



MAY 2022

RESEARCH

Spring 2022 Survey of Independent Forecasts for UK Commercial Property Investment



COMMISSIONED BY THE IPF RESEARCH PROGRAMME

UK Consensus Forecasts

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:



The Investment Property Forum Consensus Forecasts Spring 2022 Survey of Independent Forecasts for UK Commercial Property Investment – May 2022

This is the second survey of 2022, with 21 organisations contributing data. Forecasts were generated between late-March and mid-May 2022, of which 13 were produced within two weeks of the 13 May survey date.

Headline results

The **2022 All Property average rental growth** rate of 3.2% for the year represents an improvement of 70bps from February's 2.5%. At the sector level, Industrials attracted the greatest increase in average projections, of 224bps, to 7.8%, followed by Retail Warehouses (up 77bps to 1.1%), Shopping Centres (up 63bps to -2.1%) and Standard Retail (up 37bps to -2.2%). Only the Office sector registered a fall over the quarter – declining by 17bps to 1.1% growth.

The current year's **capital value growth** average forecast for All Property rose 188bps, to **5.9%** (from 4.1% previously). The Industrial and Retail Warehouse averages improved by almost 350bps, to 12.0% and 7.0% respectively. Standard Retail (up 60bps to -0.3%) and Shopping Centres (up 21bps to -2.5%) recorded much more modest uplifts. Mirroring the rental growth forecasts, Offices were the only sector to record a quarter-on-quarter reduction of 86bps, with growth falling from 1.9% to 1.0%.

2022 total return forecasts increased across all sectors over the quarter, with the exception of Offices, and currently range from 15.8% for Industrials to 3.6% for Shopping Centres (12.3% and 3.0% formerly). The Office sector recorded 5.0%, down from 5.9%. The **All Property average** forecast now stands at **10.2%**, from 8.6% in November.

For **2023**, there is a small negative movement in expectations for the **All Property rental growth** average, which is 27bps lower than three months ago, at **1.9%**. Offices (including those in central London), Standard Retail and Retail Warehouses all recorded lower growth expectations, while there were more positive views of rental growth in the Industrial and Shopping Centre sectors. The change in forecasts is generally minimal, with the exception of the Office sector. City Office rental growth forecasts fell from 1.8% to 0.8%, the most significant adjustment.

The 2023 **All Property capital growth** figure reflected the decline in rental growth expectations, falling to **1.2%** (from 1.9% in February). This is the weakest outlook for 2023 since February 2020. All sectors, with the exception of Industrial, had lower growth expectations. The capital value growth forecast for Offices was reduced from 0.9% growth to 0.5% decline. The retail sectors had more modest downgrades, while the positive growth expectation of 3.5% for Industrial was in line with last quarter. Shopping Centre values are expected to fall by 1.7%, the most pessimistic view of all the sectors.

Mirroring the capital value projections, the **2023 All Property total return** forecast also recorded a significant decline, from 6.2% to **5.3%**. Again, this is the weakest 2023 outlook produced since February 2020.

From 2023 onwards, average **All Property rental growth** forecasts are stable, at just below 2.0% each year. **All Property capital growth** projections are expected to decline marginally from **1.2% to 0.7%** between **2023 to 2024** then remain at **0.7%** for the rest of the forecast period.

After the current year, the **All Property total return** forecasts demonstrate a shallow decline across the subsequent four years, from **5.3% in 2023** to **4.8% in 2025 and 2026**.

The table below shows the evolution of the average All Property forecasts from May 2020, close to the start of the pandemic, for the current year and 2023, as well as the annualised five-year averages.

Evolution of All Property Forecasts, February 2020 – February 2022 (%)

	May-20	Aug-20	Nov-20	Feb-21	May-21	Aug-21	Nov-21	Feb-22	May-22
2022									
Rental Value Growth	0.8	0.7	0.8	0.4	0.9	1.2	1.6	2.5	3.2
Capital Value Growth	2.9	2.0	2.3	1.8	2.3	2.3	2.9	4.1	5.9
Total Return	7.9	7.2	7.1	6.6	6.9	6.7	7.4	8.6	10.2
2023									
Rental Value Growth	1.2	1.5	1.5	1.4	1.7	1.6	1.8	2.1	1.9
Capital Value Growth	1.6	2.0	1.9	1.8	1.9	1.7	2.0	1.9	1.2
Total Return	6.6	7.0	6.8	6.7	6.4	6.2	6.4	6.2	5.3
5-Year Annualised (% pa)									
Rental Value Growth	-0.8	-0.5	-0.7	0.4	0.8	1.1	1.5	2.0	2.1
Capital Value Growth	-1.3	-1.8	-1.5	0.8	1.2	1.7	2.5	1.8	1.8
Total Return	3.6	3.2	3.3	5.6	5.8	6.3	7.1	6.2	6.0

Summary Results

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	1.1	0.7	1.3	1.3	1.0	-0.5	0.1	0.4	5.0	3.5	4.2	4.5
Industrial	7.8	4.3	3.0	4.0	12.0	3.5	1.6	3.7	15.8	7.0	5.1	7.2
Standard Retail	-2.2	-0.7	0.4	-0.1	-0.3	-0.9	0.1	0.0	4.1	3.3	4.6	4.5
Shopping Centre	-2.1	-1.0	0.0	-0.4	-2.5	-1.7	-0.7	-1.1	3.6	4.4	5.7	5.2
Retail Warehouse	1.1	0.7	1.1	1.0	7.0	0.5	0.0	1.5	13.2	6.3	5.9	7.5
All Property	3.2	1.9	1.8	2.1	5.9	1.2	0.7	1.8	10.2	5.3	4.9	6.0
West End office	1.4	1.3	1.9	1.8	2.4	0.2	0.7	1.3	5.7	3.4	4.0	4.6
City office	1.2	0.8	1.5	1.4	2.5	-0.1	0.6	1.0	6.0	3.5	4.2	4.6
Office (all)	1.1	0.7	1.3	1.3	1.0	-0.5	0.1	0.4	5.0	3.5	4.2	4.5

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
March (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
April (7)	3.2	1.9	1.7	2.0	5.6	1.5	0.6	1.6	9.8	5.4	4.5	5.6
May (13)	3.3	1.8	1.8	2.1	6.4	0.9	0.8	1.9	10.7	5.1	5.0	6.2
All Forecasters (21)	3.2	1.9	1.8	2.1	5.9	1.2	0.7	1.8	10.2	5.3	4.9	6.0

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

Survey contributors

Twenty-one organisations contributed to this quarter's forecasts, comprising 10 Property Advisors and Research Consultancies, nine Fund Managers and two Others¹.

Full All Property forecasts for all periods were received from 21 contributors. Full sector forecasts for all periods were received from 21 contributors, and full West End and City sub-office sector forecasts from 17 contributors. All forecasts were generated within eight weeks of the survey date (13 May 2022). Named contributors appear on the final page of this report.

Notes

Sector figures are not analysed by contributor type – all figures presented are at the All-Forecaster level.

Consensus forecasts further the objective of the Investment Property Forum (IPF) to enhance the efficiency of the market. The IPF is extremely grateful for the continuing support of the contributors, including those noted on the last page of this publication. This report is only possible thanks to the provision of these individual forecasts.

