NCREIF’s Institutional Real Estate Database -
the most powerful tool in the industry
1977
NCREIF developed the NCREIF Property Index (NPI) that began in 4th Quarter 1977 and consisted of all-equity properties. The NPI included the following property types – Industrial, Office, and Retail

1984
The NPI expanded to include Apartments in 3rd Quarter 1984.

1986
Introduced the NCREIF Timberland Index in 4th Quarter 1986. As of 3q2012 the index consisted of 399 properties with a market value of over $2.3B.

1990
Introduced the NCREIF Farmland Index in 4th Quarter 1990. As of 3q2012 the index consisted of 541 properties with a market value of over $3.3B.

1995
Leveraged properties were added to the NPI on a de-leveraged basis with historical data being added back to 1982.

1997
Began breaking out the hotel returns in the NPI and publishing in all reports in 1st Quarter 1997.

2000
The database was expanded to include operating data fields as well as non-NPI qualifying properties which include taxable, land, development, and alternative property types such as self-storage, seniors housing, among others.

2005
Released the NCREIF Fund Index-Open End Diversified Core Equity (NFI-ODCE) with data going back to 1st Quarter 1978.

2008
Released the NCREIF-Townsend Fund Indices Report that includes data on Closed End, Value Added and Opportunity Funds.

2012
Released the NCREIF Fund Index – Open End Equity
Released the NCREIF Timberland Fund and Separate Account Index
PROPERTY LEVEL INFORMATION

PROPERTY DATABASE

The historical NCREIF database goes back to the 4th Quarter 1977 and as of 1st Quarter 2015 consists of approximately 30,000 properties historically, and approximately 10,000 current properties. NCREIF collects 67 data fields each quarter that consist of financial information such as Market Value, NOI, Debt, and Cap Ex, as well as descriptor data such as Property Type and Subtype, Number of Floors, Square Footage, Number of Units, and Location.

NCREIF PROPERTY INDEX (NPI)

The flagship index of NCREIF is the NPI, which is a quarterly index tracking the performance of core institutional property markets in the U.S.

The objective of the NPI is to provide a historical measurement of property-level returns to increase the understanding of, and lend credibility to, real estate as an institutional investment asset class.

- Comprised exclusively of operating properties acquired, at least in part, on behalf of tax-exempt institutions and held in a fiduciary environment.
- Start date is the 4th Quarter of 1977; as of 2nd Quarter 2013 consisted of 7,099 properties with a gross fair market value of over $336 billion. Each property’s return is weighted by its market value.
- Includes properties with leverage, but all returns are reported on an unleveraged basis.
- Includes Apartment, Hotel, Industrial, Office and Retail properties, and sub-types within each type.
- A “composite” index defined by the membership of NCREIF analogous to the NYSE Composite Index based on the stocks listed on that exchange.
- Available geographically by Region, Division, State, CBSA, and Zip Code.
- Quarterly NPI data reports include:
  - Detail Report in a .pdf format that breaks the data down into three sections – Past 5 Quarters, Calendar Year, and Annualized Returns for all property types and sub-types by region, division and metropolitan area.
  - Detail Spreadsheets in a .csv format that provides quarterly returns back to inception on all property types and sub-types by region, division, state, and metropolitan area. Also includes returns for properties held only in NFI-ODCE funds or all Open End funds.
  - Performance “Glossy” Report that features articles on each of the property types, a quarterly overview Highlight article, and a variety of return series.
  - Manager-Specific Report
  - The ability to use the NCREIF query tool to create custom benchmarks of the NPI, including the ability for data contributors to exclude their own data.
NPI TRENDS REPORT

The NCREIF Property Index Trends is a quarterly report that tracks the changes in both capitalization rates and net operating income (NOI). Within the quarterly NPI Trends spreadsheet file, the trends in capitalization rates or “cap rates” computed from the NPI properties sold each quarter are detailed across each major property type and major U.S. region. Data is shown both Equal Weighted and Value Weighted.

Currently, on average, around 500 properties within the NCREIF property database are sold each year. NCREIF collects information about these sold properties, including the gross and net sale price. In fact, when a property is sold, the actual sale price rather than the appraised value is used to incorporate that property’s performance in the calculation of the NCREIF Property Index (NPI).

