



NCREIF PREA Reporting Standards 2026-2028 Strategic Plan

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For over 30 years, the NCREIF PREA Reporting Standards (Reporting Standards) have provided the foundational framework for institutional private real estate reporting, widely recognized as the industry benchmark. Co-sponsored by the National Council of Real Estate Investment Fiduciaries (NCREIF) and the Pension Real Estate Association (PREA), the standards are shaped through broad input from investors, investment managers, consultants, and service providers—reflecting a framework created by the industry, for the industry.

The Reporting Standards Council is dedicated to enhancing transparency, consistency, and relevance in the private institutional real estate market. By addressing complex issues not adequately covered by traditional standard-setting bodies, the Council fills critical gaps with interdisciplinary guidance tailored to the unique characteristics of non-listed real estate investments.

The Reporting Standards is ending 2025 with great momentum. This strategic plan outlines the Council's priorities and initiatives to build on that progress and continue driving meaningful impact across the industry. A review of 2025 is contained in the pages that follow.

Leveraging deep industry expertise, strong sponsor support, and active stakeholder engagement, the Council fosters inclusive dialogue and practical solutions. This ensures the standards remain responsive to evolving market needs and aligned with the diverse perspectives of investors, investment managers, data providers, service providers, and consultants.

The mission and key pillars of the Reporting Standards drive the Strategic Plan for 2026-2028 which is as follows:

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Our Mission

Establish, manage, and enhance transparent and consistent reporting standards for the real estate industry fostering comparability and informed investment decision-making.



Key Pillars

LEAD ▶ Take active role around most pressing and challenging issues

COLLABORATE ▶ Domestic and global across all disciplines

PROMOTE ▶ Compliance, advocacy, education, and marketing

LEAD

- Launch the next phase of Reporting Standards for Debt Funds that will enhance and refine Reporting Standards ensuring alignment with the NCREIF Debt Fund Aggregate as it evolves into an index and/or benchmark.
- Expand the Valuation Manual to include guidance and best practices tailored for internal valuation professionals as well as non-expert users of valuation information.
- Review and update the Performance and Risk Manual adding topics and guidance currently documented in research paper form as well as enhancing current content.
- Evaluate whether valuation metrics “recommended” in Volume I should be “required” considering NCREIF publication and expansion of valuation trends reporting for NFI-ODCE.
- Address the complexity of fund and investment structures (including asset tokenization) and the impact on performance.
- Develop a discussion paper on the treatment of capital expenditures in operating assets, with the goal of gathering diverse perspectives and potentially developing guardrails for implementation.
- Explore the need for guidance specific to investor allocation methodology and reporting.
- Identify ways that the Reporting Standards can play a role in eliminating wide variation in practice which would lead to greater comparability for users.

COLLABORATE

- Continue active engagement with the Global Alliance and the Global Standards Steering Committee (GSSC). The GSSC is responsible for the preparation of the 3-year plan for the global initiative. This plan is subject to the Reporting Standards approval process and is ultimately approved by NCREIF, PREA, INREV, and ANREV.

- Continued project involvement includes Global Definitions Database and Total Global Expense Ratio including an updated example of reporting and disclosures.
- Pending projects include asset level reporting via Real Estate Expense Ratio (REER).
- Collaborate with industry partners, service providers, and fund administrators on promotion opportunities including webinars, conference engagement, or other educational or presentational delivery mechanisms.
- Work with CFA Institute to ensure alignment with the GIPS standards and other projects launched in the pending years.
- Collaborate with NCREIF on the evolution of debt fund products.
- Work with NCREIF committees and PREA Affinity Groups to identify opportunities to work together on projects that can be additive to the Reporting Standards.

PROMOTE

- Drive awareness of the Reporting Standards to new audiences (i.e. real estate industry participants who are not active at NCREIF or PREA) through collaboration with industry partners, service providers, and fund administrators as noted above.
- Offer one in-person Reporting Standards class and one virtual Reporting Standards class each year.
- Identify and execute at least two publication opportunities each year. Past examples include articles, podcasts, and video interviews.
- Identify and execute at least two additional conferences (outside of NCREIF and PREA) that may provide opportunities to discuss the Reporting Standards.
- Utilize technology to facilitate frequently asked questions and most common points of confusion through website functionality.
- Establish annual communication plan for sponsors and LinkedIn postings.

