



The IPD UK Annual Property Index measures ungeared total returns to directly held standing property investments from one open market valuation to the next and for 2015 returned **13.1%**

### IPD UK Annual Property Index

	Total return index Dec 2014	Total return index Dec 2015	Total return %	Income return %	Capital growth %	Annualised total returns %		
	Dec 1980 = 100	Dec 1980 = 100	1 yr	1 yr	1 yr	3 yr	5 yr	10 yr
All Property	2,041.2	2,308.1	13.1	4.8	8.0	13.8	10.5	5.7
Retail	2,376.1	2,606.5	9.7	5.0	4.5	10.8	8.3	4.2
Office	1,731.4	2,038.3	17.7	4.1	13.1	18.1	13.4	7.6
Industrial	2,861.0	3,341.1	16.8	5.4	10.9	17.7	12.5	6.4
Residential	8,237.8	8,922.9	8.3	2.8	5.3	11.6	11.0	9.6
Other	1,668.0	1,864.8	11.8	5.5	6.0	11.5	10.0	7.4

### Comparative data

	3,820.2	3,737.8	-2.2	-	-	5.2	4.8	4.7
Equities								
Property Equities	-	-	5.1	-	-	15.1	12.3	1.1
Bonds	-	-	1.0	-	-	2.3	5.4	5.6
Inflation	368.6	373.0	1.2	-	-	1.8	2.7	3.0

Data sources: MSCI, JP Morgan 7-10 yrs, RPI Inflation

### IPD UK Annual Property database profile

	Capital value (£m)	Capital value (%)	Number of properties	Number of funds
All Property	201,986.2	100.0	23,639	275
Retail	85,503.6	42.3	4,072	218
Office	56,666.0	28.1	2,519	210
Industrial	33,979.4	16.8	2,895	201
Residential	8,724.3	4.3	11,579	74
Other	17,112.9	8.5	2,574	183

The figures above represent the full coverage of the IPD UK Annual Property database as at December 2015. The IPD UK Annual Property Index employs only fully revalued assets from that database.

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## Contacts

**General enquiries:**  
[realestate@msci.com](mailto:realestate@msci.com)

[www.msci.com](http://www.msci.com)