Global Real Estate Securities

Risk, Reward, Reality

IMAP | October 2026

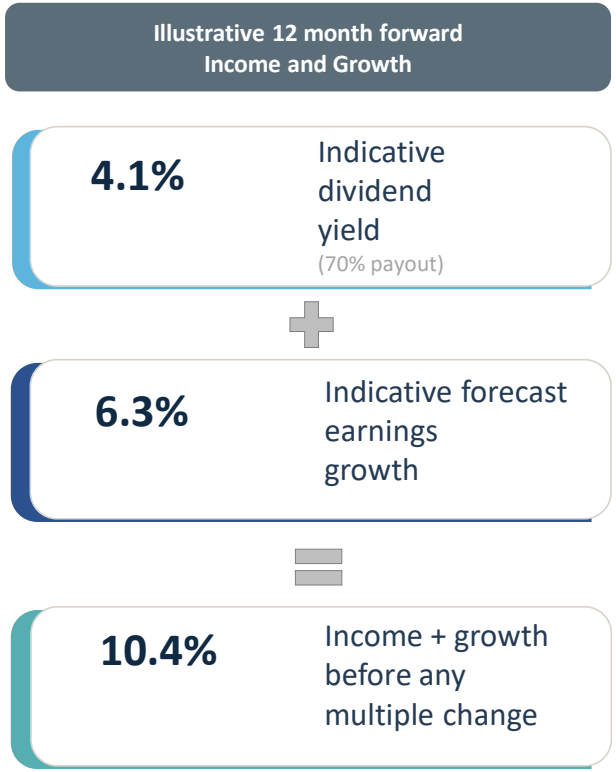
Marketing Material.
This information has been prepared by and is being delivered to the recipient on a confidential basis by the Issuer for the sole purpose of providing information. This document is intended only for the exclusive benefit of IMAP. Further distribution of this material is strictly prohibited.

In Australia for Wholesale Investors only.

Global REITs

A credible return path without a heroic macro assumption

- **Risk**
  - Rates still matter, September quarter sell-off was unkind
  - But the hurdle for another rates shock is now higher
- **Reality**
  - A meaningful amount of rate and valuation risk is already priced
  - Property fundamentals are improving, new supply has collapsed, cash flows are growing
  - The recovery will be uneven, making selection and capital discipline critical
  - The strategy isn't to bet on a bond recovery. It's to own the REITs that can grow despite them
- **Reward**
  - Base Case: Rates remain elevated, earnings grow, roughly high-single to low-double-digit return
  - Income plus earnings growth can generate a credible return without a heroic re-rating, while we wait for the turn of the rates cycle



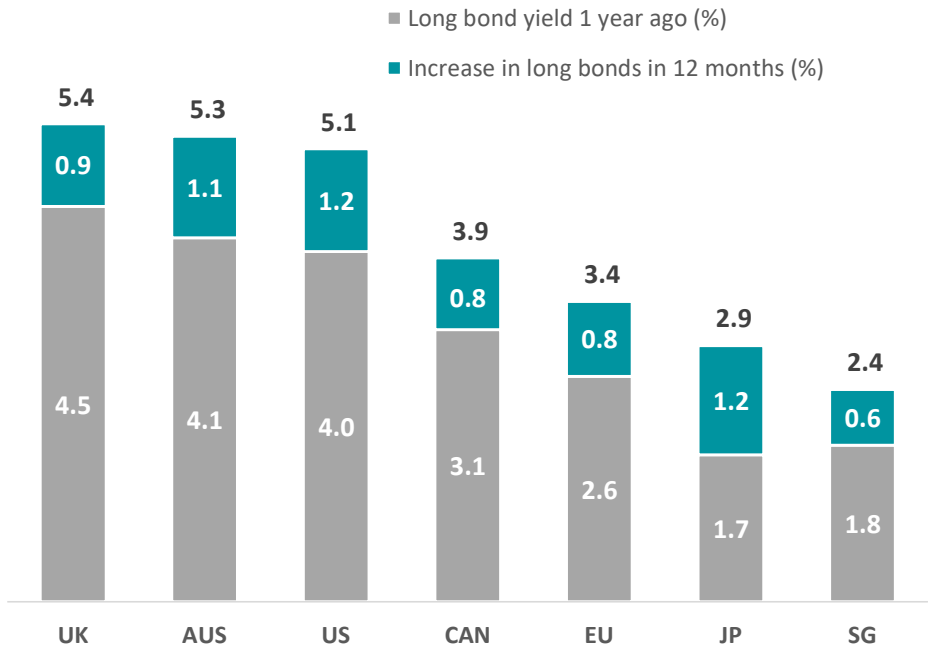
Returns are for illustrative purposes only, not a forecast.
Source: DWS, Past performance is not indicative of future results. Forecasts are not a reliable indicator of future returns. Forecasts are based on assumptions, estimates, views and hypothetical models or analyses, which might prove inaccurate or incorrect.

Risk – Rates still matter

…but the market is already pricing a restrictive rate stance

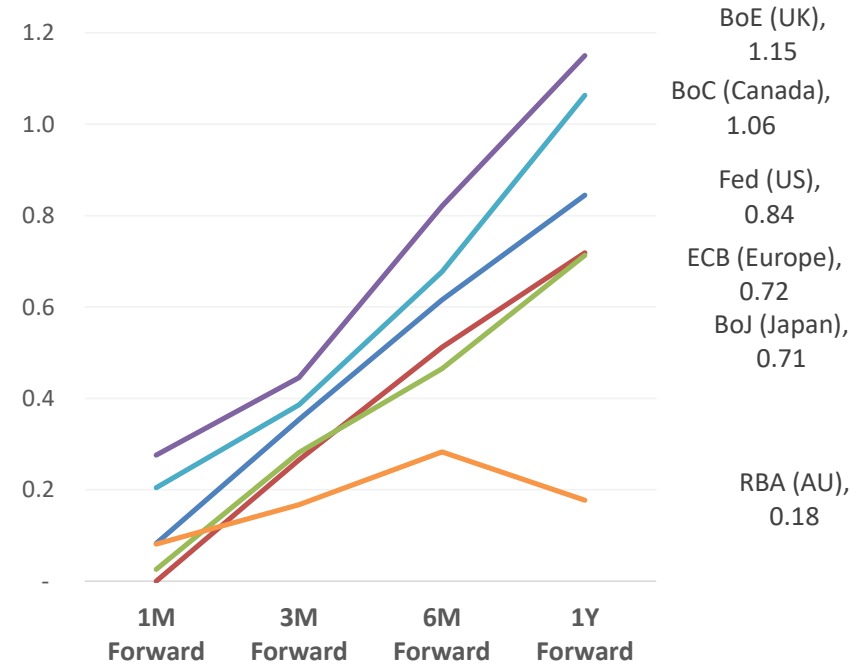
Long-term bond yields have already reset materially [1]

10-year bond yields (%)



Markets are already pricing for short-term rate hikes [1]

Market implied rate hikes (%)

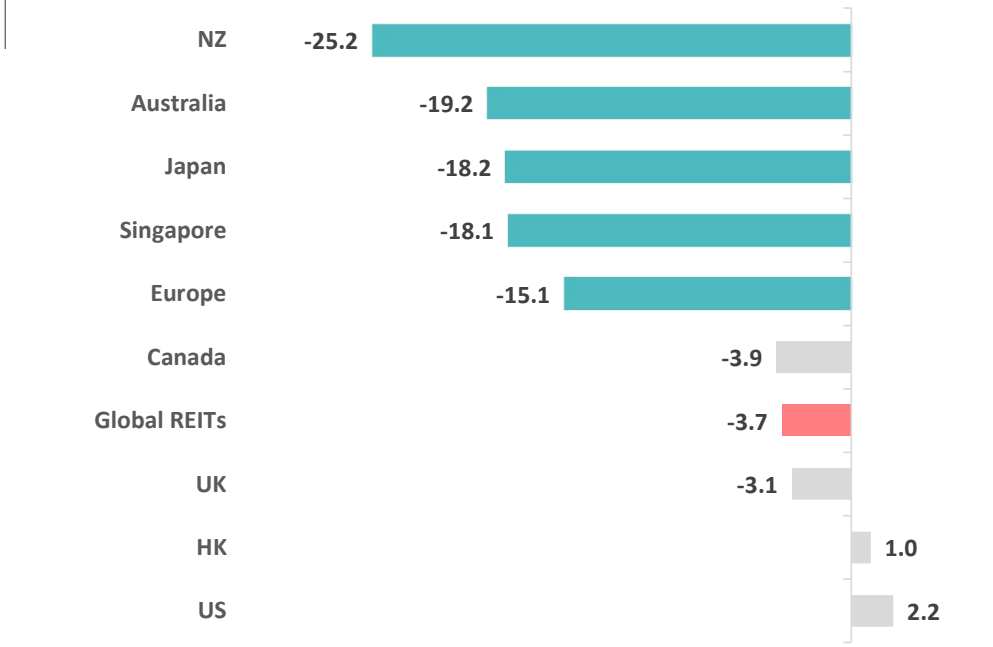


Source: Bloomberg, DWS. As of 10/19/26. **Past performance is not a guarantee of future results.** This information is for illustrative purposes only and does not represent the performance of any DWS investment or investment strategy.

