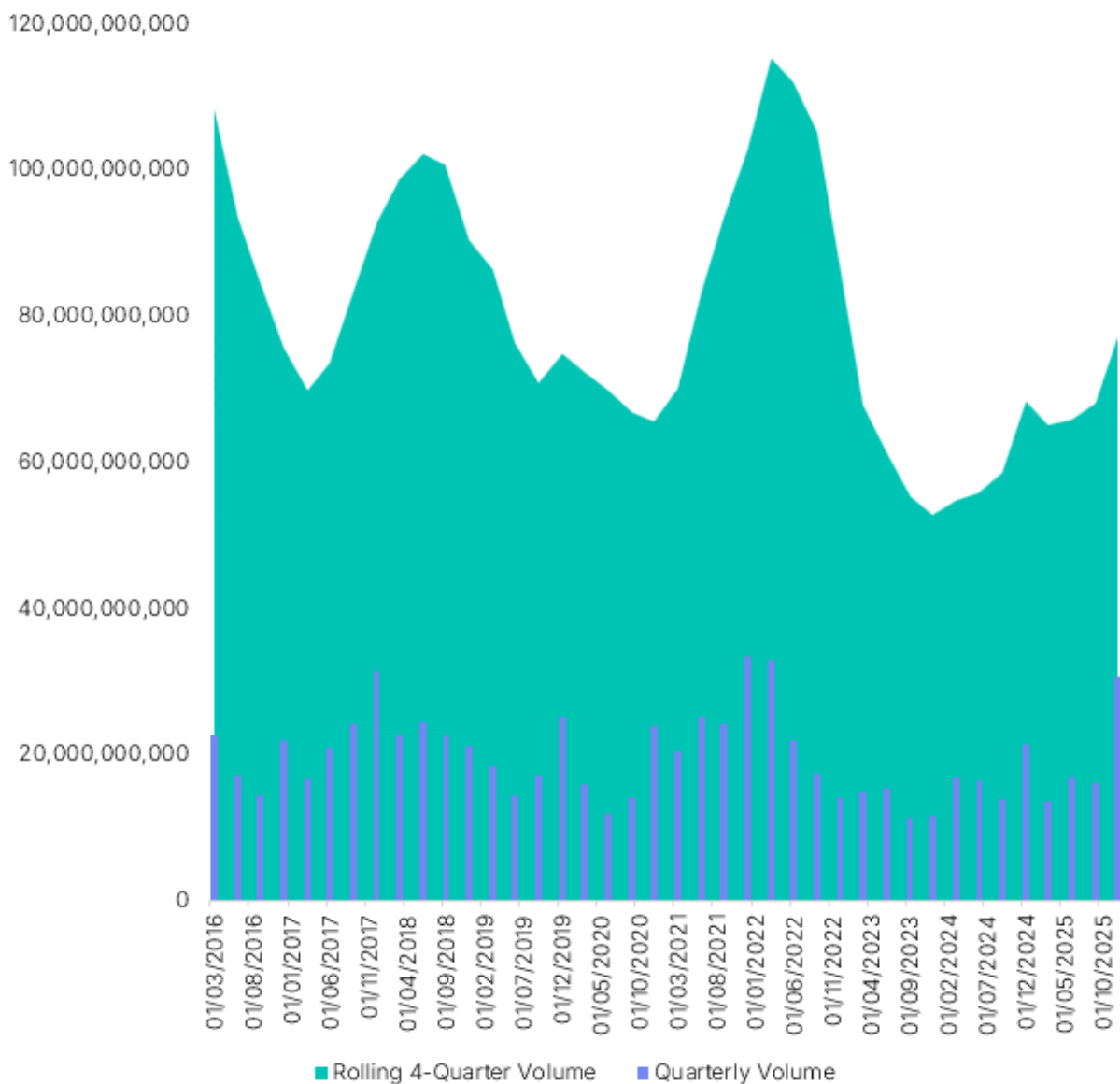
| | |
|--------------------|-----|
| Asia Pacific | 7.0 |
| UK | 7.0 |
| Continental Europe | 6.3 |
| North America | 4.4 |
| Global | 5.2 |

Source: MSCI Global Quarterly Property Fund Index

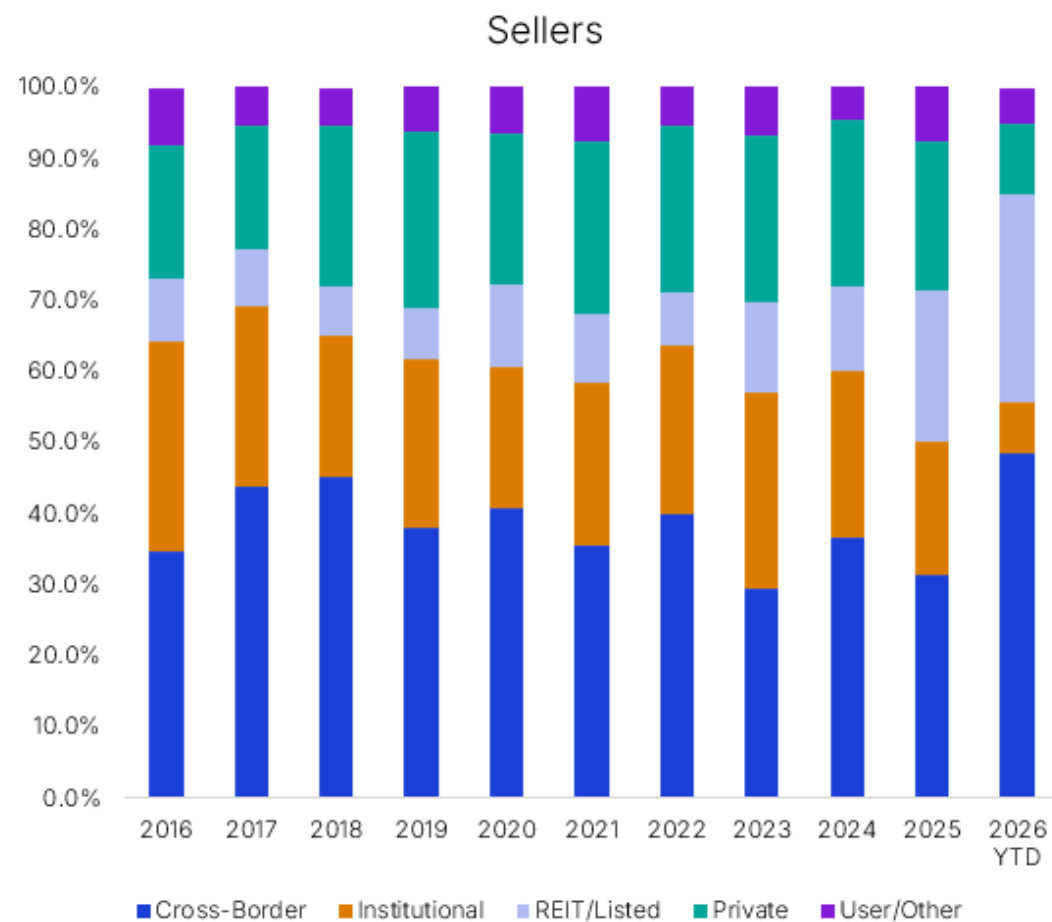
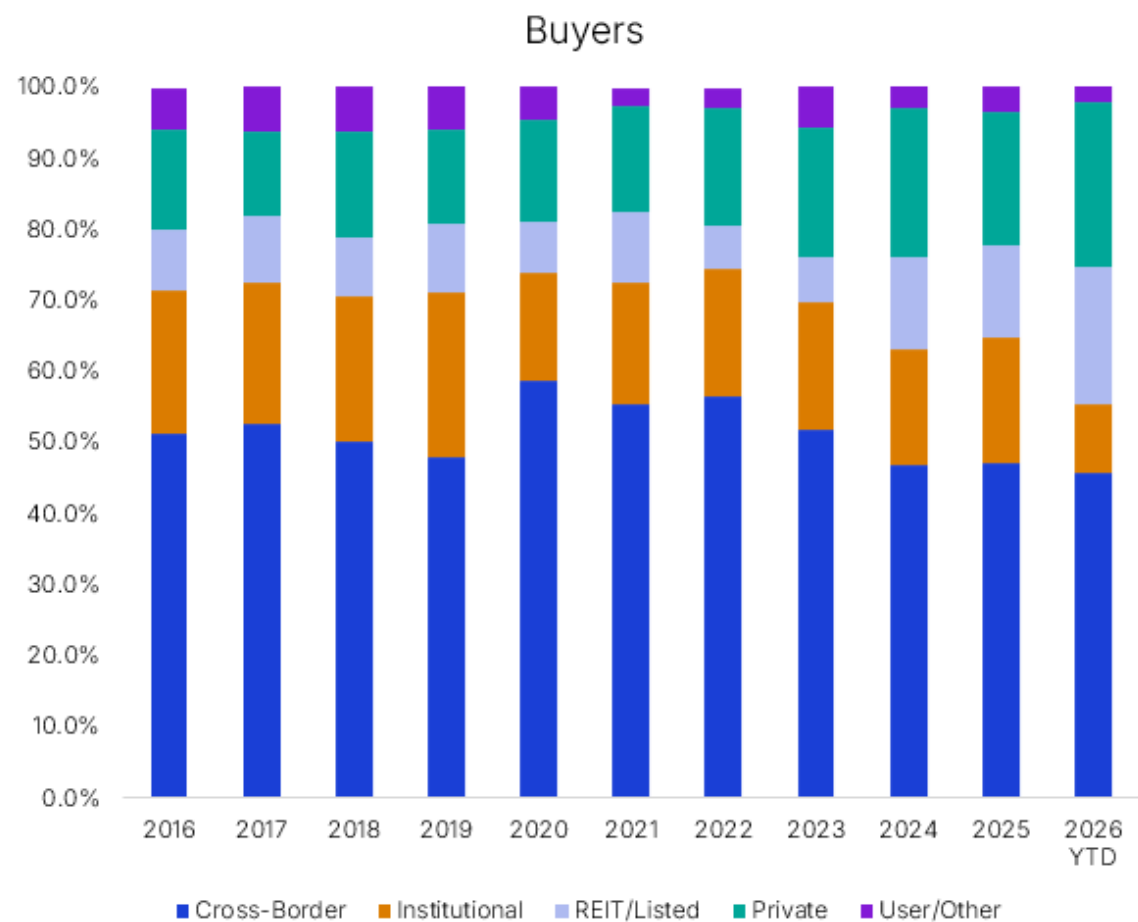
Details

