

Summary

- **Lockdown:** From today, all non essential retail in England and Wales is to re-open. Gyms, Zoos and hairdressers can resume trading, while pubs and restaurants are permitted to serve customers outside. In Scotland and Wales, pupils are returning to school full time, while the national stay at home order in Northern Ireland is ending.
- **Equities:** In Europe, stocks are mixed. Both the FTSE 250 and STOXX 600 are -0.3% lower, meanwhile the DAX (+0.1%) is up slightly and the CAC 40 is flat. In Asia, the CSI 300 (-1.7%), Hang Seng (-1.1%), S&P / ASX 200 (-0.3%) and TOPIX (-0.2%) were all lower on close. The KOSPI was the exception, closing +0.1% higher. In the US, futures for the S&P 500 and Dow Jones Industrial Average (DJIA) are both -0.2%.
- **VIX:** After declining -2% over Friday, the CBOE market volatility index has since increased this morning, up +4.6% to 17.5, albeit remaining below its long term average of 19.9. The Euro Stoxx 50 volatility index is also higher, up +6.2% to 17.2, remaining comfortably below its long term average of 23.9.
- **Bonds:** The German 10-year bund yield has compressed -2bps to -0.32%, while the UK 10-year gilt yield and US 10-year treasury yield have both held steady over the morning at 0.78% and 1.66%, respectively.
- **UK Gilts:** According to the Debt Management Office (DMO), the Bank of England currently holds circa £741bn or a 30% share of government debt, surpassing the two largest groups of private lenders to the British government, overseas investors, and insurance companies and pension funds.
- **Currency:** Sterling and the euro are currently \$1.37 and \$1.19, respectively. Currency hedging benefits for US dollar denominated investors into the UK and Eurozone remain at 0.57% and 1.75% on a five year basis.
- **Oil:** Brent Crude and the West Texas Intermediate (WTI) are up +0.3% and +0.2% to \$63.17 and \$59.45.
- **Baltic Dry:** The Baltic Dry decreased for the second consecutive session on Friday, down -0.1% to 2,085. However, over the week, the index increased +0.6%, its first weekly increase in three weeks. Prices were pushed higher by capesize rates, which added +20.4% over the week, its best weekly increase since 5th March. While the index remains -10% below the March peak of 2,319, it is currently +53% above the figure recorded in January.

Research

William Matthews
Partner, Head of Commercial Research
+44 20 3909 6842
william.matthews@knightfrank.com

Victoria Ormond
Partner, Capital Markets Research
+44 20 7861 5009
victoria.ormond@knightfrank.com

Daniel Tomaselli
Senior Research Analyst, Capital Markets
+44 20 8106 1392
daniel.tomaselli@knightfrank.com

Antonia Haralambous
Research Analyst, Capital Markets
+44 20 3866 8033
antonia.haralambous@knightfrank.com

Important Notice

© Knight Frank LLP 2021 – This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank LLP in relation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of Knight Frank LLP to the form and content within which it appears. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Economic Dashboard

