



SUMMER 2024

RESEARCH

Summer 2024 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.

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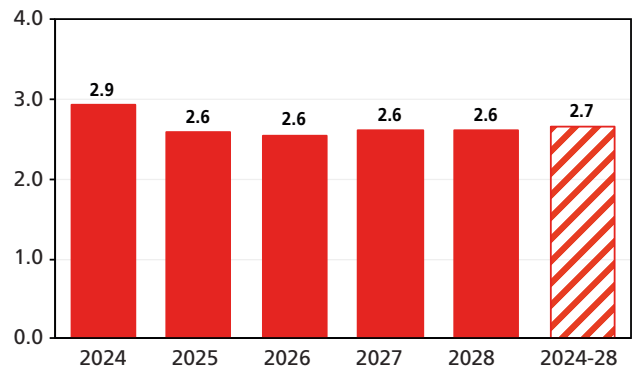
At a Glance – Summer 2024

The results of the third quarterly survey of the year are based on data received from 16 organisations, whose forecasts were generated between mid-July and mid-August 2024.

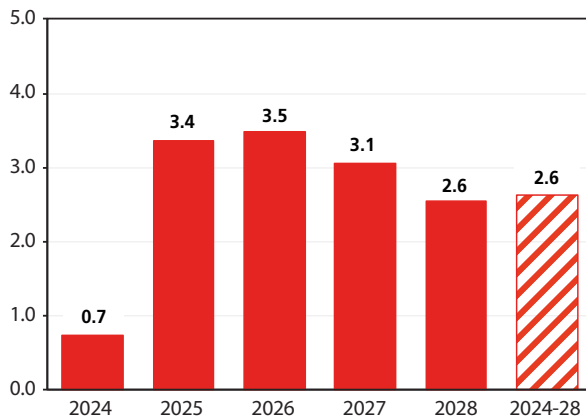
Rental value growth

The current rental value growth forecasts reflect a more positive outlook, compared with the previous survey. The 2024 and 2025 forecasts have both been boosted by 60bps to 2.9% and 2.6% respectively and the final three years have been upgraded by between 20bps and 40bps. With the exception of 2024, there is minimum variation in forecasts across the years.

The uplift across all years is reflected in the five-year average of 2.7% pa, 40bps higher than the previous forecast of 2.2% pa.



Capital value growth



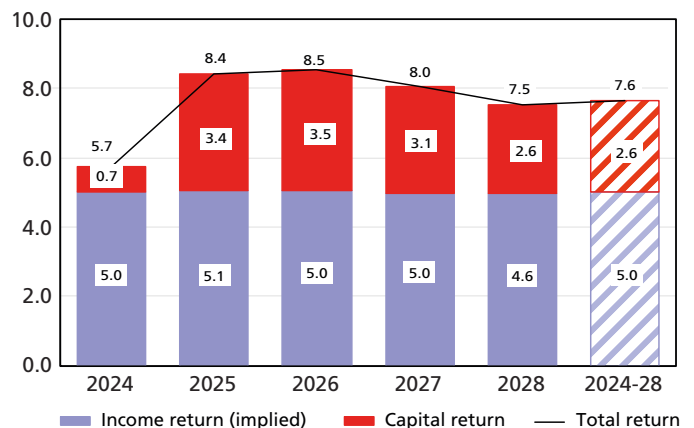
There is generally a more positive outlook for capital value growth exhibited by the Summer survey, compared to the previous quarter. There has been a small increase in the 2024 forecast from 0.4% to 0.7%. The projection for 2025 has weakened marginally, by 20bps, to 3.4%, but the forecasts for the ensuing three years have gained uplifts of between 10bps and 30bps.

With the addition of the stronger forecasts, the five-year annualised forecast has ticked up from 2.5% pa to 2.6% pa.

Total returns

With the addition of higher capital value growth, the 2024 total return of 5.7% is a little more optimistic compared with the previous quarter's estimate of 5.4%. At 8.4%, the 2025 return has been penalised by the weaker capital value growth sentiment but remains a robust outlook. The forecasts for latter three years have all been upgraded by between 10bps and 40bps. Return forecasts are now expected to peak in 2026 at 8.5%.

The five-year average return is 7.6% pa, marginally stronger than the previous forecast of 7.5% pa.



Summary Average by Sector

| | Rental value growth (%) | | | | Capital value growth (%) | | | | Total return (%) | | | |
|---------------------|-------------------------|------------|------------|------------|--------------------------|------------|------------|------------|------------------|------------|------------|------------|
| | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 |
| Office | 2.3 | 2.2 | 2.4 | 2.5 | -3.2 | 1.4 | 2.5 | 1.0 | 1.7 | 6.3 | 7.5 | 6.0 |
| Industrial | 4.5 | 3.7 | 3.3 | 3.6 | 2.9 | 5.1 | 4.8 | 3.9 | 7.4 | 9.7 | 9.3 | 8.5 |
| Standard Retail | 1.5 | 1.9 | 2.1 | 1.9 | 0.3 | 2.6 | 2.7 | 2.1 | 5.3 | 7.7 | 7.7 | 7.0 |
| Shopping Centre | 0.7 | 1.1 | 1.2 | 1.2 | 0.7 | 1.5 | 0.9 | 0.8 | 7.6 | 8.5 | 7.9 | 7.7 |
| Retail Warehouse | 1.5 | 2.0 | 2.1 | 1.9 | 4.2 | 4.0 | 2.8 | 3.0 | 10.8 | 10.5 | 9.1 | 9.3 |
| West End Office | 4.3 | 3.6 | 3.2 | 3.5 | -0.5 | 3.6 | 4.0 | 2.8 | 3.1 | 7.5 | 7.9 | 6.7 |
| City Office | 2.0 | 2.3 | 2.5 | 2.5 | -2.1 | 1.7 | 3.1 | 1.5 | 2.2 | 6.2 | 7.7 | 6.1 |
| All Property | 2.9 | 2.6 | 2.6 | 2.7 | 0.7 | 3.4 | 3.5 | 2.6 | 5.7 | 8.4 | 8.5 | 7.6 |

All Property Average by Forecast Month

| Month of forecast (no. contributors) | Rental value growth (%) | | | | Capital value growth (%) | | | | Total return (%) | | | |
|---|-------------------------|------------|------------|------------|--------------------------|------------|------------|------------|------------------|------------|------------|------------|
| | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 |
| June (0) | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| July (2) | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| August (14) | 2.9 | 2.6 | 2.6 | 2.7 | 0.8 | 3.4 | 3.6 | 2.7 | 5.8 | 8.5 | 8.6 | 7.7 |
| All Forecasters (16) | 2.9 | 2.6 | 2.6 | 2.7 | 0.7 | 3.4 | 3.5 | 2.6 | 5.7 | 8.4 | 8.5 | 7.6 |

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

Key points

- The Industrial sector is expected to achieve robust rental growth over the forecast period, with a five-year forecast of 3.6% pa, closely followed by West End offices at 3.5% pa. All other sectors are expected to underperform the All Property five-year average of 2.7% pa, with Shopping Centres achieving the weakest rental growth of only 1.2% pa.
- There is now an expectation that only Offices will experience capital value decline in 2024, with the Retail Warehouse and Industrial sectors forecast to achieve growth of 4.2% and 2.9% respectively. Positive growth will return to all sectors in 2025. Over the next five years, Industrial (3.9% pa) will be the top performer, while Shopping Centre capital values are expected to grow by only 0.8% pa.
- There is a significant divergence in 2024 total return forecasts between the sectors. Retail Warehouses are expected to achieve a healthy 10.8% return, while Offices are forecast to underperform the rest of the market with a return of just 1.7%. Industrial is the only sector to be downgraded this quarter and now ranks below both Retail Warehouses and Shopping Centres in return terms.
- Over the five-year time period, the performance of Retail Warehouses has been upgraded to 9.3% pa and the sector is now the top performer, ahead of Industrial at 8.5%. Offices lag the other markets with an annualised return forecast of 6.0% pa.

