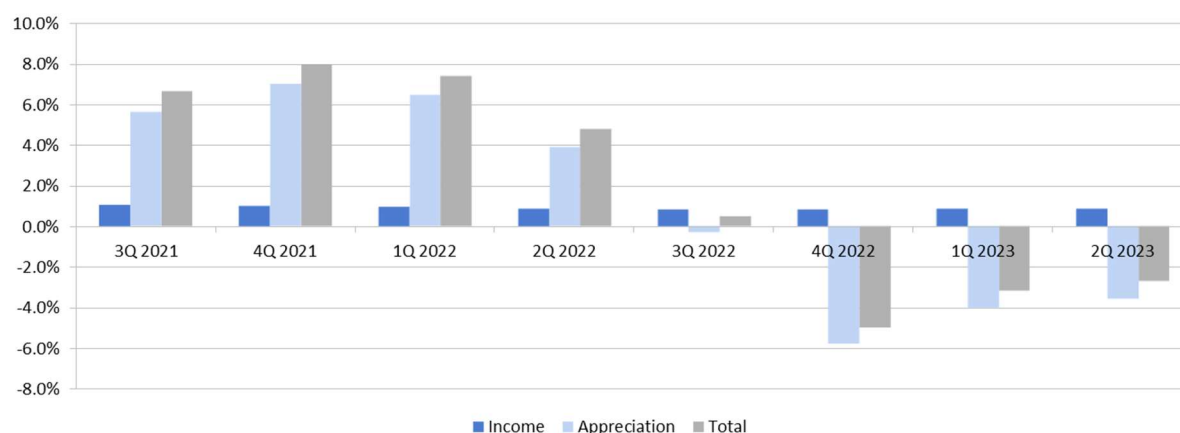


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**Core Real Estate Funds Record Four Consecutive Quarters of Negative Appreciation Not Seen Since December 2009.**

CHICAGO, IL, July 31, 2023 – The National Council of Real Estate Investment Fiduciaries (NCREIF) released second quarter 2023 results for the NCREIF Fund Index – Open-end Diversified Core Equity (NFI-ODCE). The NFI-ODCE consists of 25 funds totaling \$317.8 billion of gross real estate assets and \$262.3 billion of net real estate assets.

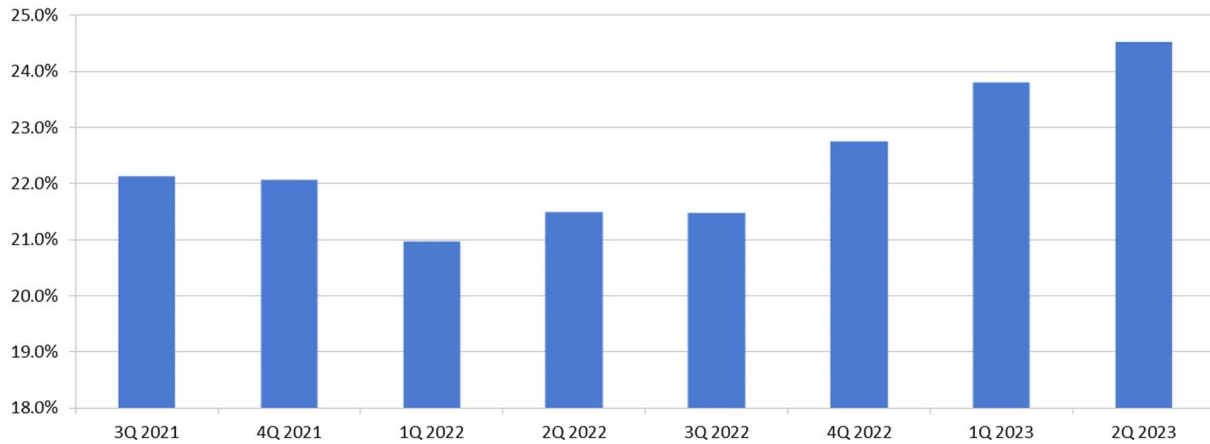
NFI-ODCE total return gross of fees for second quarter 2023 was -2.68%, up from -3.17% in the previous quarter, and down from 4.77% a year ago in second quarter 2022. The income return was 0.87%, slightly above 0.84% in the previous quarter, and virtually the same as in second quarter 2022. The appreciation return was -3.55% for the quarter, above the previous quarter’s -4.00%, and down from 2022 second quarter’s 3.90%. The since-inception average quarterly income and appreciation returns are 1.66% and 0.43%, respectively.

