U.S. Real Estate Strategic Outlook

Mid-Year 2025

IN A NUTSHELL

– U.S. real estate started 2025 on a solid footing, in our view, delivering positive investment returns across all major sectors.[1]
– Policy uncertainty has cast a shadow over the outlook. For now, we believe that the macro backdrop would temper but not derail the recovery, while creating upside potential over the long run.
– The shifting landscape has not substantially altered our strategic preferences, and in some ways has reinforced them. In general, we continue to favor the industrial, residential, and retail sectors, and markets in the Sun Belt and Mountain West.

1 / Real Estate Outlook

The U.S. real estate market started 2025 on a solid footing, in our view. NFI-ODCE appreciation and total returns were positive for the second and third consecutive quarters, respectively, turning the page on a two-year slump.[2] Moreover, the uptick was broad-based: even the beleaguered office sector generated positive performance.[3]

While stabilizing cap rates played a critical role in the turnaround, underlying fundamentals also contributed.[4] Nowhere was this more visible than in the residential sector, which generated its strongest first-quarter absorption on record (since 1996), building on positive momentum from 2024 (which marked its second-highest annual total, after an unusual 2021 COVID bounce).[5] Apartment vacancies slipped below their 20-year average, despite high (but cresting) levels of new supply.[6]

[1] NCREIF. As of 3/31/2025.
[2] NCREIF. As of March 2025.
[3] NCREIF. As of March 2025.
[4] NCREIF (cap rates); CBRE-EA (fundamentals). As of March 2025.
[5] CBRE-EA. As of March 2025.
[6] CBRE-EA. As of March 2025.

Demand was weaker across other major sectors, but vacancies either remained historically low (in the case of Industrial and Retail) or stabilized (Office).[7]

We believe significant federal policy shifts – culminating in “Liberation Day” tariffs on April 2 – have called into question the durability of the real estate recovery. In our view, subsequent adjustments (e.g., exemptions for treaty-compliant Mexican and Canadian goods and a pause on “reciprocal tariffs”) have tempered, but not eliminated, uncertainty around the framework for international trade. Furthermore, other important elements of the administration’s agenda, including immigration reform and the federal budget, remain in flux.

For now, we believe that the policy mix could include higher tariffs (albeit less draconian ones than under earlier proposals), reduced immigration, and a broadly static federal deficit (i.e., net-neutral tax and spending cuts). The long-term implications of this program for the economy, social welfare, and national security are subject to debate. Taking a narrower view, we believe that over the next year, it will slow the economy (but not to the point of recession), lift inflation, and keep interest rates elevated. From a real estate perspective, this macro backdrop would, in our view, temper but not derail the recovery, while creating upside potential over the long run.

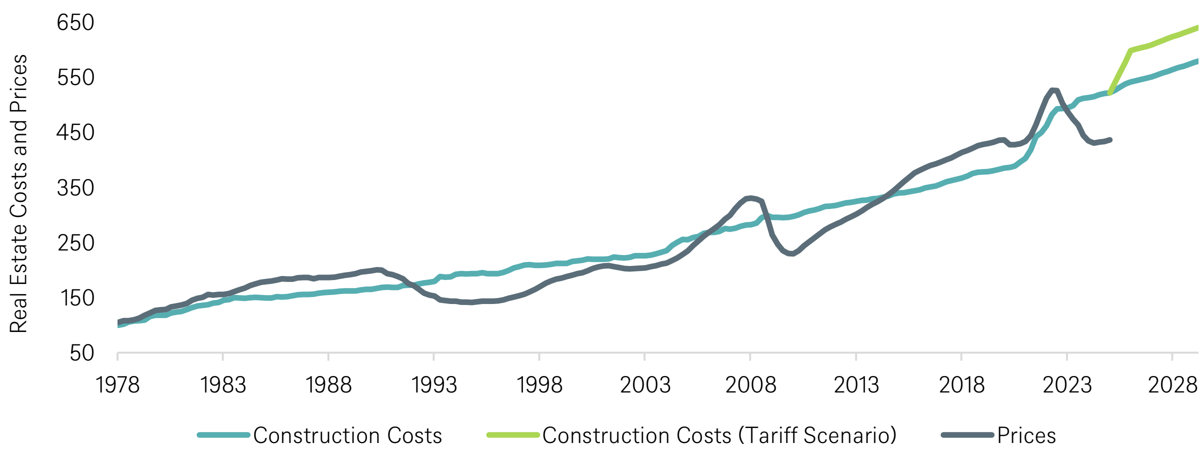
In general, a weaker economy undermines critical demand drivers (e.g., job creation, household formation, and consumer spending).[8] Yet in our view, any slowdown would collide with independent trends pushing in the opposite direction, including prohibitive homeownership costs (Residential), a return to the workplace (Office), e-commerce expansion (Industrial), and a proliferation of consumer services such as healthcare (Retail). Furthermore, any demand pullback should be offset, in our view, by an evaporating supply pipeline (construction starts, weighted across sectors, have slid 59% (trailing four quarters) from their 2022 peak).[9]

With respect to valuations, long-term corporate BAA yields, a good proxy for cap rates, have edged up since the beginning of the year, but only about 30 basis points (bps), compared with the 300 bps increase that drove the recent downturn.[10] In our view, real estate valuations are reasonable relative to prevailing interest rates, but do not offer much protection against further increases. Provided that interest rates remain near current levels – our baseline expectation – we believe that cap rates will remain broadly unchanged. However, there are risks to this scenario, in both directions: Federal Reserve easing (in response to a weaker economy) could pull rates lower, while inflation (tariffs), capital flight (deficit fears) and wider credit spreads (weaker economy) could push them higher.

From a longer-term perspective, we believe that tariffs improve the outlook for real estate. Over time, real estate values gravitate toward the cost of replacing the assets: higher prices stimulate development that puts downward pressure on rents and prices, while lower prices curtail it (see Exhibit 1).[11] Following a 20% correction over the past two years, we estimate that on average, real estate values sit at about a 15% discount to replacement costs (with large variations across sectors and markets).[12] We believe tariff-induced cost increases for key construction materials (e.g., steel, lumber, and cement), finished products, and equipment could expand that discount further, ultimately driving higher rents and prices via a prolonged supply shutdown.

[7] CBRE-EA. As of March 2025.
[8] Moody’s Analytics. As of March 2025.
[9] CoStar. As of March 2025.
[10] Moody’s. As of June 2025.
[11] Engineering News-Record (construction costs); NCREIF (prices); DWS calculations. As of March 2025.
[12] Engineering News-Record (replacement cost); NCREIF (values); DWS calculations. As of March 2025.

EXHIBIT 1: Real Estate Prices and Construction Costs



Sources: Engineering News-Record (construction costs); NCREIF (prices); DWS calculations. As of March 2025.

Policy uncertainty has clouded the near-term outlook, but for now, we believe that the consequences will be relatively benign, tempering the recovery without triggering a double dip. Moreover, in our view, any setback will be more than offset by stronger, rent-driven appreciation in the aftermath.

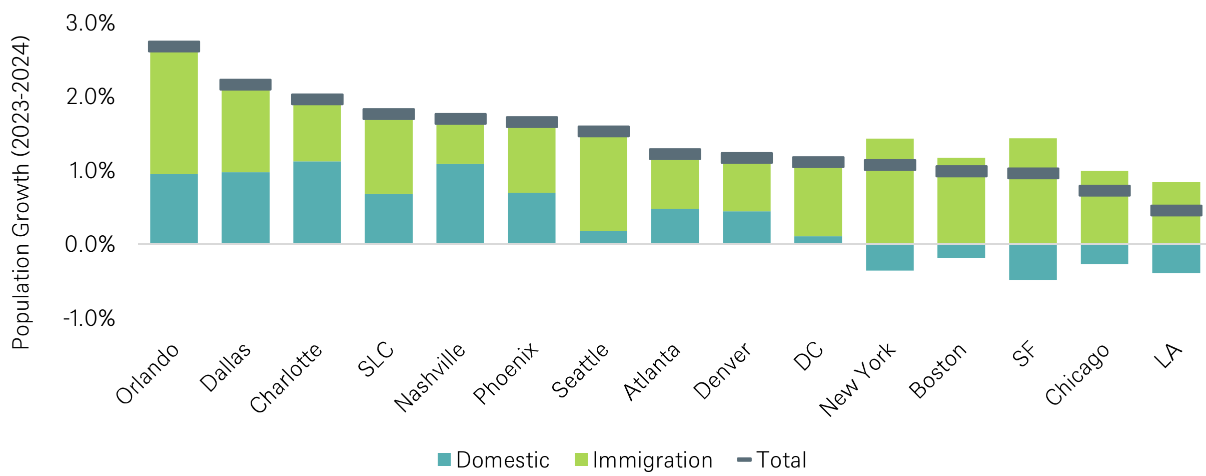
2 / Investment Strategy

Our House View has favoured the retail, industrial, and residential sectors over office property, and the Sun Belt and Mountain West over traditional "gateway" markets (e.g., New York and Chicago).

Support for Retail derives from high yields, low vacancies, and service-driven demand; for Industrial, from untrammeled e-commerce growth; and for Residential, from housing shortages and stretched for-sale affordability.[13] Caution towards Office has been partly motivated by work-from-home dynamics, but also long-standing concerns regarding the sector's high capital expenditures, which have weighed on returns (notwithstanding some good years, and exceptional assets).[14] Our preference for the Sun Belt and Mountain West stems from their stronger population and economic growth, which have historically delivered superior real estate performance.[15]

Policy considerations have not substantially diminished these convictions, and in some ways have reinforced them. Tighter immigration restrictions, in our view, are a potential concern for traditional gateways, which would shrink absent foreign inflows (see Exhibit 2).[16] Conversely, we believe the Sun Belt and Mountain West would continue to expand on the back of domestic in-migration, courtesy of their lower costs and perceived quality of life.

