

NCREIF

Summer Conference
2022

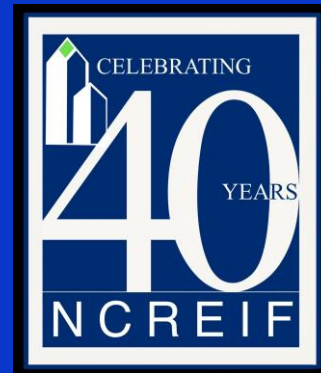


NCREIF Winter Conference 2022

Data Enhancements Here at
NCREIF and Around the
Globe

New Subtypes are coming....

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Along with new data fields critical to their definitions

- **Usage:** Denotes Type of Tenant
- **Leasing:** Denotes Lease Structure
- **Design:** Denotes Building Style
- Some new physical characteristics for certain Types (Clear Height/ Cross Dock / Anchor SF)

You will NOT be submitting Subtypes anymore!

Instead/ NCREIF will use these fields and others to define them.

A diagram consisting of three blue arrows. The top arrow points from the 'Usage' item to the first explanatory text block. The middle arrow points from the 'Leasing' item to the second explanatory text block. The bottom arrow points from the 'Design' item to the first explanatory text block.

Details...

In order of complexity. I think!

Hotels

- Current State: *ZERO subtypes*

- On the Way: *TWO subtypes*

- Full Service
- Limited Service

Usage Field: Smith Travel Brand Chain Scale if branded. Else Independent with F&B / Independent without F&B

Design Field: Resort / Not Resort

Office

- Current State: *TWO subtypes*

- CBD
- Suburban

- On the Way: *SIX subtypes*

- Medical Office
- Life Science (Just approved)
- CBD
- Urban
- Secondary Business District
- Suburban

Usage Field: Medical / Life Science / General

Zip Code

Details continued...

Retail

- Current State: NINE subtypes

- Neighborhood Center
- Community Center
- Regional Mall
- Super-Regional Mall
- Fashion / Specialty Center
- Power Center
- Theme / Festival Center
- Outlet Center
- Single-Tenant

- On the Way: THREE subtypes

- Street
- Strip
- Mall

Design Field: Street / Strip / Mall

Usage Field: High-End with Grocer / High-End without Grocer / Not High-End with Grocer / Not High-End without Grocer

One More New Fields:
Anchor SF

<https://www.ncreif.org/subtypes/>

Industrial

- Current State: SIX subtypes

- Manufacturing
- Warehouse
- Flex
- Office / Showroom
- Research and Development
- Other

- On the Way: FIVE subtypes

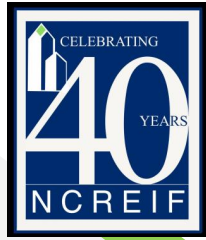
- Manufacturing
- Warehouse
- Flex
- Specialized
- Life Science
(Just approved)

Design Field:

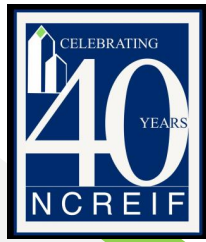
Manufacturing / General Purpose Warehouse / Distribution Warehouse / General Purpose Flex / R&D / Showroom / Refrigerated Storage / Air Cargo / Truck Terminal / Mixed / Other / Life Science

More New Fields:

Clear Height / Cross Dock



Details nearly done...



Apartment

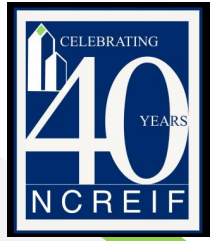
- Current State: *THREE* subtypes
 - Garden / Low Rise / High Rise
- On the Way (Just approved): **Property Type renamed to RESIDENTIAL with FOUR subtypes:**
 - Apartment
 - Manufactured Housing
 - Single Family Rental (SFR)
 - Student Housing
- **Introducing New Concept: CLUSTERS**
 - For Student – On Campus / Off Campus
 - For Single Family Rental – Purpose-Built Attached / Purpose-built Detached / Scattered Site
 - For Apartment – Garden / Low / Mid / High

