



NOVEMBER 2022

RESEARCH

# Autumn 2022 Survey of Independent Forecasts for UK Commercial Property Investment

## UK Consensus Forecasts

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This research was funded and commissioned through the IPF Research Programme.

This Programme supports the IPF's wider goals of enhancing the understanding and efficiency of property as an investment. The initiative provides the UK property investment market with the ability to deliver substantial, objective and high-quality analysis on a structured basis. It encourages the whole industry to engage with other financial markets, the wider business community and government on a range of complementary issues.

The Programme is funded by a cross-section of businesses, representing key market participants. The IPF makes a contribution to the Programme and gratefully acknowledges the support of these sponsoring organisations:



## At a Glance

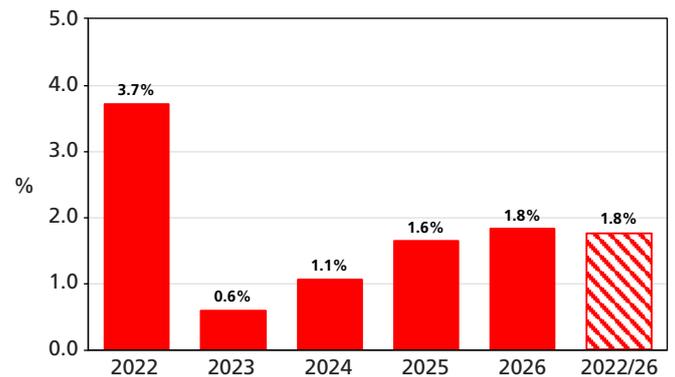
The results of the final quarterly survey of the year are based on data received from 19 organisations, whose forecasts were generated between end-September 2022 and mid-November 2022.

### Rental value growth

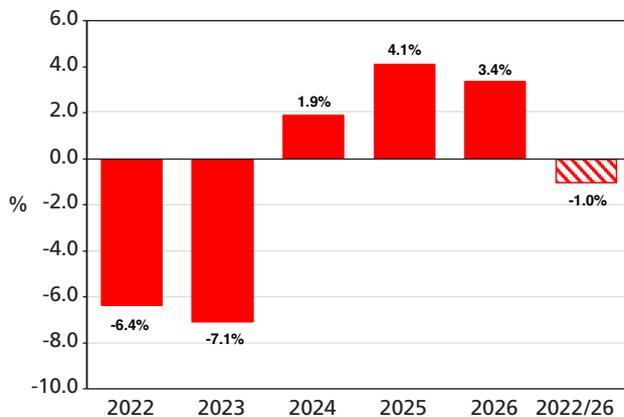
The 2022 rental growth forecast has increased marginally from last quarter, by 30bps, to 3.7%. However, the forecasts for the subsequent three years have all been downgraded to 0.6% (previously 1.3%), 1.1% (from 1.5%) and 1.6% (from 1.8%) respectively.

The 2026 figure is in line with the preceding survey.

There is a marginal downgrade in the five-year annualised figure to 1.8% pa, from 2.0% pa previously.



### Capital value growth



The average capital value growth forecasts for 2022 and 2023 have been substantially downgraded from the previous survey and are now both negative. The 2022 forecast stands at -6.4% (previously 2.3%) and the 2023 forecast is -7.1% (down from -1.5%).

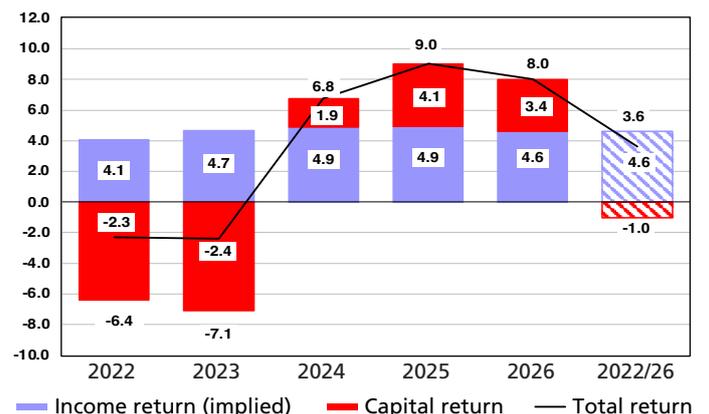
Across subsequent years, projections are stronger than those in the summer survey, although to a lesser extent than the downgrades in the 2022-2023 forecasts. The greatest improvement is in 2025 outcome, which has increased from 1.8% to 4.1%.

Over the five-year period, capital values are expected to decline by 1.0% pa, compared to 1.1% pa growth projected in the previous survey.

### Total returns

The 2022 All Property average total return is now -2.3%, a decline of over 870bps over the previous quarter (from 6.4%). The projection for 2023 is also notably weaker, falling to -2.4%, a reduction of 540bps. In the later three years, forecasts have improved, by at least 90bps, with a 270bps improvement in 2025.

Despite the anticipated improvement in subsequent years, the significantly weaker forecasts in 2022 and 2023 have resulted in a nearly 200bps decline, in the five-year average, to 3.6% pa (5.5% pa previously).



### Summary Average by Sector

	Rental value growth (%)				Capital value growth (%)				Total return (%)			
	2022	2023	2024	2022/26	2022	2023	2024	2022/26	2022	2023	2024	2022/26
Office	1.4	-1.0	0.2	0.8	-7.2	-7.6	0.8	-1.8	-3.4	-3.3	5.4	2.7
Industrial	10.1	3.1	2.1	3.9	-7.0	-6.8	2.9	-0.5	-3.5	-2.5	7.3	3.6
Standard Retail	-1.7	-2.2	0.0	-0.3	-7.3	-8.6	1.0	-2.0	-2.9	-3.5	6.2	3.1
Shopping Centre	-0.9	-2.2	-0.4	-0.4	-8.1	-8.0	-0.5	-2.9	-1.9	-1.3	6.6	3.9
Retail Warehouse	0.7	-0.6	0.9	0.7	-1.0	-7.2	1.9	-0.1	5.2	-0.8	8.7	6.4
West End office	1.6	-0.7	0.6	1.1	-6.1	-8.6	1.9	-1.0	-3.1	-5.1	5.7	2.6
City office	1.9	-1.5	0.3	0.8	-7.4	-8.5	1.5	-1.6	-3.9	-4.6	5.8	2.4
<b>All Property</b>	<b>3.7</b>	<b>0.6</b>	<b>1.1</b>	<b>1.8</b>	<b>-6.4</b>	<b>-7.1</b>	<b>1.9</b>	<b>-1.0</b>	<b>-2.3</b>	<b>-2.4</b>	<b>6.8</b>	<b>3.6</b>

### All Property Average by Forecast Month

Month of forecast (no. contributors)	Rental value growth (%)				Capital value growth (%)				Total return (%)			
	2022	2023	2024	2022/26	2022	2023	2024	2022/26	2022	2023	2024	2022/26
September (1)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
October (5)	3.4	0.0	0.7	1.4	-8.3	-14.6	0.9	-2.8	-4.0	-9.7	6.0	2.0
November (13)	3.4	0.7	1.1	1.7	-5.7	-4.5	2.3	-0.4	-1.7	0.1	7.1	4.2
<b>All Forecasters (19)</b>	<b>3.7</b>	<b>0.6</b>	<b>1.1</b>	<b>1.8</b>	<b>-6.4</b>	<b>-7.1</b>	<b>1.9</b>	<b>-1.0</b>	<b>-2.3</b>	<b>-2.4</b>	<b>6.8</b>	<b>3.6</b>

Note: A minimum of five forecasts are required for each period to be separately analysed.