While NCREIF does not suggest that these capitalization rates be used to estimate the value of a particular property, they are a valuable source of trends in property values. There is no other database in existence that includes the depth of history on capitalization rates for institutionally owned investment real estate where the capitalization rates are based on actual sales rather than investor surveys.

In addition to these capitalization rates, vacancy rates are presented by property type and by region. Also included is the calculation of the percentage change in the aggregate Net Operating Income (NOI) among each quarter’s set of properties, as well as other measures that would help identify trends in real estate income property.

OPERATIONS BENCHMARKS

NCREIF began collecting operations data in 2000 and the data can be accessed in the NCREIF online query tool. The query tool does not currently allow for same-store operations analysis, but in 2011 NCREIF released Operations Benchmarks for same-store analysis on both properties held in the NPI as well as those held in the NFI-ODCE. The data includes four subcategories within income and eight categories within expense, as well as four capital expenditures subgroups.

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<thead>
<tr>
<th>Capital Expenditures Fields</th>
<th>Income Fields</th>
<th>Expense Fields</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition Costs</td>
<td>Base Rent</td>
<td>Administrative</td>
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<tr>
<td>Building Improvements</td>
<td>Contingent Rent</td>
<td>Marketing</td>
</tr>
<tr>
<td>Leasing Commissions</td>
<td>Reimbursement Income</td>
<td>Utilities</td>
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<td>Tenant Improvements</td>
<td>Other</td>
<td>Management Fee</td>
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NCREIF TIMBERLAND AND FARMLAND PROPERTY INDICES

There are many NCREIF members that have Farmland and Timberland properties under management that are held on behalf of tax-exempt institutions. These managers report their income and market value data to NCREIF each quarter and NCREIF produces an Index on these properties. The Timberland managers also report their data on a fund-level to NCREIF each quarter for the newly released Timberland Fund and Separate Account Index.

The NCREIF Farmland Index inception date is First Quarter 1991 and the inception date for the NCREIF Timberland Index is First Quarter 1987.

Quarterly data reports include:

- Detail Report in .pdf format that consists of return data by region in three sections – Past 5 Quarters, Calendar Year, and Annualized Returns.
- Detail Spreadsheet in .xls format that consists of all quarterly returns back to inception.
FUND DATABASE

The historical NCREIF fund database goes back to the 1st Quarter 1978 and as of 3rd Quarter 2012 consists of data on 310 funds of which 21 are Core, 90 are Value Added, and 200 are Opportunistic.

NCREIF FUND INDEX – OPEN END DIVERSIFIED CORE EQUITY (NFI-ODCE)

The NFI-ODCE is a capitalization-weighted, gross of fee, time-weighted return index with an inception date of December 31, 1977. Supplemental data is also provided, such as equal-weight and net of fee returns, for informational purposes and additional analysis. As of 2nd Quarter 2013 the index included 19 funds.

Open-end Funds are generally defined as infinite-life vehicles consisting of multiple investors who have the ability to enter or exit the fund on a periodic basis, subject to contribution and/or redemption requests, thereby providing a degree of potential investment liquidity. The term Diversified Core Equity style typically reflects lower risk investment strategies utilizing low leverage and generally represented by equity ownership positions in stable U.S. operating properties.

The NFI-ODCE, like the NCREIF Property Index (NPI) and other stock and bond indices, is a capitalization-weighted index based on each fund’s Net Invested Capital, which is defined as Beginning Market Value Net Assets (BMV), adjusted for Weighted Cash Flows (WCF) during the period. To the extent WCF are not available; which may be the case for older liquidated funds, BMV is used. Indices are typically capitalization-weighted, as they better represent the universe and the performance of the overall marketplace. Total Return of any capitalization-weighted Index is, therefore, more influenced by the larger funds (based on Net Invested Capital) included in the Index.

Additional information, such as the equally-weighted NFI-ODCE, is also presented to show what the results would be if all funds were treated equally, regardless of size. This presentation is typically used for statistical purposes and peer-to-peer comparisons.

