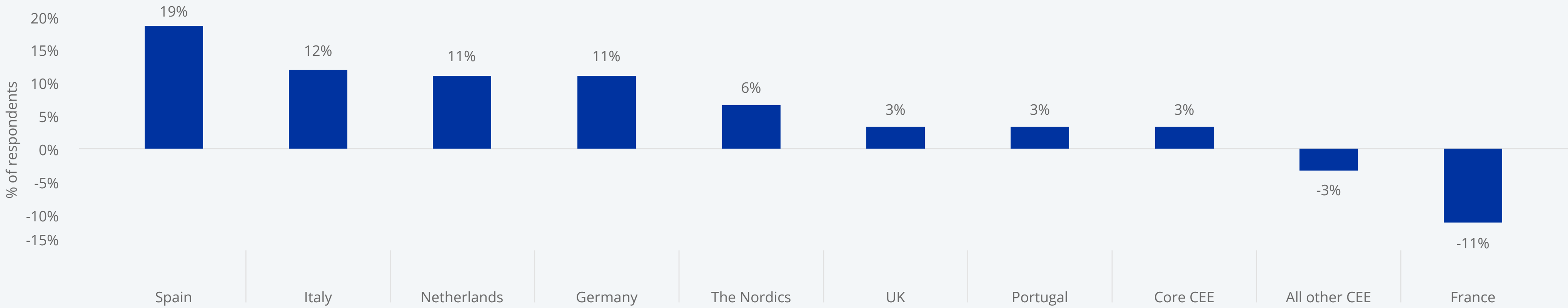
INREV Market Insights Infographics September 2026

A member sentiment survey first conducted in May 2020 to understand the impact on investment plans, operations and expected market performance

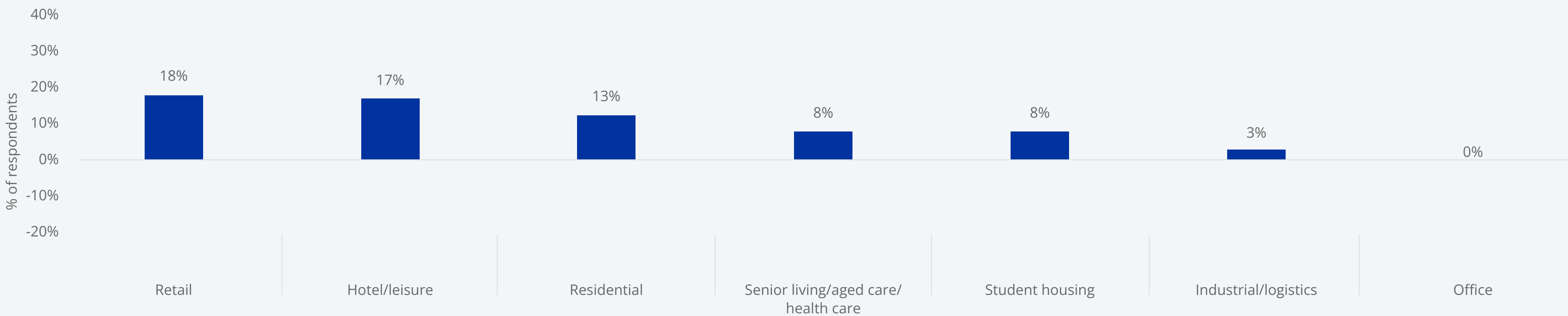
Soutern Europe remains at the top, France lags behind