### Key points

- With the exception of rental value growth in 2022, all other forecasts across the sectors have been downgraded for 2022 and 2023, as well as for the five-year annualised time period.
- Industrial total return projections have undergone the most significant reduction in both years, despite registering the highest rental value growth of all the sectors. Returns for 2022 and 2023 have been reduced by 1390bps and 660bps, to -3.5% and -2.5% respectively. The five-year forecast has declined from 6.4% pa, in the summer, to 3.6% pa.
- The Retail Warehouse sector is the only sector expected to deliver positive returns in 2022 and is set to outperform the other sectors over the next five years. The five-year return stands at 6.4% pa, significantly higher than the All Property figure of 3.6% pa, although this is lower than the previous survey's projection of 7.6% pa.
- Both the West End and City 2022 and 2023 return forecasts, as well as those of the wider office market, have been significantly downgraded over the quarter, although the outlook for 2024 is more positive. The office markets underperform the All Property return for the entire 2022-2024 period.

### Survey contributors

Nineteen organisations contributed to this quarter's forecasts, comprising nine Property Advisors and Research Consultancies, eight Fund Managers and two Others<sup>1</sup>.

Forecasts for All Property, Office, Industrial and Standard Retail were received from 19 contributors. There were 18 contributors to Shopping Centre and Retail Warehouse forecasts and 17 sets of forecasts for West End and City sub-office markets. All forecasts were generated within seven weeks of the survey date (18 November 2022). Named contributors appear on the final page of this report.

### Rolling five-year averages

The All Property annualised capital value five-year forecast (2022-2026) is markedly lower than last quarter, resulting in a reduced five-year total return outcome (August's results in brackets):

**Rental value growth: 1.8% pa (2.0%);**

**Capital value growth: -1.0% pa (1.1%);**

**Total return: 3.6% pa (5.5%).**

<sup>1</sup> As a minimum of five forecasts are required for each group of contributors to be separately analysed, data from Other contributors is only included at the All-Forecaster level of reportage.

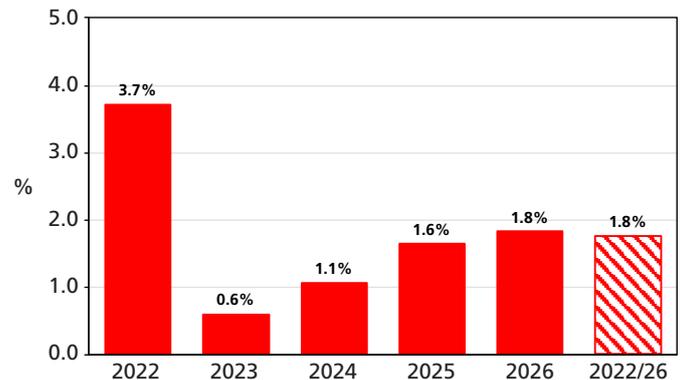
## Rental Value Growth Forecasts

### All Property rental value growth forecasts

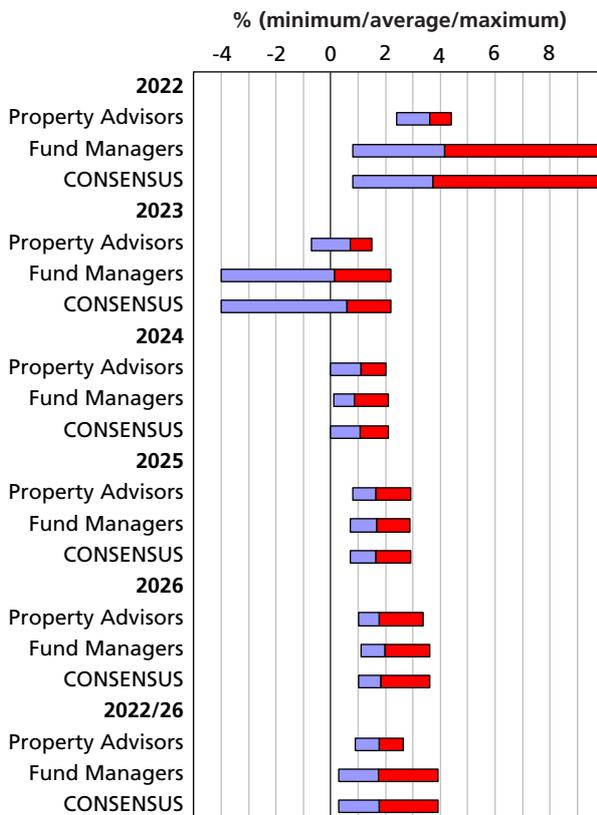
The 2022 rental growth forecast has increased marginally from last quarter, by 30bps, to 3.7%. However, the forecasts for the subsequent three years have all been downgraded to 0.6% (previously 1.3%), 1.1% (from 1.5%) and 1.6% (from 1.8%) respectively.

The 2026 figure is in line with the preceding survey.

There is a marginal downgrade in the five-year annualised figure to 1.8% pa, from 2.0% pa previously.



### Rental value growth forecasts by contributor



The adjacent chart shows the All Property rental growth forecasts split by contributor type. Nine Property Advisors and eight Fund Managers contributed data. There were only two Other contributors so their forecasts are only incorporated into the Consensus forecasts and cannot be shown separately.

In 2022 and 2023, Fund Managers have a more significant range of forecast views compared to Property Advisors. In subsequent years, there is much closer agreement among Fund Managers over rental growth outcomes. The range of Property Advisor forecasts is relatively consistent across the five-year period.

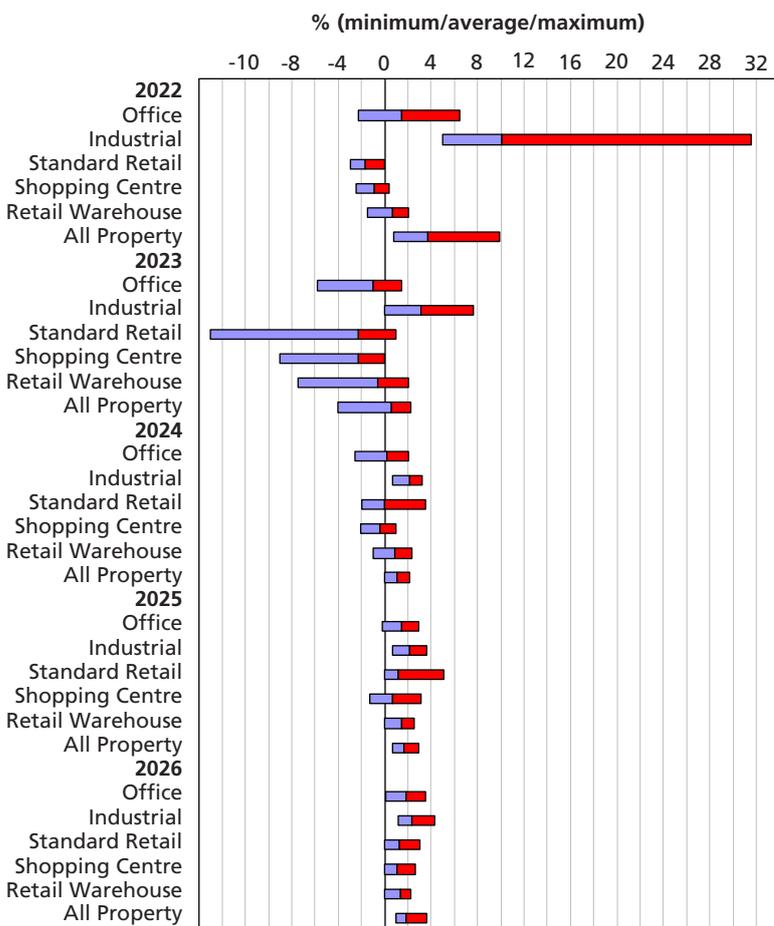
On the whole, the forecasts of the two types of organisation are comparable, with the greatest disparities in 2022 and 2023. In 2022, Fund Managers predict average rental value growth of 4.2%, 60bps higher than the Property Advisors' view. By contrast, in 2023, Property Advisors forecast growth of 0.7%, 60bps higher than the Fund Managers' corresponding figure.