Design Field:
Garden / Not Garden / SFR Attached / SFR Detached / SFR Scatter / Manufactured Housing

Floors

Usage Field:
General / Age-Restricted / Student On-Campus / Student Off Campus

For Student Only - Leasing Field: By Bed / By Unit



Final Details

Other

- Current State: SEVEN subtypes

- Entertainment
- Manufactured Housing
- Parking
- Other
- Self Storage
- Senior Living
- Healthcare

- On the Way: FIVE subtypes

- Entertainment
- Parking
- Data Center
- Operating Land
- Other

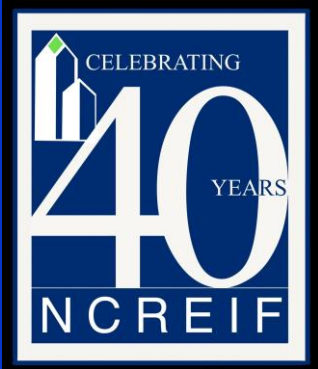
Design Field:
Entertainment /
Parking / Data
Center /
Operating Land /
Other

TWO NEW PROPERTY TYPES ON THE WAY!!!

Self Storage and Seniors Housing will become property types rather than subtypes under Other. (Seniors will actually have new fields and subtypes of its own. They will be Independent Living, Assisted Living, Continuing Care, and Skilled Care.)

NO NEED TO LOG IN!

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A screenshot of the NCREIF website homepage. The browser address bar shows "https://www.ncreif.org". The page features a dark blue background with a cityscape image. A callout box on the left contains the text "Click Here – Scroll Down and then Click on Subtype Update" with an arrow pointing to the "PROJECT IMPACT" link in the top navigation menu. Below the navigation menu are links for "Data Products", "Membership", "News", "Research", "Conferences", and "Education and Webinars".

Click Here – Scroll Down and then Click on Subtype Update

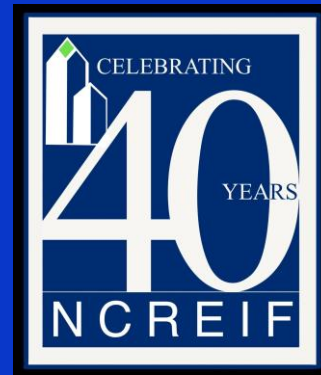
PROJECT IMPACT ABOUT US REPORTING STANDARDS CONTACT SIGN IN

Data Products Membership News Research Conferences Education and Webinars

NCREIF is the leading provider of investment performance indices and transparent data for US commercial properties.

Project Impact Update Farm and Timber

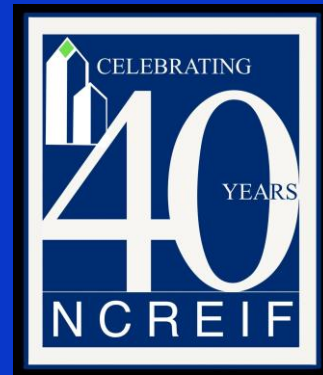
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- Submitted Q4 data in April to the new Portal
- Made enhancements to the submission process based on feedback from Q4 testing
- Submitting Q1 data to the test Portal in July
- Evaluate Q1 'test' data to compare to Q1 released data
- Continue output development for Farm and Timber Products
 - Dashboards
 - PDFs
 - Excel Connector
- Full roll-out to Farm and Timber targeting Q3/Q4

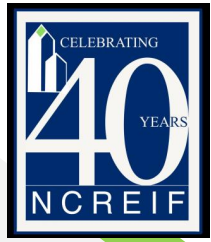
Project Impact Update Commercial

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- Focus has been on Farm and Timber
- Portal enhancements made for Farm and Timber will benefit Commercial
- Yardi actively working with NCREIF members to test their solution to the new submission process. Yardi will be able to deliver new and old template as we begin the testing phase
- Re-structuring of Project Team
 - NCREIF aligning our staff to better assist current project team
 - NCREIF to hire additional staff
- **New data collection for subtype fields will begin next month** outside of the new Commercial Portal which will roll out in 2023.