Survey contributors

Sixteen organisations contributed to this quarter's forecasts, comprising nine Property Advisors and Research Consultancies, five Fund Managers and two Other ¹.

Forecasts for All Property, Office, Industrial and Standard Retail were received from 16 contributors. There were 15 contributors to Shopping Centres and Retail Warehouse forecasts and 14 full sets of forecasts for West End and City sub-office markets (15 rental growth forecasts were provided). All forecasts were generated within six weeks of the survey date (23 August 2024). Named contributors appear on the final page of this report.

Rolling five-year averages

The All Property annualised five-year forecasts (2024-2028) for capital value growth and total return are closely aligned with those from the previous quarter (Spring's results (2024-2028) in brackets), while the rental value growth forecast has strengthened:

Rental value growth: 2.7% pa (2.2% pa)
Capital value growth: 2.6% pa (2.5% pa)
Total return: 7.6% pa (7.5% pa)

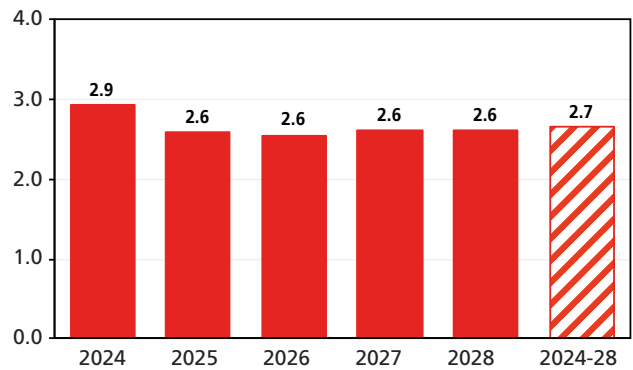
¹ As a minimum of five forecasts are required for each group of contributors to be separately analysed, data from Other contributors is only included at the All-Forecaster level of reportage.

Rental Value Growth Forecasts

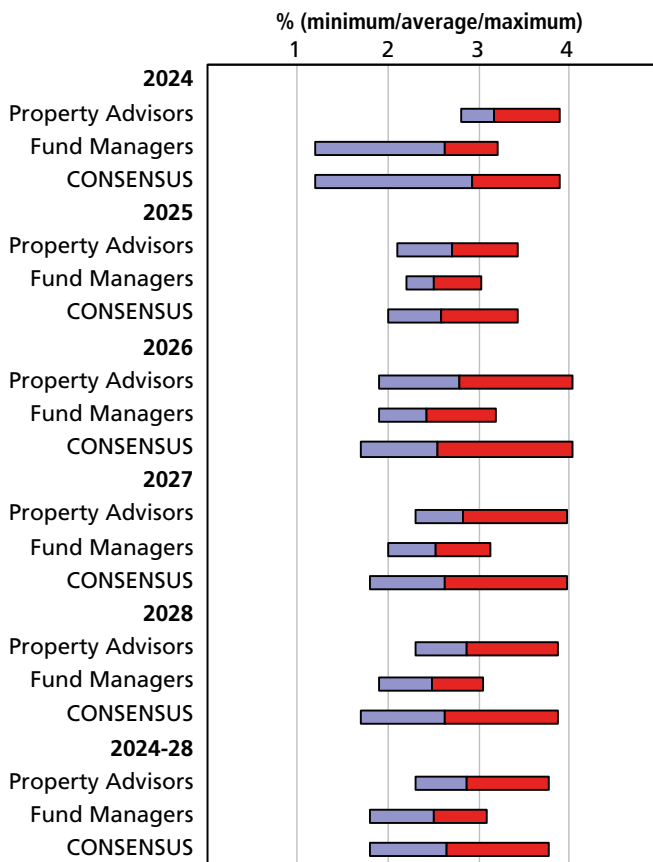
All Property rental value growth forecasts

The current rental value growth forecasts reflect a more positive outlook, compared with the previous survey. The 2024 and 2025 forecasts have both been boosted by 60bps to 2.9% and 2.6% respectively and the final three years have been upgraded by between 20bps and 40bps. With the exception of 2024, there is minimum variation in forecasts across the years.

The uplift across all years is reflected in the five-year average of 2.7% pa, 40bps higher than the previous forecast of 2.2% pa.



Rental value growth forecasts by contributor



The adjacent chart shows the All Property rental growth forecasts split by contributor type. Nine Property Advisors and five 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 2024, the Property Advisor forecast outranks that of the Fund Manager by 60bps, with a forecast of 3.2% compared to 2.6%. For the remaining four years, Property Advisors continue to remain the more bullish contributor type, although the disparity between the two sets of projections is reduced.

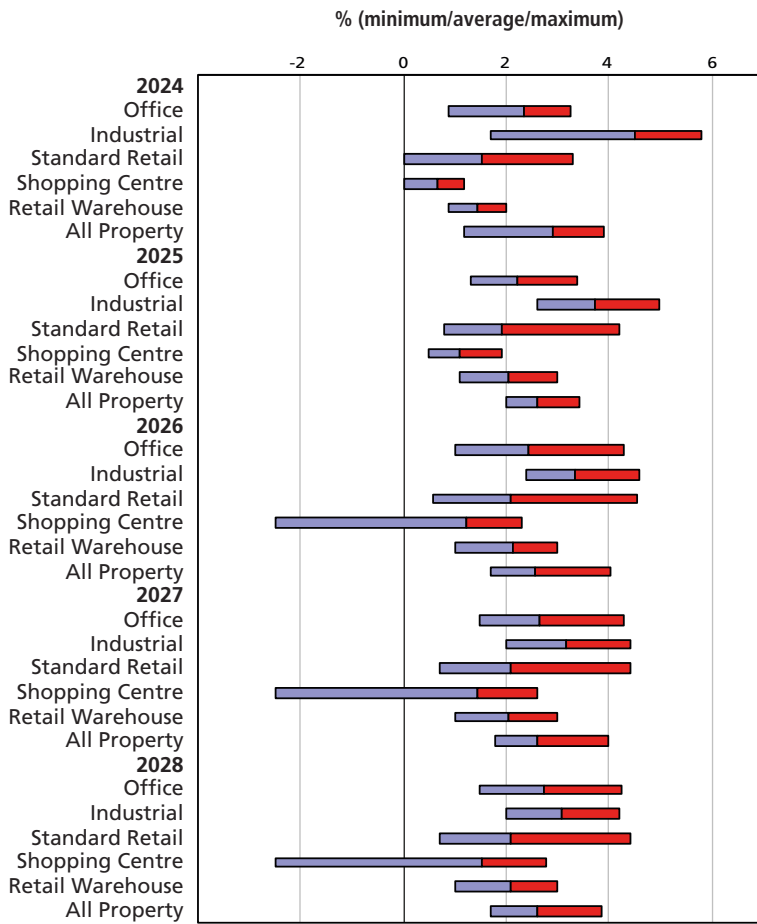
Compared to the previous survey, there is much more certainty around the results for the next two years.

Over the annualised five-year period, the average growth forecast for Property Advisors is higher than that for Fund Managers, at 2.9% pa compared to 2.5% pa.

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

Rental Value Growth Forecasts

Sector rental value growth annual forecasts



All sector rental value growth forecasts, in every year of the forecast period, have been upgraded since the previous survey.

In 2024, Industrial remains the clear top performer, with forecast growth of 4.5%. All other sectors are expected to underperform the All Property average of 2.9%. The Office forecast has experienced the most significant uplift, of 90bps but at 2.3% is somewhat off the average market growth. The Shopping Centre market is finally expected to achieve rental value growth in 2024, with an estimate of 0.7%, following a number of negative projections.

