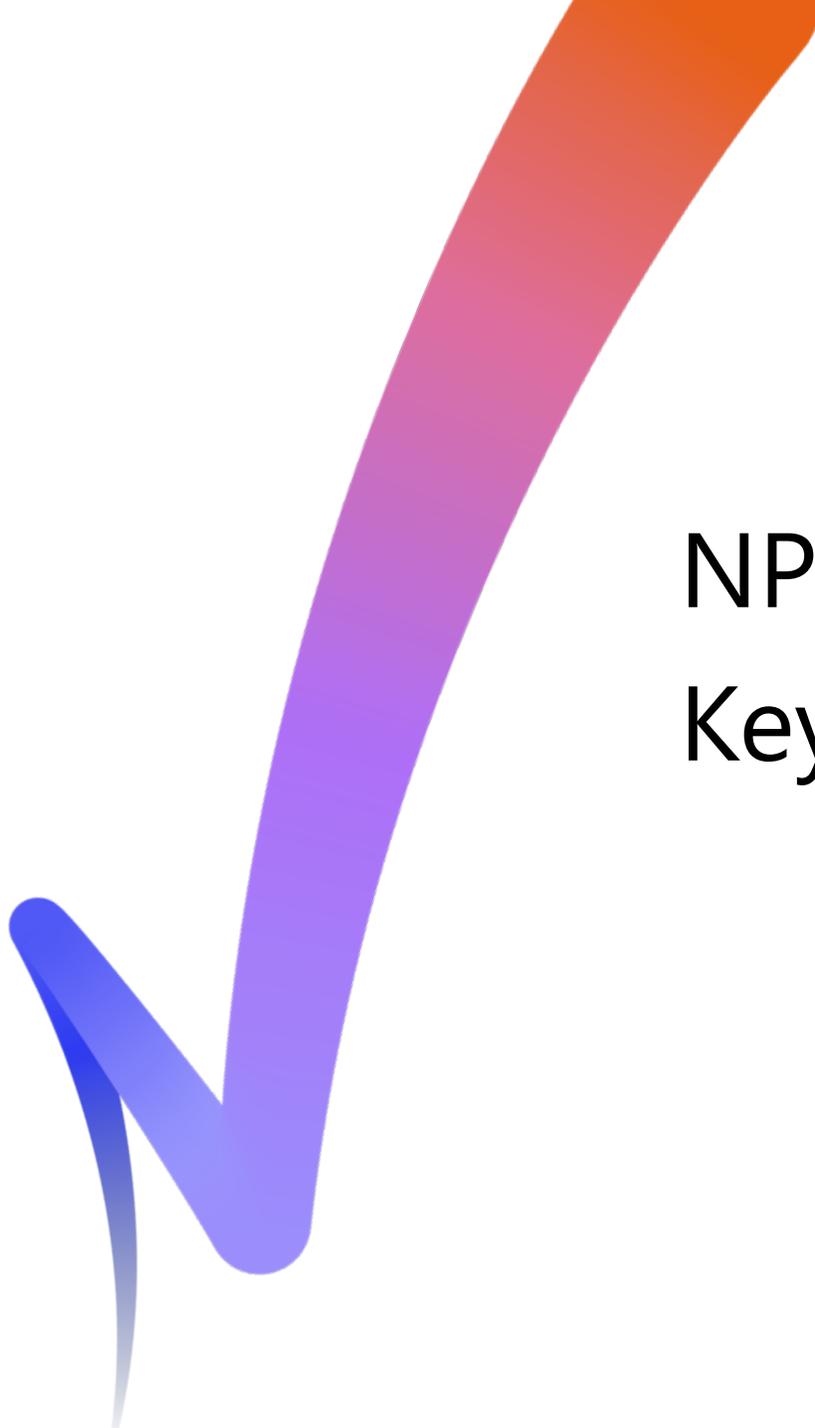


# Valuation Trends & State of the CRE Market

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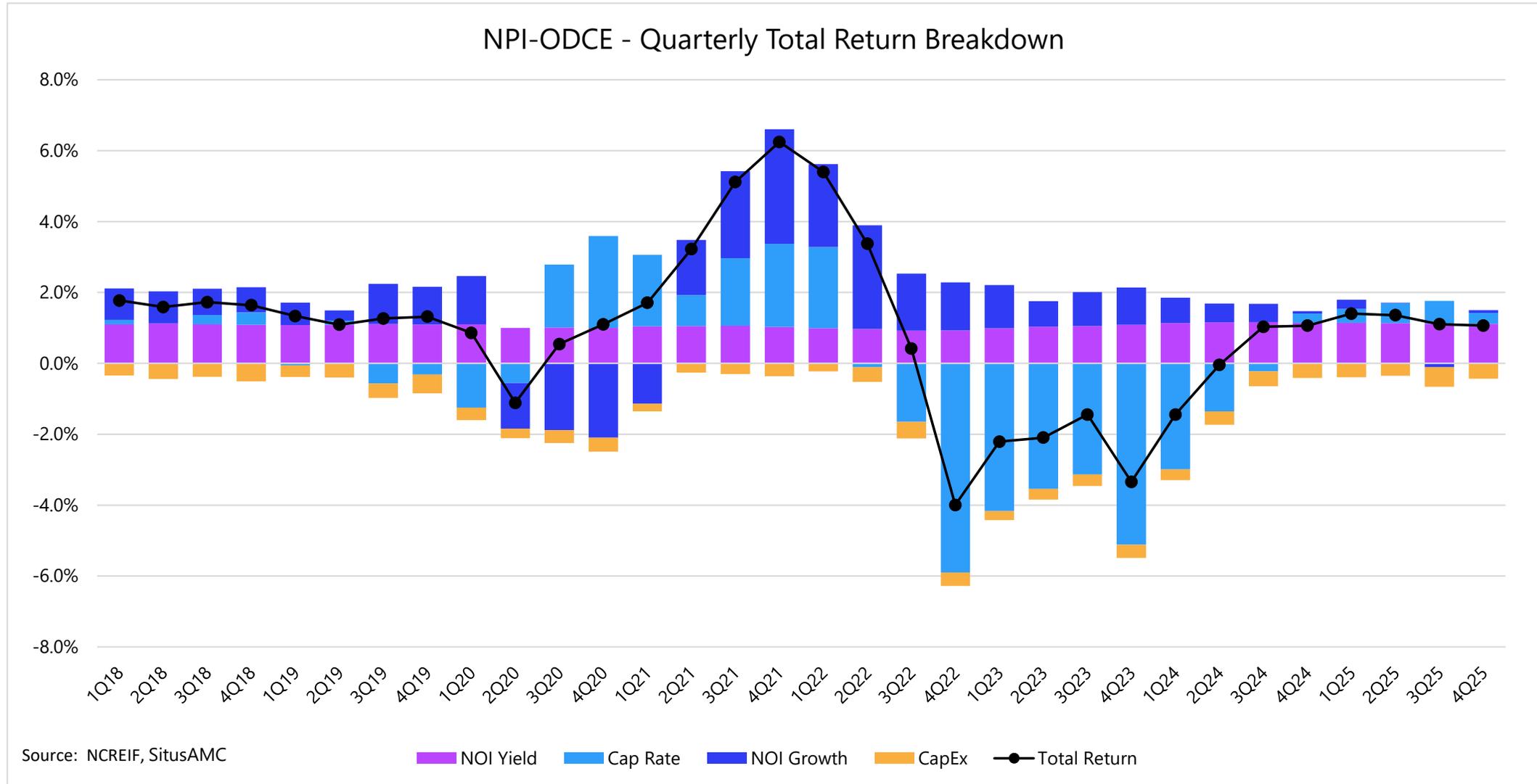
February 2026



