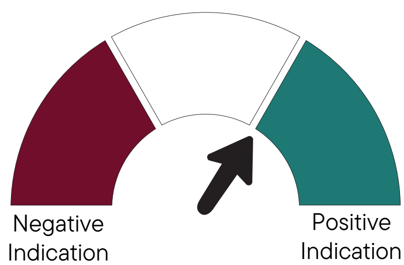
CLARION PARTNERS
by Franklin Templeton

Clarion Calls: 2Q26 Private Real Estate Dashboard

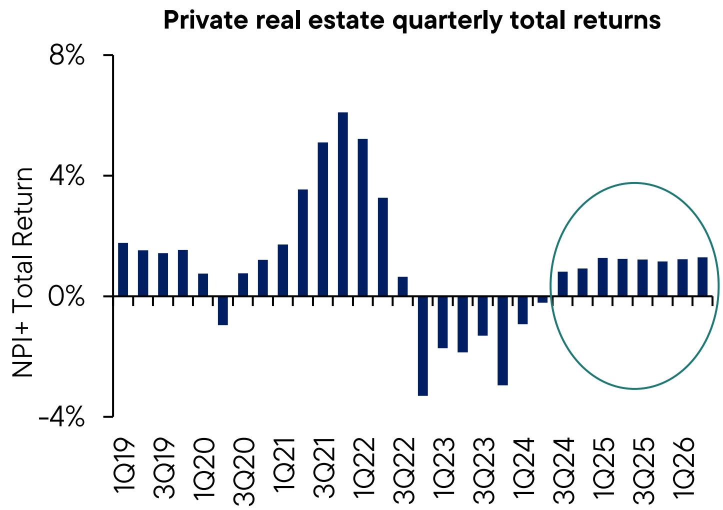
August 2026

Five indicators to measure the health of real estate capital markets

1 Quarterly private real estate returns

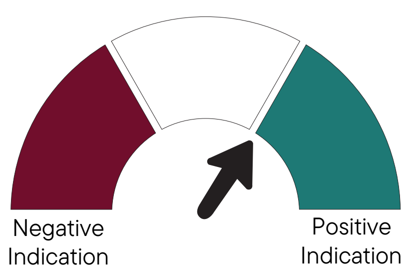


- Private real estate has delivered eight consecutive quarters of positive returns.
- Values are being led by property types with low vacancy and strong structural demand drivers.

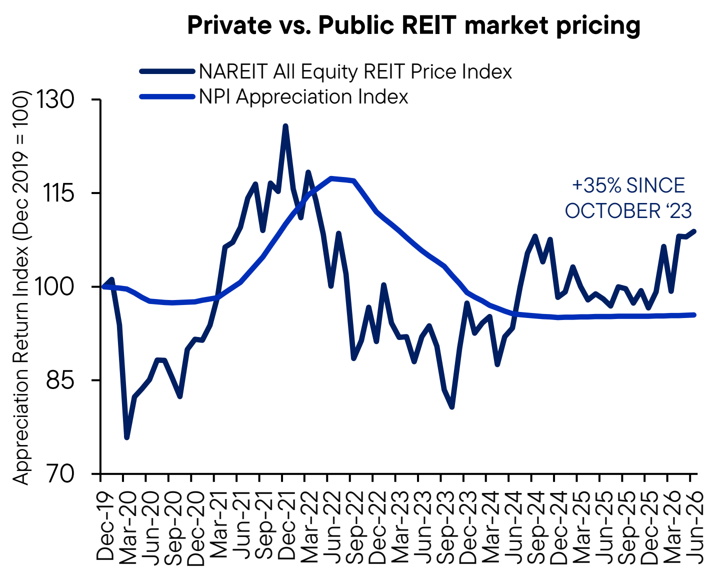


Sources: NCREIF, Clarion Partners Global research as of August 2026. Data above reflect total returns for NPI+ unlevered. Expanded NPI (NPI+) includes all NPI properties and all qualified alternative assets. Alternative assets include storage, senior housing, data centers, parking and others.

2 Private vs. public real estate valuations



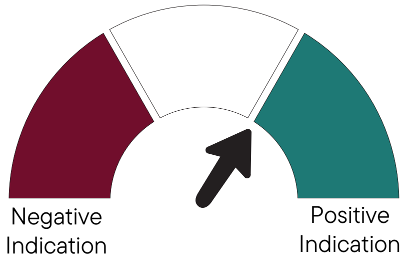
- Public real estate markets tend to be more volatile than the private markets but have also rebounded and stabilized.
- Capital appreciation has also been modestly positive in four of the last five quarters.

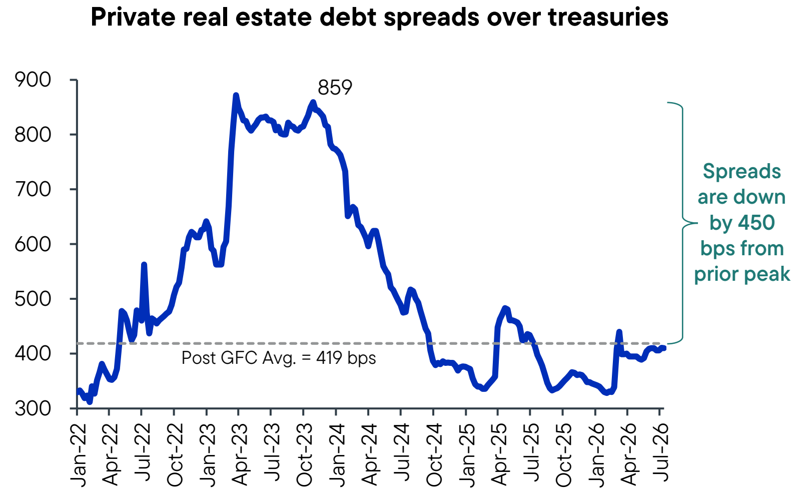


Sources: NAREIT (as of June 2026), NCREIF (as of 2Q26), Clarion Partners Global Research

The information contained above represents the view and opinions of Clarion Partners and is based upon the knowledge and experience of the Clarion Partners Global Research team.