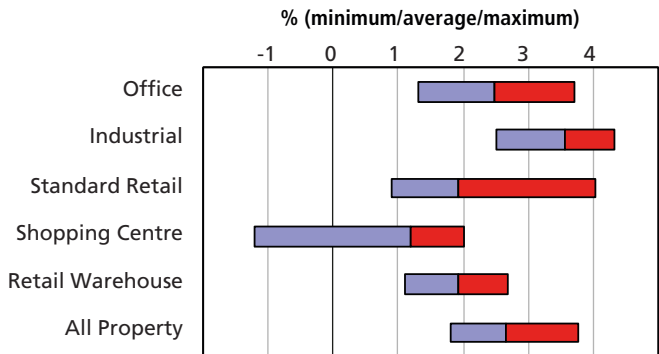
In 2025, Industrial remains the clear out performer at 3.7%, following a 60bps upgrade from the last quarter. Offices rank second with growth of 2.2%, over 100bps higher than the previous survey. Shopping Centre rents are expected to display the weakest growth of just 1.1%.

It is a similar picture in the final three years, as Industrial remains the top performer in rental growth terms, with Offices second. Shopping Centres display the weakest growth in each year.

Sector rental value growth five-year average forecasts

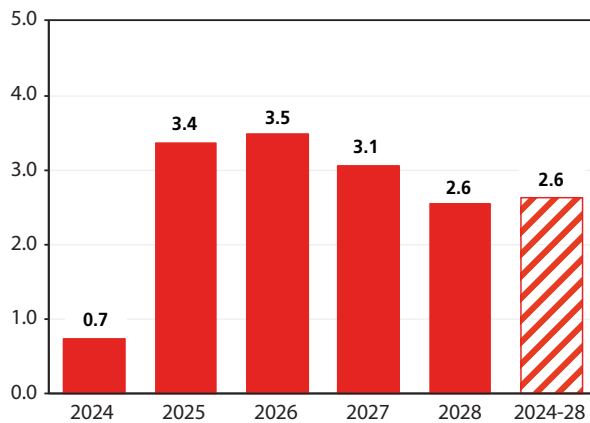
The All Property rolling five-year average, at 2.7% pa, is 40bps higher than the previous forecast. All sector forecasts have strengthened with Offices achieving the most significant upgrade of 70bps.

The Industrial sector is expected to realise the most significant rental growth over the next five years, averaging 3.6% pa, with Offices second at 2.5% pa. At the other end of the spectrum, Shopping Centre rents are expected to grow by only 1.2% pa.



Capital Value Growth Forecasts

All Property average capital value growth forecasts



There is generally a more positive outlook for capital value growth exhibited by the Summer survey, compared to the previous quarter. There has been a small increase in the 2024 forecast from 0.4% to 0.7%. The projection for 2025 has weakened marginally, by 20bps, to 3.4%, but the forecasts for the ensuing three years have gained uplifts of between 10bps and 30bps.

With the addition of the stronger forecasts, the five-year annualised forecast has ticked up from 2.5% pa to 2.6% pa.

Capital value growth forecasts by contributor

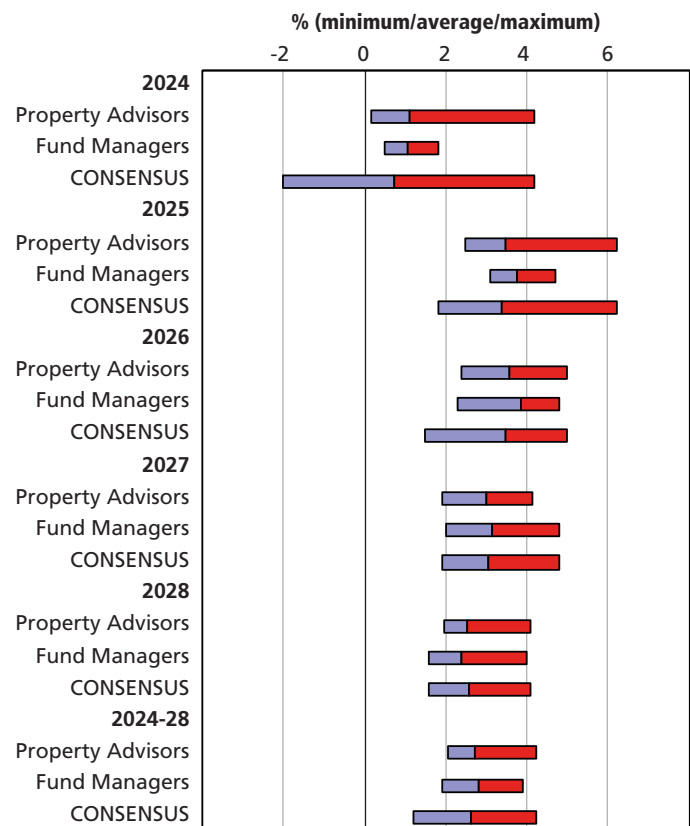
In capital value growth terms, the two contributor groups are closely aligned in views across the forecast period.

For 2024, the expectations of Property Advisors have deteriorated marginally from 1.2% to 1.1%. By contrast, the Fund Manager forecast of 1.0% is an improvement of 50 bps on the previous figure. Both figures are above the Consensus Forecast which includes the views of two 'Other' contributors.

In the subsequent three years, Fund Managers are marginally more bullish but by only 20bps in each year. In 2028, these expectations are reversed when the forecast of Property Advisors is marginally ahead.

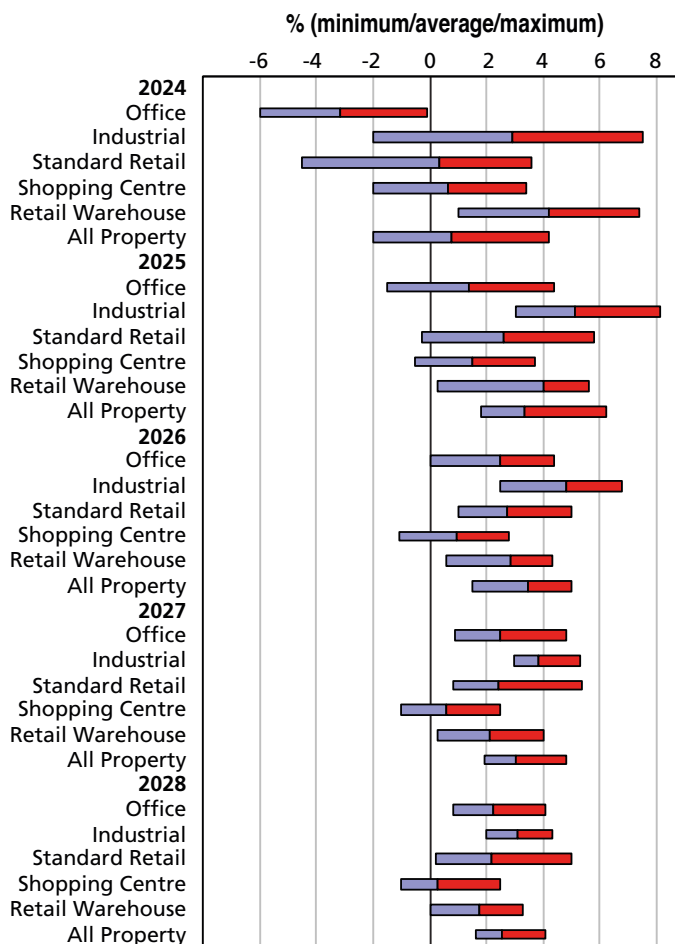
Over five years, Fund Managers predict growth of 2.8% pa and Property Advisors 2.7% pa.

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



Capital Value Growth Forecasts

Sector capital value growth annual forecasts



At a sector level, with the exception of Industrial, there has been a strengthening in 2024 forecasts since the Spring survey. Expectations for Retail Warehouses have improved significantly, by 230bps, to 4.2% and it has overtaken Industrial to become the top performer. Industrial growth is now 2.9%, a decline of 60bps from the previous quarter.

Shopping Centre forecasts have also been substantially boosted by nearly 200bps and, although now positive at 0.7%, remain the weakest outcome. The Office market is the only sector expected to undergo capital value decline in the current year.