**Quarterly NFI-ODCE Gross Total Return Trends**


For the one-year ended June 30, 2023, the NFI-ODCE total return gross of fees was -9.97% comprised of 3.36% income and a -12.99% appreciation return.

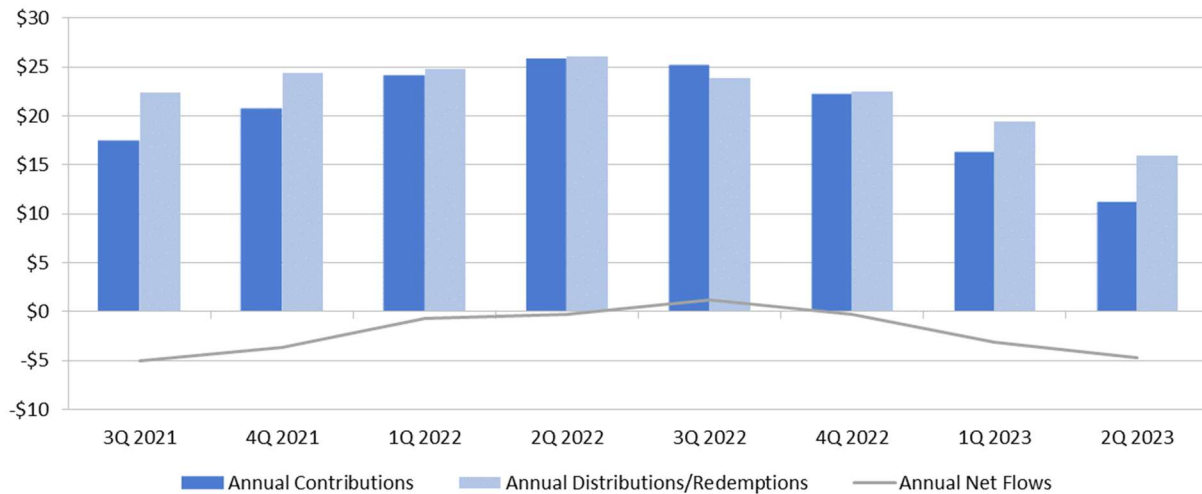
NFI-ODCE returns measure fund-level performance and therefore can reflect leverage and other investments beyond properties, including cash balances. Leverage is conservative among these funds given their core strategies, ranging from 15% to 34% over the quarterly series history beginning in 2000. NFI-ODCE leverage is above the 21.9% average since 2000, registering 24.5% as of current quarter-end, up from 23.8% the previous quarter.

### NFI-ODCE Leverage Trends (% of total assets)



Quarterly investor net cash flows (investor contributions less distributions and redemptions) were negative \$2.5 billion compared to last quarter’s negative \$2.0 billion, and second quarter 2022’s negative \$874 million. Year over year, contributions dropped 56.4%, the largest since December 2009. For the one-year ended June 30, 2023, contributions were \$11.2 billion, and distributions and redemptions were \$15.9 billion, resulting in an annual investor net cash flow of negative \$4.7 billion.

### NFI-ODCE Investor Cash Flow Trends (4Q Rolling Total, Billions)



Additional details from the NFI-ODCE release are in the attached Snapshot Report.

### **About the NFI-ODCE Index**

The NFI-ODCE Index is a capitalization-weighted, gross of fees, time-weighted return index with an inception date of January 1, 1978. Published reports may also contain equal-weighted and net of fees information. Open-end Funds are generally defined as infinite-life vehicles consisting of multiple investors who have the ability to enter or exit the fund on a periodic basis, subject to contribution and/or redemption requests, thereby providing a degree of potential investment liquidity. The term Diversified Core Equity style typically reflects lower risk investment strategies utilizing low leverage and generally represented by equity ownership positions in stable US operating properties.

### **Webinar**

NCREIF will hold a webinar on August 10, 2023 at 1:00 CST (2:00 pm Eastern Standard Time) to discuss an overview of the NCREIF Property Index (NPI) and the NCREIF Fund Index – Open End Diversified Core Equity (NFI-ODCE), the Farmland and Timberland Indices, as well as a detailed discussion of the results and interesting data from the NCREIF Property Value Trends report. The conference call is being webcast live and can be accessed [here](#). An online replay of the webcast will be available on NCREIF's website at [www.NCREIF.org](http://www.NCREIF.org).

The National Council of Real Estate Investment Fiduciaries (NCREIF) is an association of professionals with significant involvement and interest in pension fund real estate investments who come together to address vital industry issues and to promote research on the asset class.

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