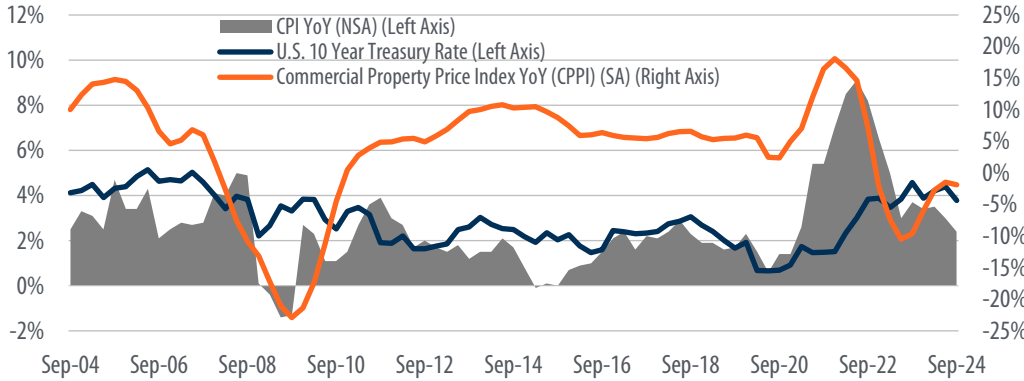




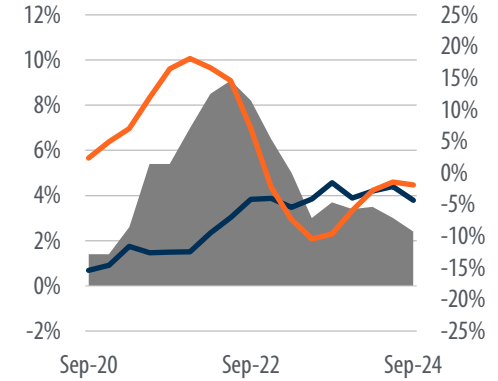
Diminishing Declines in Commercial Real Estate Prices, While Interest Rates and Inflation Moderate.

Path of Inflation and Nominal Rates May Support a Bottom in Commercial Real Estate (CRE) Prices.

September 2004 to September 2024



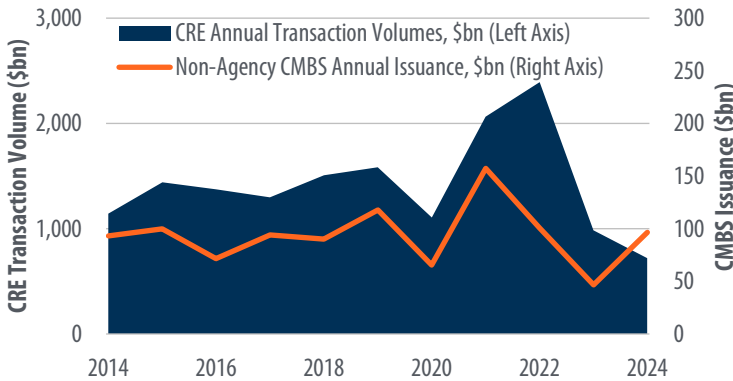
September 2020 to September 2024



Source: Real Capital Analysis, Bureau of Labor Statistics, Bloomberg. NSA - Non-Seasonally Adjusted. SA - Seasonally Adjusted.

Re-Opening of Financing Market Supportive of Increasing Transaction Volumes and Liquidity.

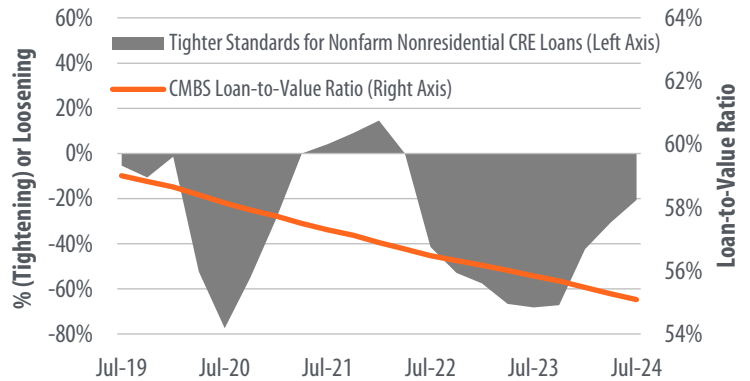
CMBS Volumes Well Ahead of Depressed 2023 Levels.