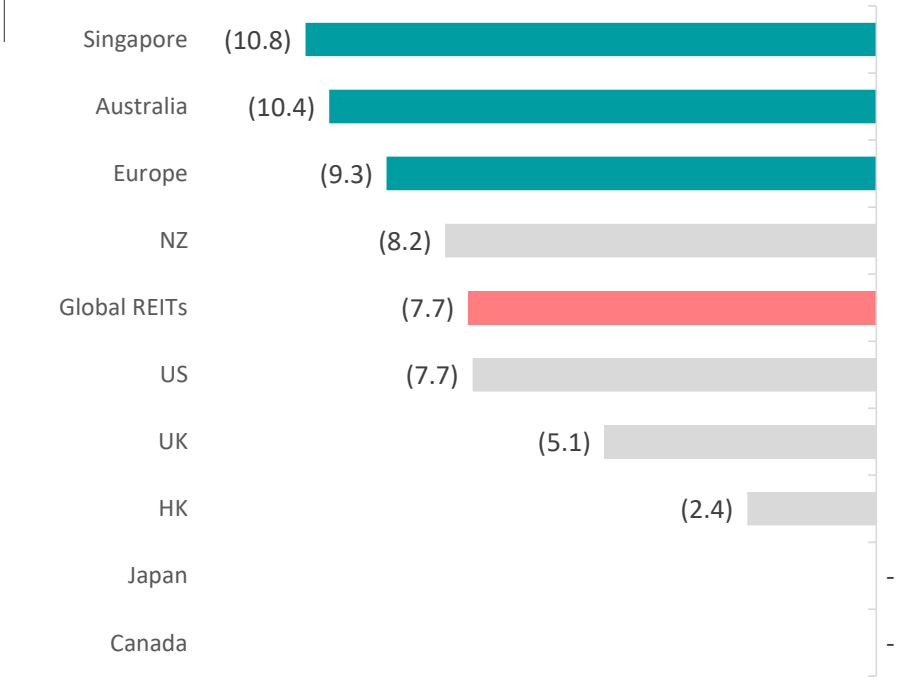
Risk – Total Returns have been weak

Listed property has already absorbed a significant rates shock

12 Month Total Returns [1]



Quarter Roll Total Returns [1]

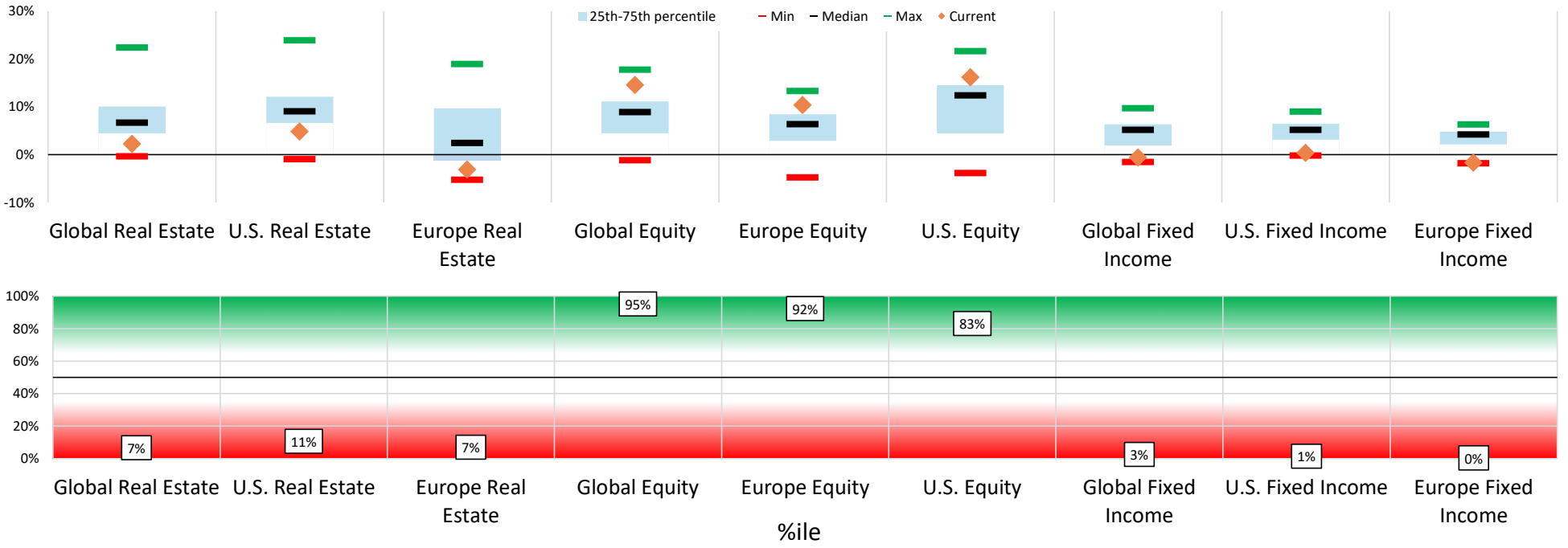


Source: Bloomberg, DWS. As of 10/19/26. **Past performance is not a guarantee of future results.** This information is for illustrative purposes only and does not represent the performance of any DWS investment or investment strategy.

Reality – Relative valuation signal has improved markedly

Mean reversion potential: Historical rolling return ranges and percentiles to help inform potentially attractive entry and exit points

Rolling 84-month return ranges and percentile



Sources: Bloomberg, DWS as of 9/30/26. Historical rolling 84-month periods start 12/31/96 through 9/30/26, except for Europe Real Estate (since 5/31/04), Europe Equity (since 12/31/98) and Europe Fixed Income (since 6/30/98). Global Real Estate = FTSE EPRA/NAREIT Developed Index; U.S. Real Estate = FTSE NAREIT All Equity REITs; Europe Real Estate = FTSE EPRA Europe Index. Global and Europe Equity = MSCI World and therein; U.S. Equity = S&P 500; Global, U.S., and Europe Fixed Income = Bloomberg Aggregate and therein. Global and U.S. in USD; Europe in EUR. **Past performance is not a guarantee of future results.** This information is for illustrative purposes only and does not represent the performance of any DWS investment or investment strategy.

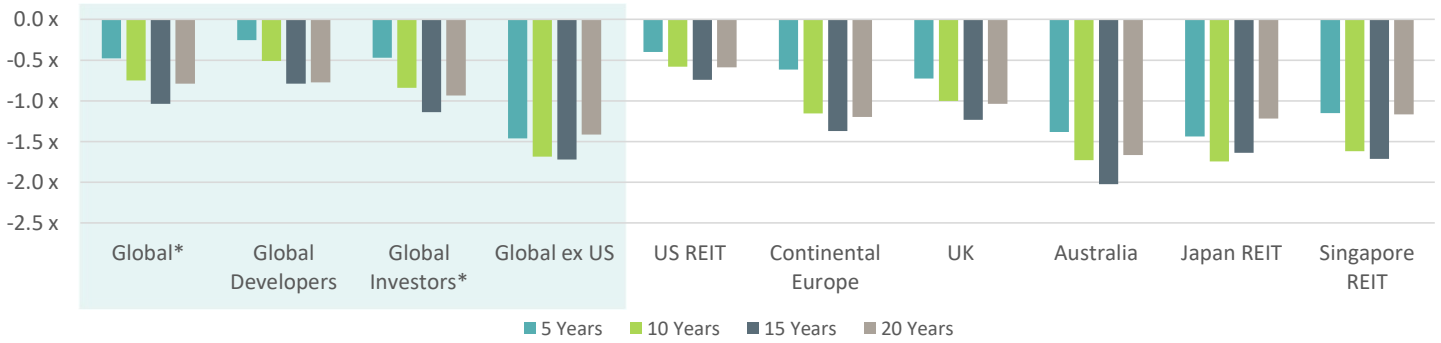
Reality – Real estate valuations are below historical levels, but not all discounts are equal

Global listed real estate: discounts to NAV versus history

Premium/(Discount) to NAV: current versus history

	Global*	Global Developers	Global Investors*	Global ex US	United States	Continental Europe	UK	Australia	Japan REIT	Singapore REIT
5-Year	-12%	-38%	-8%	-34%	-2%	-23%	-20%	-7%	-6%	-4%
10-Year	-11%	-36%	-5%	-28%	0%	-15%	-14%	-5%	4%	4%
15-Year	-9%	-34%	-3%	-24%	1%	-8%	-14%	-4%	10%	2%
20-Year	-9%	-30%	-3%	-21%	2%	-8%	-15%	-4%	7%	3%
Current	-16%	-40%	-11%	-41%	-5%	-29%	-29%	-17%	-20%	-15%

Number of standard deviations cheap (-) or expensive (+), versus historical average premium (discount) to NAV



BIGGEST DISCOUNTS

Europe / UK / ex-US

Largest absolute discounts to NAV

HISTORICAL ANOMALIES

Australia, Japan, Singapore

Discounts are most extreme vs their own history

VALUE BENEATH THE SURFACE

United States

Less compelling at the headline NAV level, but significant sector dispersion

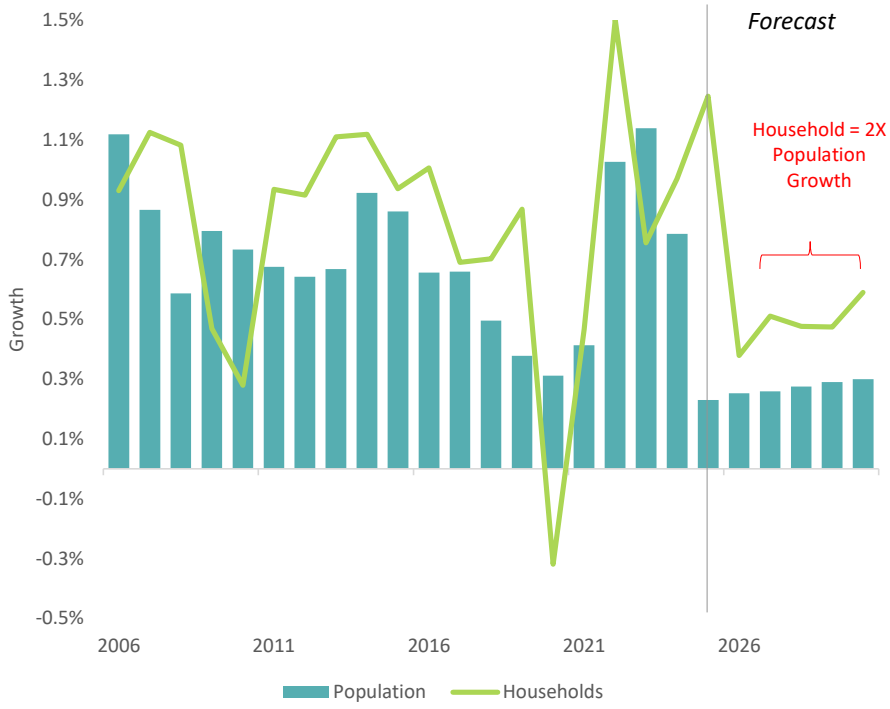
*Global & Global Investors exclude U.S. Healthcare.