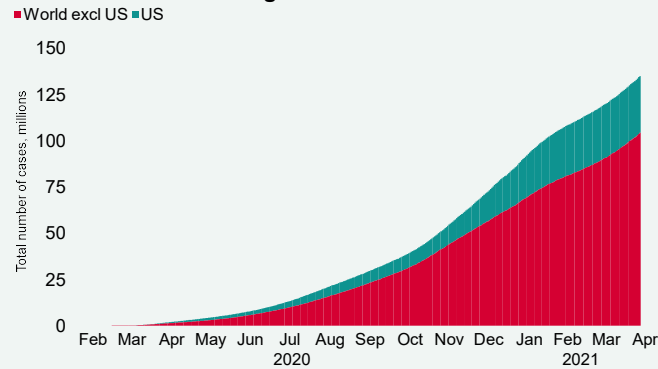


12 April 2021

Internal and key client use only

COVID-19

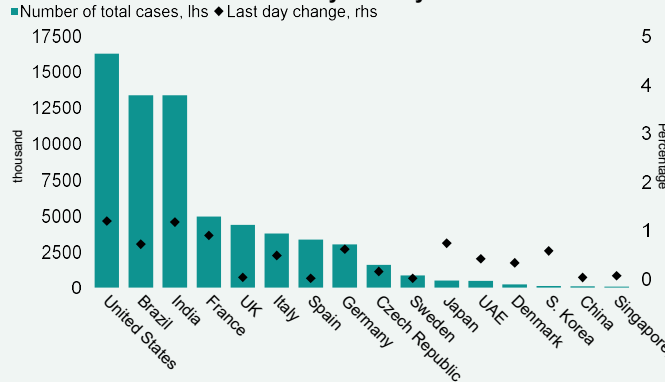
Cumulative number of global cases



Source: Knight Frank, Macrobond. Last modified: 11 April 2021 16:24 GMT.

The number of total confirmed cases reached 135.0 million on the 11 April, an increase of 647k new cases over the day prior.

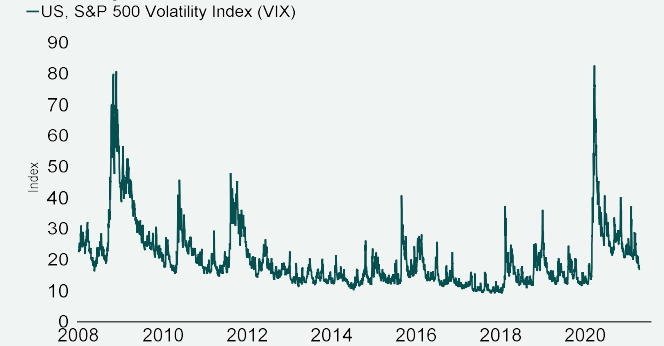
Cumulative number of cases by country



Source: Knight Frank, Macrobond.

The chart presents the number of cumulative cases (left axis) and the percentage change of new cases against the day before (right axis).

Volatility Index

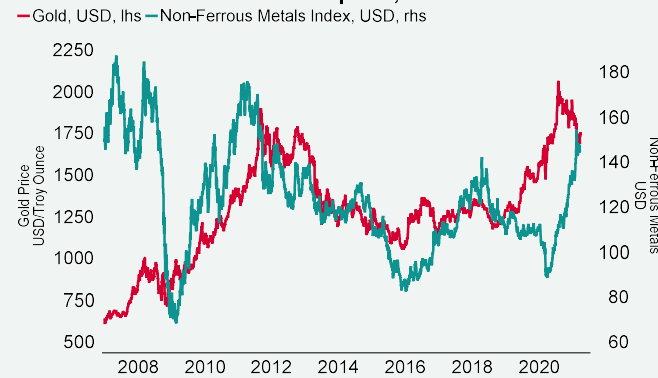


Source: Knight Frank, Macrobond. Last modified: 09 April 2021 21:46 GMT.

The CBOE VIX (colloquially known as the Investor fear gauge) is an indication of near term S&P 500 stock price volatility based on underlying options.

Commodities

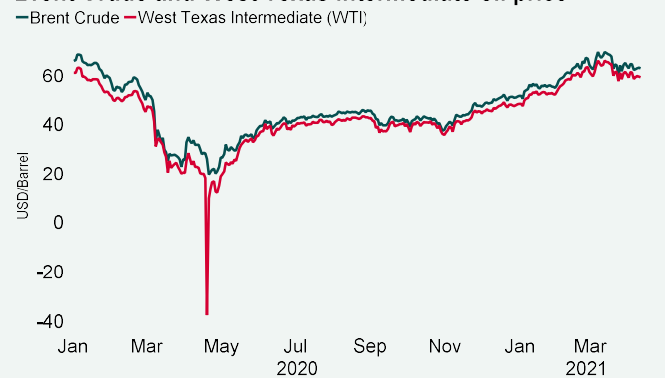
Gold and non-ferrous metals price, USD



Source: Knight Frank, Macrobond. Last modified: 11 April 2021 00:00 GMT.