If your organisation wishes to contribute to future surveys, please contact IPF Office at ipfoffice@ipf.org.uk

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

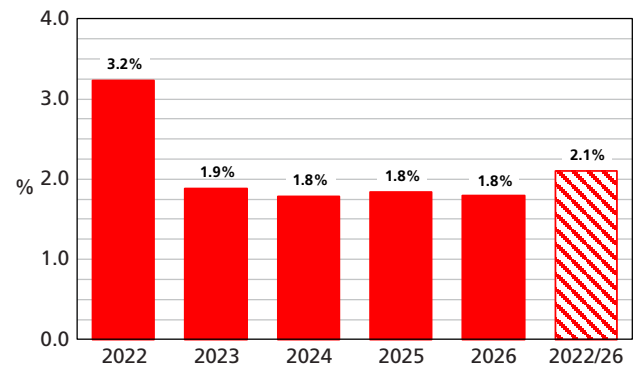
Rental Value Growth Forecasts

All Property rental value growth forecasts

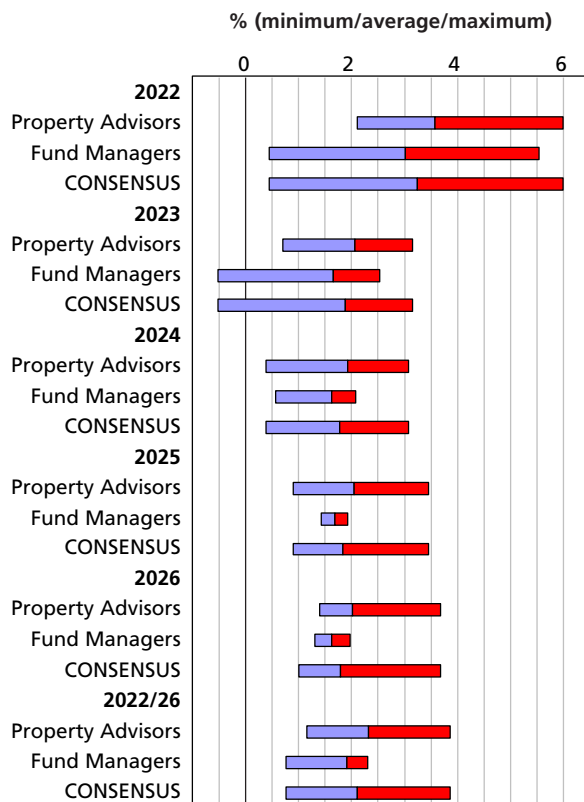
The 2022 rental growth forecast has had a significant uplift from February, with an increase of 70bps to 3.2%. However, the forecasts for the subsequent two years have been downgraded, albeit more modestly, to 1.9% (previously 2.1%) and 1.8% (from 2.0%).

The 2025 and 2026 figures are in line with those from the preceding survey.

There is a very marginal upgrade in the five-year annualised figure to 2.1% 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. Ten Property Advisors and nine 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.

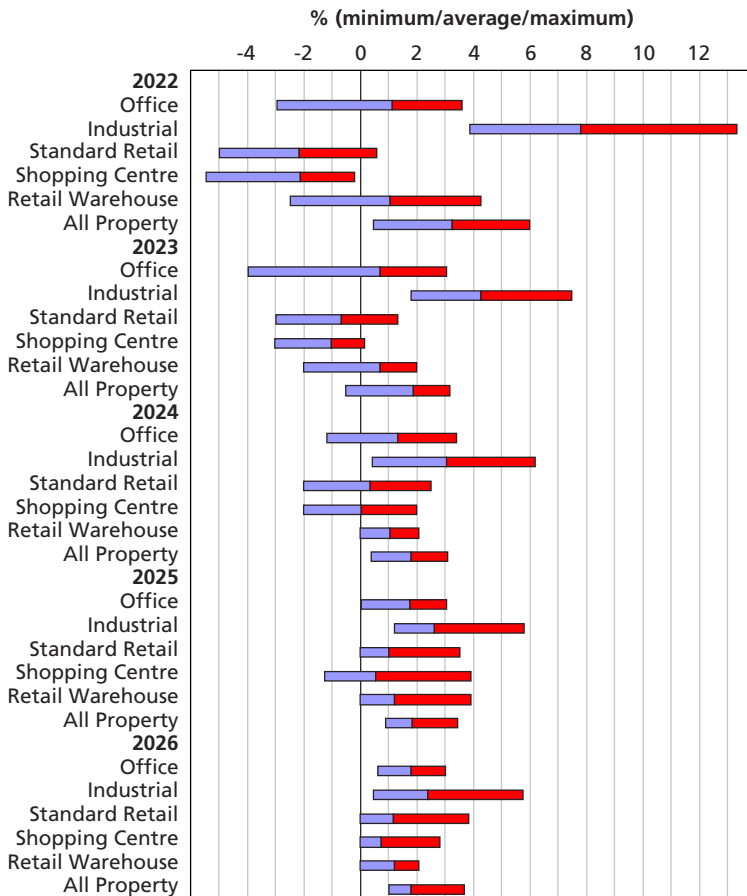
Across all time periods, Property Advisors have a more optimistic outlook than Fund Managers, in terms of rental growth prospects. This is particularly true in 2022, where the average forecast from Property Advisors is 3.6%, 57bps higher than the corresponding Fund Manager prediction of 3.0%. Over the annualised five-year period, the average growth forecast from Property Advisors of 2.3% pa is 40bps higher than the corresponding figure from Fund Managers.

In 2022 and 2023, Fund Managers have a more significant range of forecast views compared to Property Advisors. In subsequent years, by contrast, there is much closer agreement among Fund Managers over rental growth outcomes.

N.B. Two 'Other' contributors returned data in addition to those of 10 Property Advisors and nine Fund Managers.

Rental Value Growth Forecasts (2)

Sector rental value growth annual forecasts



While there is an uplift in the All Property average forecast in 2022, compared to last quarter, views have narrowed with the range around the average declining from 9.7% to 5.5%.

Industrial is the only sector with positive rental growth projections from all contributors, the lowest being 3.9%. In contrast, all contributors forecast some level of rental value weakening in the Shopping Centre sector, with figures ranging from 0.2% to 5.5% rental decline.

There is a much closer range of forecasts in subsequent years, compared with the current year, although there is wider disagreement with the Office forecasts in 2023.

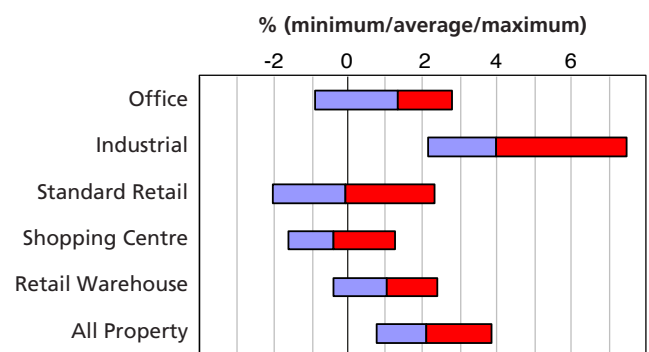
In general, the Industrial sector has the broadest range of rental growth outcomes, although there are no forecasts of rental decline across any year.

Sector rental value growth five-year average forecasts

The All Property rolling five-year average has risen marginally to 2.1% pa currently, from 2.0% pa in February.

The Industrial average has risen 62bps, to 4.0% pa, largely as the result of the significant upgrade in the 2022 forecast. The three retail sectors have all had minor increases to their average five-year forecasts, of between 12 and 20bps per annum.

Only the Office market forecast has been downgraded, from 1.6% to 1.3% pa.