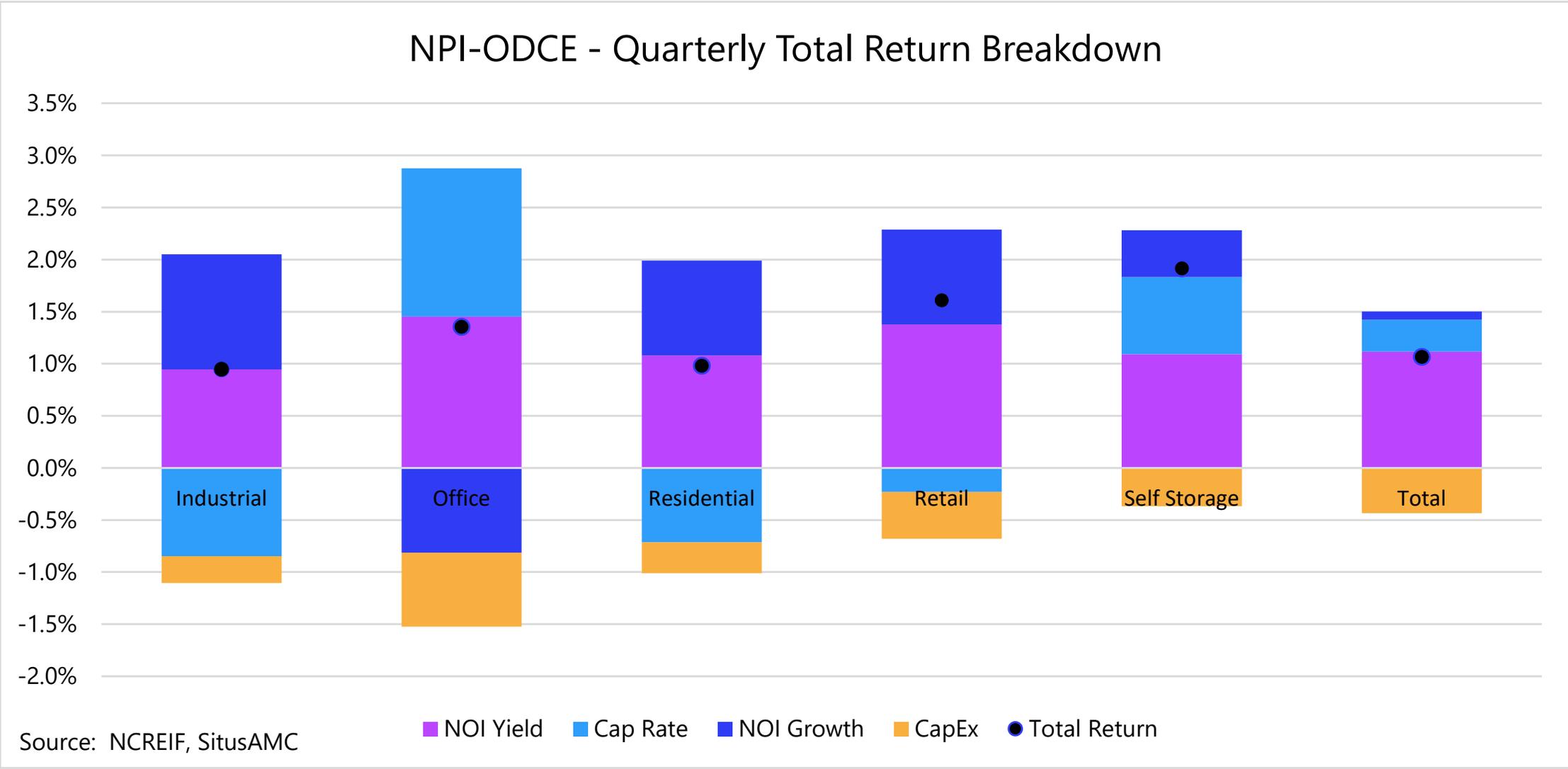


NPI-ODCE:  
Key Drivers of Returns

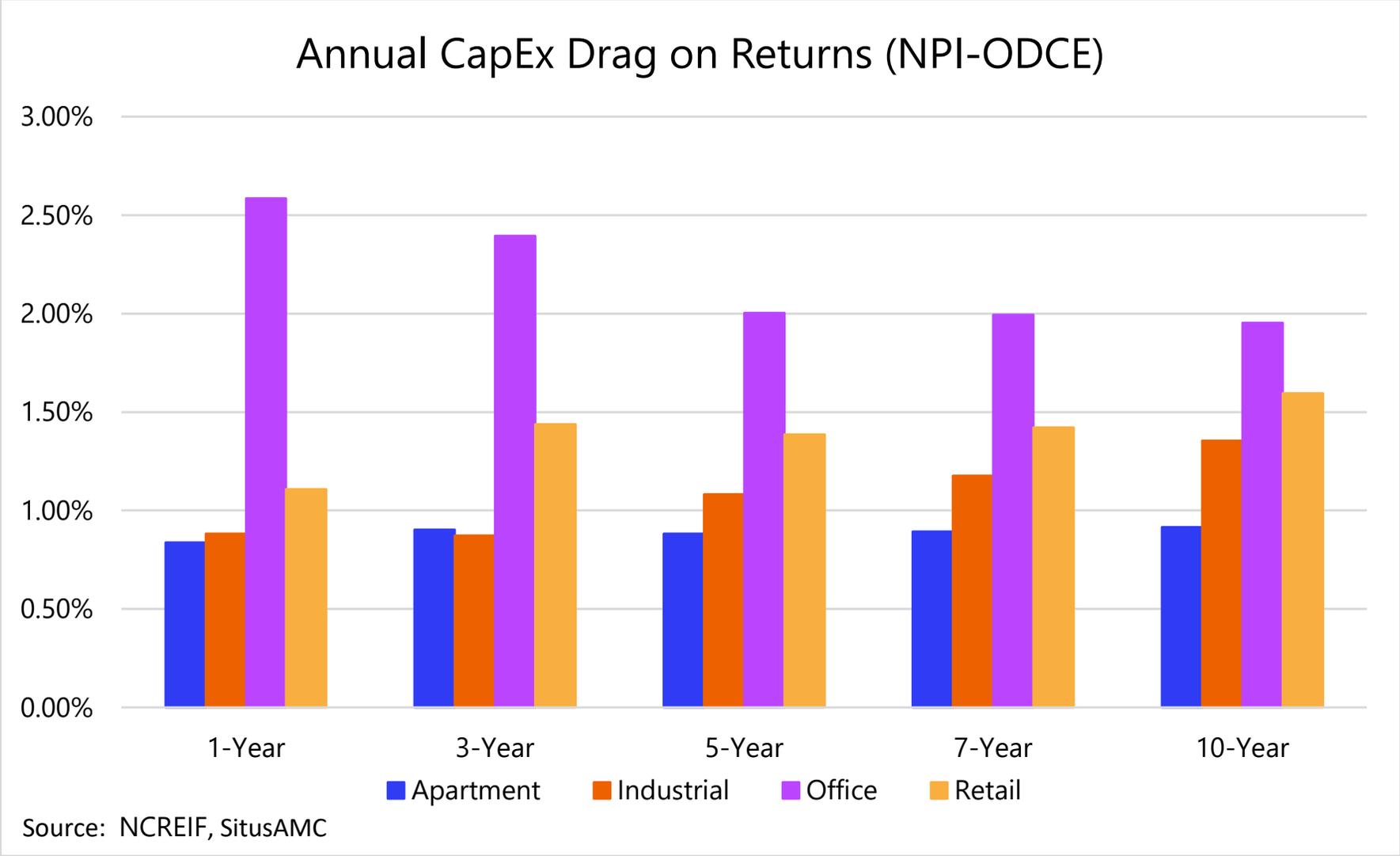
# Decomposition of Total Return – Income Representing >90% of Total Return Throughout 2025



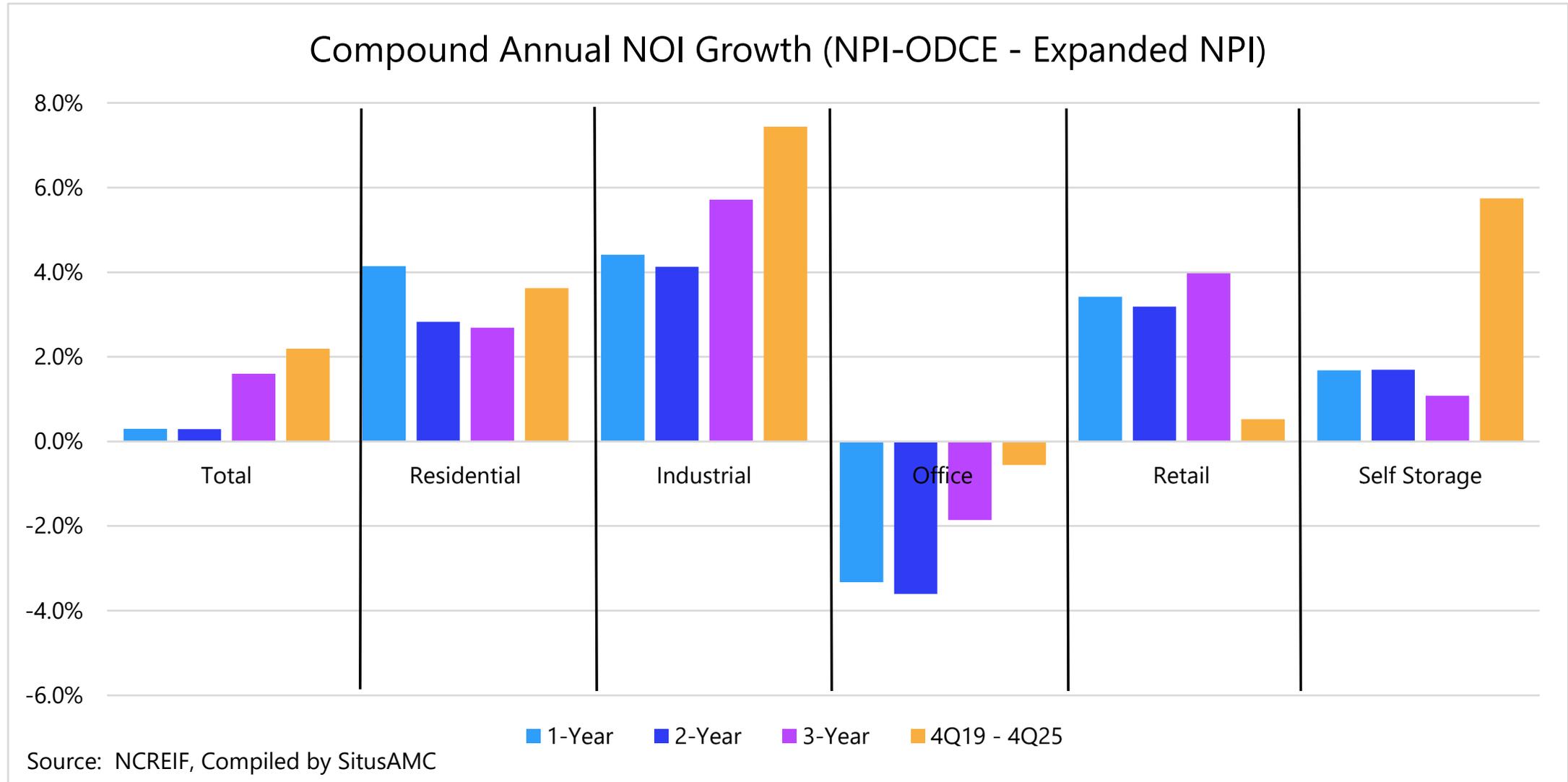
# 4Q25 Total Returns – Retail and Storage Lead the Way...Industrial & Residential Are Laggards!