	9 Apr	D/D (%)	YTD (%)
Gold, USD	1743	0.4	-8.1
Non-Ferrous Metals, USD	144	-0.5	11.2

Brent Crude and West Texas Intermediate oil price



Source: Knight Frank, Macrobond. Last modified: 12 April 2021 01:30 GMT.

Brent crude monitors the level of demand for raw materials and is a measure of economic activity. Lately also influenced by Saudi-Russia price war.

Baltic Dry Index (BDI)



Source: Knight Frank, Macrobond. Last modified: 09 April 2021 13:00 GMT.

Baltic Dry Index is a measure of what it costs to ship raw materials and is a leading indicator of global demand. A lower value means lower demand.

Research

William Matthews
Partner, Head of Commercial Research
+44 20 3909 6842
william.matthews@knightfrank.com

Victoria Ormond
Partner, Capital Markets Research
+44 20 7861 5009
victoria.ormond@knightfrank.com

Daniel Tomaselli
Senior Research Analyst, Capital Markets
+44 20 8106 1392
daniel.tomaselli@knightfrank.com

Antonia Haralambous
Research Analyst, Capital Markets
+44 20 3866 8033
antonia.haralambous@knightfrank.com

Important Notice

© Knight Frank LLP 2021 – This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank LLP in relation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of Knight Frank LLP to the form and content within which it appears. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Economic Dashboard

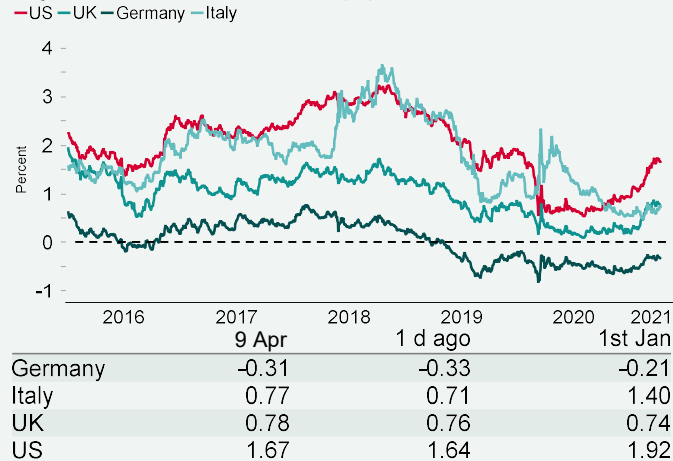


12 April 2021

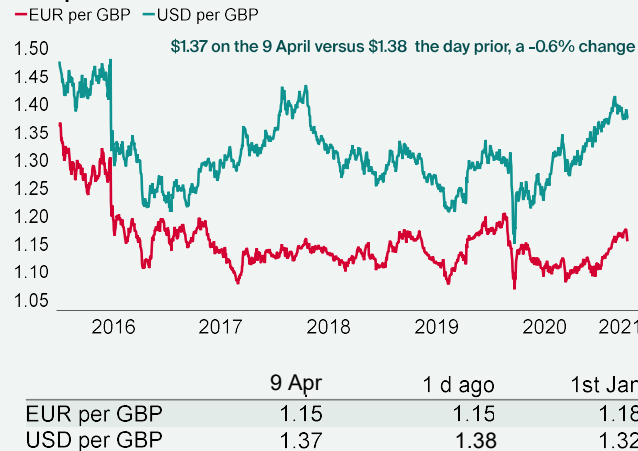
Internal and key client use only

Bonds and currencies

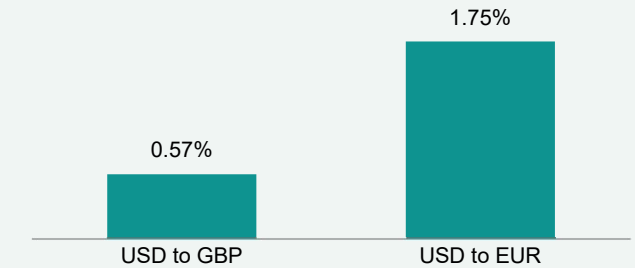
10y Government Bond Yield (%)