Quarterly NFI-ODCE reports include:

- Snapshot Report – a two page report published on a preliminary basis 8 business days following quarter-end, and a final basis 30 days following quarter-end, with NFI-ODCE Index returns for current and previous quarters and annualized periods including 1, 3, 5, 10 years and since-inception. Returns are presented on a gross and net of fee basis, as well as on a value-weighted and equal-weighted basis. Stock, Bond and other market indices are also shown.

- Detail Report in a .pdf file which is a 16 page detail report published at month-end following quarter-end that shows returns, risk measures, percentiles, balance sheet, cash flows, occupancy and diversification by property type and region. An Index fund list, Index Policy and Glossary of Terms are also included.

- Detail Spreadsheet in a .xls file which shows a quarterly return series, as well as other relevant data and statistics for the index, and percentiles since inception.

See Page 9 for NFI-ODCE Index Policies.
FUND LEVEL INFORMATION (CONT’D)

NCREIF FUND INDEX – OPEN END EQUITY (NFI-OE)

The NCREIF Fund Index – Open-End Equity (NFI-OE) was released in 2012 with data going back to 1st Quarter 1978. As of 3rd Quarter 2012 it contains 47 open end funds (27 active and 20 historical).

NFI-OE is an aggregate of open-end, commingled equity real estate funds with diverse investment strategies. Funds comprising NFI-OE have varied concentrations of sector and region, core and non-core, leverage and life cycle. Accordingly, NFI-OE is not a performance benchmark. It is a market index of real estate vehicles with provisions for liquidity. The NFI-ODCE is a subset of the NFI-OE.

The NFI-OE is reported on a capitalization-weighted, leveraged, gross of fee, time-weighted returns basis. Also provided are aggregate net of fees returns and equally-weighted returns.

See Page 10 for NFI-OE Index Policies.

NCREIF FUND INDEX – CLOSED END VALUE ADD INDEX (NFI-CEVA)

In 2013 this report was created to replace the NCREIF-Townsend Fund Indices. The CEVA is currently in preliminary status and is comprised of 38 Closed-End Value-Add funds totaling $22B in real estate.

NCREIF TIMBERLAND FUND AND SEPARATE ACCOUNT INDEX (NTFSAI)

The NCREIF Timberland Fund and Separate Account Index represents time weighted returns. Index inclusion criteria consist of the following policies:

- Commingled funds and individually managed separate accounts, held in a fiduciary setting for any combination of tax-exempt and taxable investors.

- At least 90% of a fund’s net asset value must be comprised of timber, timberland, timber deeds, leases, cutting rights (non-fee ownership) and cash equivalents, without regard to geographic ownership.

- Funds must be invested at least 95% in the United States.

- Fund properties must be externally valued at least annually in accordance with USPAP standards.

See Page 11 for NTFSAI Index Policies.

GLOBAL FUND INDEX

Currently under development between NCREIF, INREV and ANREV is an annual Global Fund Index. There will be a presentation made during the NCREIF Fall Conference in Miami November 16, 2013 with the inaugural release information.
OTHER PERFORMANCE TOOLS AND INFORMATION

NCREIF TRANSACTION BASED INDEX (NTBI)
The NTBI is an equal-weighted transaction and appraisal index while the NPI is a value weighted index calculated using appraised values. Neither one is right or wrong. They are two different methods of creating indices to track the real estate market. A value weighted index treats the NPI as a complete population or portfolio of all properties in the “universe” held by members whereas an equal weighted index views the properties in the NPI as a sample from a broader population of commercial real estate since only a small portion of properties in the NPI transact each quarter and are included in the NTBI. Not all properties that transacted in the NPI are included in the NTBI. They must be in the NPI a minimum of four quarters and the square footage must match for the current and two prior quarters (no additional capital expenditures to enhance the building).

NCREIF DATABASE CUSTOM QUERY TOOL
The custom query tool allows users to create their own custom benchmarks or datasets. There are two datasets that can be queried:

Research Database – Includes data received from members for all properties, regardless of whether those properties qualify for inclusion in the NPI including taxable or alternative property types such as self-storage or seniors housing.

NPI Database – Includes data only for properties that qualify for inclusion in the NPI. This is the data that is used to prepare the variety of reports generated quarterly by NCREIF.