Over the annualised five-year period, the average growth forecasts from Property Advisors and Fund Managers are comparable at 1.8% pa and 1.7% pa respectively.

N.B. Two 'Other' contributors returned data in addition to those of nine Property Advisors and eight Fund Managers.

## Rental Value Growth Forecasts

### Sector rental value growth annual forecasts



The 2022 All Property rental growth forecast has strengthened marginally to 3.7%, from 3.4% in the last quarter. Industrial rental growth is the main contributor to the positive outcome at 10.1%, an increase of 80bps from the previous survey. However, the range around this result has widened enormously from 15.1% to 26.6%.

Forecasts have also strengthened for the other sectors, in the current year, with the exception of the Retail Warehouse sector, where growth has ticked down from 1.0% to 0.7%.

For 2023, forecasts across all sectors are weaker, by at least 70bps, compared to the previous quarter, with downward rental value movement in the retail warehouse sector the most substantial. Only the Industrial sector is expected to achieve positive growth, of 3.1%, but it is enough to generate a positive All Property forecast of 0.6%.

By 2025, all sectors are expected to achieve positive growth, with Industrial expected to outperform. This continues in 2026, with Industrial and Offices the top performers.

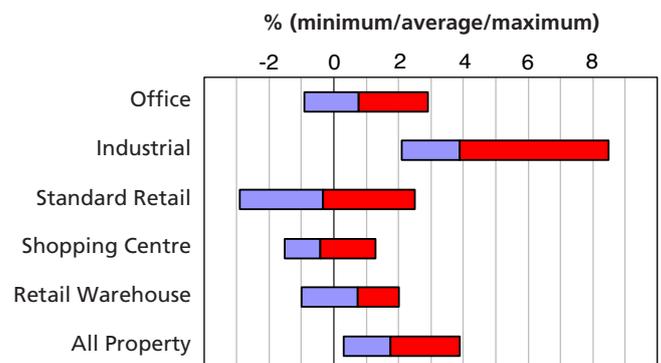
The Industrial sector is the only sector expected to realise positive rental growth outcomes in all five years.

### Sector rental value growth five-year average forecasts

The All Property rolling five-year average has fallen marginally to 1.8% pa currently, from 2.0% pa in the previous quarter. Forecasts across all sectors have weakened, the most significant Offices by 30bps.

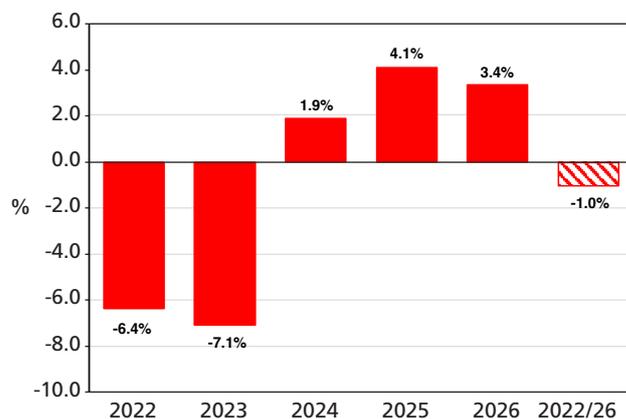
Only the Industrial sector is expected to achieve significant rental growth over the next five years, averaging 3.9% pa. The Office and Retail Warehouse rents are predicted to growth by just below 1.0% pa over the next five years.

By contrast, Standard Retail and Shopping Centre rental levels are expected to be lower than at the start of the forecast period, with average value declines of 0.3% pa and 0.4% pa respectively.



## Capital Value Growth Forecasts

### All Property average capital value growth forecasts



The average capital value growth forecasts for 2022 and 2023 have been substantially downgraded from the previous survey and are now both negative. The 2022 forecast stands at -6.4% (previously 2.3%) and the 2023 forecast is -7.1% (down from -1.5%).

Across subsequent years, projections are stronger than those in the summer survey, although to a lesser extent than the downgrades in the 2022-2023 forecasts. The greatest improvement is in 2025 outcome, which has increased from 1.8% to 4.1%.

Over the five-year period, capital values are expected to decline by 1.0% pa, compared to 1.1% pa growth projected in the previous survey.

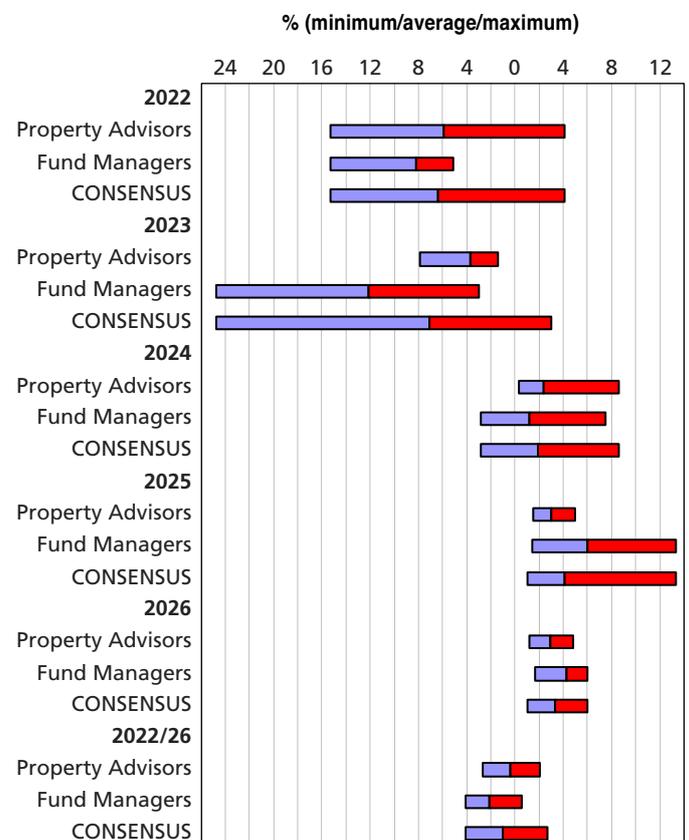
### Capital value growth forecasts by contributor

For 2022, the average Property Advisor and Fund Manager forecasts have fallen substantially over the quarter, by 1065bps and 745bps respectively, to -5.9% and -8.2%. This divergence in predictions between the two contributor groups is less significant than in the previous quarter.