FX Spot Rates



Currency hedging benefit p.a. based on a five year forward

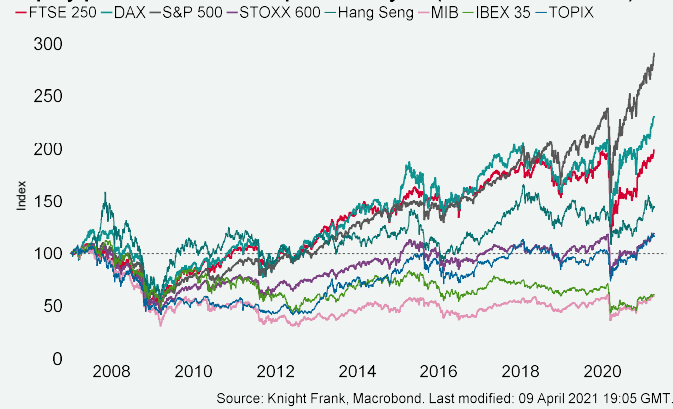


Source: Knight Frank, Investing.com

Approximate additional return per annum that dollar denominated investors may obtain based on five year currency hedge.

Equity and REIT

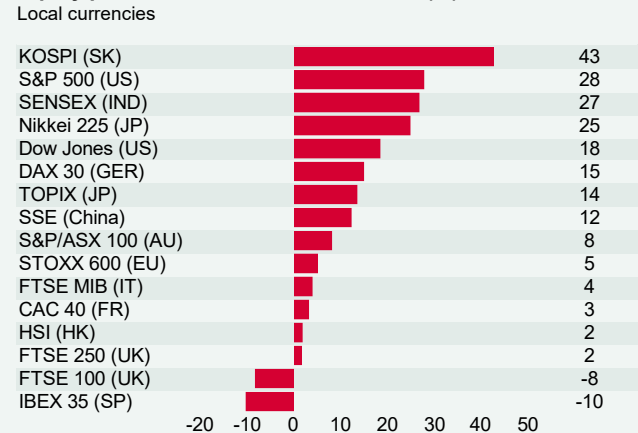
Equity performance: since previous cycle (1st Jan 2007 = 100)



Source: Knight Frank, Macrobond. Last modified: 09 April 2021 19:05 GMT.

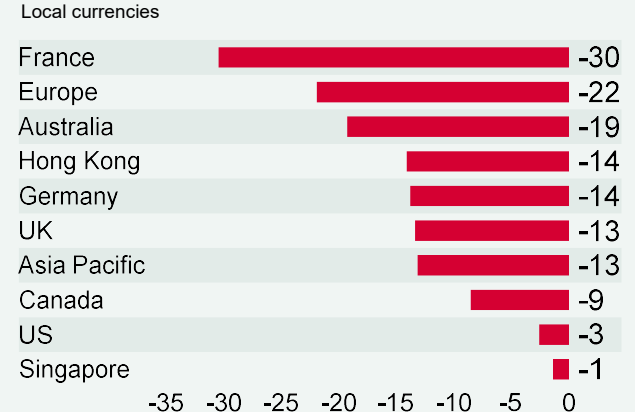
The chart presents the performance of selected equity indexes since the months prior to the global financial crisis (2007).

Equity performance: since 1st Jan 2020 (%)



Source: Knight Frank, Macrobond

REIT performance: since 1st Jan 2020 (%)



Source: Knight Frank, Macrobond

Research

William Matthews
Partner, Head of Commercial Research
+44 20 3909 6842
william.matthews@knightfrank.com

Victoria Ormond
Partner, Capital Markets Research
+44 20 7861 5009
victoria.ormond@knightfrank.com

Daniel Tomaselli
Senior Research Analyst, Capital Markets
+44 20 8106 1392
daniel.tomaselli@knightfrank.com

Antonia Haralambous
Research Analyst, Capital Markets
+44 20 3866 8033
antonia.haralambous@knightfrank.com

Important Notice

© Knight Frank LLP 2021 – This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank LLP in relation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of Knight Frank LLP to the form and content within which it appears. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Economic Dashboard