UK Transactions & Liquidity

UK Transaction volumes in total and by sector \$



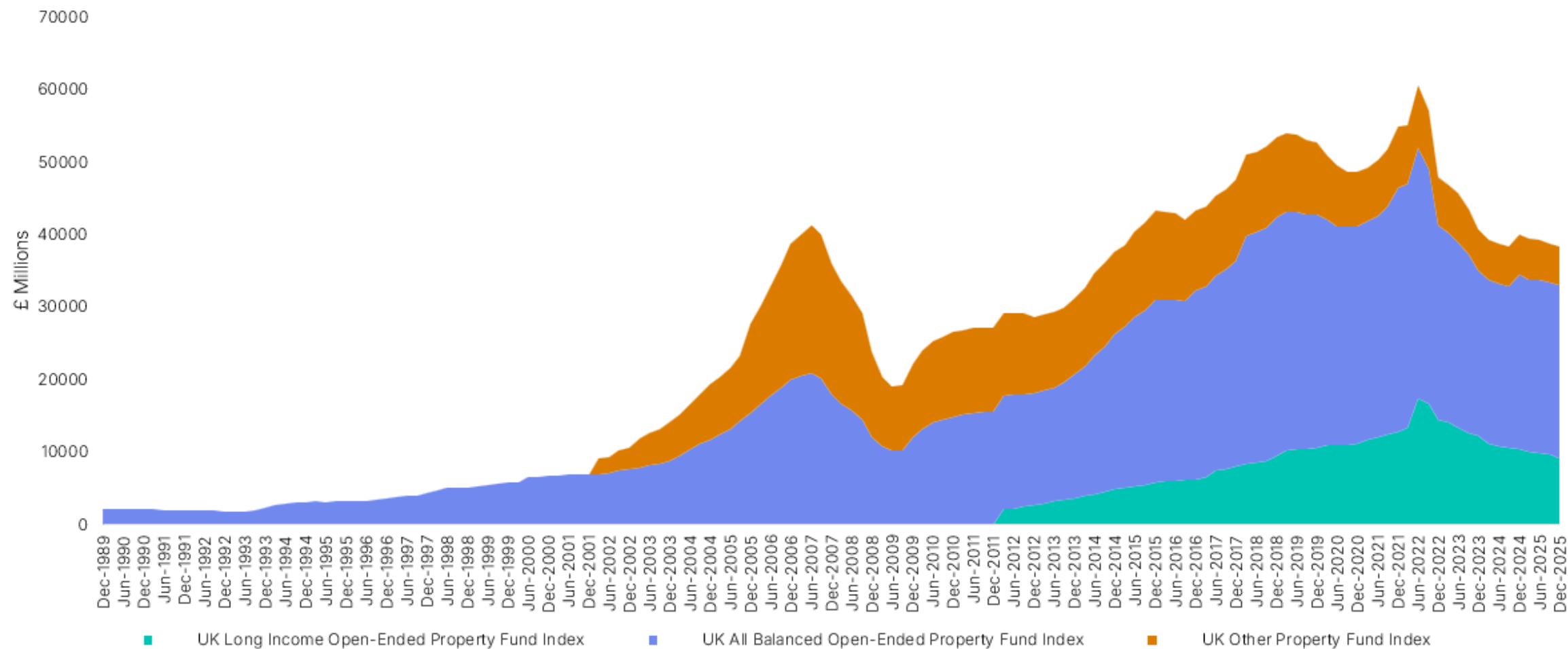
Buyer and Seller Composition of UK Market



Source: MSCI

MSCI / AREF UK Property Fund Index Performance

Index composition by NAV £



Source: MSCI

Breakdown of index by portfolio type

| |
|---|
| The Leisure Fund LP |
| Nuveen Real Estate Central London Office Fund |
| Tritax London Logistics Fund |
| UNITE UK Student Accommodation Fund |
| Industrial Property Investment Fund |

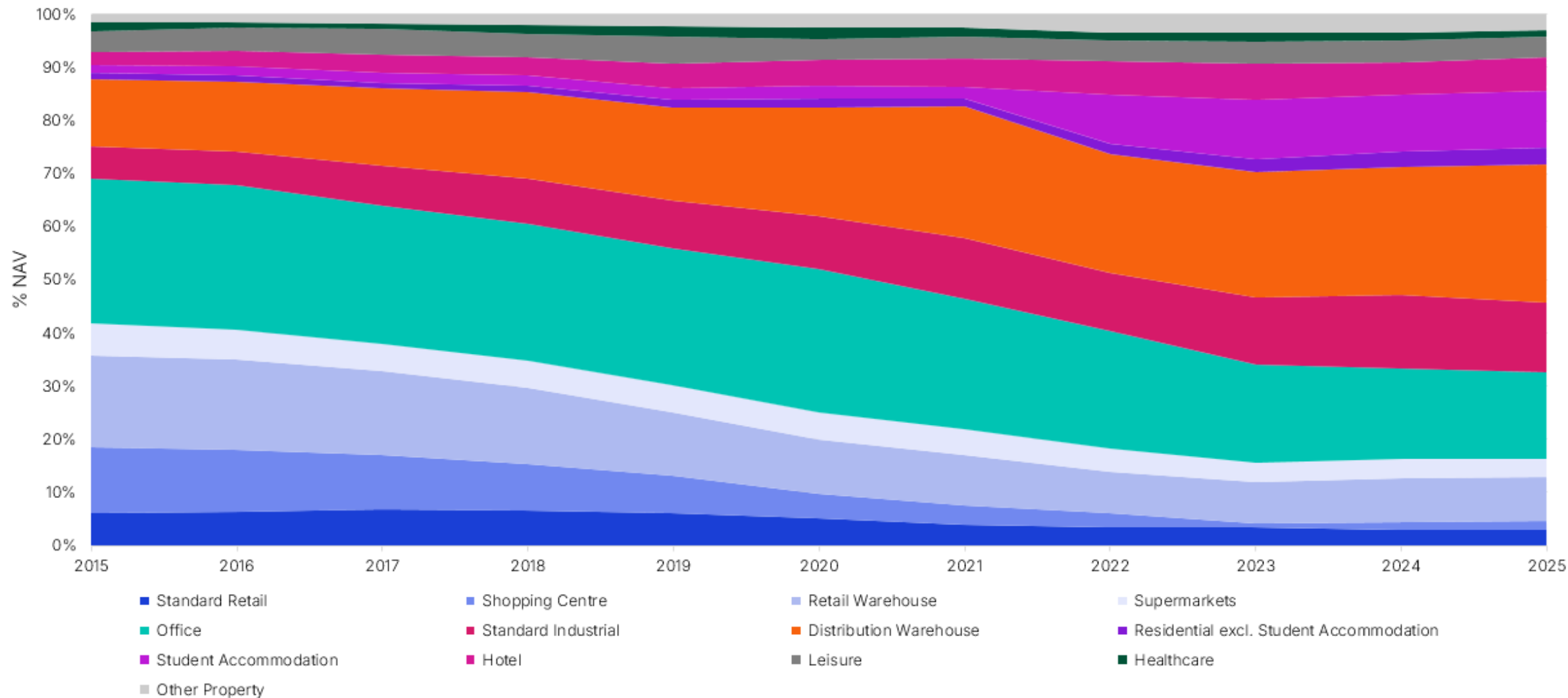
| |
|--|
| abrdn Life Long Lease Property Fund |
| AEW UK Impact Fund |
| AXA UK Long Lease Property Fund |
| BlackRock UK Long Lease Property Fund |
| CBRE UK Long Income Fund |
| KFIM Long Income Property Unit Trust |
| Lime Property Fund |
| LPI (Limited Price Inflation) Income Property Fund |
| M&G Secured Property Income Fund |
| PGIM Real Estate UK Ground Lease Fund |