2025 IN REVIEW

LEAD

Asset and Investment Level Reporting

In August, the 2025 edition of the NCREIF PREA Reporting Standards was published and expanded to include recommended asset and investment level reporting. This expansion is a direct response to investor needs and reflects the continued evolution of the collective priorities of the private real estate investment industry. The expansion focused on asset and investment level reporting elements for equity funds and separately managed accounts (SMAs) including but not limited to valuation and debt metrics.

The changes were made to (1) recommend an increase in the frequency of reporting and (2) introduce additional recommended reporting elements. Recommendations represent situational best practices and should be applied when appropriate to the specific facts and circumstances. No changes were made to the required and recommended elements for debt funds. With the pending release of the Debt Fund Manual as well as development of Debt Fund Indexes, it was deemed prudent to pause on making changes to debt fund elements at this time and to reconsider when the industry has had ample time to digest forthcoming information.

Key changes made are as follows:

- New RECOMMENDED frequency – increase frequency of reporting FR.04 - Schedule of Investments to QUARTERLY for equity funds and SMAs.
- New RECOMMENDED data elements – reporting frequency varies by account type.
 - Informational – Legal Share (Contractual Ownership), Effective Share (Effective Ownership)
 - Financial – Gross Real Estate Asset Value, Net Real Estate Asset Value, TTM NOI
 - Performance – Since Inception Gross and Net IRR, Gross and Net TVPI, Gross and Net Time-Weighted Return for quarter, and 1-, 3-, and 5-year periods
 - Real Estate Operations – Life Cycle, Lease Percent, Average WALT
 - Leverage – Loan Principal Balance, Loan Market Value (if applicable), LTV (Principal), LTV (FV) (if applicable), DSCR, Interest Rate, Associated Derivative Type, Derivative Maturity Date, Debt Maturity Date, Fully Extended Maturity Date
 - Valuation – Discount Rate, Terminal Rate, Going-in Cap Rate, Three-year Rent Growth, Ten-year rent growth
 - Business plan – Projected Exit Date, Gross and Net Projected IRR

The Reporting Standards governance framework is designed to ensure thoroughness and transparency, particularly when updates to Volume I are involved, which includes a 60-day public comment period for exposure drafts. This commitment to stakeholder engagement has contributed to meaningful progress, and the Reporting Standards Council and task forces deserve recognition for their efforts. Notably, the

asset and investment level expansion to Volume I was successfully delivered to market within 18 months - a testament to the framework's evolving efficiency and responsiveness.

Debt Fund Manual

In April 2023, the Reporting Standards were reissued to expand beyond equity and to include debt funds. The task force that brought the initiative to fruition knew that the initial launch was just the beginning and additional work would be needed to address the needs of the industry. Focus would next be on the creation of a Debt Fund Manual that would not only provide guidance on how to comply with the new debt fund standards in Volume I, but also provide best practices and calculations directly linked to the NCREIF debt fund products. The Debt Fund Manual contains three discipline specific sections: accounting, performance, and valuation.

The Debt Fund Manual Task Force recognized from the outset that developing the inaugural edition would be a significant undertaking. Despite an ambitious and optimistic timeline, they remained focused and committed, ultimately achieving their goals through diligent effort and collaboration. The manual is being introduced to the market in just under two years and will now enter the standard review and update cycle, consistent with other discipline-specific manuals. At the time of this writing, the Debt Fund Manual is pending final approval and is scheduled for publication by October 15, 2025.