This weakening of sentiment extends into 2023, where Fund Managers and Property Advisors have lowered their expectations by 610bps and 400bps respectively, to -12.1% and -3.7%, creating a very wide disparity in results. There is a much wider deviation of views between individual Fund Managers, than for Property Advisors, reflected in the greater range of results.

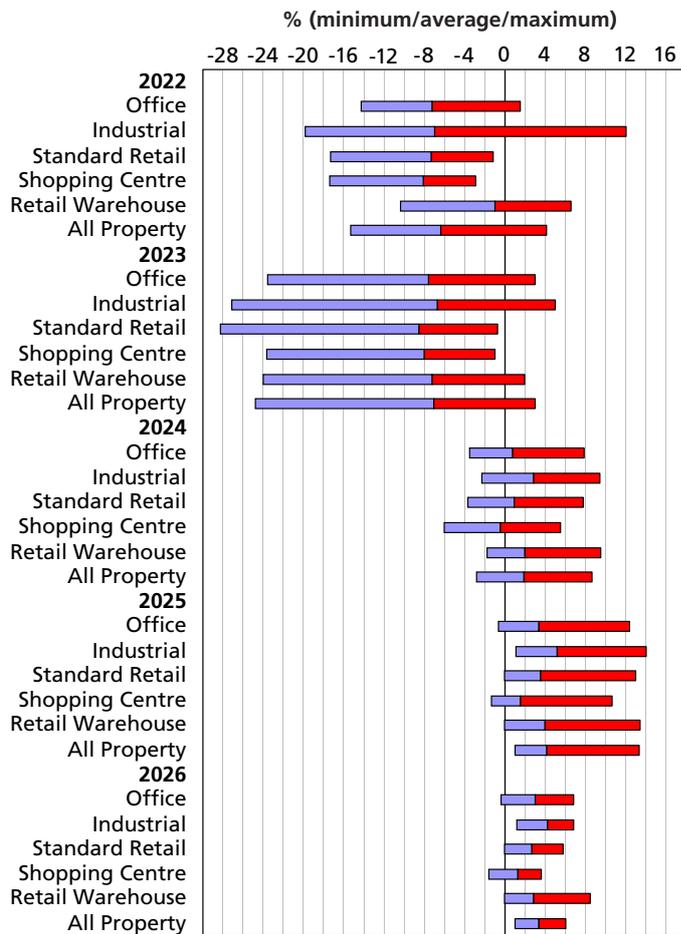
While Property Advisors are less pessimistic in the first three years, average Fund Manager predictions are more positive in the latter two years, by comparison. Hence, the five-year annualised projections are -0.4% pa from Property Advisors and -2.1% pa from Fund Managers.

N.B. Two 'Other' contributors returned data in addition to those of nine Property Advisors and eight Fund Managers.



## Capital Value Growth Forecasts

### Sector capital value growth annual forecasts



There has been a significant downgrading of forecasts across all sectors for 2022, with the Industrial sector hit hardest with an average downgrade of 1445bps, from 7.5% to -7.0%. The Retail Warehouse sector is predicted to be the top performer, but capital values are still expected to decline by 1% in the current year. There is only 100bps between the remaining forecasts, with Shopping Centres the weakest, at -8.1%.

In 2023, forecasts have also been negatively hit, although generally to a lesser extent, compared to the previous quarter. Again, Industrial has had the most significant downgrade, although it is still the top performer for the year, at -6.8%, with Standard Retail the weakest, at -8.6%.

Forecasts turn positive in 2024, with the exception of Shopping Centres. In 2025 and 2026, predictions have strengthened compared to the previous quarter with Industrial and Retail Warehouses the top performers in both years.

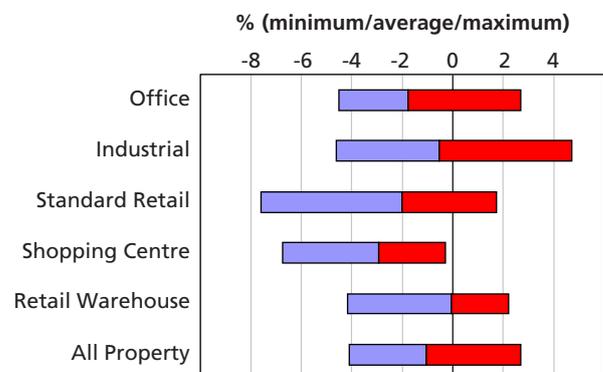
High levels of uncertainty persist in relation to the current year's projections, particularly for Industrials, and this intensifies across all sectors in 2023, with minimum growth forecasts below -20%.

### Sector capital value growth five-year forecasts

Compared to last quarter, there has been a weakening in the average five-year annualised forecasts across all sectors. Industrial has had the greatest downgrade, of 330bps, from 2.8% pa to -0.5% pa.

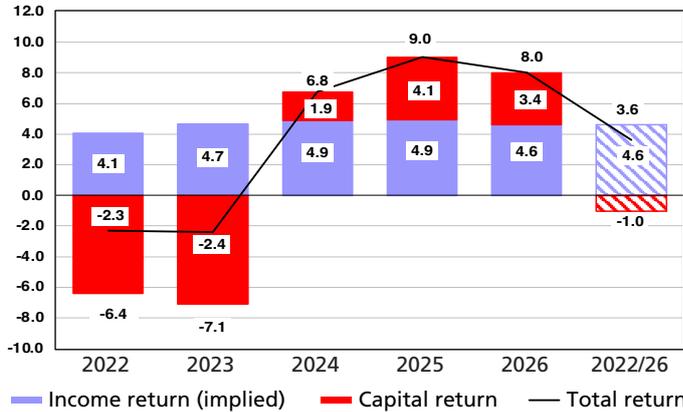
No sector is expected to generate positive capital value growth over the next five years, although Retail Warehouse growth is forecast to be stagnant over the period.

There is greater uncertainty around these forecasts with a range of 6.8%, compared to 5.5% in August and 4.5% in May.



## Total Return Forecasts

### All Property total return forecasts



The 2022 All Property average total return is now -2.3%, a decline of over 870bps over the previous quarter (from 6.4%). The projection for 2023 is also notably weaker, falling to -2.4%, a reduction of 540bps. In the later three years, forecasts have improved, by at least 90bps, with a 270bps improvement in 2025.

Despite the anticipated improvement in subsequent years, the significantly weaker forecasts in 2022 and 2023 have resulted in a nearly 200bps decline, in the five-year average, to 3.6% pa (5.5% pa previously).

