INREV Quarterly Fund Index Q3 2026

Snapshot Market Information

European funds' performance slightly declined but remained positive in Q3

- The INREV Quarterly Fund Index delivered a total return of 0.56% in Q3 2026
- Residential funds delivered the highest return among single sector specialists, with a 1.33% total return
- At 1.45%, the Dutch focused funds delivered positive returns for the eleventh consecutive quarter
- UK and Germany focused funds turned negative in Q3 2026, with -0.22% and -0.27%, respectively

The INREV Quarterly Fund Index posted a total return of 0.56% in Q3 2026, down from 0.68% in the previous quarter.

At -0.08%, the All Funds' capital growth remained stable from the previous quarter (-0.09% in Q2 2026). The one year rolling capital growth decreased to 0.69% from the 1.17% equivalent in Q2 2026.

Distributed income return slightly decreased by 13 bps to 0.64% in Q3 2026. The one year rolling equivalent remained stable at 3.05%.

At 1.45%, the residential focused funds outperformed the other single sector specialists followed by retail funds.

The Q3 2026 INREV Quarterly Fund Index release includes 332 funds and represents a total gross asset value (GAV) of €315.5 billion.

For further details contact research@inrev.org

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

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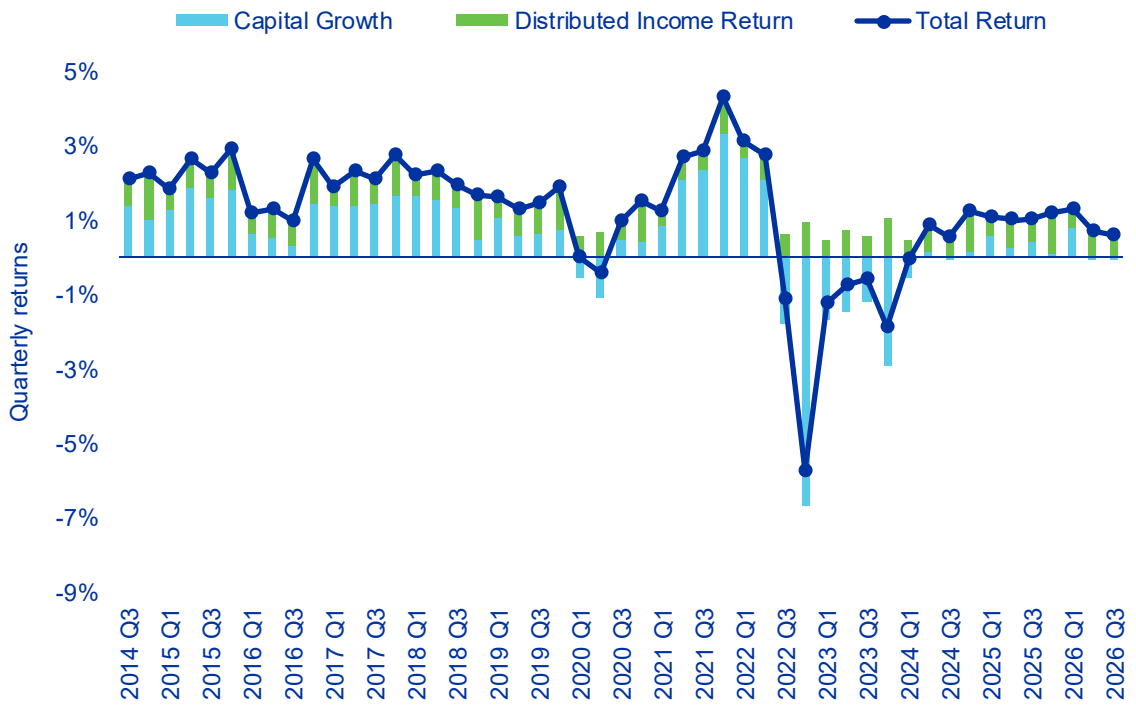

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