Sources: UBS Research, Factset, Green Street, Company Data, DWS as of 9/30/26. **Past performance is not a guarantee of future results.**

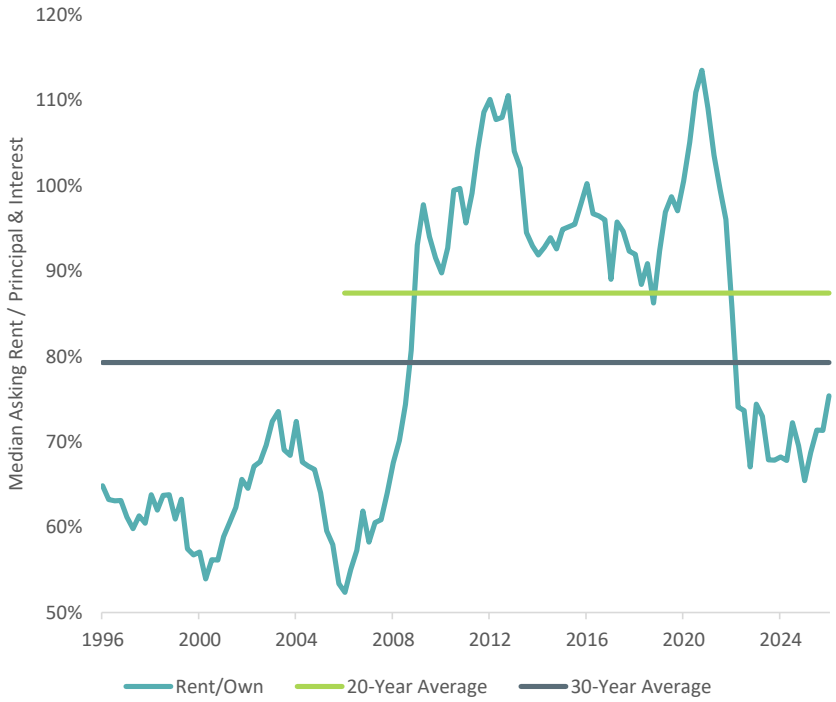
US Residential: Demand tailwinds

Household growth is strong while renting remains cheaper relative to owning

Household formation



Cost to rent vs. own

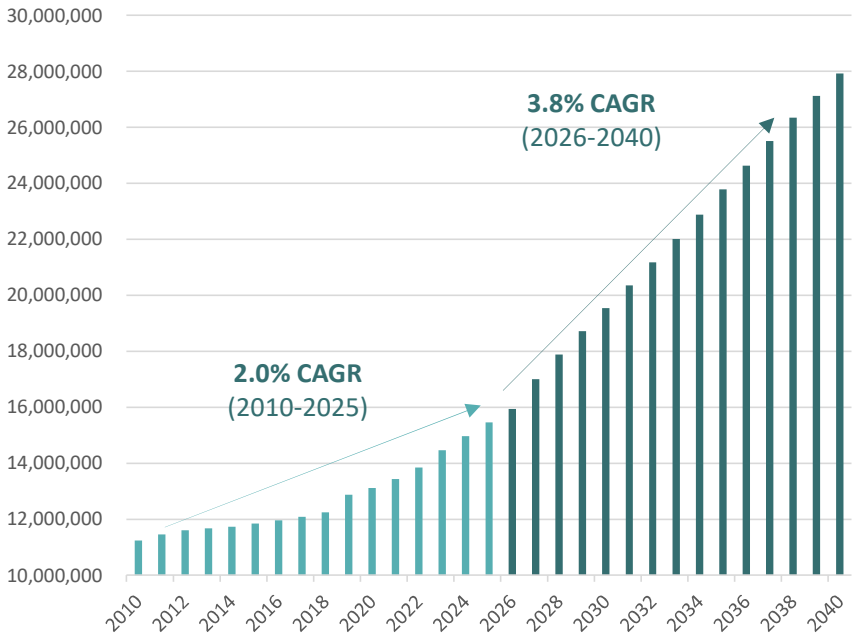


Sources: CBO (population); Census Bureau (rent); National Association of Realtors (own) as of 3/31/26. **Past performance is not a guarantee of future results.** Forecasts are not a reliable indicator of future returns. Forecasts are based on assumptions, estimates, views and hypothetical models or analyses, which might prove inaccurate or incorrect.

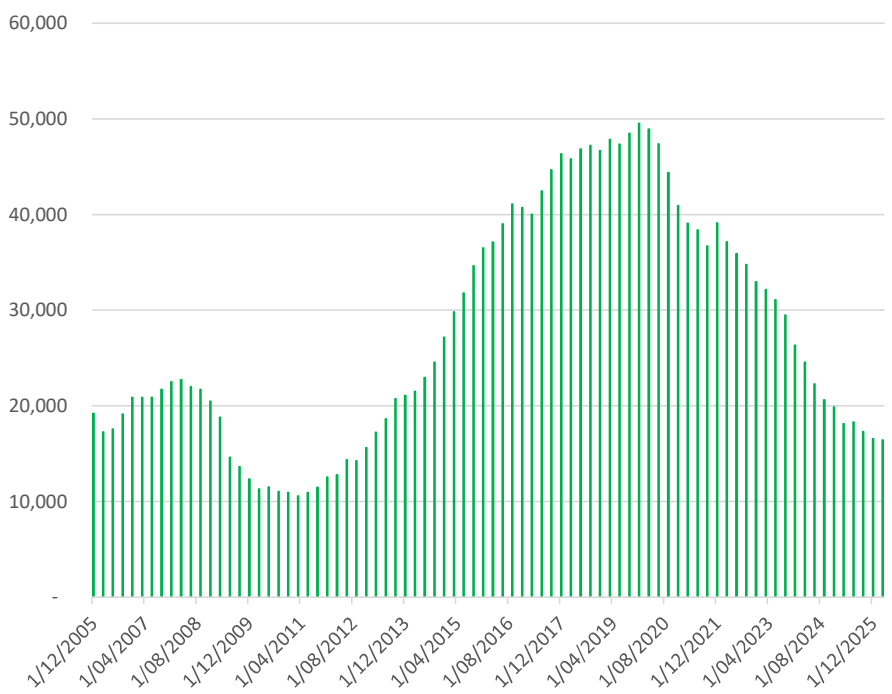
US Senior housing fundamentals remain favorable

Demographic tailwinds combined with favorable supply trends result in strong occupancy and rent growth

U.S. 80+ population growth[1]



Senior housing units under construction[2]

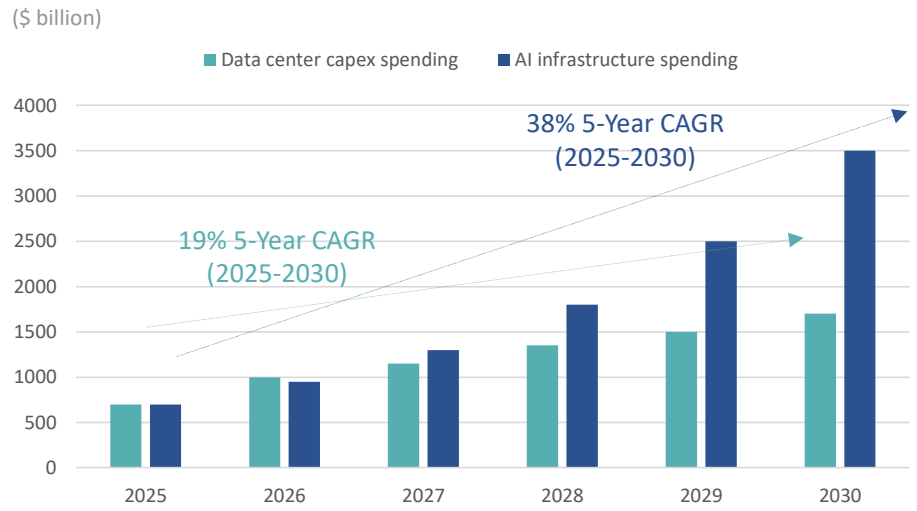


[1] Source: U.S. Census Bureau, as of March 2026.
[2] Source: National NIC MAP data as of 3/31/26. No assurance is given that forecast or target will be achieved. Forecasts are based on assumptions, estimates, views and hypothetical models or analyses, which might prove inaccurate or incorrect.