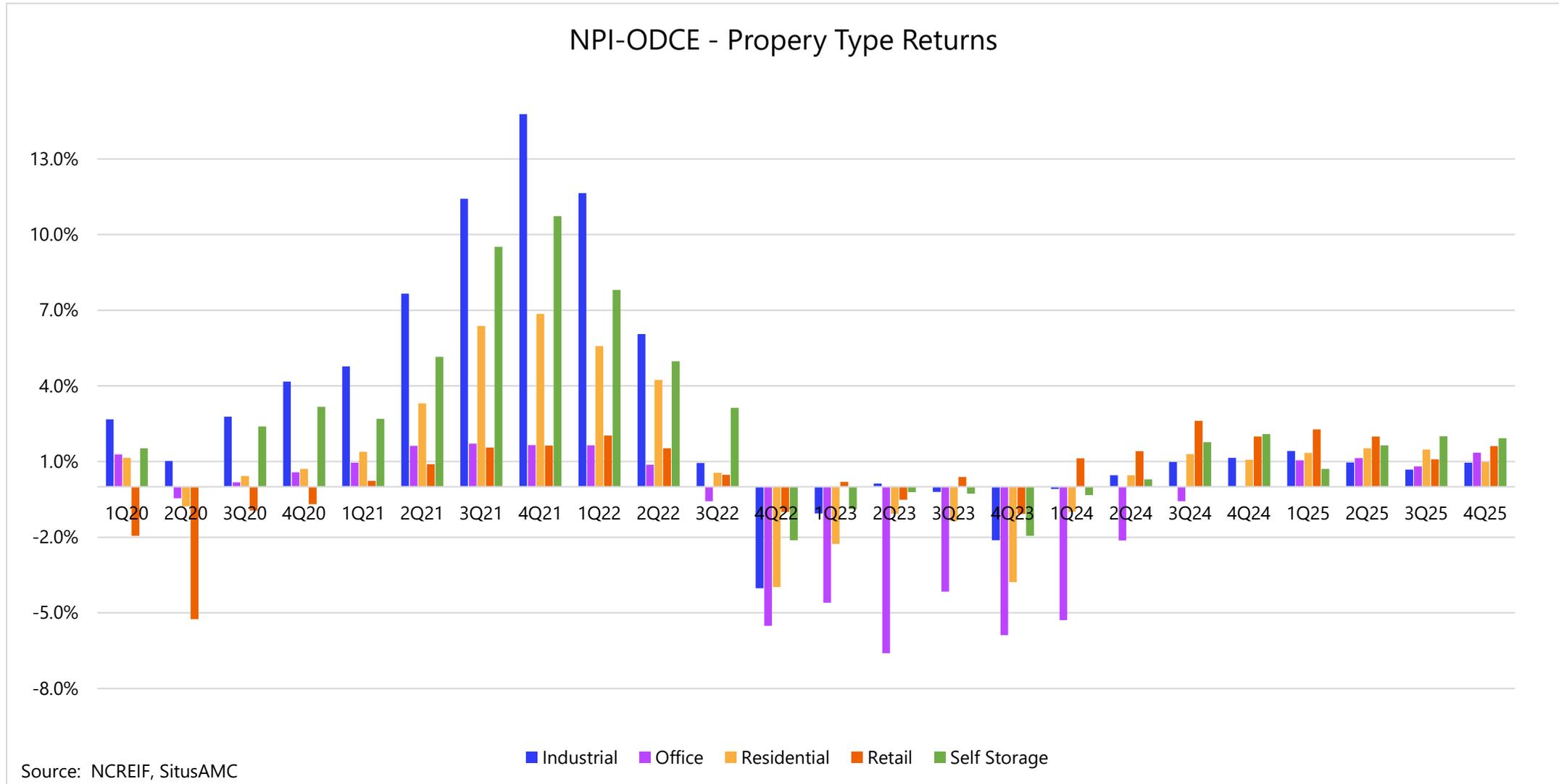
# CapEx Drag – A Disadvantage That Has Only Worsened for Office!



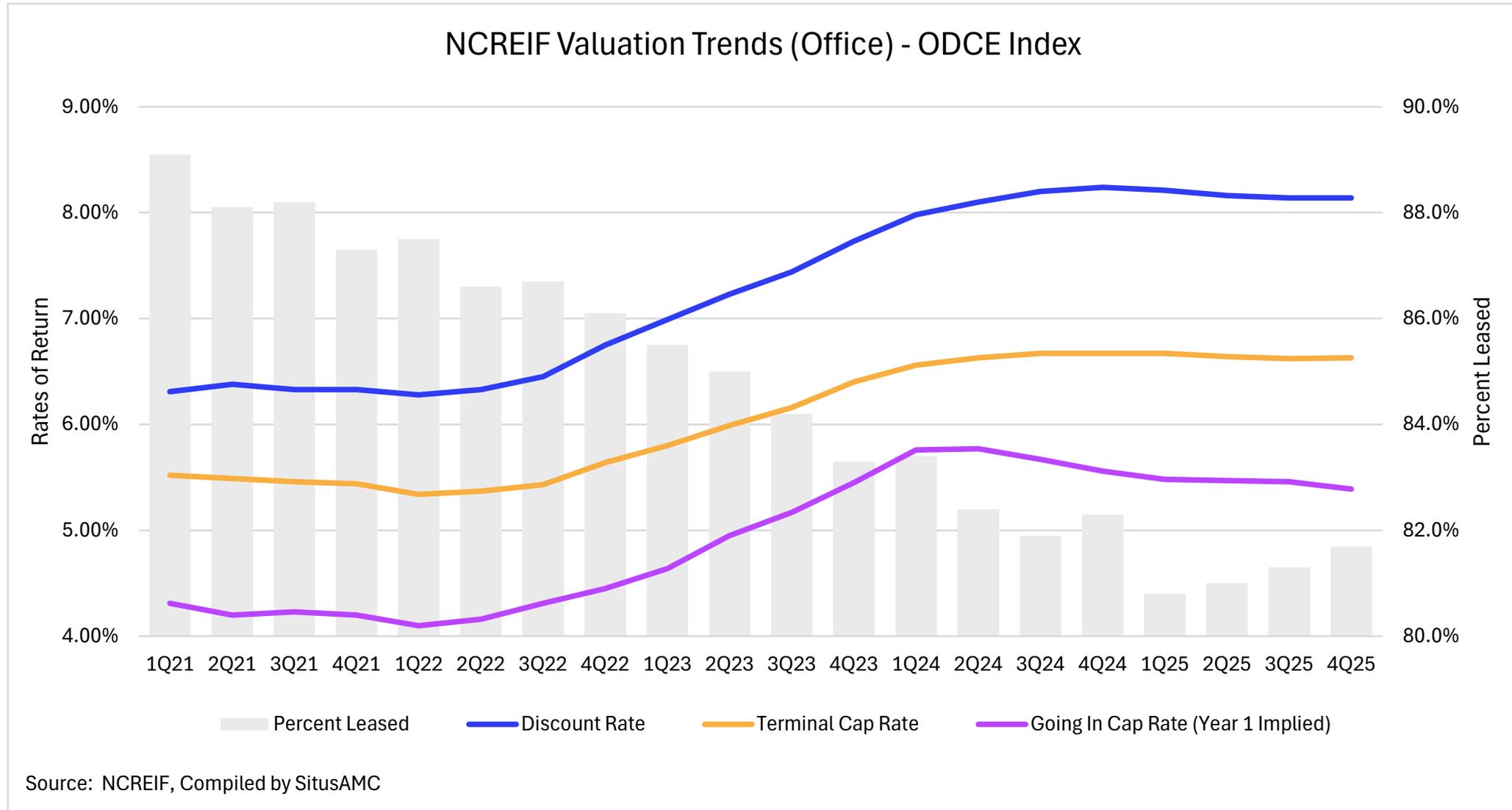
# NOI Growth – Widespread Slowing...Office Actually Improving!