The query tool uses property level information that is collected, as well as aggregate data derived from it, to respond to specific queries from users for particular sets of information. Because of its ability to combine submitted data and derived data, the NCREIF Query Tool is a very powerful and productive application in the hands of users who understand the nature of the data and the many ways it can be used.

Specific queries available include but not limited to:

- NPI Returns
- NPI Returns Cash Flow
- NOI Growth
- Percent Leased by Quarter
- Leveraged NPI
- Value Per Square Feet
- Equal Weighted NPI Returns with Standard Deviation
- Capital Expenditures Detail
- Income & Expense Details
- Transaction and Appraisal Cap Rates

The information generated from the queries can be viewed at the national, property type, property subtype, region, division, metro area and many others.

NCREIF PERFORMANCE RETURNS WORKBOOK
A publication that summarizes the collected knowledge relating to performance returns in a comprehensive document; standardizes the calculation of returns in the institutional real estate industry through the collection and presentation of formulas and calculations; and provides suggested guidance for the execution of the calculations presented in the Workbook through the use of examples and spreadsheet templates. FYI – NCREIF hosts several seminars each year to walk students through the workbook utilizing their laptops.
SUMMARY OF DATA REPORTS AND TOOLS

PROPERTY LEVEL

- NCREIF Property Index (NPI)
  - Detail Report consisting of returns in three sections – Past 5 Quarter, Calendar Year, and Annualized.
  - Detail Spreadsheets consisting of quarterly returns back to inception, broken down by all property types and geographic sectors. Also includes properties held only in NFI-ODCE or all Open End funds.
  - Performance Report – “Glossy” publication that consists of Highlight articles on the various property types and quarterly indices.

- NPI Trends Report
  - Quarterly Spreadsheet showing the trends in capitalization rates or “cap rates” computed from the NPI properties sold each quarter, and are detailed across each major property type and major U.S. region.

- NCREIF Timberland Quarterly Index
  - Detail Report consisting of returns in three sections – Past 5 Quarter, Calendar Year, and Annualized.
  - Detail Spreadsheet consisting of quarterly returns back to inception, broken down by geographic sectors.

- NCREIF Farmland Quarterly Index
  - Detail Report consisting of returns in three sections – Past 5 Quarter, Calendar Year, and Annualized.
  - Detail Spreadsheet consisting of quarterly returns back to inception, broken down by all property types and geographic sectors.

- NCREIF Operations Data Benchmarks
  - Quarterly Spreadsheet consisting of data on income, expense and cap ex data.

FUND LEVEL

- NCREIF Fund Index – Open End Diversified Core Equity (NFI-ODCE)
  - Preliminary and Final Snapshot Report – 1 page of high-level overview returns.
  - Detail Report in a .pdf format showing returns, risk measures, percentiles, balance sheet, cash flows, occupancy and diversification by property type and region.
  - Detail Spreadsheet which shows a quarterly return series, as well as other relevant data and statistics for the index, and percentiles since inception.

- NCREIF Fund Index – Open End Equity (NFI-OE). Includes a Snapshot Report, Detail Report and Detail Spreadsheet.


- NCREIF Timberland Fund and Separate Account Index. Includes a Detail Report and Detail Spreadsheet.

- Global Fund Index – NCREIF/INREV/ANREV – coming in 2014!

OTHER

- NCREIF Transaction Based Index – Quarterly Spreadsheets detailing returns on sold properties. Shown both Equal Weighted and Value Weighted.
- NCREIF Custom Database Query Tool – Online query capability to create custom data series.
- NCREIF Performance Returns Workbook - A publication that standardizes the calculation of returns in the institutional real estate industry through the collection and presentation of formulas and calculations.
The Fund Index Data Contributing Manager (FIDCM) must be an investment management company offering an open-end fund product that is operated for institutional investors and available to U.S. Defined Benefit Plans.

The fund must be marketed as an open-end fund. If at any time a fund closes to new contributions and redemptions, NCREIF Staff will have the discretion to discontinue the fund in the Index (historical data will remain in the Index). All exclusions and deletions will be reported to the Board of Directors with adherence to the NCREIF data masking criteria to allow for review.