Net intentions to increase allocations by geography



Retail sentiment stays in the lead, while office turns neutral

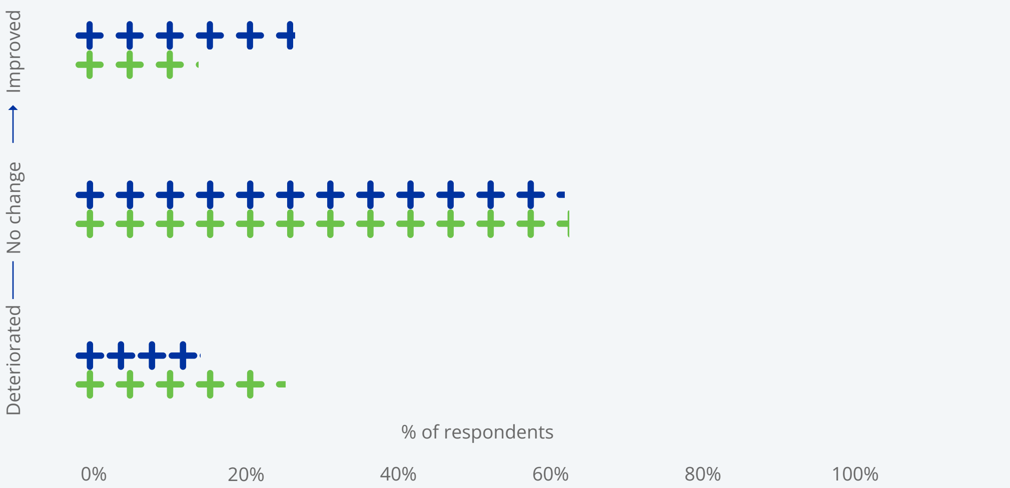
Net intentions to increase allocations by sector