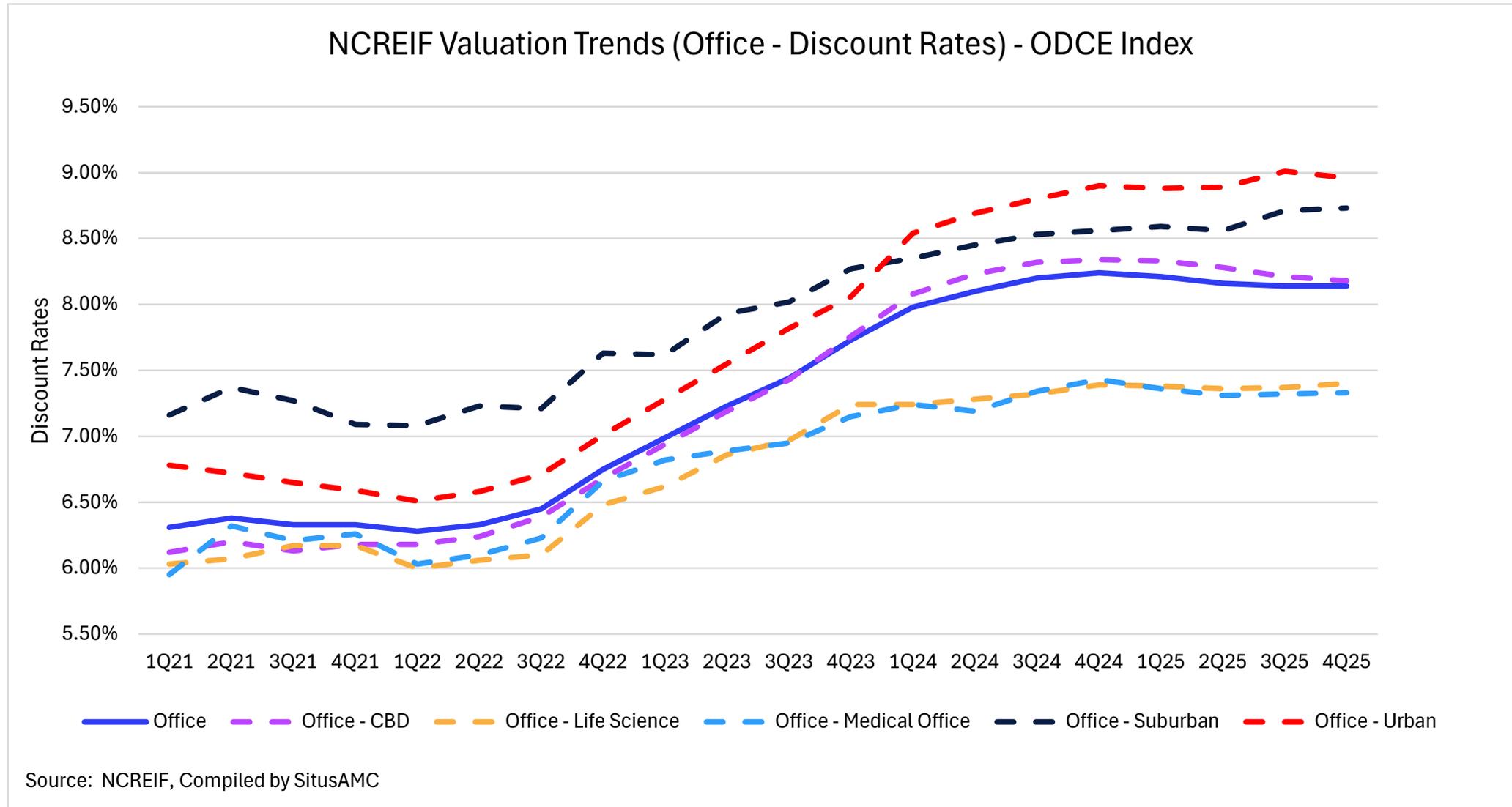
# Property Sector Performance – Total Returns Positive, Stable, Little Differentiation



# NCREIF ODCE Valuation Trends – Only Source for 100% of ODCE Index



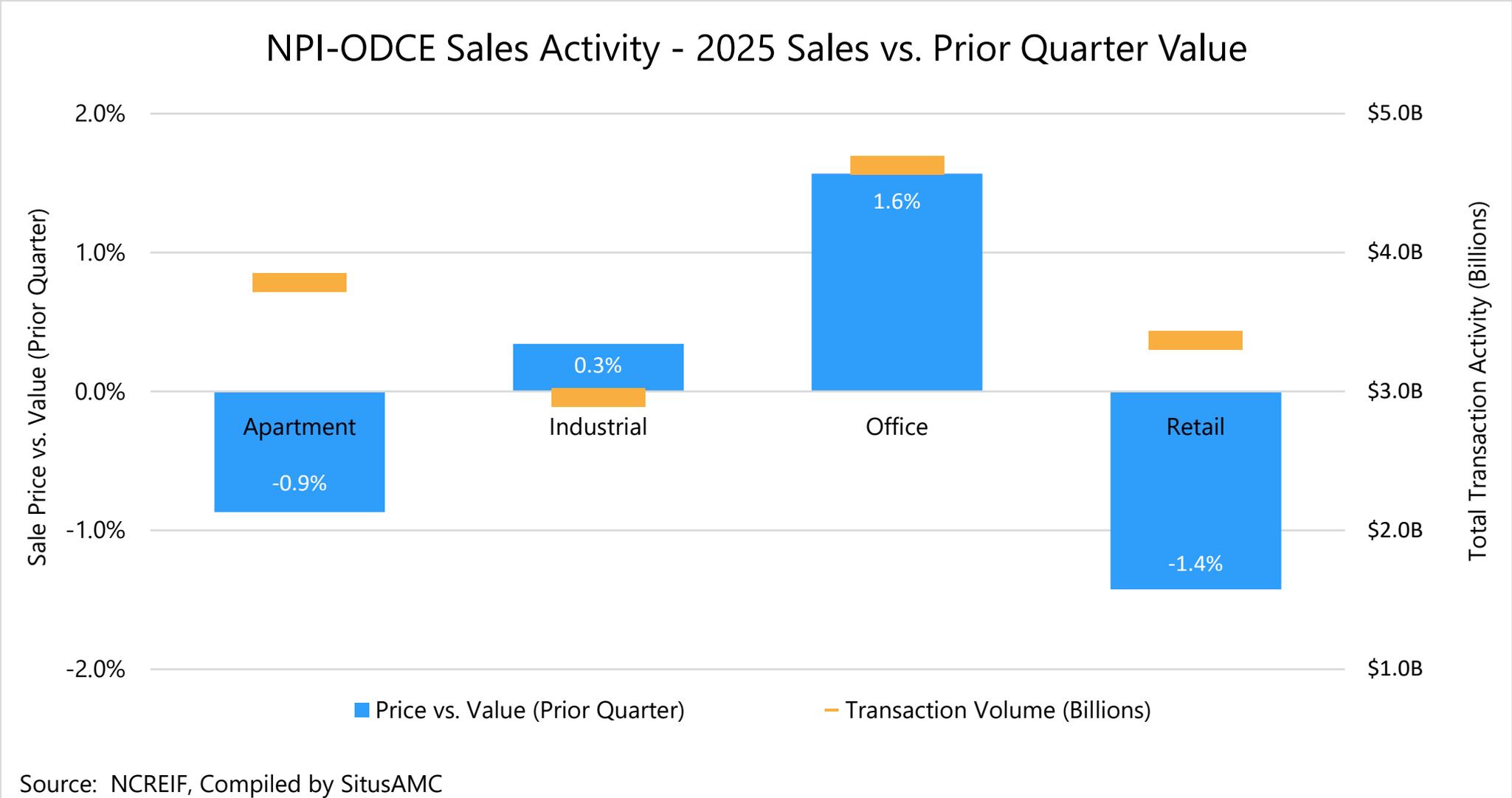
# NCREIF ODCE Valuation Trends – Only Source for 100% of ODCE Index