Subject to meeting Index criteria, the fund will be included for the first full period of operations. Initial and ending partial quarters of the fund will not be included.

The fund must market itself as a diversified core investment strategy, primarily investing in private equity real estate, as follows:

**Real Estate** – at least 80% of market value of net assets is invested in real estate [no more than 20% of such assets invested in cash and/or cash equivalents]

**Investments** – at least 80% of market value of real estate net assets in private equity real estate properties [no more than 20% of such assets invested in, but not limited to, property debt, public company equity/debt or private company (operating business) equity/debt]

**Domain** – at least 95% of market value of real estate net assets in US markets

**Property Types** – at least 80% of market value of real estate net assets invested in office, industrial, apartment, and retail property types

**Life Cycle** – at least 80% of market value of real estate net assets invested in operating properties [no more than 20% of such assets invested in, but not limited to, (pre)development/redevelopment or initial leasing/lease-up cycles]

**Leverage** – no more than 40% leverage. Leverage is defined as the ratio of total debt, grossed-up for ownership share of off-balance sheet debt, to the fund’s total assets, also which are grossed-up for such off-balance sheet debt.

**Diversification** – no more than 65% (± for market forces) of market value of real estate net assets in one property type or one region as defined by the NCREIF Property Index (“NPI”)

The fund must comply with the NCREIF Real Estate Information Standards; including annual audits, quarterly valuations and time-weighted returns. Further, the fund must submit information in accordance with the NCREIF Fund Data Collection and Reporting Manual (timely, accurate and industry compliant data is required).

The Policy of ODCE is that turnover in the Index should be limited and avoided when possible. If any criteria as specified in ODCE policy number 4 are violated during a quarter, a NCREIF Executive Staff member will discuss the circumstances (temporary vs. permanent change) with the fund’s portfolio manager. After four consecutive quarters of criteria violation, the NCREIF Executive Staff will have responsibility to decide whether or not to exclude the fund from the Index. That said, if the violation is a result of a permanent fund management or strategy change, the NCREIF Executive Staff will have the ability to waive the four consecutive quarter requirement and begin exclusion procedures from the Index at any time. In all cases a removal decision will be made by the NCREIF Executive Staff after consultation with the NCREIF Executive Management Committee. As soon as a Fund violates ODCE policy number 4, the NCREIF Executive Staff will notify the designated representative of the fund to discuss the non-compliance issue and reiterate that compliance is required to stay in the Index. If the NCREIF executive staff decides to remove a violating fund from ODCE, NCREIF will give the fund at least one full quarter notification of the pending exclusion (called the NCREIF Exclusion Notice). Once a NCREIF Exclusion Notice has been issued, the fund has until the end of that next quarter to achieve compliance and must further remain in compliance for at least the following four consecutive quarters to diffuse the issued exclusion notice. If not, the fund may be removed from the index calculations in the quarter following the NCREIF Exclusion Notice’s removal date or in any of the following four quarters if noncompliance returns, as directed by the NCREIF executive staff. Removal decisions with an explanation for removal will be communicated to the NCREIF Board of Directors with adherence to the NCREIF data masking criteria, to allow for review and consideration of appropriate disclosure with reports.

**Re-inclusion Criteria:** The NCREIF Executive Staff will have the responsibility to decide to allow a fund that has been removed from ODCE to reenter the index if the fund has complied with the ODCE Index policy number 4 inclusion criteria for a minimum of four consecutive quarters, demonstrating the fund’s ability to maintain compliance going forward. If future like-violations occur, and the NCREIF Executive Staff determines that the fund is not compliant with the spirit of the Index criteria, exclusion procedures from the index can be brought forth at any time.

