



StepStone Real Estate 2026 research outlook

US

February 2026

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An investment involves a number of risks and there are conflicts of interest. Please refer to the risks and conflicts disclosed herein or in relevant disclosure documents associated with potential investments.

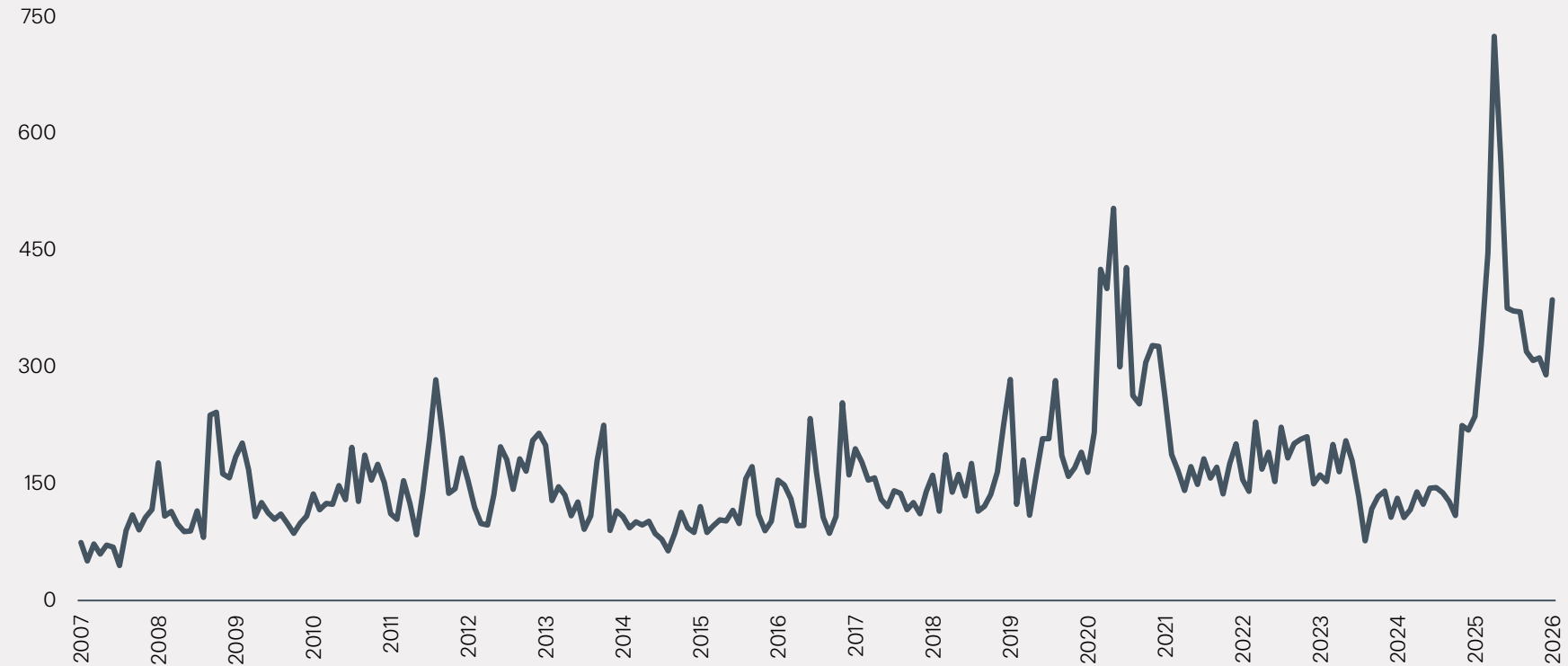
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All data is as of February 2026.

Elevated uncertainty distinguishes this cycle

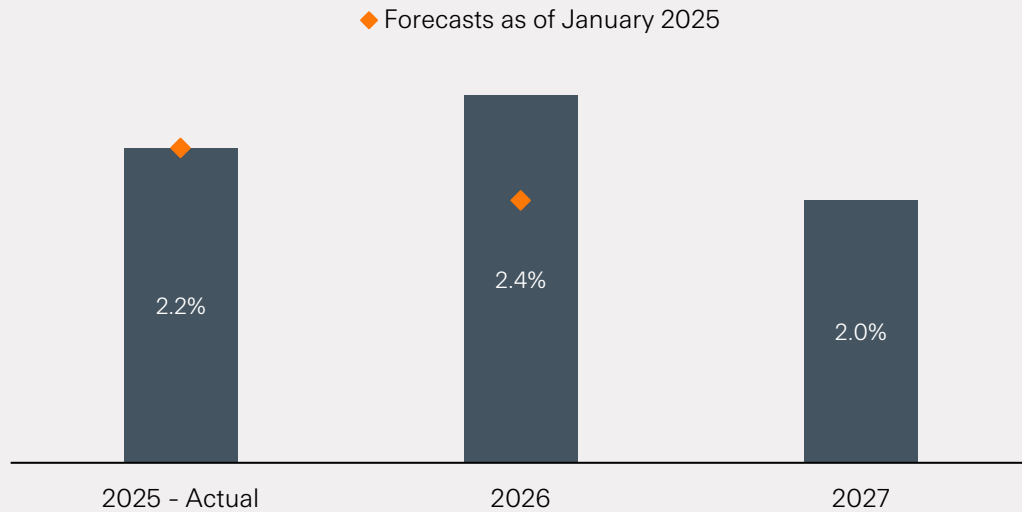
US economic policy uncertainty index



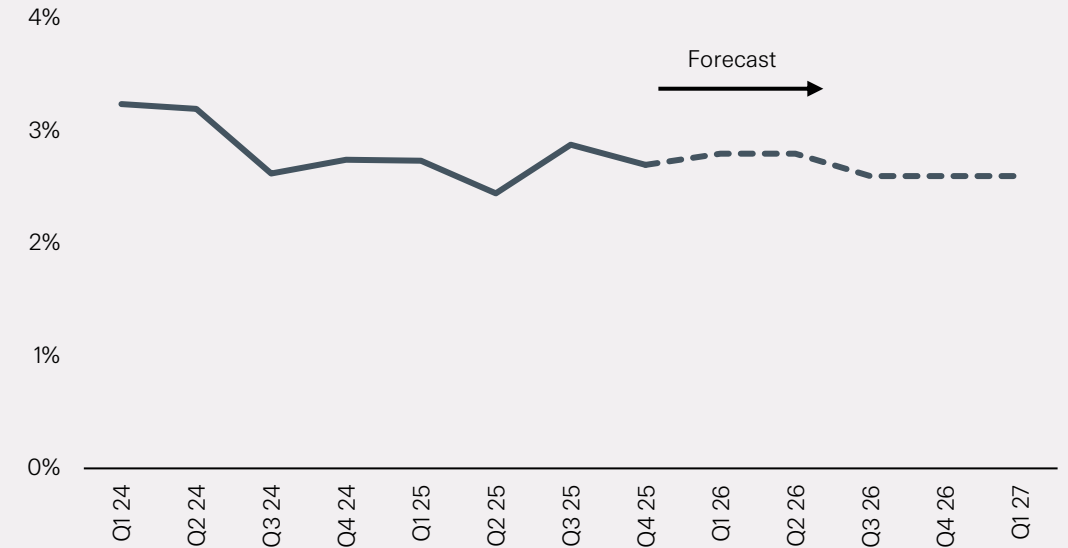
Source: 'Measuring Economic Policy Uncertainty' by Scott Baker, Nicholas Bloom and Steven J. Davis, January 2026.