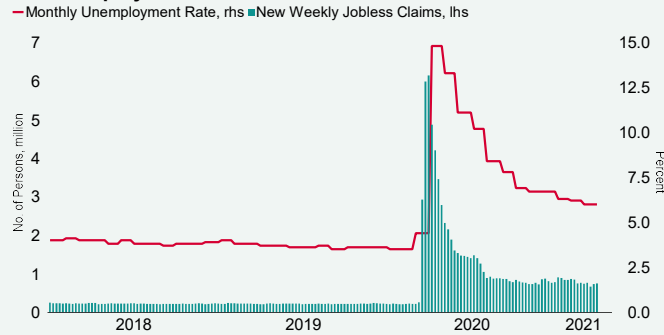


12 April 2021

Internal and key client use only

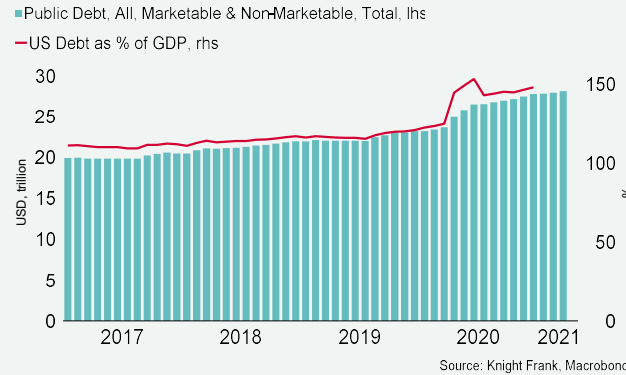
US unemployment

US Unemployment



The chart presents the number of Americans that each week file for unemployment benefits (left axis) and the overall monthly unemployment rate (right axis)

US Public Debt



The chart presents the amount of American government debt (left axis) compared to debt as a percentage of total US GDP (right axis).

Fiscal policy

Fiscal measures details

UK	£330bn+ : Government backed loans and guarantees equivalent to 15% of UK GDP. SMEs given access to cash grants. Support for furloughed employees of 80% salary ≤£2,500 per month. Furlough scheme extended until October 2020 with employers sharing the cost from August. Taxable grant for self-employed <£50k trading profit, worth 80% of monthly profits up to £2.5k, paid as a lump sum.
USA	\$3.0tn : 2 nd package passed 23 rd April, worth \$483 billion, increasing US stimulus to \$3 trillion (15% GDP).
EU	€1.35tn : This includes €240bn to the European Stability Mechanism, and €200bn in EIB guarantees. On 4 th June, the ECB extended the pandemic purchase programme (PEPP) until June 2021, purchasing an additional €600bn in bonds, taking total stimulus to €1.35tn. €750bn : a new recovery package for EU member states announced in July including €390bn in grants and €360 in interest free loans.
Germany	€880bn : The emergency aid measure approved on Monday 23 rd of March. In June an additional €130bn fiscal stimulus programme including VAT rate cut to 16% from 19% and one off 'children's bonus' payment.
Italy	€400bn : The stimulus announced on the 7 th April €25bn : Emergency package to support businesses and families.
France	€100bn : The stimulus announced on the 3 rd September €45bn : The aid package for SMEs and other hard-hit sectors announced by the French government on 17 th of March. Includes deferred corporate tax, social security charges and two months state payments to laid off workers. €300bn : government backed loans.
Spain	€200bn : the aid package includes government loan guarantees to ensure liquidity for SMEs (the government said it would provide businesses with "all the liquidity they need"), other government commitments and private money.
Japan	\$2.2tn : Further stimulus announced in late May added \$1.1 trillion to the country's stimulus package, bringing total stimulus to \$2.18 trillion or 40% of GDP.
Hong Kong	HK\$10k for every adult citizen (c.£7bn).