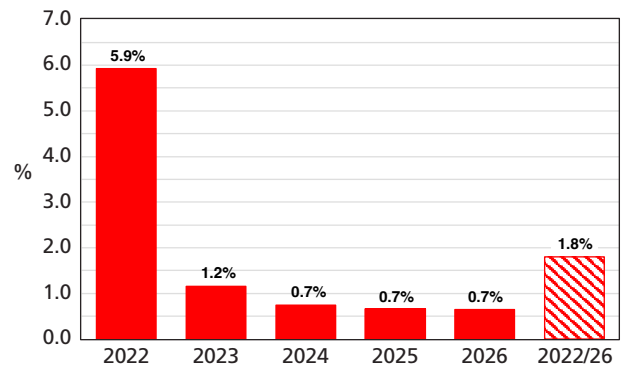


Capital Value Growth Forecasts

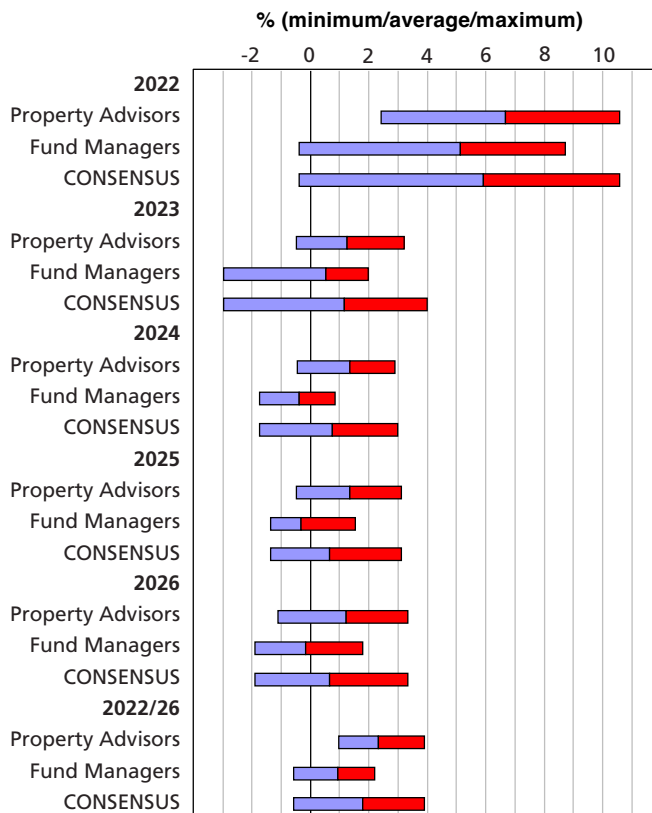
All Property average capital value growth forecasts

Over the quarter, the 2022 average forecast has improved by a significant 188bps, to 5.9% (previously 4.1%). However, across the ensuing years, projections are weaker than in February, albeit to a more modest extent. The most substantial downgrade is in 2023, with a 70bps downgrade resulting in a forecast of 1.2%.

The five-year annualised forecast of 1.8% pa is in line with the previous survey.



Capital value growth forecasts by contributor



For the current year, the average Property Advisor forecast has risen over the quarter by just over 300bps to 6.7%, while Fund Manager forecasts have increased by a more modest 89bps to 5.1%. This is a much wider disparity in views than in February, when they were 3.7% and 4.3% respectively.

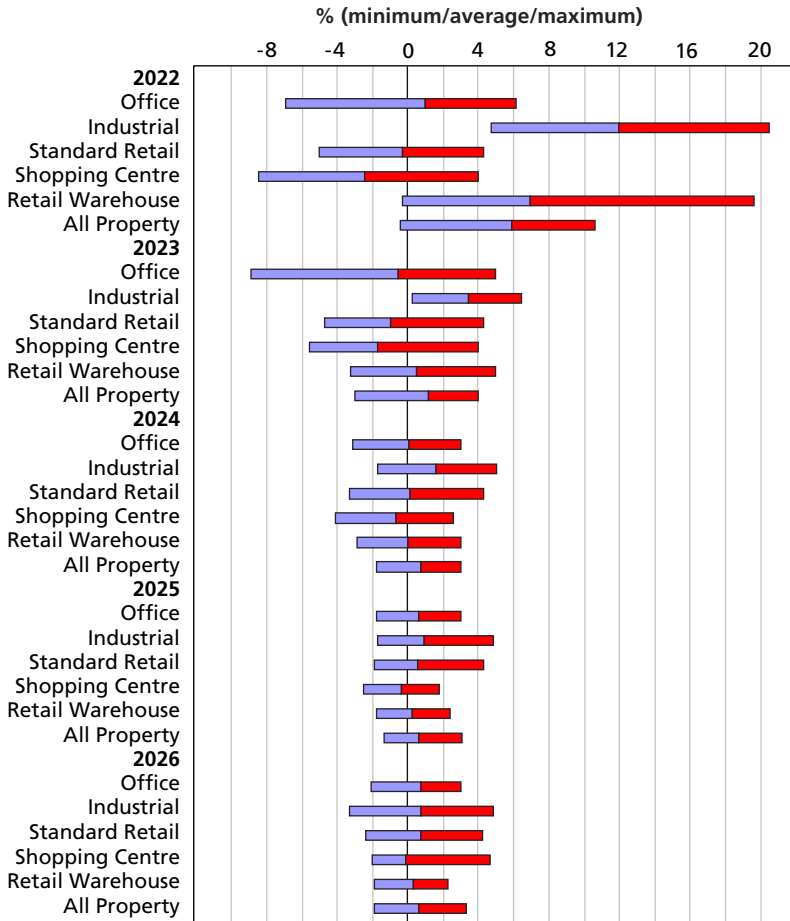
This strengthening of sentiment does not extend to 2023, where averages are lower than in the last quarter. Property Advisors have lowered their expectations by 69bps and Fund Managers by 87bps, to 1.2% and 0.5% respectively.

Across each survey year, average Property Advisor forecasts are higher than those of Fund Managers. This has resulted in a five-year annualised projection of 2.3% pa from Property Advisors compared to just 0.9% pa from Fund Managers.

N.B. Two 'Other' contributors returned data in addition to those of 10 Property Advisors and nine Fund Managers.

Capital Value Growth Forecasts (2)

Sector capital value growth annual forecasts



The only 2022 sector average to fall over the quarter is that of Offices (down 86bps to 1.0%). In contrast, the average growth rates for Industrials have risen 348bps to 12.0%. Retail Warehouses have also had a similar improvement with the 2022 projection doubling from 3.5% to 7.0%, generated by a significant downward shift in yields.

Standard Retail and Shopping Centre average forecasts have had more modest uplifts of 60bps and 21bps, although there is still an expectation of capital value decline for both sectors (-0.3% and -2.5% respectively).

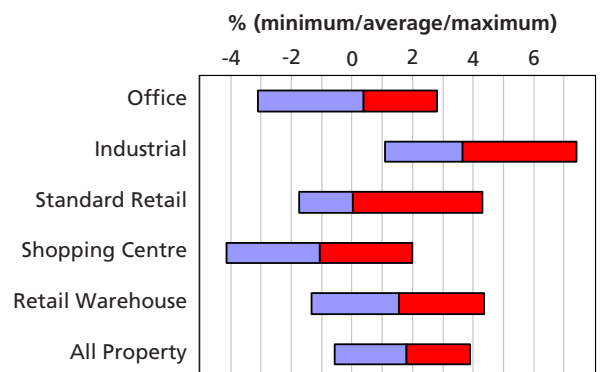
High levels of uncertainty persist in relation to the current year's projections, particularly for Retail Warehouses and Industrials. All contributors forecast positive capital value growth for Industrials, ranging from 20.5% down to 4.7%. Retail warehouses have a nearly 20% range, from 19.6% growth to a 0.3% capital decline.

Other than for Offices (with a range of 13.8% in 2023), views converge significantly from 2023 onwards and there is limited variation in the averages and ranges across the sectors for the rest of the forecast period.