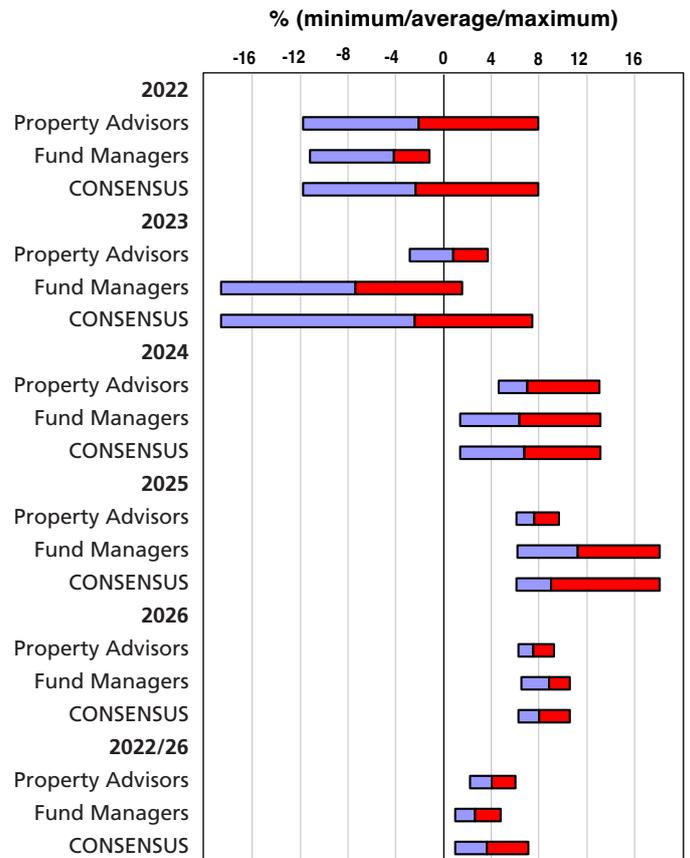
### All Property total return forecasts by contributor

Both sets of 2022 and 2023 forecasts are significantly lower than three months ago and the outcomes for 2022 have turned negative.

In 2023, the forecasts from the two contributor groups are notably different, with Property Advisors projecting 0.8% and Fund Managers forecasting -7.4%, substantially lower.

Across subsequent years, both groups' average forecasts have strengthened since the previous quarter. Fund Manager views have been upgraded more significantly in 2025 and 2026 and the 2025 forecast stands at 11.2%, compared to 7.6% from Property Advisors.

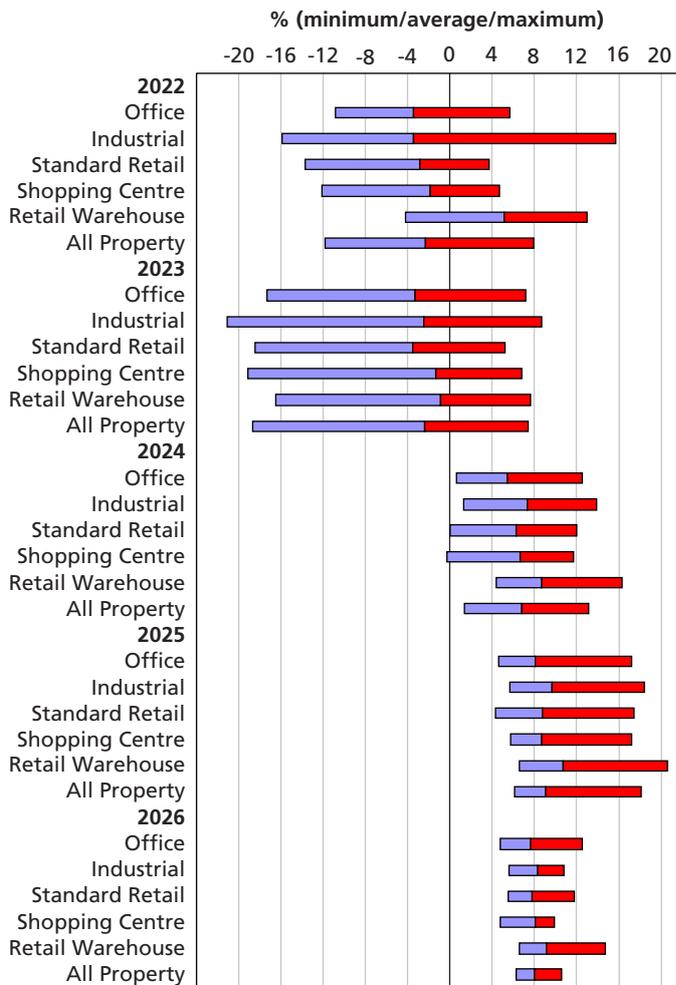
The five-year annualised return is 4.0% pa for Property Advisors and 2.6% pa for Fund Managers. Across the five-year period, there is a similar level of certainty around the two sets of forecasts.



N.B. Two 'Other' contributors returned data in addition to those of nine Property Advisors and eight Fund Managers.

## Total Return Forecasts

### Sector total return annual forecasts



Total return forecasts for 2022 have declined across all sectors, compared with the summer survey. The Industrial market has had the most substantial downgrade and is now the weakest performer for the year, with a return of -3.5%. Only Retail Warehouses will have positive performance, with a return of 5.2%. Shopping Centres is the only other sector predicted to outperform the All Property average in the current year.

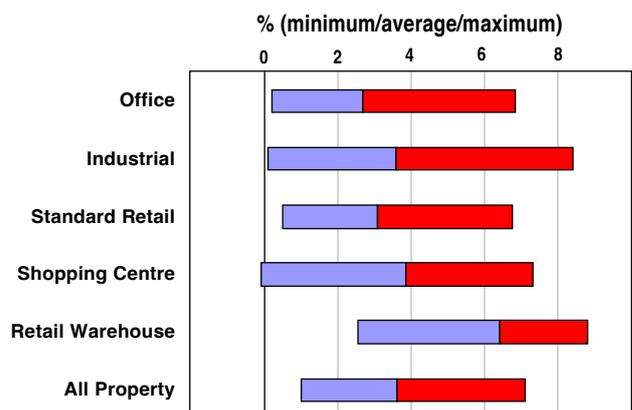
There is generally more uncertainty around both the 2022 and 2023 results, compared to last quarter, reflected in the greater range of results. As with the preceding year, 2023 forecasts have been downgraded across all sectors, which has resulted in negative returns across the board. Retail Warehouses and Shopping Centres are predicted to achieve above average returns.

In the ensuing years, forecasts have strengthened, compared to the last survey, with Retail Warehouses the lead performer in each year, followed by Industrial. Offices will lag the other sectors, underperforming in all years. Shopping Centres and Standard Retail will also underperform but to a lesser extent.