Outlook calls for more of the same

US real GDP annual growth outlook



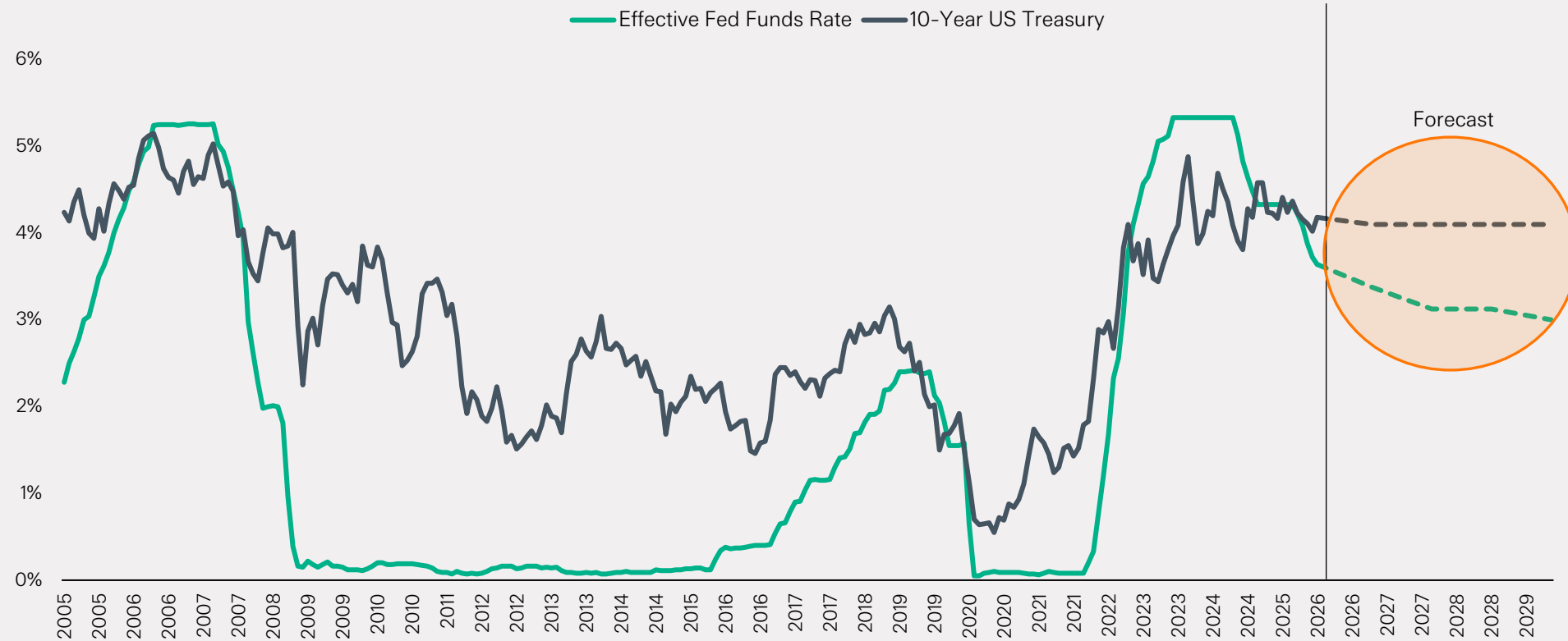
US annual CPI inflation



Sources: Consensus Economics, OECD, January 2026.

Policy and long-term rate paths to diverge further

Fed funds rate vs 10-year treasury

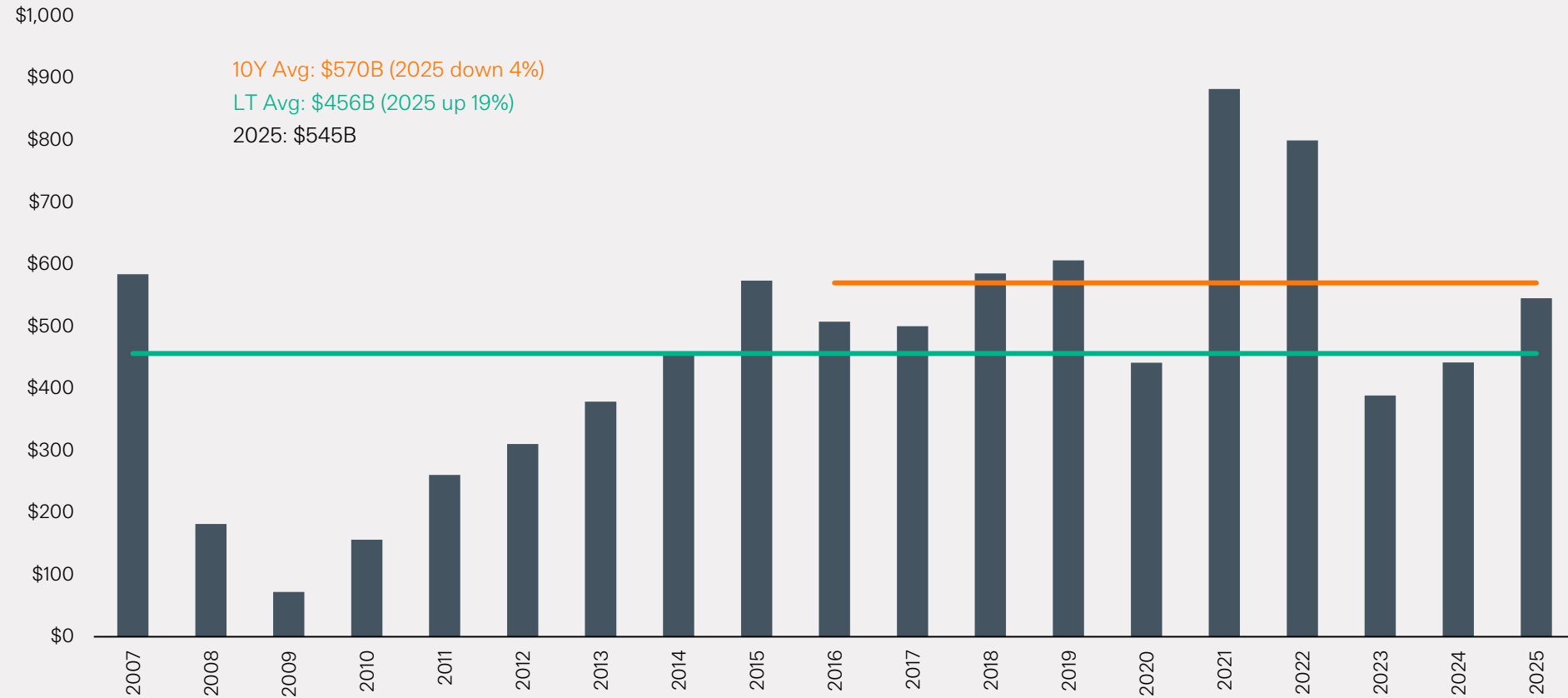


Sources: CapIQ, Consensus Economics, Chatham, FRED, February 2026.

Solid momentum in transaction activity

US annual transaction volume

\$ in billions

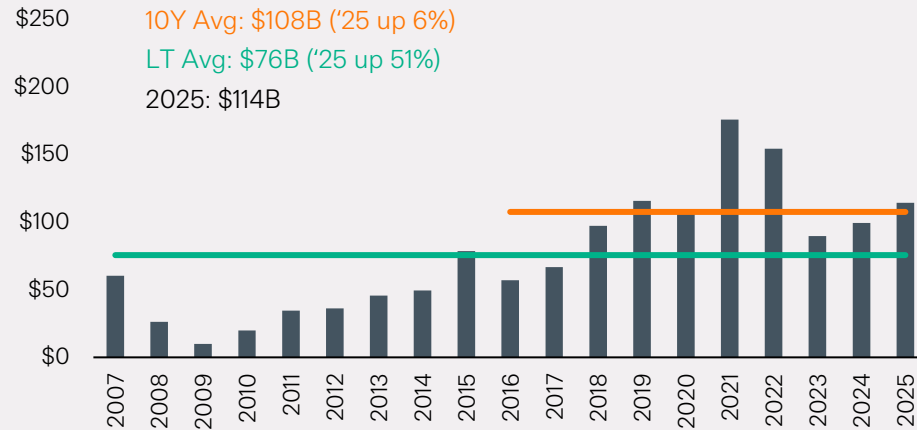


Source: MSCI Real Capital Analytics, February 2026.

Transaction volumes up across sectors

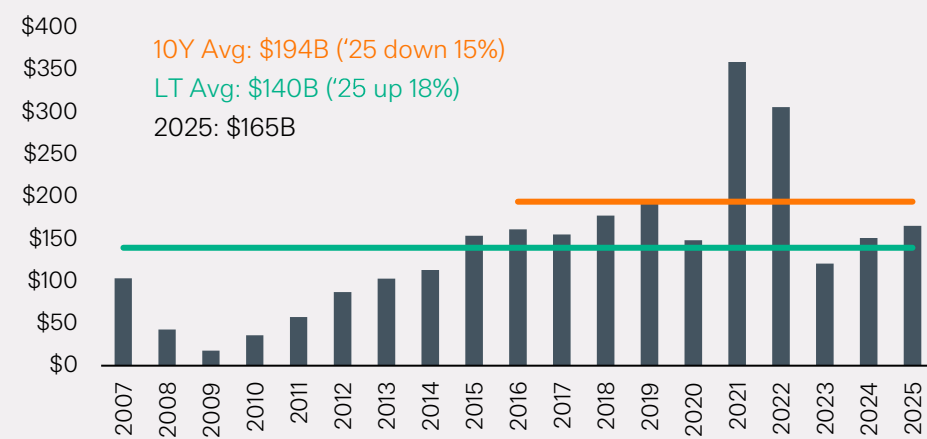
US Industrial annual transaction volume

\$ in billions



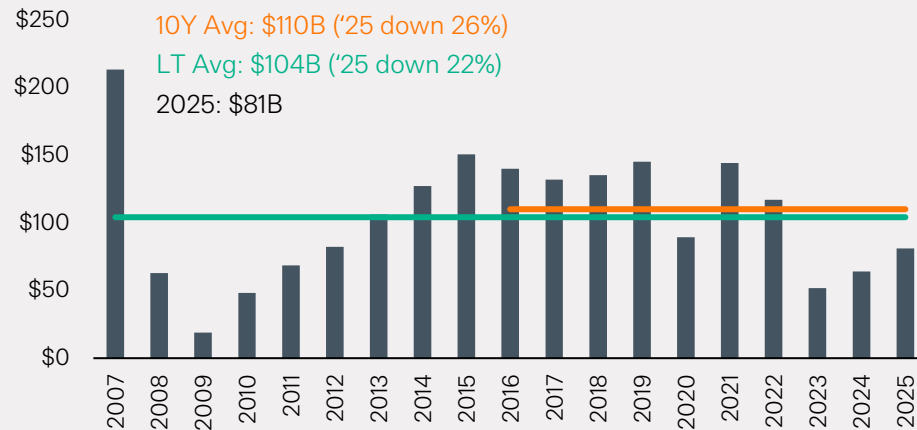
US Multifamily annual transaction volume