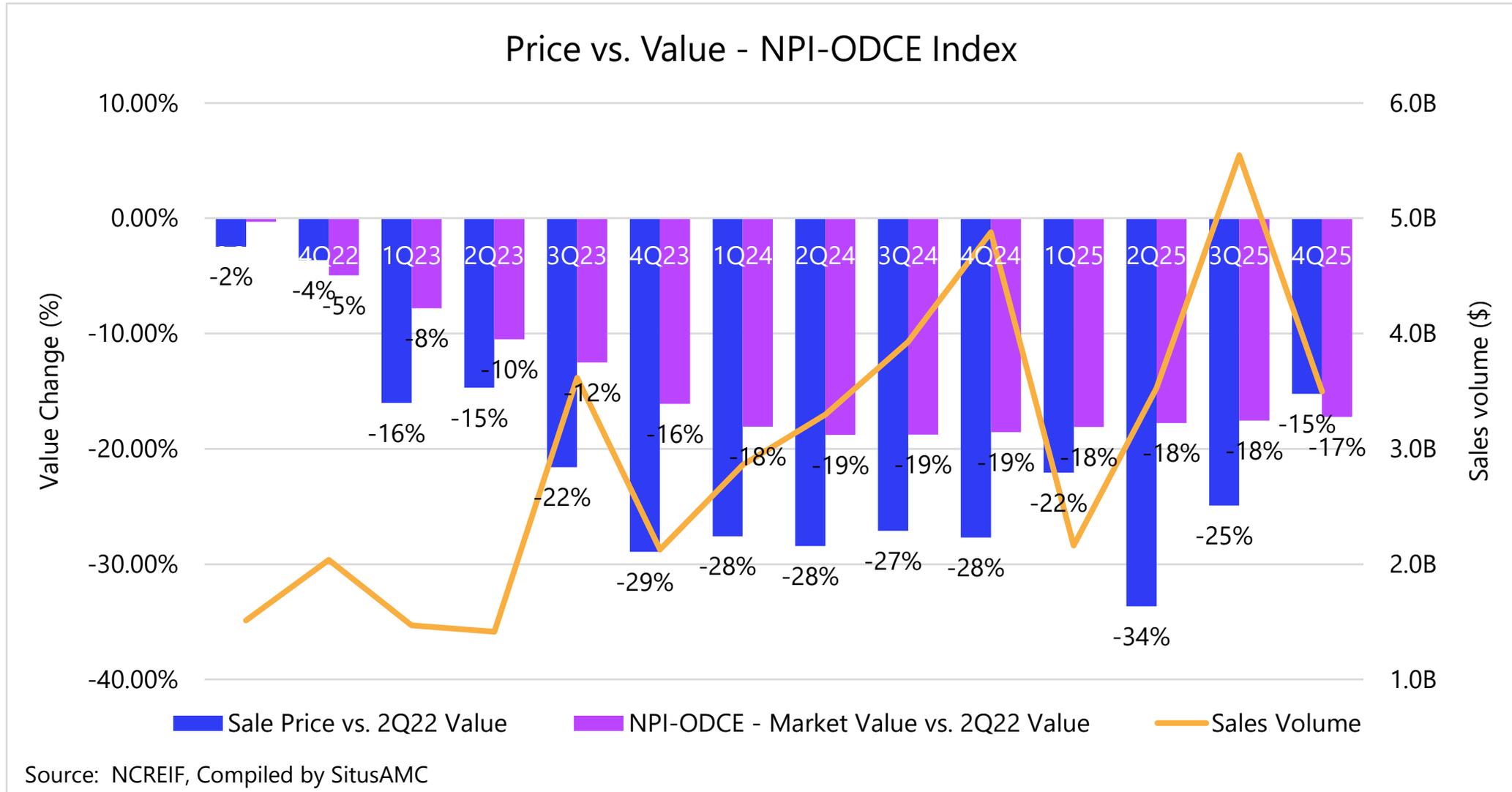


# Price vs. Value: Perspective From Sales

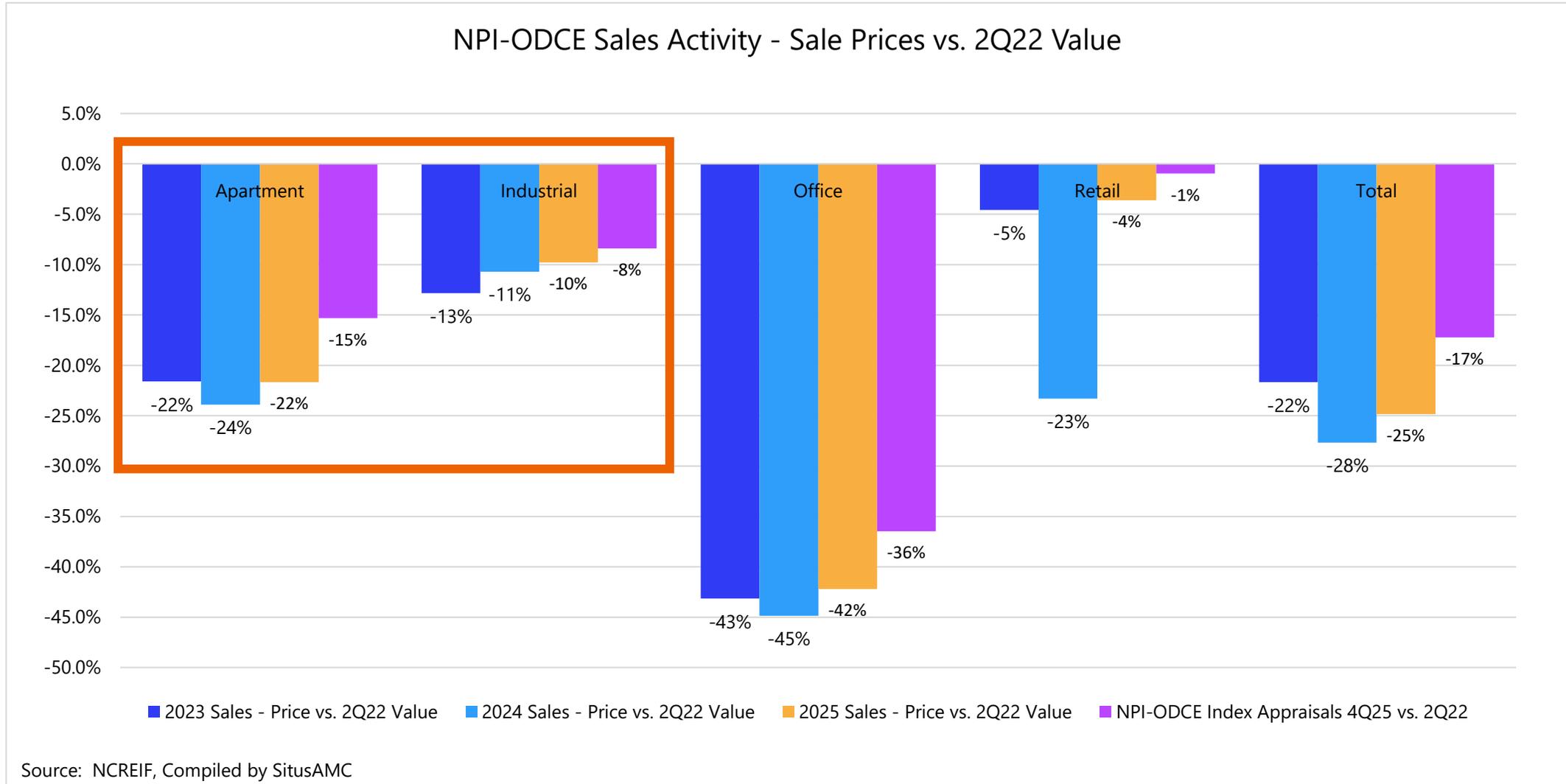
ODCE Price vs. Value (0% Variance) – ~\$14.7 Billion of Transactions in 2025