### Sector total return five-year forecasts

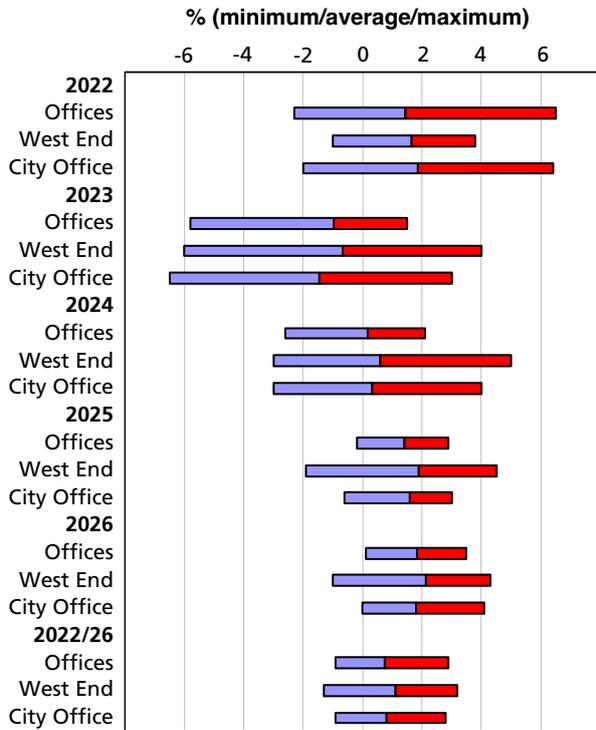
The All Property five-year return forecast has declined from last quarter, from 5.5% pa to 3.6% pa. Forecasts for all sectors have weakened, with Industrial experiencing the most significant fall, of 280bps.

Retail Warehouses will significantly outperform All Property over the next five years, with a return of 6.4% pa. The only other sector expected to achieve above average returns is Shopping Centres, as a result of its outperformance in the first two years.



## Central London Offices

### Central London rental value growth



The 2022 forecast for City has risen to 1.9%, from 1.0% in the previous quarter, although there is more uncertainty around these results which is reflected in the greater range between minimum and maximum values. West End growth is 1.6%, up from 1.4%.

Rental growth estimates for subsequent years have weakened for both office markets, since the last survey, with the exception of West End rental growth in 2026, which is expected to strengthen marginally to 2.1%.

The five-year annualised rental growth forecasts for both markets are 40bps weaker than in August.

The West End and City markets are expected to outperform the wider office market in each year, with the exception of 2023 when City growth will be weaker than the wider market. However, both office sub-sectors are expected to underperform All Property in the next three years, although West End is anticipated to modestly outperform from 2025 onwards and City will be in line.

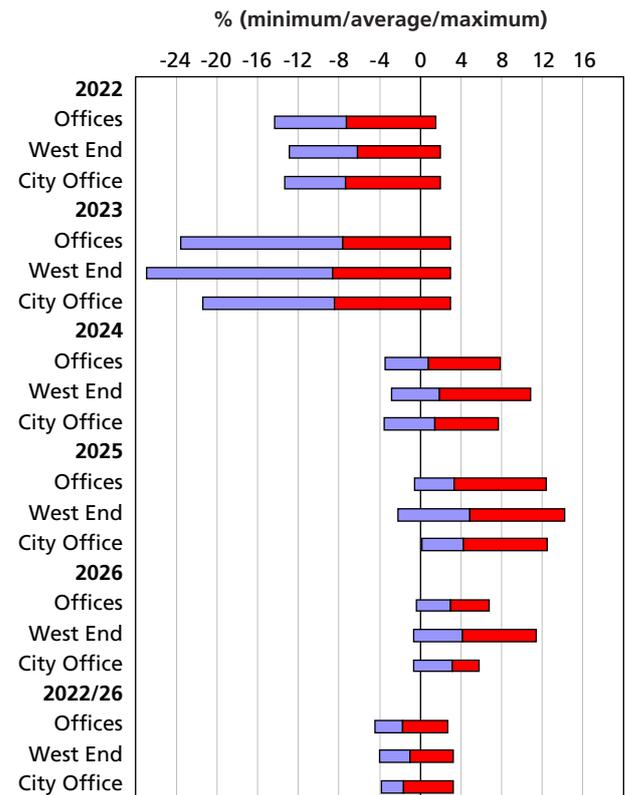
### Central London capital value growth

Substantial downward adjustments to both the 2022 and 2023 forecasts have further deepened the capital value declines forecast in the previous quarter. The West End values are predicted to fall by 6.1% in 2022 and 8.6% in 2023. City forecasts are equally gloomy, with declines of 7.4% and 8.5% for the two years.

Expectations for subsequent years are more positive, with modest growth returning in both London markets. The West End is predicted to outperform the City in the latter three years.

The five-year average is -1.0% pa for West End and -1.6% pa for City, as a result of the significant capital value declines at the start of the forecast period.

There is more uncertainty around all years' forecasts, compared to last quarter, with the greatest divergence in 2023.



## Central London Offices

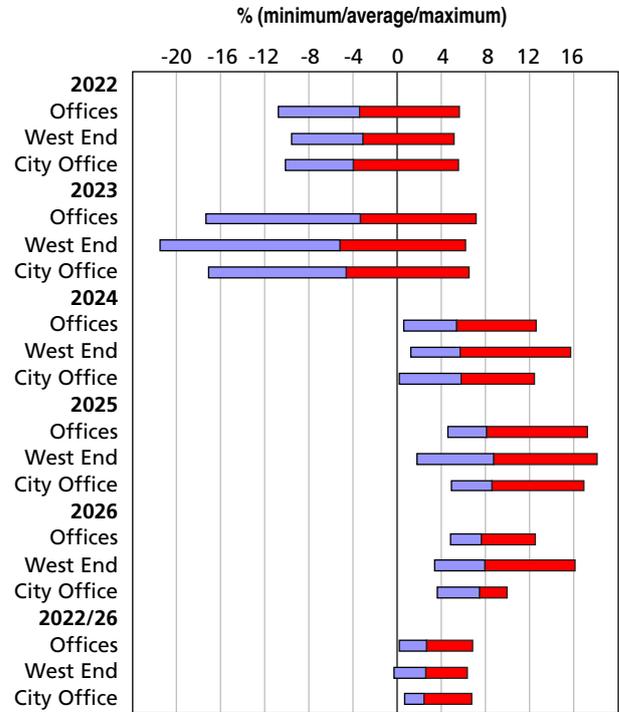
### Central London total returns

The heavily downgraded capital value forecasts are reflected in the latest 2022 total return figures. The West End projection has fallen to -3.1%, from 1.4% in August, and the City forecast is -3.9%, down from 0.7%.

The outlook for 2023 is even bleaker, with anticipated average returns of -5.1% for the West End and -4.6% for City. There is a significant range of forecasts around both figures.

Expectations for the succeeding years are more positive, than in the previous survey, and will return to positive territory in 2024. However, both central London office markets are predicted to underperform All Property.

In 2024 and 2025, both markets are forecast to outperform the wider office sector. However, over a five-year annualised period, the West End forecast of 2.6% pa and City forecast of 2.4% pa are lower than the broader Office outcome of 2.7% pa.



## Evolution of Forecasts

### Evolution of All Property Forecasts (%)

	Aut-20	Win-21	Spr-21	Sum-21	Aut-21	Win-22	Spr-22	Sum-22	Aut-22
<b>2022</b>									
Rental Value Growth	0.8	0.4	0.9	1.2	1.6	2.5	3.2	3.4	3.7
Capital Value Growth	2.3	1.8	2.3	2.3	2.9	4.1	5.9	2.3	-6.4
Total Return	7.1	6.6	6.9	6.7	7.4	8.6	10.2	6.4	-2.3
<b>2023</b>									
Rental Value Growth	1.5	1.4	1.7	1.6	1.8	2.1	1.9	1.3	0.6
Capital Value Growth	1.9	1.8	1.9	1.7	2.0	1.9	1.2	-1.5	-7.1
Total Return	6.8	6.7	6.4	6.2	6.4	6.2	5.3	3.0	-2.4
<b>5-Year Annualised (% pa)</b>									
Rental Value Growth	-0.7	0.4	0.8	1.1	1.5	2.0	2.1	2.0	1.8
Capital Value Growth	-1.5	0.8	1.2	1.7	2.5	1.8	1.8	1.1	-1.0
Total Return	3.3	5.6	5.8	6.3	7.1	6.2	6.0	5.5	3.6

The table above shows the evolution of the average All Property forecasts from Autumn 2020 to Autumn 2022, for the current year and 2023, as well as the annualised five-year averages.