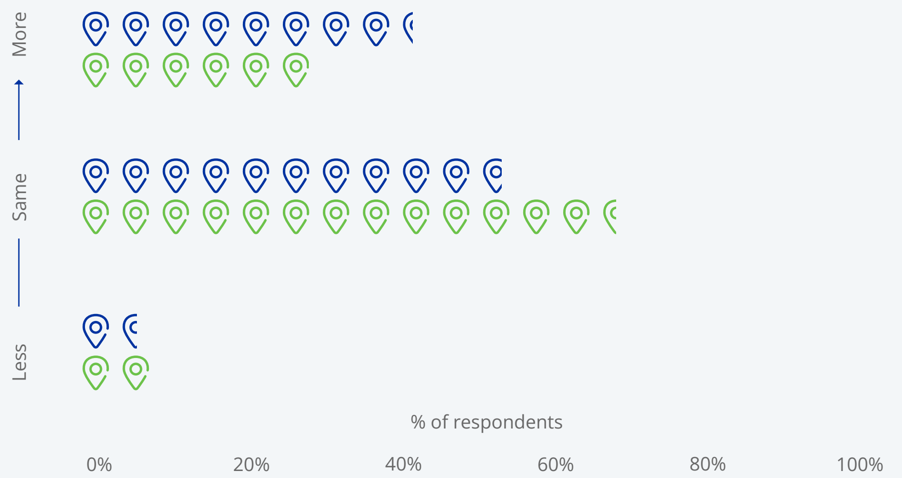
European real estate investment plans

SEP 2025 | SEP 2026

Confidence in Europe



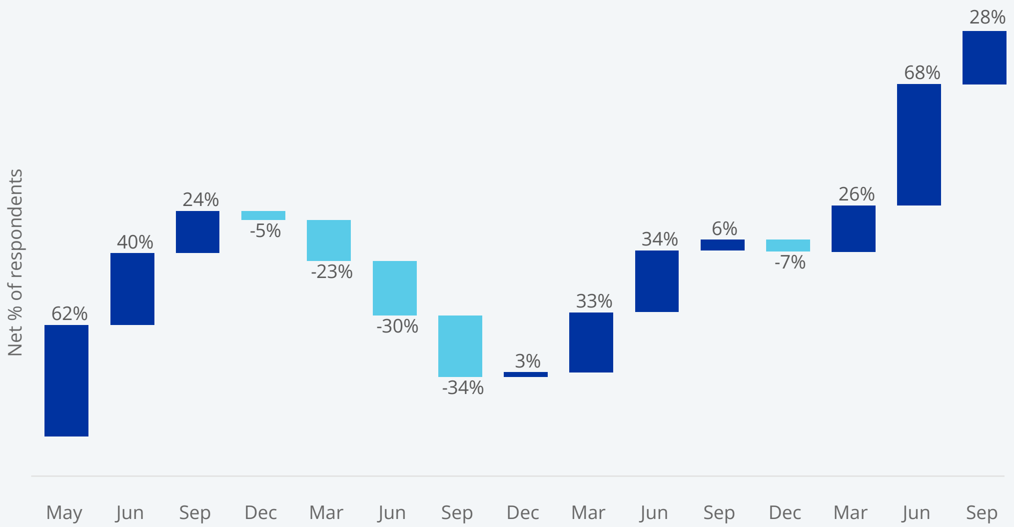
Plans to invest in Europe



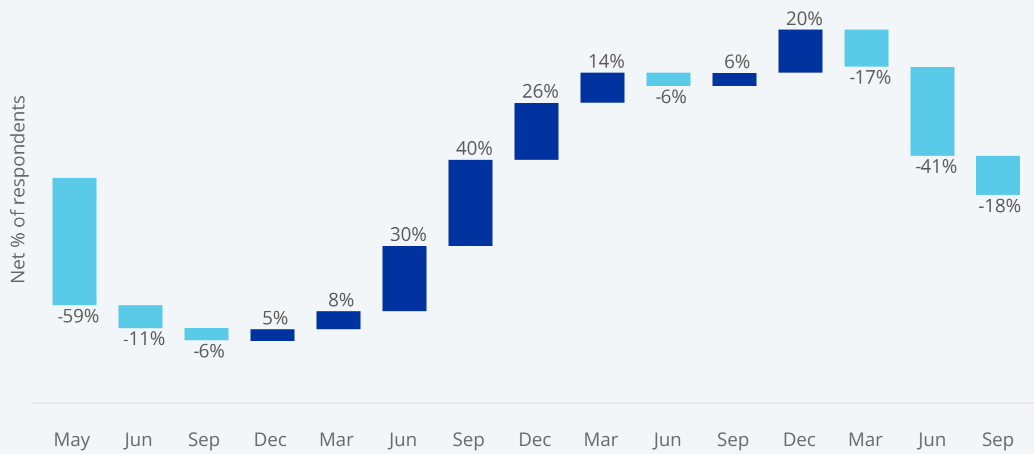
Risk and return expectations for European real estate

Increase | Decrease

Net assessment of investment risk



Net view on performance

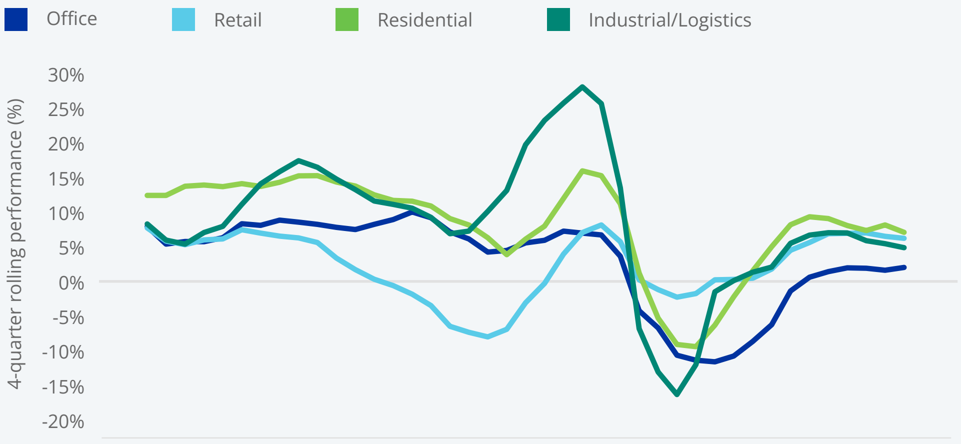


European non-listed real estate performance

Total return	0.87%	⬇	from	1.27%
Capital growth	0.08%	⬇	from	0.77%
Dist. Income return	0.79%	⬆	from	0.50%

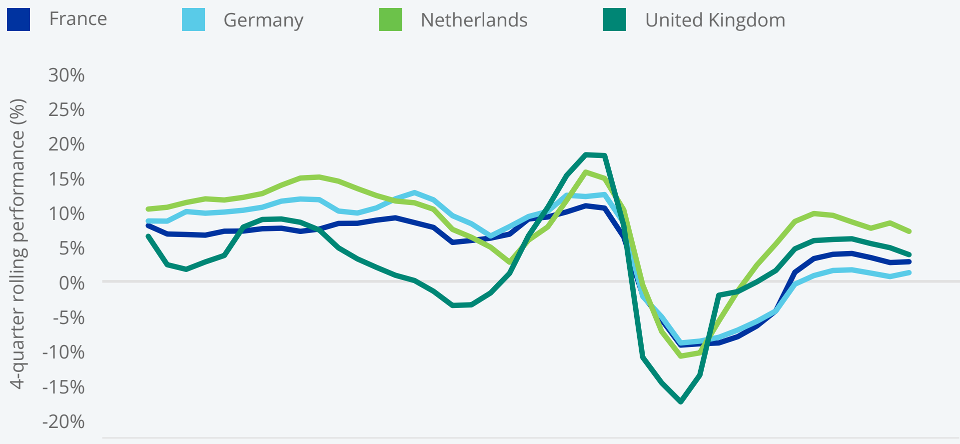
Q3 2000 - Q1 2026
Source: INREV Quarterly Fund Index