- UK All Balanced Open-Ended Property Fund Index
- UK Long Income Open-Ended Property Fund Index
- UK Other Property Fund Index

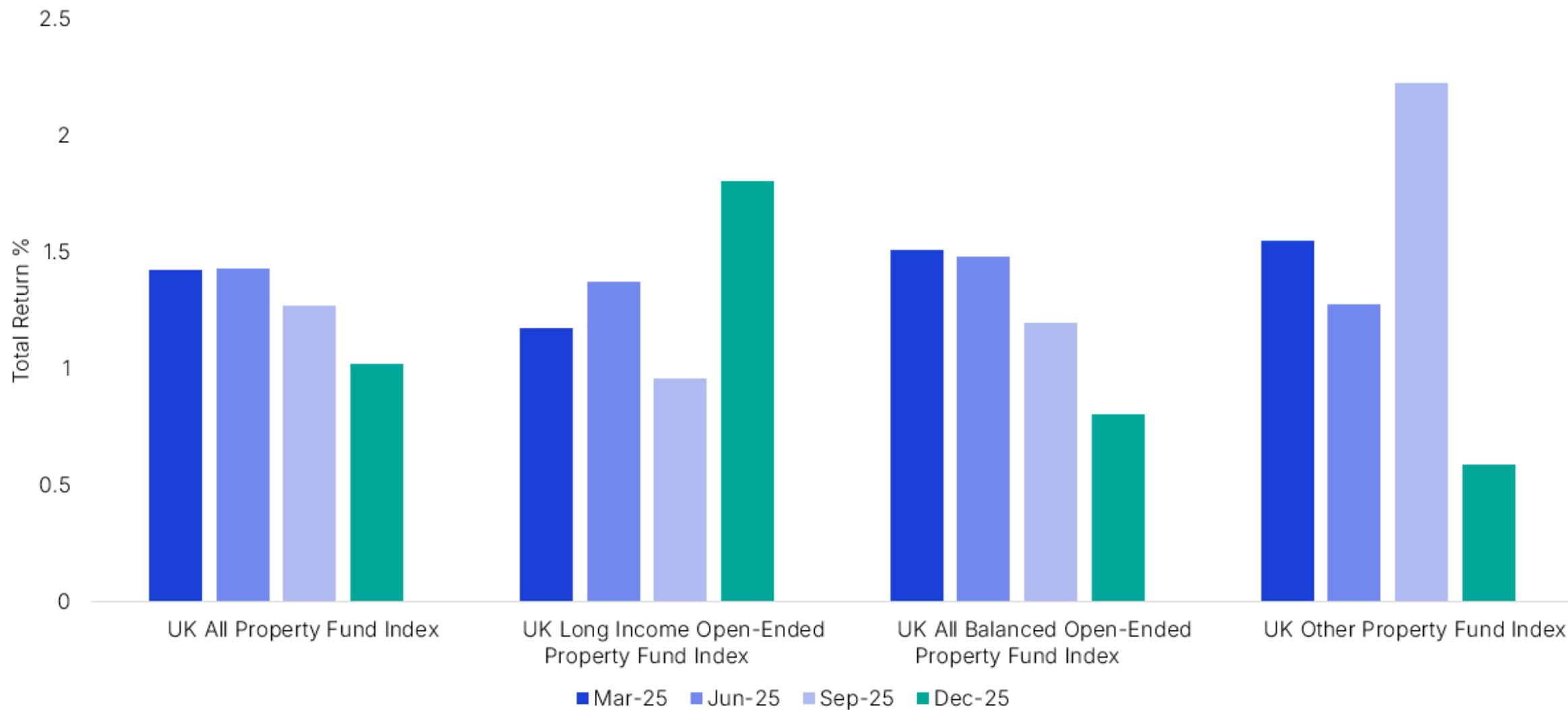
| |
|---|
| The Diversified Property Fund for Charities |
| AEW UK Core Plus Property Fund |
| MC PUT |
| Fidelity UK Real Estate Fund |
| Royal London Property Fund |
| The Property Income Trust for Charities |
| COIF Charities Property Fund |
| Patrizia Hanover Property Unit Trust |
| CBRE UK Property PAIF |
| The Charities Property Fund |
| Threadneedle Property Unit Trust |
| Triton Property Fund LP |
| The Local Authorities Property Fund |
| Schroder Capital UK Real Estate Fund |
| Threadneedle Pensions Limited |
| Aviva Investors Real Estate Active LTAF |
| BlackRock UK Property Fund |
| Standard Life Pooled Property Pension Fund |
| Royal London UK Real Estate Fund |
| Legal & General Assurance (Pensions Management) Ltd |