Sector capital value growth five-year forecasts

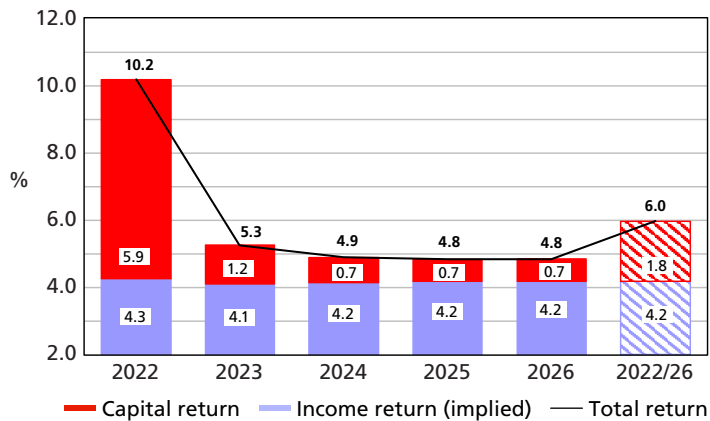
Compared to last quarter, there is no change in the average capital value growth five-year annualised forecast at 1.8% pa. This does mask some disparities at sector level. Forecasts for Retail Warehouse (up 60bps), Industrial (up 40bps) and Standard Retail (up 12bps) have strengthened. In contrast, Office and Shopping Centre figures have declined, by 70bps and 11bps respectively.

There is, however, greater uncertainty around these forecasts with a range of 4.5%, compared to 3.7% last quarter.



Total Return Forecasts

All Property total return forecasts



The 2022 All Property average total return has risen more than 160bps over the quarter (from 8.6% in February) although projections for the next four years have weakened, with the greatest downgrade, of nearly 100bps, in 2023.

Despite the anticipated improvement in the current year's forecast, the weaker forecasts over the subsequent period have resulted in a modest 24bps decline in the five-year average to 6.0% pa (6.2% pa previously).

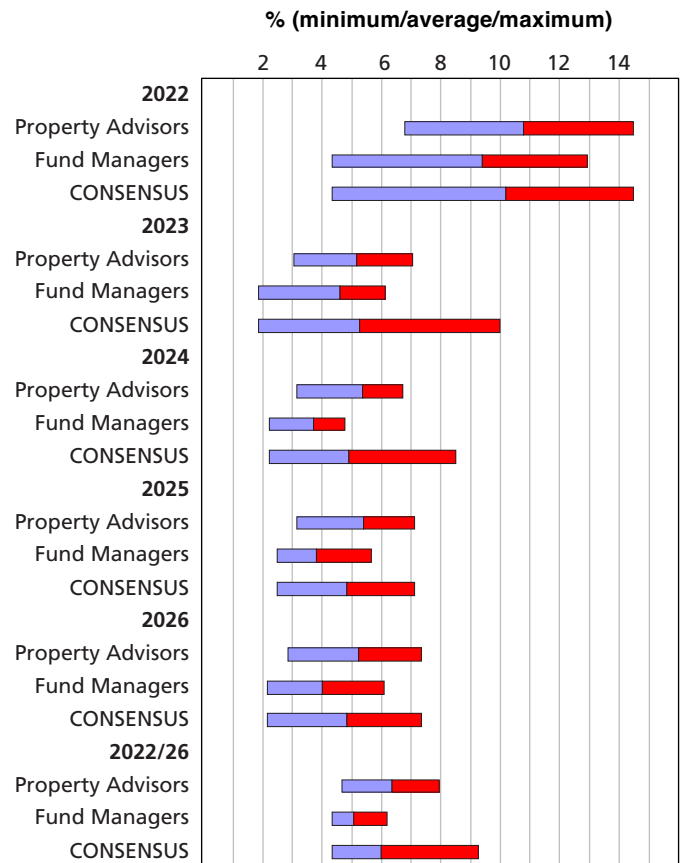
Contributors All Property total return forecasts

Both sets of 2022 forecasts are higher than three months ago, with averages of 10.8% and 9.4% for Property Advisors and Fund Managers respectively. This represents a 287bps increase in Property Advisors' views, but only a 43bps rise in Fund Managers' predictions. Property Advisors have become significantly more optimistic about 2022 than Fund Managers.

There is less uncertainty around the Property Advisors' forecasts, than with the Fund Managers', with a range of 7.7% compared to 8.6%.

Across subsequent years, both groups' average forecasts are lower than in the previous quarter. However, while there is a marked decrease across all years from Fund Managers, Property Advisors views have only been significantly downgraded in 2023.

Across the five-year period, there is more certainty around the Fund Manager forecasts, with a lower range, although the Consensus forecast has a more substantial span than both contributor types over the annualised period.



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

Total Return Forecasts (2)

Sector total return annual forecasts



Total return averages for 2022 have risen for all sectors, with the exception of Offices. Retail Warehouses and Industrials have had the most significant gains of 354bps and 347bps, returning 15.8% and 13.2% respectively. The range around the Retail Warehouse result is particularly significant at 21.1%. The average 2022 returns for Offices (5.0%), Standard Retail (4.1%) and Shopping Centres (3.6%) are much more modest.

In 2023, expectations are for Industrials to again outperform other sectors, followed by Retail Warehouses. From 2024, Industrial performance will weaken against other sectors and, in 2025 and 2026, it will underperform all other markets.

Retail Warehouses are expected to be the top performing sector in 2024, 2025 and 2026 (in line with Shopping Centres in 2026). Standard Retail will lag the All Property average for all years with the exception of 2026.

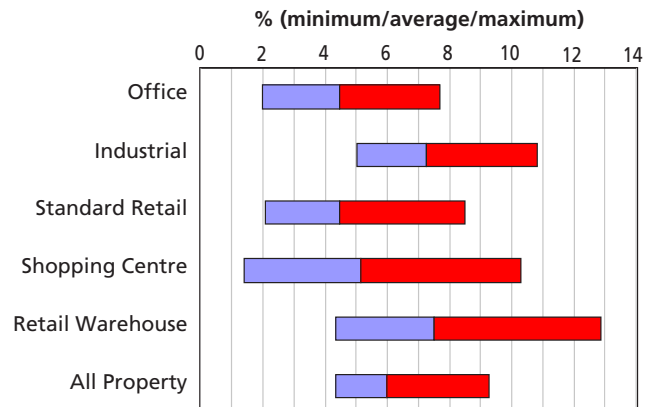
Offices are forecast to underperform over the next three years before recovering to close to the All Property average in later years.

Sector total return five-year Forecasts

The five-year all property annualised forecast has been downgraded marginally by 24bps, from the last quarter, to 6.0% pa.

The office projection has taken the greatest hit, losing 67bps to stand at 4.5% pa. In contrast, Industrial, Shopping Centre and Retail Warehouse forecasts have all strengthened, with Retail Warehouses the most attractive sector over the five-year period with a return of 7.5% pa, closely followed by Industrial with 7.2% pa.

The range around the All Property forecast is similar to February with little difference in the average minimum and maximum return forecasts from the previous report.



Central London Office Forecasts

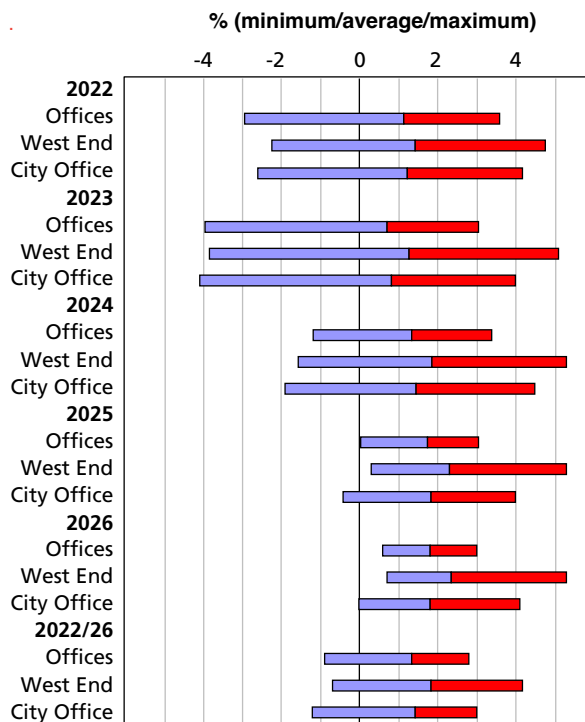
Central London offices

In its latest central London office market overview², JLL reported that “momentum in the leasing market continued into the first three months of 2022”. Across the market, 2.4 million sq ft of space was let with a further 3.2 million sq ft under offer, the highest level since the start of the pandemic and more than double the same three months of 2021.