FIDCM must supply preliminary snapshot data within 5 to 11 business days following quarter-end as well as final quarterly data to NCREIF by the 25th day of the month following quarter-end, thereby allowing NCREIF appropriate time to review, calculate and analyze the results prior to releasing the final Index at the end of the month after quarter-end. NCREIF will require approval/sign-off of individual fund data prior to publication. If data is not submitted on time, then NCREIF will recommend to the NCREIF Board whether to delay or release the Index. FIDCM also must provide NCREIF with flash, quarterly and annual reports of each fund, when available. The preferred format is electronic; however, hard copies will be accepted. General Index information in the aggregate will be available through NCREIF’s website, www.ncreif.org. Individual fund-level information will not be made available to the public.
NFI-OE (NCREIF FUND INDEX-OPEN END EQUITY) INDEX POLICIES

1 The Fund Index Data Contributing Manager (FIDCM) must be an investment management company offering an open-end fund product that owns institutional real estate and is operated in a fiduciary environment.

2 The fund must be marketed as an open-end fund that is periodically open to new contributions and redemptions.

3 Subject to meeting Index criteria, the fund will be included for the first full period of operations. Initial and ending partial quarters of the fund will not be included.

4 The fund must market itself primarily investing in private equity real estate, as follows:
   - Real Estate – at least 80% of market value of net assets invested in real estate [no more than 20% of such assets invested in cash and/or cash equivalents].
   - Investments – at least 80% of market value of real estate net assets in private equity real estate properties [no more than 20% of such assets invested in, but not limited to, property debt, public company equity/debt or private company (operating business) equity/debt].
   - Domain – at least 80% of market value of real estate net assets in US markets
   - Property Types – no restrictions.
   - Life Cycle – no restrictions.
   - Leverage – no restrictions.
   - Diversification – no restrictions.

5 The fund must comply with the NCREIF Real Estate Information Standards; including annual audits, quarterly valuations and time-weighted returns. Further, the fund must submit information in accordance with the NCREIF Fund Data Collection and Reporting Manual (timely, accurate and industry compliant data is required).

6 The Policy of the NFI-OE is that turnover in the Index should be limited and avoided when possible. If any criteria as specified in the NFI-OE policy number 4 are violated during a quarter, a NCREIF Executive Staff member will discuss the circumstances (temporary vs. permanent change) with the fund’s portfolio manager. After four consecutive quarters of criteria violation, the NCREIF Executive Staff will have responsibility to decide whether or not to exclude the fund from the Index. That said, if the violation is a result of a permanent fund management or strategy change, the NCREIF Executive Staff will have the ability to waive the four consecutive quarter requirement and begin exclusion procedures from the index at any time. In all cases a removal decision will be made by the NCREIF Executive Staff after consultation with the NCREIF Executive Management Committee. As soon as a Fund violates the NFI-OE policy number 4, the NCREIF Executive Staff will notify the designated representative of the fund to discuss the non-compliance issue and reiterate that compliance is required to stay in the Index. If the NCREIF executive staff decides to remove a violating fund from the All Open-End Fund Index, NCREIF will give the fund at least one full quarter notification of the pending exclusion (called the NCREIF Exclusion Notice). Once a NCREIF Exclusion Notice has been issued, the fund has until the end of that next quarter to achieve compliance and must further remain in compliance for at least the following four consecutive quarters to diffuse the issued exclusion notice. If not, the fund may be removed from the index calculations in the quarter following the NCREIF Exclusion Notice’s removal date or in any of the following four quarters if non-compliance returns, as directed by the NCREIF executive staff. Removal decisions with an explanation for removal will be communicated to the NCREIF Board of Directors with adherence to the NCREIF data masking criteria, to allow for review and consideration of appropriate disclosure with reports.
   - Re-inclusion Criteria: The NCREIF Executive Staff will have the responsibility to decide to allow a fund that has been removed from the All Open-End Fund Index to reenter the index if the fund has complied with the NFI-OE policy number 4 inclusion criteria for a minimum of four consecutive quarters, demonstrating the fund’s ability to maintain compliance going forward. If future like-violations occur, and the NCREIF Executive Staff determines that the fund is not complaint with the spirit of the Index criteria, exclusion procedures from the index can be brought forth at any time.

