



The IPD UK Annual Rural Property Index measures un-gearred total returns to direct investment in a sample of tenanted farmland. At December 2014 the sample consisted of 2047 assets, with a total capital value of about £3.3bn and a total return for the year of 2014 returned **10.2%**

### IPD UK Annual Rural Property Index

|                         | Total return index<br>Dec 2013 | Total return index<br>Dec 2014 | Total return % | Income return % | Capital growth % | Annualised total returns % |      |       |
|-------------------------|--------------------------------|--------------------------------|----------------|-----------------|------------------|----------------------------|------|-------|
|                         | Dec 1980 = 100                 | Dec 1980 = 100                 | 1 yr           | 1 yr            | 1 yr             | 3 yr                       | 5 yr | 10 yr |
| Rural Property          | 1,532.3                        | 1,687.9                        | 10.2           | 1.4             | 8.6              | 10.6                       | 11.3 | 11.8  |
| Commercial Property     | 1,733.0                        | 2,041.2                        | 17.8           | 5.2             | 12.0             | 10.5                       | 10.9 | 6.2   |
| Residential Market Lets | 368.0                          | 417.6                          | 13.5           | 2.5             | 10.7             | 12.6                       | 11.9 | 9.4   |

### Comparative data

|          | Total return index<br>Dec 2013 | Total return index<br>Dec 2014 | Total return % | Income return % | Capital growth % | Annualised total returns % |      |       |
|----------|--------------------------------|--------------------------------|----------------|-----------------|------------------|----------------------------|------|-------|
|          | Dec 1980 = 100                 | Dec 1980 = 100                 | 1 yr           | 1 yr            | 1 yr             | 3 yr                       | 5 yr | 10 yr |
| Equities | 3,799.9                        | 3,820.2                        | 0.5            | -               | -                | 9.5                        | 7.7  | 6.8   |
| Bonds    | -                              | -                              | 11.8           | -               | -                | 3.5                        | 7.1  | 6.3   |

Data sources: MSCI, JP Morgan

### IPD UK Annual Rural Property database profile

|                | Capital value (£m) | Capital value (%) | Number of acres | Number of assets |
|----------------|--------------------|-------------------|-----------------|------------------|
| Rural Property | 3,344.3            | 100.0             | -               | 2,047            |

The figures above represent the full coverage of the IPD UK Annual Rural Property database as at December 2014. The IPD UK Annual Rural Property Index employs only fully revalued assets from that database.

### Sponsors

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