Source: Knight Frank, various sources

Monetary policy

Central Banks Policy Rates

	Current Rate	Rate at 1/1/2020	YTD Change
Advanced Economies			
Australia	0.10%	0.75%	0 bps
Canada	0.25%	1.75%	0 bps
Euro Area	0.00%	0.00%	0 bps
France	0.00%	0.00%	0 bps
Germany	0.00%	0.00%	0 bps
Italy	0.00%	0.00%	0 bps
Sweden	0.00%	-0.25%	0 bps
Japan	-0.10%	-0.10%	0 bps
United Kingdom	0.10%	0.75%	0 bps
United States	0.25%	1.75%	0 bps
Developing Economies			
Brazil	2.75%	4.50%	75 bps
China	4.35%	4.35%	0 bps
India	4.00%	5.15%	0 bps
Mexico	4.00%	7.25%	-25 bps
Russia	4.50%	6.25%	25 bps
Saudi Arabia	1.00%	2.25%	0 bps
South Korea	0.50%	1.25%	0 bps
Turkey	19.00%	12.00%	200 bps

Central Bank Assets Purchasing Programme

	Lastest (\$)	MoM (%)	YoY (%)
Advanced Economies			
Australia	306 bn	3.9%	76.0%
Canada	458 bn	4.1%	395.9%
Euro Area	8.81 tn	2.4%	55.9%
France	2.1 tn	-0.1%	69.4%
Germany	3.01 tn	0.2%	45.8%
Italy	1.71 tn	3.3%	44.8%
Sweden	151 bn	-5.7%	37.1%
Japan	6.46 tn	-3.4%	15.4%
United Kingdom	1.1 tn	1.4%	88.9%
United States	7.71 tn	1.8%	27.5%
Developing Economies			
Brazil	436 bn	-4.2%	-10.5%
China	5.93 tn	-1.4%	15.0%
India	782 bn	92.4%	137.6%
Mexico	228 bn	-1.6%	10.8%
Russia	666 bn	-5.0%	-3.4%
Saudi Arabia	489 bn	-0.9%	-3.2%
South Korea	482 bn	-2.2%	15.6%
Turkey	111 bn	3.1%	11.6%

Research

William Matthews
Partner, Head of Commercial Research
+44 20 3909 6842
william.matthews@knightfrank.com

Victoria Ormond
Partner, Capital Markets Research
+44 20 7861 5009
victoria.ormond@knightfrank.com

Daniel Tomaselli
Senior Research Analyst, Capital Markets
+44 20 8106 1392
daniel.tomaselli@knightfrank.com

Antonia Haralambous
Research Analyst, Capital Markets
+44 20 3866 8033
antonia.haralambous@knightfrank.com

Important Notice

© Knight Frank LLP 2021 – This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank LLP in relation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of Knight Frank LLP to the form and content within which it appears. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