Data center fundamentals supported by robust capex

Accelerating forward demand indicators and minimal availability

Data center capex[1]



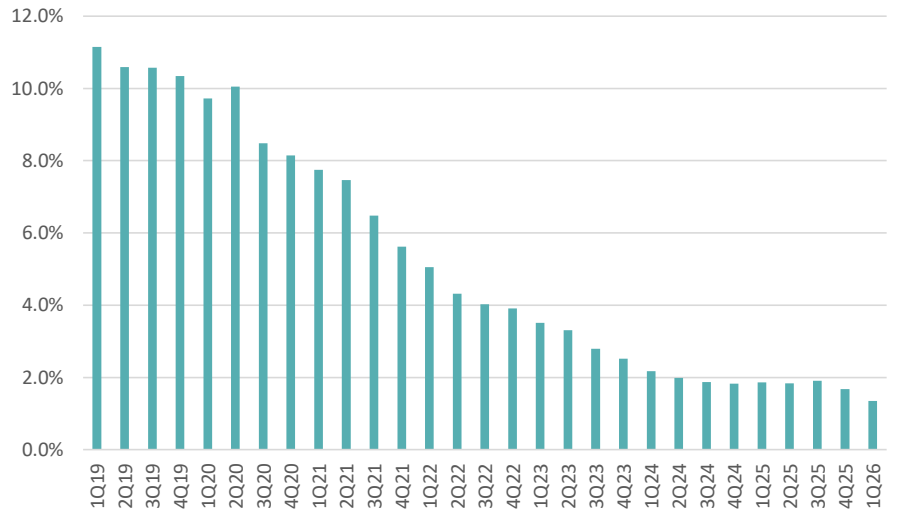
— Significant increase in investments in data center infrastructure by the large technology firms

— Acceleration in spending driven by AI arms race

— AI investment seen in both large deployments (training) as well as small (inference)

— Potential to be a multi-decade secular trend

Data center vacancy in North America[2]



— Strong data center demand is expected to outpace supply, thereby driven down vacancy rates

— Supply remains constrained by the availability of power and as well as components such as turbines

— Limited capacity boosting releasing spreads

— Larger hyperscalers are already looking to access to power in 2027, 2028 and beyond

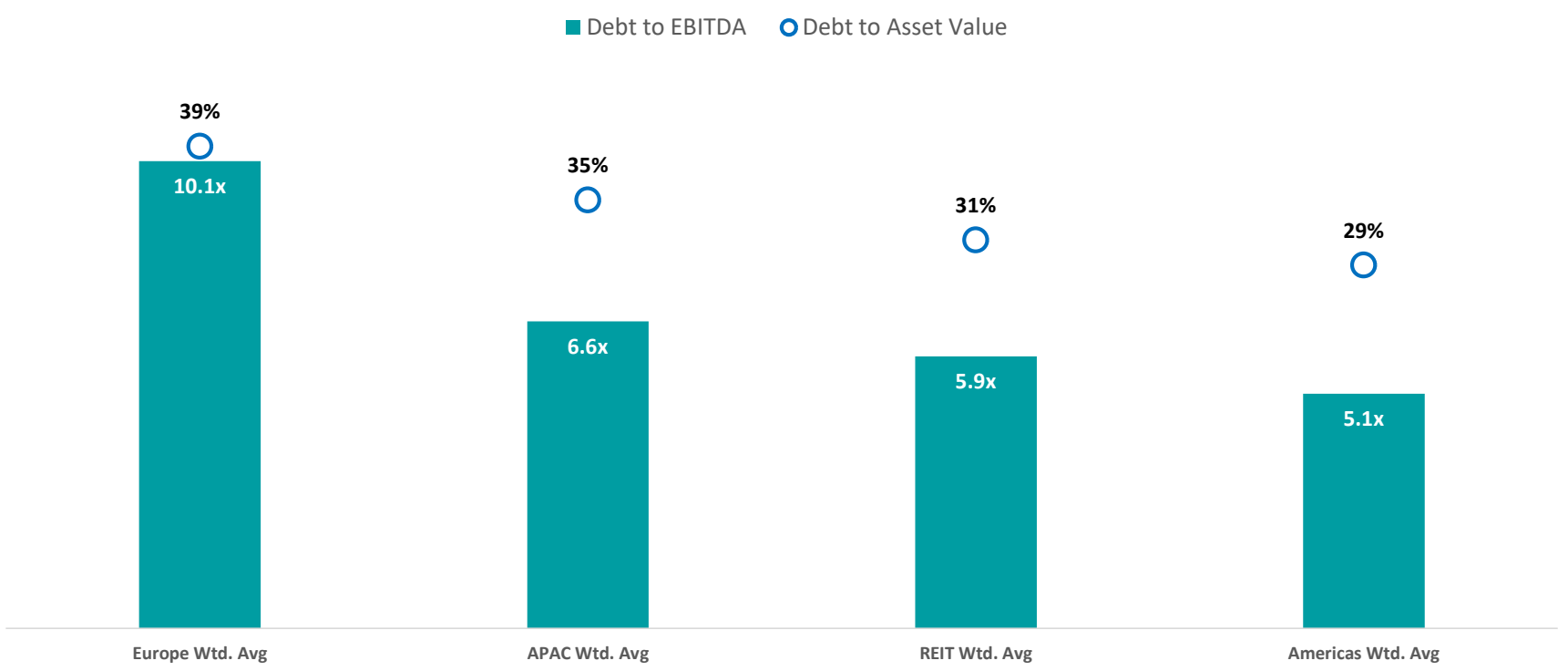
[1] Source: Nvidia, Del'Oro as of 3/31/26

[2] Source: datacenterHawk as of 3/31/26. No assurance is given that forecast or target will be achieved. Forecasts are based on assumptions, estimates, views and hypothetical models or analyses, which might prove inaccurate or incorrect.

Global REIT balance sheets remain in reasonable shape

Europe stands out on debt/EBITDA, although gearing remains moderate for this time of cycle

Debt to EBITDA and debt to asset value



Sources: DWS Research 22 October 2026. **Past performance is not a guarantee of future results.** 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.

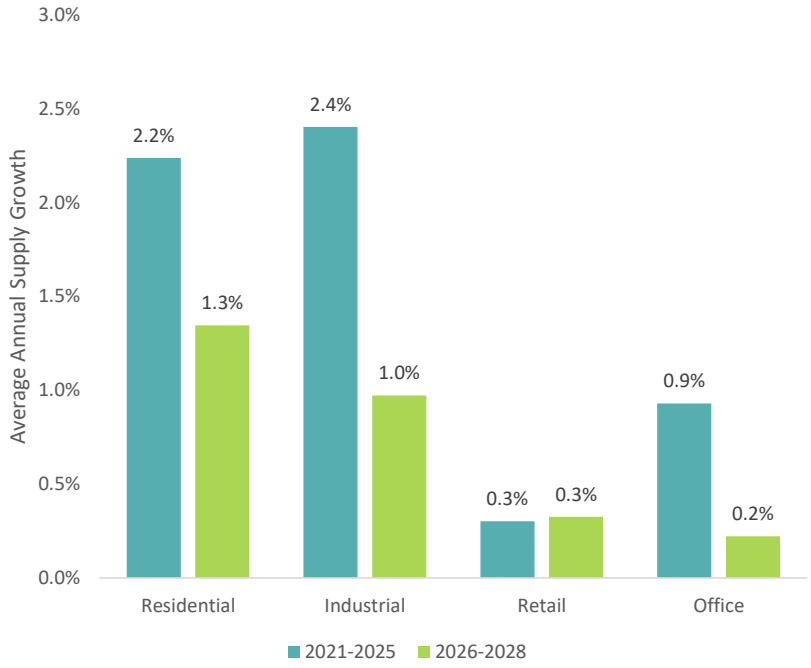
A collapse in new supply may set the stage for improved growth

US supply growth forecasts fall materially across industrial, residential and office

Construction starts and deliveries



Supply growth is forecast to more than halve in some sectors

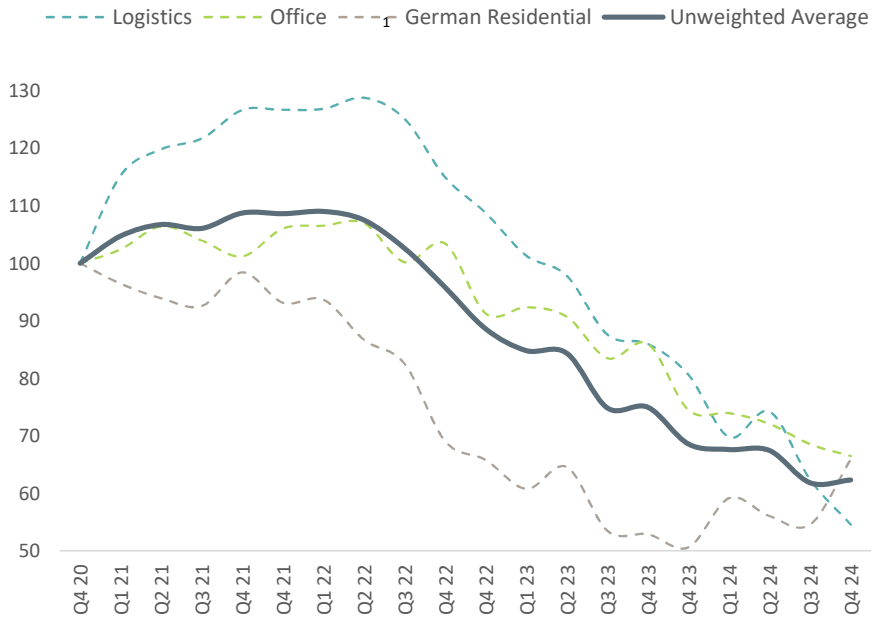


Note: Starts and Deliveries weighted across Industrial (35%), Residential (30%), Office (15%), and Retail (15%).
Sources: DWS (supply growth); CoStar (starts and deliveries) as of 6/30/26. **Past performance is not a guarantee of future results.** Forecasts are not a reliable indicator of future returns. Forecasts are based on assumptions, estimates, views and hypothetical models or analyses, which might prove inaccurate or incorrect.