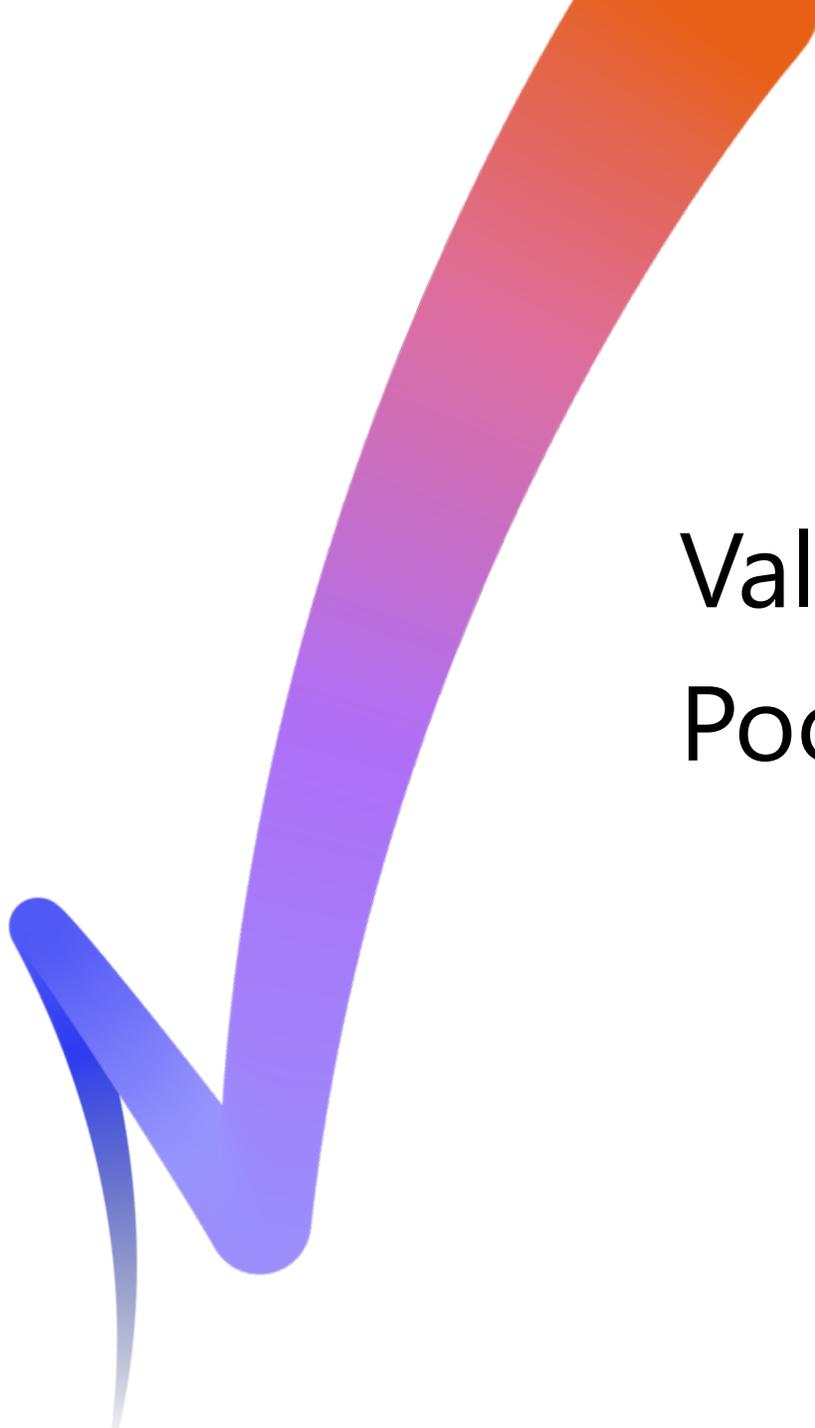


# ODCE Price vs. Value – Alignment Occurring Despite Transaction Volume Decline



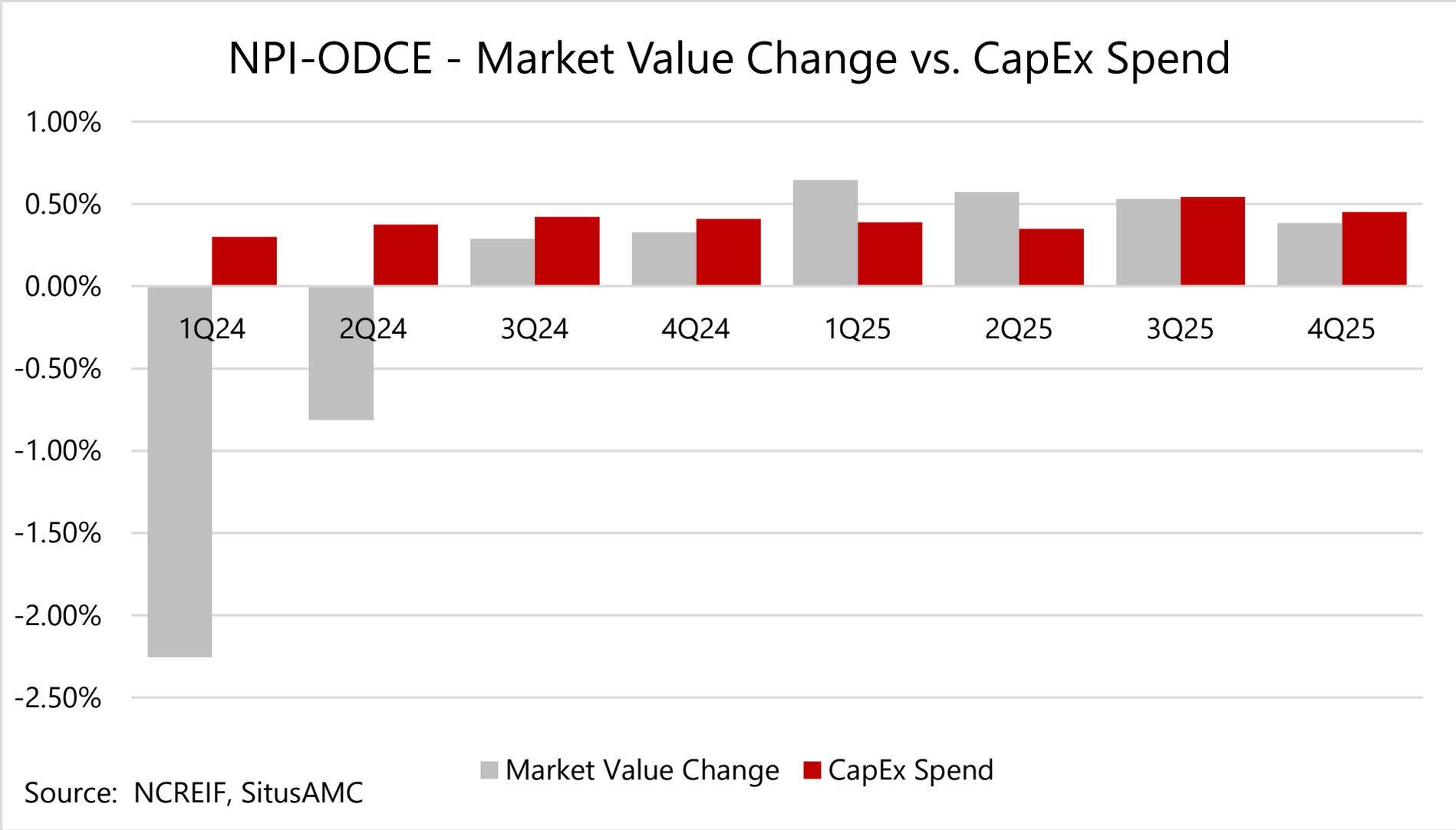
# ODCE Price vs. Value – 4Q25 Sales Activity Illustrating Value vs. Price Alignment



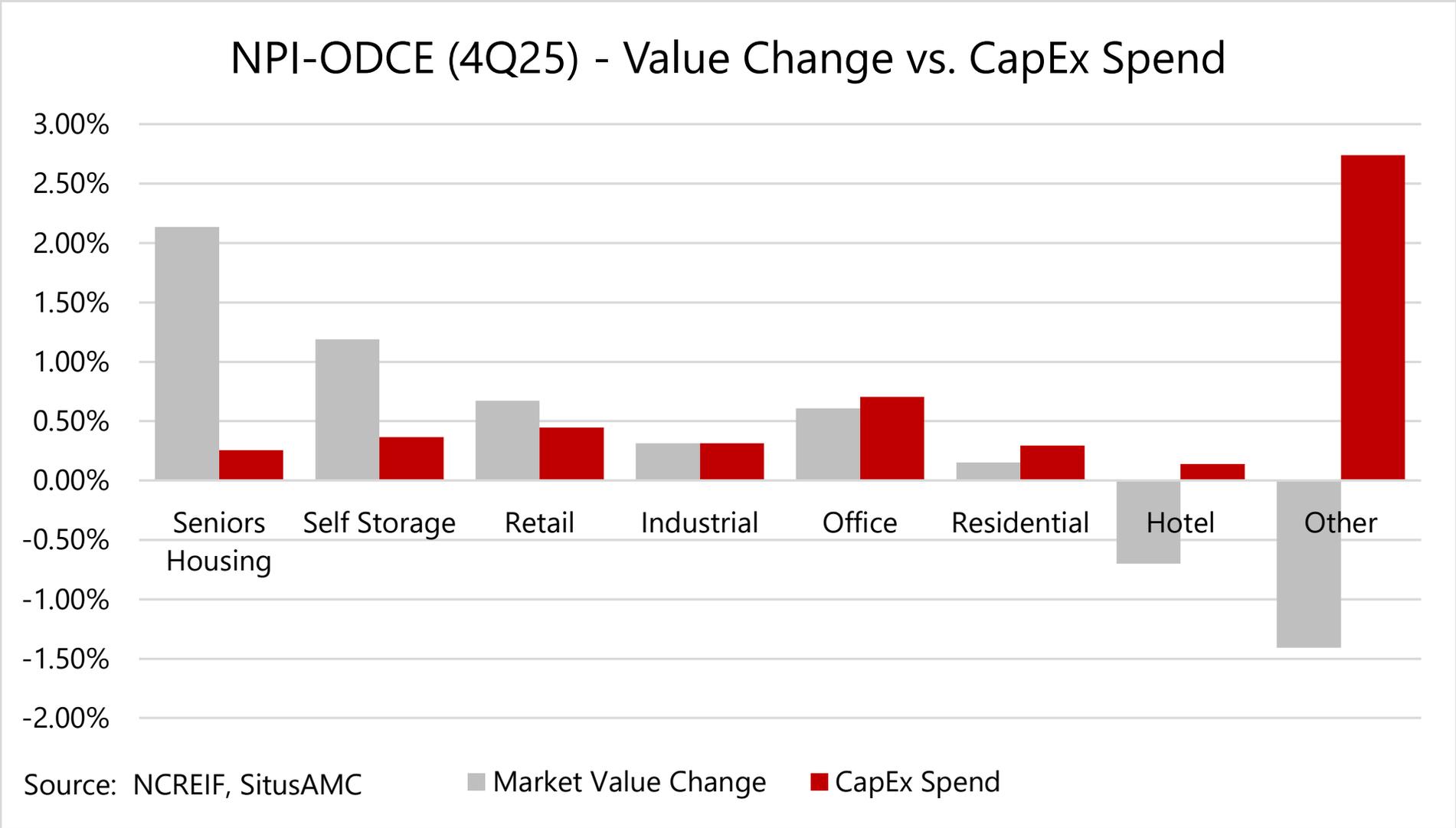


Value Change:  
Pockets of Positivity

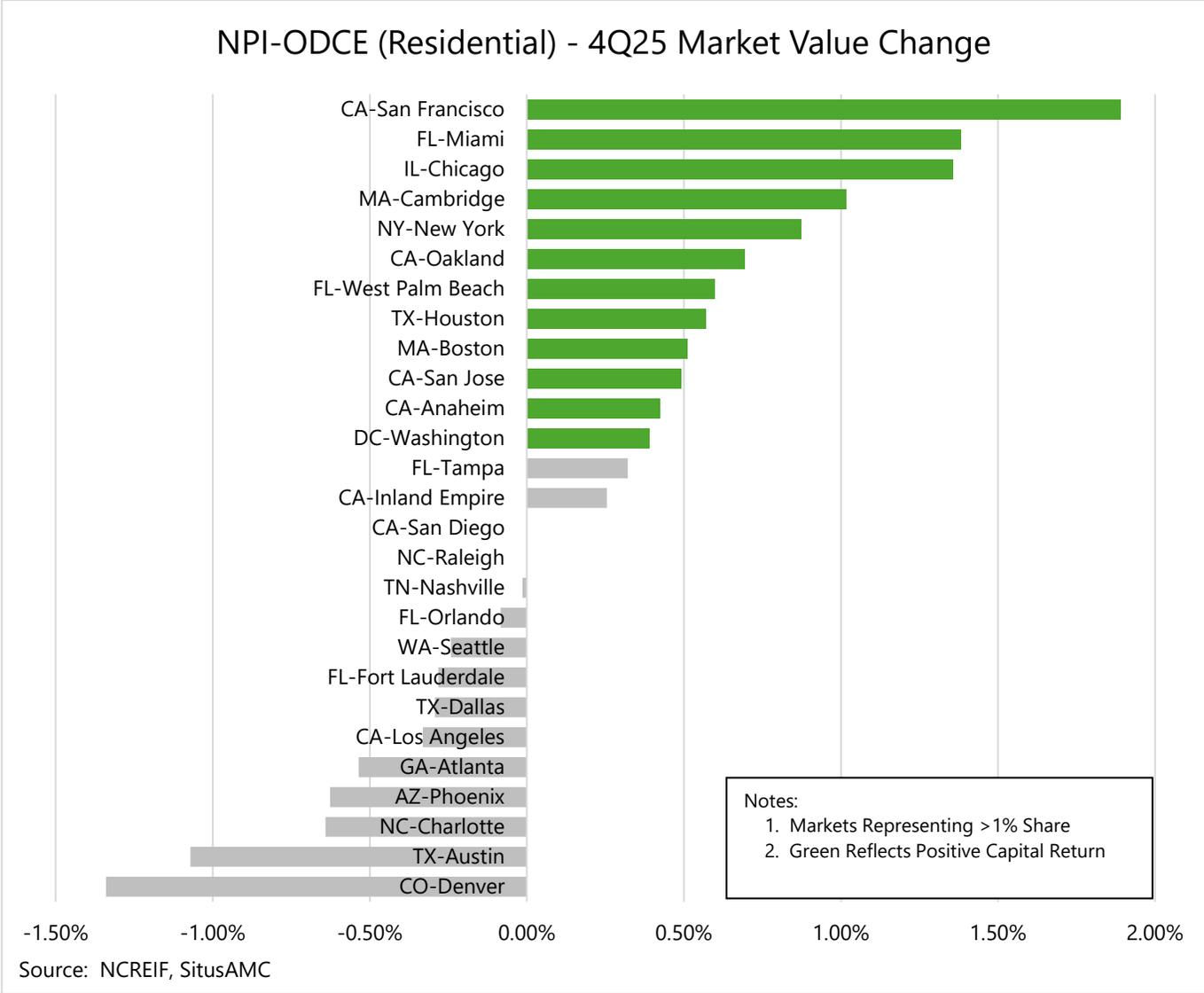
# Quarterly Market Value Change – Six Consecutive Quarters of Value Increases



