Principal Asset Management℠

GLOBAL REAL ESTATE SECURITIES

Quarterly update

SECOND QUARTER | July 2025

Amidst risk on sentiment in the second half of the quarter, global REITs (FTSE EPRA Developed +4.4%) lagged global equities (+11.6%) and have now given back their first quarter outperformance and more. Markets have staged a remarkable rebound off their April lows, assuaged by President Trump's tariff de-escalation and the moniker that "Trump Always Chickens Out". US hard data have stayed resilient in the face of deteriorating soft data and the short-lived conflict in the Middle East. For now, inflation remains under control and first quarter US earnings have come in generally better than expected.

The Americas remained the laggard with currency still a key headwind and tariff concerns weighing on traditional commercial real estate sectors such as retail and industrial. Residential stocks were also under pressure on concerns over employment growth. Leadership came from data centers, which were lifted by solid results and the recovery in the broader tech sector.

THEMES

Rate sensitive REITs lagged broader equities as tariff de-escalation and resilient U.S. earnings and hard data drove a risk on bid.

Currency remained a key driver of returns with U.S. dollar weakness a key headwind for U.S. returns.

Despite the risk on sentiment on the surface, lower levered, lower volatility stocks with higher dividends outperformed suggesting some element of defensive rotation under the hood.

Exhibit 1: Global real estate total returns by region

Region	Benchmark weight (%)	Total returns: Trailing three months (%)	Total returns: Trailing twelve months (%)
North America	**64.4**	**-0.9**	**8.7**
United States	62.2	-1.3	8.5
Canada	2.2	12.7	16.1
Asia Pacific	**21.9**	**13.3**	**18.4**
Japan	9.0	9.5	20.2
Australia	6.5	19.9	9.5
Singapore	3.0	7.8	17.7
Hong Kong	3.1	18.9	38.6
Europe	**13.7**	**20.6**	**19.9**
Continental Europe	9.9	22.5	25.0
United Kingdom	3.9	16.4	9.7
FTSE EPRA NAREIT Developed	**100.0**	**4.7**	**12.4**

As of 30 June 2025. Source: FactSet. Returns represent the FTSE EPRA/NAREIT Developed Index, by region. Returns in USD. Past performance is not a reliable indicator of future return. Index performance information reflects no deduction for fees, expenses, or taxes. Indices are unmanaged and individuals cannot invest directly in an index. Does not represent any investment strategy.

Europe was the strongest performer aided by currency tailwinds with Continental European property stocks in the drivers' seat. German residential stocks saw strong performance as tariff uncertainty initially drove a bid for defensives early in the quarter. Spanish property also did well as risk appetite improved, driving investors into cyclicals in the second half of the quarter. The UK lagged with inflation coming in higher than expected during the early part of the quarter.

APAC property stocks were bolstered by Australia and Hong Kong. The former saw a rebound in technology exposed stocks in sympathy with US tech; the latter was supported by liquidity inflows as the Hong Kong dollar strengthened to the strong side of its peg against the US dollar. Singapore lagged on a tepid REIT earnings season.

Performance figures referenced in commentary are presented in USD.

PRINCIPAL GLOBAL REIT PORTFOLIO MANAGERS

KELLY RUSH, CFA
41 years investment experience;
MBA, University of Iowa

TONY KENKEL, CFA
28 years investment experience;
MBA, University of Chicago

SIMON HEDGER
47 years investment experience;
MBA, University of New England

Exhibit 2: Global real estate total returns by sector

Sector	Benchmark weight (%)	Total returns: Trailing three months (%)	Total returns: Trailing twelve months (%)
Diversified	16.0	15.0	24.0
Industrial	14.7	2.3	-2.9
Healthcare	10.8	-0.4	33.1
Apartments	10.4	1.7	8.5
Net lease	8.6	0.1	16.3
Data centers	8.1	8.3	11.3
Malls & outlets	6.2	5.7	20.7
Shopping centers	5.5	3.8	15.8
Self-storage	5.4	0.7	2.0
Office	5.3	10.6	25.0
Hotels & resorts	2.1	4.9	-6.7
Other	1.8	19.8	16.4
Single family rental	1.8	-4.5	-2.5
Manufactured homes	1.7	-1.7	4.0
Life sciences	0.7	-20.1	-34.3
Student housing	0.4	17.5	11.9
FTSE EPRA NAREIT Developed	100.0	4.7	12.4

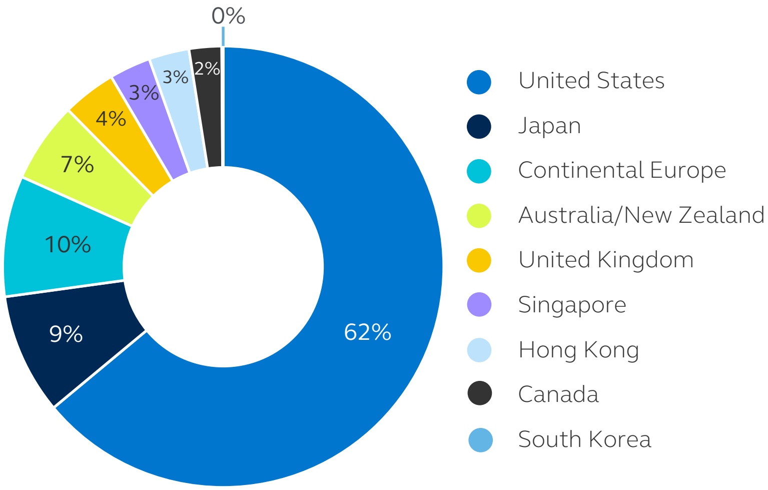
As of 30 June 2025. Source: FactSet. Returns represent the FTSE EPRA/NAREIT Developed Index, by sector. Returns in USD. For simplicity purposes, we are not showing retail outlets, conglomerate, healthcare facilities or realty services sectors. Past performance is not a reliable indicator of future return. Index performance information reflects no deduction for fees, expenses, or taxes. Indices are unmanaged and individuals cannot invest directly in an index. Does not represent any investment strategy.

Global dashboard

Market performance

Exhibit 3:

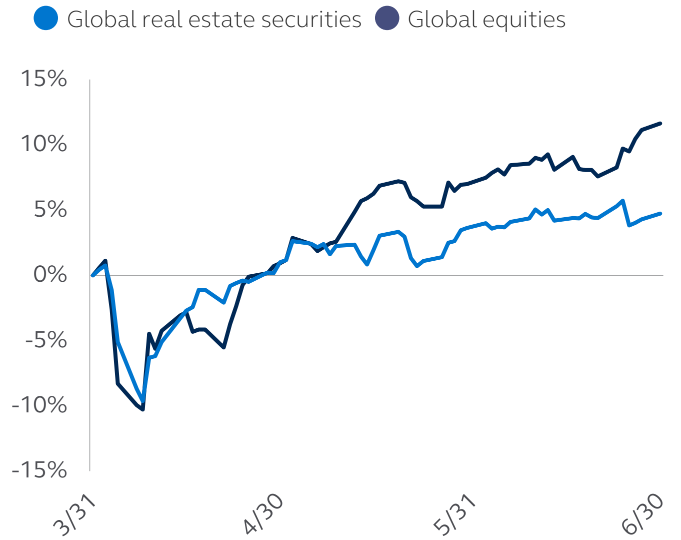
Global real estate securities regional split



Source: FactSet, FTSE EPRA/NAREIT Developed Index.