Residential assets annualised return remains the highest



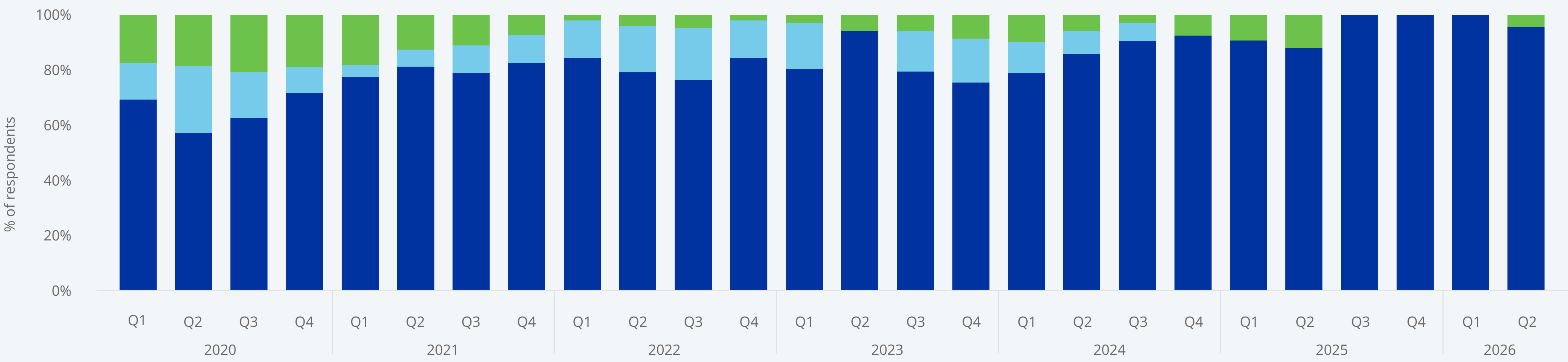
Q1 2016 - Q1 2026
4 quarter rolling total return
Source: INREV Quarterly Asset Level Index

4 quarter rolling total return increases for France and Germany



Q1 2016 - Q1 2026
4 quarter rolling total return
Source: INREV Quarterly Asset Level Index

Fund dividend distribution policies

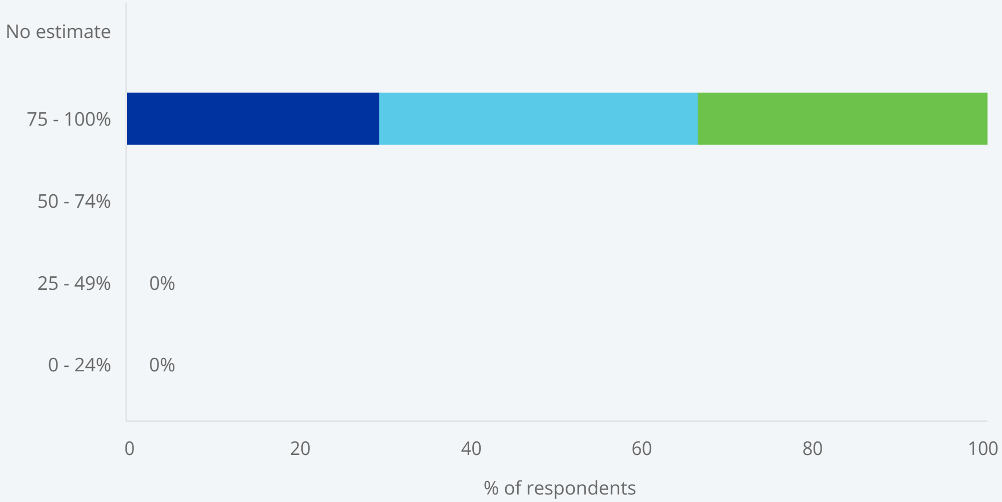


Rent received versus rent expected

In arrears
1M in advance
1Q in advance

Rent collected in Q1 2026

57 respondents



Rent expected in Q2 2026

59 respondents