Exhibit 2: Population Growth by Metro (2023-2024)



Source: Census Bureau. As of December 2024.

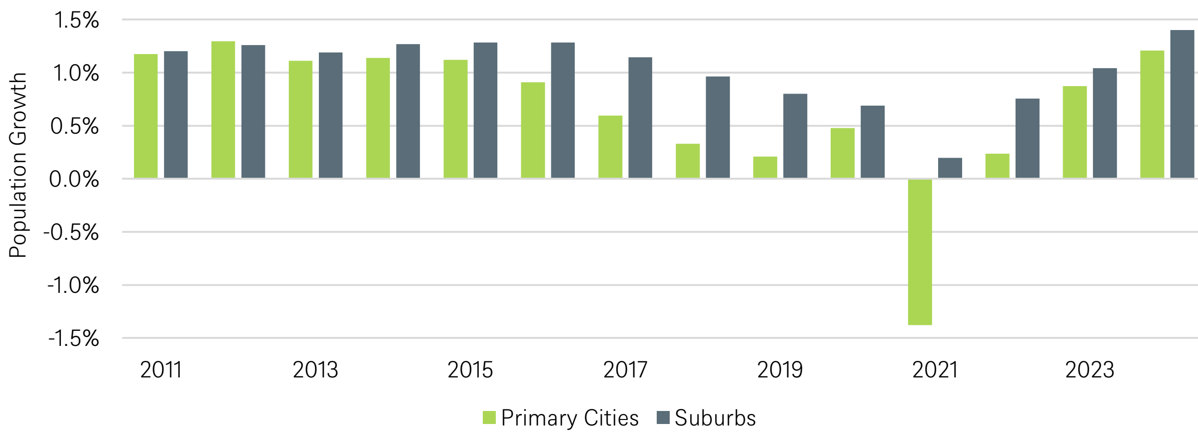
From a sector standpoint, tariffs could adversely affect some retail tenants, but grocery-anchored properties – are more necessity- and service-driven and have historically proved cyclically resilient.[17] Residential is also defensive, in our view, and cost-pressures could exacerbate housing shortages. Office is sensitive to the job market, but the relationship may have weakened amid COVID distortions (work-from-home and its gradual reversal).[18] The industrial sector may be more vulnerable: we

[13] NCREIF (retail yields, office capex and returns); CBRE-EA (retail vacancies, service-driven demand); Census Bureau (e-commerce, housing shortages); Moody's Analytics (housing affordability); Kastle Systems (work from home). As of March 2025.
[14] NCREIF (capex and total returns). As of March 2025.
[15] Bureau of Labor Statistics (growth); NCREIF (real estate performance). As of March 2025.
[16] Census Bureau. As of July 2024.
[17] NCREIF and DWS. As of March 2025.
[18] Bureau of Labor Statistics (jobs); CBRE-EA (office demand). As of March 2025.

believe reduced trade could weigh on port-adjacent assets, while tariffs and a weaker economy could dampen discretionary goods spending. Yet we believe onshoring could prove a net positive over time, fueling demand for warehouses that supply factories, distribute their products, and meet the consumption needs of their workers.

Residential: Despite record levels of new supply, national apartment vacancies have dropped amid a groundswell of demand.[19] Rents have been stable overall, with gains in the Northeast and Midwest offsetting declines in the South, the latter a vestige of residual supply.[20] Yet the supply pipeline is quickly receding: multifamily starts tumbled to a 12-year low in the first quarter of 2025 (trailing four quarters), down 59% from their 2022-peak.[21] Demand may soften if the economy falters, but we believe that housing shortages and stretched for-sale affordability will remain – and may intensify as tariffs increase homebuilding costs. Accordingly, we anticipate that after a lull, rent growth will accelerate sharply beginning in 2026, led by the Sun Belt and Mountain West. Within markets, population growth in urban areas has perked up, supported, in our view, by immigration and a gradual return to office (see Exhibit 3). Nevertheless, we believe that an expanding cohort of Millennials (mostly in their 30s) and their families will favor lower-density suburban homes (e.g., single-family rentals and garden-style apartments) for several more years.[22]

EXHIBIT 3: CITY AND SUBURBAN POPULATION GROWTH



Source: Census Bureau. As of May 2025.

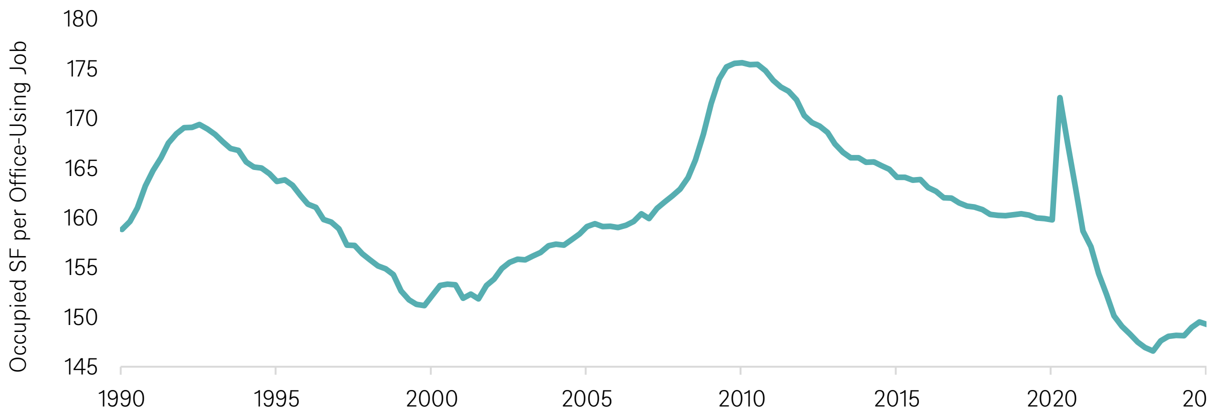
Industrial (Overweight): While close to their 20-year average, vacancies have steadily increased over the past three years as a supply glut has overwhelmed anemic demand.[23] We believe that the ingredients for a recovery are falling into place: In the first quarter of 2025, new supply fell to its lowest level since 2017, while construction starts dropped 56% (trailing four quarters) from their mid-2022 peak.[24] Meanwhile, e-commerce, a key demand driver, is growing briskly, having shaken off its post-COVID hangover.[25] In our view, tariffs will temporarily suspend this recovery, stifling consumer-driven activity in general and port-related distribution in particular. However, we believe that onshoring could be a net positive for warehouse demand over time. Accordingly, we maintain a comfortable overweight. At the margin, our geographic focus has shifted from coastal ports to the Sun Belt, where onshoring may augment impressive local economic drivers.

[19] CBRE-EA. As of March 2025.
[20] CBRE-EA. As of March 2025.
[21] CoStar. As of March 2025.
[22] Moody's Analytics (population growth). As of March 2025.
[23] CBRE-EA. As of March 2025.
[24] CBRE-EA (supply); CoStar (construction starts). As of March 2025.
[25] Census Bureau. As of March 2025.

Retail: The retail sector has led the NCREIF Property Index (NPI) for 10 consecutive quarters, a trend that we believe will continue over the near term.[26] To be sure, tariff and broader economic pressures could slow the pace of store openings, particularly among apparel, electronics, and other consumer goods vendors. Yet vacancy levels are low, economically defensive tenants (e.g., health care) are ascendant, construction is virtually nonexistent, and yields are competitive.[27] As the real estate cycle matures, we believe that Retail will be overtaken by the more dynamic residential and industrial sectors. Yet for now, we believe that it is comparatively well positioned. We favor necessity-based, service-oriented strip centers, primarily in high-growth Sun Belt markets, which we believe offer greater protection against cyclical and tariff risks.

Office: With national vacancy rates (19%) approaching all-time highs of the early 1990s (19.2%), the office sector is clearly challenged.[28] Yet green shoots are beginning to surface, in our view. Physical demand has increased, albeit slowly, for four consecutive quarters, led by New York City, Texas, Florida, and other markets in the southeast.[29] On a national basis, occupied space per employee has begun to reverse its precipitous decline (see Exhibit 4). We remain cautious on the sector, for both cyclical (demand is sensitive to the job market) and structural (high capital expenditures) reasons.[30] However, we believe that the extraordinary pressure imposed by remote working has largely abated; looking ahead, a gradual return to office may act as a modest tailwind.

EXHIBIT 4: OCCUPIED OFFICE SPACE PER OFFICE-USING JOB



Source: CBRE-EA (occupied space, office-using jobs); DWS calculations. As of March 2025.

[26] NCREIF. As of March 2025.
[27] CBRE-EA (vacancies); CoStar (construction); NCREIF (yields); DWS (tenants, based on REIT reporting). As of March 2025.
[28] CBRE-EA. As of March 2025.
[29] CBRE-EA. As of March 2025.
[30] Bureau of Labor Statistics (jobs); CBRE-EA (demand); NCREIF (capital expenditures); DWS calculations. As of March 2025.

Self-Storage: The self-storage sector remained soft through the first half of 2025, hampered by lackluster home sales, a critical demand driver.[31] While the mortgage lock-in effect has eased as listings have increased, affordability pressures and economic uncertainty continue to suppress buyer activity.[32] This, combined with elevated supply in lease-up, has kept occupancy and NOI growth below historical norms.[33] However, signs of stabilization are emerging: move-in rate declines are slowing and storage affordability has improved while hybrid work and life events continues to support demand.[34] On the supply side, high construction costs and tighter financing continue to curtail new development, reducing supply growth expectations even further.[35] This is setting the stage for a more balanced market and a potentially stronger medium-term outlook.