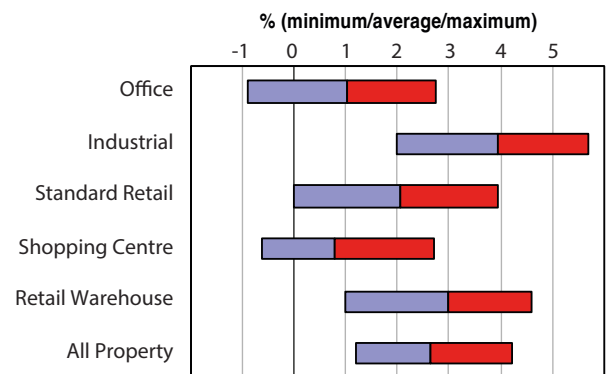
In 2025, capital values growth numbers are positive across all sectors. Industrial is the lead performer, with growth of 5.1%. The most substantial change in forecasts is a 100bps boost for the Retail Warehouse estimate and, at 4.0%, the sector is second behind Industrial. Offices and Shopping Centres trail the other markets with forecasts of just 1.4% and 1.5% respectively.

Industrial remains the top performer for the subsequent three years and is the only sector to outperform the All Property average over this period. Shopping Centres continue to lag the other markets in capital value terms.

Sector capital value growth five-year forecasts

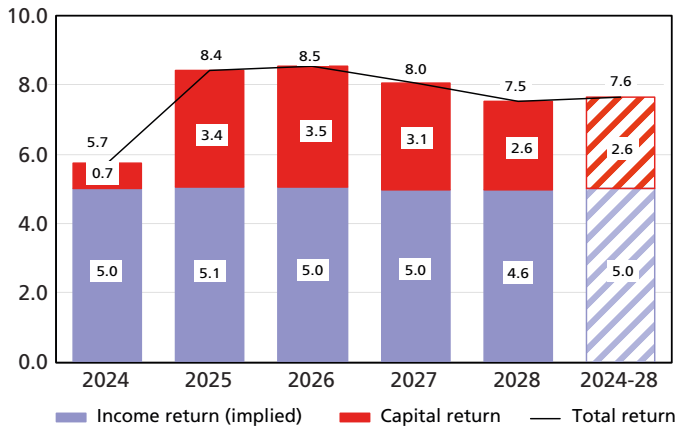
Industrial is the top performer over five years with expected growth of 3.9% pa, a marginal downgrade of 10bps compared with the previous survey. The Retail Warehouse five-year forecast now stands at 3.0% pa, demonstrating the greatest change compared to the last survey - an upgrade of 90bps.

Shopping Centre values are expected to show the weakest growth over the next five years, of just 0.8% pa.



Total Return Forecasts

All Property total return forecasts



With the addition of higher capital value growth, the 2024 total return of 5.7% is a little more optimistic compared with the previous quarter's estimate of 5.4%. At 8.4%, the 2025 return has been penalised by the weaker capital value growth sentiment but remains a robust outlook. The forecasts for latter three years have all been upgraded by between 10bps and 40bps. Return forecasts are now expected to peak in 2026 at 8.5%.

The five-year average return is 7.6% pa, marginally stronger than the previous forecast of 7.5% pa.

Contributors All Property total return forecasts

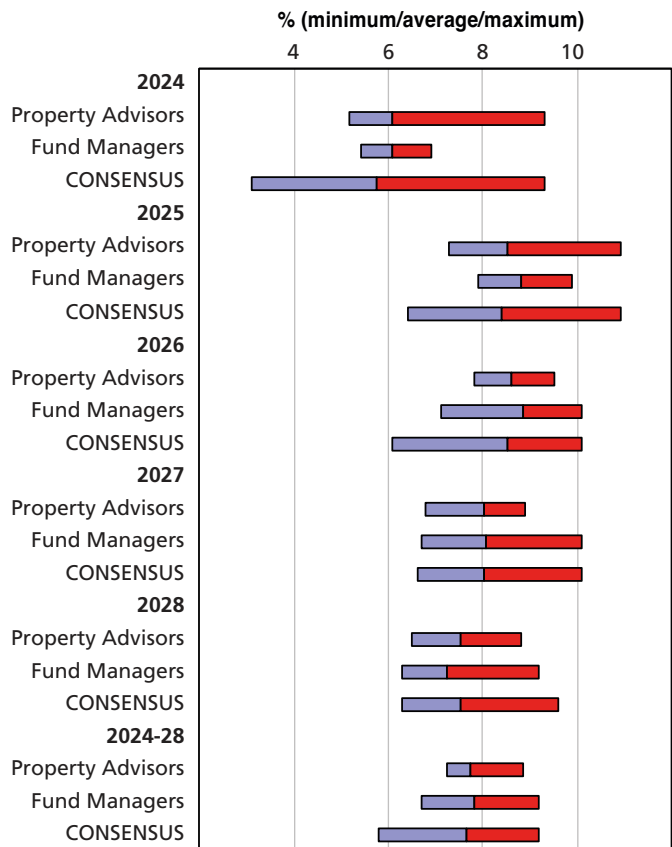
The 2024 return forecast of 6.1%, for both contributor types, reflects a more bullish outlook from Fund Managers and a slightly more pessimistic view from Property Advisors, compared to the previous survey. The Consensus Forecast of 5.7% also reflects the views of two 'Other' participants.

In the subsequent three years, the expectations of Fund Managers are marginally ahead of those of Property Advisors. Only in 2028, do the forecasts of Property Advisors outperform Fund Managers.

The five-year annualised return for Fund Managers is 7.8% pa, compared to 7.4% pa in the previous survey, while the return for Property Advisors has weakened slightly to 7.7% pa.

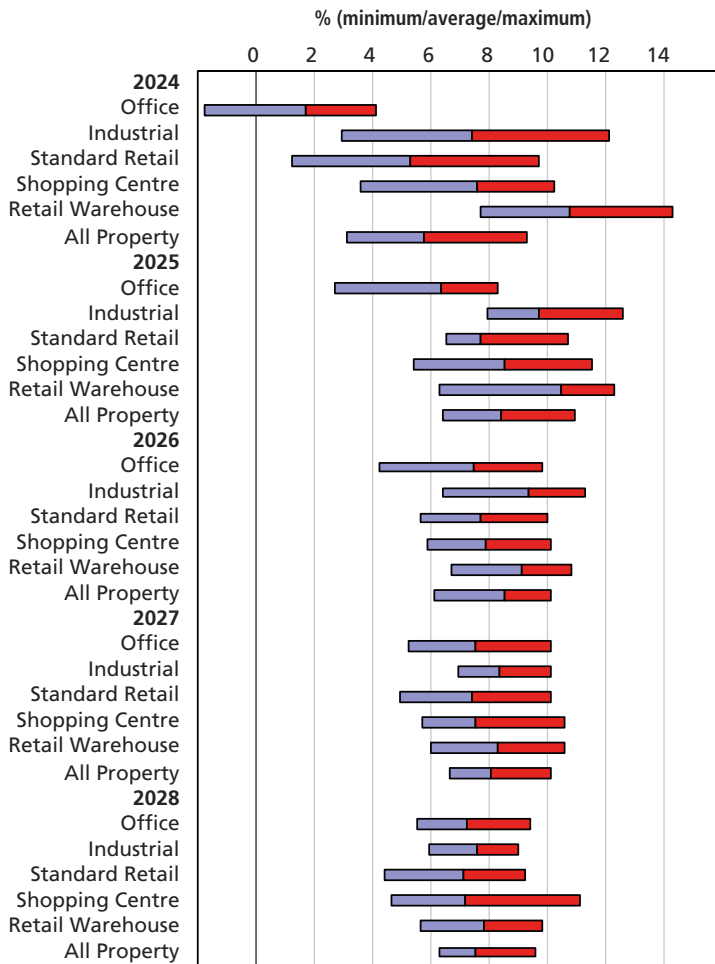
The range around the forecasts of both contributor types has narrowed for 2024-2026, reflecting more certainty in the outcomes.