Breakdown of index by property type – All funds

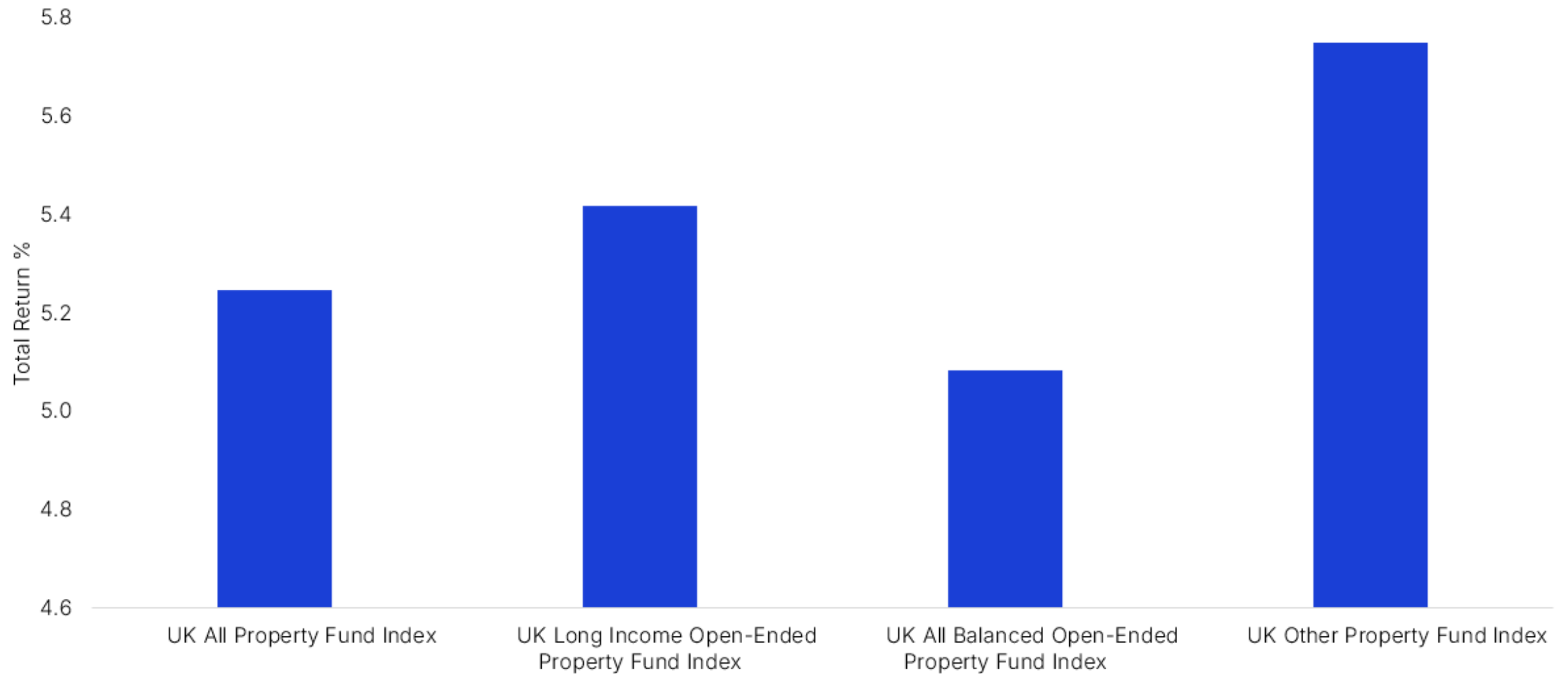


Source : MSCI

Total Return Quarterly by index type

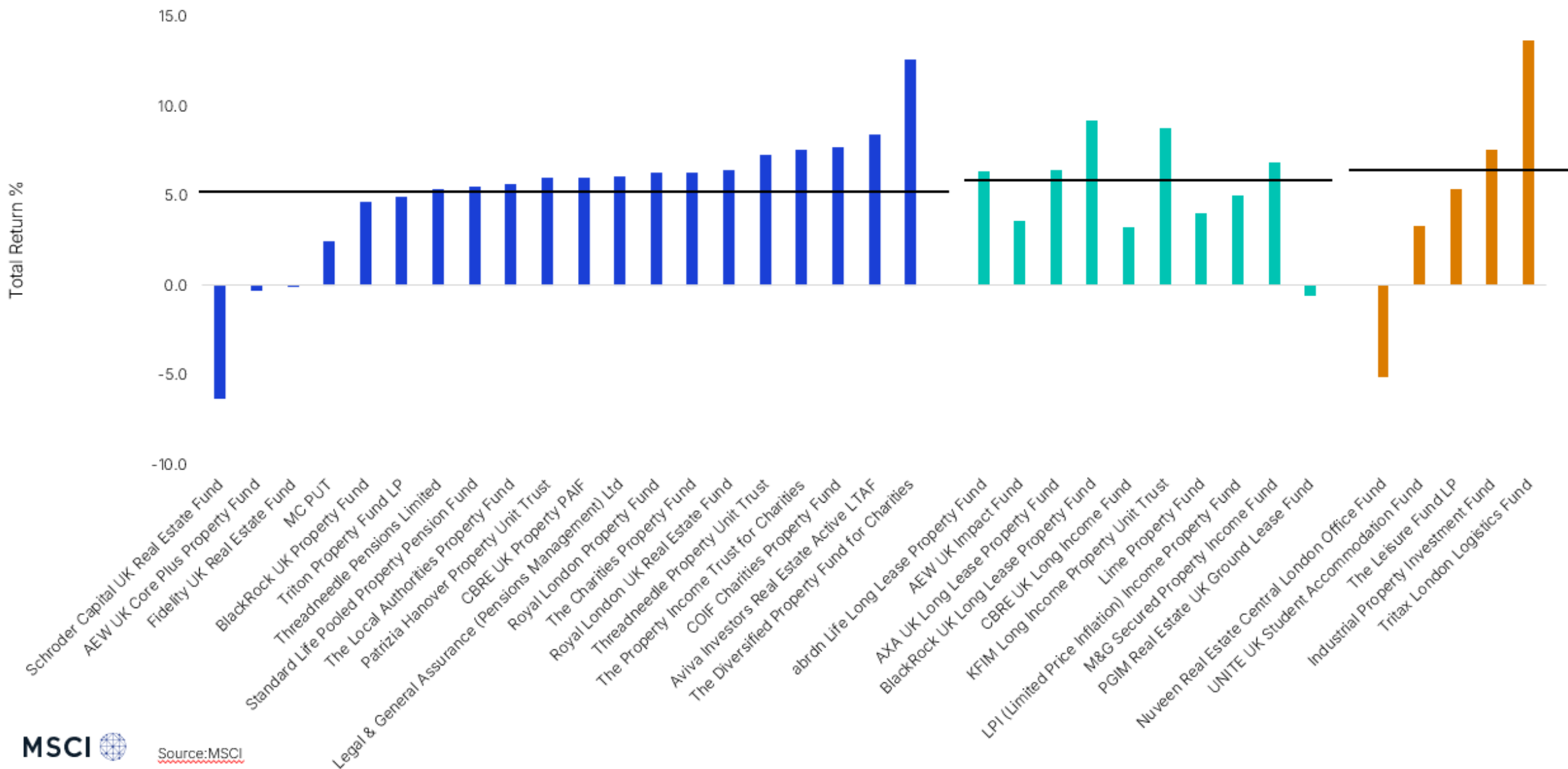


12 Month Total Return to December 2025

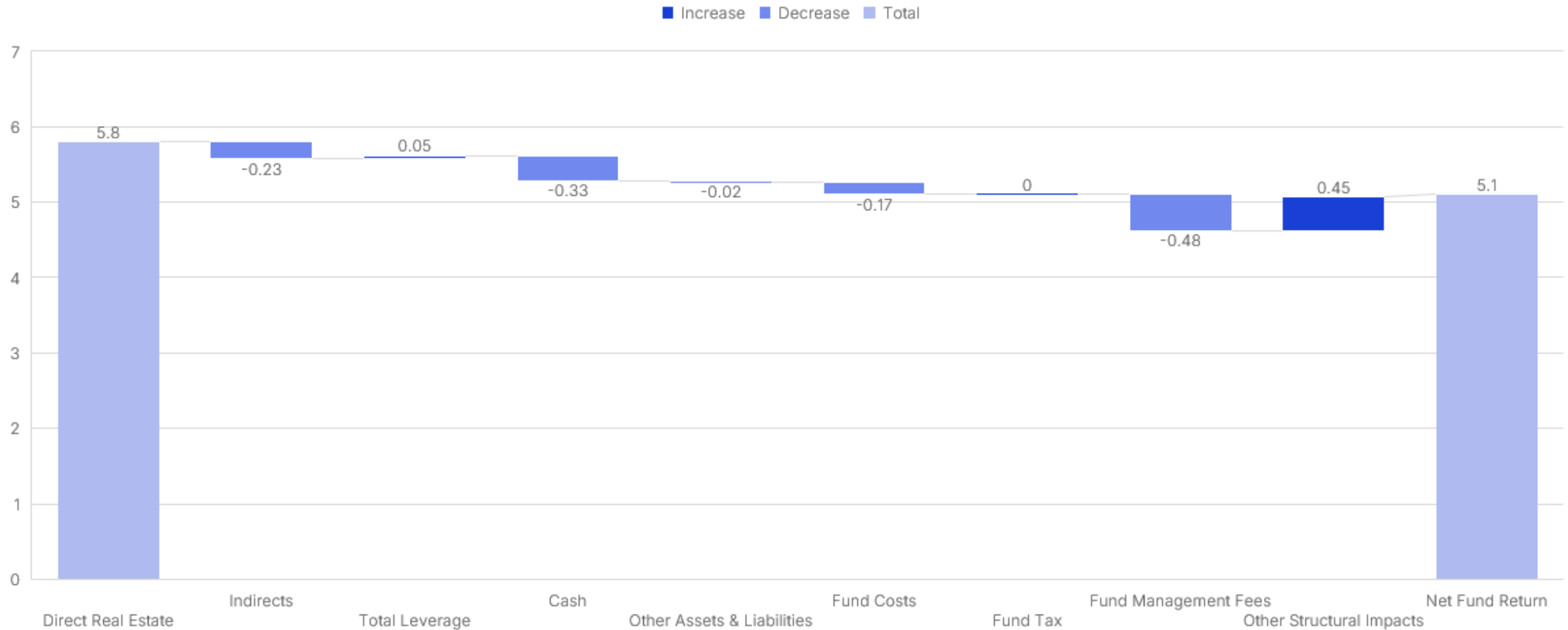


Source: MSCI

Individual Portfolio Performance – 12 Month Total Return

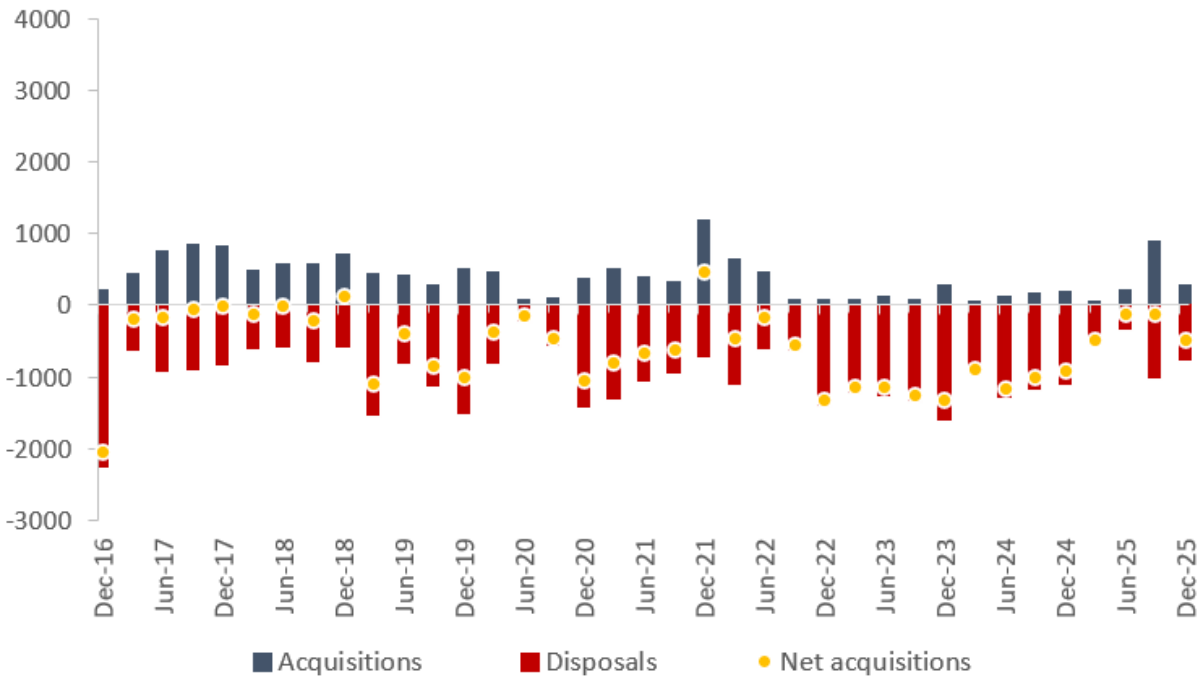


From vehicle level to direct property level performance (Balanced Funds)