\$ in billions



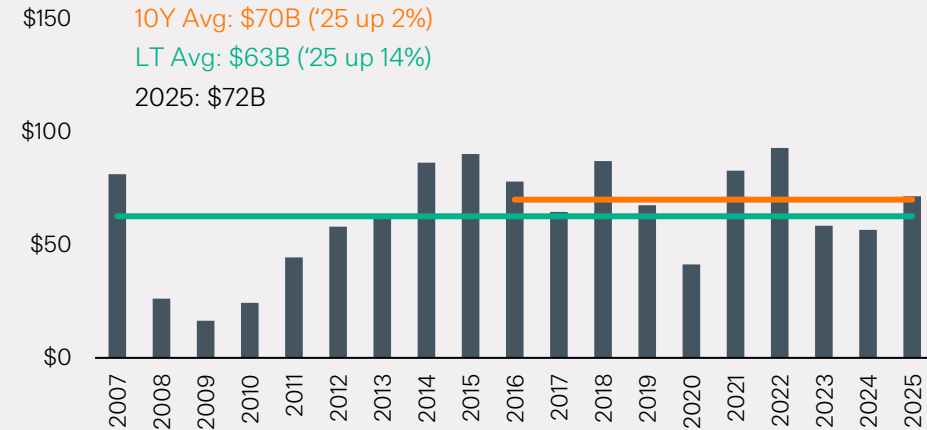
US Office annual transaction volume

\$ in billions



US Retail annual transaction volume

\$ in billions



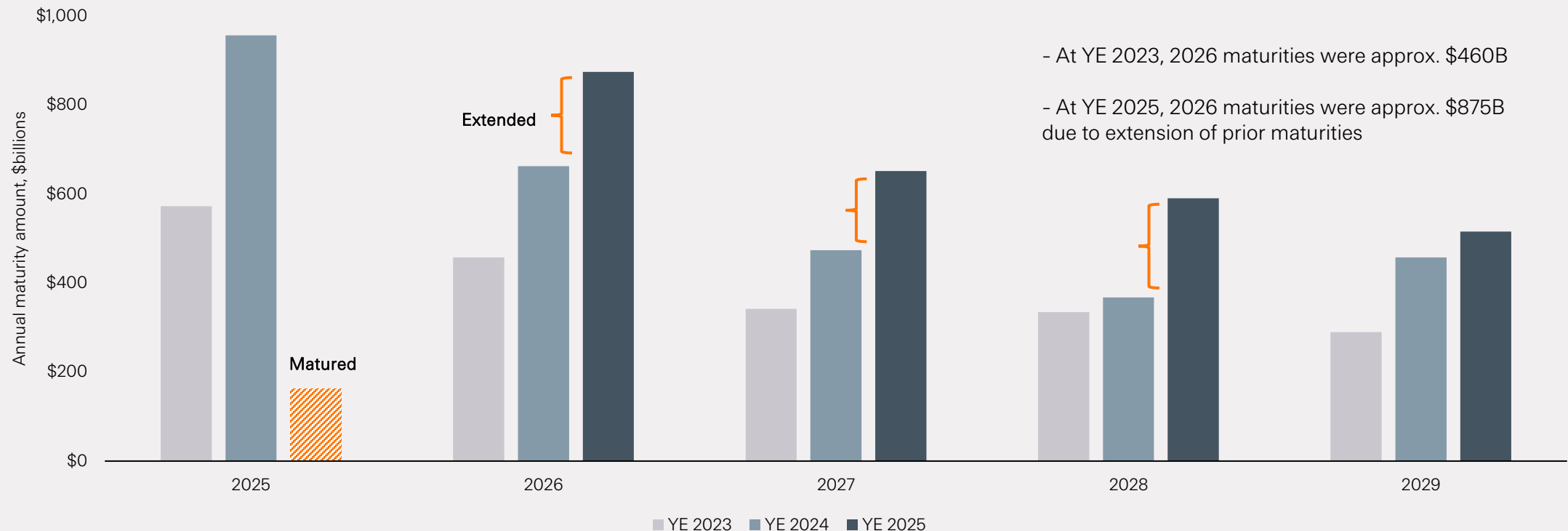
Source: MSCI Real Capital Analytics, February 2026.

Kicking the can accumulates old, unresolved loans

2026 maturities now 91% above what they were in 2023; 2027 is growing

US loan maturities by expected maturity year

\$ in billions



Source: MBA, February 2026.

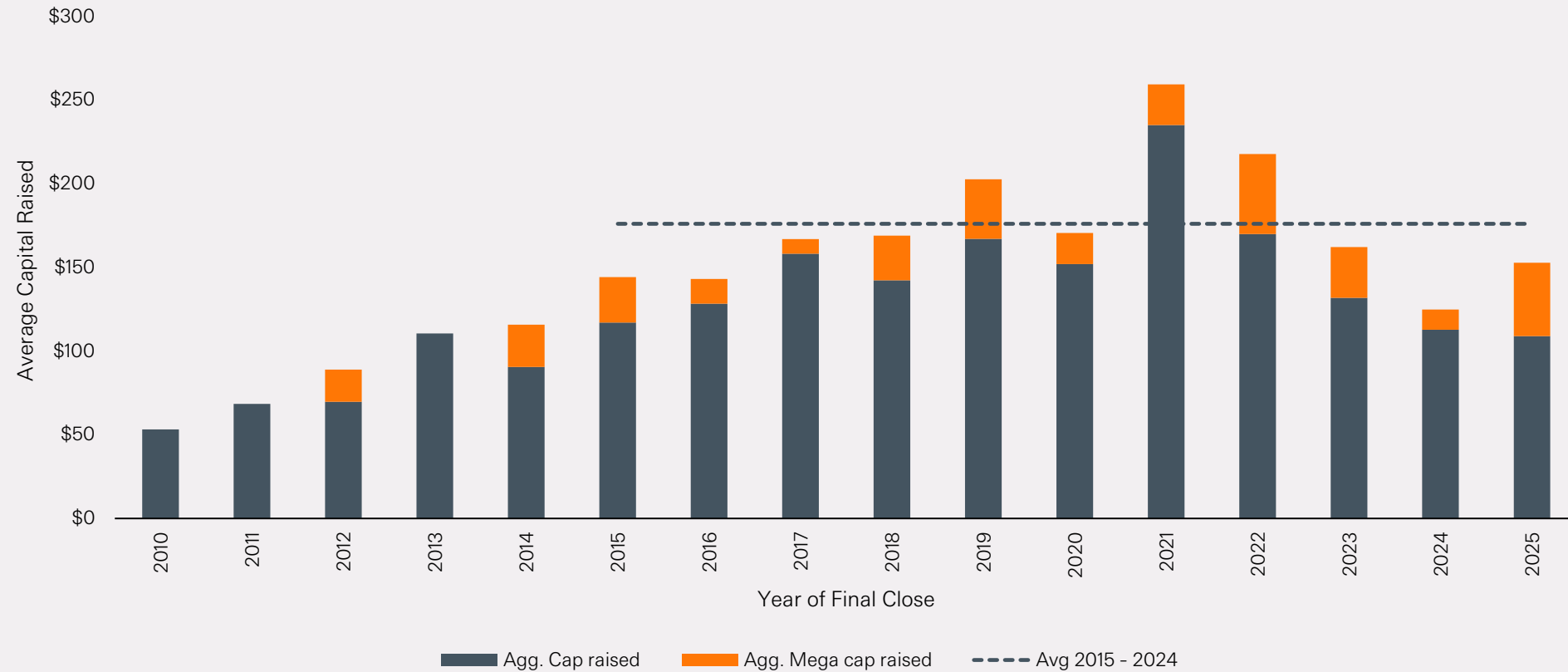
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Mega funds driving gradual fundraising improvement