Exhibit 4:

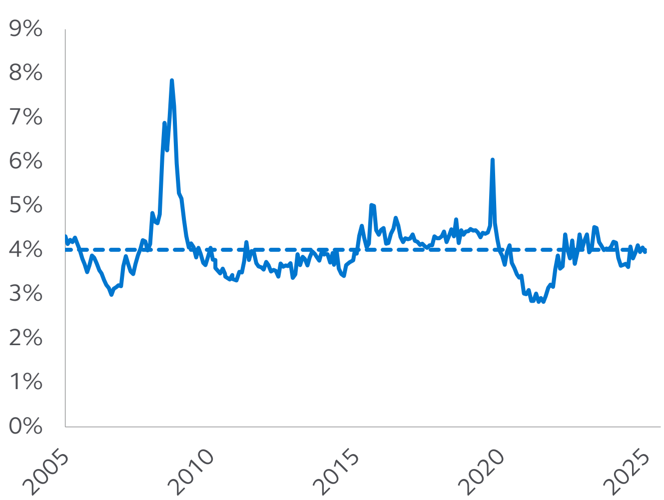
Global real estate securities vs. equities



Source: FactSet, FTSE EPRA/NAREIT Developed Index, MSCI World Index. Returns in USD.

Exhibit 5:

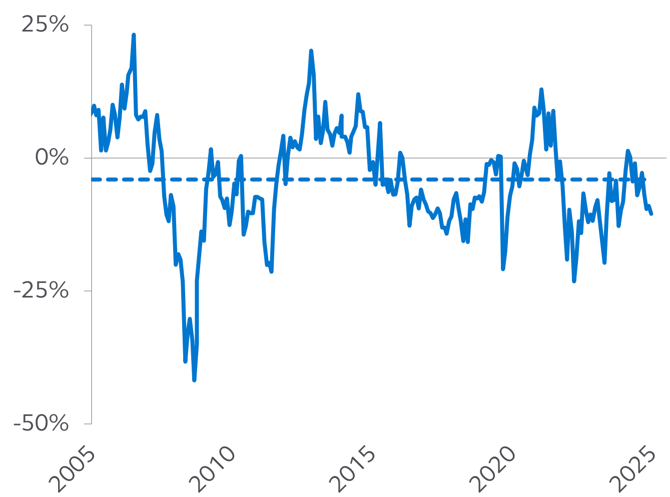
Global real estate securities dividend yield



Source: Principal Global Investors, FactSet, FTSE. The Global REIT Dividend Yield percentage shown above is the weighted average dividend yield of the FTSE EPRA/NAREIT Developed index. The historical average represents 20 years.

Exhibit 6:

Global real estate securities price to NAV



Source: Principal Global Investors, FactSet, FTSE. This chart illustrates the weighted average Price/Net Asset Value of the stocks in the FTSE EPRA/NAREIT Developed index. The historical average represents 20 years.

As of 30 June 2025.
Index performance information reflects no deduction for fees, expenses, or taxes. Indices are unmanaged and individuals cannot invest directly in an index. Does not represent any investment strategy.

The potential for profit is accompanied by the possibility of loss. Past performance is not a reliable indicator of future performance.

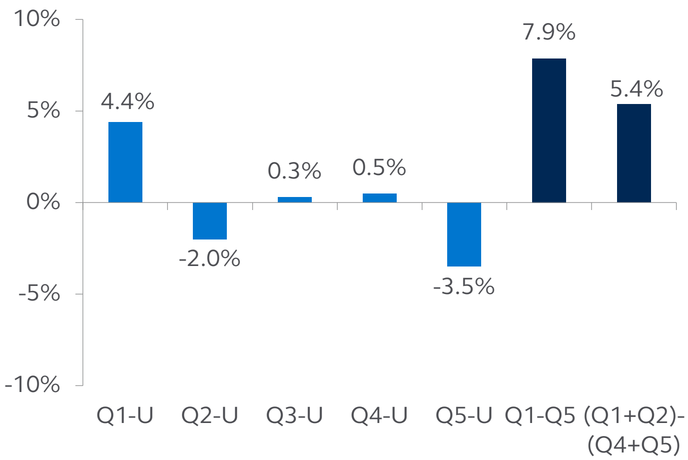
Global dashboard

Second quarter style analysis

Exhibit 7:

Total return by dividend yield

Higher yielding stocks outperformed

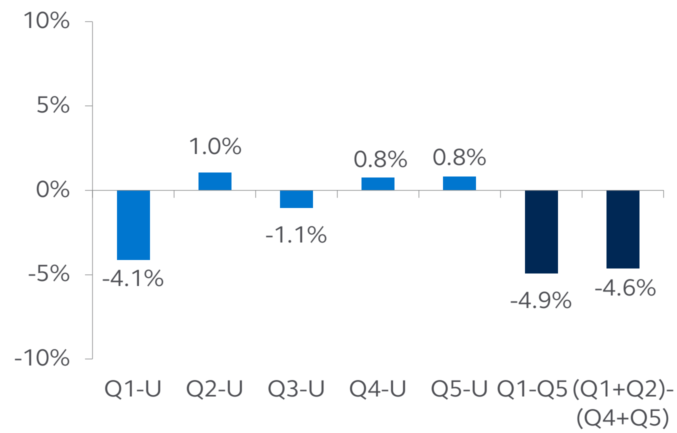


Note: Q1 = Lowest yield, Q5 = Highest yield; U=Universe mean

Exhibit 8:

Total return by market capitalization

Smaller market cap stocks outperformed

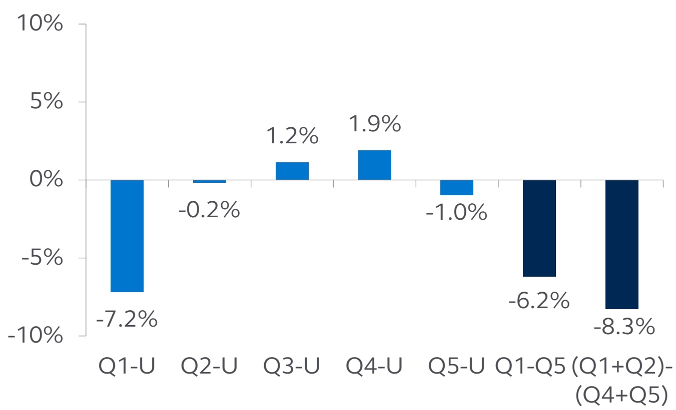


Note: Q1 = Largest market cap, Q5 = Smallest market cap; U=Universe mean

Exhibit 9:

Total return by debt to total capital

Lower levered stocks outperformed

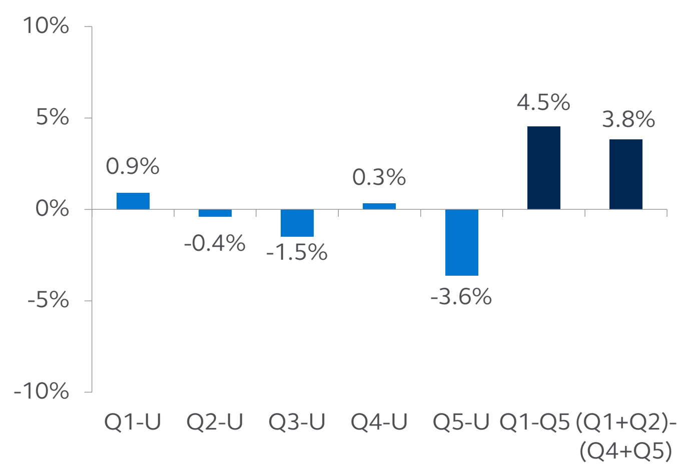


Note: Q1 = Lowest leverage, Q5 = Highest leverage; U=Universe mean

Exhibit 10:

Total return by 100-day standard deviation

Lower volatility stocks strongly outperformed



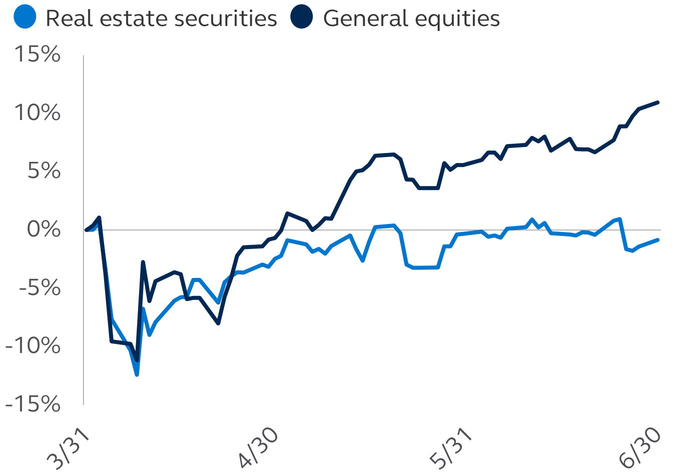
Note: Q1 = Lowest deviation, Q5 = Highest deviation; U=Universe mean

As of 30 June 2025. Source: Principal Global Investors, FactSet, FTSE. U= Universe. Universe is all securities in the FTSE EPRA/NAREIT Developed Index. Quintiles based on equal number of securities. All data in USD. Returns presented in USD. Does not represent any investment strategy or reflect fees, taxes, or expenses. Investors cannot invest directly in an index.

The potential for profit is accompanied by the possibility of loss. Past performance is not a reliable indicator of future performance.

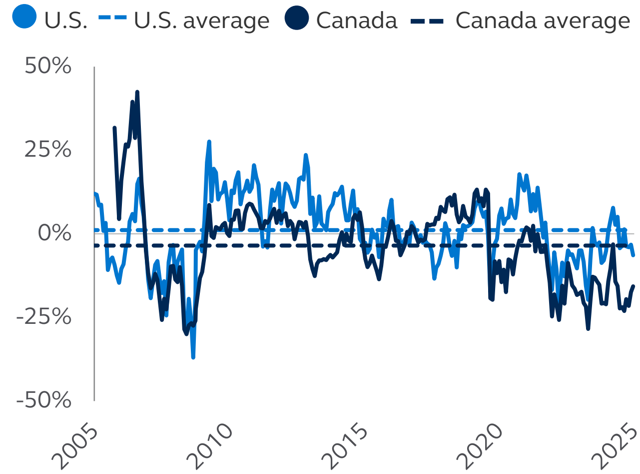
North America

Exhibit 11:
Real estate securities vs. general equities performance



Source: FactSet, FTSE EPRA/NAREIT, S&P 500. All data in USD.

Exhibit 12:
Price to NAV*
*Includes all securities in the investable universe



Source: Principal Global Investors, FTSE, FactSet. The historical average represents 20 years. Less than 20 years shown for Canada due to lack of data availability.

Summary return data	(in USD)	Summary return data	(in CAD)	(in USD)
U.S. equities	10.9%	North American real estate securities	-	-0.9%
U.S. real estate securities	-1.3%	Canadian real estate securities	6.9%	12.7%

The information provided herein does not represent any investment strategy or reflect fees, taxes, or expenses. Investors cannot invest directly in an index. The potential for profit is accompanied by the possibility of loss. Past performance is not a reliable indicator of future performance.

Real estate stocks in North America returned -0.9% during the quarter and underperformed broader equity markets which advanced 10.9% amidst a backdrop trade headline volatility. Within the region, U.S. property companies were -1.3% while Canadian REITs rallied 12.7%, in part due to a stronger Canadian dollar.

Equity markets rebounded despite the "Liberation Day" tariff surprise as de-escalatory measures were introduced and earnings trends remained favorable. Reciprocal tariffs announced on April 2nd were much higher than anticipated and sent markets into the sharpest two-day selloff since March 2020 (COVID), as investors feared higher recession odds. Yet markets quickly recouped losses driven by a 90-day tariff pause at 10% rates for all trade partners (ex-China) and better than expected earnings results. Trade progress continued over the balance of the quarter with temporary tariff exemptions announced in key sectors and tensions eased with China. These developments lifted markets as they demonstrated a desire to de-escalate via negotiation, but uncertainty remains elevated with many key disputes unresolved, tariffs at their highest levels in decades, and temporary measures set to expire soon.

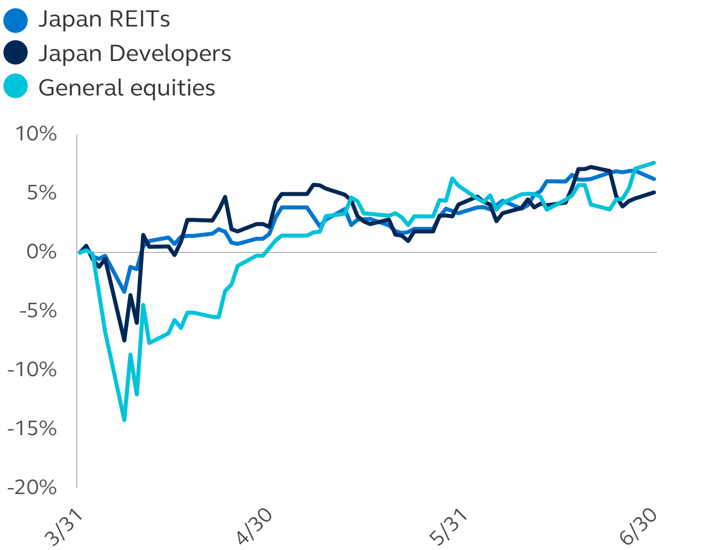
Hard data pointed to ongoing resilience, supporting a cautious approach to rate cuts. Labor markets cooled slightly but stayed stable. Tariffs haven't meaningfully impacted inflation yet, potentially influenced by preemptive stockpiling. Both the Fed and Bank of Canada held rates steady, citing healthy conditions and potential delayed tariff effects, while emphasizing data dependence.

Real estate underperformed given lower sensitivity to tariff headlines and greater risk appetite. As mostly domestic oriented businesses, REITs were more insulated from the trade volatility and lagged as investors rotated toward growth and AI themes as de-escalation gained momentum. Within the sector, data centers benefited from tech and AI demand linkages and posted strong returns. Hotels and resorts also outperformed on greater economic sensitivity. On the other end, apartments underperformed as investors grew concerned that rent growth was slowing earlier than usual for this time of year. Industrial REITs also suffered on reports of a pullback in new leasing activity as prospective tenants struggled to make decisions amidst tariff uncertainty. Canadian REITs posted the strongest returns in the region with healthcare and multifamily performing best. Strong fundamentals continued to be reported in senior housing while M&A news boosted apartment owners.

Performance figures referenced in commentary are presented in USD.

Japan

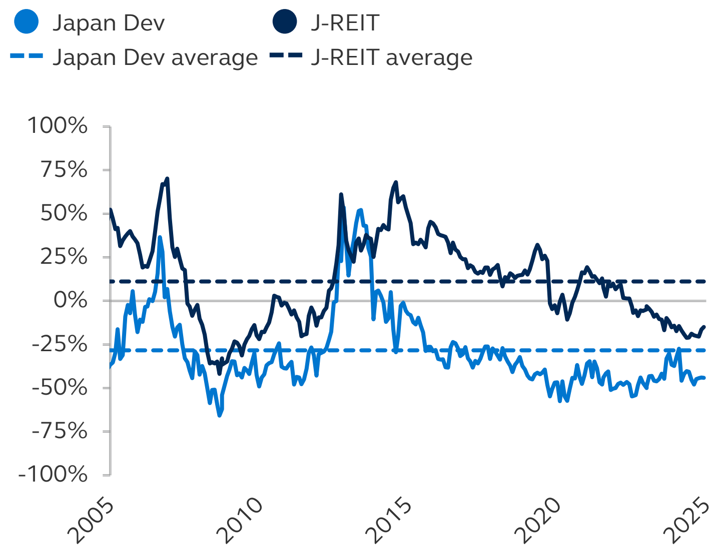
Exhibit 13:
Real estate securities vs. general equities performance



Source: FactSet, FTSE EPRA/NAREIT, MSCI Japan. All data in Yen.