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



Total Return Forecasts

Sector total return annual forecasts



The 2024 Retail Warehouse return has been boosted by nearly 250bps this quarter and, at 10.8%, remains the top sector-level forecast - by some margin. The Shopping Centre return has also incurred a substantial increase, of 180bps, and is now ranked second. The Industrial sector has fallen to third with a return of 7.4%, reflecting a loss of 70bps. Despite a 100bps uplift, Offices remain the weakest performer by some margin with a return of just 1.7%.

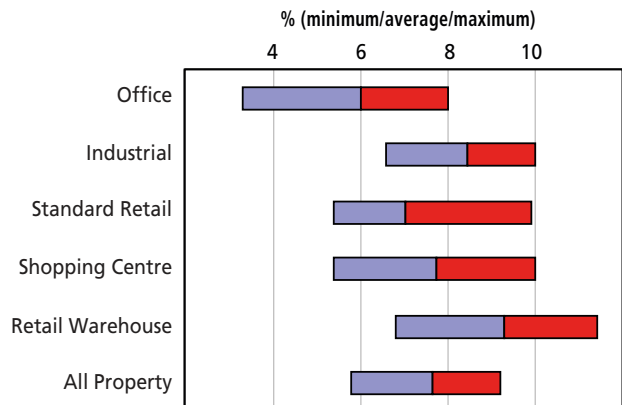
In 2025, only Retail Warehouse and Shopping Centre forecasts have strengthened. Retail Warehouses retain the top spot with a return of 10.5%, ahead of Industrials at 9.7%. Offices again exhibit the weakest return, with a downgraded 6.3%. In 2026, Industrial takes the lead, ahead of Retail Warehouse, with the Office sector retaining last place.

In 2027 and 2028, the forecasts are more closely aligned. Retail Warehouses and Industrial remain the strongest markets while Standard Retail lags the other sectors.

Sector total return five-year forecasts

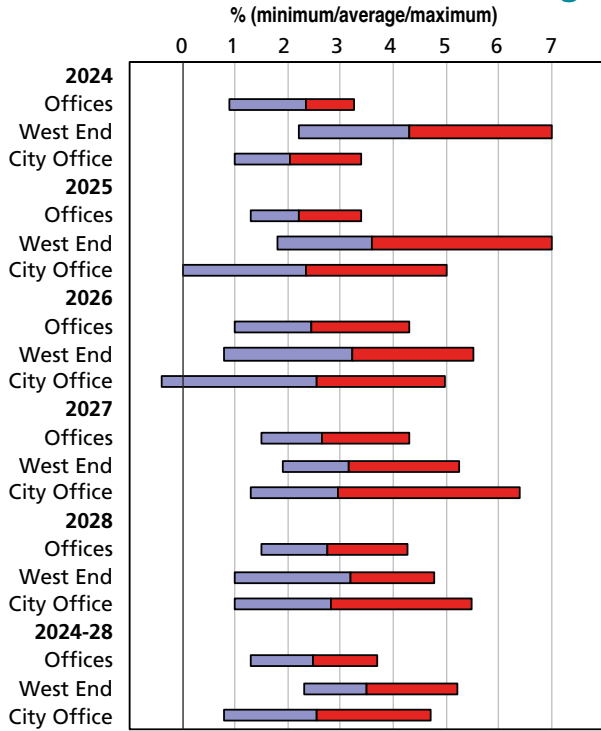
Compared with the previous survey, the five-year Retail Warehouse return has been boosted by 100bps and, at 9.3% pa, now ranks first, overtaking the current Industrial return of 8.5%.

Shopping Centre and Standard Retail returns have both been augmented by 50 bps and now stand at 7.7% pa and 7.0% pa respectively. Offices lag the other sectors with a return of just 6.0% pa.



Central London Offices

Central London rental value growth



West End market rents are expected to grow faster than City rents across all the years in the forecast period. In 2024, West End rents are forecast to rise by a significant 4.3%, while City rents will increase by the smaller margin of 2.0%.

This disparity in growth rates between the two London markets does diminish in ensuing years. In 2025, it is still over 100bps but, by 2026, the void has closed somewhat with West End rents expected to grow by 3.2% and City by 2.5%. The difference between the two markets is minimal in 2027.

Unsurprisingly, the five-year forecast for the West End is ahead of the City market, at 3.5% pa compared to 2.5% pa. West End outperforms the wider office market in all years, while the City market is more closely aligned.

For 2024 and 2025, there is more certainty around the results of the two London office markets, reflected by the narrower range in returns.

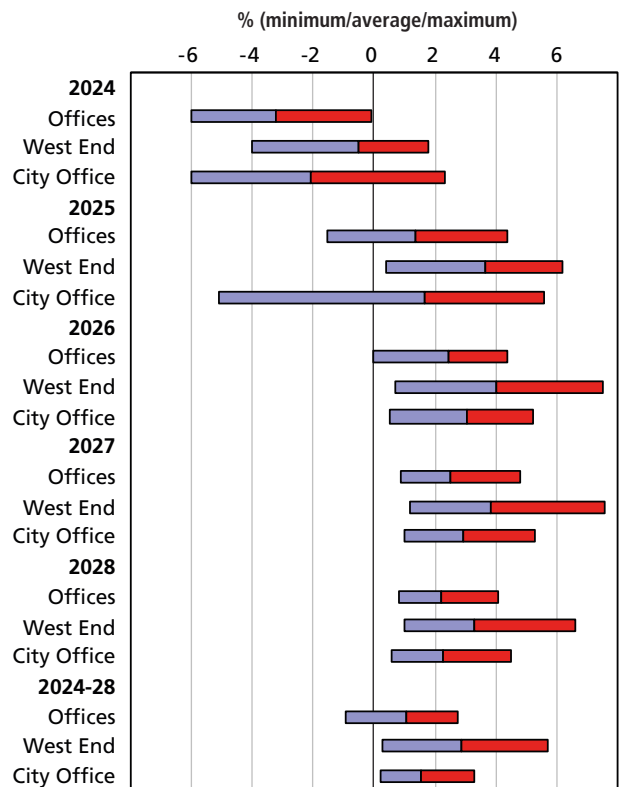
Central London capital value growth

With the exception of the 2028 City estimate, all forecasts reflect a more optimistic view of capital value growth for the two central London office markets compared with the Spring survey.

In 2024, both central London markets are still expected to incur capital decline, although the West End figure has strengthened from -1.9% to -0.5% and the City forecast from -3.4% to -2.1%.

Positive growth returns in 2025, with West End capital values expected to rise by 3.6% and City values by 1.7%. In the subsequent three years, the disparity in performance terms between the two London market returns closes somewhat but remains around the 100bps mark.

The five-year average is 2.8% pa for West End and 1.5% pa for City. Both forecasts are ahead of the wider Office forecast of 1.0% pa.



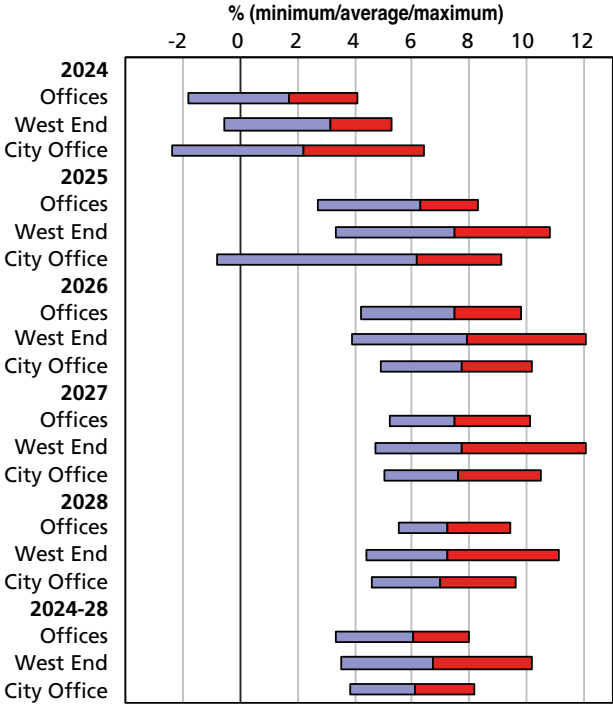
Central London Offices

Central London total returns

While ahead of the wider Office market, the 2024 returns for West End and City, of 3.1% and 2.2%, respectively are some distance behind the All Property average of 5.7%. The level of uncertainty has reduced significantly compared with the Spring survey.

