22 September 2020



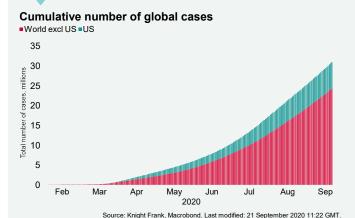
Summary

- **Equities**: In Europe, stocks are mostly higher, with the DAX up +0.6%, STOXX 600 +0.4% and the CAC 40 +0.2%. However, the FTSE 250 is down -0.2%. In Asia, stocks closed lower, with declines recorded by the Kospi (-2.4%), CSI 300 (-1.2%), Hang Seng (-1.0%) and the S&P / ASX 200 (-0.7%). In the US, futures for the S&P 500 are -0.1%.
- VIX: After increasing +7.5% yesterday, the CBOE market volatility index is down -0.1% to 27.8. The Euro Stoxx 50 vix is also at 27.8, following a decline of -7.2% over the morning. Both indices remain elevated compared to their long term averages of 19.8 and 23.9.
- **Bonds:** The UK 10-year gilt yield has softened +3bps to 0.18%, while the German 10-year bund yield is +1bp higher at -0.52%. Meanwhile, the Italian 10-year bond yield has compressed -6bps to 0.88%, the lowest it has been since October 2019. The US 10-year treasury yield is currently flat at 0.67%.
- Currency: Both sterling and the euro have depreciated to \$1.28 and \$1.17, respectively. Hedging benefits for US dollar denominated investors into the UK and the eurozone are currently 0.34% and 1.14% per annum on a five-year basis.
- Oil: The West Texas Intermediate (WTI) is back below \$40 per barrel at \$39.55, while Brent Crude is currently \$41.52.
- **Baltic Dry:** The Baltic Dry increased +1.4% yesterday to 1,314. The index is now +21% higher than it was in January, albeit -33% down from the peak in July.
- Gold: Gold depreciated -2% yesterday to \$1,910 per troy ounce, the lowest it has been since 11th August.
- COVID-19: In the UK, the Prime Minister has announced new restrictions in England relating to location of work, opening hours for hospitality and the wearing of face coverings, which could last throughout the winter. In Madrid, Spain, some residents have had their movement restricted and in the Czech Republic, facemasks have become mandatory in schools for certain age groups. Meanwhile in New Zealand, all restrictions have been lifted, except for in Auckland where they are expected to remain in place for two weeks.

22 September 2020

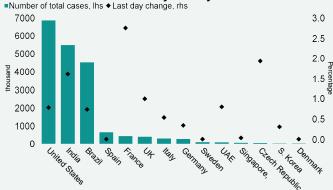


COVID-19



The number of total confirmed cases reached 30.9 million on the 21 September, an increase of 273k new cases over the day prior.

Cumulative number of cases by country

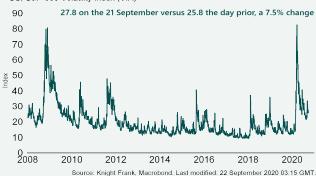


Source: Knight Frank, Macrobond. Last modified: <Property OriginalEndDate not found.> GMT.

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

-US, S&P 500 Volatility Index (VIX)



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



21 Sep D/D (%) YTD (%) Gold, USD 1911 -1.7 26.0 Non-Ferrous Metals, USD 4.0 115 -0.2

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: 21 September 2020 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

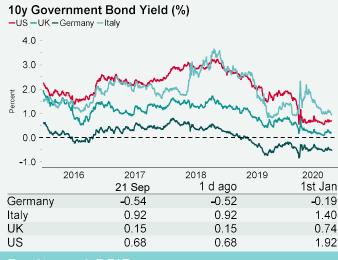
© Knight Frank LLP 2020 – This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be 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

22 September 2020



Internal and key client use only

Bonds and currencies





	21 Sep	1 d ago	1st Jan
EUR per GBP	1.09	1.09	1.18
USD per GBP	1.28	1.30	1.32

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



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

Equity performance: YTD (%)

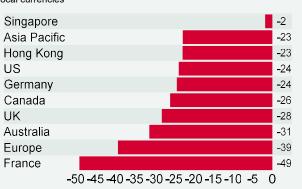
Local currencies



Source: Knight Frank, Macrobond

REIT performance: YTD (%)

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

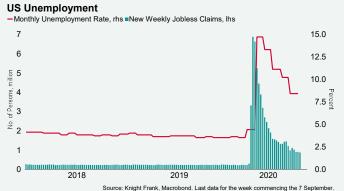
Important Notice (Short Strank LLP 2020 – This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability 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 September 2020



Internal and key client use only

US indicators



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

2020 Presidential Winner (probability of winning, %)



2020 Source: Knight Frank, Macrobond. Last modified: 22 September 2020 07:00 GMT 22 Sep 1 week ago 1 month ago 45% 45% 44% Trump Biden 58% 58% 59%

Fiscal measures details

UK

USA

ΕU

£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.

\$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 Germany programme including VAT rate cut to 16% from 19% and one

off 'children's bonus' payment.