Europe also seeing supply shortages and discount to replacement rents

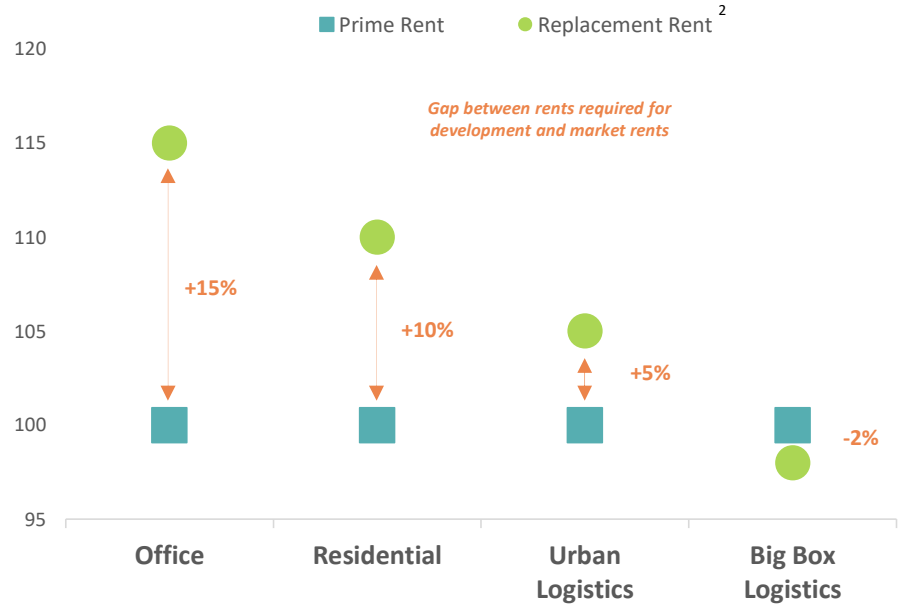
Rent required (i.e. replacement rent) to make development projects viable is above current prime rents in most European office and residential markets

European development starts



Prime rent vs. Replacement rent – European average

Current prime rent = 100

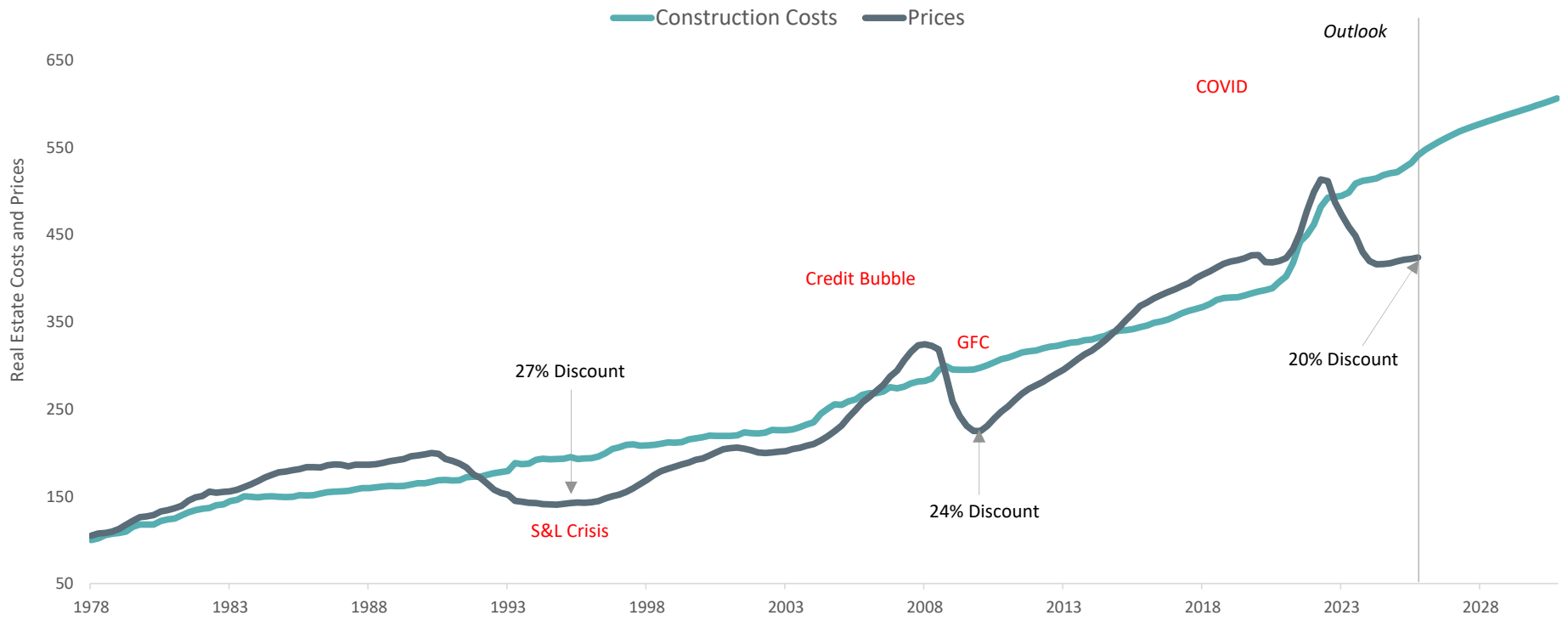


[1] German residential shows permits rather than starts.
[2] Replacement rents analysis based on FRA, GER, IRE, ITA, NLD, ESP, SWE and UK for office; GER, UK, FIN, DK, POL and ESP for residential; UK, FRA, GER, NLD, BEL, ITA, POL, ESP and SWE for logistics
Source: CBRE, Savills, Green Street, Destatis, PMA, DWS as of May 2026. Forecasts are based on assumptions, estimates, views and hypothetical models or analyses, which might prove inaccurate or incorrect.

In the long run, prices typically converge toward replacement costs

Low prices discourage construction, supporting fundamentals

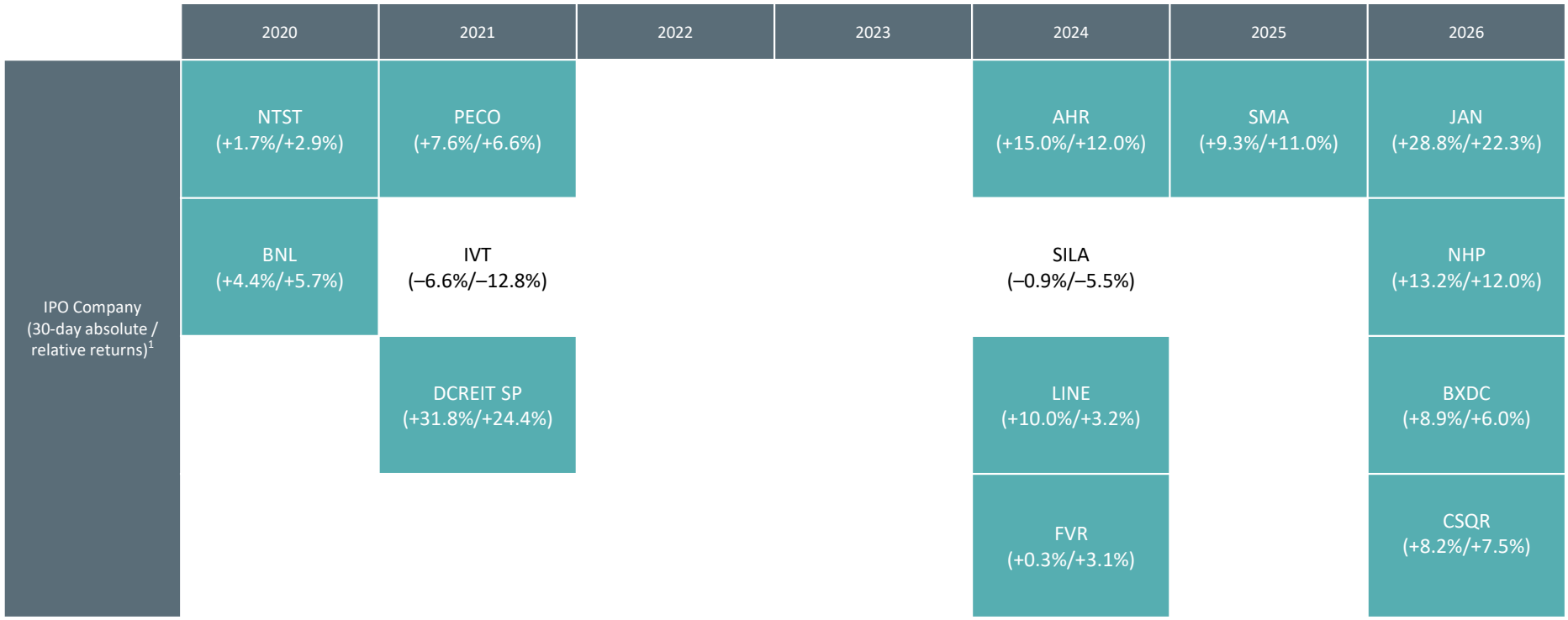
Real estate prices and construction costs



Sources: NCREIF ODCE (real estate prices); ENR (construction costs); Moody's Analytics (forecast) as of 12/31/25. **Past performance is not a guarantee of future results.** 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.

Special situations – IPOs

REIT IPOs have a history of notable early performance



[1] Relative returns vs. MSCI US REIT Index.

Source: DWS as of 10/9/26. **Past performance is not a guarantee of future results.** This information is intended for informational purposes only and does not constitute investment advice, a recommendation, an offer or solicitation. This list includes all IPOs in our coverage universe (represented by the constituents of the MSCI US REIT Index) over the period 12/31/19–10/9/26. This information is for illustrative purposes only and does not represent the performance of any DWS investment or investment strategy.