Exhibit 14:
Price to NAV*

*Includes all securities in the investable universe



Source: Principal Global Investors, FTSE, FactSet. The historical average represents 20 years.

Summary return data	(in Yen)	(in USD)	Summary return data	(in Yen)	(in USD)
Japan equities	7.6%	11.4%	Japan REITs	6.2%	10.0%
Japan real estate securities	5.7%	9.5%	Japan non-REITs	5.1%	8.8%

The information provided herein does not represent any investment strategy or reflect fees, taxes, or expenses. Investors cannot invest directly in an index. The potential for profit is accompanied by the possibility of loss. Past performance is not a reliable indicator of future performance.

Japan property stocks underperformed the broader equity market in the second quarter by -1.9%. Bank of Japan (BOJ) kept rates on hold in May and June. During the quarter, 10-year Japan Government bond yields declined -8 bps as the BOJ struck a dovish tone, slashing its forecasts for GDP growth and inflation on the back of trade policy uncertainty.

During the quarter, Japan REITs (JREITs) outperformed Japan Developers as JREITs' steep discounts in addition to lower bond yields provided share price support, whilst Japan Developers were weighed down by the strengthening Yen. A mid-cap rental apartment REIT outperformed as it announced a new dividend growth target. A small-cap hotel REIT outperformed as it announced its dividend guidance which analysts view as having risks to the upside. A mid-cap residential developer underperformed as its full-year operating income forecast was lower than consensus expectations.

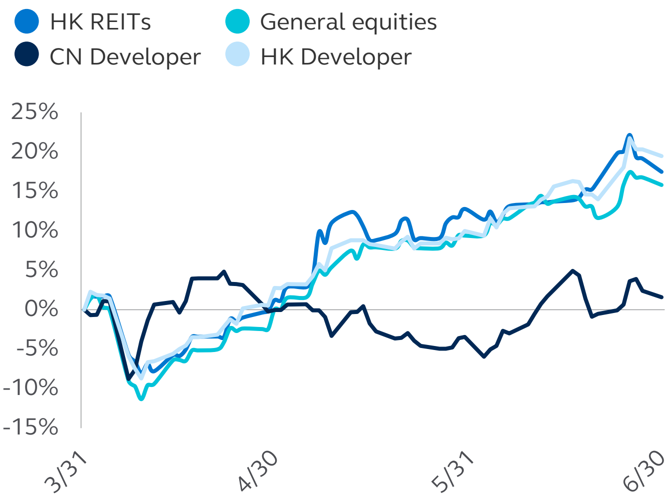
JREITs traded higher by 10.0% in the second quarter. The dovish tone by the BOJ pushed back rate hike expectations, supporting JREITs. Office JREITs was the outperforming sector during the quarter. Office market conditions showed continued improvement, with Central Tokyo office vacancy falling to 3.73% and rents growing +4.7% year on year in April. Residential JREITs outperformed as well, with strong demand and declining supply driving strong rent growth and limited downtime. Diversified and hotel JREITs underperformed the broader JREIT sector. Hotel JREITs were weighed down by continued concerns around a strengthening Yen potentially weighing on inbound tourist arrivals. Logistics JREITs underperformed as well on Japan's lack of progress with the United States on reciprocal tariff negotiations in contrast to progress made by other countries. Share buyback momentum amongst JREITs, supported by asset sales, remained healthy.

Performance figures referenced in commentary are presented in USD.

Hong Kong

Exhibit 15:

Real estate securities vs. general equities performance

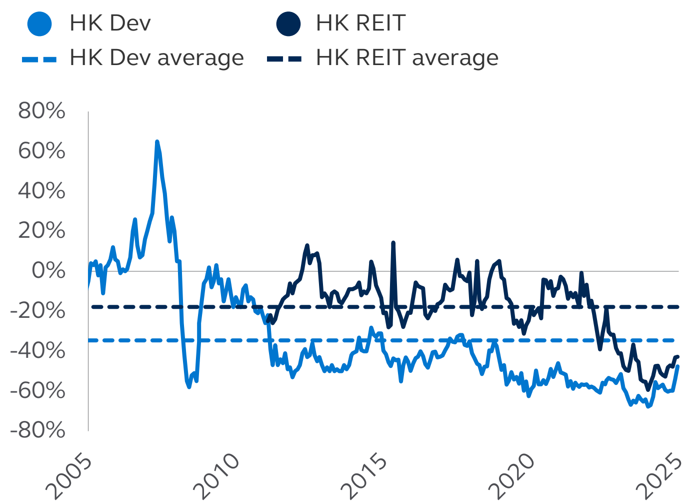


Source: FactSet, FTSE EPRA/NAREIT, MSCI Hong Kong. All data in HKD.

Exhibit 16:

Price to NAV*

*Includes all securities in the investable universe



Source: Principal Global Investors, FTSE, FactSet. The historical average represents 20 years or longest history available. HK REITS not showing 20 years due to data availability.

Summary return data	(in HKD)	(in USD)	Summary return data	(in HKD)	(in USD)
Hong Kong equities	16.8%	15.8%	Hong Kong REITs	18.5%	17.5%
Hong Kong real estate securities	20.0%	18.9%	Hong Kong non-REITs	20.5%	19.4%
			China developers	1.6%	0.7%

The information provided herein does not represent any investment strategy or reflect fees, taxes, or expenses. Investors cannot invest directly in an index. The potential for profit is accompanied by the possibility of loss. Past performance is not a reliable indicator of future performance.

Hong Kong property stocks traded higher by 20% during the second quarter, outperforming broader equities that were up 15.8%. HK non-REITs outperformed HK REITs by 1.9% in the second quarter due to higher earnings sensitivity to lower HIBOR. The 1-month HIBOR declined by 300bps to 73bps at quarter-end. During the quarter, the Hong Kong Monetary Authority bought US dollars to defend the currency peg, which increased the aggregate balance and lowered HIBOR.

Share price performances of Hong Kong developers were supported by lower HIBOR and stabilizing home price declines. Hong Kong home prices fell marginally by 0.5% during the second quarter, which was a narrower decline versus the first quarter. A Hong Kong developer successfully secured HK$88bil debt refinancing, alleviating concerns around a systemic fallout.

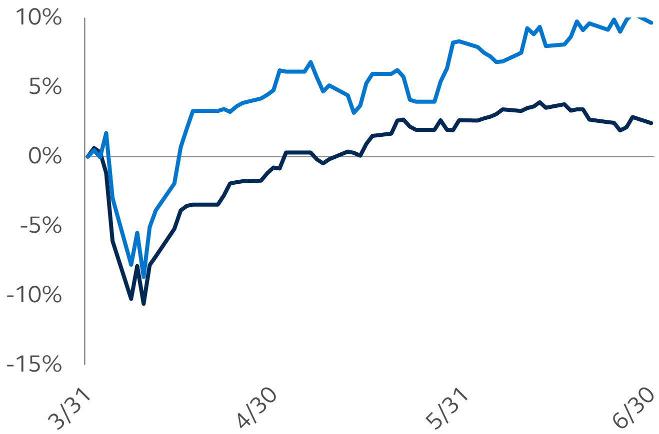
Hong Kong retail sales for the first four months of the year declined 5.5% versus the same period last year. Outbound retail spending by locals has stabilized due to the weak HKD. A large-cap retail REIT reported above consensus DPU growth and observed continued stabilization in retail sales. Its retail rental reversions turned negative and management guided for low to mid-single digit negative rent reversions for FY25.