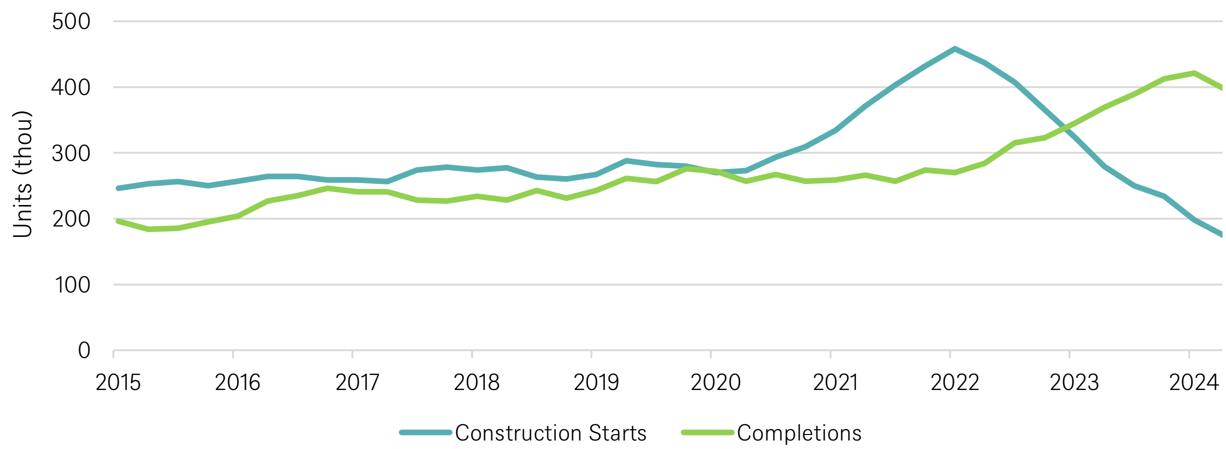
[31] National Association of Realtors. As of April 2025.
[32] Realtor.com. As of May 2025.
[33] Green Street. As of May 2025.
[34] Yardi-Matrix and Green Street. As of May 2025.
[35] Green Street. As of May 2025.

3 / Residential Outlook and Strategy

3.1 Outlook

The U.S. apartment and build-to-rent ("residential") market is expected to enter a transitional phase in the second half of 2025, marked by significant shifts in supply and demand. While our outlook does not anticipate a recession, it does point to a slowdown in both job and economic growth.[36] Accordingly, the immediate outlook for residential performance is more cautious. Despite an exceptionally strong early leasing season in 2025, renter demand is expected to cool during the second half of the year and into early 2026.[37] On the supply side, the residential market is coming off a record-setting year for new deliveries.[38] However, this construction peak is now in the rearview mirror for DWS's 32 Investable Markets ("Investable Markets")[39] with expected completions of new units likely to decline by 25% and 58% in 2025 and 2026, respectively.[40] The tempered demand forecast should still be enough to offset rapidly declining completions, keeping market conditions relatively balanced. The overall vacancy rate for the Investable Markets is projected to end 2025 at 5% – essentially were it began the year and slightly below its long-term average.[41] Consequently, we expect rent growth to remain essentially flat over the next two to three quarters.

EXHIBIT 5: CONSTRUCTION STARTS & COMPLETIONS: DWS INVESTABLE MARKETS



Source: CoStar & DWS. As of March 2025.
Note: Construction Starts are rolling four quarters.

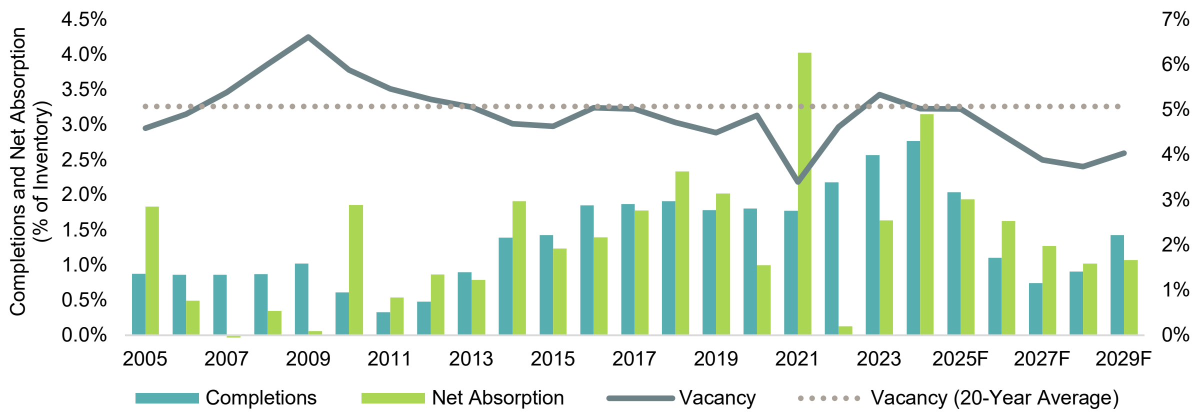
Beyond the immediate horizon, the residential sector remains well-positioned for long-term success. With residential construction starts continuing to trail concurrent deliveries by record margins, the future supply pipeline for rental housing is being quickly drained.[42] While 2025 will likely be a year of occupancy stabilization, 2026 could mark a turning point where

[36] DWS Market Outlook May 2025.
[37] CBRE-EA, Yardi-Matrix, CoStar, & DWS. As of June 2025.
[38] CBRE-EA, Yardi-Matrix, CoStar, RealPage & DWS. As of June 2025.
[39] DWS: Residential Investable Markets include 32 major metros in the U.S.
[40] CoStar, CBRE-EA & DWS. As of June 2025.
[41] CBRE-EA & DWS. As of June 2025.
[42] CoStar, CBRE-EA & DWS. As of June 2025.

rent growth accelerates once again due to tightening supply. By 2027, new apartment deliveries are expected to drop to their lowest levels since the immediate aftermath of the GFC in the early-2010s.[43]

This supply slowdown is expected to shift market dynamics. When factoring in some of the reasons for our revised renter demand outlook (trade policy uncertainty, high interest rates and volatile material costs), the period of restrained residential construction will likely be extended into the outer years of the forecast. Concurrently, the broken housing market continues to favor renting over buying a home.[44] Homeownership appears to be further out of reach for non-homeowners in the U.S. according to a recent Gallup survey.[45] Two-thirds of these Americans report being priced out of the market, and the smallest percentage recorded in years say they expect to buy a home within the next five or 10 years. On a national basis, the typical monthly cost of owning a home ("homeownership premium")[46] is an estimated 39% higher than the typical rental – a spread of $1,100 per month.[47] Importantly, the average renter's rent-to-income ratio has been stable at 26 percent, while a homebuyer would have to spend an estimated 43% of earnings on monthly housing costs.[48] Generally, households should spend no more than 30% of their gross income on housing.[49] Regardless of any upcoming policy shifts, America's demographic trends and affordability challenges will not be resolved in the short term, underpinning our outlook for stable demand for rental housing. With demand holding steady and new supply shrinking through at least 2027, rental market fundamentals are poised to strengthen in the coming years. In the absence of the next development wave, the residential sector is likely at the beginning of a significant bull cycle for rents.

EXHIBIT 6: RENTAL NET ABSORPTION AND COMPLETIONS AS A % OF INVENTORY AND VACANCY RATE (2005 – 2029)



Sources: CBRE-EA (history as of March 2025) & DWS (forecast). As of June 2025.
Note: F = forecast. Aggregate of DWS's investable universe of markets. Past performance is not indicative of future results. No assurance can be given that any forecast or target will be achieved.

Sources: CoStar and DWS. As of September 2024.

[43] CoStar, CBRE-EA, Yardi-Matrix, RealPage, & DWS. Data as of 1Q 2025.
[44] Business Insider & DWS. As of March 2025.
[45] Gallup Economy and Personal Finance survey (conducted April 1-14, 2025). As of May 2025.
[46] Premium calculated by taking the homeownership costs and subtracting average rent.
[47] National Association of Realtors (Home Price), Yardi-Matrix (Rent), Freddie Mac (Mortgage Rate) & DWS. As of May 2025. Homeownership payment calculation: 20 percent down payment, 30-year fixed-rate mortgage, plus RE Taxes & Insurance.
[48] Yardi-Matrix (Rents), U.S. Census Bureau (Median HHI) & DWS. As of May 2025.
[49] NYU Furman Center, National Foundation of Credit Counseling & DWS. As of June 2025.

3.2 Strategy

Residential remains a favored sector, and despite near-term economic uncertainty and risk, we expect to see that continue. An outlook of high occupancy rates, steady rent growth, demographic tailwinds, and dislocated for-sale housing market all validate residential as a compelling investment opportunity. A recent Berkadia survey found that 83% of multifamily investors planned to expand their portfolios in 2025, while just 2% were planning sales.[50] Though economic volatility is likely to persist, we believe that the outlook would improve in 2026 and 2027.

