

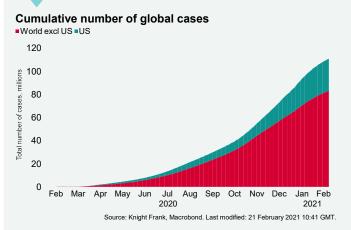
22 February 2021

- **COVID-19:** The total number of cases recorded globally has surpassed 111 million, according to Johns Hopkins University & Medicine. Circa 204.8 million people globally have been vaccinated, an increase of +19% over the week. Reported deaths have reached 2.5 million.
- **Equities:** Globally, stocks are mostly lower. In Europe, both the STOXX 600 and FTSE 250 are down -0.9%, while the CAC and DAX are both -0.8% lower. In Asia, the CSI 300 (-3.1%), Hang Seng (-1.1%), KOSPI (-0.9%) and S&P / ASX 200 (-0.2%) were all lower on close. The TOPIX (+0.5%) was the only index to close higher. In the US, futures for the S&P 500 are -0.8% this morning.
- VIX: After declining -2% over Friday, the CBOE market volatility index has increased +11.0% this morning to 24.5, above its long term average (LTA) of 19.9. Meanwhile, the Euro Stoxx 50 volatility index is lower over the morning, down -9.1% to 20.5, remaining below its LTA of 23.9.
- Bonds: The US 10-year treasury yield has softened +3bps to 1.37, while the UK 10-year gilt yield and German 10year bund yield have held steady this morning at 0.70% and -0.31%. The US treasury yield and UK gilt yield are at their highest levels since February and March 2020, respectively.
- **Currency:** Sterling and the euro are currently \$1.40 and \$1.21, respectively. Hedging benefits for US dollar denominated investors into the UK have reduced over the weekend to 0.29% per annum on a five-year basis, down from 0.49% on Friday and 0.56% one month ago. Meanwhile, hedging benefits into the Eurozone on a fiveyear basis have increased to 1.46%, just higher than 1.42% on Friday and up +8bps on 1.38% one week ago.
- Oil: The West Texas Intermediate (WTI) remains below \$60 per barrel this morning, despite increasing +0.4% to \$59.49, while Brent Crude has decreased -0.7% to \$62.45.
- German Exports: China has overtaken France as Germany's second largest export market, behind the US. In 2020, Germany exported circa €96 billion to China, which steady compared to the 2019 figure, while German exports to France declined -15% over 2020. Over 2020, German exports to the US also declined, down -13%.

22 February 2021

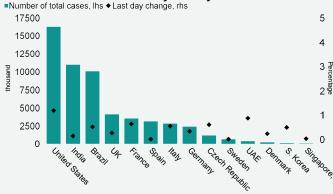


COVID-19



The number of total confirmed cases reached 110.6 million on the 21 February, an increase of 225k new cases over the day prior.

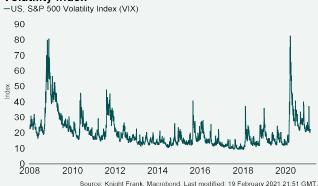
Cumulative number of cases by country



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

Source: Knight Frank, Macrobond.

Volatility Index



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.

Gold and non-ferrous metals price, USD



	19 Feb	D/D (%)	YTD (%)
Gold, USD	1783	0.4	- 6.0
Non-Ferrous Metals, USD	139	0.1	7.2

Brent Crude and West Texas Intermediate oil price

-Brent Crude -West Texas Intermediate (WTI)



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)

-World, Baltic Exchange, Shipping, Dry Index (BDI), USD



Source: Knight Frank, Macrobond. Last modified: 19 February 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

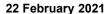
Daniel Tomaselli Senior Research Analyst, Capital Markets +44 20 8106 1392

daniel.tomaselli@knightfrank.com

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

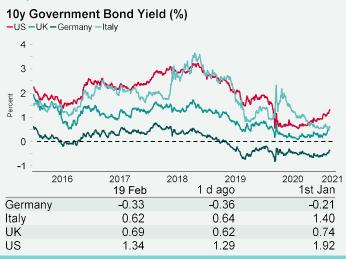
Important Notice

© Knight Frank LLP 2020 – 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 presented in this typic, in the special control of the special contr





Bonds and currencies





19 Feb

1.16

1.39

1 d ago

1.10

1.38

1st Jan

1.18

1.32

0.29% USD to GBP USD to EUR

Source: Knight Frank, Investing.com

1.46%

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

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



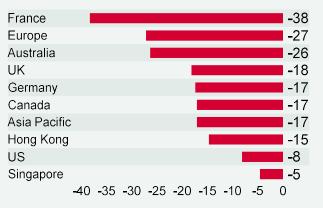
The chart presents the performance of selected equity indexes since the months prior the global financial crisis (2007).