There was only a minimal increase in supply during the quarter as several speculative developments were finalised. The majority of completed schemes were refurbished space, which contributed to an uplift in vacancy levels.

Investment across central London reached £4.9 billion, “a historic first quarter high”, with a further £5.1 billion under offer. Turnover was 69% above the 10-year Q1 average and three times higher than the volumes seen at the same period in 2021.

Rental value growth



There is a reduction in the range of 2022 forecasts, compared to three months ago. This is particularly true for the City market, where the maximum forecast is 4.2% (down from 6.0%) and the minimum forecast is -2.2% (up from -2.5%). The average forecast for West End and City has declined to 1.4% and 1.2% respectively. They both recorded 1.9% in the last report.

There is most uncertainty around the 2023 central London forecasts, which range from close to -4.0% to 5.0%. Rental growth for the year is expected to weaken marginally to 1.3% for West End and 0.8% for City, before strengthening modestly in 2024 and 2025.

The five-year annualised rental growth forecasts are marginally weaker than in February.

The West End and City markets are expected to outperform the wider office market in each year, with the exception of 2026 when City growth will mirror the wider market. However, both markets are expected to underperform All Property in the next two years, although West End is anticipated to outperform from 2024 onwards.

² JLL Q1 2022 Central London office market report: <https://www.jll.co.uk/en/trends-and-insights/research/q1-2022-central-london-office-market-report>

Central London Office Forecasts (2)

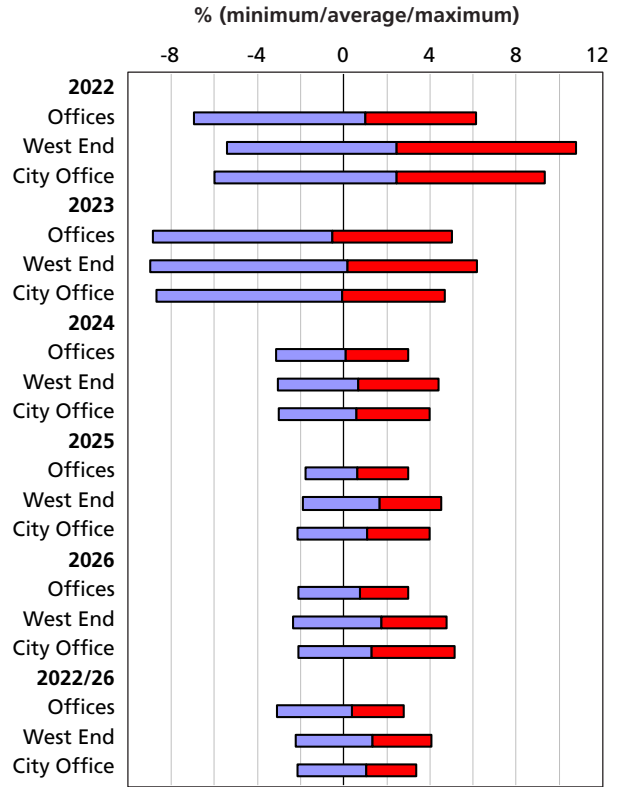
Capital value growth

Forecasts for 2022 and 2023 demonstrate a wide range of results, with a span of 16.2% for West End and 15.3% for City for 2022, although this has narrowed since February. Growth expectations for the year have fallen significantly for the West End market, from 3.6% to 2.4%. City forecasts have also declined, although to a much lesser extent, from 2.7% to 2.5%.

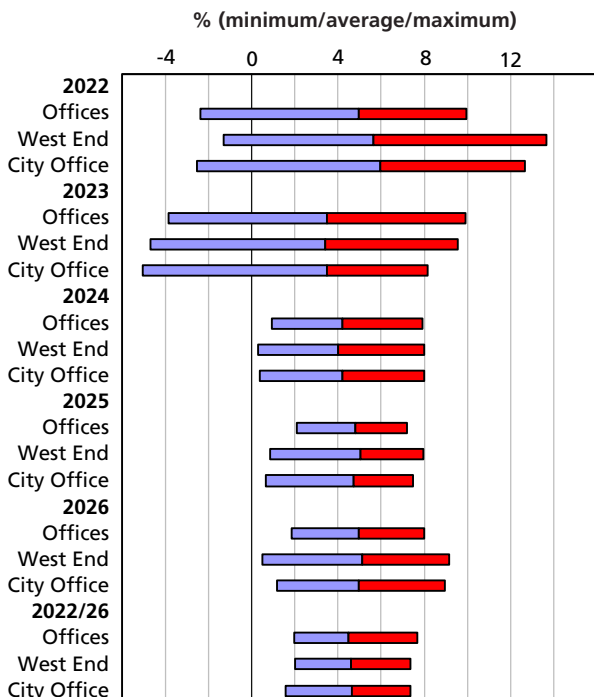
Significant downgrades have been made to both 2023 forecasts, with expectations lowered by 147bps for West End and 123bps for City. Values in the West End market are expected to grow by just 0.2% and City values are expected to decline by 0.1%.

In subsequent years, there is a modest year-on-year improvement in capital value growth for each market and spreads are noticeably less extensive. The 2025 and 2026 forecasts are modest upgrades on the expectations from last quarter.

Despite the improvement in the average forecasts across the forecast period, some negative capital growth expectations persist in each year surveyed.



Total returns



Both the West End and City 2022 return forecasts have been downgraded over the quarter, to 5.7% and 6.0% respectively, reflecting the decline in capital value growth. There is a significant range of forecasts around both averages.

The outlook for 2023 and 2024 has also weakened since February. In 2023, average returns of 3.4% for the West End and 3.5% for City are anticipated. Forecasts in 2024 are expected to tick up from the previous year, to 4.0% and 4.2% respectively, and strengthen further in 2025.