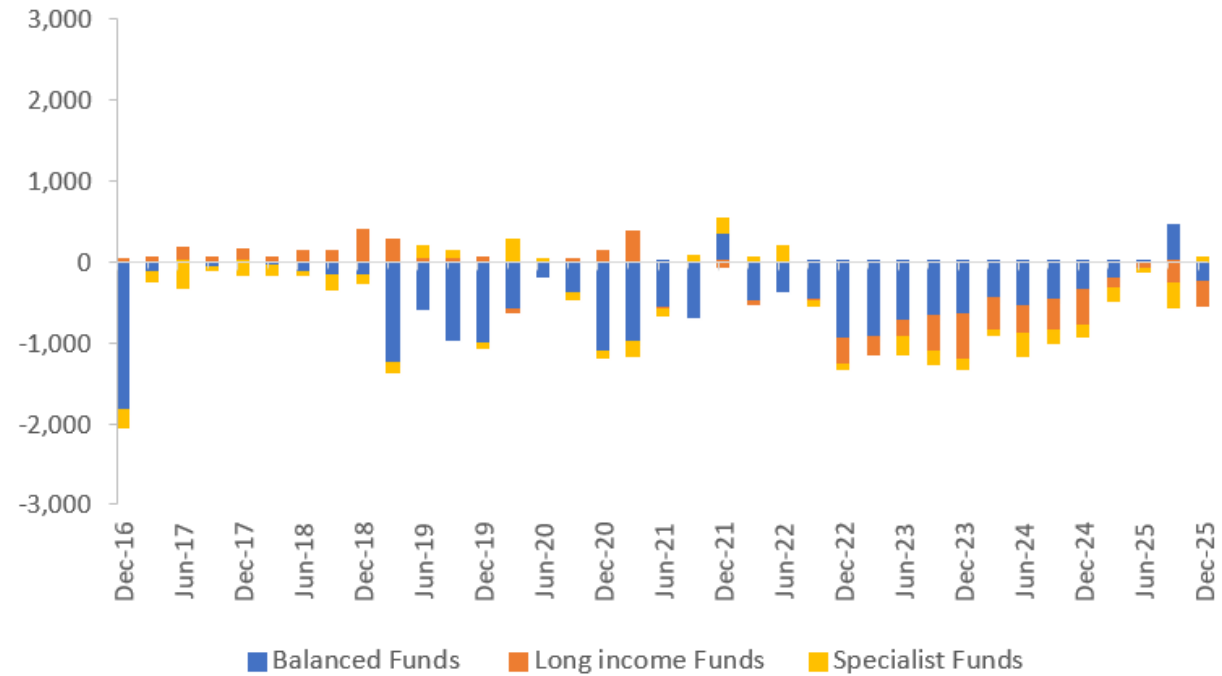


Net New Investment by funds

Net Investment in Property £m's

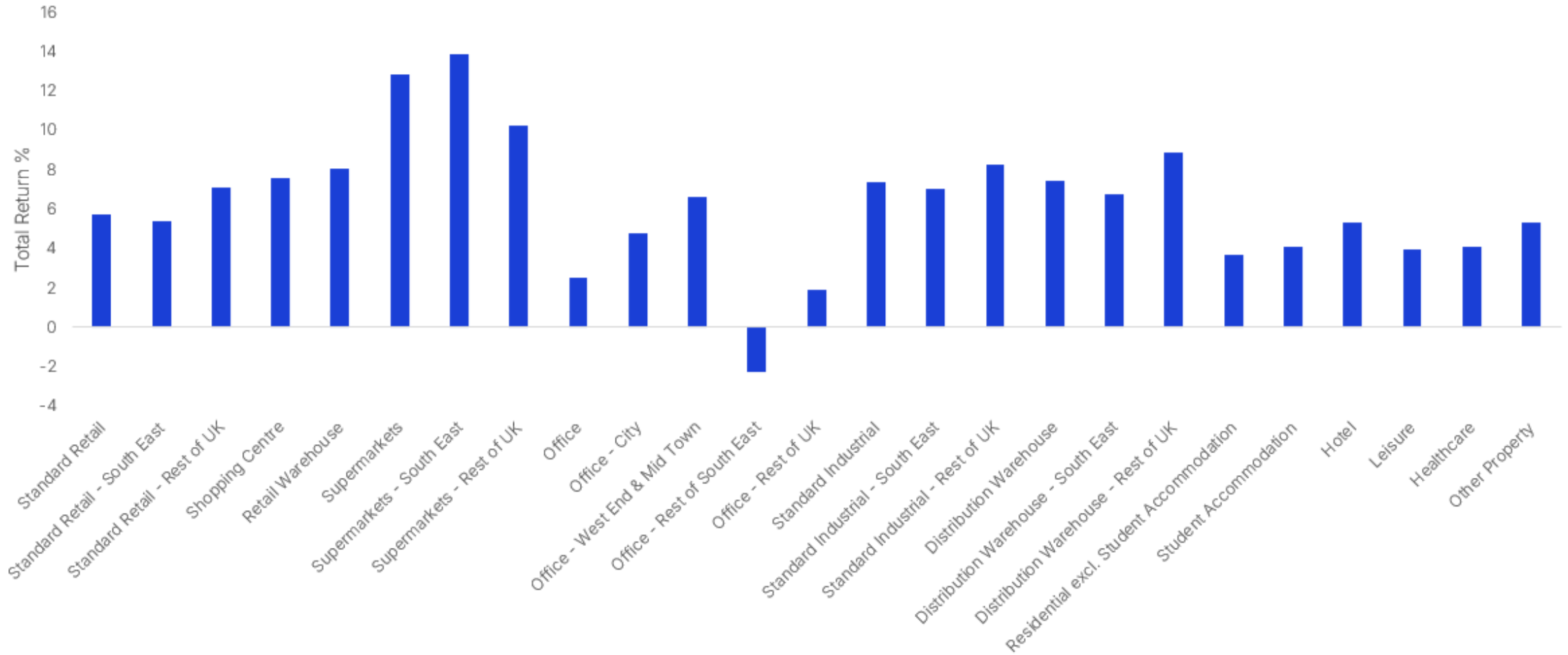


Net acquisitions £m's



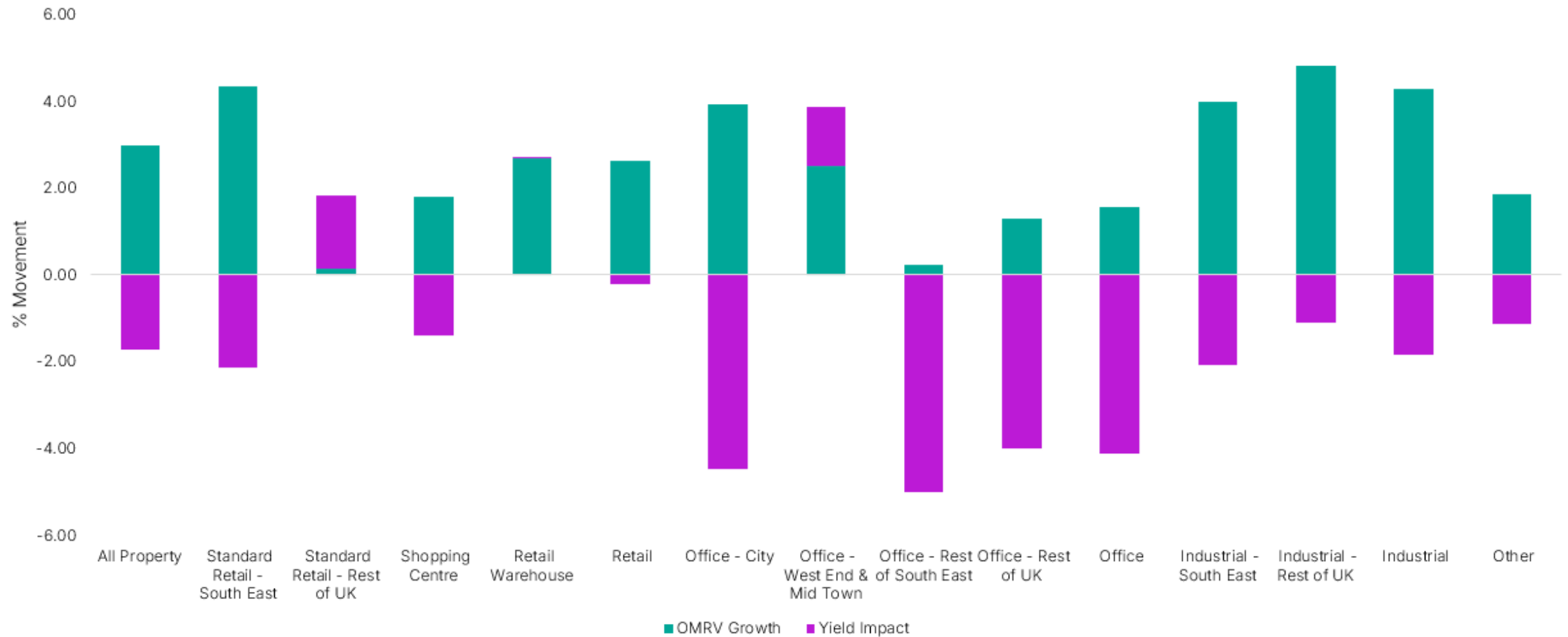
1 Year Total Return by segment Direct Property

