

Leading Indicators

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|----------------|----------------------------------|--------------------------|---|--------------------|--------------|
| SUMMARY | EQUITIES | BONDS & RATES | CURRENCIES & MONETARY POLICY | COMMODITIES | TRADE |
| REITs | VOLATILITY & MOBILITY | COVID-19 | CONTAINMENT MEASURES | ESG | MACRO |
| | | | | RESEARCH | |

NEED TO KNOW

8 March 2022

\$139

per barrel,
Brent Crude

Energy prices continue to surge. The price of Brent Crude hit \$139 per barrel on Monday, its highest level since 2008, following the US's announcement that it was in 'active discussions' to ban Russian crude imports. Some analysts have speculated that Brent crude could reach \$185 per barrel by year end if the Russian supply continues to be disrupted. Meanwhile, European natural gas futures increased by 79% since Friday to a record high of €345 per megawatt hour (MWh) on Monday, before closing at €227 per MWh. Last year, prices were just €16 per MWh. The main impacts on commercial real estate are likely to stem from indirect channels such as inflation and lower economic growth, as well as the reorganisation of some supply chains. Last week, the IMF acknowledged that the conflict and the subsequent financial sanctions imposed on Russia will have a severe impact on the global economy.

£9tn

CPTPP
Free Trade Area
market size

UK nears Asian free trade partnership. Last week, the UK and New Zealand signed a new Free Trade Agreement (FTA), the UK's second FTA post Brexit, following the deal agreed with Australia. The agreement is expected to increase trade between the two countries by 60%. Despite the limited overall impact on UK GDP, this FTA marks another important step towards the UK joining the Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP). The CPTPP is a free trade area of 11 Pacific nations, including New Zealand, with a total GDP of circa £9 trillion. Currently, the UK is in its second and final phase of joining the partnership, according to the UK's Trade Secretary.

+152%

Monthly increase in
geopolitical risk,
March 2022

Geopolitical risk reaches 20 year high. The global geopolitical risk index jumped 152% m-m in March to 451, its highest level since the 9/11 terrorist attacks in 2001. Meanwhile, the CBOE VIX volatility index, which represents expectations for market volatility over the next 30 days, has increased 59% m-m. With economies already contending with decade high inflation and the likelihood of rising interest rates, the conflict in Ukraine has exacerbated this further. Despite the conflict, Jay Powell, Chair of the US Federal Reserve committed to raising interest rates at the central bank's next monetary policy committee. Powell noted that a 25bps rate hike at the meeting on 15th March is most likely and that the Fed will be trading 'carefully' so to not add any more volatility to markets. While markets are expecting six rate hikes from the Fed this year, this could be lessened given the current crisis.

LOOKING AHEAD

Elections

This week, the South Korean public will go to the polls to vote in Presidential elections. On 3rd April, a parliamentary election will occur in Hungary and on 10th April, France's Presidential election will begin. Polls place Emmanuel Macron, the current French President, in the lead with 30.5% support, followed by the National Rally candidate Marine Le Pen with 14.5% and Far-right candidate Eric Zemmour with 13%. Here, we may get to see, if at all, how current geo-political events shape elections and government standings.

GDP

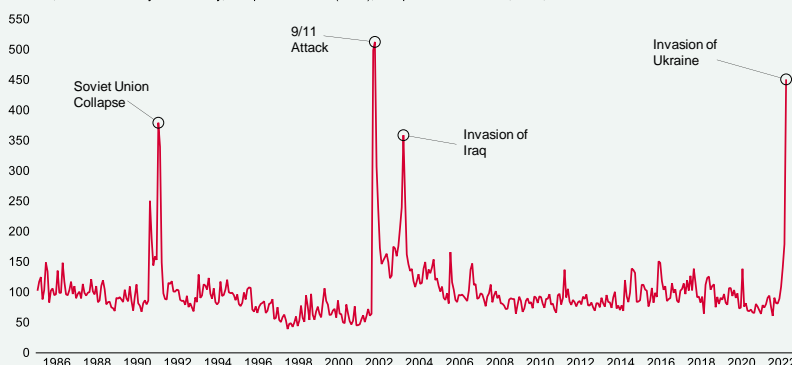
Monthly GDP figures will be released this week for the Eurozone, UK, South Africa and Japan. Over the month of December, UK GDP declined 0.2%, better than expectations of a 0.6% fall. December's figure brought overall GDP growth for the year to a record 7.5%. Data published on Friday will reveal how the UK economy fared in January, which means that any direct or indirect implications of the Russia/Ukraine conflict will not be accounted for in this release. We will have to wait for February's data which is published in April to see if any impacts to the UK economy started to filter through.

Energy Summit

The CERA Week conference, the world's largest gathering of energy industry leaders will commence this week. With gas prices at record highs around the world and oil prices at their strongest levels in two decades, the focus will be on easing price pressures. Even prior to the Russia/Ukraine conflict, the industry was already dealing with restricted supply. Industry leaders will therefore have to contend with the energy crisis at the meeting, as well as criticism for the industry's role in climate change.