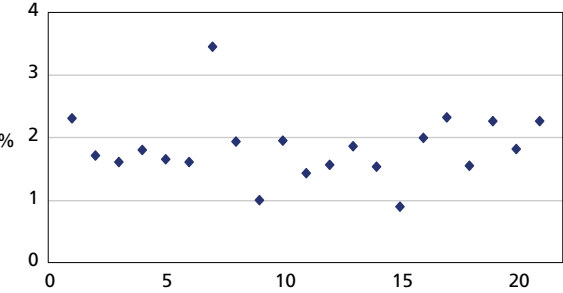
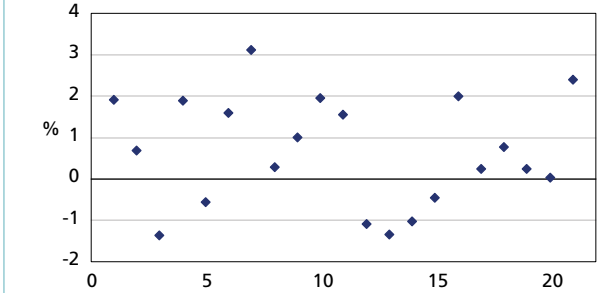
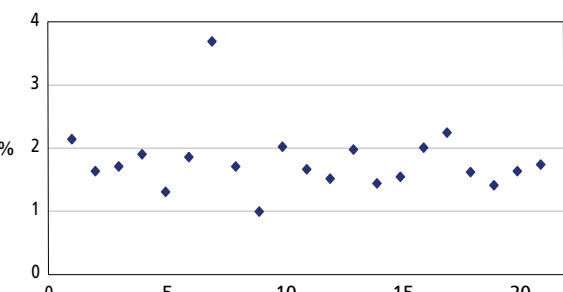
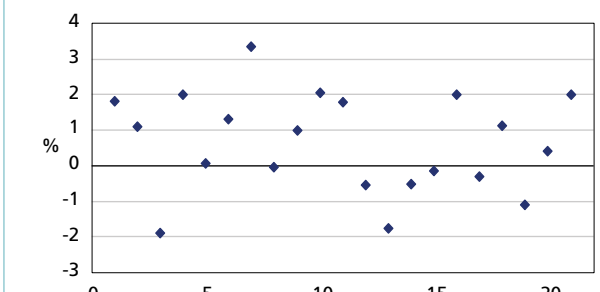
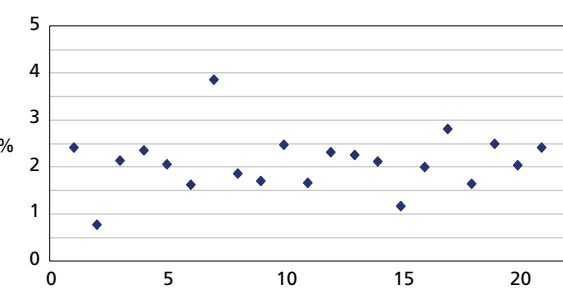
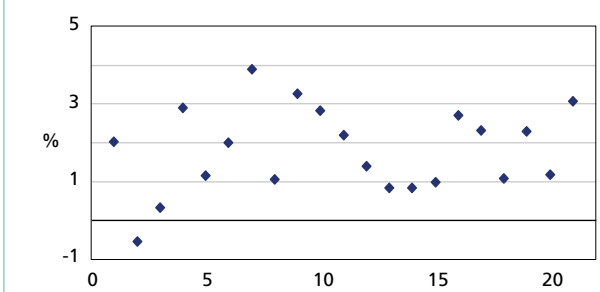
Both central London office markets are forecast to outperform the wider office market in 2022, although in the ensuing two years, the City will outperform while the West End will fall behind. Over a five-year annualised period, the forecasts for the central London office markets and the wider office sector will be almost identical, at close to 4.5% pa.

Distribution of Forecasts

The scatter charts record forecasts of **All Property** rental value and capital value growth and total return forecasts for the **Spring 2022** survey. Contributor projections are included in random order so that individual forecasts cannot be identified. Previous quarter's mean forecasts (February 2022) appear in brackets.

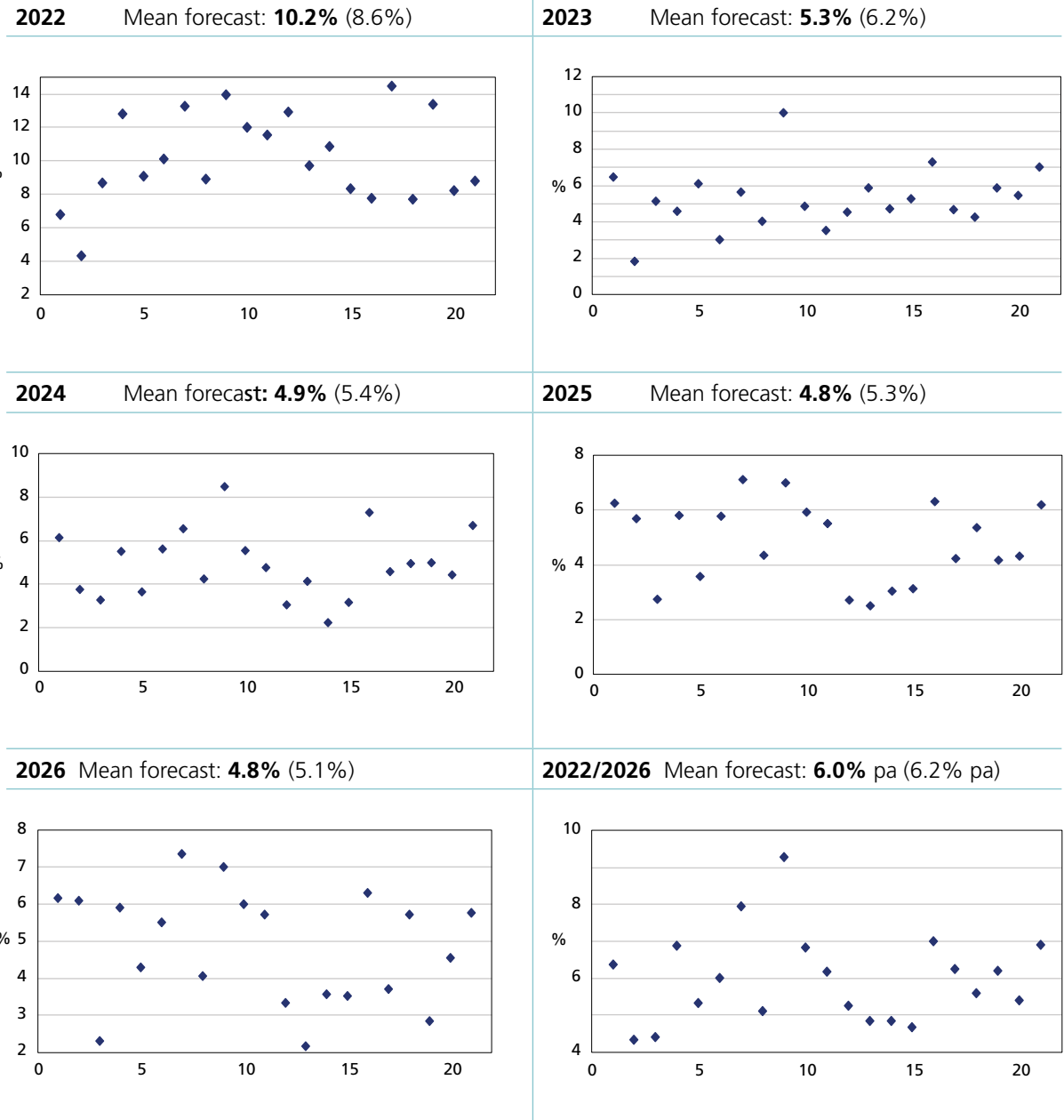
Rental Value Growth (% pa)		Capital Value Growth (% pa)	
2022	Mean Forecast: 3.2% (2.5%)	2022	Mean Forecast: 5.9% (4.1%)
2023	Mean Forecast: 1.9% (2.1%)	2023	Mean Forecast: 1.2% (1.9%)
2024	Mean Forecast: 1.8% (2.0%)	2024	Mean Forecast: 0.7% (1.1%)

Distribution of Forecasts (2)