Global private real estate fundraising

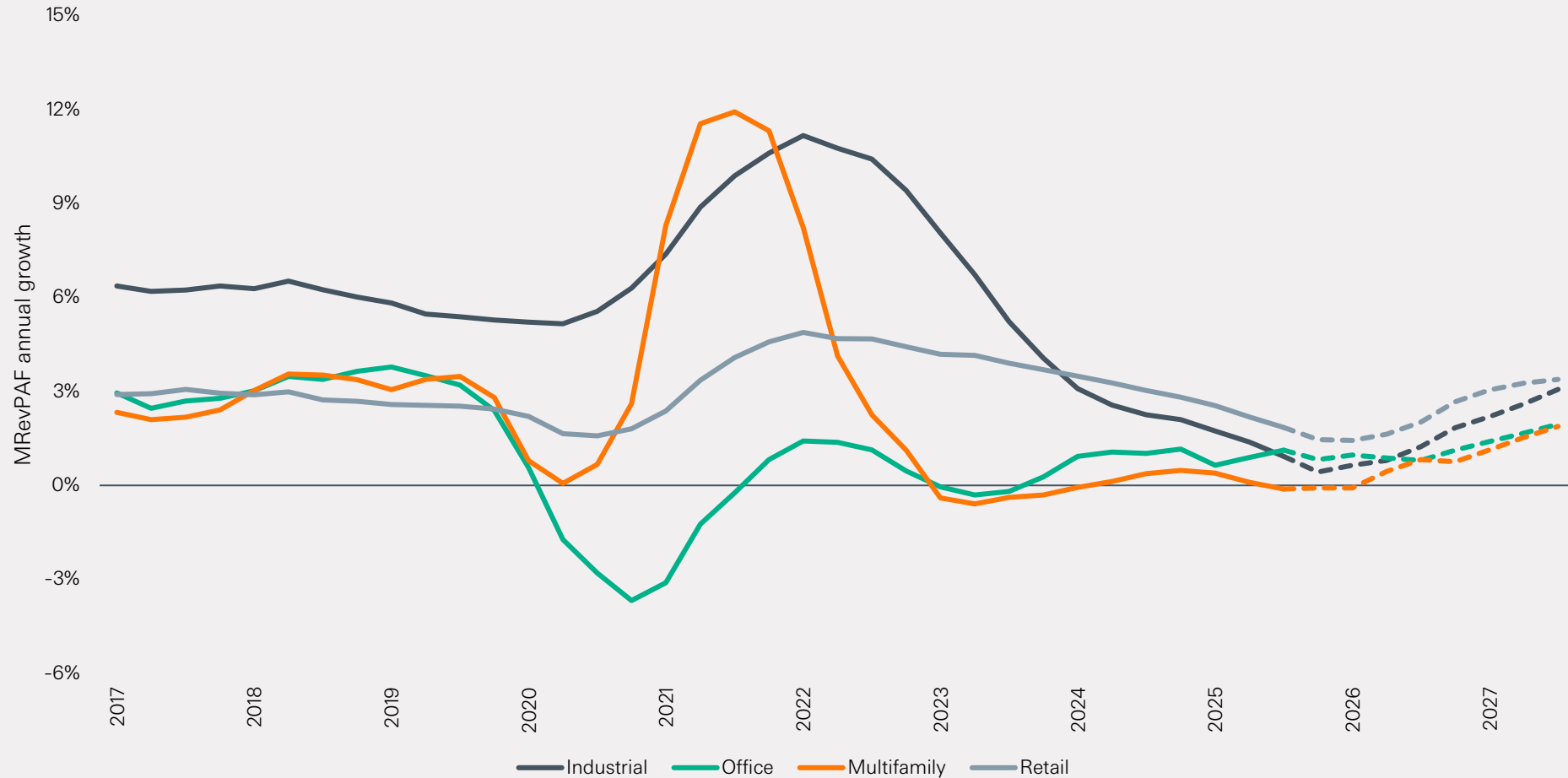
\$ in billions



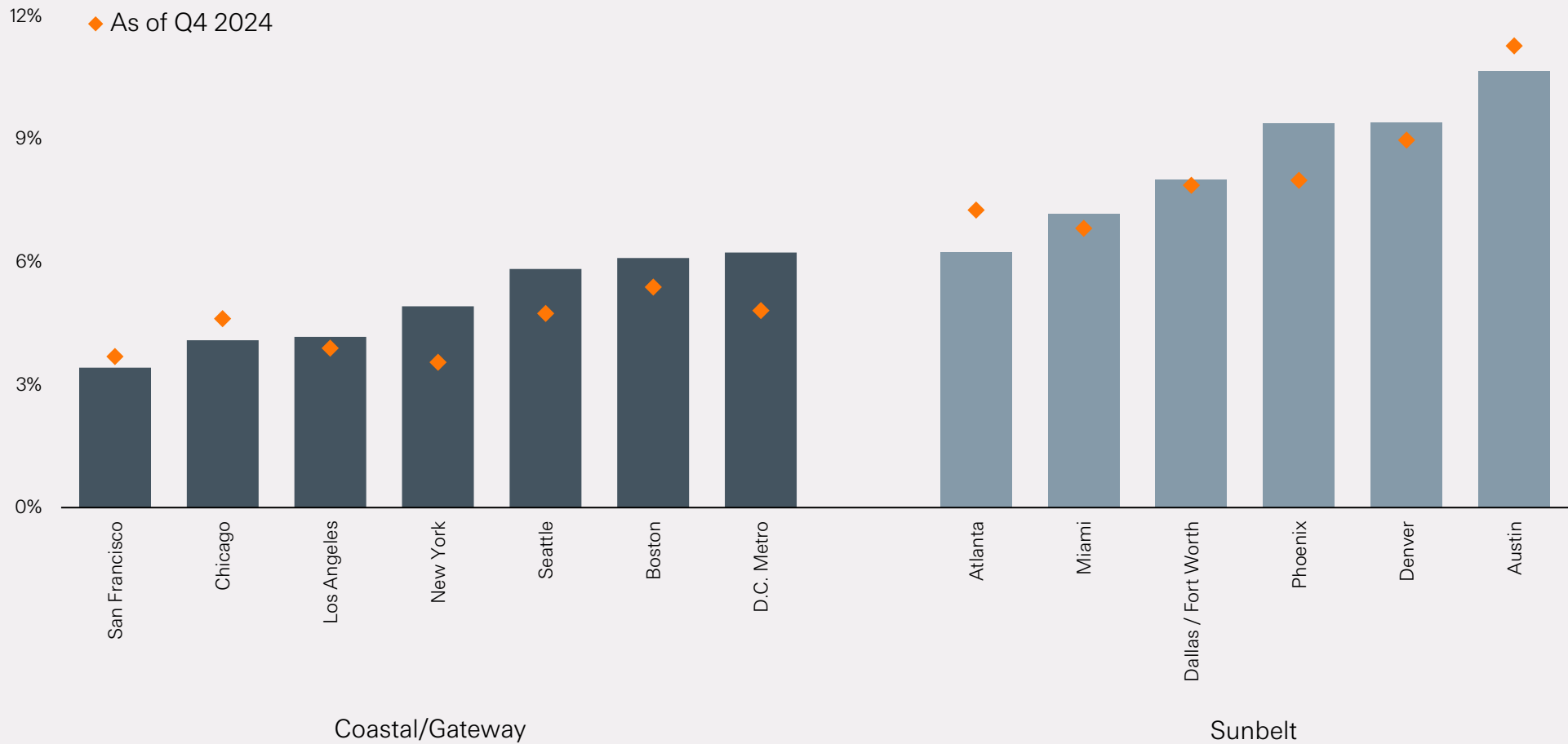
Source: Preqin Pro, February 2026. Mega funds refer to fund size over \$5 billion.

Performance across sectors converges

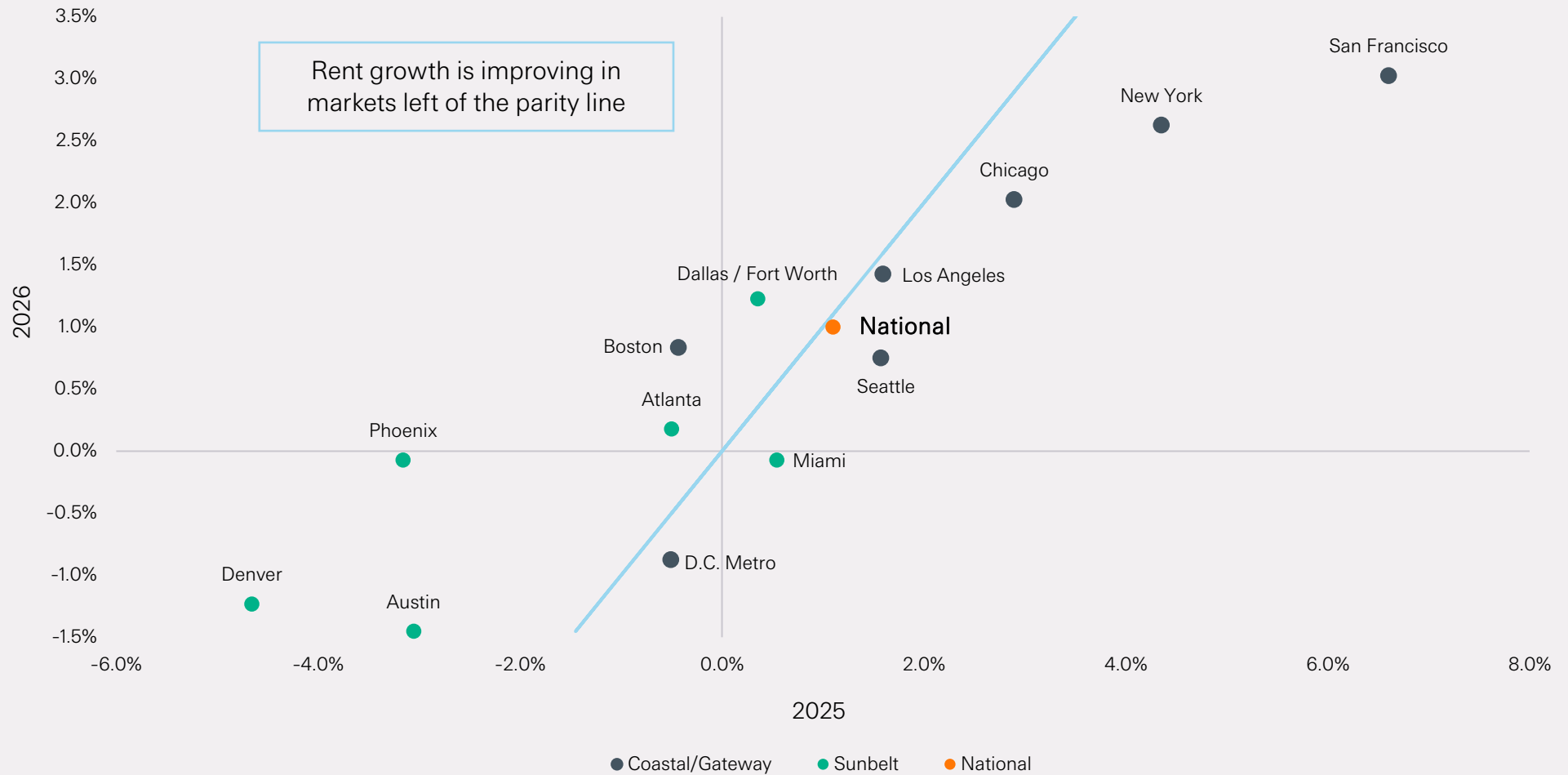
Growth in rent per occupied SF over time: major sectors