Performance Whitepaper: Increasing Transparency in Closed-end Funds

Following the SEC's approval of the Private Fund Adviser Rule (PFAR) in August 2023, the Reporting Standards, in collaboration with industry stakeholders - including the Institutional Limited Partners Association (ILPA) and the CFA Institute - formed task forces to assess compliance requirements and develop guidance for the institutional real estate investment community. Despite the rule being vacated by the Fifth Circuit Court in June 2024, the task forces made meaningful progress, particularly in fee and performance disclosure for closed-end funds. The Fee and Expense Task Force concluded that existing guidance, such as the Total Global Expense Ratio (TGER), was sufficient. Meanwhile, the Performance Disclosure Task Force will publish a whitepaper by year-end to share insights on IRR calculations with and without the impact of subscription facilities, realized/unrealized returns show separately for the fund's portfolio, and investment multiples.

The Reporting Standards provided formal feedback to ILPA, which used PFAR requirements to inform the development of their new performance reporting template. This whitepaper would have been delivered to market within 12 months but was paused for six months while awaiting results of ongoing discussions with ILPA and CFA Institute. The whitepaper's contents support real estate managers who are asked to provide those performance metrics from various stakeholders including but not limited to requests to complete ILPA's new reporting template and are expected to be incorporated into discipline-specific manuals during the 2026 review cycle.

Valuation Manual

The Reporting Standards has convened a task force to review and enhance the Valuation Manual, which was last updated in December 2020. The call for volunteers received strong engagement, reflecting broad

industry interest in the initiative. Early in its work, the task force determined that the manual should not only be updated but also expanded to include guidance for both internal valuation professionals and non-valuation experts and users of valuation data. The current version is heavily appraisal-centric, and this expansion will better support the industry's need for consistency and transparency—core to the mission of the Reporting Standards. Work began in 2025 and is expected to be completed by the end of 2026.

Performance and Risk Manual

A task force has been established to review and update the Performance and Risk Manual, which was last revised in March 2022. As a first step, the task force initiated a scope evaluation to identify areas requiring substantial updates or presenting significant challenges. This assessment will inform the development of a comprehensive project plan. The update process is now underway and is expected to be completed by the end of 2026.

Defining and Calculating: Dividend vs Distribution, Yield vs Return

This project began with an emphasis on clarifying dividend yield calculations. Early in the process, the task force identified widespread confusion stemming from inconsistent terminology across various sources. Three key areas of ambiguity emerged: the distinction between yield and return, distribution and dividend, and numerator versus denominator in calculation methodologies. Clarifying these concepts is essential to promoting consistency and transparency in reporting.

A survey of NFI-ODCE managers confirmed the need for guidance, as responses varied significantly. The task force also initiated research and consultation with other asset classes to better understand how these terms and metrics are defined and applied across the broader investment industry. While the original goal was to publish a whitepaper by the end of 2025, the scope of necessary research and collaboration has extended the timeline, with publication now anticipated in the first half of 2026.

Standardized DDQ

The DDQ Task Force was originally launched in collaboration with the Institutional Limited Partners Association (ILPA) to align due diligence efforts and develop a consistent set of qualitative questions and quantitative metrics. However, following the SEC's release of the Private Fund Adviser Rule (PFAR), ILPA shifted its priorities to focus on developing a new performance reporting template and evolving their fee and expense reporting template based on PFAR requirements. Even after the rule was vacated by the Fifth Circuit Court, ILPA continued its course with template development, reducing alignment with the original scope of the DDQ project.

In response, the task force pivoted from qualitative questions to quantitative metrics, aiming to provide practical value to the industry. During the review and rollout planning, it became clear that many consultant DDQs had changed, rendering the initial mapping exercise obsolete. Additionally, the task force found that there was not sufficient industry support to justify further development or publication. After careful evaluation, it was determined that the completed work did not offer added value beyond existing

resources such as the INREV DDQ and, in some cases, the ILPA DDQ. As a result, the project has been formally retired.

COLLABORATE

Global Definitions Database

The Global Definitions Database (GDD) continues to serve as a centralized repository of region-specific terminology across the Global Alliance and the Global Standards Steering Committee (GSSC). The GDD Task Force meets regularly to review and converge definitions globally. In 2025, six terms were successfully converged, with four additional terms pending GSSC approval in September. Upon approval, the total number of globally converged terms will reach 231. Additionally, 681 terms sourced from the NCREIF Academy were uploaded and earmarked for convergence, bringing the total number of terms and definitions in the database to 1,233.

