NCREIF

FOR IMMEDIATE RELEASE:

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NCREIF Daily Priced Fund Index Kicks Off 2026 with Positive January Total Return

CHICAGO, IL, February 16, 2026 – The National Council of Real Estate Investment Fiduciaries (NCREIF), whose membership contributes data to property and fund level indices, has released the January 2026 performance returns for the Daily Priced NCREIF Fund Index (NFI-DP). The total returns, net of advisory fees, are detailed below.

The NFI-DP represents the performance of a group of daily-priced open-end funds that invest predominantly in private real estate, generally ranging from 75% to 95% allocation, with the balance in liquid investments such as cash and public listed securities. Funds in this universe are most commonly offered to defined contribution plans and/or high net worth investors. Given the small universe of qualifying funds, the NFI-DP is an equal-weighted, gross of brokerage related fees (if applicable), net of advisory and incentive fees, index of time-weighted total returns. It is published monthly with an inception date of October 1, 2009.

	MONTH			YEAR TO DATE
	Ended 1/31/26	Ended 12/31/25	*Change*	1 month(s) ended 1/31/26
NFI-DP	0.60%	-0.03%	*0.63%*	0.60%

FISCAL PERIODS

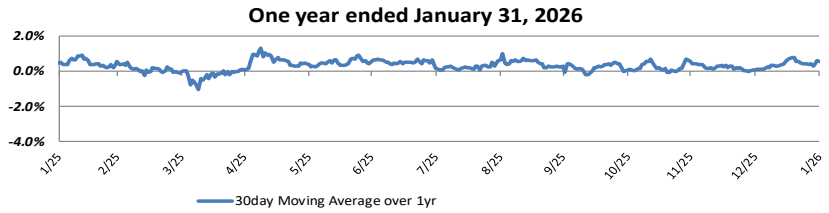
3 Months			
	Ended 1/31/26	Ended 10/31/25	*Change*
NFI-DP	1.14%	1.03%	*0.11%*

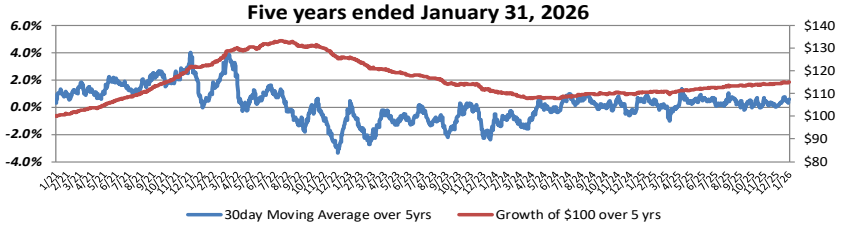
Year Ended 1/31/26			
	Annualized Returns		
	1 Year	3 Year	5 Year
NFI-DP	4.03%	-2.90%	2.84%

CALENDAR PERIODS

3 Months			
	Ended 12/31/25	Ended 9/30/25	*Change*
NFI-DP	0.65%	1.18%	*-0.54%*

Year Ended 12/31/25			
	Annualized Returns		
	1 Year	3 Year	5 Year
NFI-DP	3.92%	-3.21%	2.77%





February 2026 returns are expected to be released on March 16, 2026.

About the NCREIF Fund Index – Daily Priced (NFI-DP)

Currently the NFI-DP's universe of qualifying funds range in size from the low millions to billions that have diverse vehicle and fee structures, investment assets and investor types, as well as tax status. Despite the diversity, the investment strategies of this universe are all generally focused within the core investment risk spectrum. As a result of these characteristics, the index may assist with peer group comparisons, but is not a peer or asset class benchmark. The universe of qualifying NFI-DP funds is expected to continue to expand over time both in number and fund size, reflecting the growing interest in the marketplace for daily priced private real estate product.

If you are a NCREIF member, sign into the member's only area on the NCREIF website for the full detail NFI-DP report and excel spreadsheet. If you are not a NCREIF member, NCREIF membership applications can be found in the Membership section of the website.

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 address vital industry issues and to promote research on the asset class.

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