Sunbelt and Mountain West markets remain the top regions for residential investment due to strong long-term demand drivers reflected in job growth and domestic migration metrics.[51] Though fundamentals are still soft, the development boom that has been prevalent in these markets appears to be coming to an end.[52] As new deliveries decrease heading into 2026, these high-growth markets should experience a supply/demand inflection, leading to positive movements in rent and occupancy. We favour a tactical approach to invest in high-barrier Northeast and West Coast metros, targeting markets that are magnets for high-tech, biotech and healthcare.[53] Limited levels of new development, homeownership that is significantly less accessible than renting and recent return-to-office policy shifts are all helping mitigate modest job growth.[54] We maintain a favorable view on suburban markets in response to demographic and other housing trends. While our near-term outlook for high-rise markets in primary cities remains cautious, the long-term outlook has improved as return-to-office mandates, increased office leasing activity and quality of life improvements are all trending in the right direction.

Homeownership is receding further out of reach for most Americans, supporting our outlook for build-to-rent (“BTR”) housing. BTR homes may provide an affordability solution in today’s increasingly challenged for-sale housing market. As with apartments, there has been a slowdown in starts for BTR across all product types. Colleges and universities have a regular flow of students each year, creating a consistent demand for housing.[55] With steady enrollment trends and growing demand for quality accommodations, student housing offer investors diversification, reliable occupancy rates and steady rental income.[56] High-growth university markets, particularly in the Southeastern Conference and increasingly the Big Ten, are leading student housing demand.[57] This demand is not entirely immune to the economy but can be less sensitive than other sectors – an important consideration due to the ongoing economic uncertainty.

[50] Berkadia’s Mid-Year Multifamily Investor Pulse Survey. As of May 2025.
[51] U.S. Department of Labor, U.S. Census Bureau, Moody’s Analytics, CoStar, & DWS. As of June 2025.
[52] CoStar, CBRE-EA, Yardi-Matrix, & DWS. As of June 2025.
[53] U.S. Department of Labor, Moody’s Analytics, CoStar, & DWS. As of June 2025.
[54] CBRE-EA, CoStar, U.S. Census Bureau, U.S. Department of Labor, Moody’s Analytics, & DWS. As of June 2025.
[55] National Student Clearinghouse Research Center’s Spring Estimate. As of May 2025
[56] National Student Clearinghouse Research Center’s Spring Estimate, Yardi-Matrix, CoStar, & DWS. As of May 2025
[57] Walker & Dunlop & DWS. As of May 2025.

4 / Industrial Outlook and Strategy

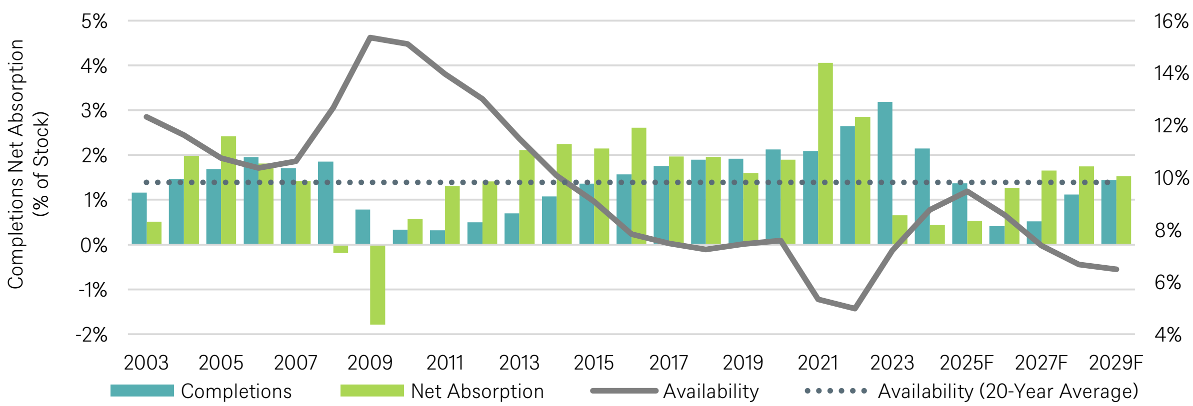
4.1 Outlook

The U.S. industrial market has been progressing through a moderate downcycle for the past eight quarters whereby quarterly industrial space absorption has been running at about half-speed compared to pre-pandemic long-term trends. Construction deliveries during this time were elevated, averaging about twice the long-term quarterly average. [58]

In general, market conditions have become more competitive across markets, absent the demand that would typically accompany the economic growth that was experienced in recent years. But speculative development has halted, and absorption within the recent pipeline has maintained momentum. The new tariff regime has clouded and likely delayed the recovery potential in the current cycle. Those impacts could play out over a longer period if there are policy missteps, but we believe that tariff and trade-related issues will be resolved in 2025, which should restore the ability for businesses to plan for growth.

The US availability rate at 8.9% in the first quarter of 2025 was about 450 basis points above the record cycle lows achieved in 2022 but remained well below the levels from the past two recessions. [59] A national vacancy rate of 6.2% (excluding sublease and under construction stock), is closer to balance. Given low vacancy and dwindling new construction, the path of recovery appears to be less arduous compared to past cycles. Market rent growth has paused or turned modestly negative across most markets, with a small number of markets posting sharper declines (Southern California) and a few maintaining modest positive growth (in South Florida and the Southeast).

EXHIBIT 7: INDUSTRIAL NET ABSORPTION AND COMPLETIONS AS % OF STOCK AND AVAILABILITY RATE (2003 – 2029)



Source: CBRE-EA (history) & DWS (forecast). As of June 2025.
Note: F = forecast. Forecast for US top 54 markets. There is no guarantee the forecasts shown will materialize. Past performance is not indicative of future results. No assurance can be given that any forecast or target will be achieved.

[58] DWS and CBRE-EA. As of September 2024.
[59] DWS and CBRE-EA. As of September 2024.

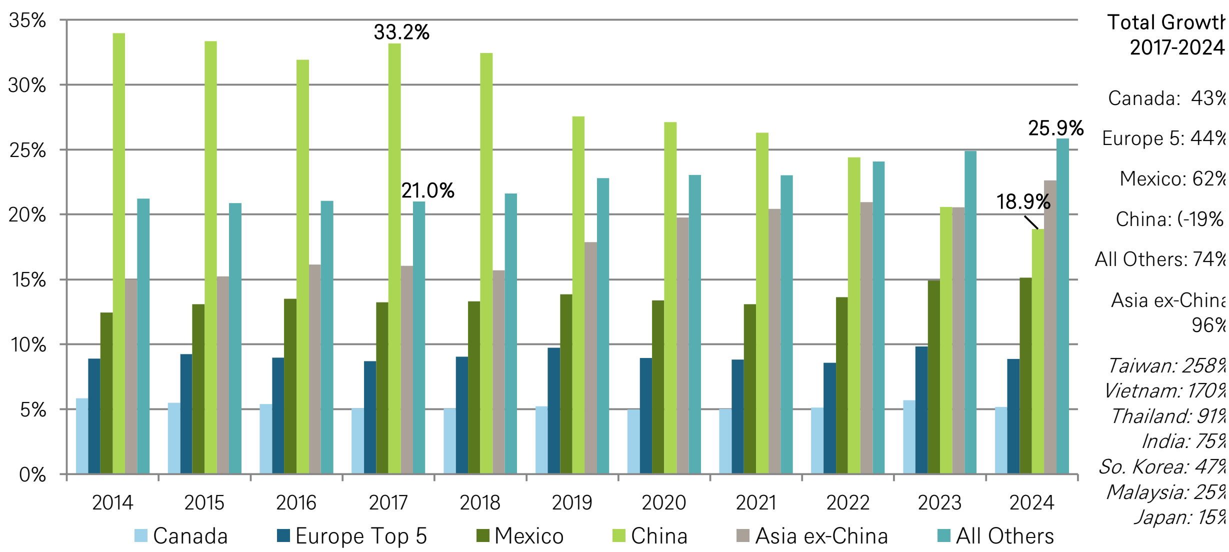
4.2 Outlook

The April 2nd announcement by President Trump of higher-than-expected tariffs on all U.S. trading partners, as well as subsequent iterations of U.S. policy and retaliations from China, have fueled high levels of uncertainty surrounding the economy, financial markets and impacts to real estate. At present, we believe that the announced tariffs have delayed decision-making broadly across the economy, including around industrial leasing.

Direct near-term impacts to industrial markets may result in less frictional demand at the primary import gateways (trans-loading), but overall economic growth (GDP) and consumer behavior (e-commerce) likely will remain the primary drivers of industrial space demand. Domestic manufacturing (onshoring) should serve to stimulate the economies and consumption in the markets and regions where it occurs.

Over the longer-term, if recent trade patterns persist (trade shifting away from China as exhibited below), we believe the gateways could continue on a path similar to their pre-pandemic trajectories, which were healthy. Since 2017 (stimulated by geopolitical forces and Covid-19 lockdowns) the U.S. has greatly reduced its dependance on China for goods, with little impact to overall trade. Over the longer-term we believe that the industrial sector could perform well, and international trade could continue to drive demand.

EXHIBIT 8: US International Import Goods Trade – Flows have steadily shifted away from China



Source: DWS, US Census Bureau, As of December 2024.

In our view, recent volatility and weaker economic prospects have pushed the potential for industrial market recovery out several quarters. This could equate to subpar demand in 2025, but stronger demand in 2026. As of the first quarter of 2025, estimated Industrial construction starts have fallen 71% from peak levels and the current pipeline also contains a greater share of non-warehouse, non-speculative properties (about 26% in 2024). Future deliveries will therefore not add as much potentially vacant space, and in fact, should contribute to new jobs and local economic activity as delivered.

Given this expected gap in new construction and stronger demand momentum, it is our view that this will allow the market to turn the corner on fundamentals, achieving declining vacancy rates and healthy rent growth. After modest rent declines in 2025 (3%-4%), we expect modest gains in 2026 (3%) and then stronger growth beginning in 2027 (5%-6% per year).