Total Global Expense Ratio

Originally published in 2019, the Total Global Expense Ratio (TGER) remains the first global metric of its kind and a required reporting element under the Reporting Standards. As adoption increased, industry feedback highlighted areas requiring clarification and potential expansion. In response, the TGER Task Force was reconvened to address frequently asked questions, including how to incorporate expenses for evolving investment structures. Discussions have since broadened to explore the development of additional metrics at both the property and investment levels.

NCREIF White Paper Review

The task force conducted a comprehensive review of 184 NCREIF white papers to assess relevance, currency, and alignment with strategic priorities. Each document was evaluated for appropriate next steps, which included archiving, retaining for reference, integrating into discipline-specific manuals, or forwarding to relevant committees for further review and potential updates. To support accessibility and usability, a searchable catalog was developed, organizing the white papers by title, topic, discipline, and year of publication.

Based on the review, the following recommendations were made:

- Archive: 140 white papers
- Retain for Reference: 14 white papers
- Integrate into Reporting Standards discipline-specific manuals: 3 white papers
- Forward to committees for review and update consideration: 14 white papers
- Update: 13 white papers

This strategic approach ensures that institutional knowledge is preserved, streamlined, and aligned with current and future needs.

PROMOTE

Several administrative updates have been completed, including a website redesign aimed at better showcasing key strengths:

- Clear Purpose and Niche Focus
- Professional Branding
- Educational and Technical Content
- Secure Hosting

While improvements have been made, mobile optimization and SEO visibility remain opportunities for enhancement and will be addressed in coordination with the NCREIF team as part of broader discussions around the NCREIF website. The Reporting Standards graphic was redesigned to visually convey the updated mission statement and new key pillars which define the strategic direction of the initiative. Additionally, the onboarding process for new Council and Board members has been enhanced to include virtual training sessions. These sessions provide a structured walkthrough of the Reporting Standards Board and Council's roles, responsibilities, and operational framework, as well as the role of its co-sponsors.

Additional promotion, advocacy, and education statistics are as follows:

- Education Offerings

NCREIF PREA Reporting Standards

Academy Class Participation

	2025	2024	2023	2022
RS In-Person Class	17	9	11	7
RS Virtual Class	TBD	16	29	25
Essentials Class*	28	39	44	36

*Note: RS has a module in the Essentials of Institutional Real Estate Class

- Conference Presence (includes presentation or panel participation)
 - INREV Autumn 2024 Conference (post Strategic Plan review/approval)
 - NCREIF (2 conferences) – April and October 2025
 - PREA (2 conferences) – March and October 2025
 - INREV North American Conference – June 2025
 - GIPS Conference – November 2025
- Webinars
 - NCREIF Webinar Wednesday Series – Summer 2025
 - July 16th – Accounting Committee – RS 101 – 202 registered

- July 30th – Reporting Standards – Project Updates – 99 registered as of July 14th
 - Webinar hosted by RSM on December 2nd

- Website – last 12 months

Top 5 Downloaded Documents:

Handbook Vol 1: 4,789
 Handbook Vol 2: 3,754
 Accounting Manual: 3,067
 Performance & Risk Manual: 2,109
 Valuation Manual: 1,425

Top 5 Visited Pages:

Home page: 16,539
 Standards & Guidance: 8,082
 Global: 1,756
 Foundational Standards: 1,621
 Education & Presentations: 805

- LinkedIn Statistics – last 12 months

**NCREIF PREA Reporting
 Standards
 LinkedIn Statistics
 Followers as of July
 2025: 1971**

	2025	2024	2023	2022
New followers	121	131	410	389
Posts	30	34	70	35
Engagements	795	777	1769	1339

- RS Council monthly call participation (open sessions):

- January – 28 participants
- February – 20 participants
- March – 25 participants
- April – no call, meeting at NCREIF conference
- May – 26 participants
- June – 24 participants
- July – closed session for strategic planning
- August – closed session for strategic planning
- September - TBD