Source: Real Capital Analytics, J.P. Morgan, Commercial Mortgage Alert, Bloomberg. CRE Issuance data as of 9/30/24, latest available. CMBS Securitization as of 10/31/24.

Lending Availability Measures Less Tight.

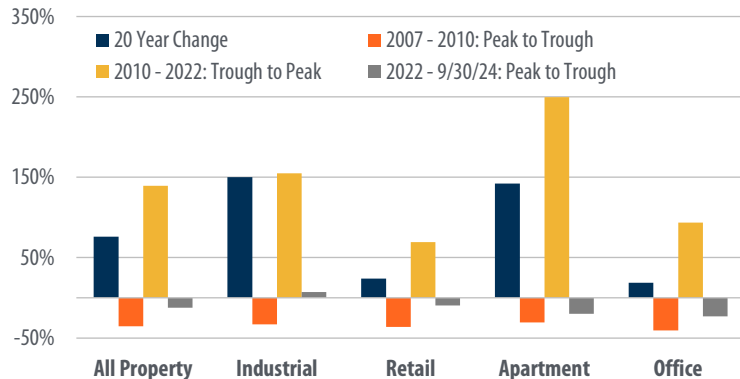
Senior Loan Officer Survey of Bank Lending Practices.



Source: Board of Governors of the Federal Reserve System, Intex. Data from 7/1/19 - 7/1/24. Most recent data available.

Secular Shift Happens: Office Sector Drags

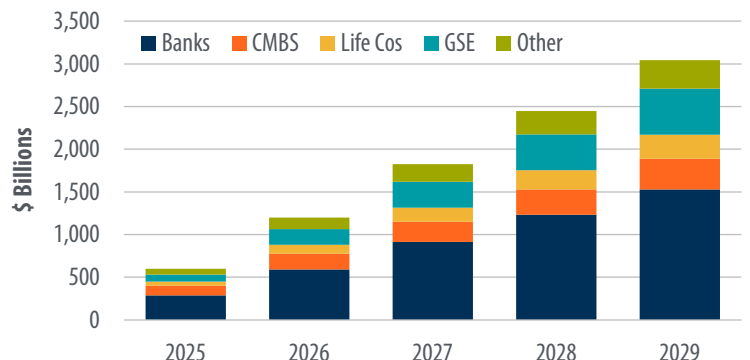
% Change in CPPI by Sector over Various Timeframes.



Source: Real Capital Analytics, Bloomberg. Data from 9/30/04 - 9/30/24.

Financing Landscape Push/Pull - Expected Refinancings and Lender Base.

Cumulative Commercial Mortgage Maturities by Lender Type (\$Bn).



Source: Trepp Inc., based on Federal Reserve Flow of Funds Data. CMBS - Commercial Mortgage Backed Securities, Life Cos - Life Insurance Companies, GSE - Government-Sponsored Enterprise. Data as of Q1 2024. Most recent data available.

Retail and Industrial Continue to Outperform other Property Types. Industrial Valuations Continue to Increase and have Yet to Decline.

CRE Snapshot

Cap Rate (%)	9/30/24	Change YoY
Office	7.25%	0.24%
Apartments	5.61%	0.26%
Retail	7.05%	0.45%
Industrial	6.21%	0.40%

Cap Rate Spreads vs. U.S. 10 Year Treasury (bps)	9/30/24	Change YoY
Office	347	103
Apartments	183	105
Retail	327	124
Industrial	243	119

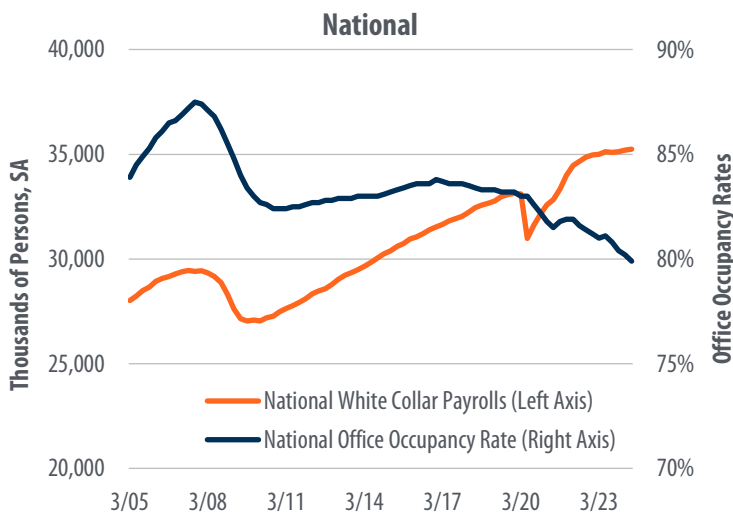
Source: Real Capital Analytics, Bloomberg. As of 9/30/24, most recent data available. Bps refers to basis points.