We believe the path to recovery in this cycle will be quicker compared to the past, when recessions caused more severe fundamentals volatility (greater negative demand, higher vacancy and sharper rent declines). One key trend of this scenario is the continued steady lease-up within the development pipeline. Properties slated for deliver in 2025 and 2026 were about 37% leased as of the first quarter of 2025, and if leasing momentum picks up gradually in coming quarters, we believe that this segment will benefit the high-growth markets.

Looking past recent demand weakness, the pattern of recovery is still aligned with outlook. Market availability will peak in 2025 near its long-term average and then trend lower as absorption begins to outpace construction deliveries. Our outlook calls for market availability to reach the low-6% range midway through out five-year forecast period. We believe that the growth markets of the Southeast, Mountain West and Texas will lead demand recovery trends. However, the relative stability of the Midwest and Mid-Atlantic markets positions them to enjoy timely recovery momentum as the nation resumes stronger growth patterns in 2026.

In our view, the indirect impact of higher prices and input costs on production could result in reduced and/or redirected spending with lower retail sales growth and tempered new industrial space demand in the near term. We believe that over the longer term, the market will likely adjust to prices, demand levels will likely be aligned with growth and inflated replacement costs of new warehouses could potentially drive higher rent levels.

We believe that the growth markets in the Sun Belt will lead recovery, followed by the strategic regional hubs that serve the large coastal population centers on the east and west coasts. Functional infill logistics of the major metro areas should continue to perform well (less threatened by recent supply), but with delayed recovery on the west coast (Southern California and Seattle). The larger coastal population centers may take more time to recover, but over the longer term, their strategic nature plus higher constraints will support good performance.

5 / Office Outlook and Strategy

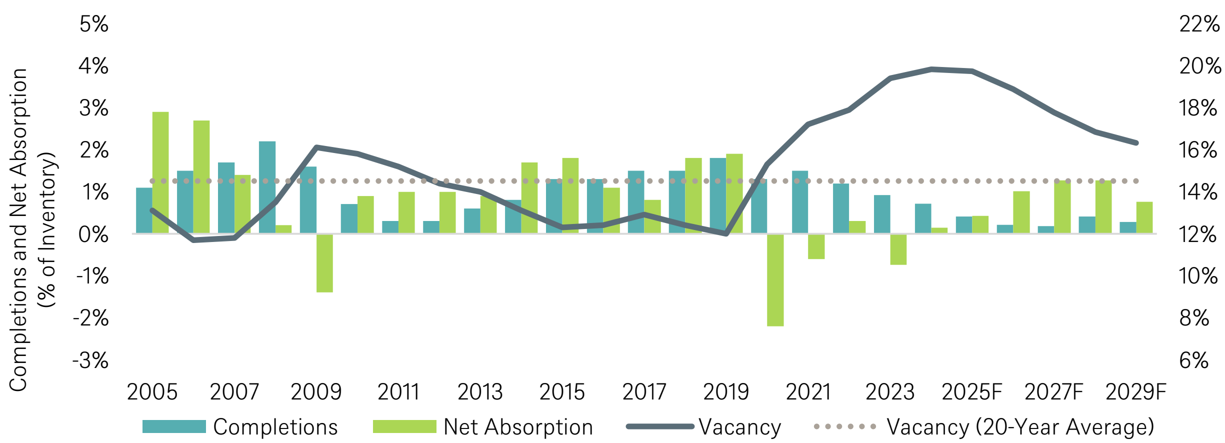
5.1 Outlook

The U.S. office market remains challenged in 2025. Yet, a sustained growth in leasing activity coupled with a pronounced slowdown in new supply is expected to help the national vacancy improve post-2025. [60]

While the broader macroeconomic landscape has grown more uncertain, a return-to-office trend is gaining momentum across major U.S. cities. Large employers are increasing in-office attendance requirements, with many of the largest corporate occupiers now mandating five-day office attendance for a substantial portion of their workforce. On average, in-office attendance requirements among Fortune 100 companies have risen to 3.74 days per week, up from 2.2 days in 2022. [61]

Against this backdrop, office demand fundamentals have improved, and leasing activity is expected to remain positive throughout 2025. Over the past 12 months, national office leasing volume has recovered to approximately 89% of pre-pandemic levels. Recent leasing activity has been dominated by renewals and lease extensions, while new leases and relocations accounted for less than 6% of leasing volume over the past four quarters. [62] Sublease availability is no longer a primary driver of vacancy, and new construction deliveries have slowed sharply. Given heightened policy-related uncertainty and elevated construction costs, new supply is projected to remain constrained over the forecast.

EXHIBIT 9: OFFICE NET ABSORPTION AND COMPLETIONS AS A % OF INVENTORY AND VACANCY RATE (2005 – 2029)



Source: CBRE-EA (history) & DWS (forecast). As of June 2025.
Note: F = forecast. Aggregate of DWS's investable universe of markets. Past performance is not indicative of future results. No assurance can be given that any forecast or target will be achieved

Direct asking rents remain generally stable, recording modest growth of 0.6% over the past four quarters. [63] Landlords have largely maintained market rents, and deep discounts have become increasingly uncommon. Notably, effective rents have recently begun to outpace asking rents as tenant improvement (TI) allowances for renewals – now comprising a growing

[60] CBRE-EA and DWS. As of March 2025.
[61] BXP. As of March 2025.
[62] JLL. As of December 2024.
[63] CBRE-EA. As of March 2025.

share of market activity – have stabilized. With new supply limited, renewal activity is expected to dominate leasing trends in the near future. However, it is important to note that effective rents remain approximately 8% below pre-pandemic levels.[64]

Our baseline rent forecast anticipates a period of modest rent growth in the near term, with broader market recovery expected to gain traction post-2026. On a market-specific basis, our outlook remains consistent: High-growth Sun Belt markets such as South Florida, Austin, Charlotte, Dallas, and Nashville are expected to outperform, while slower-growth mature markets – including Chicago, Washington, D.C., and San Francisco – are likely to continue underperforming. Technology-focused markets remain challenged in the near term; however, we expect leasing momentum to improve as growth resumes within the technology sector, particularly driven by demand from artificial intelligence (AI) firms.

5.2 Strategy

The U.S. office sector continues to face headwinds, including the residual impact of remote and hybrid work, slowing employment growth, elevated real interest rates, and challenging capital markets. The sector remains an underperformer relative to other major property types, and investor sentiment remains cautious amid high capital expenditure (CapEx) needs. While demand for well-located, high-quality office space remains steady, maintaining competitiveness increasingly requires elevated tenant improvement allowances and CapEx.

Office total returns over the trailing four quarters were down 3% as of 1Q 2025, with performance varying across subsectors. Properties most exposed to remote work trends – including CBD, secondary business district, and urban offices – posted the weakest results. In contrast, suburban office total returns (-0.8%) held up relatively better. Specialized segments such as medical office notably outperformed, benefiting from differentiated demand drivers and limited exposure to remote work. For comparison, average vacancy rates in CBD, secondary business district, suburban, and urban office properties remain elevated at 20.3%, while medical office space reported a much healthier 5.4% vacancy rate.

Despite employers' ongoing efforts to encourage greater in-office attendance, investing in amenities and other incentives to entice employees back, results have been mixed. Gateway metros such as San Francisco, Seattle, and Los Angeles, as well as high-supply markets like Charlotte and Austin, remain challenged by high post-COVID vacancies. In contrast, markets such as Miami and Fort Lauderdale have rebounded to pre-pandemic conditions.

Looking ahead, new supply is expected to remain subdued – a structural tailwind for the sector. The pipeline under construction has contracted significantly. Notably, Austin and Seattle – two tech-driven markets with significant pre-pandemic development momentum – have seen development pipelines nearly stall since 2023.

At present, we are cautious toward the office sector. Near term, the sector faces ongoing leasing challenges, remains capital-intensive, and is likely to experience an uneven recovery. Many office capital structures remain under stress, and it may take several years before stabilized cash flows begin to improve meaningfully. Over the longer term, we continue to favor markets with strong growth dynamics, particularly those with expanding tech sectors and robust job and population growth. We also favor assets with stable rent rolls, limited near-term lease rollover risk, high credit tenancy, and low CapEx requirements.

[64] CBRE-EA and DWS. As of March 2025.

6 / Retail Outlook and Strategy

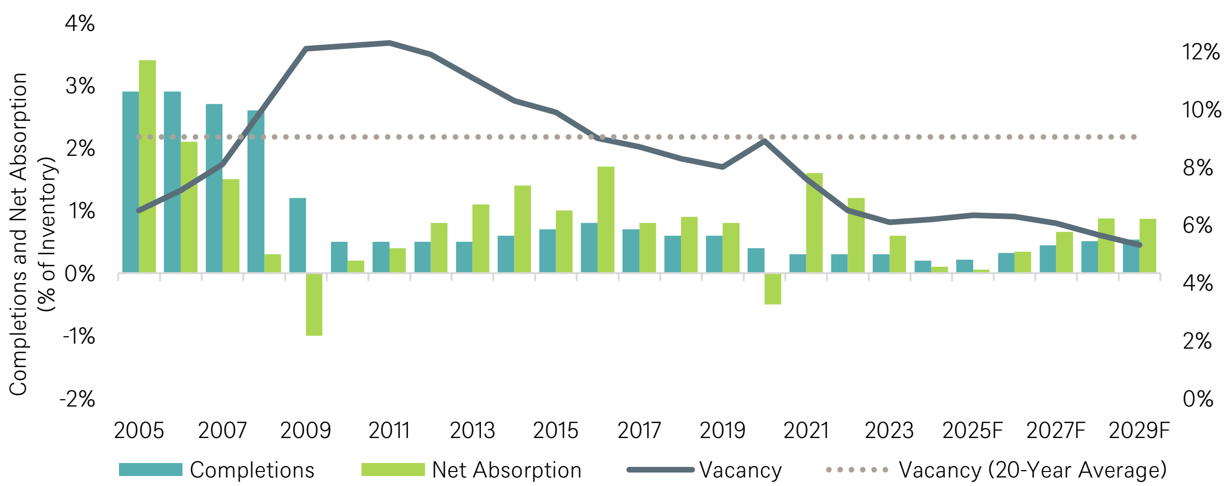
6.1 Outlook

The U.S. retail sector continues to demonstrate resiliency in 2025. Despite declines in confidence caused by tariff induced economic uncertainty, consumer fundamentals remain solid, supported by low unemployment, slower-but-steady income growth and solid household finances. Additionally, anticipation of future price increases and potential product shortages are incentivizing near-term spending.