Central Banks Policy Rates

	-		
	Current Rate	Rate at 1/1/2020	YTD Change
Advanced Economies			
Australia	0.25%	0.75%	-50 bps
Canada	0.25%	1.75%	-150 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%	25 bps
Japan	-0.10%	-0.10%	0 bps
United Kingdom	0.10%	0.75%	-65 bps
United States	0.25%	1.75%	-150 bps
Developing Economies			
Brazil	2.00%	4.50%	-250 bps
China	4.35%	4.35%	0 bps
India	4.00%	5.15%	-115 bps
Mexico	4.50%	7.25%	-275 bps
Russia	4.25%	6.25%	-200 bps
Saudi Arabia	1.00%	2.25%	-125 bps
South Korea	0.50%	1.25%	-75 bps
Turkey	8.25%	12.00%	-375 bps

Central Bank Assets Purchasing Programme

	Lastest (\$)	MoM (%)	YoY (%)	
Advanced Economies				Italy
Australia	217 bn	6.9%	87.1%	
Canada	413 bn	1.9%	357.1%	
Euro Area	7.66 tn	1.5%	48.3%	
France	1.87 tn	4.8%	44.3%	
Germany	2.72 tn	1.6%	39.8%	France
Italy	1.51 tn	1.5%	32.7%	
Sweden	146 bn	1.9%	53.8%	
Japan	6.44 tn	2.1%	20.1%	
United Kingdom	774 bn	-0.2%	- 2.6%	
United States	7.06 tn	1.1%	84.8%	
Developing Economies				Spain
Brazil	502 bn	- 12.1%	-4.8%	
China	5.3 tn	3.7%	5.2%	
India	377 bn	0.7%	37.4%	
Mexico	220 bn	1.1%	11.1%	Japan
Russia	684 bn	5.3%	5.6%	
Saudi Arabia	483 bn	0.3%	- 6.1%	
South Korea	443 bn	- 6.0%	5.7%	Hong
Turkey	99.6 bn	-4.3%	- 5.8%	Kong

€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

Source: Knight Frank, various sources

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 whatspever 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

22 September 2020 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

+44 20 3909 6842 william.matthews@knightfrank.com

Victoria Ormond

+44 20 7861 5009

Daniel Tomaselli Partner, Capital Markets Research Senior Research Analyst, Capital Markets +44 20 8106 1392 victoria.ormond@knightfrank.com 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 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 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 registed number OC309394. Our registered office is 55 Baker Street, London, WTU 8AN, where you may look at a



22 September 2020 Internal and key client use only

	Confirmed Cases Confirmed Deaths	Lockdown Index	Internal Movement Public Events Public Transport	Workplace Schools	International Travel
Europe					
Italy	299,506 35,724	55			
France Poland	458,061 31,338 79,988 2,298	49 38			
Poland	79,988 2,298 69,200 1,920	57			
Germany	274,158 9,396	50			
Russia	1,109,595 19,489	39			
United Kingdom	398,625 41,788	64			
Spain	671,468 30,663	63			
Norway	12,896 267	31			
Belgium	103,298 9,950	51			
Bulgaria Greece	19,014 765 15,595 344	39			
Denmark	15,595 344 23,323 640	54 56			
Switzerland	50,264 1,769	43			
Ukraine	178,353 3,583	64			
Finland	9,046 341	64 32 39			
Czech Republic	50,764 522	39			
Netherlands	95,899 6,272	44			
Sweden	88,237 5,865	37			
Americas					
Colombia	770,435 24,397 145,415 9,228	62			
Canada Argentina	640,134 13,482	61			
United States	6,857,967 199,881	38			
Venezuela	67,443 555	82			
Mexico	700,580 73,697	67			
Brazil	4,558,068 137,272	73			
Peru	772,896 31,474	85			
Africa Middle East	07.070				
Kenya South Africa	37,079 650 661,936 15,992	68			
Qatar	123,604 211	65			
United Arab Emirate		36			
Turkey	304,610 7,574	60			
Israel	192,579 1,273	34			
Iran	425,481 24,478	63			
Iraq	322,856 8,625	73			
Jordan	5,045 32	61			
Tunisia Morocco	11,260 164 103,119 1,855	27 70			
Egypt	102,141 5,787	63			
Asia Pacific	102,141 3,707	65			
Hong Kong	5,038 103	63			
Singapore	57,606 27	52			
Japan	79,438 1,508	37			
Indonesia	248,852 9,677	69			
Taiwan	445 7	19			
South Korea China	23,106 388 90,381 4,737	54 82			
Philippines	290,190 4,999	82 56			
India	5,562,663 88,935	81			
Vietnam	1,068 35	75			
Australia	26,912 851	75			
New Zealand	1,464 25	35			
Thailand	3,511 59	41			
Malaysia	10,276 130	52			
	Lockdown Index key & Scale				
	No Restrictions: 0 – 25		Internal movements Public events Public transport Value	Workplace Schools Value	International travel Value
	Recommended Restrictions: 26 – 50		No measure No Measure 0	No measure No measure 0	No measure 0
	Enforced Restrictions: 51 – 75		Recommended Recommended 1	Recommended Recommended 1	Screening 1
	Highest Restrictions / Ban: 76 – 100		Restriction Required Required 2	Some level of	Quarantine arrivals from
	righest Restrictions / ban: 76 – 100			Required closure of schooling required to	high risk regions 2
				some sectors close 2	Ban on high risk regions 3
				Required closure for all All schools required to	Total border closure 4
				but essential work close 3	I Otal Doluci Closure 4

In line with some of the fewest reported cases and the smallest reported deaths attributed to COVID-19, Taiwan has the lowest 'lockdown index' score at 19, 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. Taiwan, Tunisia, Norway, Poland and Israel are the only countries with no measures implemented on public events. Meanwhile, across the world, there is some measure of restriction on international travel.

Source: Knight Frank, Macrobond, Oxford University

Research

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 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 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 registed number OC309394. Our registered office is 55 Baker Street, London, WTU 8AN, where you may look at a