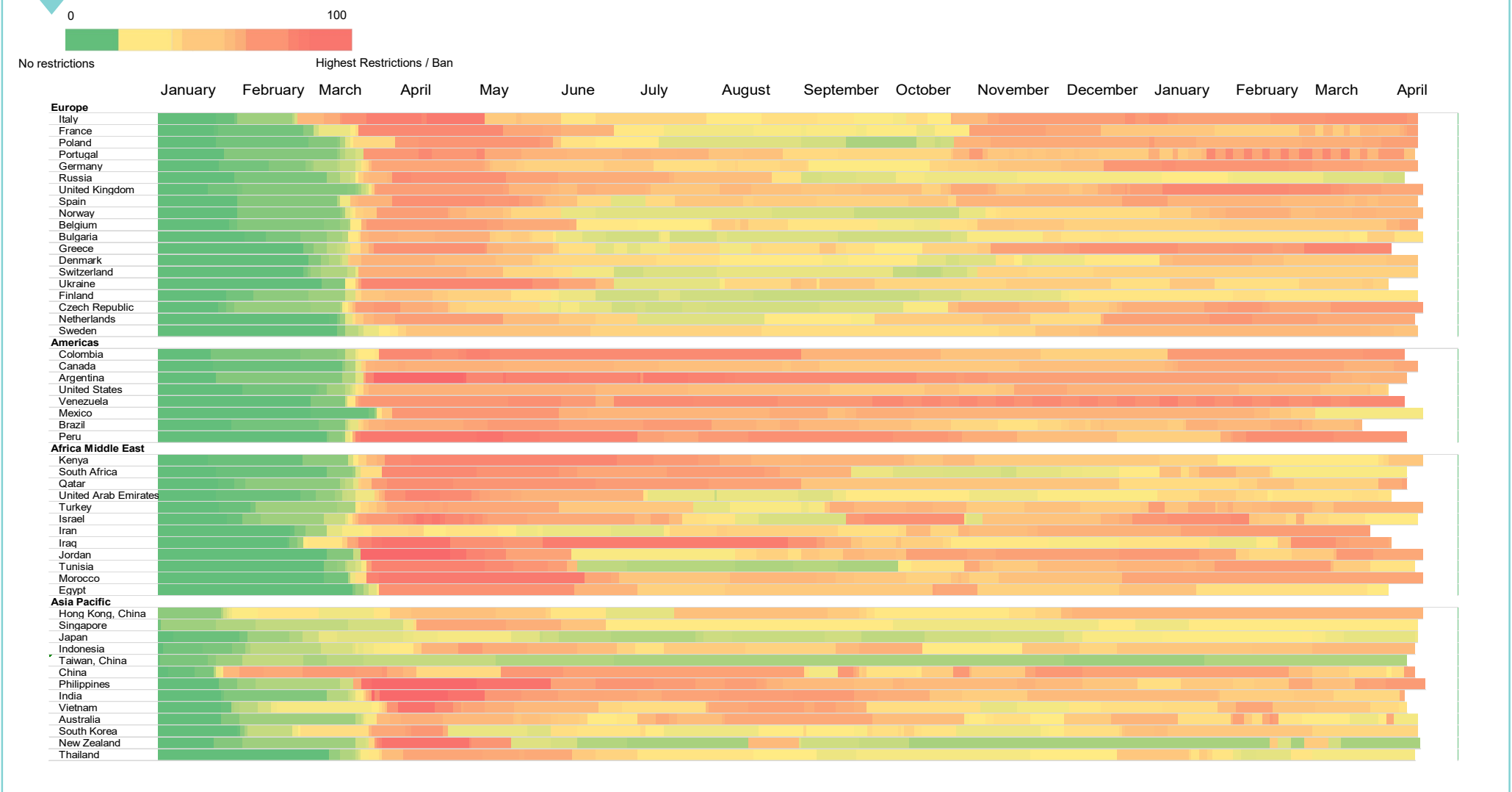
Economic Dashboard

12 April 2021



Internal and key client use only

Timeline of Covid-19 containment measures and their stringency



This chart shows the change in severity of containment measures over time, up to the latest data. Green indicates a score of zero or no restrictions, while the darkest red indicates the highest restrictions or complete bans. Where grey, no new data is available.

Source: Knight Frank, Macrobond, Oxford University

Research

William Matthews
Partner, Head of Commercial Research
+44 20 3909 6842
william.matthews@knightfrank.com

Victoria Ormond
Partner, Capital Markets Research
+44 20 7861 5009
victoria.ormond@knightfrank.com

Daniel Tomaselli
Senior Research Analyst, Capital Markets
+44 20 8106 1392
daniel.tomaselli@knightfrank.com

Antonia Haralambous
Research Analyst, Capital Markets
+44 20 3866 8033
antonia.haralambous@knightfrank.com

Important Notice

© Knight Frank LLP 2021 – This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank LLP in relation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of Knight Frank LLP to the form and content within which it appears. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Economic Dashboard