Privatization

Activity increasing

Seller	Acquirer	Sector	Date (Announced)	Equity Value	Premium (%)	
					Unaffected	Announcement
RESI	Pretium Partners / Ares	SFR	10/19/20	2,400	36%	36%
JCAP	Blackstone	Storage	8/3/20	900	30%	23%
QTS	Blackstone	Data Center	6/7/21	10,000	21%	21%
WPT	Blackstone	Industrial	8/9/21	3,100	17%	17%
CXP	PIMCO	Office	9/7/21	3,900	27%	17%
CONE	KKR / Global Infrastructure Partners	Data Center	11/15/21	15,000	25%	25%
BRG	Blackstone	Multifamily	12/20/21	3,600	124%	73%
APTS	Blackstone	Multifamily	2/16/22	5,800	39%	7%
ACC	Blackstone	Student Housing	4/19/22	12,791	14%	14%
PSB	Blackstone	Industrial	4/25/22	7,600	16%	16%
STOR	GIC / Oak Street	Net Lease	9/15/22	9,117	20%	20%
INDT	Centerbridge / GIC	Industrial	2/22/23	584	17%	7%
HT	KSL Capital Partners	Hotel	8/28/23	1,400	60%	60%
TCN	Blackstone	SFR	1/19/24	3,500	30%	30%
AIRC	Blackstone	Multifamily	4/8/24	5,669	25%	25%
ROIC	Blackstone	Retail	11/6/24	4,000	34%	34%
CIO	MCME Carell Holdings	Office	7/24/25	283	26%	26%
PLYM	Makarora / Ares Alternative Credit	Industrial	10/24/25	2,100	50%	0%
ALEX	MW Group / Blackstone / Divco West	Specialty	12/8/25	2,300	40%	40%
PKST	Brookfield	Industrial	2/2/26	1,200	34%	34%
VRE	Affinius Capital / Vista Hill Partners	Multifamily	2/23/26	3,400	32%	23%
WSR	Ares Management	Retail	4/9/26	1,700	30%	12%
SILA	Blue Owl	Healthcare	4/20/26	2,400	19%	19%
LXP	Brookfield	Industrial	7/20/26	3,600	11%	11%

24 privatizations since YE 2019

Source: DWS as of 8/24/26. Past performance is not indicative of future results. This information is intended for informational purposes only and does not constitute investment advice, a recommendation, an offer or solicitation. This list includes all privatizations in our coverage universe (represented by the constituents of the MSCI US REIT Index) over the period 12/31/19–8/24/26. No representation is being made that any account will achieve profits or losses similar to those shown.

Public-to-public M&A

Consolidation across the REIT industry has accelerated since 2020

Seller	Acquirer	Sector	Date (Announced)	Equity Value	Premium (%)	
					Unaffected	Announcement
TCO	SPG	Mall	Feb-20	3,600	51%	24%
WRI	KIM	Retail	Apr-21	3,900	14%	14%
VER	O	Net Lease	Apr-21	16,394	17%	17%
SNR	VTR	Healthcare	Jun-21	2,300	31%	31%
RPAI	KRG	Retail	Jul-21	7,500	13%	13%
MGP	VICI	Specialty	Aug-21	15,516	16%	16%
MNR	ILPT	Industrial	Nov-21	2,064	24%	12%
COR	AMT	Data Center	Nov-21	10,100	15%	6%
CTT	PCH	Timber	May-22	613	55%	55%
DRE	PLD	Industrial	Jun-22	22,674	17%	12%
HTA	HR	Healthcare	Jul-22	6,600	18%	18%
LSI	EXR	Storage	Apr-23	12,005	19%	11%
UBA	REG	Retail	May-23	814	22%	22%
RTL	GNL	Net Lease	May-23	3,159	42%	42%
RPT	KIM	Retail	Aug-23	2,000	19%	19%
DOC	PEAK	Healthcare	Oct-23	2,640	0%	0%
SRC	O	Net Lease	Oct-23	9,014	15%	15%
PGRE	RITM	Office	Sep-25	1,455	-11%	-11%
PCH	RYN	Timber	Oct-25	3,731	6%	6%
NSA	PSA	Storage	Mar-26	7,280	35%	35%
MDV	GNL	Net Lease	May-26	535	17%	17%
AVB	EQR	Multifamily	May-26	26,200	-1%	-1%
PLD	SGRO	Industrial	Aug-26	16,900	39%	10%

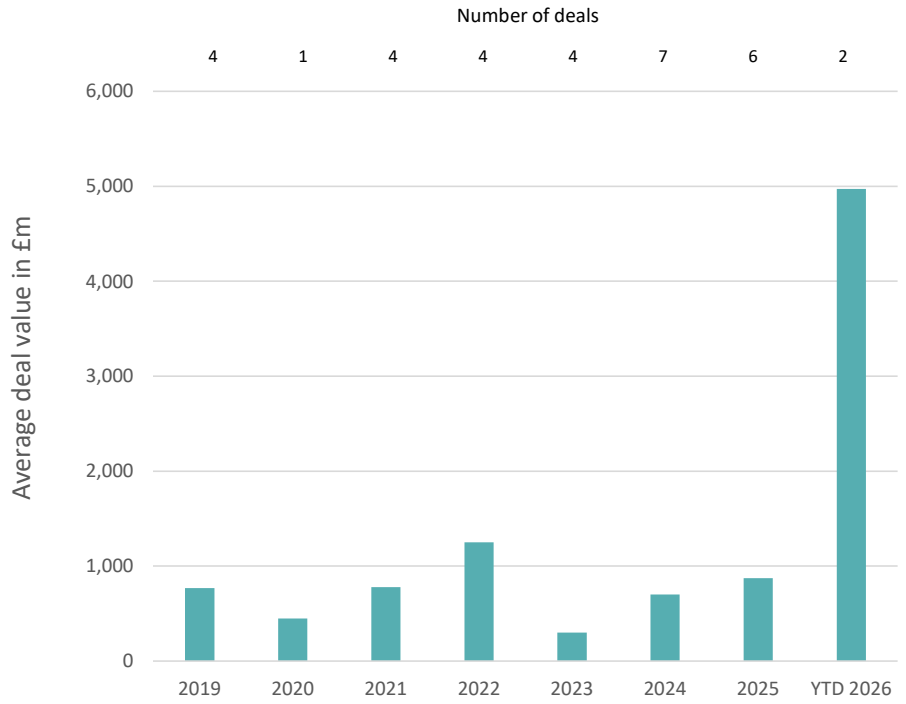
23 since YE 2019

Source: DWS as of 8/24/26. Past performance is not indicative of future results. This information is intended for informational purposes only and does not constitute investment advice, a recommendation, an offer or solicitation. This list includes all public-to-public mergers in our coverage universe (represented by the constituents of the MSCI US REIT Index) over the period 12/31/19–8/24/26. No representation is being made that any account will achieve profits or losses similar to those shown.

UK – M&A

UK REITs trading at persistent discounts have become targets

Strong deal activity with both private and strategic buyers active in the UK REIT market



Recent deals highlight premiums paid and consolidation across the sector[1]

Year	Target	Acquirer	Deal Value	P/D to NAV	P/D to last price
2024	LXi REIT	LondonMetric Property	£1.9bn	-3%	9%
2024	UK Commercial Property	Tritax Big Box	£924m	-10%	11%
2024	Lok'n Store	Shurgard Self Storage	£378m	13%	16%
2024	BCPT	Starwood Capital	£674m	-9%	22%
2024	Abrdn Property Income Trust	GoldenTree Asset Management	£351m	-13%	7%
2024	Tritax Eurobox	Brookfield	£557m	-12%	28%
2025	Urban Logistics	LondonMetric Property	£699m	-3%	22%
2025	Care REIT	CareTrust	£448m	-9%	33%
2025	Empiric	Unite	£723m	-22%	10%
2025	Assura	PHP	£1.79bn	9%	47%
2025	Warehouse REIT	Blackstone	£485m	-10%	28%
2025	The PRS REIT	Waypoint	£1.1bn	-17%	11%
2026	Life Science REIT	British Land	£270m	-26%	21%
2026	Picton	LondonMetric Property, SREIT	£540m	-9%	13%
2026	Segro	Prologis	£14.1bn	14%	39%

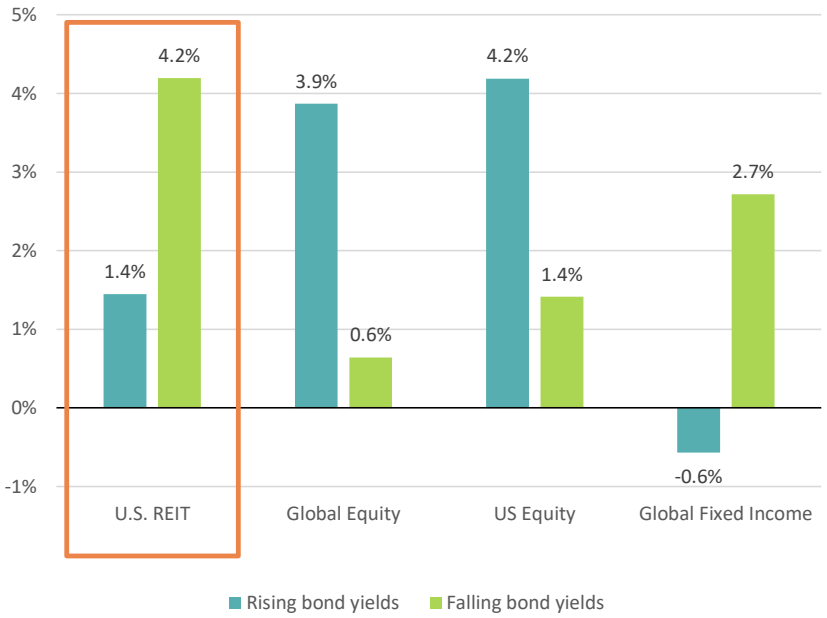
[1] The examples have only an indicative explanatory nature. The presented examples are no investment advice, nor do we necessarily hold any of those issuers in our portfolios.
Sources: DWS, company data as of June 2026.