Office landlords reported quarterly operational updates that were consistent with market expectations. Negative HK office rent reversions widened in the first quarter 2025 and occupancy dipped marginally. Central office continues to outperform non-central office amidst an ongoing flight-to-quality trend and pick up in wealth and asset management related demand. Divestment activity picked up during the quarter. One office landlord divested its US retail mall and another office landlord divested 9 floors of Grade A Central office at a 3.1% net exit yield.

Performance figures referenced in commentary are presented in USD.

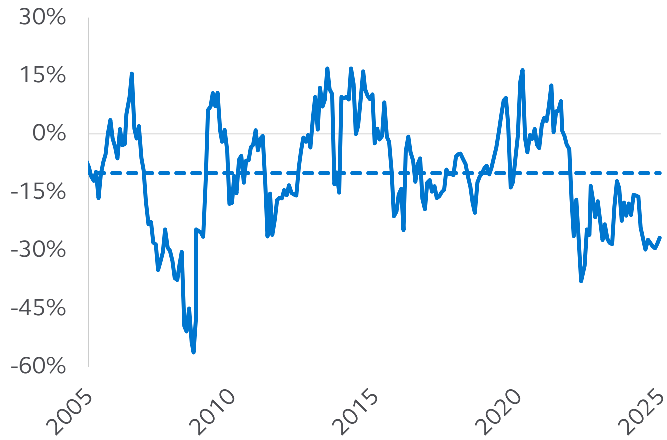
United Kingdom

Exhibit 17:
Real estate securities vs. general equities performance



Source: FactSet, FTSE EPRA/NAREIT, MSCI United Kingdom. All data in GBP.

Exhibit 18:
Price to NAV*
*Includes all securities in the investable universe



Source: Principal Global Investors, FTSE, FactSet. The historical average represents 20 years.

Summary return data	(in GBP)	(in USD)	Summary return data	(in GBP)	(in USD)
UK equities	2.4%	8.7%	UK real estate securities	9.6%	16.4%

The information provided herein does not represent any investment strategy or reflect fees, taxes, or expenses. Investors cannot invest directly in an index. The potential for profit is accompanied by the possibility of loss. Past performance is not a reliable indicator of future performance.

In the second quarter of 2025, the FTSE EPRA/NAREIT UK Index returned 16.4%, outperforming the MSCI UK Index which gained 8.7%. Bonds returned 6.7% as yields fell slightly, while the British pound strengthened against the U.S. dollar but weakened against the Euro. UK property stocks underperformed the European average.

After an unsustainably strong first quarter, the second quarter saw a sharp drop in employment, weaker retail sales and surveys showing a fall in business investment. Consumer confidence has improved but there remains caution over discretionary spending, exacerbated by uncertainty around tariffs, geopolitical tensions, and cost of living pressures. In addition, the weakening UK labor market and uncertainty over the government's fiscal policy, with even more tax increases expected soon after the recent hikes, have dampened confidence. Given the weakening environment, the Bank of England cut its benchmark rate to 4.25% and is expected to cut further over the rest of the year.

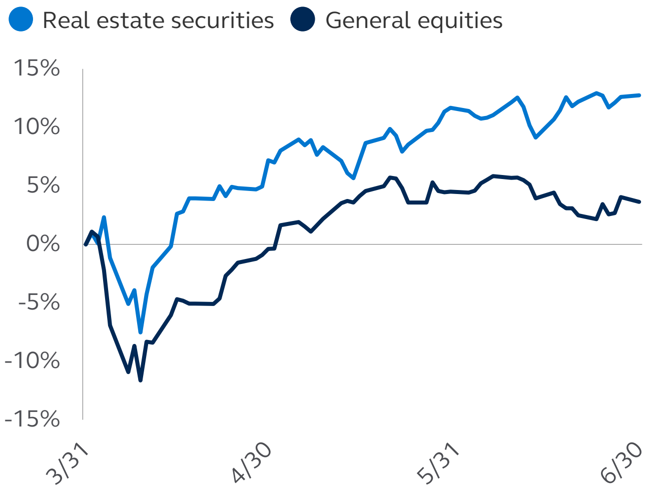
Retail REITs were strongest over the quarter, boosted by substantial progress in restructuring by some of the larger companies who announced a flurry of acquisitions and disposals at very attractive prices. Office REITs also outperformed on the back of positive results and guidance. Self-storage generated strong returns as results showed a continued operational improvement.

Industrial was weakest, hurt by rising trade uncertainty. Student housing also underperformed after early leasing figures showed a slowdown from last year, while not all investors were convinced of the merits of the largest player proposing a takeover of a smaller rival.

Performance figures referenced in commentary are presented in USD.

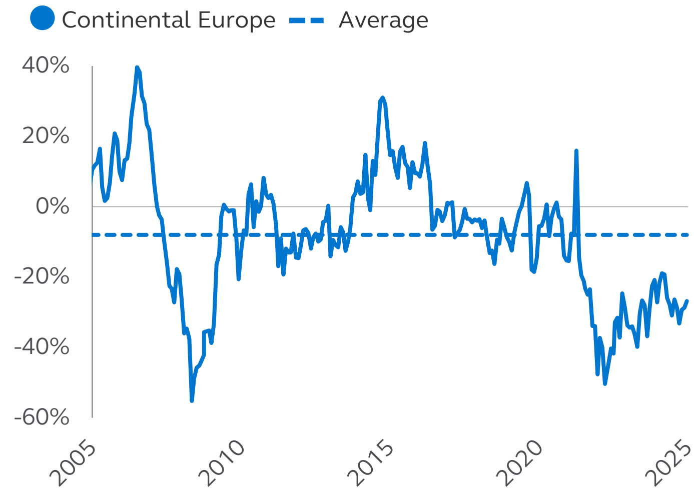
Continental Europe

Exhibit 19:
Real estate securities vs. general equities performance



Source: FactSet, FTSE EPRA/NAREIT, MSCI Europe ex-UK. All data in EUR.

Exhibit 20:
Price to NAV*
*Includes all securities in the investable universe



Source: Principal Global Investors, FTSE, FactSet. The historical average represents 20 years.

Summary return data	(in EUR)	(in USD)	Summary return data	(in EUR)	(in USD)
Continental Europe equities	3.7%	12.7%	Continental Europe real estate securities	12.7%	22.5%

The information provided herein does not represent any investment strategy or reflect fees, taxes, or expenses. Investors cannot invest directly in an index. The potential for profit is accompanied by the possibility of loss. Past performance is not a reliable indicator of future performance.

The FTSE EPRA/NAREIT Developed Europe ex-UK Index returned 22.5% over the second quarter, outperforming the MSCI Europe ex UK Index which gained 12.7%. The bond market returned 10.6% as yields subsided after the initial spike following Germany's large fiscal stimulus announcement in March. The Euro, Swedish krona, Norwegian krone and Swiss franc all strengthened against the US dollar.

The big economic news late last quarter was Germany announcing dramatically higher fiscal spending, leading to a rapid steepening of the yield curve as higher economic growth, inflation and government borrowing were priced in. However, this positive sentiment was short-lived as in early April, President Trump announced his intention to dramatically hike tariffs on every country in the world apart from Russia. Increased US protectionism, along with heightened violence in the Middle East, spiking oil prices, and continued political and fiscal gridlock in France, led investors to rapidly reappraise their positioning and become more defensive.

Falling bond yields and rising risk aversion boosted the defensive housing, healthcare and student housing sectors. Healthcare stocks were boosted further by the announced intention to merge two of the largest Belgian healthcare REITs, which if consummated will result in a European healthcare champion and one of the largest REITs in Europe.