The West End continues to outperform the City market for the remaining years within the forecast period, although by 2026 the margin of outperformance is much reduced. West End forecasts surpasses those of the wider Office market across all years, while this is only achieved by City forecasts in 2026 and 2027.

Over the five-year annualised period, the West End market is forecast to return 6.7% pa and the City 6.1% pa, against an Office estimate of 6.0% pa and all significantly behind the All Property average of 7.6% pa.



Evolution of Forecasts

Evolution of All Property Forecasts (%)

| | Sum-22 | Aut-22 | Win-23 | Spr-23 | Sum-23 | Aut-23 | Win-24 | Spr-24 | Sum-24 |
|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 2024 | | | | | | | | | |
| Rental Value Growth | 1.5 | 1.1 | 1.0 | 1.3 | 1.3 | 1.6 | 2.0 | 2.3 | 2.9 |
| Capital Value Growth | 1.3 | 1.9 | 2.2 | 2.3 | 0.8 | 0.1 | 0.8 | 0.4 | 0.7 |
| Total Return | 5.8 | 6.8 | 7.2 | 7.1 | 5.7 | 5.0 | 5.9 | 5.4 | 5.7 |
| 2025 | | | | | | | | | |
| Rental Value Growth | 1.8 | 1.6 | 1.6 | 1.8 | 1.7 | 1.5 | 2.0 | 2.0 | 2.6 |
| Capital Value Growth | 1.8 | 4.1 | 2.9 | 2.8 | 2.6 | 3.3 | 3.5 | 3.5 | 3.4 |
| Total Return | 6.3 | 9.0 | 8.0 | 7.7 | 7.5 | 8.4 | 8.8 | 8.7 | 8.4 |
| 5-Year Annualised (% pa) | | | | | | | | | |
| Rental Value Growth | 2.0 | 1.8 | 1.4 | 1.8 | 1.9 | 2.1 | 2.2 | 2.2 | 2.7 |
| Capital Value Growth | 1.1 | -1.0 | 0.7 | 1.3 | 0.8 | 0.7 | 2.4 | 2.5 | 2.6 |
| Total Return | 5.5 | 3.6 | 5.6 | 6.1 | 5.6 | 5.6 | 7.6 | 7.5 | 7.6 |

The table above shows the evolution of the average All Property forecasts from Summer 2022 to Summer 2024, for the current year and 2025, as well as the annualised five-year averages.

For 2024, the current rental growth forecast of 2.9% is the highest 2024 forecast recorded by the survey. The capital value growth and total return predications, while superior to those of the last quarter, are comparatively weak compared with expectations at the end of 2022 and during the first half of last year.

Mirroring the 2024 rental growth estimation, the forecast for 2025 of 2.6% is the strongest 2025 forecast recorded by the survey and is the product of a strengthening view since the start of the current year. Capital value growth and return forecasts for 2025 have remained relatively stable over the last year.

The five-year annualised projections for rental growth have gradually strengthened since Winter 2023 and now stand at 2.7% for the current survey. As with the 2025 forecasts, the annualised capital value growth and return projections have been stable during 2024 and exhibit a much more optimistic view than those surveys carried out in 2022 and 2023.

All Property survey results by contributor type

(Forecasts in brackets are Spring 2024 comparisons)

Property Advisors

| 9 (8) contributors | Rental Value Growth (%) | | | Capital Value Growth (%) | | | Total Return (%) | | |
|-----------------------|-------------------------|------------------|------------------|--------------------------|------------------|------------------|------------------|------------------|------------------|
| | 2024 | 2025 | 2024-28 | 2024 | 2025 | 2024-28 | 2024 | 2025 | 2024-28 |
| Maximum | 3.9 (3.4) | 3.4 (3.4) | 3.8 (3.5) | 4.2 (5.2) | 6.2 (7.0) | 4.2 (5.0) | 9.3 (10.2) | 10.9 (11.9) | 8.9 (9.7) |
| Minimum | 2.8 (0.6) | 2.1 (0.8) | 2.3 (1.2) | 0.1 (-0.8) | 2.5 (1.2) | 2.1 (1.2) | 5.2 (4.1) | 7.3 (6.4) | 7.2 (6.4) |
| Range | 1.1 (2.8) | 1.3 (2.6) | 1.5 (2.3) | 4.1 (6.0) | 3.7 (5.8) | 2.2 (3.8) | 4.1 (6.1) | 3.6 (5.5) | 1.6 (3.3) |
| Median | 3.0 (2.8) | 2.8 (2.0) | 2.8 (2.3) | 0.8 (0.9) | 3.2 (4.0) | 2.6 (2.4) | 5.4 (5.9) | 8.4 (9.2) | 7.7 (7.6) |
| Mean | 3.2 (2.5) | 2.7 (2.1) | 2.9 (2.4) | 1.1 (1.2) | 3.5 (4.1) | 2.7 (2.8) | 6.1 (6.2) | 8.5 (9.2) | 7.7 (7.8) |

Fund Managers

| 5 (9) contributors | Rental Value Growth (%) | | | Capital Value Growth (%) | | | Total Return (%) | | |
|-----------------------|-------------------------|------------------|------------------|--------------------------|------------------|------------------|------------------|------------------|------------------|
| | 2024 | 2025 | 2024-28 | 2024 | 2025 | 2024-28 | 2024 | 2025 | 2024-28 |
| Maximum | 3.2 (3.7) | 3.0 (2.6) | 3.1 (2.8) | 1.8 (1.9) | 4.7 (4.3) | 3.9 (3.9) | 6.9 (6.6) | 9.9 (9.8) | 9.2 (8.7) |
| Minimum | 1.2 (0.0) | 2.2 (0.8) | 1.8 (1.4) | 0.5 (-1.7) | 3.1 (2.2) | 1.9 (1.5) | 5.4 (2.8) | 7.9 (7.1) | 6.7 (6.5) |
| Range | 2.0 (3.7) | 0.8 (1.8) | 1.3 (1.4) | 1.3 (3.6) | 1.6 (2.1) | 2.0 (2.4) | 1.5 (3.8) | 2.0 (2.7) | 2.5 (2.2) |
| Median | 2.9 (2.2) | 2.4 (2.0) | 2.4 (2.1) | 0.7 (0.5) | 3.4 (3.4) | 2.7 (2.3) | 5.8 (5.5) | 8.6 (8.7) | 7.9 (7.2) |
| Mean | 2.6 (2.1) | 2.5 (1.9) | 2.5 (2.2) | 1.0 (0.5) | 3.7 (3.4) | 2.8 (2.5) | 6.1 (5.4) | 8.8 (8.6) | 7.8 (7.4) |