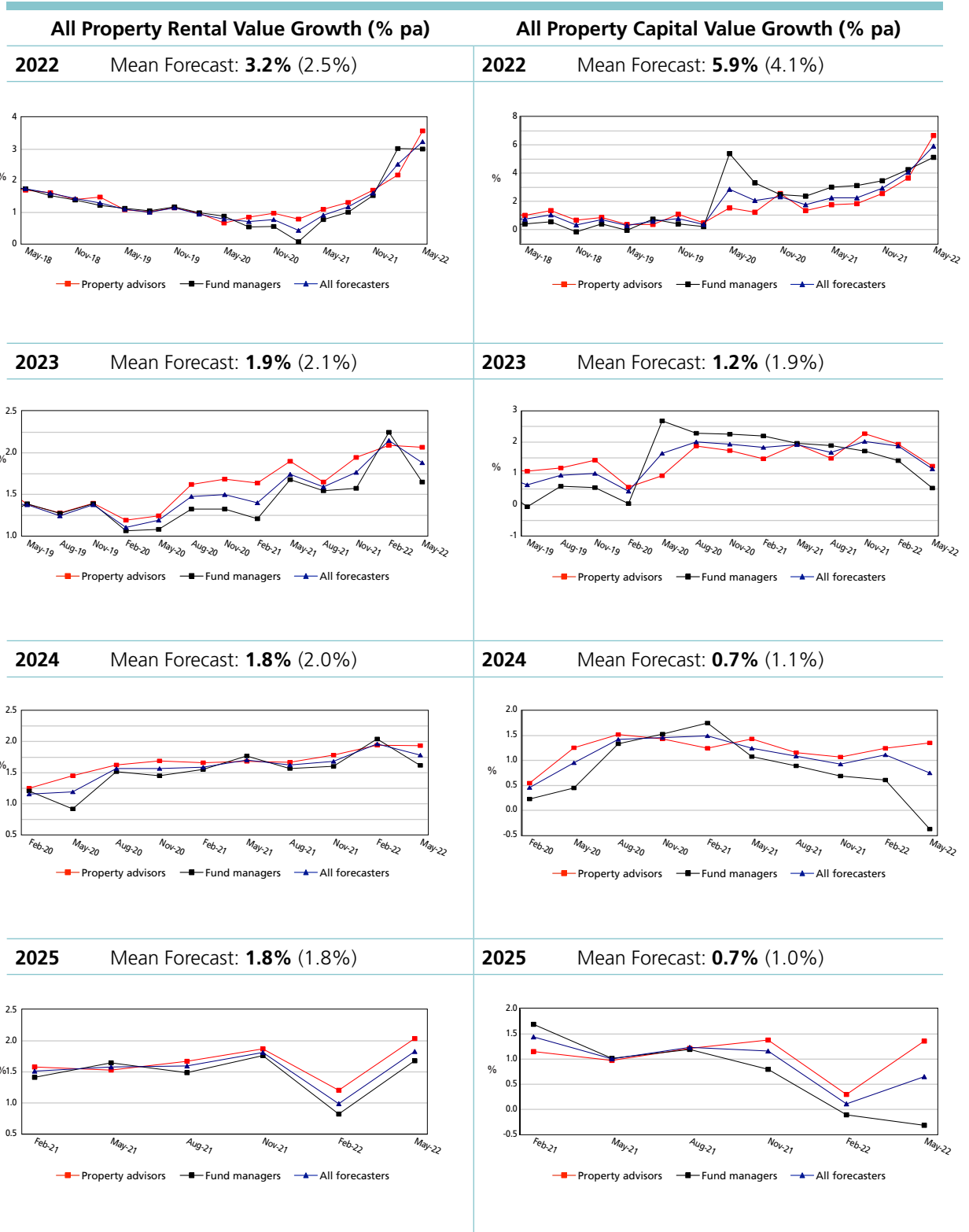
Rental Value Growth (% pa)	Capital Value Growth (% pa)
<p>2025 Mean Forecast: 1.8% (1.8%)</p> 	<p>2025 Mean Forecast: 0.7% (1.0%)</p> 
<p>2026 Mean Forecast: 1.8% (1.7%)</p> 	<p>2026 Mean Forecast: 0.7% (0.9%)</p> 
<p>2022/2026 Mean forecast: 2.1% pa (2.0% pa)</p> 	<p>2022/2026 Mean forecast: 1.8% pa (1.8% pa)</p> 

Distribution of Forecasts (3)

All Property Total Returns (% pa)

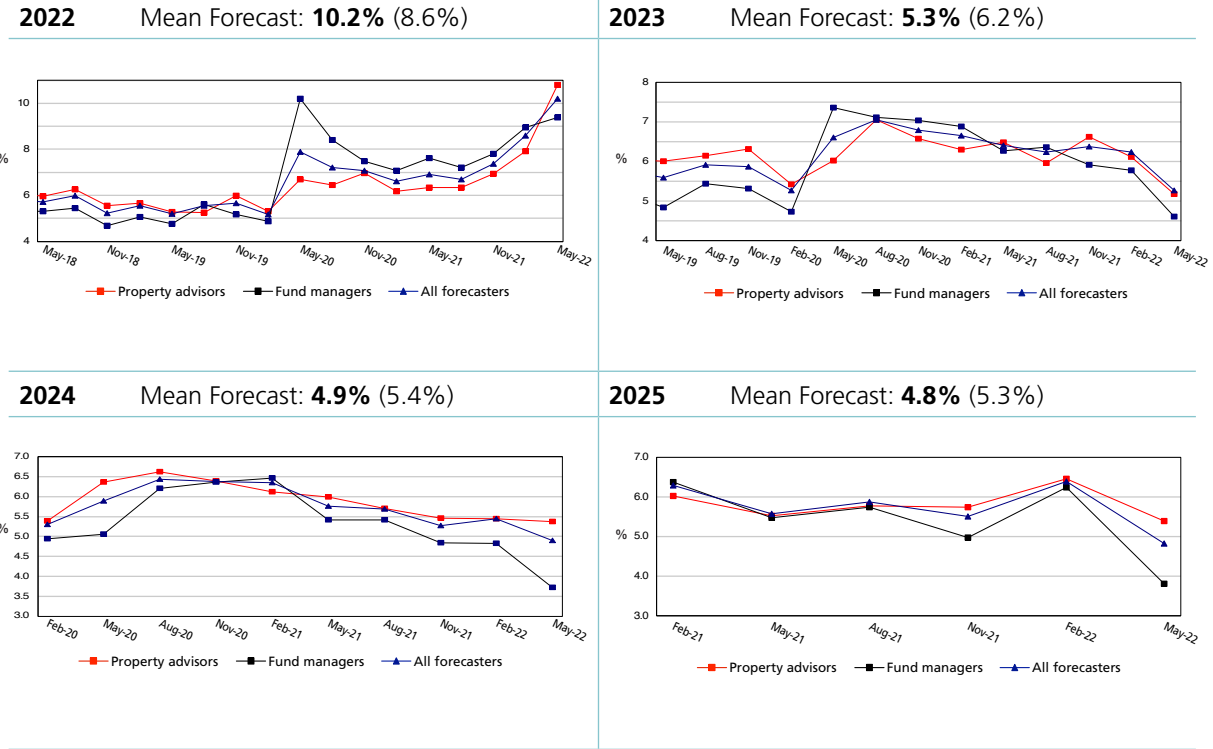


Evolution of the All Property Consensus



Evolution of the consensus (2)

All Property Total Returns (% pa)



All Property Survey Results by Contributor Type

(Forecasts in brackets are February 2022 comparisons)

Property Advisors

10 (9) contributors	Rental Value Growth (%)						Capital Value Growth (%)						Total Return (%)					
	2022		2023		2022/26		2022		2023		2022/26		2022		2023		2022/26	
Maximum	6.0	(3.0)	3.2	(3.0)	3.9	(2.4)	10.6	(7.1)	3.2	(3.3)	3.9	(2.9)	14.5	(10.8)	7.0	(7.4)	7.9	(6.9)
Minimum	2.1	(1.4)	0.7	(0.4)	1.2	(1.0)	2.4	(1.8)	-0.5	(-0.1)	1.0	(0.4)	6.8	(6.0)	3.1	(3.8)	4.7	(4.3)
Range	3.9	(1.6)	2.5	(2.6)	2.7	(1.5)	8.2	(5.3)	3.7	(3.3)	2.9	(2.5)	7.7	(4.8)	4.0	(3.6)	3.3	(2.5)
Median	3.4	(2.3)	2.3	(2.3)	2.4	(2.1)	7.0	(3.8)	1.3	(2.6)	2.3	(2.4)	11.1	(8.2)	5.1	(6.8)	6.3	(6.7)
Mean	3.6	(2.2)	2.1	(2.1)	2.3	(2.0)	6.7	(3.7)	1.2	(1.9)	2.3	(2.0)	10.8	(7.9)	5.2	(6.1)	6.4	(6.2)