Source: Knight Frank, Macrobond

REIT performance: since 1st Jan 2020 (%)

Local currencies



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

EUR per GBP

USD per GBP

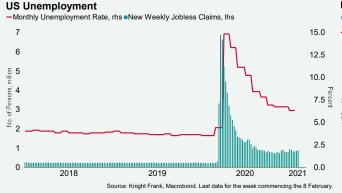
Important Notice (Short Strank LLP 2020 – This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability 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 naterial does not necessarily report in Osponishmity or leading in reading the report of the production of this report in whole or in part is not allowed without prior written approval of Knight Frank LLP in relation to part is not allowed without prior written approval of Knight Frank LLP in 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

22 February 2021



Internal and key client use only

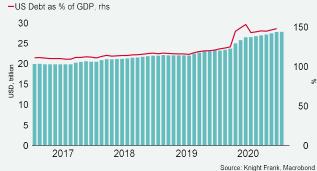
US unemployment



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

■Public Debt, All, Marketable & Non-Marketable, Total, Ihs



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

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	2.00%	4.50%	0 bps
China	4.35%	4.35%	0 bps
India	4.00%	5.15%	0 bps
Mexico	4.00%	7.25%	-25 bps
Russia	4.25%	6.25%	0 bps
Saudi Arabia	1.00%	2.25%	0 bps
South Korea	0.50%	1.25%	0 bps
Turkey	17.00%	12.00%	0 bps

Central Bank Assets Purchasing Programme

	Lastest (\$)	MoM (%)	YoY (%)	
Advanced Economies				Italy
Australia	271 bn	7.0%	140.0%	
Canada	441 bn	3.0%	389.7%	
Euro Area	8.58 tn	0.4%	68.0%	
France	2.14 tn	6.7%	66.7%	
Germany	3.01 tn	-0.6%	62.2%	France
Italy	1.66 tn	-0.5%	48.5%	
Sweden	164 bn	5.6%	76.3%	
Japan	6.79 tn	0.5%	28.5%	
United Kingdom	1.07 tn	3.9%	85.1%	
United States	7.56 tn	2.4%	81.0%	
Developing Economies				Spain
Brazil	455 bn	-1.1%	- 7.1%	
China	5.94 tn	2.2%	11.8%	
India	405 bn	0.9%	35.6%	
Mexico	232 bn	0.6%	14.2%	Japan
Russia	669 bn	-1.5%	0.0%	
Saudi Arabia	492 bn	-0.7%	- 3.5%	
South Korea	493 bn	0.4%	16.2%	Hong
Turkey	113 bn	5.6%	0.7%	Kong

Fiscal policy

UK

ΕU

Germany

Fiscal measures details

£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: 2nd package passed 23rd April, worth \$483 billon, increasing US stimulus to \$3 trillion (15% GDP).

€1.35tn: This includes €240bn to the European Stability Mechanism, and €200bn in EIB guarantees. On 4th 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.

€880bn: The emergency aid measure approved on Monday 23rd 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.

€400bn: The stimulus announced on the 7th April €25bn: Emergency package to support businesses and

€100bn:: The stimulus announced on the 3rd September €45bn: The aid package for SMEs and other hard-hit sectors announced by the French government on 17th of March. Includes deferred corporate tax, social security charges and two months state payments to laid off workers. €300bn: government backed loans.

€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.

\$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.

HK\$10k for every adult citizen (c.£7bn).

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

English Trans LLP 2020 – 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 reliation to particular properties or projects. Reproduction of this report in whole or in parts in or allowed without prior without pri

Source: Knight Frank, various sources

22 February 2021 Internal and key client use only



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

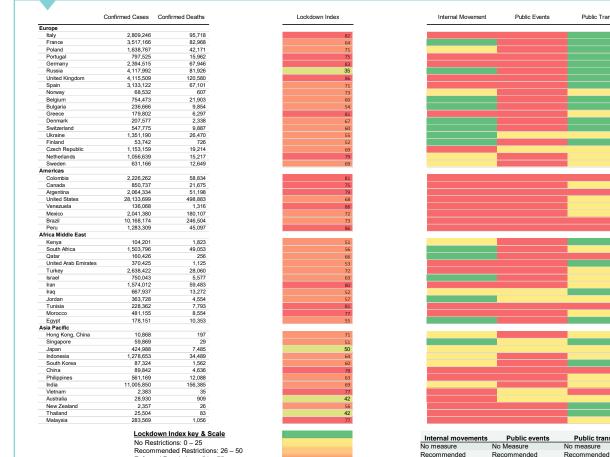
Research

Antonia Haralambous



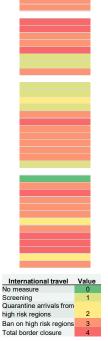
International Travel

22 February 2021 Internal and key client use only



nent	Public Events	Public Transport	Workplace	ce Schools
			· ·	

Workplace	Schools	Value
No measure	No measure	0
Recommended	Recommended	1
	Some level of	
Required closure of	schooling required to	
some sectors	close	2
Required closure for all	All schools required to	
but essential work	close	3



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.

Enforced Restrictions: 51 - 75

Highest Restrictions / Ban: 76 - 100

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

Required

Required

Important Notice © Knight Frank LLP 2020 – 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 large transfer and continue to the continue to th