7 FIDCM must supply final quarterly data to NCREIF by the 30th day of the month following quarter-end, thereby allowing NCREIF appropriate time to review, calculate and analyze the results prior to releasing the final Index at the end of the month after quarter-end. NCREIF will require approval/sign-off of individual fund data prior to publication. If data is not submitted on time, then NCREIF will recommend to the NCREIF Board whether to delay or release the Index. FIDCM also must provide NCREIF with flash, quarterly and annual reports of each fund, when available. The preferred format is electronic; however, hard copies will be accepted. General Index information in the aggregate will be available through NCREIF’s website, www.ncreif.org. Individual fund level information will not be made available to the public.
NTFSAI (NCREIF TIMBERLAND FUND AND SEPARATE ACCOUNT) INDEX POLICIES

Methodology

- Index Returns represent time-weighted returns as are generally reported to investors by the managers of the funds.
- Each fund’s performance is weighted by its average market value equity for the value-weighted Index. Published reports may also contain equal-weighted and net of fee returns.
- Net of Fee returns reflect the impact of all investment advisory fees (including paid and unpaid performance incentive fees).
- Returns are based on market value equity and are therefore leveraged to the extent of debt used by each fund.
- New funds are included in the Index as Index criteria are met. A fund’s initial partial quarter, if any, is not included.
- Funds are removed from the Index if they continue to fail to meet the Index criteria on a recurring basis (generally 4 or more quarters depending upon facts or circumstances) or if the fund is liquidated or terminated. A fund’s final partial period, if any, is not included in the Index. When funds are removed from the Index their historical data remains.
- All data will be reported at an aggregate level with masking criteria of at least 3 managers and 3 funds. Individual fund performance will never be disclosed.
- NCREIF staff has the responsibility to see that the above policies and criteria are being adhered to.

Rates of Return

- **Gross Return**: Total fund return, before deductions for investment advisory fees, as reported to investors.
- **Net Return**: Total fund return, net of all investment advisory fees (including paid and unpaid performance incentive fees), as reported to investors in quarterly financial statements.
- **Annual and Annualized Returns**: Computed by chain-linking (compounding) quarterly rates of return to calculate time-weighted rates of return for the annual and annualized periods under study. For periods over one year, returns are expressed on a geometric average return per year basis.
- All returns include the impact of leverage.

Data Collection

- All information presented is based on data provided by the managers.
- NCREIF does not calculate any individual fund’s returns or other data points.
- At the conclusion of every quarter the manager data contact will receive an email from NCREIF requesting submission of the fund data. The completed data must be submitted no later than the 45th day of the month following the end of each quarter.
- The Index will be released on or about the 50th day following quarter-end.
- The Index will not be released until all active funds have been reported.
- The Index will allow historical changes to the database for the first year of the Index (2012).
- Once the one year period has been reached (q1 2013), the database is considered frozen. No changes are to be made to the history. Any significant changes will be discussed and voted on by the contributing members.
- If a new member joins NCREIF, only current quarter data will be added. Historical fund data will not be added.
DATA PRODUCT SUBSCRIPTIONS

NCREIF MEMBERS
NCREIF members are able to access the data and products on the NCREIF website in the Member Login area.

NON-NCREIF MEMBERS
Non-NCREIF members may purchase access to the data and/or products provided they do not qualify for data contributing membership of NCREIF.

DATA PRODUCT PRICING 2014
Non-NCREIF members may purchase access to the data and/or products provided they do not qualify for data contributing membership of NCREIF. Please contact the NCREIF office to subscribe to the data at (312) 819-5890.

NCREIF Website Database Access - $10,000 annually
- Provides access to all property and fund data products, including the query tool.

NCREIF High-Level “Glossy” Quarterly Performance Report - $2,000 annually
- Includes summary data and overall and sector articles authored by staff and members.

NCREIF Property Indices Data Package - $5,000 annually
- Includes access to the reports and spreadsheet files for all property indices.

NCREIF Fund Indices Data Package - $5,000 annually
- Includes access to the reports and spreadsheet files for all fund indices.

NCREIF Timberland Indices Only Data Package - $1,500 annually
- Includes access to the reports and spreadsheet files for the timberland property and fund indices.

NCREIF Farmland Index Only Data Package - $1,000 annually
- Includes access to the report and spreadsheet files for the farmland property index.

NCREIF Performance Returns Workbook - $50 each
Contact Information

For information on NCREIF membership or data product subscriptions, please contact the NCREIF office.

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