Store closures announced in 2024 and early 2025 are beginning to take effect. And, for the first time in 16 quarters, retail net absorption was slightly negative. [65] Much of this decline in net absorption came from power centers and neighborhood centers, as closures from large underperforming department stores added millions of square feet back into the market. The availability rate inched up 10 basis points to 6.6%.[66] Still, it remains comfortably below historical averages.

Construction starts remain low and quality space is scarce. As a result, freshly vacated space often gets leased up by expanding retailers. Nearly one-third of the new leases signed in the first quarter of 2025 were on the market for less than 5 months, while more than half were leased within 10 months of the space being listed.[67] Yet the lack of available space will remain a constraint on new leasing. Annual construction starts are the lowest they have been in the last 15 years as construction costs have soared since the pandemic, thanks to surges in the cost of capital, labor and materials. While rent levels are also up significantly, in many cities rent gains are still trailing construction costs, which makes new development prohibitive. [68]

EXHIBIT 10: RETAIL NET ABSORPTION AND COMPLETIONS AS % OF STOCK AND AVAILABILITY RATE (2005 – 2029)



Source: CBRE-EA (history) & DWS (forecast). As of June 2025.
Note: F = forecast. (1) Forecast for Neighborhood and Community centers. (2) Aggregate of DWS's Investable Universe of markets. There is no guarantee the forecasts shown will materialize. Past performance is not indicative of future results. No assurance can be given that any forecast or target will be achieved.

[65] CBRE-EA. As of March 2025.
[66] CBRE-EA. As of March 2025.
[67] JLL. As of March 2025.
[68] JLL. As of March 2025.

Despite several bankruptcies, retailers continue to add new stores, particularly those in the food services, grocery, fitness, entertainment, and healthcare sectors.[69] Going forward, we believe tenant appetite for retail space will remain robust, especially in lower density suburban areas. Given a preference among retailers for efficient spaces closer to the consumer, most of the demand will continue to be for freestanding or neighborhood retail properties. On a cautionary note, the newly proposed tariffs have the potential to diminish consumer demand or buying power if prices continue to increase. Moreover, retailers may see their margins squeezed if they import goods or materials, which could limit profitability and in turn their demand for space. Discretionary retailers are more likely at risk. Moreover, retailers that cater to low-to-middle-income consumers may see more pressure given budget considerations. However, we expect necessity-focused retail tenants (i.e., grocers and drug stores) to be less impacted.

On a market level, the Sun Belt is joined by the Northeast markets in the upper tier of recent vacancy reductions as both continue to tighten. But year-over-year declines continue to decelerate – further signaling a settling in equilibrium across markets. Most retail markets have a similar or lower vacancy rate compared with their pre-pandemic levels, with exception of the West Coast markets such as Oakland, San Francisco, San Jose and Seattle where conditions are still recovering and most of the underperformance is concentrated in the urban core.[70]

We expect healthy market fundamentals over the forecast. Newly available space from continued retailer bankruptcies and reshuffling of big box retailers, pharmaceutical and wellness stores will likely be quickly absorbed over the course of the next few quarters, supporting strong rent gains. Vacancy rates are likely to remain low as development of new retail space remains scarce and tenants have fewer choice in spaces.[71] Near-term risks include higher borrowing and tariff related costs, yet consumers are likely to continue to spend on household priorities. Over the forecast, we expect shifts in post-pandemic buying patterns to benefit freestanding retail and neighborhood and community centers. Migration from cities to the suburbs, population growth in lower-cost markets, and more flexible workplace strategies should continue to sustain demand at suburban shopping centers.

6.2 Strategy

Strengthening fundamentals and improved retailer health have supported strong investment performance in the retail sector. Retail has consistently outperformed other major property sectors in recent quarters. For the trailing four quarters ending Q1 2025, total retail returns reached 6.5%, ahead of industrial (3.8%), residential (3.7%), and office (-3.0%). Within retail, malls led with a 7.0% total return, closely followed by strip retail (6.9%), while street retail underperformed with a return of just 0.7%. Vacancy trends align with performance. Strip retail vacancies (6.7%) remain below the long-term average (7.3%), while street retail vacancies (13.4%) are elevated relative to their historical norm (5.7%). Mall vacancies, although still elevated at 10.2%, have reverted to pre-pandemic levels.[72]

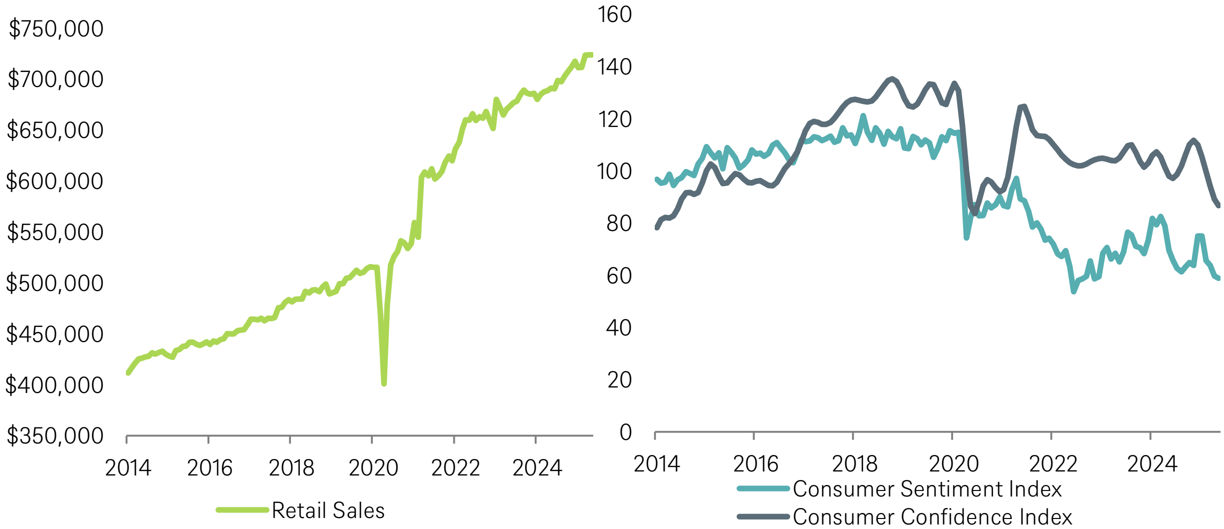
Looking ahead, retailers are preparing for a more challenging operating environment. Newly imposed tariffs are expected to raise costs and dampen consumer demand. Ongoing economic uncertainty could result in more cautious leasing behavior in the near term. However, we believe that retailers are better prepared than ever to navigate potential headwinds. Lessons from the pandemic and the recent high-inflation period have led to more resilient supply chain strategies and improved cost management.

Although retail spending remains positive, many consumers are facing greater economic uncertainty. Consumer sentiment has dropped to its lowest level since 2021 as tariff concerns, employment uncertainty, and market volatility weigh on confidence. This is especially true among older and more affluent consumers, raising potential concerns for discretionary spending

[69] CoStar. As of June 2025.
[70] CBRE-EA. As of June 2025.
[71] CBRE-EA. As of June 2025.
[72] NCREIF. As of March 2025.

on luxury and big-ticket items. In our view, tariff pressures are likely to ease gradually as trade negotiations progress, which should support a recovery in consumer and business sentiment in the coming months. While some short-term hesitation in leasing activity is expected, we do not foresee widespread store closures.[73]

EXHIBIT 11: RETAIL SALES VS. CONSUMER CONFIDENCE AND SURVEY INDEX



Source: Moody's, The Conference Board and University of Michigan. As of May 2025.

The retail sector has undergone significant transformation as it adapts to evolving consumer preferences and the rise of e-commerce. With limited distress and healthy fundamentals, the sector appears to be on a sustainable growth trajectory. Open-air and grocery-anchored centers are benefiting most from renewed demand, supported by their proximity to residential areas, essential retail offerings, and diversified tenant mix. Conversely, apparel and lifestyle-focused centers continue to face structural challenges from e-commerce trends and will require ongoing investment to remain competitive. However, brick-and-mortar locations remain critical for omnichannel retail strategies, with tenants continuing to prioritize space to meet customer expectations.[74]

Our outlook for the sector remains positive. Corporate balance sheets in the retail space are generally healthy, the disruptive impact of e-commerce has largely stabilized, and there is no significant risk of overbuilding. Leasing activity is expected to remain stable over the forecast, and the sector faces minimal risk of major disruption over the next several years. We believe this supportive environment positions physical retail real estate for solid performance, with competitive and relatively stable returns over the next cycle.