All Property forecasters

| 16 (19) contributors | Rental Value Growth (%) | | | Capital Value Growth (%) | | | Total Return (%) | | |
|-------------------------|-------------------------|------------------|------------------|--------------------------|------------------|------------------|------------------|------------------|------------------|
| | 2024 | 2025 | 2024-28 | 2024 | 2025 | 2024-28 | 2024 | 2025 | 2024-28 |
| Maximum | 3.9 (3.7) | 3.4 (3.4) | 3.8 (3.5) | 4.2 (5.2) | 6.2 (7.0) | 4.2 (5.0) | 9.3 (10.2) | 10.9 (11.9) | 9.2 (9.7) |
| Minimum | 1.2 (0.0) | 2.0 (0.8) | 1.8 (1.2) | -2.0 (-4.0) | 1.8 (1.2) | 1.2 (1.1) | 3.1 (1.6) | 6.4 (6.4) | 5.8 (5.7) |
| Range | 2.7 (3.7) | 1.4 (2.6) | 2.0 (2.3) | 6.2 (9.2) | 4.4 (5.8) | 3.0 (3.9) | 6.2 (8.6) | 4.5 (5.5) | 3.4 (4.0) |
| Std. Dev. | 0.6 (1.0) | 0.4 (0.7) | 0.5 (0.5) | 1.3 (1.9) | 1.0 (1.3) | 0.7 (0.9) | 1.4 (1.9) | 1.0 (1.3) | 0.8 (0.9) |
| Median | 3.0 (2.6) | 2.5 (2.0) | 2.6 (2.2) | 0.7 (0.5) | 3.2 (3.4) | 2.6 (2.3) | 5.5 (5.5) | 8.4 (8.7) | 7.7 (7.4) |
| Mean | 2.9 (2.3) | 2.6 (2.0) | 2.7 (2.2) | 0.7 (0.4) | 3.4 (3.5) | 2.6 (2.5) | 5.7 (5.4) | 8.4 (8.7) | 7.6 (7.5) |

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 (23 August 2024).
- 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

| 16 forecasts | Rental Value Growth (%) | | | | Capital Value Growth (%) | | | | Total Return (%) | | | |
|--------------|-------------------------|------------|------------|------------|--------------------------|------------|------------|------------|------------------|------------|------------|------------|
| | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 |
| Maximum | 3.2 | 3.4 | 4.3 | 3.7 | -0.1 | 4.4 | 4.4 | 2.7 | 4.1 | 8.3 | 9.8 | 8.0 |
| Minimum | 0.9 | 1.3 | 1.0 | 1.3 | -6.0 | -1.5 | 0.0 | -0.9 | -1.8 | 2.7 | 4.2 | 3.3 |
| Range | 2.3 | 2.1 | 3.3 | 2.4 | 5.9 | 5.9 | 4.4 | 3.6 | 5.9 | 5.6 | 5.6 | 4.7 |
| Median | 2.5 | 2.2 | 2.3 | 2.3 | -3.5 | 1.3 | 2.7 | 1.0 | 1.5 | 6.4 | 8.0 | 6.2 |
| Mean | 2.3 | 2.2 | 2.4 | 2.5 | -3.2 | 1.4 | 2.5 | 1.0 | 1.7 | 6.3 | 7.5 | 6.0 |

Industrial

| 16 forecasts | Rental Value Growth (%) | | | | Capital Value Growth (%) | | | | Total Return (%) | | | |
|--------------|-------------------------|------------|------------|------------|--------------------------|------------|------------|------------|------------------|------------|------------|------------|
| | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 |
| Maximum | 5.8 | 5.0 | 4.6 | 4.3 | 7.5 | 8.1 | 6.8 | 5.7 | 12.1 | 12.6 | 11.3 | 10.0 |
| Minimum | 1.7 | 2.6 | 2.4 | 2.5 | -2.0 | 3.0 | 2.5 | 2.0 | 2.9 | 7.9 | 6.4 | 6.6 |
| Range | 4.1 | 2.4 | 2.2 | 1.8 | 9.5 | 5.1 | 4.3 | 3.7 | 9.2 | 4.7 | 4.9 | 3.4 |
| Median | 4.7 | 3.8 | 3.2 | 3.6 | 2.9 | 5.0 | 5.0 | 4.0 | 7.3 | 9.4 | 9.7 | 8.6 |
| Mean | 4.5 | 3.7 | 3.3 | 3.6 | 2.9 | 5.1 | 4.8 | 3.9 | 7.4 | 9.7 | 9.3 | 8.5 |

Standard Retail

| 16 forecasts | Rental Value Growth (%) | | | | Capital Value Growth (%) | | | | Total Return (%) | | | |
|--------------|-------------------------|------------|------------|------------|--------------------------|------------|------------|------------|------------------|------------|------------|------------|
| | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 |
| Maximum | 3.3 | 4.2 | 4.5 | 4.0 | 3.6 | 5.8 | 5.0 | 4.0 | 9.7 | 10.7 | 10.0 | 9.9 |
| Minimum | 0.0 | 0.8 | 0.6 | 0.9 | -4.5 | -0.3 | 1.0 | 0.0 | 1.2 | 6.5 | 5.6 | 5.4 |
| Range | 3.3 | 3.4 | 3.9 | 3.1 | 8.1 | 6.1 | 4.0 | 4.0 | 8.5 | 4.2 | 4.4 | 4.5 |
| Median | 1.3 | 1.9 | 2.0 | 1.9 | 0.2 | 2.8 | 2.6 | 2.0 | 5.1 | 7.4 | 7.7 | 6.8 |
| Mean | 1.5 | 1.9 | 2.1 | 1.9 | 0.3 | 2.6 | 2.7 | 2.1 | 5.3 | 7.7 | 7.7 | 7.0 |

Shopping Centre

| 15 forecasts | Rental Value Growth (%) | | | | Capital Value Growth (%) | | | | Total Return (%) | | | |
|--------------|-------------------------|------------|------------|------------|--------------------------|------------|------------|------------|------------------|------------|------------|------------|
| | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 |
| Maximum | 1.2 | 1.9 | 2.3 | 2.0 | 3.4 | 3.7 | 2.8 | 2.7 | 10.2 | 11.5 | 10.1 | 10.0 |
| Minimum | 0.0 | 0.5 | -2.5 | -1.2 | -2.0 | -0.5 | -1.1 | -0.6 | 3.6 | 5.4 | 5.9 | 5.4 |
| Range | 1.2 | 1.4 | 4.8 | 3.2 | 5.4 | 4.2 | 3.9 | 3.3 | 6.6 | 6.1 | 4.2 | 4.6 |
| Median | 0.8 | 1.3 | 1.5 | 1.3 | 1.4 | 1.7 | 1.0 | 0.6 | 8.4 | 8.8 | 7.7 | 8.0 |
| Mean | 0.7 | 1.1 | 1.2 | 1.2 | 0.7 | 1.5 | 0.9 | 0.8 | 7.6 | 8.5 | 7.9 | 7.7 |

Retail Warehouse

| 15 forecasts | Rental Value Growth (%) | | | | Capital Value Growth (%) | | | | Total Return (%) | | | |
|--------------|-------------------------|------------|------------|------------|--------------------------|------------|------------|------------|------------------|-------------|------------|------------|
| | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 |
| Maximum | 2.0 | 3.0 | 3.0 | 2.7 | 7.4 | 5.6 | 4.3 | 4.6 | 14.3 | 12.3 | 10.8 | 11.4 |
| Minimum | 0.9 | 1.1 | 1.0 | 1.1 | 1.0 | 0.3 | 0.6 | 1.0 | 7.7 | 6.3 | 6.7 | 6.8 |
| Range | 1.1 | 1.9 | 2.0 | 1.6 | 6.4 | 5.3 | 3.7 | 3.6 | 6.6 | 6.0 | 4.1 | 4.6 |
| Median | 1.5 | 2.0 | 2.0 | 1.9 | 4.5 | 4.4 | 3.1 | 3.2 | 10.9 | 10.9 | 9.7 | 9.4 |
| Mean | 1.5 | 2.0 | 2.1 | 1.9 | 4.2 | 4.0 | 2.8 | 3.0 | 10.8 | 10.5 | 9.1 | 9.3 |