3 Private real estate debt spreads

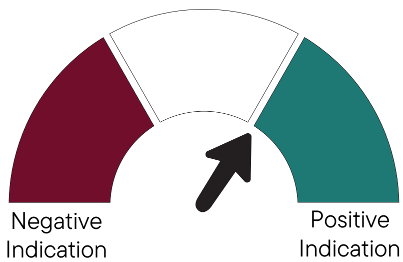


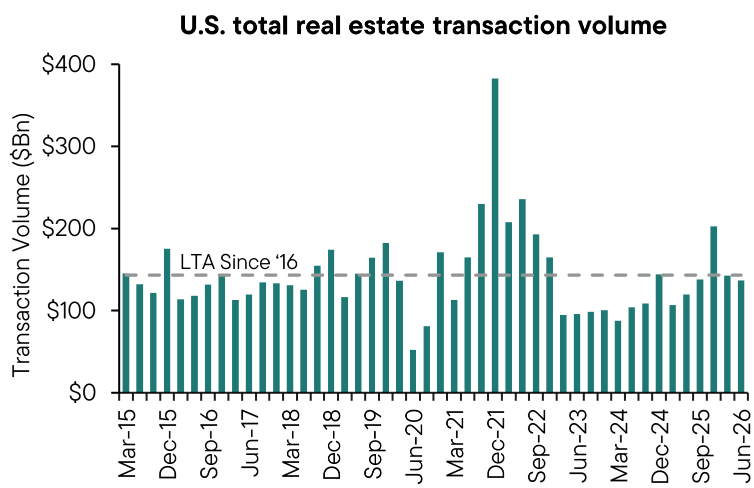


- Borrowing spreads have been stable despite geopolitical uncertainty as investors focus on healthy real estate fundamentals.
- Debt market liquidity remains robust, and available financing is becoming more accretive to asset-level returns.

Sources: St. Louis Fed, Trepp, GSA, Clarion Partners Global Research, June 2026. Notes: Conduit CMBS BBB Spreads are over interpolated Treasuries (J+) after 2022 and spreads over Libor-based swaps (N+) prior to 2022; Post GFC Avg. = Starting in Jan 2012; last observation 7/17/2026.

4 Quarterly real estate transaction volume

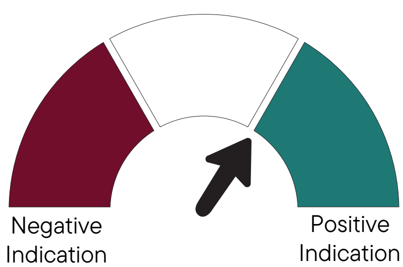


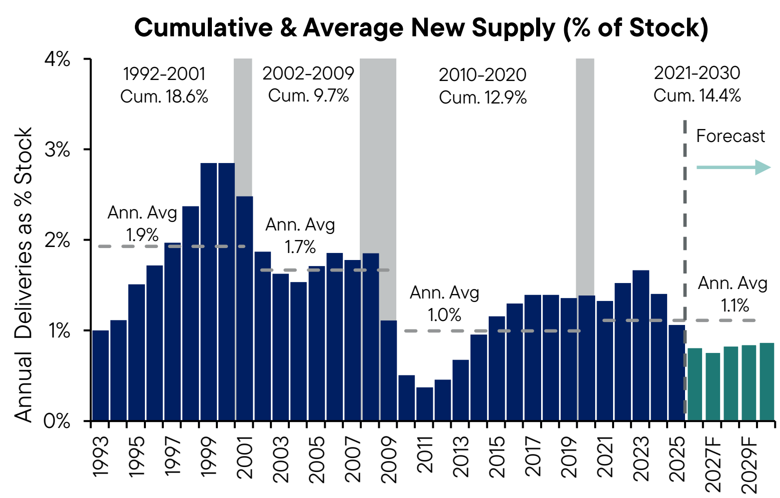


- Over the past decade, quarterly U.S. real estate transaction volumes averaged about $143B, except for a post-covid spike when fundamentals were strong and interest rates were historically low.
- Overall transaction volume has recently returned to its long-term average range, supported by industrial and residential deal flow.

Sources: Real Capital Analytics, Clarion Partners Global Research, August 2026. Note: Transaction volume inclusive of transactions greater than $2.5 million. Land transactions are not included.

5 Real estate construction – new supply





- Strong post-COVID demand and rising rents led to a surge in supply across high-performing property types in 2022 and 2023.
- Higher construction and financing costs, combined with slower rent growth and higher required yields have resulted in an sharp decline in new construction starts particularly for residential and industrial properties

Source: CBRE-EA, Clarion Partners Global Research, June 2026.
Note: Forecasts were provided by Clarion Partners Investment Research from June 2026. Cumulative new supply was calculated from the beginning of the cycle to the end of recession. Forecasts have certain inherent limitations and are based on complex calculations and formulas that contain substantial subjectivity and should not be relied upon as being indicative of future performance. The information contained above represent the views and opinions of Clarion Partners and are based upon the knowledge and experience of the Clarion Partners Global Research team. There can be no assurance that market conditions will perform according to any forecast.

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