Multifamily - Vacancy

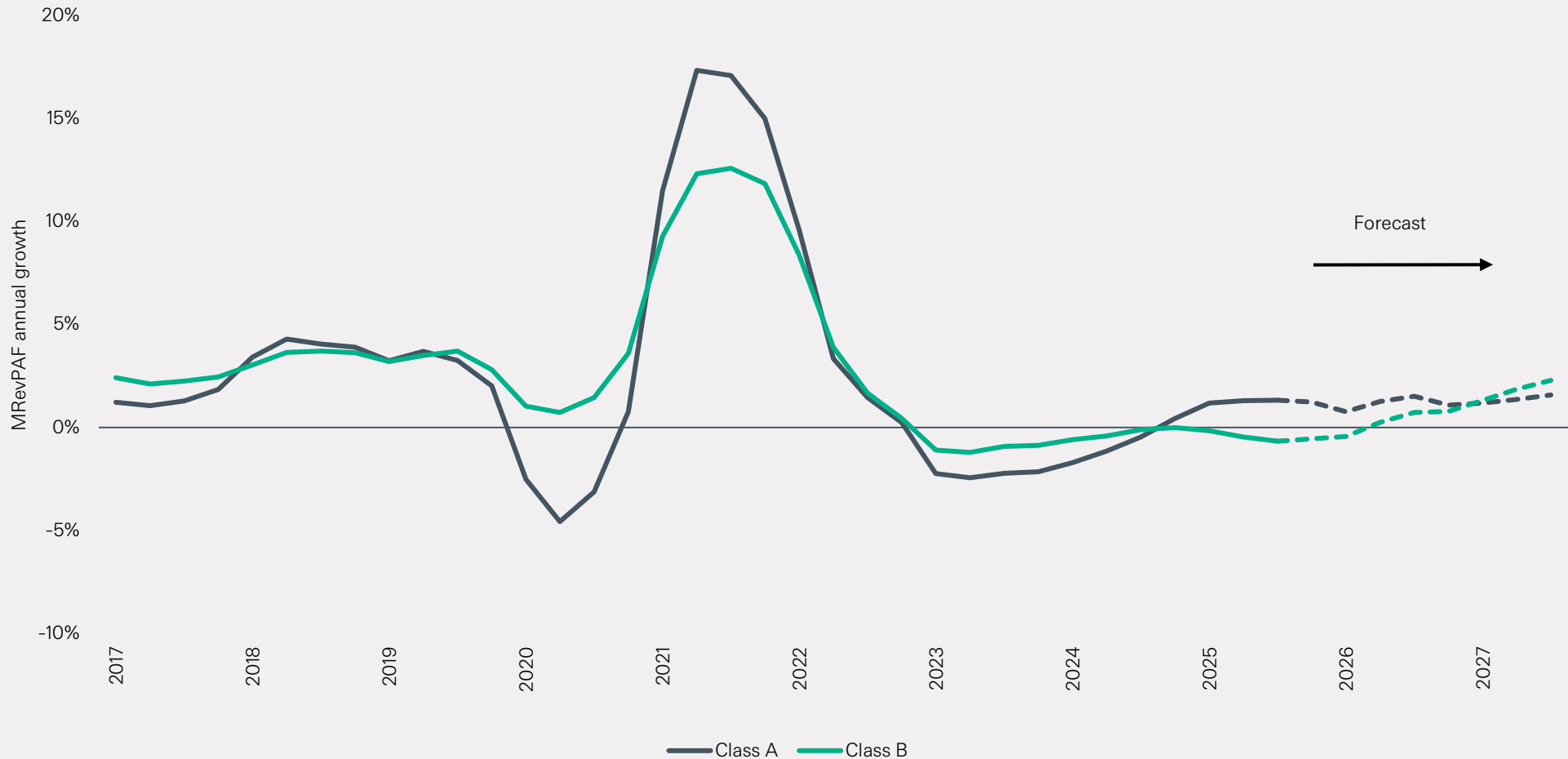


Multifamily – Rent growth

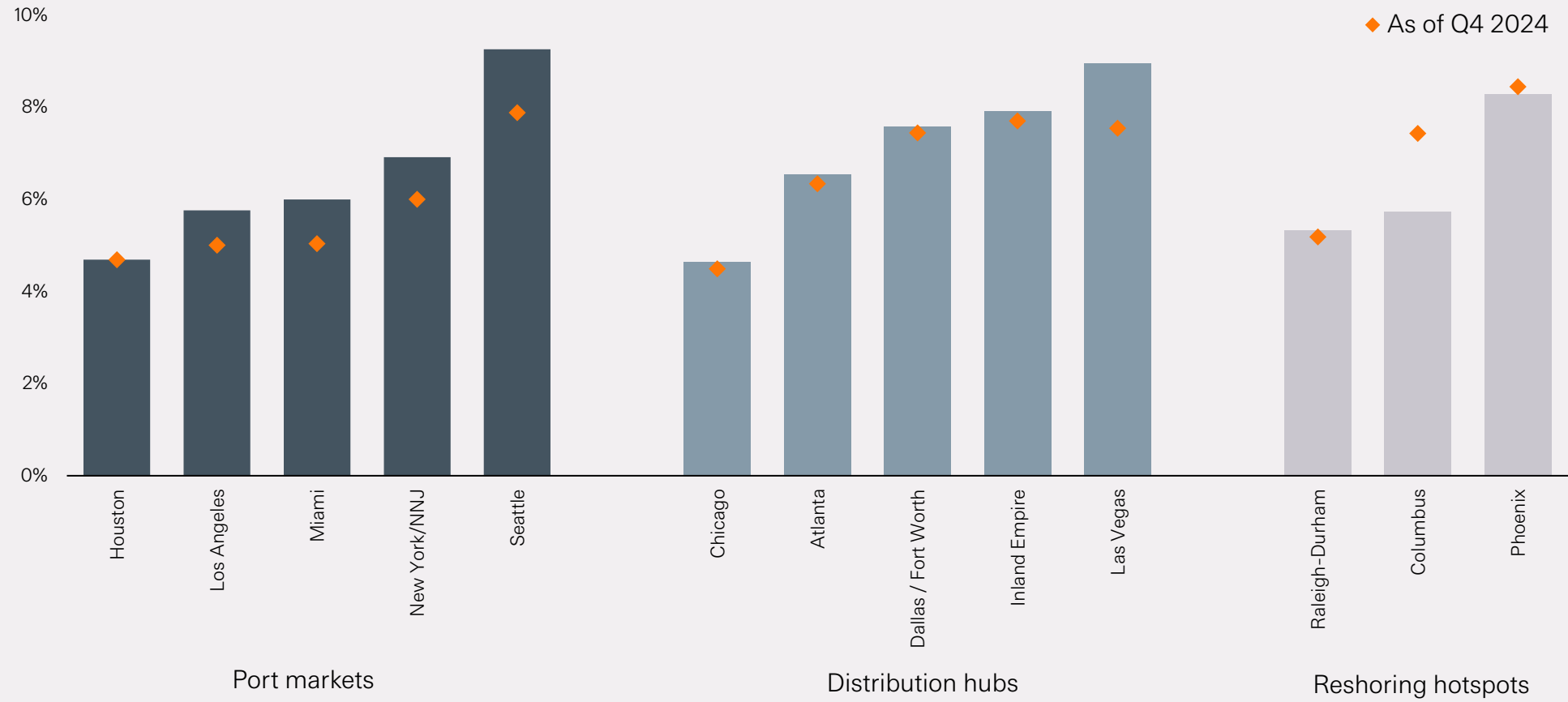


Class A multifamily is outperforming

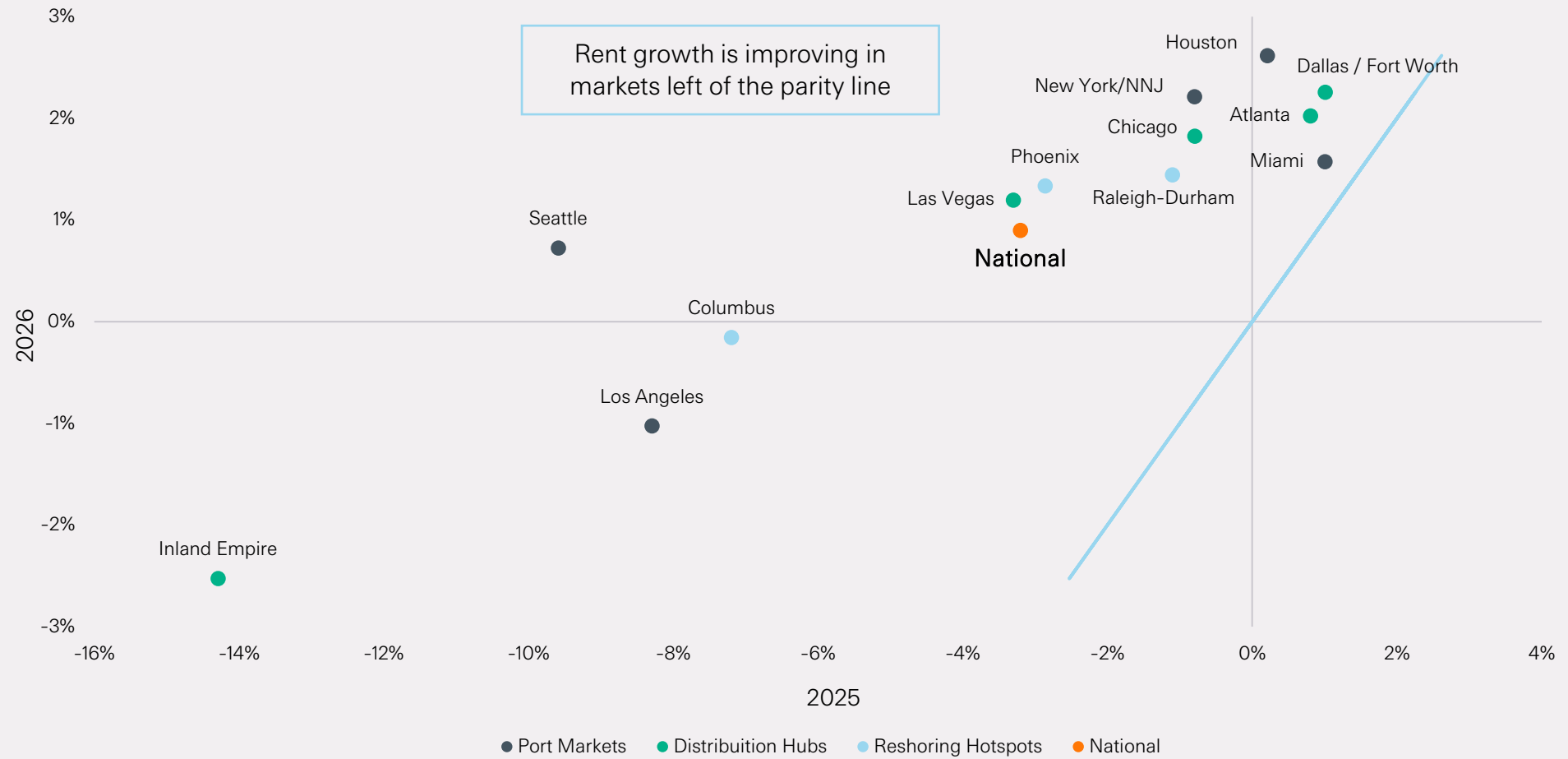
Growth in rent per occupied SF over time: multifamily classes