Project Impact Update - Subtypes



- NCREIF will begin separate collection of new subtype fields for active properties.
 - Design, Usage, Leasing
- Reaching out to NPI Data contacts in July to collect fields through a manual one-time collection
 - For Yardi members: Yardi is ready to make this data available to NCREIF through new template process
- NCREIF will continue collection of subtype data via current submission process
- NCREIF will launch aggregate data using new subtype fields for Q3 results
- NCREIF will continue releasing new subtype data with current subtype data until we cut over to new Portal in 2023

More Data Enhancements

Three 2021 Approved Proposals in Implementation Phase

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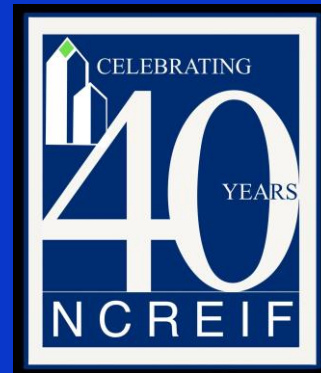


Chart of Account

Accounting

Chart of Account mapping for various data submission fields were clarified.

Clarifications will be included in new Submission Manual.

Debt / Derivatives Mark-to-Market

Accounting & Performance

Various new data fields will be required for fund and property level submission to increase clarity and support attribution efforts.

Clarification of existing fields related to Debt.

Percent Leased Aggregates

Research & ODCE Managers

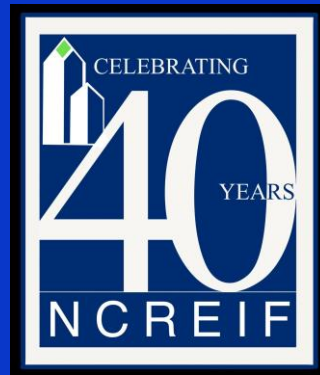
Clarified definition and specified base for calculations.

Specifies methodology to aggregate Percent Leased for property types and across property types.

Specifies Lifecycle attributes for properties to be included in the aggregations.

Committee Communication Enhancement

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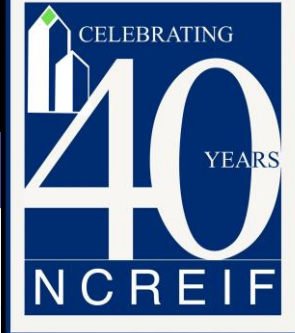


Microsoft Teams, hosted by NCREIF

- Meetings
- Document Collaboration
- File Sharing
- In Use by Three Committees
 - Information Management
 - Performance Measurement
 - Timberland

EMAIL Ben Neil for set up, at
bneil@ncreif.org

NCREIF



Microsoft Teams interface showing a chat conversation in the "General" channel of the "NCREIF IMC" team. The interface includes a left-hand navigation pane with icons for Activity, Chat, Teams, Calendar, Calls, Files, and Apps. The main chat area displays messages from Simone Caschili (Guest) and Manuel Gonzalez (Guest), with replies from Ben Neil. A meeting notification for "NCREIF IMC Bi-Weekly Meeting" is also visible.

Teams

Your teams

- NCREIF IMC
- General**
- 1. New Members - Start here
- 2. Biweekly Meetings
- 3. Conference Materials
- 4. Documents we produce
- 5. Documents we review
- Chairs and Co-Chairs

General Posts Files Wiki Getting Started +

Meet

Friday, February 4, 2022

SC Caschili, Simone (Guest) 2/4 12:41 PM
I missed today call. I am able to access the NCREIF Teams channel. Thanks Ben

BN Ben Neil 2/4 12:43 PM
Excellent! Thank you for confirming Simone

MG Manuel Gonzalez (Guest) 1/31 10:00 AM
I'm in

2 replies

Friday, March 4, 2022

BN Ben Neil 2/4 12:54 PM
Scheduled a meeting

NCREIF IMC Bi-Weekly Meeting
Occurs every other Fri @11:30 AM

3 replies from you

New conversation