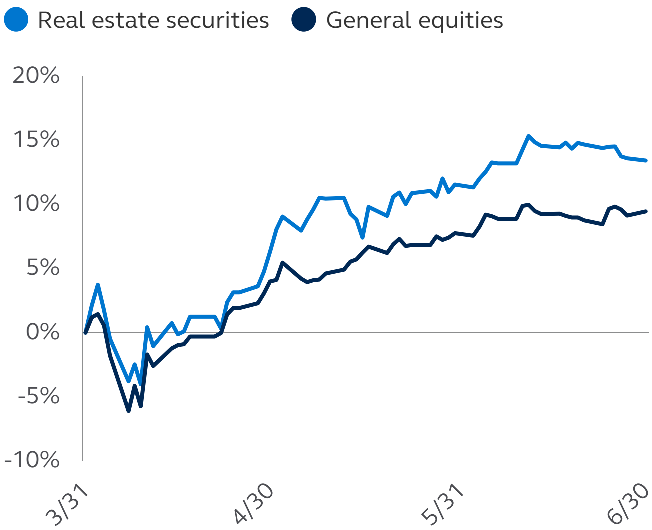
However, the flight to safety hurt the more economically sensitive hotel, industrial, office and retail sectors, which all underperformed. Decreased willingness to travel hit hotels, while the high uncertainty over tariffs and other trade barriers led to tenants delaying leasing decisions for industrial properties. Within the office sector, Spanish offices rose strongly, helped by the robust economy, while Swedish offices were weakest as leasing weakened further.

Performance figures referenced in commentary are presented in USD.

Australia

Exhibit 21:

Real estate securities vs. general equities performance

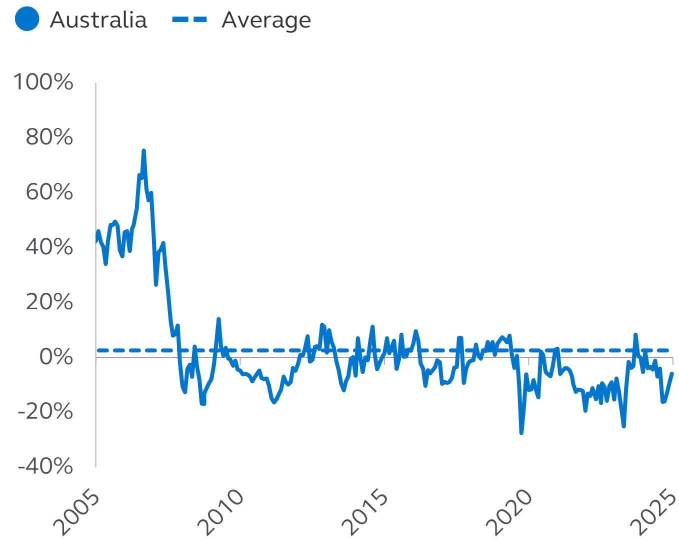


Source: FactSet, S&P ASX 300 / A-REIT, MSCI Australia. All data in AUD.

Exhibit 22:

Price to NAV*

*Includes all securities in the investable universe



Source: Principal Global Investors, FTSE, FactSet. The historical average represents 20 years.

Summary return data	(in AUD)	(in USD)	Summary return data	(in AUD)	(in USD)
Australian equities	9.4%	15.1%	Australian real estate securities	13.4%	19.3%

The information provided herein does not represent any investment strategy or reflect fees, taxes, or expenses. Investors cannot invest directly in an index. The potential for profit is accompanied by the possibility of loss. Past performance is not a reliable indicator of future performance.

Australian REITs (AREITs) delivered a total return of +19.3% during the quarter, outperforming the broader equity market that returned +15.1%. Growth-oriented AREITs outperformed during the month; stocks with data center exposure outperformed following a better-than-expected earnings season for the Big Tech stocks in the U.S. and fund managers outperformed on the back of a more conducive transaction environment given the recent RBA interest rate cuts.

The Reserve Bank of Australia (RBA) lowered the cash rate by -25bps to 3.85% at its May meeting as expected. The RBA was noticeably dovish, highlighting softer-than-expected household spending and slower-than-expected real income growth. The RBA judged that the upside risks to inflation appears to have diminished as global uncertainties weigh on the economic outlook for Australia. The Australia 10-year bond yield decreased by -22bps during the quarter to 4.2%, in contrast to the +2bps increase in the U.S. 10-year yield over the same period.

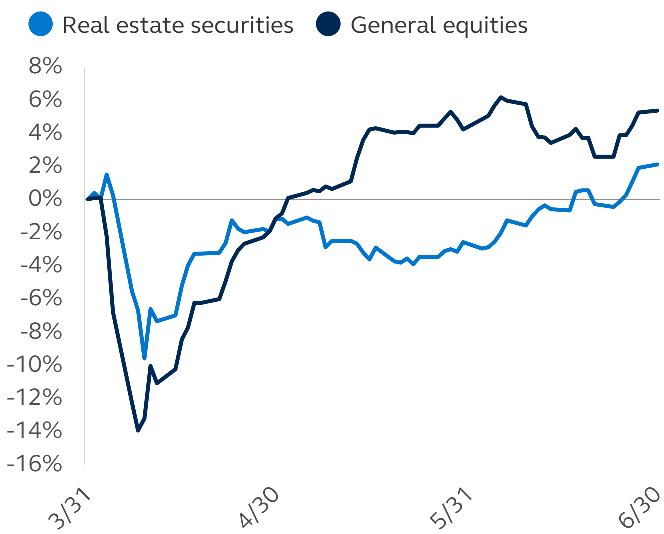
AREITs released their 3Q FY25 operational updates and June 2025 valuation updates during the quarter, with most REITs seeing an increase in asset valuations. Retail metrics showed slight moderation in sales growth, with leasing spreads and occupancy remaining steady. In addition, residential sales saw improvement as the dovish RBA rate cut in May and expectations of further cuts fueled positive housing sentiment. Office is showing signs of improvement, with improving leasing spreads and an increase in asset valuations. Industrial metrics continue to normalize with leasing spreads moderating from previously elevated levels.

During the quarter, growth-oriented sectors outperformed while value-oriented sectors underperformed. Industrial REITs with data center exposure outperformed, following a better-than-expected earnings season for the Big Tech stocks in the U.S. which showed that data center demand remains healthy. With supply remaining constrained, pricing power should remain intact. Fund managers outperformed as well as the lower interest rate outlooks points to a more conducive transaction environment ahead. On the other hand, office REITs, retail REITs and residential-exposed names underperformed most likely as funds rotated out of last quarter's outperformers and into laggards.

Performance figures referenced in commentary are presented in USD.

Singapore

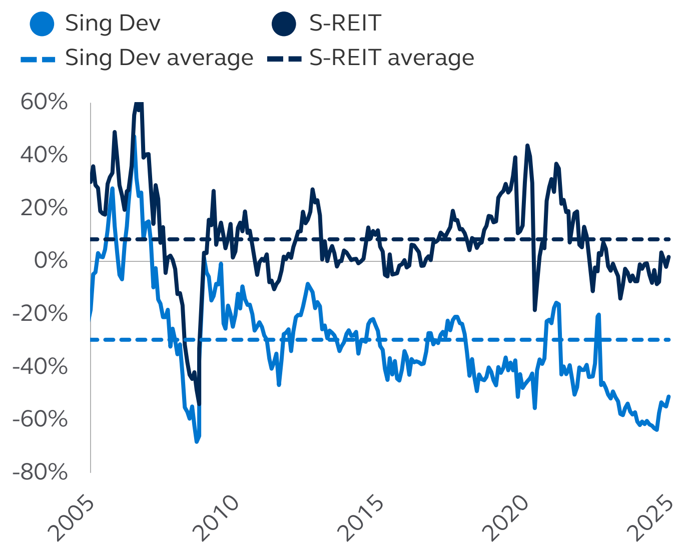
Exhibit 23:
Real estate securities vs. general equities performance



Source: FactSet, FTSE EPRA/NAREIT, MSCI Singapore. All data in SGD.