The 2022 rental growth forecasts have, with one exception, strengthened over the time period shown, with the Autumn-2022 figure of 3.7% the highest forecast yet. Capital value growth for 2022 also showed an upwards trajectory in earlier forecasts and stood at 5.9% in Spring 2022. However, in the last two rounds of forecasting, there have been substantial downgrades and the average forecast is now -6.4%. This negative movement is also reflected in the 2022 total return forecast, with the most recent forecast of -2.3% significantly lower than the Spring-2022 outcome of 10.2%.

The 2023 forecasts demonstrate a downward shift over the last few quarters and the current set of projections are the lowest yet, by some margin. In the Summer-2022 figures, 2023 capital value growth turned negative for the first time and this downward trend has accelerated in the most recent forecasting round.

The five-year annualised forecasts have also weakened over the last year. The current total return forecast of 3.6% pa is some way behind the Autumn-2021 high of 7.1% pa

## All Property survey results by contributor type

(Forecasts in brackets are Summer 2022 comparisons)

### Property Advisors

9 (10) contributors	Rental Value Growth (%)			Capital Value Growth (%)			Total Return (%)		
	2022	2023	2022/26	2022	2023	2022/26	2022	2023	2022/26
Maximum	4.4 (4.9)	1.5 (2.9)	2.6 (3.0)	4.1 (7.2)	-1.4 (2.2)	2.1 (2.8)	7.9 (11.5)	3.7 (6.5)	6.0 (6.6)
Minimum	2.4 (2.5)	-0.7 (0.5)	0.9 (1.7)	-15.3 (1.8)	-7.9 (-2.5)	-2.7 (0.7)	-11.8 (3.7)	-2.8 (2.7)	2.2 (5.2)
Range	2.0 (2.4)	2.2 (2.4)	1.7 (1.4)	19.4 (5.4)	6.5 (4.7)	4.8 (2.1)	19.7 (7.8)	6.5 (3.8)	3.8 (1.4)
Median	3.8 (3.7)	0.6 (1.8)	1.8 (2.0)	-5.8 (4.8)	-2.7 (0.6)	-0.5 (2.1)	-2.0 (9.1)	1.4 (4.7)	4.1 (6.4)
Mean	<b>3.6 (3.6)</b>	<b>0.7 (1.8)</b>	<b>1.8 (2.1)</b>	<b>-5.9 (4.7)</b>	<b>-3.7 (0.2)</b>	<b>-0.4 (1.9)</b>	<b>-2.1 (8.5)</b>	<b>0.8 (4.6)</b>	<b>4.0 (6.2)</b>

### Fund Managers

8 (6) contributors	Rental Value Growth (%)			Capital Value Growth (%)			Total Return (%)		
	2022	2023	2022/26	2022	2023	2022/26	2022	2023	2022/26
Maximum	9.9 (7.3)	2.2 (1.9)	3.9 (3.0)	-5.1 (6.5)	-3.0 (0.1)	0.6 (2.5)	-1.2 (10.7)	1.6 (3.9)	4.8 (6.4)
Minimum	0.8 (0.7)	-4.0 (-3.2)	0.3 (0.3)	-15.3 (-5.0)	-24.8 (-12.8)	-4.1 (-2.7)	-11.2 (-0.3)	-18.7 (-7.7)	1.0 (2.4)
Range	9.1 (6.6)	6.2 (5.1)	3.6 (2.7)	10.2 (11.5)	21.8 (13.0)	4.7 (5.2)	10.0 (11.0)	20.3 (11.6)	3.8 (4.0)
Median	3.8 (3.3)	0.7 (1.4)	1.6 (1.9)	-6.2 (-3.1)	-10.4 (-4.2)	-2.8 (-0.8)	-1.9 (1.1)	-5.8 (0.1)	1.9 (3.5)
Mean	<b>4.2 (3.5)</b>	<b>0.1 (0.5)</b>	<b>1.7 (1.8)</b>	<b>-8.2 (-0.8)</b>	<b>-12.1 (-6.0)</b>	<b>-2.1 (-0.7)</b>	<b>-4.1 (3.5)</b>	<b>-7.4 (-1.5)</b>	<b>2.6 (3.8)</b>

### All Property forecasters

19 (19) contributors	Rental Value Growth (%)			Capital Value Growth (%)			Total Return (%)		
	2022	2023	2022/26	2022	2023	2022/26	2022	2023	2022/26
Maximum	9.9 (7.3)	2.2 (2.9)	3.9 (3.0)	4.1 (7.2)	3.0 (3.0)	2.7 (2.8)	7.9 (11.5)	7.4 (8.0)	7.1 (7.5)
Minimum	0.8 (0.7)	-4.0 (-3.2)	0.3 (0.3)	-15.3 (-5.0)	-24.8 (-12.8)	-4.1 (-2.7)	-11.8 (-0.3)	-18.7 (-7.7)	1.0 (2.4)
Range	9.1 (6.6)	6.2 (6.1)	3.6 (2.7)	19.4 (12.2)	27.8 (15.8)	6.8 (5.5)	19.7 (11.8)	26.1 (15.7)	6.1 (5.1)
Std. Dev.	1.7 (1.3)	1.4 (1.3)	0.8 (0.6)	5.0 (4.0)	6.7 (4.4)	1.8 (1.7)	5.2 (4.0)	6.5 (4.2)	1.6 (1.5)
Median	3.7 (3.3)	0.7 (1.5)	1.7 (1.9)	-5.8 (3.5)	-4.1 (0.1)	-0.8 (1.7)	-1.8 (7.7)	-0.1 (4.1)	3.7 (6.2)
Mean	<b>3.7 (3.4)</b>	<b>0.6 (1.3)</b>	<b>1.8 (2.0)</b>	<b>-6.4 (2.3)</b>	<b>-7.1 (-1.5)</b>	<b>-1.0 (1.1)</b>	<b>-2.3 (6.4)</b>	<b>-2.4 (3.0)</b>	<b>3.6 (5.5)</b>

#### Notes:

- Figures are subject to rounding and are forecasts of All Property or relevant segment Annual Index measures published by MSCI). These measures relate to standing investments only, meaning that the effects of transaction activity, developments and certain active management initiatives are specifically excluded.
- To qualify, forecasts must be generated within 13 weeks of the survey date (18 November 2022).
- Maximum: The strongest growth or return forecast in the survey under each heading.
- Minimum: The weakest growth or return forecast in the survey under each heading.
- Range: The difference between the maximum and minimum figures in the survey.
- Median: The middle forecast when all observations are ranked in order. The average of the middle two forecasts is taken where there is an even number of observations.
- Mean: The arithmetic mean of all forecasts in the survey under each heading. All views carry equal weight.
- Standard deviation: A statistical measure of the spread of forecasts around the mean. Calculated at the 'All forecaster' level only.