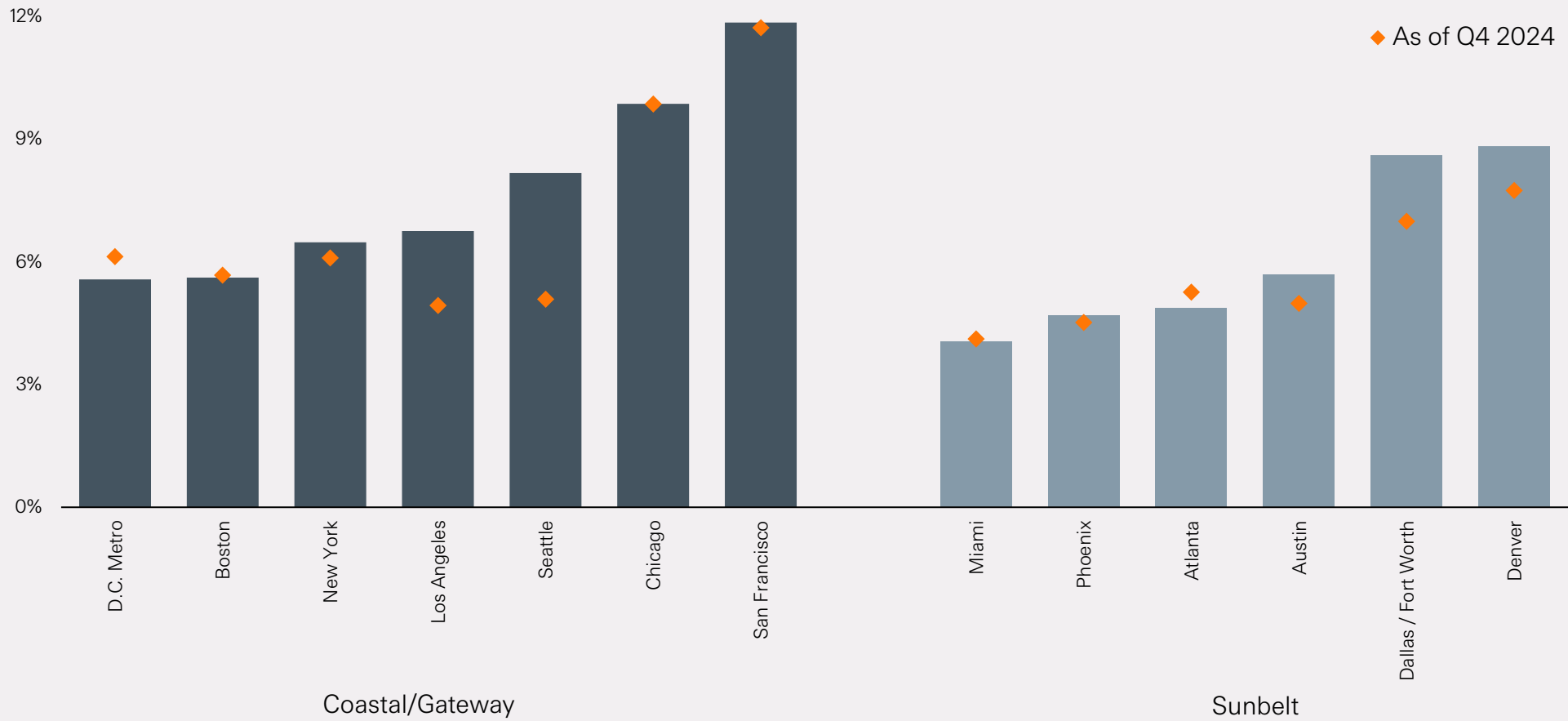
Industrial – Vacancy



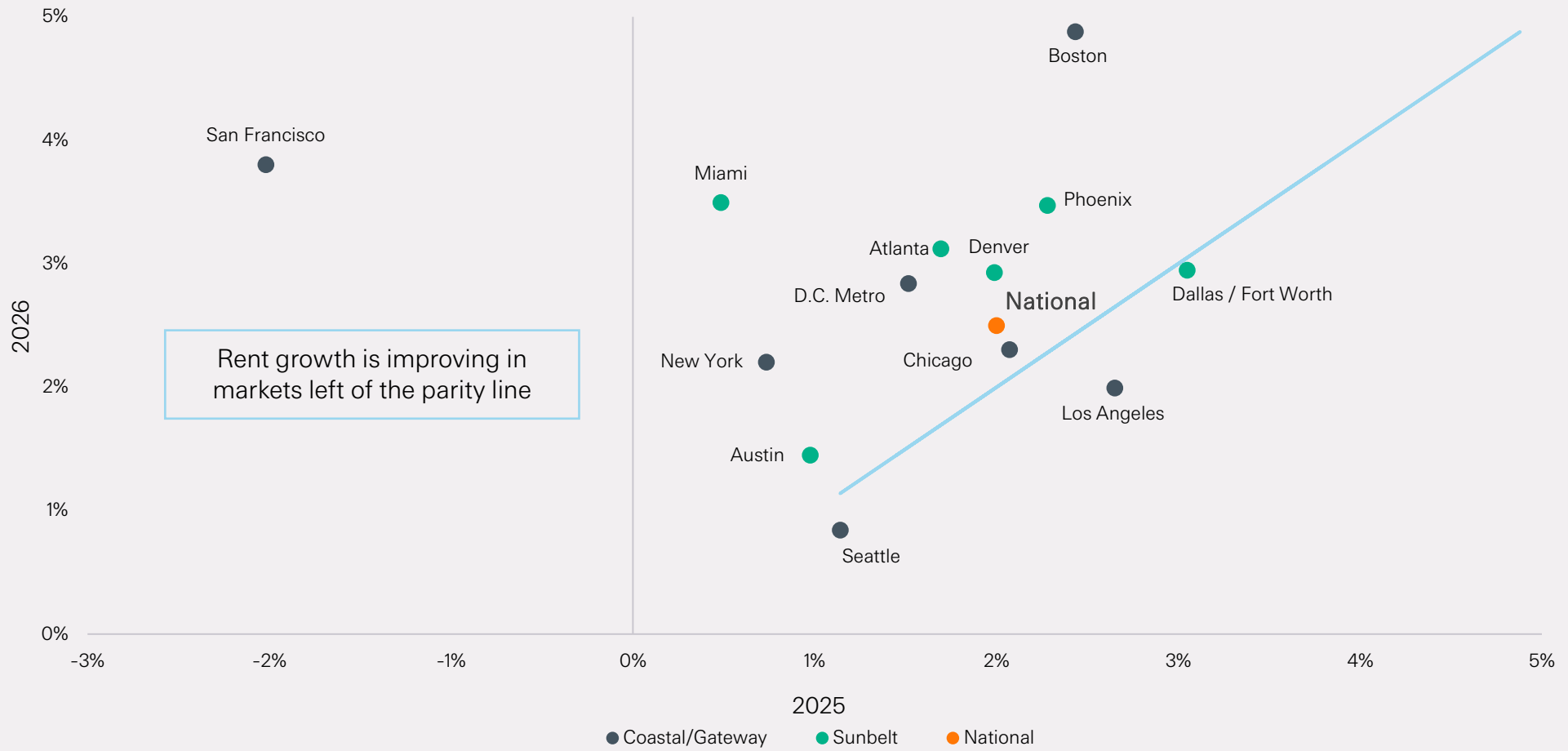
Industrial – Rent growth



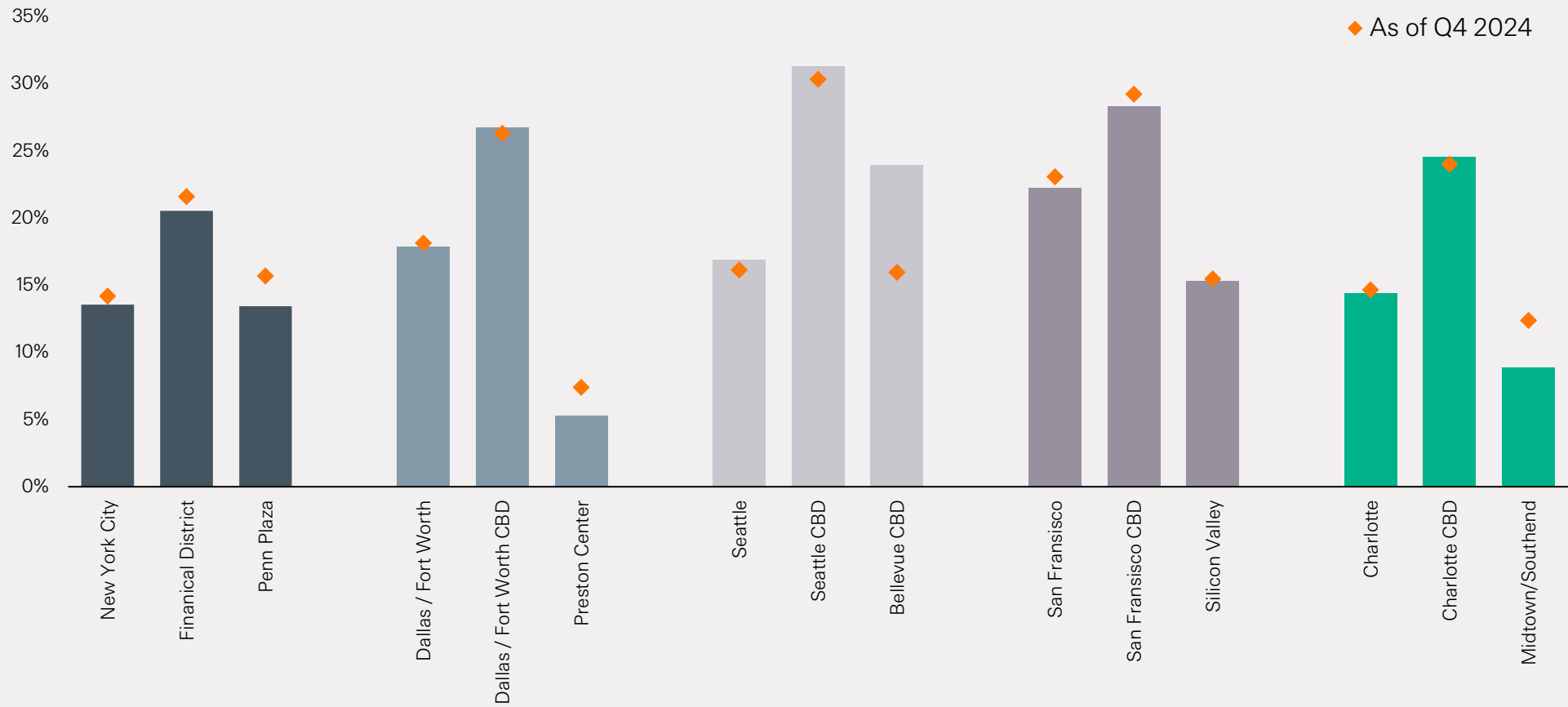
Retail – Vacancy



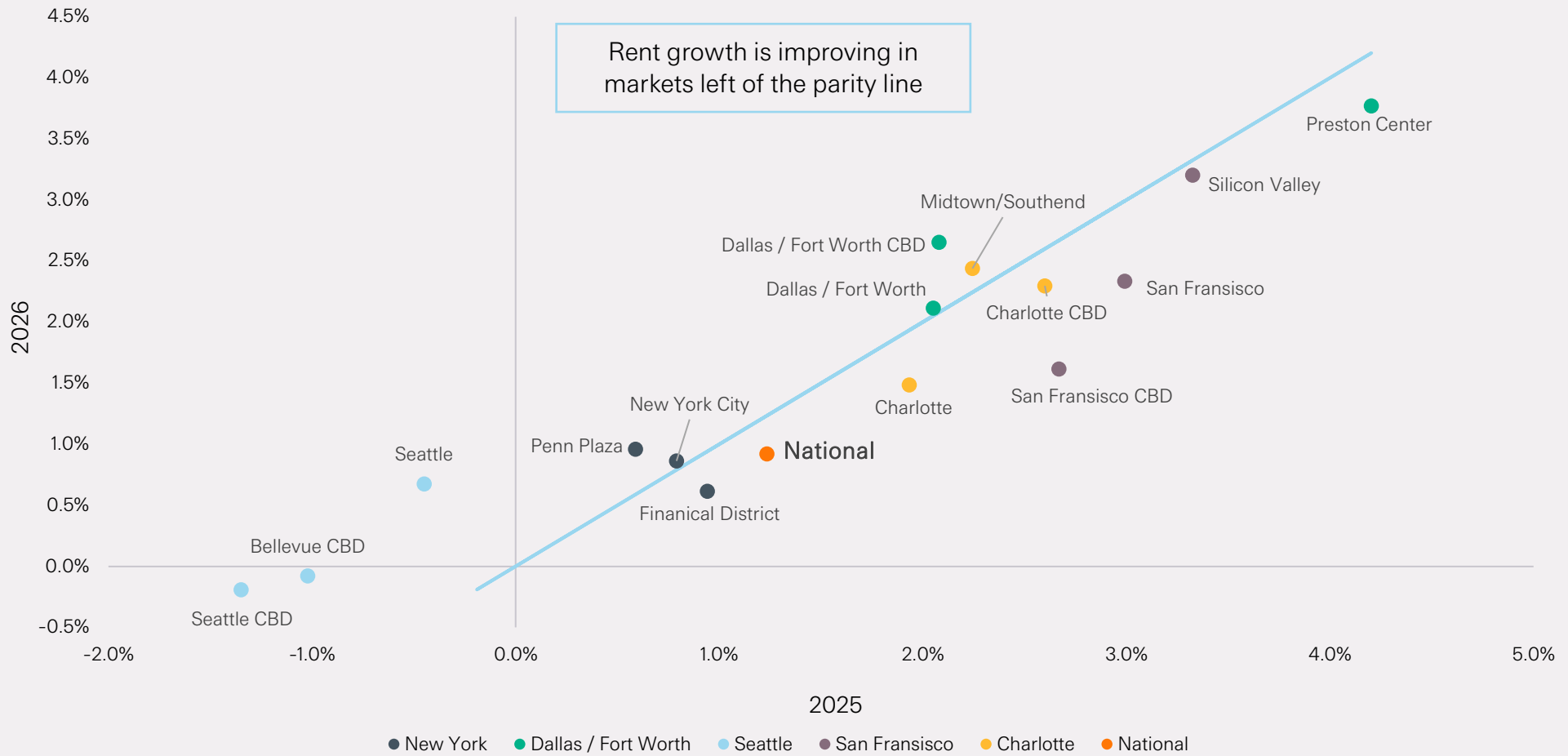
Retail – Rent growth



Office – Vacancy

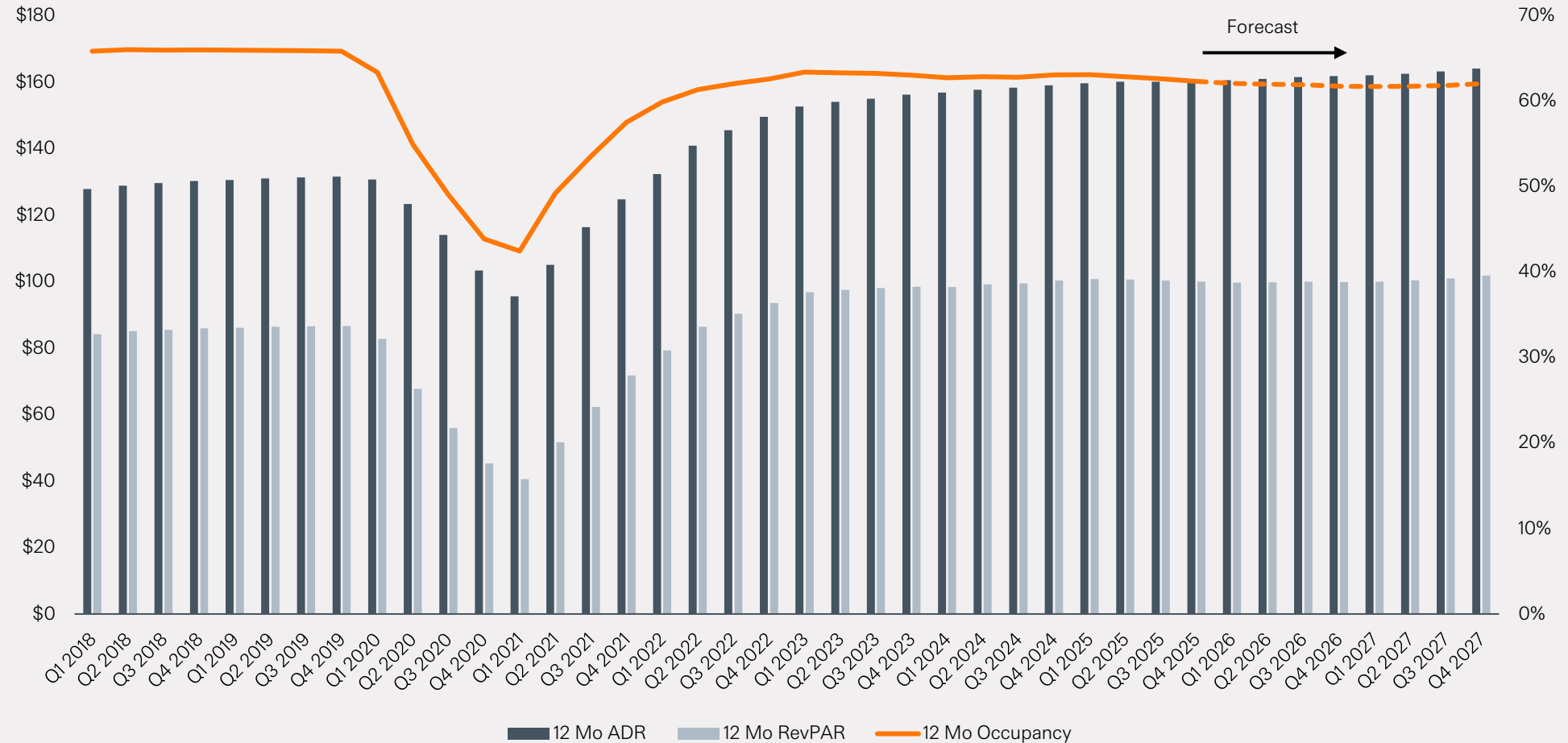


Office – Rent growth



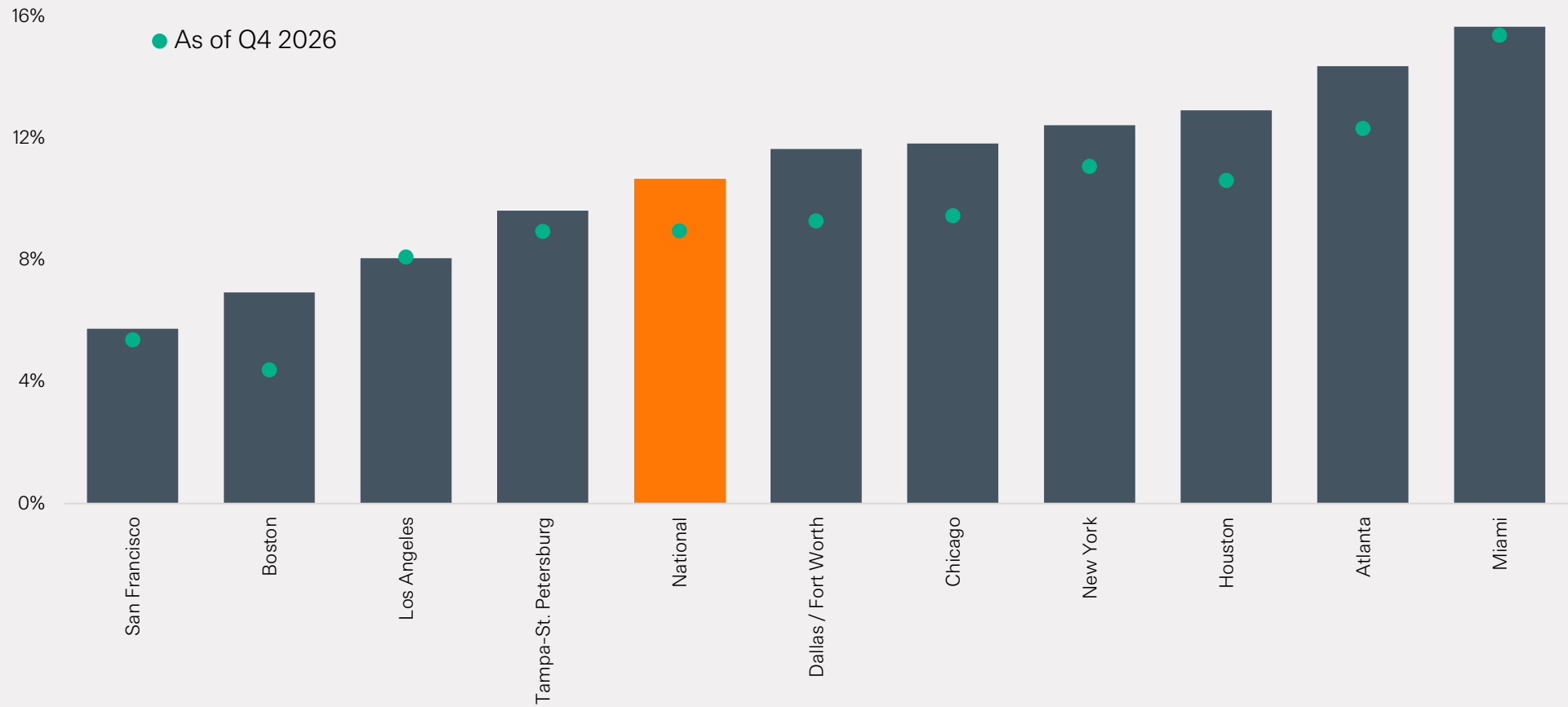
Hotel fundamentals

Occupancy and revenue



Source: CoStar as of February 2026.

Senior housing – Vacancy



RISKS AND OTHER CONSIDERATIONS

Risks Associated with Investments. Identifying attractive investment opportunities and the right underlying fund managers is difficult and involves a high degree of uncertainty. There is no assurance that the investments will be profitable and there is a substantial risk that losses and expenses will exceed income and gains.

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Reliance on Third Parties. StepStone will require, and rely upon, the services of a variety of third parties, including but not limited to attorneys, accountants, brokers, custodians, consultants and other agents and failure by any of these third parties to perform their duties could have a material adverse effect on the investment.