Exhibit 24:
Price to NAV*

*Includes all securities in the investable universe



Source: Principal Global Investors, FTSE, FactSet. The historical average represents 20 years.

Summary return data	(in SGD)	(in USD)	Summary return data	(in SGD)	(in USD)
Singapore equities	4.1%	9.9%	Singapore REITs	1.5%	7.1%
Singapore real estate securities	2.1%	7.8%	Singapore non-REITs	5.3%	11.1%

The information provided herein does not represent any investment strategy or reflect fees, taxes, or expenses. Investors cannot invest directly in an index. The potential for profit is accompanied by the possibility of loss. Past performance is not a reliable indicator of future performance.

Singapore property stocks underperformed broader equities marginally during the second quarter. Singapore 10-year bond yields fell 49bps to 2.18%, supporting resilience of the Singapore REIT (SREIT) sector.

First quarter results reporting from SREITs were a mixed bag as half of the SREITs missed consensus expectations. Majority of SREITs reported moderation in borrowing costs with guidance for further savings. Industrial REITs guided for lower or no capital top ups. Industrial rent reversions moderated from high single to mid-high single digit level. Meanwhile, retail rent reversions moderated with retail landlords delivering mid single digit uplift, which was lower than high single and teen reversions in the previous year. For industrial REITs, a Singapore data center REIT reported above-sector DPU growth in the teens level on the back of acquisitions and lower interest costs. Office demand has continued to be resilient, with strong take-up and backfilling of new and vacated space. Grade A office rents rose 0.8% QoQ in the second quarter of 2025.

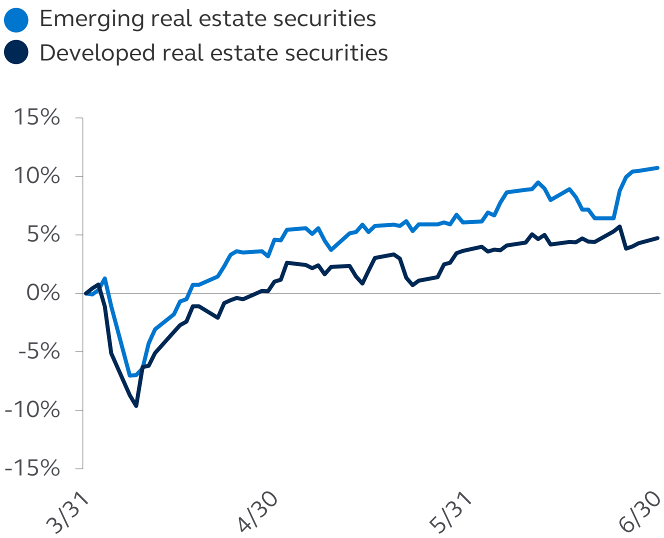
M&A activity remained robust during the quarter. A large-cap diversified REIT divested a 40% interest in a serviced apartment project in Singapore. A large-cap industrial REIT acquired a data center and business park in Singapore, partially funded via a S$500mil equity placement. Another industrial REIT divested three Singapore industrial assets.

Singapore developers outperformed SREITs in the second quarter on the back of an asset disposal from a developer and drop in mortgage rates to low 2%. A fund manager applied for the listing of its first onshore China REIT and launched its first onshore master fund in China. A Singapore developer saw a rebound in Singapore residential sales and weak hotel margins at its first quarter business update. Notable transaction during the quarter was the sale of South Beach mixed-use development at mid-3% cap rate by a Singapore developer.

Performance figures referenced in commentary are presented in USD.

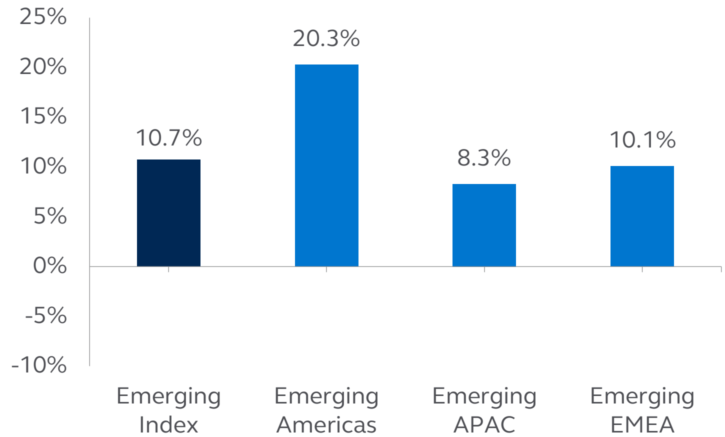
Emerging Markets

Exhibit 25:
Emerging vs. Developed real estate securities



Source: FactSet, FTSE EPRA/NAREIT. All data in USD.

Exhibit 26:
Emerging market total returns by region
Second quarter 2025



Source: FactSet, FTSE EPRA/NAREIT. All data in USD.

The information provided herein does not represent any investment strategy or reflect fees, taxes, or expenses. Investors cannot invest directly in an index. The potential for profit is accompanied by the possibility of loss. Past performance is not a reliable indicator of future performance.

Emerging Americas

Emerging Americas property stocks rallied 20.3% during the quarter, with currency gains a common tailwind. Brazil posted the strongest returns despite fiscal concerns and higher interest rates as discounted valuations and potential political change in the year ahead attracted investors. While the central bank continued to tighten policy in efforts to corral inflation pressures, there was optimism that rate hikes may be ending. Mexico also delivered strong gains driven by rate cuts from the Bank of Mexico as it looked to stimulate economic activity amidst global uncertainty, despite mixed recent inflation trends. Increased nearshoring opportunities also excited market participants. Chile had comparatively modest returns with peso strength the main driver.

Emerging Asia-Pacific (APAC)

Emerging APAC property stocks rose 8.3%, marginally underperforming developed market peers with profit taking in China dragging the benchmark. India outperformed on a combination of easing inflation, strong rural consumption and rate cuts. Indonesia also did well with a recovery from political jitters in Q1 25. China was the laggard on profit taking after a strong first quarter.

Emerging Europe, Middle East, and Africa (EMEA)

EMEA emerging real estate stocks delivered a US$ net total return of 10.1% in the second quarter of 2025, slightly underperforming the FTSE EPRA/NAREIT Global Emerging Market index return of 13.4%. Heightened regional tension and conflict, combined with slowing growth (albeit from high levels), explains the underperformance of most Middle Eastern property companies. While the falling Turkish lira continued to act as a drag on Turkish REITs, a developer bucked the trend after launching a Saudi subsidiary and winning the tender for a large Istanbul development project.

Important Notes

Risk Considerations

Investing involves risk, including possible loss of principal. Past performance is no guarantee of future results. Potential investors should be aware of the risks inherent to owning and investing in real estate, including value fluctuations, capital market pricing volatility, liquidity risks, leverage, credit risk, occupancy risk and legal risk. All these risks can lead to a decline in the value of the real estate, a decline in the income produced by the real estate and declines in the value or total loss in value of securities derived from investments in real estate. International and global investing involves greater risks such as currency fluctuations, political/social instability and differing accounting standards. Equity markets are subject to many factors, including economic conditions, government regulations, market sentiment, local and international political events, and environmental and technological issues that may impact return and volatility.