Our House View strategy favors increased allocations to necessity-based retail. We maintain a constructive near-term outlook, supported by sustained demand and low vacancies. We expect performance differences will continue to be driven by geographic location, property type, and tenant quality. As the real estate cycle advances, retail assets will remain a reliable income-producing component of diversified portfolios. We continue to favor grocery-anchored retail in high-growth regional markets.

[73] C&W. As of March 2025.
[74] UBS Research. As of March 2025.

See Exhibit 12 for central themes that are shaping our retail strategy:

EXHIBIT 12: DWS RETAIL STRATEGY

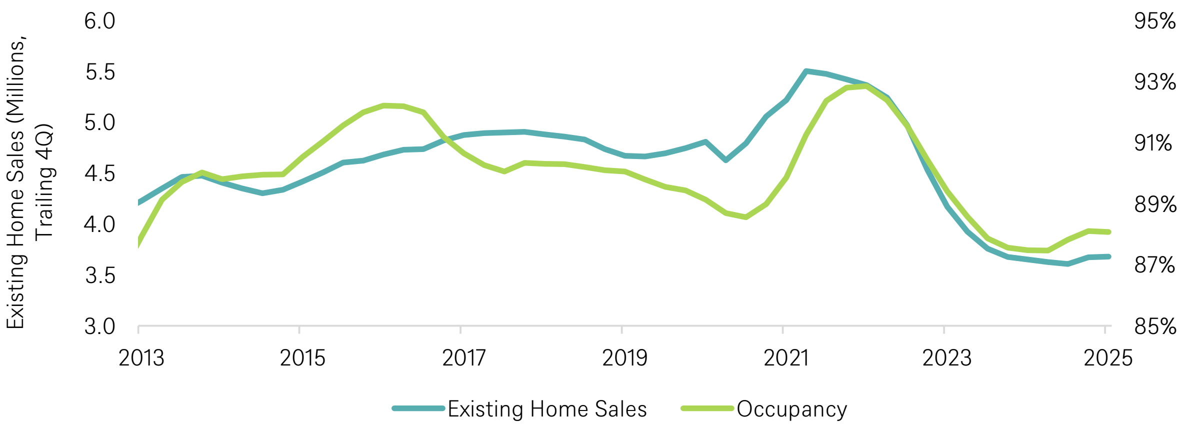
Target Necessity-based Retail	We maintain strong conviction in daily-needs and grocery-anchored retail, given its relative resilience to e-commerce disruption. Open-air suburban centers are also well positioned, benefiting from rising local demand for goods and services.
Proceed with Caution on Power Centers and Malls	Power centers remain vulnerable to tariff-related cost increases, as many of their retailers rely heavily on imported goods. Higher operating costs could pressure retailer margins, potentially slowing leasing activity or dampening demand for space. Top-tier malls continue to attract strong tenant interest and rising foot traffic, with some poised to succeed as mixed-use or entertainment-driven destinations. However, tariffs on consumer goods may weigh on sales–particularly in malls with a higher concentration of apparel, electronics, and other import-heavy categories. Investors should also remain mindful of the transition costs associated with repositioning these assets, which could impact returns.
Avoid Transitional Assets and High Street Retail	We expect e-commerce penetration to continue rising in the apparel and commodity goods sectors, posing the greatest challenges to class B/C assets and high-street retail.

Source: DWS. As of June 2025.

7 / Self-Storage Outlook and Strategy

A delay in the anticipated recovery of home sale activity, a key seasonal demand driver, has led to lower than anticipated demand for self-storage during the first half of 2025. The running thesis for low home sale activity was the mortgage lock-in effect. This was the idea that sellers were reluctant to trade low in-place mortgage rates, reducing the number of listings on the market, and consequently leading to a lower level of home-sale activity. Fast-forward, for-sale listings, for the first quarter of 2025, are the highest they have been since COVID[75]. However, existing home-sale activity remains near decade lows (Exhibit 13). Additionally, year-over-year home price growth has been declining since the second half of 2024. For reference, year-over-year home price growth in March was 1.4%, significantly below the 2013-2019 average of 6.0%.[76] These indicators suggest that although the mortgage lock-in effect has loosened, demand for homes is currently weak, likely influenced by both macroeconomic uncertainty and affordability pressures. To add, there was material self-storage supply in lease up over the last year.[77] As a result, occupancy remains below historical standards and NOI growth continues to be pressured.

EXHIBIT 13: OCCUPANCY AND EXISTING HOME SALES



Source: NCREIF (occupancy) & NAR (existing home sales). As of March 2025.

While we expect demand to be subdued this year, there are reasons for cautious optimism over the medium-term. First, while current macroeconomic uncertainty may have led to home buyers delaying decision making, we expect the uncertainty caused by tariffs to resolve over the course of the year.[78] This should bode well for next year's peak home buying season. Second, the year-over-year move-in rate decline in May was -0.8%, the lowest year-over-year decline in the past two-years, potentially signaling a turning point for this metric as new supply slows and recently delivered assets lease up.[79] Third, the two-year decline in move-in rates has led storage cost-to-income ratios to improve significantly, making the option to store more affordable. For reference, Green Street estimates the most recent cost-to-income ratio at 1.7%, which is much lower than the 2012 to 2019 average of 2.3%.[80] Additionally, it is important to note that while existing home sales are down, self-

[75] Realtor.com. As of March 2025.
[76] Zillow. As of March 2025.
[77] Yardi Matrix. As of March 2025.
[78] John Burns Research and Consulting. As of May 2025.
[79] Yardi Matrix. As of May 2025.
[80] Green Street. As of May 2025.

storage is a beneficiary of a plethora of demand drivers across a range of demographics. For example, lack of space is cited as the number one reason for the need for storage.[81] With hybrid work here to stay, at least in some form, and existing residential inventory largely not tailored to work-from-home needs, we expect this demand to persist.[82]

Though the outlook for near-term demand is murky, the supply side of the equation is favorable. Declining move-in rates continue to make it challenging to secure construction financing.[83] Additionally, high interest rates and building costs have led to fewer developments and an increase in abandoned projects.[84] For reference, Yardi Matrix estimates 2024 construction starts to be 23% below 2023 levels. With the recovery in demand being pushed out, a delay is expected in the longer-term pick up of supply relative to our last outlook. We expect this combination of low supply growth and gradual recovery in demand to position the sector well over the medium term.

[81] Green Street. As of January 2025.
[82] Kastle Work From Home Barometer. As of May 2025.
[83] Green Street. As of May 2025.
[84] Yardi Matrix. As of May 2025.

Appendix 1: U.S. House Portfolio

The DWS House Portfolio represents our opinion of the allocation by property sector for core portfolios in the United States which we believe would outperform the NFI-ODCE. We develop the House Portfolio as an unlevered portfolio of properties without regard to tax consequences. The House Portfolio is formulated using both quantitative and qualitative modeling, integrated with our House View. The resulting weights, we believe, aid in providing long-term risk-adjusted outperformance to our house portfolios versus the market as a whole and against relevant benchmarks and indices. The analysis focuses on the four major property sectors and excludes hotels. The following table summarizes our conclusions on weightings in comparison with the NFI-ODCE.

Sector	Expanded NPI Weights	ODCE Weights	House Portfolio	Active Bet (vs ODCE)	Range
Residential	28%	30%	36%	+6%	31% - 41%
Industrial	33%	34%	39%	+5%	34% - 44%
Office	19%	19%	8%	(11%)	3% - 13%
Retail	13%	10%	15%	5%	10% - 20%
Other	6%	6%	2%	(4%)	0% - 7%

Note: NPI weights calculated as gross real estate value excluding ownership share. ODCE weights calculated as gross real estate value at ownership share. Totals might not add up to 100% due to rounding.
Sources: NCREIF; DWS. As of March 2025.

This information is intended for informational and educational purposes only and does not constitute investment advice, a recommendation, an offer or solicitation. The opinions and forecasts expressed are those of the authors of this report as of the date of this report and may not actually come to pass. This information is subject to change at any time, based on market and other conditions and should not be construed as a recommendation of any specific security or investment strategy.

Forecasts are not a reliable indicator of future returns. Forecasts are based on assumptions, estimates, views and hypothetical models or analyses, which might prove inaccurate or incorrect.

Appendix 2: Real Estate Target Markets

Investable Metros: We screened top U.S. metros, which represent 90% of the NCREIF Property Index, and identified the investment markets for each property sector that we believe have the best prospects during the market cycle or a portion of it. This metro selection is based on property market size, liquidity, growth characteristics, income, historical returns and other factors indicative of future performance. The list of these metros remains generally static, although some metros may be added or subtracted over time due to structural market changes.

Target Investable Metros: These are a subset of the universe of investable metros and include markets that we expect to outperform or market perform during the next three to five years.