Commercial Property Price Index (CPPI)	Change YoY%	% Change from Peak 2022 to 9/2024	% Change Prior Peak (2007) to Trough (2011)
Office	-8.05%	-23.39%	-40.7%
Apartments	-6.26%	-20.05%	-30.9%
Retail	-1.51%	-9.74%	-36.2%
Industrial	6.70%	N/A	-33.6%

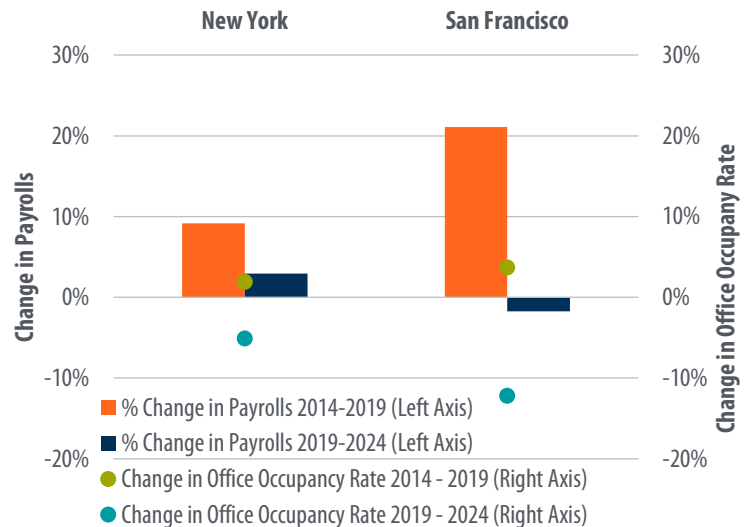
Sales Volume (\$mm)	9/30/24	9/30/23	Change YoY%
Office	\$11,768	\$9,872	19.2%
Apartments	\$34,753	\$31,408	10.7%
Retail	\$10,007	\$14,138	-29.2%
Industrial	\$21,520	\$21,381	0.7%

Office Payroll and Occupancy Growth Decoupling Varies by Geography.

White Collar Payroll History are at MSA Level, Seasonally Adjusted and Include Professional and Business Services, Financial Activities and Information.



Source: U.S. Bureau of Labor Statistics, REIS Inc., Bloomberg. Data as of 3/31/05 - 6/30/24. Most recent data available.



Source: U.S. Bureau of Labor Statistics, REIS Inc., Bloomberg. Data from June 2014-June 2024. Most recent data available.

Definitions

Cap Rate: The capitalization rate, or cap rate, is a measure of expected return on a real estate investment. It's determined by dividing the property's expected net income by its value, expressed as a percentage.

Consumer Price Index (CPI): Measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services. Indexes are available for the U.S. and various geographic areas.

Commercial Property Price Index (CPPI): Commercial Property Price Index is a transaction-based index that measures property prices at a national level. The index covers Apartment, Retail, Office, and Industrial sectors.

Commercial mortgage-backed securities (CMBS): Fixed-income investment instruments that are backed by commercial and multifamily mortgages.

Senior Loan Officer Survey of Bank Lending Practices: The Senior Loan Officer Opinion Survey on Bank Lending Practices (SLOOS) is a quarterly survey of up to 80 large domestic banks and 24 branches of international banks. Conducted by the Federal Reserve Board, the survey is completed in time to be discussed at Federal Open Market Committee (FOMC) meetings. The FOMC uses the surveys to get a clearer picture of credit and lending, which can impact decisions on setting interest rates and discount rates.

Loan-to-Value Ratio: The loan-to-value ratio, or LTV, is the ratio of the loan amount to the value of the real estate collateral. It is used as a measure of risk in financing real estate.

Year-over-Year (YoY): A calculation that helps compare growth over the previous 12 months and automatically negates the effect of seasonality.

Metropolitan Statistical Area (MSA): Geographic area defined by the United States Office of Management and Budget (OMB) that includes a city with a population of at least 50,000 or an urbanized area with a population of at least 100,000.

The information presented is not intended to constitute an investment recommendation for, or advice to, any specific person. By providing this information, First Trust is not undertaking to give advice in any fiduciary capacity within the meaning of ERISA, the Internal Revenue Code or any other regulatory framework. Financial professionals are responsible for evaluating investment risks independently and for exercising independent judgment in determining whether investments are appropriate for their clients.