Important Information

This material covers general information only and does not take account of any investor's investment objectives or financial situation and should not be construed as specific investment advice, a recommendation, or be relied on in any way as a guarantee, promise, forecast or prediction of future events regarding an investment or the markets in general. The opinions and predictions expressed are subject to change without prior notice. The information presented has been derived from sources believed to be accurate; however, we do not independently verify or guarantee its accuracy or validity. Any reference to a specific investment or security does not constitute a recommendation to buy, sell, or hold such investment or security, nor an indication that the investment manager or its affiliates has recommended a specific security for any client account. Subject to any contrary provisions of applicable law, the investment manager and its affiliates, and their officers, directors, employees, agents, disclaim any express or implied warranty of reliability or accuracy and any responsibility arising in any way (including by reason of negligence) for errors or omissions in the information or data provided. The information provided here is neither tax nor legal advice. Investors should speak to their tax professional for specific information regarding their tax situation. This material is not intended for distribution to or use by any person or entity in any jurisdiction or country where such distribution or use would be contrary to local law or regulation. This material may contain 'forward looking' information that is not purely historical in nature. Such information may include, among other things, projections and forecasts. There is no guarantee that any forecasts made will come to pass. Moreover, any historical performance information included in this material is presented by way of example only. Reliance upon information in this material is at the sole discretion of the reader.

This document is intent for use in: •**The United States** by Principal Global Investors, LLC, which is regulated by the U.S. Securities and Exchange Commission. •**Europe** by Principal Global Investors (Ireland) Limited, 70 Sir John Rogerson's Quay, Dublin 2, D02 R296, Ireland. Principal Global Investors (Ireland) Limited is regulated by the Central Bank of Ireland. Clients that do not directly contract with Principal Global Investors (Europe) Limited ("PGIE") or Principal Global Investors (Ireland) Limited ("PGII") will not benefit from the protections offered by the rules and regulations of the Financial Conduct Authority or the Central Bank of Ireland, including those enacted under MiFID II. Further, where clients do contract with PGIE or PGII, PGIE or PGII may delegate management authority to affiliates that are not authorised and regulated within Europe and in any such case, the client may not benefit from all protections offered by the rules and regulations of the Financial Conduct Authority, or the Central Bank of Ireland. In Europe, this document is directed exclusively at Professional Clients and Eligible Counterparties and should not be relied upon by Retail Clients (all as defined by the MiFID). •**United Kingdom** by Principal Global Investors (Europe) Limited, Level 1, 1 Wood Street, London, EC2V 7 JB, registered in England, No. 03819986, which is authorized and regulated by the Financial Conduct Authority ("FCA"). •**United Arab Emirates** by Principal Investor Management (DIFC) Limited, an entity registered in the Dubai International Financial Centre and authorized by the Dubai Financial Services Authority as an Authorised Firm, in its capacity as distributor / promoter of the products and services of Principal Asset Management. This document is delivered on an individual basis to the recipient and should not be passed on or otherwise distributed by the recipient to any other person or organisation. •**Singapore** by Principal Global Investors (Singapore) Limited (ACRA Reg. No. 199603735H), which is regulated by the Monetary Authority of Singapore and is directed exclusively at institutional investors as defined by the Securities and Futures Act 2001. This advertisement or publication has not been reviewed by the Monetary Authority of Singapore. •**Australia** by Principal Global Investors (Australia) Limited (ABN 45 102 488 068, AFS Licence No. 225385), which is regulated by the Australian Securities and Investments Commission and is only directed at wholesale clients as defined under Corporations Act 2001. •This document is marketing material and is issued in **Switzerland** by Principal Global Investors (Switzerland) GmbH. •**Hong Kong SAR** by Principal Asset Management Company (Asia) Limited, which is regulated by the Securities and Futures Commission. This document has not been reviewed by the Securities and Futures Commission. This document may only be distributed, circulated or issued to persons who are Professional Investors under the Securities and Futures Ordinance and any rules made under that Ordinance or as otherwise permitted by that Ordinance. •**Other APAC Countries/Jurisdictions**, this material is issued for institutional investors only(or professional/sophisticated/qualified investors, as such term may apply in local jurisdictions) and is delivered on an individual basis to the recipient and should not be passed on, used by any person or entity in any jurisdiction or country where such distribution or use would be contrary to local law or regulation.

Insurance products and plan administrative services provided through Principal Life Insurance Co. Principal Funds, Inc. is distributed by Principal Funds Distributor, Inc. Securities offered through Principal Securities, Inc., 800-547-7754, Member SIPC and/or independent broker/dealers. Principal Life, Principal Funds Distributor, Inc. and Principal Securities are members of the Principal Financial Group®, Des Moines, IA 50392.

Principal Real Estate is a trade name of Principal Real Estate Investors, LLC, an affiliate of Principal Global Investors.

Glossary of Indices

The FTSE EPRA/NAREIT Global Real Estate Index Series is designed to represent general trends in eligible listed real estate stocks worldwide. The index series is designed to reflect the stock performance of companies engaged in specific aspects of the major real estate markets/regions of the world - Americas, EMEA (Europe, Middle East and Africa) and Asia. The following indices in this report are part of FTSE EPRA/NAREIT Global Real Estate Index Series for the specific named regions:

- FTSE EPRA/NAREIT Developed Index
- FTSE EPRA/NAREIT North America
- FTSE EPRA/NAREIT U.S.
- FTSE EPRA/NAREIT Canada
- FTSE EPRA/NAREIT Japan
- FTSE EPRA/NAREIT Japan REITs
- FTSE EPRA/NAREIT Japan non-REITs
- FTSE EPRA/NAREIT Hong Kong
- FTSE EPRA/NAREIT Hong Kong REITs
- FTSE EPRA/NAREIT Hong Kong non-REITs
- FTSE EPRA/NAREIT Europe ex-UK
- FTSE EPRA/NAREIT UK
- FTSE EPRA/NAREIT Singapore
- FTSE EPRA/NAREIT Singapore REITs
- FTSE EPRA/NAREIT Singapore non-REITs
- FTSE EPRA/NAREIT Emerging Index
- FTSE EPRA/NAREIT Emerging Americas
- FTSE EPRA/NAREIT Emerging APAC
- FTSE EPRA/NAREIT Emerging EMEA
- FTSE EPRA/NAREIT Emerging Brazil
- FTSE EPRA/NAREIT Emerging Brazil

The MSCI World Index is a broad global equity index that represents large and mid-cap equity performance across all 23 developed markets countries. It covers approximately 85% of the free float-adjusted market capitalization in each country. The following indices in this report are part of the broader index for the specific named regions:

- MSCI Japan
- MSCI Hong Kong
- MSCI Europe ex-UK
- MSCI United Kingdom
- MSCI Singapore
- MSCI Hong Kong

S&P 500 Total Return Index is an equity index that tracks both the capital gains of a group of 500 widely held stocks often used as a proxy for the stock market and assumes dividends are reinvested back into the index.

S&P ASX 300 Index is extensively used as a performance benchmark index. The index is highly liquid, float-adjusted and includes up to 300 of Australia's largest securities by float-adjusted market capitalization.

MSCI Brazil Index is designed to measure the performance of the large and mid cap segments of the Brazilian market. With 67 constituents, the index covers about 85% of the Brazilian equity universe.

The MSCI Chile Index is designed to measure the performance of the large and mid cap segments of the Chilean market. With 12 constituents, the index covers approximately 85% of the Chile equity universe.

The BOVESPA Index, commonly known as IBOVESPA or (aka Brazil Equities), is the primary performance indicator of stocks traded on the exchange. Since its creation in 1968, the index has been a benchmark for investors around the world who are interested in Brazilian equities.

MM6867-47 | 07/2025 | 4620587-022026

Principal Asset Management℠