MSCI AREF All Property Funds Index



Source:MSCI

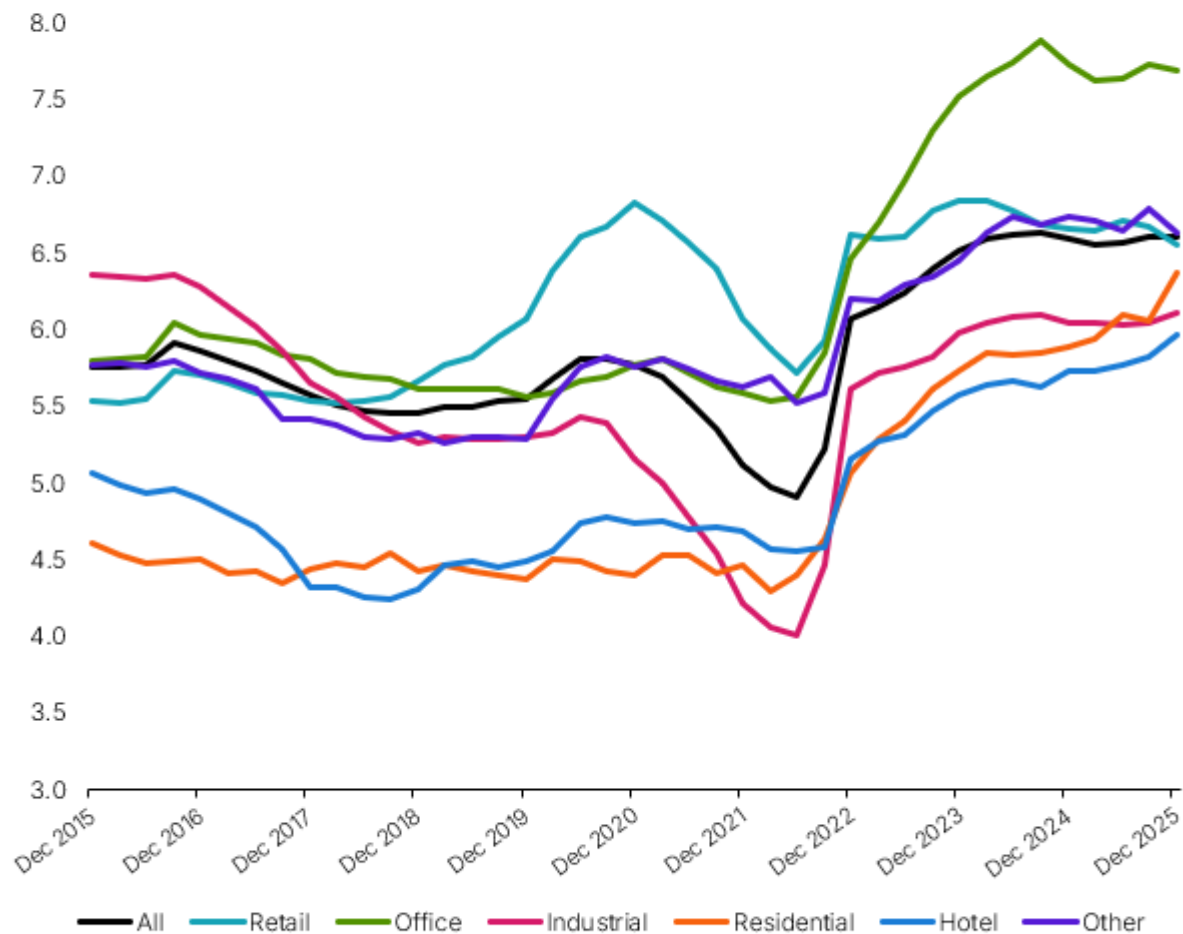
Drivers of performance – Equivalent Yield Impact and Open Market Rental Value Growth % 12 Months



Source: MSCI

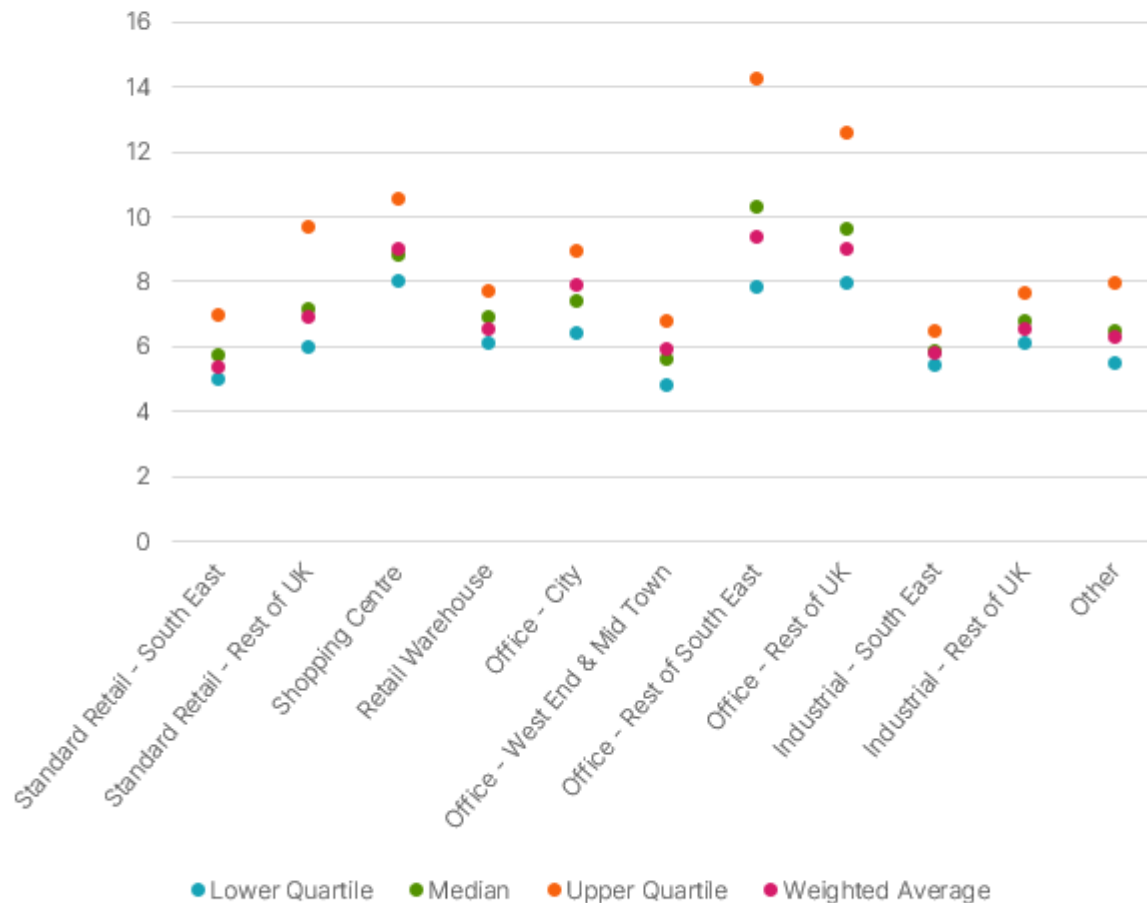
Yields beginning to stabilise at broad sector level