INVESTABLE AND TARGET MARKETS

↑ Overweight ↓ Underweight ↔ Market Weight

Market	Residential	Industrial	Office	Retail
Allentown		↑		
Atlanta	↑	↑	↑	↑
Austin	↑	↓	↑	↑
Baltimore		↔		
Boston	↔	↑	↔	↔
Charlotte	↑	↔	↑	↑
Charleston	↔			↑
Chicago	↓	↔	↓	↓
Dallas	↑	↑	↑	↔
Denver	↑	↓	↔	↑
Fort Lauderdale	↑	↑	↑	↑
Harrisburg		↑		
Houston	↓	↓	↓	↔
Jacksonville	↑			↑
Las Vegas	↔	↔		↔
Los Angeles	↓	↔	↓	↔
Miami	↑	↑	↑	↑
Minneapolis	↓			↓
Nashville	↑	↑	↑	↑
New York	↓	↔	↔	↓
Oakland / East Bay	↓	↔	↔	↔
Orange County	↔	↔	↓	↔
Orlando	↑	↑		↑
Philadelphia / Central PA	↓	↔		↓
Phoenix	↑	↔	↔	↑
Portland	↓	↔	↔	↓
Reno		↔		
Raleigh	↑	↔		↑
Riverside	↔	↔		↔
Salt Lake City	↑	↔		
San Diego	↔	↓	↔	↑
San Francisco	↓	↓	↓	↓
San Jose	↔	↔	↔	↔
Savannah		↔		
Seattle	↔	↔	↔	↑
Tampa	↑	↔		↑
Washington DC	↓	↑	↓	↔
West Palm Beach	↑			↑

Source: DWS. As of June 2025. Forecasts are not a reliable indicator of future returns. Forecasts are based on assumptions, estimates, views and hypothetical models or analyses, which might prove inaccurate or incorrect.

Appendix 3: Performance over the past 5 years (12-month periods)

	3/24-3/25	3/23-3/24	3/22-3/23	3/21-3/22	3/20-/21
Expanded NCREIF Property Index (NPI)	2.8%	-6.9%	-1.2%	21.5%	2.7%
Residential	3.7%	-6.1%	-0.1%	23.9%	2.6%
Industrial	3.8%	-3.2%	2.3%	51.6%	13.9%
Office	-2.9%	-16.7%	-8.1%	7.0%	1.6%
Retail	6.5%	-0.8%	1.0%	6.8%	-6.0%
Other	5.6%	-1.2%	5.0%	20.8%	2.6%
Residential: Apartment	3.5%	-6.5%	-0.4%	24.2%	2.6%
Residential: Student Housing	6.5%	2.4%	6.0%	14.4%	2.6%
Residential: Single Family Rental	4.2%	-3.7%	4.2%	N/A	N/A
Residential: Manufactured Housing	10.4%	9.0%	8.8%	N/A	N/A
Office: CBD	-3.8%	-21.9%	-11.5%	4.1%	-0.3%
Office: Suburban	-0.8%	-12.7%	-6.5%	12.3%	3.0%
Office: Urban	-5.6%	-16.5%	-7.8%	6.1%	2.1%
Office: Secondary Business District	-4.6%	-12.5%	-7.1%	8.8%	2.9%
Office: Life Science	-2.6%	-8.1%	1.7%	23.8%	15.0%
Office: Medical Office	4.3%	-2.5%	1.2%	12.6%	7.6%
Industrial: Warehouse	3.8%	-3.5%	2.0%	52.1%	14.0%
Industrial: Specialized	5.5%	0.9%	4.6%	47.3%	12.8%
Industrial: Flex	3.8%	-1.0%	6.1%	49.0%	12.1%
Industrial: Manufacturing	3.3%	-3.7%	7.1%	45.4%	13.9%
Industrial: Life Science	-2.7%	-2.8%	4.5%	21.7%	10.4%
Retail: Mall	7.0%	-1.6%	0.0%	5.3%	-8.7%
Retail: Strip	6.9%	1.4%	3.1%	9.5%	-2.0%
Retail: Street	0.7%	-9.8%	-4.4%	1.7%	-8.8%
Other: Self-Storage	4.5%	-2.4%	6.7%	37.9%	9.1%
Other: Senior Housing	5.7%	-3.1%	1.1%	4.4%	0.1%
Other: Other	7.2%	0.3%	3.6%	12.5%	3.4%

	3/31/2025	3/31/2024	3/31/2023	3/31/2022	3/31/2021
NASDAQ Composite Index	5.6%	34.0%	-14.1%	7.4%	72.0%
S&P 500 Index	6.8%	27.9%	-9.3%	14.0%	53.7%
FTSE NAREIT All Equity REITs	10.3%	10.4%	-19.2%	26.2%	37.7%

Sources: NCREIF, Bloomberg, NAREIT, and DWS. As of September 2024.

This information is intended for informational and educational purposes only and does not constitute investment advice, a recommendation, an offer or solicitation. The opinions and forecasts expressed are those of the authors of this report as of the date of this report and may not actually come to pass. This information is subject to change at any time, based on market and other conditions and should not be construed as a recommendation of any specific security or investment strategy.

Real Estate Research Team

Office Locations

Frankfurt
Mainzer Landstrasse 11-17
60329 Frankfurt am Main
Germany
Tel: +49 69 71909 0

London
45 Cannon Street
London, EC4m 5SB
United Kingdom
Tel: +44 20 754 58000

New York
875 Third Avenue
26th Floor
New York
NY 10022-6225
United States
Tel: +1 212 454 3414

San Francisco
101 California Street
24th Floor
San Francisco
CA 94111
United States
Tel: +1 415 781 3300

Singapore
One Raffles Quay
South Tower
15th Floor
Singapore 048583
Tel: +65 6538 7011

Tokyo
Azabudai Hills Mori JP Tower
1-3-1 Azabudai
Minato-ku
16th Floor
Tokyo
Japan
Tel: +81 3 6730 1300

Sydney
Level 16, Deutsche Bank Place
Corner of Hunter and Phillip Streets
Sydney NSW 2000
Australia
Tel: +61 2 8258 1234

Teams

Global

Kevin White, CFA
Global Co-Head of Real Estate Research

Simon Wallace
Global Co-Head of Real Estate Research

Americas

Brooks Wells
Head of Research, Americas

Liliana Diaconu, CFA
Office & Retail Research

Ross Adams
Industrial Research

Sharim Sohail
Self-Storage Research

Europe

Ruben Bos, CFA
Head of Real Estate Investment Strategy, Europe

Tom Francis
Property Market Research

Siena Golan
Property Market Research

Rosie Hunt
Property Market Research

Carsten Lieser
Property Market Research

Martin Lippmann
Head of Real Estate Research, Europe

Asia Pacific

Koichiro Obu
Head of Real Estate Research, Asia Pacific

Seng-Hong Teng
Property Market Research

Hyunwoo Kim
Property Market Research

Matthew Persson
Property Market Research

AUTHORS

Kevin White, CFA
Global Co-Head of Real Estate Research

Important information

For North America:
The brand DWS represents DWS Group GmbH & Co. KGaA and any of its subsidiaries, such as DWS Distributors, Inc., which offers investment products, or DWS Investment Management Americas, Inc. and RREEF America L.L.C., which offer advisory services.

This material was prepared without regard to the specific objectives, financial situation or needs of any particular person who may receive it. It is intended for informational purposes only. It does not constitute investment advice, a recommendation, an offer, solicitation, the basis for any contract to purchase or sell any security or other instrument, or for DWS or its affiliates to enter into or arrange any type of transaction as a consequence of any information contained herein. Neither DWS nor any of its affiliates gives any warranty as to the accuracy, reliability or completeness of information which is contained in this document. Except insofar as liability under any statute cannot be excluded, no member of the DWS, the Issuer or any office, employee or associate of them accepts any liability (whether arising in contract, in tort or negligence or otherwise) for any error or omission in this document or for any resulting loss or damage whether direct, indirect, consequential or otherwise suffered by the recipient of this document or any other person.

The views expressed in this document constitute DWS Group's judgment at the time of issue and are subject to change. This document is only for professional investors. This document was prepared without regard to the specific objectives, financial situation or needs of any particular person who may receive it. No further distribution is allowed without prior written consent of the Issuer.

Investments are subject to risk, including market fluctuations, regulatory change, possible delays in repayment and loss of income and principal invested. The value of investments can fall as well as rise and you might not get back the amount originally invested at any point in time.

An investment in real assets involves a high degree of risk, including possible loss of principal amount invested, and is suitable only for sophisticated investors who can bear such losses. The value of shares/ units and their derived income may fall or rise.

War, terrorism, sanctions, economic uncertainty, trade disputes, public health crises and related geopolitical events have led, and, in the future, may lead to significant disruptions in US and world economies and markets, which may lead to increased market volatility and may have significant adverse effects on the fund and its investments.

For Investors in Canada. No securities commission or similar authority in Canada has reviewed or in any way passed upon this document or the merits of the securities described herein and any representation to the contrary is an offence. This document is intended for discussion purposes only and does not create any legally binding obligations on the part of DWS Group. Without limitation, this document does not constitute an offer, an invitation to offer or a recommendation to enter into any transaction. When making an investment decision, you should rely solely on the final documentation relating to the transaction you are considering, and not the document contained herein. DWS Group is not acting as your financial adviser or in any other fiduciary capacity with respect to any transaction presented to you. Any transaction(s) or products(s) mentioned herein may not be appropriate for all investors and before entering into any transaction you should take steps to ensure that you fully understand such transaction(s) and have made an independent assessment of the appropriateness of the transaction(s) in the light of your own objectives and circumstances, including the possible risks and benefits of entering into such transaction. You should also consider seeking advice from your own advisers in making this assessment. If you decide to enter into a transaction with DWS Group, you do so in reliance on your own judgment. The information contained in this document is based on material we believe to be reliable; however, we do not represent that it is accurate, current, complete, or error free. Assumptions, estimates, and opinions contained in this document constitute our judgment as of the date of the document and are subject to change without notice. Any projections are based on a number of assumptions as to market conditions and there can be no guarantee that any projected results will be achieved. Past performance is not a guarantee of future results. The distribution of this document and availability of these products and services in certain jurisdictions may be restricted by law. You may not distribute this document, in whole or in part, without our express written permission.