INREV Quarterly Fund Index Q2 2026

Snapshot Market Information

European funds' performance eases in Q2 but stays positive

- The INREV Quarterly Fund Index delivered a total return of 0.87% in Q2 2026
- All single sector specialists reported positive performance, with the retail specialists outperforming
- At 1.30%, the UK focused funds outperformed the other main geographies for the first time since Q4 2021
- Value added funds delivered their highest performance since Q4 2021

The INREV Quarterly Fund Index posted a total return of 0.87% in Q2 2026, down from 1.27% in the previous quarter. This marks the first decline after three consecutive quarters of improvement.

The All Funds' capital growth fell 68 bps quarter-on-quarter to 0.08% in Q2 2026. The one year rolling capital growth decreased to 1.32% from the 1.48% equivalent in Q1 2026.

Value added funds outperformed their core peers with a Q2 total return of 2.87% and 0.72%, respectively.

The retail focused funds outperformed the other single sector specialists, with a 1.32% total return.

The Q2 2026 INREV Quarterly Fund Index release includes 327 funds and represents a total gross asset value (GAV) of €324.3 billion.

For further details contact research@inrev.org

The full report is available to members at inrev.org/market-information

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