Equivalent yields by sector – Standing Investments
December 2015 – December 2025



Source: MSCI Real Assets Index Intel

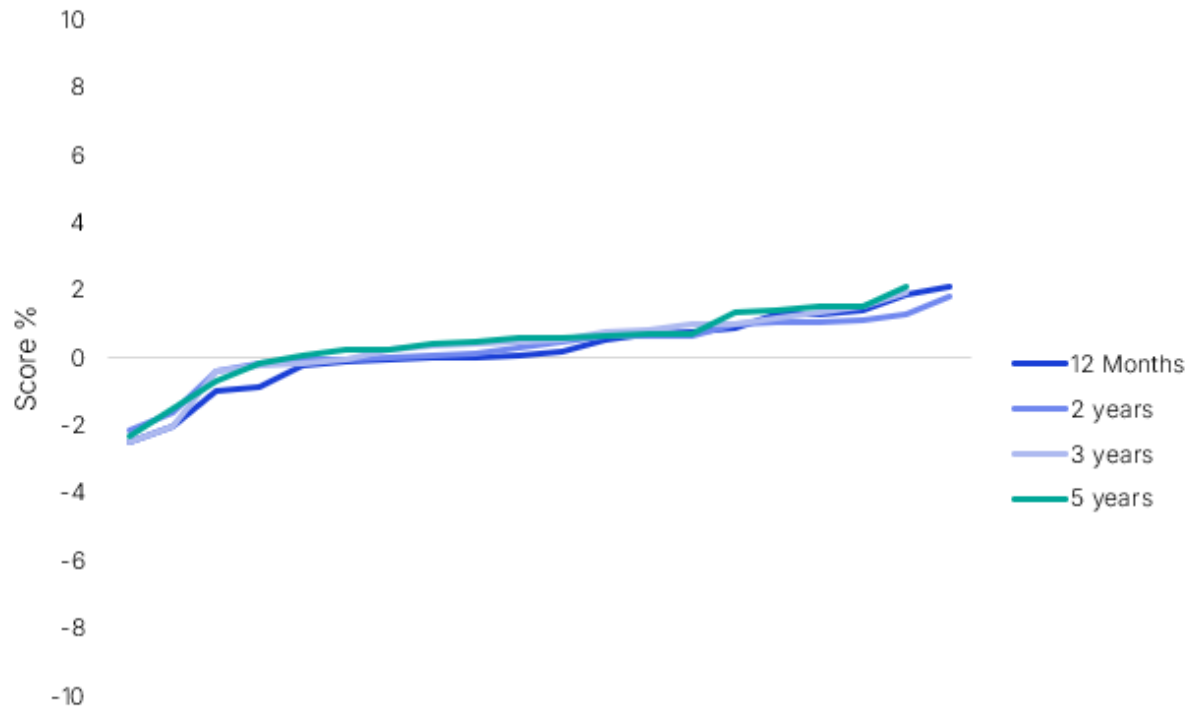
Equivalent yield ranges – Standing Investments
December 2025



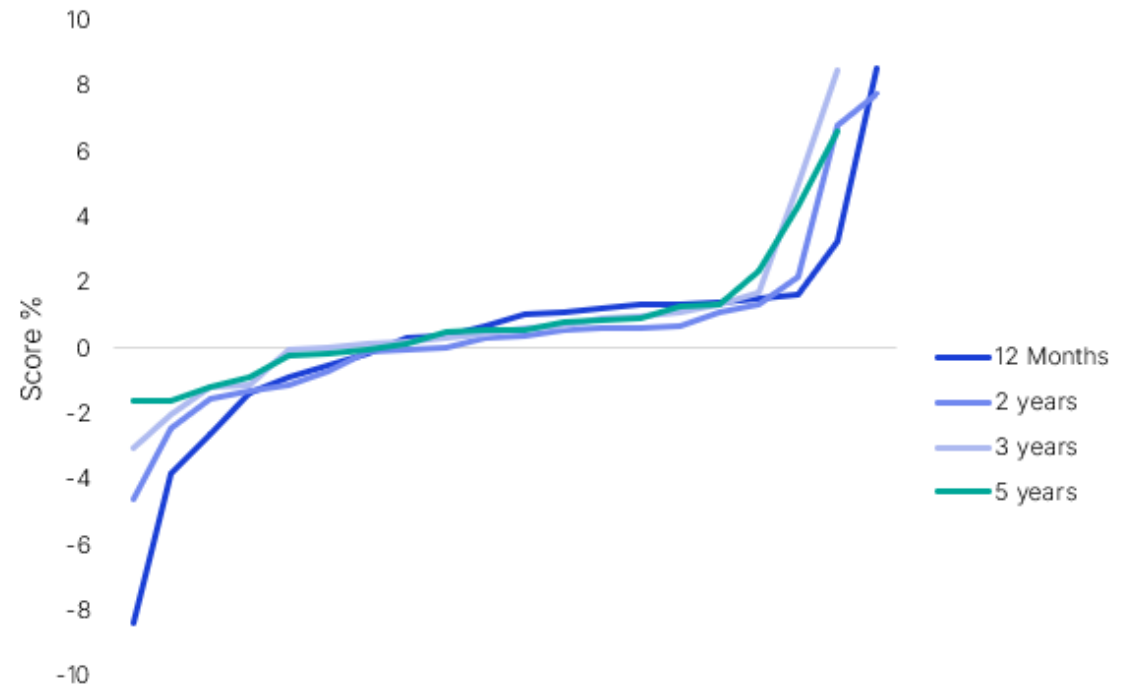
Individual assets have been a greater differentiator and continue to be.....