All Property

| 16 forecasts | Rental Value Growth (%) | | | | Capital Value Growth (%) | | | | Total Return (%) | | | |
|--------------|-------------------------|------------|------------|------------|--------------------------|------------|------------|------------|------------------|------------|------------|------------|
| | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 |
| Maximum | 3.9 | 3.4 | 4.0 | 3.8 | 4.2 | 6.2 | 5.0 | 4.2 | 9.3 | 10.9 | 10.1 | 9.2 |
| Minimum | 1.2 | 2.0 | 1.7 | 1.8 | -2.0 | 1.8 | 1.5 | 1.2 | 3.1 | 6.4 | 6.1 | 5.8 |
| Range | 2.7 | 1.4 | 2.3 | 2.0 | 6.2 | 4.4 | 3.5 | 3.0 | 6.2 | 4.5 | 4.0 | 3.4 |
| Std. Dev. | 0.6 | 0.4 | 0.6 | 0.5 | 1.3 | 1.0 | 0.9 | 0.7 | 1.4 | 1.0 | 0.9 | 0.8 |
| Median | 3.0 | 2.5 | 2.5 | 2.6 | 0.7 | 3.2 | 3.7 | 2.6 | 5.5 | 8.4 | 8.7 | 7.7 |
| Mean | 2.9 | 2.6 | 2.6 | 2.7 | 0.7 | 3.4 | 3.5 | 2.6 | 5.7 | 8.4 | 8.5 | 7.6 |

Survey results by sector

Sector summary: Means

| | (no. forecasts) | Rental Value Growth (%) | | | | Capital Value Growth (%) | | | | Total Return (%) | | | |
|---------------------|-----------------|-------------------------|------------|------------|------------|--------------------------|------------|------------|------------|------------------|------------|------------|------------|
| | | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 |
| Office | (16) | 2.3 | 2.2 | 2.4 | 2.5 | -3.2 | 1.4 | 2.5 | 1.0 | 1.7 | 6.3 | 7.5 | 6.0 |
| Industrial | (16) | 4.5 | 3.7 | 3.3 | 3.6 | 2.9 | 5.1 | 4.8 | 3.9 | 7.4 | 9.7 | 9.3 | 8.5 |
| Standard Retail | (16) | 1.5 | 1.9 | 2.1 | 1.9 | 0.3 | 2.6 | 2.7 | 2.1 | 5.3 | 7.7 | 7.7 | 7.0 |
| Shopping Centre | (15) | 0.7 | 1.1 | 1.2 | 1.2 | 0.7 | 1.5 | 0.9 | 0.8 | 7.6 | 8.5 | 7.9 | 7.7 |
| Retail Warehouse | (15) | 1.5 | 2.0 | 2.1 | 1.9 | 4.2 | 4.0 | 2.8 | 3.0 | 10.8 | 10.5 | 9.1 | 9.3 |
| All Property | (16) | 2.9 | 2.6 | 2.6 | 2.7 | 0.7 | 3.4 | 3.5 | 2.6 | 5.7 | 8.4 | 8.5 | 7.6 |

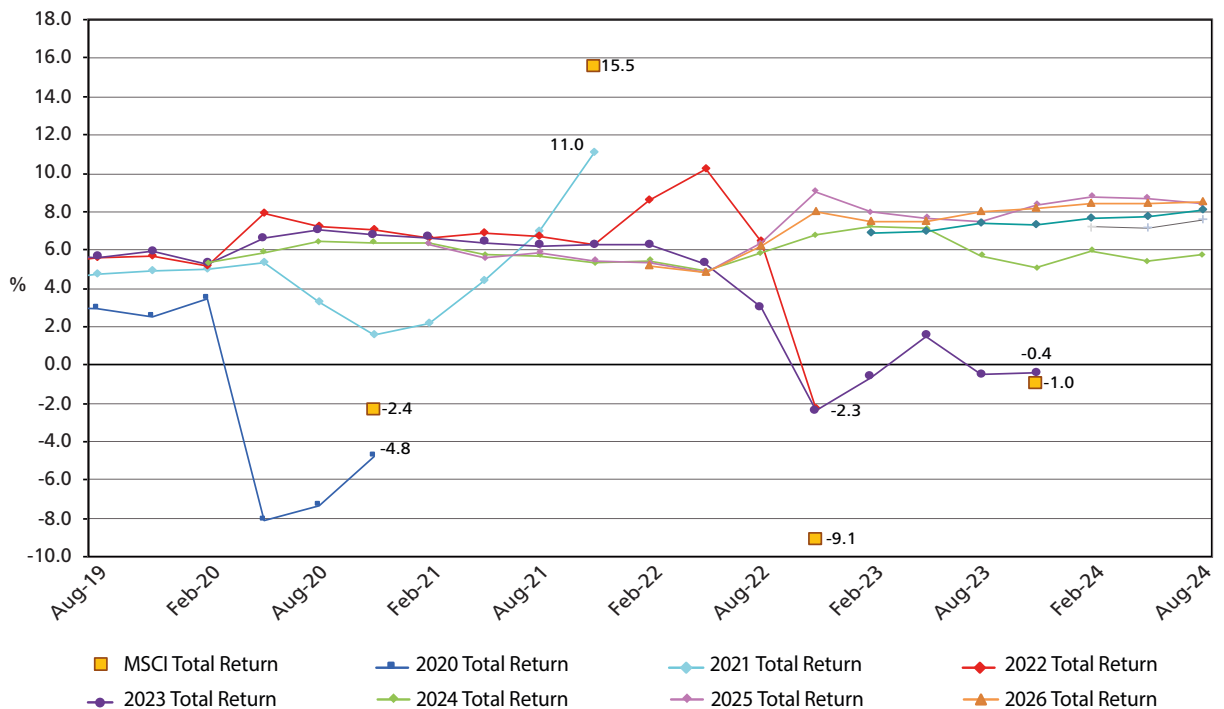
West End office

| 14 forecasts | Rental Value Growth (%) | | | | Capital Value Growth (%) | | | | Total Return (%) | | | |
|--------------|-------------------------|------------|------------|------------|--------------------------|------------|------------|------------|------------------|------------|------------|------------|
| | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 |
| Maximum | 7.0 | 7.0 | 5.5 | 5.2 | 1.8 | 6.2 | 7.5 | 5.7 | 5.3 | 10.8 | 12.1 | 10.2 |
| Minimum | 2.2 | 1.8 | 0.8 | 2.3 | -4.0 | 0.4 | 0.7 | 0.3 | -0.6 | 3.3 | 3.9 | 3.5 |
| Range | 4.8 | 5.2 | 4.7 | 2.9 | 5.8 | 5.8 | 6.8 | 5.4 | 5.9 | 7.5 | 8.2 | 6.7 |
| Median | 4.6 | 3.7 | 3.0 | 3.7 | -0.3 | 3.8 | 4.0 | 2.7 | 3.7 | 7.5 | 7.7 | 6.5 |
| Mean | 4.3 | 3.6 | 3.2 | 3.5 | -0.5 | 3.6 | 4.0 | 2.8 | 3.1 | 7.5 | 7.9 | 6.7 |

City office

| 14 forecasts | Rental Value Growth (%) | | | | Capital Value Growth (%) | | | | Total Return (%) | | | |
|--------------|-------------------------|------------|------------|------------|--------------------------|------------|------------|------------|------------------|------------|------------|------------|
| | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 | 2024 | 2025 | 2026 | 2024-28 |
| Maximum | 4.3 | 3.6 | 3.2 | 3.5 | -0.5 | 3.6 | 4.0 | 2.8 | 3.1 | 7.5 | 7.9 | 6.7 |
| Minimum | 2.0 | 2.3 | 2.5 | 2.5 | -2.1 | 1.7 | 3.1 | 1.5 | 2.2 | 6.2 | 7.7 | 6.1 |
| Range | 2.3 | 2.2 | 2.4 | 2.5 | -3.2 | 1.4 | 2.5 | 1.0 | 1.7 | 6.3 | 7.5 | 6.0 |
| Median | 2.9 | 2.6 | 2.6 | 2.7 | 0.7 | 3.4 | 3.5 | 2.6 | 5.7 | 8.4 | 8.5 | 7.6 |
| Mean | 1.3 | 1.1 | 1.8 | 1.8 | -3.4 | 1.3 | 2.7 | 1.1 | 1.1 | 6.3 | 7.8 | 6.0 |

Consensus Forecast All Property Total Return Forecasts versus MSCI (IPD) Annual Outturns



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