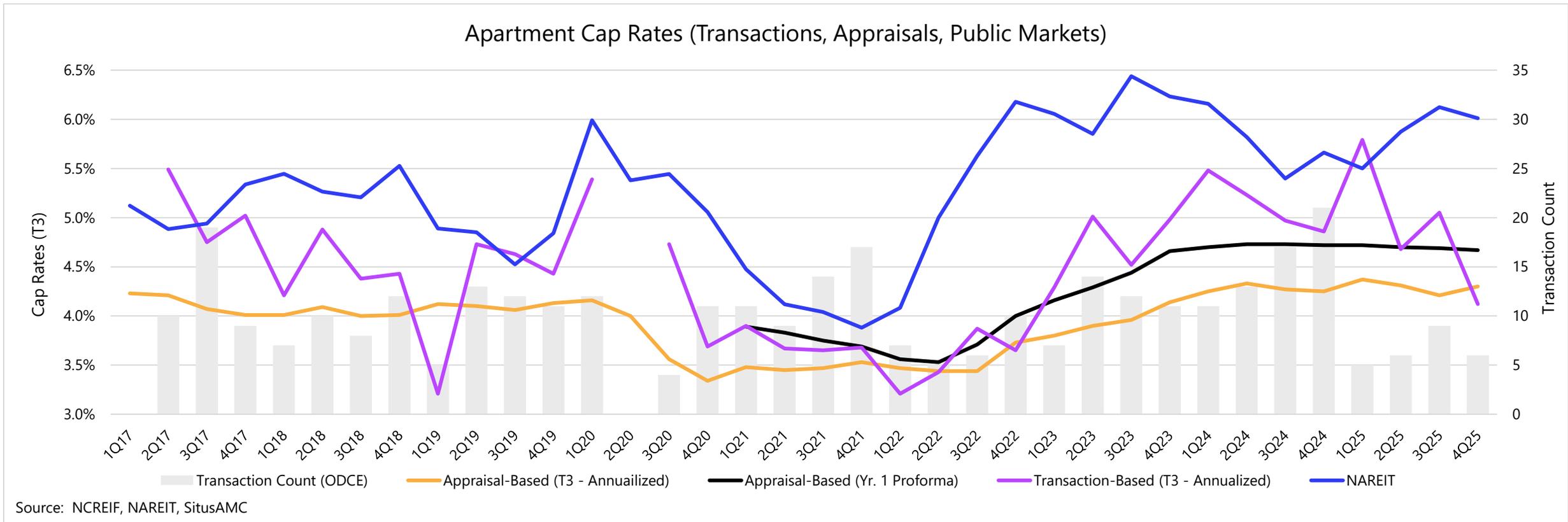
# 4Q25 Market Value Change (By Property Type) – Alternatives Leading the Way



