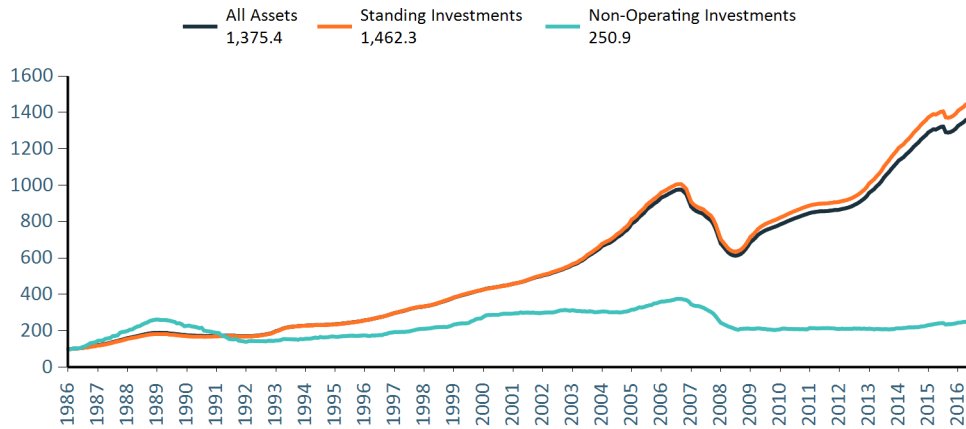


# IPD® UK MONTHLY PROPERTY INDEX (GBP)

MSCI's IPD UK Monthly Property Index measures unlevered total returns of directly held standing property investments from one valuation to the next. The index tracks performance of 3,005 property investments, with a total capital value of GBP 45.1 billion as at May 2017.

## MONTHLY INDEX PERFORMANCE - PROPERTY RETURNS (GBP) (DEC 1986 - MAY 2017)



## CALENDAR YEAR PERFORMANCE (%)

YEAR	ALL ASSETS <sup>(1)</sup>	STANDING INVESTMENTS <sup>(2)</sup>	NON-OPERATING INVESTMENTS <sup>(3)</sup>
2016	2.8	2.6	5.5
2015	13.6	13.9	8.4
2014	18.6	19.5	1.0
2013	10.6	11.0	1.1
2012	2.2	2.3	-2.7
2011	8.0	8.1	3.4
2010	14.1	14.7	-1.4
2009	1.1	1.9	-13.6
2008	-23.0	-22.6	-29.4
2007	-5.3	-5.4	-4.2

## INDEX PERFORMANCE - PROPERTY RETURNS (%) (MAY 2017)

	1 Mo.	6 Mo	YTD	1 Yr	ANNUALIZED						Since Inception
					2 Yr	3 Yr	5 Yr	7 Yr	10 Yr		
All Assets <sup>(1)</sup>	0.7	5.0	3.7	4.2	7.3	10.4	9.9	9.2	3.6	9.0	
Standing Investments <sup>(2)</sup>	0.7	5.0	3.8	4.2	7.3	10.6	10.2	9.4	3.9	9.2	
Non-Operating Investments <sup>(3)</sup>	0.3	4.3	2.6	3.8	7.1	6.3	3.2	2.5	-3.8	3.1	

## INDEX RISK CHARACTERISTICS (%) (DEC 1986 - MAY 2017)

	MONTHLY					ANNUALIZED				
	3 Yr	5 Yr	7 Yr	10 Yr	Since Inception	3 Yr	5 Yr	7 Yr	10 Yr	Since Inception
Standard Deviation	2.5	2.3	2.0	4.9	3.8	6.4	6.3	5.4	14.6	10.5
Sharpe Ratio <sup>(4)</sup>	4.0	4.2	4.4	0.5	0.9	1.6	1.5	1.6	0.2	0.3
Semi Deviation <sup>(5)</sup>	0.0	0.1	0.1	0.2	0.2	0.2	0.4	0.5	0.6	0.8

<sup>4</sup>Based on ICE LIBOR 1M

<sup>5</sup>Below-target semi deviation

## CAPITAL INVESTED (TOTAL TO MAY 2017 % OF BEGINNING PERIOD CV)

	CUMULATIVE									
	1 Mo.	6 Mo	YTD	1 Yr	2 Yr	3 Yr	5 Yr	7 Yr	10 Yr	Since Inception
Purchases <sup>(6)</sup>	0.5	2.5	1.8	3.3	11.2	24.1	45.1	62.9	83.4	358.3
Sales <sup>(7)</sup>	0.4	4.2	2.9	11.8	17.9	23.1	36.8	48.8	82.2	254.1

<sup>6</sup>Includes part purchases

<sup>7</sup>Includes part sales

## INDEX METHODOLOGY

<sup>1</sup>All Asset performance measures every building in MSCI's index database comprised of all property sectors, ownership structures and interests.

<sup>2</sup>The Standing Investment Index subset is based on completed and lettable properties only, often described as operating properties.

<sup>3</sup>Non-Operating Property Index is constructed from those properties bought, sold, under development or major refurbishment. It tracks any property not included in the Standing Investment Index for the measurement period. Non-operating Index base dates may differ as MSCI's client confidentiality rules suppress data based on small or skewed samples.

All three direct property indexes are computed at the building level and exclude properties held indirectly through investment funds, the impact of debt, fund management fees, taxation and cash. For more details on MSCI's real estate market coverage, indexes and methodology, please visit [www.msci.com/real-estate](http://www.msci.com/real-estate)

## INDEX CHARACTERISTICS

Market Value (GBP m)	45,076
Number of Portfolios	47
Number of Properties	3,005
Average Property Value (GBP m)	15.0
Value Appraised %	100

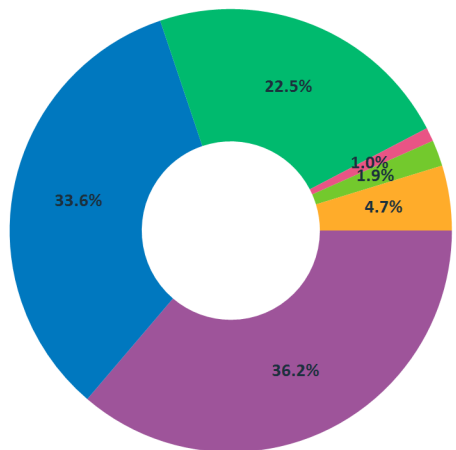
### PERCENTILE DISTRIBUTION OF PROPERTY VALUES (GBP m)

95th%	53.95
75th%	18.10
50th%	8.00
25th%	3.62
5th%	0.75

## INDEX TRANSPARENCY

	TOTAL MARKET VALUE (GBP m)	AVERAGE PROPERTY VALUE (GBP m)	NUMBER OF PORTFOLIOS	NUMBER OF PROPERTIES	TOP 5 PROPERTIES
Retail	16,337	13.1	44	1,248	4.4%
Office	15,137	22.4	46	676	6.2%
Industrial	10,154	12.2	45	835	4.7%
Residential	453	19.7	12	23	43.3%
Hotel	858	15.0	21	57	28.4%
Other	2,137	12.9	33	166	14.1%

## PROPERTY SECTOR WEIGHTS



Sector weights are calculated by aggregating the capital value of individual assets across the main property types. This illustrates the composition of the index and whether there is a heavier concentration in a particular property sector thus having a greater impact on the overall index performance.



## INDEX SPONSORS



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