Attribution Scores for each balanced portfolio over time periods

Allocation Scores

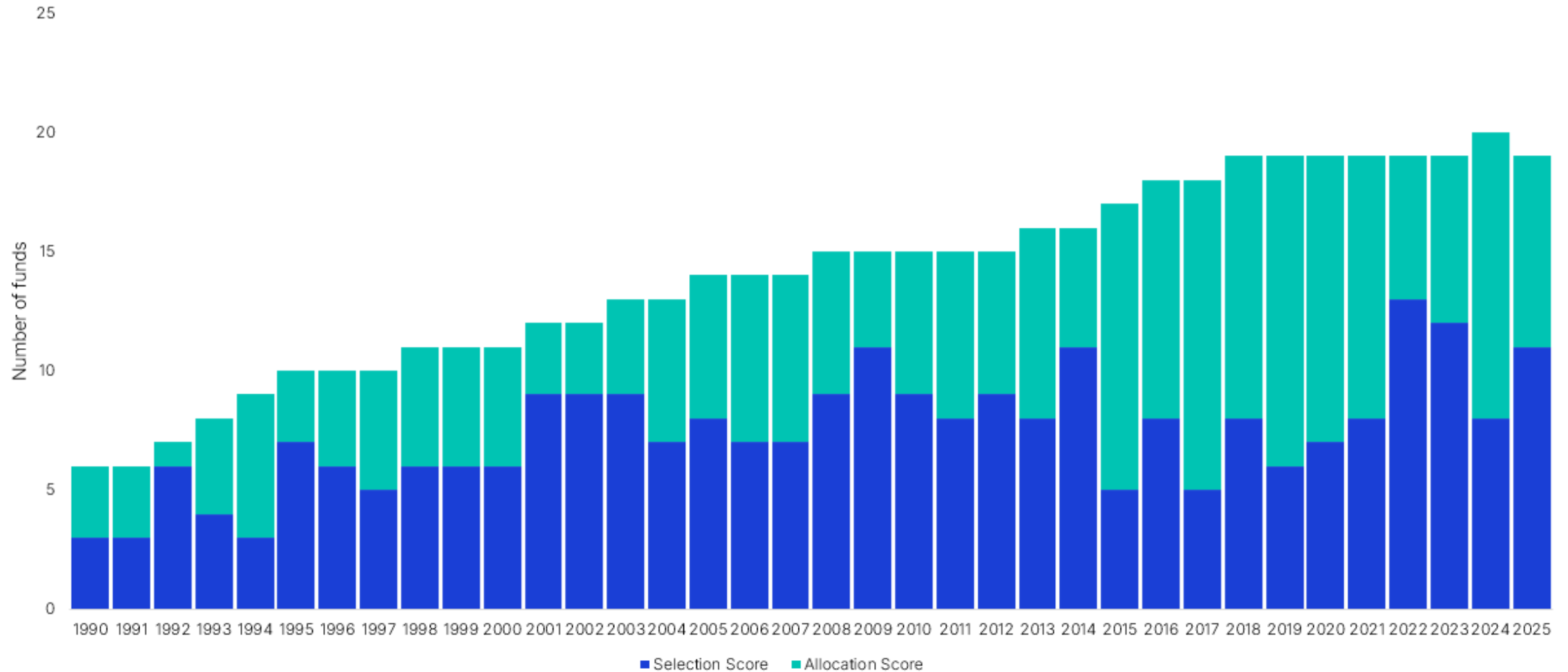


Selection Scores



Number of funds with higher selection scores

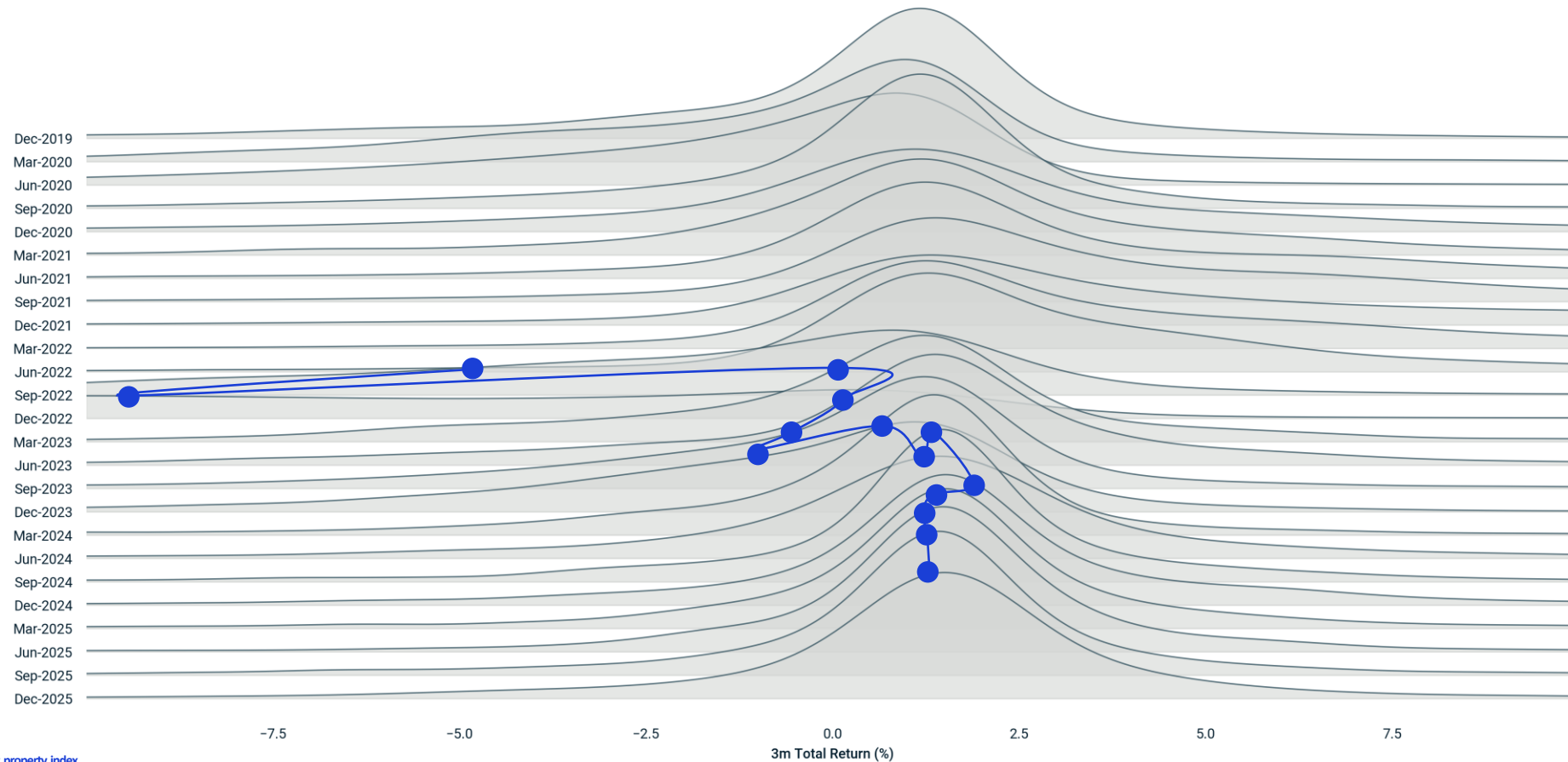
Balanced Funds



Source: MSCI

Differentiation is harder ... 90% of assets within ± 1 STDEV of median – increasing focus on quality stock selection

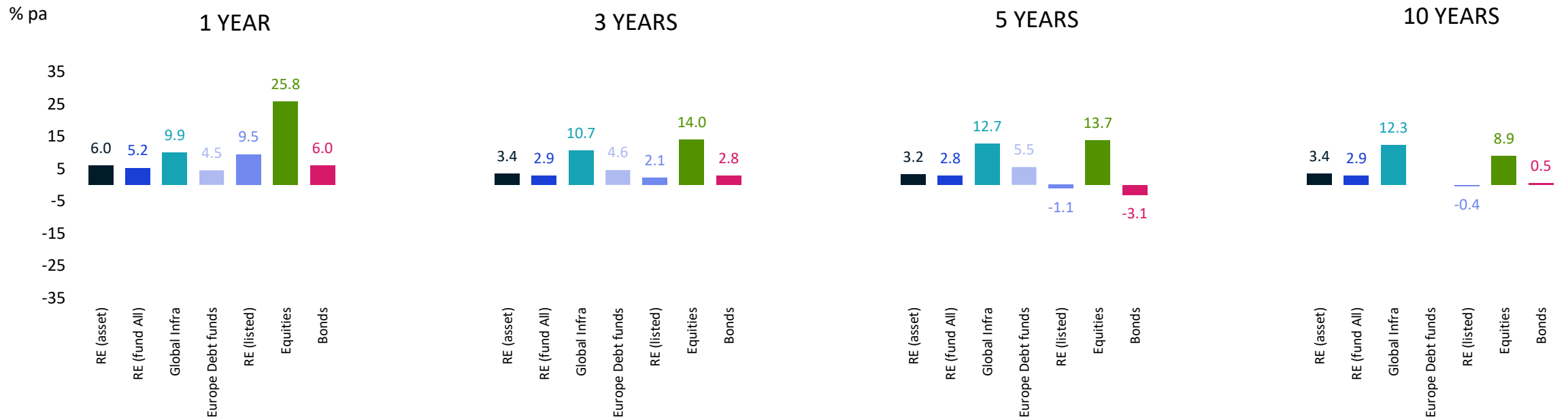
RANGE OF INDIVIDUAL ASSET RETURNS, ALL ASSETS



Source: MSCI uk quarterly property index
Details

Real Estate in a multi asset context

UK MULTI ASSET CLASS PERFORMANCE ANNUALISED RESULTS



NOTE: Results shown here for direct real estate and fund-level real estate are based on separate quarterly samples with specific sources indicated below.

Sources: EQUITIES: MSCI, Mid & Large Cap, Index, Total Return, GBP BONDS/FIXED INCOME: JP Morgan. GBI Broad, Traded, Index, 7-10 Year, Total Return, GBP; PROPERTY EQUITIES: MSCI, GB/Real Estate, Gross Total Return, GBP, series#115565; DIRECT REAL ESTATE (ASSET LEVEL): MSCI, MSCI UK Quarterly Property Index (and monthly index); NET FUND LEVEL REAL ESTATE: MSCI, MSCI UK Quarterly Property Fund Index. MSCI European Fund Level Debt Index – data to Q2 2025 – Euro Variable Currency. MSCI Global Infrastructure Fund Level Index_ Research Release – data to Q3 2025 – USD Fixed Currency.

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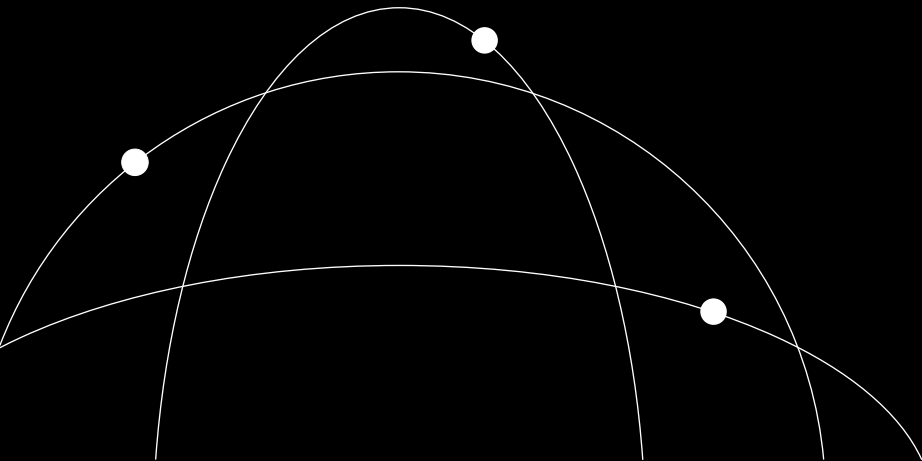
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Panel Discussion



Moderator

Tom Richardson

Knight Frank IM



Ed White

MSCI Real Estate



Frances Spence

**Swiss Life Asset
Managers**

(To ask a question - please use the Q&A panel to type your question to the Moderator)

Q&A

(To ask a question - please use the Q&A panel to type your question to the Moderator)



Thank you for attending