## Survey results by sector

### Office

19 forecasts	Rental Value Growth (%)				Capital Value Growth (%)				Total Return (%)			
	2022	2023	2024	2022/26	2022	2023	2024	2022/26	2022	2023	2024	2022/26
Maximum	6.5	1.5	2.1	2.9	1.5	3.0	7.9	2.7	5.7	7.2	12.6	6.8
Minimum	-2.3	-5.8	-2.6	-0.9	-14.3	-23.6	-3.5	-4.5	-10.8	-17.3	0.6	0.2
Range	8.8	7.3	4.7	3.8	15.8	26.6	11.4	7.2	16.5	24.5	12.0	6.6
Median	1.3	-0.5	0.0	0.8	-6.8	-4.5	0.2	-1.6	-3.1	-0.6	5.0	2.8
<b>Mean</b>	<b>1.4</b>	<b>-1.0</b>	<b>0.2</b>	<b>0.8</b>	<b>-7.2</b>	<b>-7.6</b>	<b>0.8</b>	<b>-1.8</b>	<b>-3.4</b>	<b>-3.3</b>	<b>5.4</b>	<b>2.7</b>

### Industrial

19 forecasts	Rental Value Growth (%)				Capital Value Growth (%)				Total Return (%)			
	2022	2023	2024	2022/26	2022	2023	2024	2022/26	2022	2023	2024	2022/26
Maximum	31.6	7.6	3.2	8.5	12.0	5.0	9.4	4.7	15.7	8.7	13.9	8.4
Minimum	5.0	0.0	0.7	2.1	-19.8	-27.1	-2.3	-4.6	-15.9	-21.1	1.3	0.1
Range	26.6	7.6	2.5	6.4	31.8	32.1	11.7	9.3	31.6	29.8	12.6	8.3
Median	9.3	2.8	2.1	3.7	-6.2	-4.4	2.1	-1.1	-3.2	-0.9	6.7	3.2
<b>Mean</b>	<b>10.1</b>	<b>3.1</b>	<b>2.1</b>	<b>3.9</b>	<b>-7.0</b>	<b>-6.8</b>	<b>2.9</b>	<b>-0.5</b>	<b>-3.5</b>	<b>-2.5</b>	<b>7.3</b>	<b>3.6</b>

### Standard Retail

19 forecasts	Rental Value Growth (%)				Capital Value Growth (%)				Total Return (%)			
	2022	2023	2024	2022/26	2022	2023	2024	2022/26	2022	2023	2024	2022/26
Maximum	0.0	1.0	3.5	2.5	-1.2	-0.7	7.8	1.8	3.7	5.2	12.0	6.8
Minimum	-3.0	-15.0	-2.0	-2.9	-17.3	-28.2	-3.7	-7.6	-13.7	-18.4	0.0	0.5
Range	3.0	16.0	5.5	5.4	16.1	27.5	11.5	9.4	17.4	23.6	12.0	6.3
Median	-1.9	-1.9	-0.1	-0.4	-7.1	-5.3	0.3	-1.3	-2.7	-1.5	5.6	3.3
<b>Mean</b>	<b>-1.7</b>	<b>-2.2</b>	<b>0.0</b>	<b>-0.3</b>	<b>-7.3</b>	<b>-8.6</b>	<b>1.0</b>	<b>-2.0</b>	<b>-2.9</b>	<b>-3.5</b>	<b>6.2</b>	<b>3.1</b>

### Shopping Centre

18 forecasts	Rental Value Growth (%)				Capital Value Growth (%)				Total Return (%)			
	2022	2023	2024	2022/26	2022	2023	2024	2022/26	2022	2023	2024	2022/26
Maximum	0.4	0.0	1.0	1.3	-2.9	-1.0	5.5	-0.3	4.7	6.8	11.7	7.3
Minimum	-2.5	-9.0	-2.1	-1.5	-17.4	-23.6	-6.0	-6.7	-12.1	-19.1	-0.3	-0.1
Range	2.9	9.0	3.1	2.8	14.5	22.6	11.5	6.4	16.8	25.9	12.0	7.4
Median	-1.0	-1.7	-0.2	-0.4	-6.8	-6.4	-0.4	-2.8	-1.7	-0.9	7.0	3.7
<b>Mean</b>	<b>-0.9</b>	<b>-2.2</b>	<b>-0.4</b>	<b>-0.4</b>	<b>-8.1</b>	<b>-8.0</b>	<b>-0.5</b>	<b>-2.9</b>	<b>-1.9</b>	<b>-1.3</b>	<b>6.6</b>	<b>3.9</b>

### Retail Warehouse

18 forecasts	Rental Value Growth (%)				Capital Value Growth (%)				Total Return (%)			
	2022	2023	2024	2022/26	2022	2023	2024	2022/26	2022	2023	2024	2022/26
Maximum	2.0	2.0	2.3	2.0	6.6	2.0	9.5	2.2	13.0	7.6	16.3	8.8
Minimum	-1.5	-7.5	-1.0	-1.0	-10.4	-24.0	-1.8	-4.2	-4.2	-16.5	4.4	2.5
Range	3.5	9.5	3.3	3.0	17.0	26.0	11.3	6.4	17.2	24.1	11.9	6.3
Median	0.8	-0.4	0.8	0.9	0.1	-6.3	1.5	0.4	7.1	-0.4	8.0	6.6
<b>Mean</b>	<b>0.7</b>	<b>-0.6</b>	<b>0.9</b>	<b>0.7</b>	<b>-1.0</b>	<b>-7.2</b>	<b>1.9</b>	<b>-0.1</b>	<b>5.2</b>	<b>-0.8</b>	<b>8.7</b>	<b>6.4</b>

### All Property

19 forecasts	Rental Value Growth (%)				Capital Value Growth (%)				Total Return (%)			
	2022	2023	2024	2022/26	2022	2023	2024	2022/26	2022	2023	2024	2022/26
Maximum	9.9	2.2	2.1	3.9	4.1	3.0	8.6	2.7	7.9	7.4	13.2	7.1
Minimum	0.8	-4.0	0.0	0.3	-15.3	-24.8	-2.8	-4.1	-11.8	-18.7	1.4	1.0
Range	9.1	6.2	2.1	3.6	19.4	27.8	11.4	6.8	19.7	26.1	11.8	6.1
Std. Dev.	1.7	1.4	0.6	0.8	5.0	6.7	2.6	1.8	5.2	6.5	2.7	1.6
Median	3.7	0.7	1.1	1.7	-5.8	-4.1	1.4	-0.8	-1.8	-0.1	6.1	3.7
<b>Mean</b>	<b>3.7</b>	<b>0.6</b>	<b>1.1</b>	<b>1.8</b>	<b>-6.4</b>	<b>-7.1</b>	<b>1.9</b>	<b>-1.0</b>	<b>-2.3</b>	<b>-2.4</b>	<b>6.8</b>	<b>3.6</b>



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If your organisation wishes to contribute to future surveys, please contact IPF CEO, Sue Forster at [sforster@ipf.org.uk](mailto:sforster@ipf.org.uk).

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# RESEARCH

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