Fund Managers

9 (8) contributors	Rental Value Growth (%)						Capital Value Growth (%)						Total Return (%)					
	2022		2023		2022/26		2022		2023		2022/26		2022		2023		2022/26	
Maximum	5.5	(10.0)	2.5	(5.0)	2.3	(4.6)	8.7	(8.2)	2.0	(4.0)	2.2	(3.6)	12.9	(12.4)	6.1	(10.0)	6.2	(9.2)
Minimum	0.4	(0.3)	-0.5	(0.0)	0.8	(1.0)	-0.4	(0.1)	-3.0	(-1.5)	-0.6	(-0.1)	4.3	(4.8)	1.9	(3.2)	4.3	(4.6)
Range	5.1	(9.7)	3.0	(5.0)	1.5	(3.6)	9.1	(8.0)	5.0	(5.5)	2.8	(3.7)	8.6	(7.6)	4.3	(6.8)	1.9	(4.6)
Median	3.2	(2.3)	2.0	(2.1)	2.1	(1.8)	4.9	(3.8)	0.8	(1.3)	1.1	(1.3)	9.1	(8.6)	4.8	(5.5)	5.1	(5.2)
Mean	3.0	(3.0)	1.6	(2.3)	1.9	(2.1)	5.1	(4.3)	0.5	(1.4)	0.9	(1.4)	9.4	(9.0)	4.6	(5.8)	5.1	(5.7)

All Property forecasters

21 (19) contributors	Rental Value Growth (%)						Capital Value Growth (%)						Total Return (%)					
	2022		2023		2022/26		2022		2023		2022/26		2022		2023		2022/26	
Maximum	6.0	(10.0)	3.2	(5.0)	3.9	(4.6)	10.6	(8.2)	4.0	(4.0)	3.9	(3.6)	14.5	(13.0)	10.0	(10.0)	9.3	(9.2)
Minimum	0.4	(0.3)	-0.5	(0.0)	0.8	(1.0)	-0.4	(0.1)	-3.0	(-1.5)	-0.6	(-0.1)	4.3	(4.8)	1.9	(3.2)	4.3	(4.3)
Range	5.5	(9.7)	3.7	(5.0)	3.1	(3.6)	11.0	(8.0)	7.0	(5.5)	4.5	(3.7)	10.2	(8.2)	8.1	(6.8)	4.9	(4.9)
Std. Dev.	1.3	(1.9)	0.8	(1.0)	0.6	(0.8)	2.6	(2.1)	1.5	(1.4)	1.1	(1.0)	2.6	(2.3)	1.6	(1.8)	1.2	(1.4)
Median	3.0	(2.3)	2.1	(2.1)	2.1	(1.9)	5.4	(3.8)	1.2	(2.5)	2.0	(2.3)	9.7	(8.2)	5.2	(6.3)	6.0	(6.6)
Mean	3.2	(2.5)	1.9	(2.1)	2.1	(2.0)	5.9	(4.1)	1.2	(1.9)	1.8	(1.8)	10.2	(8.6)	5.3	(6.2)	6.0	(6.2)

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 (13 May 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.
- The sector figures are not analysed by contributor type; all figures are shown at the 'All forecaster' level.

Survey Results by Sector

Office

21 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	3.6	3.1	3.4	2.8	6.1	5.0	3.0	2.8	9.9	9.9	7.9	7.7
Minimum	-2.9	-4.0	-1.2	-0.9	-6.9	-8.8	-3.1	-3.1	-2.4	-3.8	1.0	2.0
Range	6.5	7.0	4.6	3.7	13.1	13.8	6.1	5.9	12.3	13.7	6.9	5.7
Median	1.4	1.2	1.6	1.6	1.4	-0.1	0.2	0.2	5.3	3.8	4.2	4.1
Mean	1.1	0.7	1.3	1.3	1.0	-0.5	0.1	0.4	5.0	3.5	4.2	4.5

Industrial

21 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	13.3	7.5	6.2	7.5	20.5	6.4	5.0	7.4	24.1	9.8	8.9	10.8
Minimum	3.9	1.8	0.4	2.2	4.7	0.3	-1.7	1.1	8.4	4.0	1.6	5.0
Range	9.4	5.7	5.8	5.3	15.7	6.2	6.7	6.3	15.6	5.8	7.3	5.8
Median	6.8	4.3	3.0	3.8	11.0	3.6	1.2	4.0	14.8	6.9	4.6	7.2
Mean	7.8	4.3	3.0	4.0	12.0	3.5	1.6	3.7	15.8	7.0	5.1	7.2

Standard Retail

21 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	0.6	1.3	2.5	2.3	4.3	4.3	4.3	4.3	10.4	9.4	8.1	8.5
Minimum	-5.0	-3.0	-2.0	-2.0	-5.0	-4.7	-3.3	-1.8	0.3	-1.7	0.9	2.1
Range	5.6	4.3	4.5	4.4	9.3	9.0	7.6	6.1	10.1	11.1	7.2	6.4
Median	-2.2	-0.8	0.3	-0.2	-0.8	-1.2	0.0	0.1	3.6	2.9	4.6	4.4
Mean	-2.2	-0.7	0.4	-0.1	-0.3	-0.9	0.1	0.0	4.1	3.3	4.6	4.5

Shopping Centre

20 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	-0.2	0.1	2.0	1.3	4.0	4.0	2.6	2.0	12.3	12.3	9.9	10.3
Minimum	-5.5	-3.0	-2.0	-1.6	-8.4	-5.5	-4.1	-4.1	-3.2	-0.2	0.1	1.4
Range	5.3	3.2	4.0	2.9	12.4	9.5	6.7	6.1	15.5	12.5	9.9	8.9
Median	-2.1	-0.9	0.0	-0.4	-2.4	-1.5	-0.8	-0.9	3.3	3.9	5.5	5.5
Mean	-2.1	-1.0	0.0	-0.4	-2.5	-1.7	-0.7	-1.1	3.6	4.4	5.7	5.2

Retail Warehouse

20 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	4.2	2.0	2.1	2.4	19.6	5.0	3.0	4.4	26.4	13.5	11.5	12.9
Minimum	-2.5	-2.0	0.0	-0.4	-0.3	-3.3	-2.9	-1.3	5.3	1.9	2.6	4.3
Range	6.7	4.0	2.1	2.8	19.9	8.3	5.9	5.7	21.1	11.6	8.9	8.5
Median	1.0	1.0	1.0	1.1	5.2	0.4	0.4	1.6	11.6	6.5	6.4	7.3
Mean	1.1	0.7	1.1	1.0	7.0	0.5	0.0	1.5	13.2	6.3	5.9	7.5

All Property

21 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	6.0	3.2	3.1	3.9	10.6	4.0	3.0	3.9	14.5	10.0	8.5	9.3
Minimum	0.4	-0.5	0.4	0.8	-0.4	-3.0	-1.7	-0.6	4.3	1.9	2.2	4.3
Range	5.5	3.7	2.7	3.1	11.0	7.0	4.7	4.5	10.2	8.1	6.3	4.9
Std. Dev.	1.3	0.8	0.6	0.6	2.6	1.5	1.3	1.1	2.6	1.6	1.5	1.2
Median	3.0	2.1	1.9	2.1	5.4	1.2	0.6	2.0	9.7	5.2	4.8	6.0
Mean	3.2	1.9	1.8	2.1	5.9	1.2	0.7	1.8	10.2	5.3	4.9	6.0

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If your organisation wishes to contribute to future surveys, please contact IPF CEO, Sue Forster at sforster@ipf.org.uk.

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