Reliance on Managers. The investment will be highly dependent on the capabilities of the managers.

Risk Associated with Portfolio Companies. The environment in which the investors directly or indirectly invests will sometimes involve a high degree of business and financial risk. StepStone generally will not seek control over the management of the portfolio companies in which investments are made, and the success of each investment generally will depend on the ability and success of the management of the portfolio company.

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Taxation. An investment involves numerous tax risks. Please consult with your independent tax advisor.

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Carried Interest. In those instances where StepStone and/or the underlying portfolio fund managers receive carried interest over and above their basic management fees, receipt of carried interest could create an incentive for StepStone and the portfolio fund managers to make investments that are riskier or more speculative than would otherwise be the case. StepStone does not receive any carried interest with respect to advice provided to, or investments made on behalf, of its advisory clients.

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Responsible Investment Integration. While StepStone seeks to integrate certain Responsible Investment ("RI") factors into its investment process and firm operations, there is no guarantee that StepStone's RI strategy will be successfully implemented or that any investments or operations will have a positive RI impact. Applying RI factors to investment decisions involves qualitative and subjective decisions and there is no guarantee the criteria used by StepStone to formulate decisions regarding RI, or StepStone's judgment regarding the same, will be reflected in the beliefs or values of any particular client or investor. There are significant differences in interpretation of what constitutes positive RI impact and those interpretations are rapidly changing. The description of RI integration herein is provided to illustrate StepStone's intended approach to investing and firm operations; however, there is no guarantee that the processes will be followed in every circumstance or at all.

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