# 4Q25 Market Value Change (Residential)

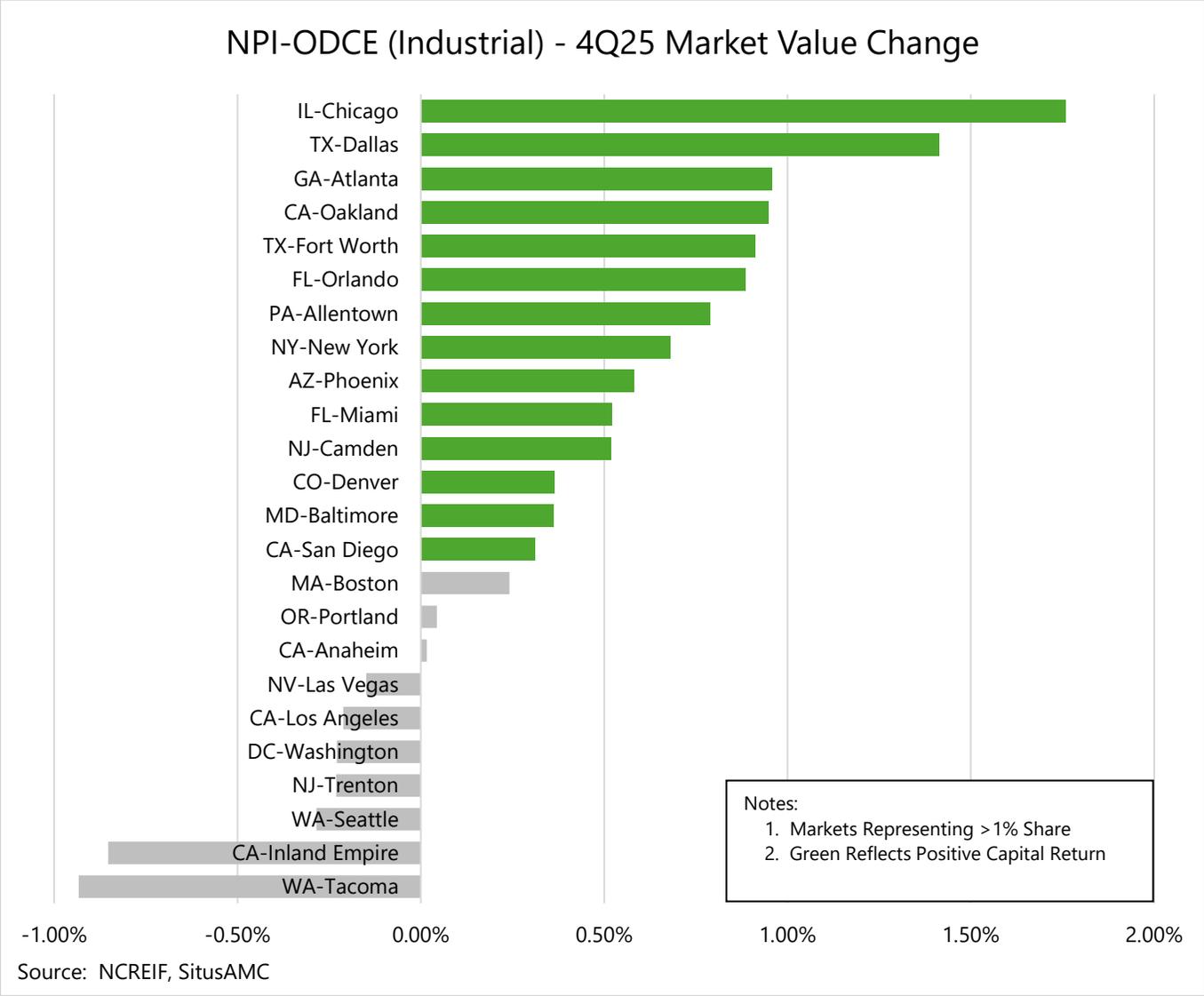


# Apartment Cap Rates (ODCE) – Transaction Cap Rates Declining

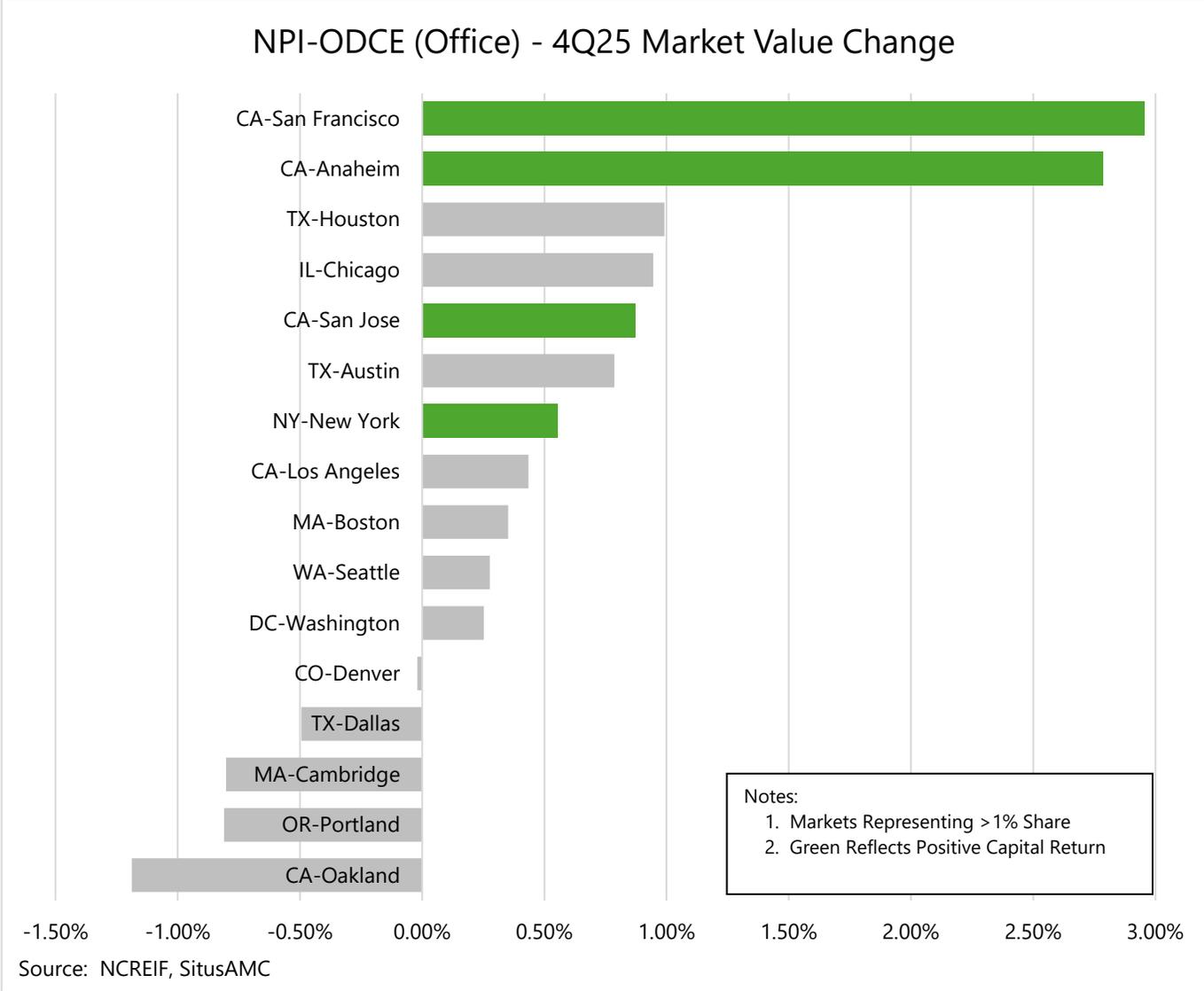


Quarter	Appraisal-Based (ODCE)	Transaction Based (ODCE)	Transaction Count (ODCE)	Transaction \$ (ODCE)
3Q24	4.27%	4.97%	17	\$1.39 Billion
4Q24	4.25%	4.86%	21	\$2.01 Billion
1Q25	4.37%	5.79%	5	\$0.73 Billion
2Q25	4.31%	4.68%	6	\$0.64 Billion
3Q25	4.21%	5.05%	9	\$1.38 Billion
4Q25	4.30%	4.12%	6	\$0.83 Billion

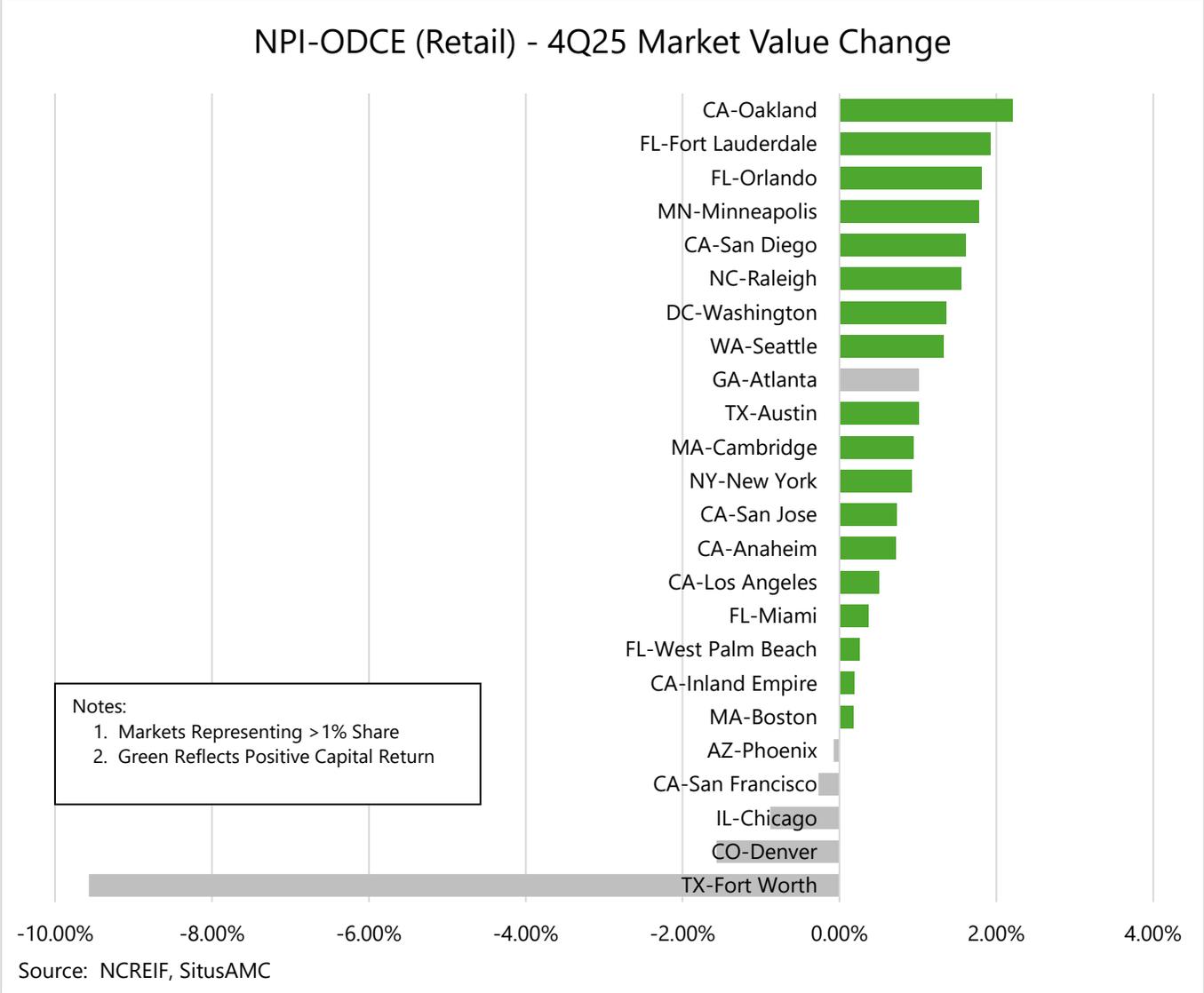
# 4Q25 Market Value Change (Industrial)



# 4Q25 Market Value Change (Office)



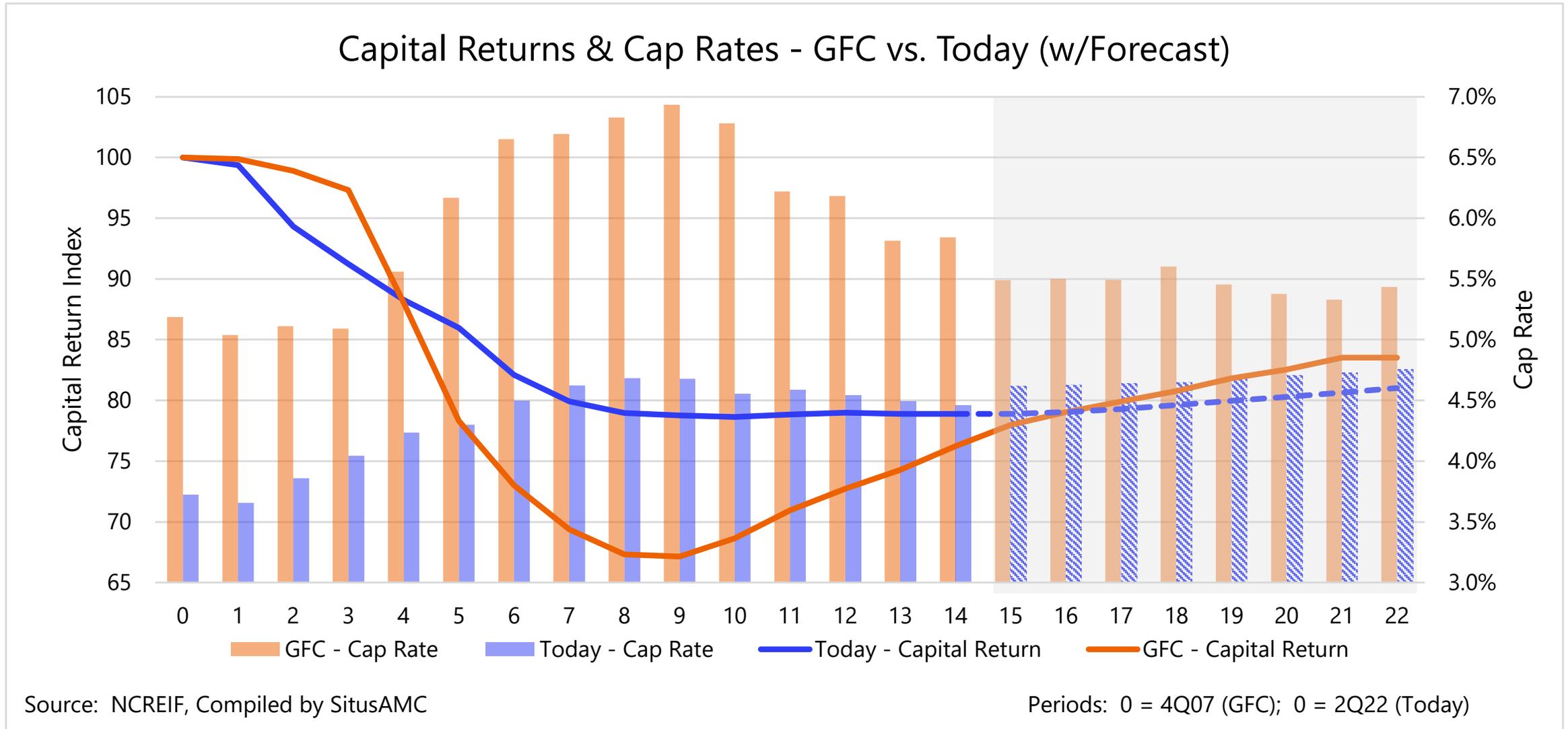
# 4Q25 Market Value Change (Retail)





Where Are We  
Heading

# GFC Experienced Material Rebound in Returns (~25% over 3-Years) – Don't Expect The Same Today!



# Question & Answer



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Powering  
opportunity  
everywhere.

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