12 April 2021



Internal and key client use only

Overview of the severity of Covid-19 and the resulting containment measures

Confirmed Cases	Confirmed Deaths	Lockdown Index	Internal Movement	Public Events	Public Transport	Workplace	Schools	International Travel
Europe								
Italy	3,769,814	114,254	81					
France	5,021,865	98,118	79					
Poland	2,574,631	58,421	79					
Portugal	827,494	16,916	66					
Germany	3,012,158	78,500	75					
Russia	4,589,209	101,282	37					
United Kingdom	4,369,775	127,087	76					
Spain	3,347,512	76,328	69					
Norway	103,621	684	70					
Belgium	925,476	23,473	76					
Bulgaria	371,993	14,418	54					
Greece	295,480	8,885	88					
Denmark	237,792	2,441	65					
Switzerland	617,543	10,453	60					
Ukraine	1,905,430	38,718	59					
Finland	82,053	868	52					
Czech Republic	1,580,189	27,808	81					
Netherlands	1,350,665	16,771	75					
Sweden	857,401	13,621	66					
Americas								
Colombia	2,536,198	65,889	83					
Canada	1,067,764	23,294	75					
Argentina	2,532,562	57,779	72					
United States	31,197,511	562,066	59					
Venezuela	174,887	1,778	88					
Mexico	2,280,213	209,338	47					
Brazil	13,482,023	353,137	71					
Peru	1,647,694	54,903	83					
Africa Middle East								
Kenya	145,670	2,348	64					
South Africa	1,558,458	53,322	48					
Qatar	190,025	333	78					
United Arab Emirates	483,747	1,531	54					
Turkey	3,849,011	33,939	72					
Israel	835,933	6,296	51					
Iran	2,070,141	64,490	80					
Iraq	924,946	14,713	73					
Jordan	665,735	7,773	76					
Tunisia	271,861	9,293	54					
Morocco	502,102	8,900	77					
Egypt	210,489	12,445	51					
Asia Pacific								
Hong Kong, China	11,581	207	71					
Singapore	60,653	30	51					
Japan	506,237	9,369	45					
Indonesia	1,566,995	42,530	69					
South Korea	110,146	1,770	58					
China	90,426	4,636	78					
Philippines	864,868	14,945	81					
India	13,358,805	169,275	75					
Vietnam	2,693	35	54					
Australia	29,419	909	47					
New Zealand	2,583	26	22					
Thailand	32,625	97	47					
Malaysia	360,856	1,329	64					

Lockdown Index key & Scale	
No Restrictions:	0 – 25
Recommended Restrictions:	26 – 50
Enforced Restrictions:	51 – 75
Highest Restrictions / Ban:	76 – 100

Internal movements	Public events	Public transport	Value
No measure	No measure	No measure	0
Recommended	Recommended	Recommended	1
Restriction	Required	Required	2

Workplace	Schools	Value
No measure	No measure	0
Recommended	Recommended	1
Some level of closure	Some level of closure	2
Required closure of some sectors	Required closure of some sectors	3
Required closure for all but essential work	Required closure for all	3

International travel	Value
No measure	0
Screening	1
Quarantine arrivals from high risk regions	2
Ban on high risk regions	3
Total border closure	4

In line with some of the fewest reported cases and the smallest reported deaths attributed to COVID-19, New Zealand has the lowest 'lockdown index' score at 22, indicating the restrictions in place are generally recommendations and are not enforced. Countries including Iraq, Argentina and Colombia have some of the highest 'lockdown index' scores.

For most countries, public transport has the most relaxed restrictions. Tunisia, Norway, Poland, Netherlands and Greece are the only countries with no measures implemented on public events. Meanwhile, across the world, there is some measure of restriction on international travel. However, France is the exception, where international travel is freely permitted with no measures implemented.

Source: Knight Frank, Macrobond, Oxford University

Research

William Matthews
Partner, Head of Commercial Research
+44 20 3909 6842
william.matthews@knightfrank.com

Victoria Ormond
Partner, Capital Markets Research
+44 20 7861 5009
victoria.ormond@knightfrank.com

Daniel Tomaselli
Senior Research Analyst, Capital Markets
+44 20 8106 1392
daniel.tomaselli@knightfrank.com

Antonia Haralambous
Research Analyst, Capital Markets
+44 20 3866 8033
antonia.haralambous@knightfrank.com

Important Notice

© Knight Frank LLP 2021 – This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank LLP in relation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of Knight Frank LLP to the form and content within which it appears. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.