Public real estate is an inflation beneficiary — not a CPI tracker

Inflation can support rents and asset values over time, but public REIT returns are often more immediately influenced by bond yields

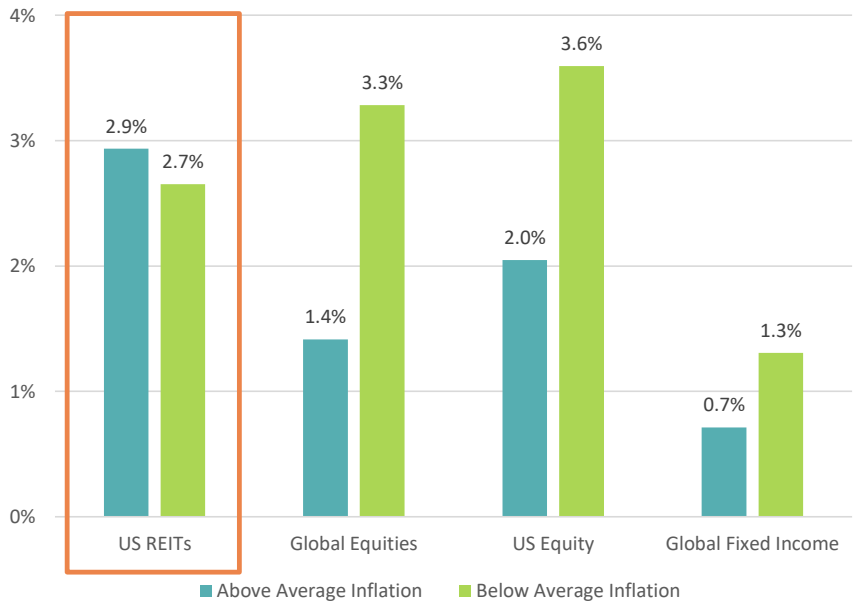
Rate sensitivity often dominates short-term performance

Average quarterly return (3/31/93 – 3/31/26)



Inflation linkage exists, but is not one-for-one

Average quarterly return (3/31/93 – 3/31/26)



Average quarterly inflation = 2.6%

Source: Bloomberg, DWS. As of 3/31/26. For period 3/31/93 to 3/31/26. Bond yields refers to US 10-year Treasury Yield; Inflation refers to US CPI. US REIT = FTSE All Equity REITs Index. Global Equity = MSCI World. US Equity = S&P 500. Global Fixed Income = Bloomberg Barclays Global Aggregate TR Index. Past performance is not indicative of future results. Index returns do not reflect fees or expenses and it is not possible to invest directly in an index.

Public real estate: A distinct equity allocation

Low overlap, differentiated exposures, and selective access to structural themes

Low overlap

Only ~1–2% overlap with MSCI World supports listed real estate as a distinct allocation.

Access to differentiated property sectors

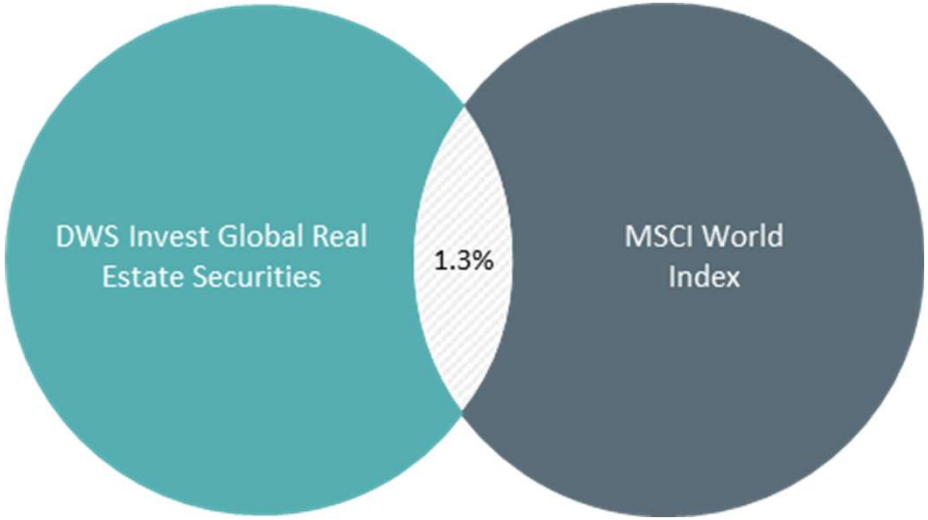
Provides access to property sectors largely missing from global equity benchmarks

Active opportunity

Sector and regional dispersion create scope for selective exposure to structural real estate themes.

Portfolio Overlap

DWS Global Real Estate Securities vs MSCI World

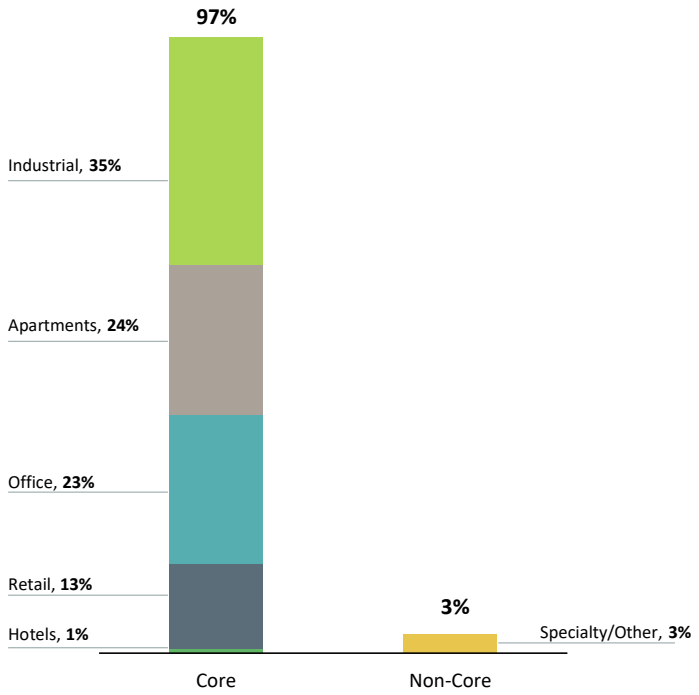


Source: DWS Investment GmbH as of 4/30/26

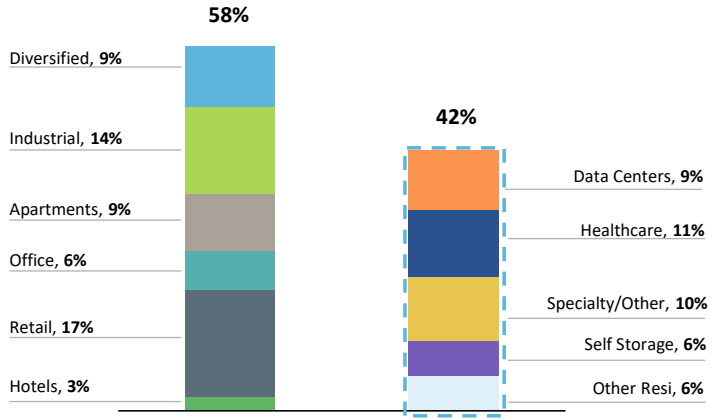
Global real estate investment landscape

Public real estate can offer complimentary exposure to private real estate

MSCI Global Quarterly Property Index
Sector breakdown



FTSE EPRA/NAREIT Developed Index
Sector breakdown



Sources: MSCI as of 6/30/24 and FactSet as of 12/31/24.

AREITs still trade at a large implied asset value discount

Asset values reasonably well supported

Implied asset value declines based on the share prices, excluding fund managers [a]

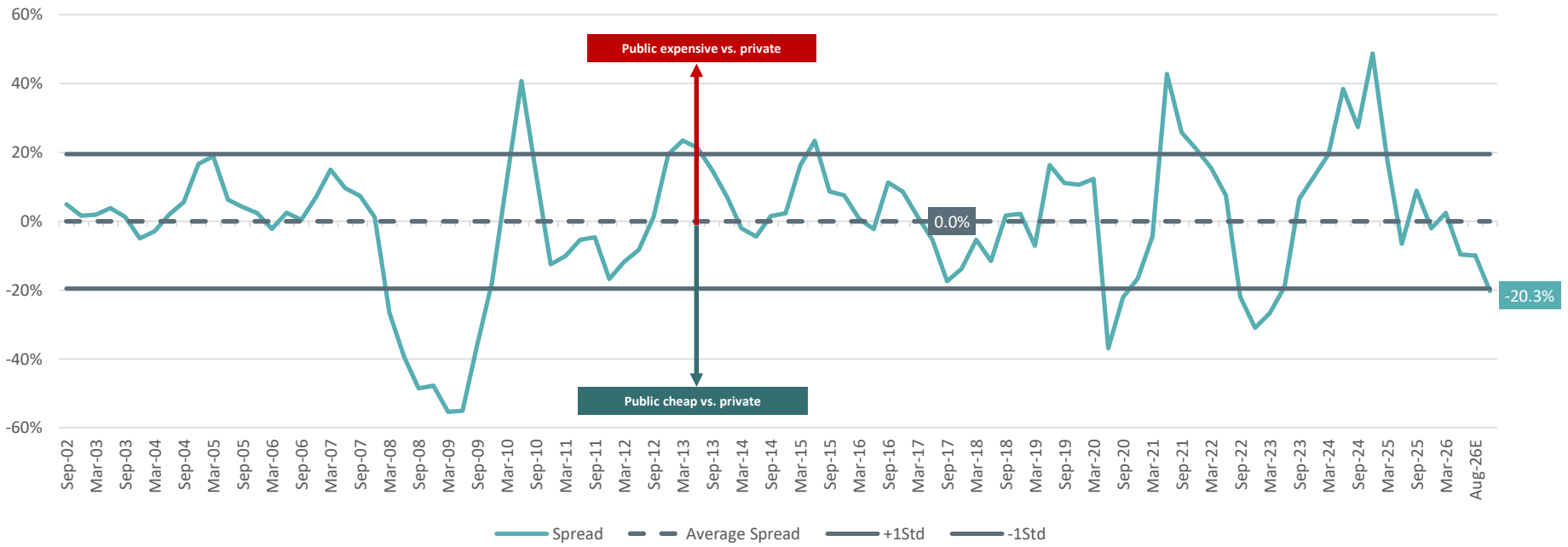
	Share Price Implied Cap Rate	Book Cap Rate	Implied cap rate expansion	Implied asset value decline
RESIDENTIAL	5.8%	6.0%	-0.2%	2.8%
RETIREMENT	6.9%	6.6%	0.3%	-4.4%
OTHER	5.9%	5.5%	0.5%	-7.6%
NEIGHBOURHOOD RETAIL	6.4%	5.7%	0.7%	-11.2%
AREITs	**6.5%**	**5.7%**	**0.7%**	**-11.4%**
STORAGE	6.3%	5.4%	0.9%	-14.3%
MALLS	6.4%	5.5%	0.9%	-14.3%
OTHER RETAIL	6.5%	5.5%	1.0%	-14.9%
INDUSTRIAL	6.9%	5.7%	1.2%	-17.5%
OFFICE	7.5%	6.1%	1.4%	-18.3%
SOCIAL INFRA	6.8%	5.5%	1.4%	-19.7%

Source: DWS. (a) DWS Research, Bloomberg, Company data, October 22, 2026. This material is for informational purposes only and sets forth our views as of this date. Forecasts are based on assumptions, estimates, opinions and hypothetical models or analysis which may prove to be incorrect. Past performance is not indicative of future results.

AREITs trade at around 1 standard deviation cheap vs private market asset pricing

While through cycle returns are similar, there are extended periods where there is a return arbitrage -- this takes time to close (generally 12-18 months), providing a potential opportunity

12 month rolling total return spread of A-REITs versus Australia private real estate[1]

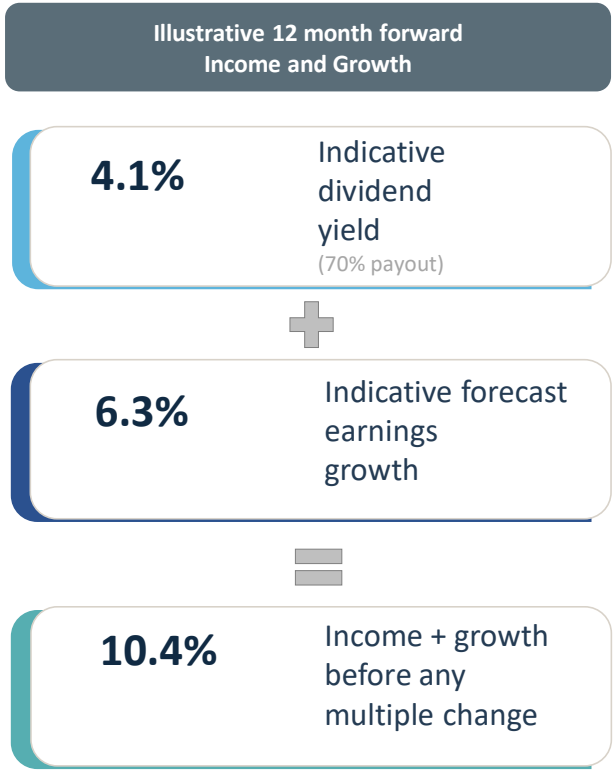


[1] Source: Property Council of Australia/MSCI, Bloomberg, DWS. As of 8/24/26. Past performance is not indicative of future results. A-REITs refers to S&P/ASX 300 REIT Index. Australia private real estate refers to The Property Council of Australia/MSCI Australia All Property Index. Note, Q2 26 and partial Q3 26 estimate based on Q1 26 of The Property Council of Australia/MSCI Australia All Property Index. Forecasts are based on assumptions, estimates, opinions and hypothetical models or analysis which may prove to be incorrect.

Conclusion – Global REITs

A potential return path without a heroic macro assumption

- ✓ Bond rates already at elevated levels
- ✓ Market is now pricing in further rate hikes
- ✓ Valuations are fair to cheap, depending on the region
- ✓ Fundamentals are generally improving
- ✓ Balance sheets are in a reasonable condition
- ✓ Rents need to grow meaningfully before new supply is economic
- ✓ The value of assets is supported by a high replacement cost
- ✓ Public and private deals further support current asset values
- ✓ M&A is picking up (typical of late-cycle)
- ✓ **The strategy isn't to bet on a bond recovery. It's to own the REITs that can grow despite them**
- ✓ **Current observation can make a case for a credible return, while we wait for the next part of the cycle**



Returns are for illustrative purposes only, not a forecast
Source: DWS, Past performance is not indicative of future results. Index returns do not reflect fees or expenses and it is not possible to invest directly in an index.

Risk information

Investments are subject to various risks, 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 may not recover the amount originally invested at any point in time. Furthermore, substantial fluctuations of the value of the investment are possible even over short periods of time.

An investment in real estate 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.

Investment in real estate may be or become nonperforming after acquisition for a wide variety of reasons. Nonperforming real estate investment may require substantial workout negotiations and/ or restructuring. Environmental liabilities may pose a risk such that the owner or operator of real property may become liable for the costs of removal or remediation of certain hazardous substances released on, about, under, or in its property. Additionally, to the extent real estate investments are made in foreign countries, such countries may prove to be politically or economically unstable. Finally, exposure to fluctuations in currency exchange rates may affect the value of a real estate investment.

Investments in Real Estate are subject to various risks, including but not limited to the following:

- Adverse changes in economic conditions including changes in the financial conditions of tenants, buyer and sellers, changes in the availability of debt financing, changes in interest rates, real estate tax rates and other operating expenses;
- Adverse changes in law and regulation including environmental laws and regulations, zoning laws and other governmental rules and fiscal policies;
- Environmental claims arising in respect of real estate acquired with undisclosed or unknown environmental problems or as to which inadequate reserves have been established;
- Changes in the relative popularity of property types and locations;
- Risks and operating problems arising out of the presence of certain construction materials; and
- Currency / exchange rate risks where the investments are denominated in a currency other than the investor’s home currency

Important information (cont'd)

DWS is the brand name of DWS Group GmbH & Co. KGaA and its subsidiaries under which they do business. The DWS legal entities offering products or services are specified in the relevant documentation. DWS, through DWS Group GmbH & Co. KGaA, its affiliated companies and its officers and employees (collectively "DWS") are communicating this document in good faith and on the following basis.

This document is for information/discussion purposes only and does not constitute an offer, recommendation or solicitation to conclude a transaction and should not be treated as investment advice.

This document is intended to be a marketing communication, not an investment recommendation/ investment strategy or financial analysis. Accordingly, it may not comply with legal obligations requiring the impartiality of an investment recommendation/ investment strategy or financial analysis or prohibiting trading prior to the publication of such documents.

Any opinion expressed hereby reflects our current view and it is subject to change without prior notice.

This document contains forward looking statements. Forward looking statements include, but are not limited to assumptions, estimates, projections, opinions, models and hypothetical performance analysis. No representation or warranty is made by DWS as to the reasonableness or completeness of such forward looking statements. Past performance is no guarantee of future results.

The information contained in this document is obtained from sources believed to be reliable. DWS does not guarantee the accuracy, completeness or fairness of such information. All third party data is copyrighted by and proprietary to the provider. DWS has no obligation to update, modify or amend this document or to otherwise notify the recipient in the event that any matter stated herein, or any opinion, projection, forecast or estimate set forth herein, changes or subsequently becomes inaccurate.

Investments are subject to various risks. Detailed information on risks is contained in the relevant offering documents.

No liability for any error or omission is accepted by DWS. Opinions and estimates may be changed without notice and involve a number of assumptions which may not prove valid.

DWS does not give taxation or legal advice.

This document may not be reproduced or circulated without DWS's written authority.

This document is not directed to, or intended for distribution to or use by, any person or entity who is a citizen or resident of or located in any locality, state, country or other jurisdiction, including the United States, where such distribution, publication, availability or use would be contrary to law or regulation or which would subject DWS to any registration or licensing requirement within such jurisdiction not currently met within such jurisdiction. Persons into whose possession this document may come are required to inform themselves of, and to observe, such restrictions.

© 2026 DWS International GmbH

In Hong Kong, this document is issued by DWS Investments Hong Kong Limited. The content of this document has not been reviewed by the Securities and Futures Commission.

© 2026 DWS Investments Hong Kong Limited

In Singapore, this document is issued by DWS Investments Singapore Limited. The content of this document has not been reviewed by the Monetary Authority of Singapore.

© 2026 DWS Investments Singapore Limited

In Australia, this document is issued by DWS Investments Australia Limited (ABN: 52 074 599 401) (AFSL 499640). The content of this document has not been reviewed by the Australian Securities and Investments Commission.

© 2026 DWS Investments Australia Limited

CRC 112087_1.0 (10/26)