Global geopolitical risk surges on Ukraine conflict

—World, Economic Policy Uncertainty, Geopolitical Risks (GPR), Geopolitical Risk Index, Total, Index

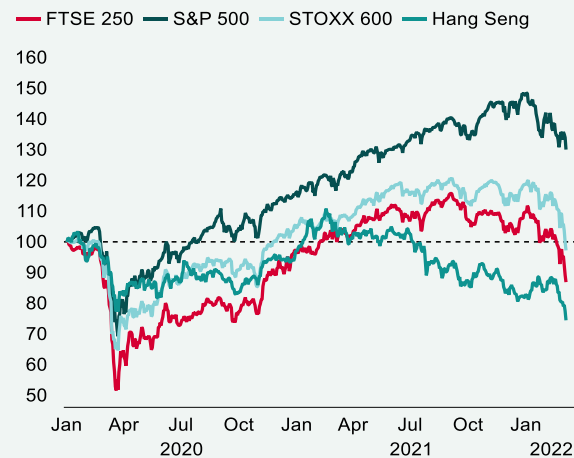


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Equity markets

Price return index, Jan 2020 = 100, US\$

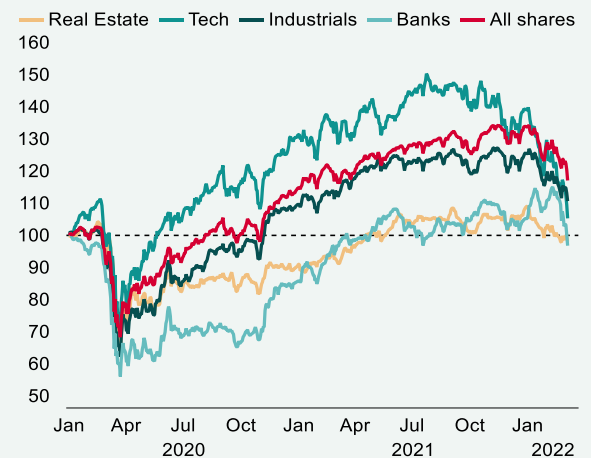


| Index | Last | Percentage change since | | | | |
|-----------|--------|-------------------------|-------|--------|---------|----------|
| | | Original value and base | 1 day | 1 week | 1 month | Jan 2020 |
| DAX 30 | 5,881 | | -7.9 | -14.8 | -19.4 | -11.1 |
| FTSE 250 | 25,180 | | -6.0 | -10.2 | -14.3 | -13.1 |
| Hang Seng | 2,694 | | -6.3 | -7.6 | -14.6 | -25.5 |
| IBEX 35 | 8,315 | | -6.2 | -12.9 | -15.4 | -22.4 |
| MIB | 24,103 | | -9.1 | -16.8 | -20.8 | -8.4 |
| S&P 500 | 4,201 | | -3.7 | -4.2 | -6.7 | 30.0 |
| STOXX 600 | 454 | | -6.2 | -11.0 | -14.2 | -2.8 |
| TOPIX | 15 | | -4.4 | -6.9 | -8.9 | -3.4 |

Source: Knight Frank, Macrobond

Equity sectors

Price return index, Jan 2020 = 100, US\$

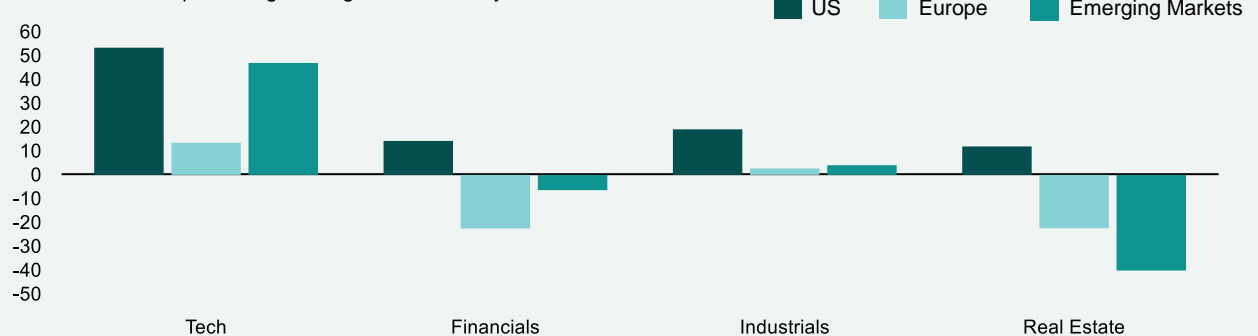


| Index | Last | Percentage change since | | | | |
|--------------------|-------|-------------------------|-------|--------|---------|----------|
| | | Original value and base | 1 day | 1 week | 1 month | Jan 2020 |
| All shares | 3,091 | | -4.3 | -5.4 | -7.9 | 17.1 |
| Banks | 108 | | -6.3 | -9.9 | -13.3 | -3.2 |
| Consumer goods | 323 | | -7.2 | -9.7 | -14.6 | 15.6 |
| Hotels & Leisure | 334 | | -8.9 | -13.0 | -13.7 | -10.5 |
| Household durables | 146 | | 0.0 | 0.0 | -5.9 | 23.4 |
| Industrials | 292 | | -3.6 | -3.6 | -5.5 | 10.7 |
| Real Estate | 1,111 | | -1.9 | -1.8 | -3.7 | -1.9 |
| Tech | 249 | | -6.3 | -10.2 | -15.0 | 5.3 |

Source: Knight Frank, Macrobond

Equity regional sectors

Price return index percentage change since January 2020, US\$



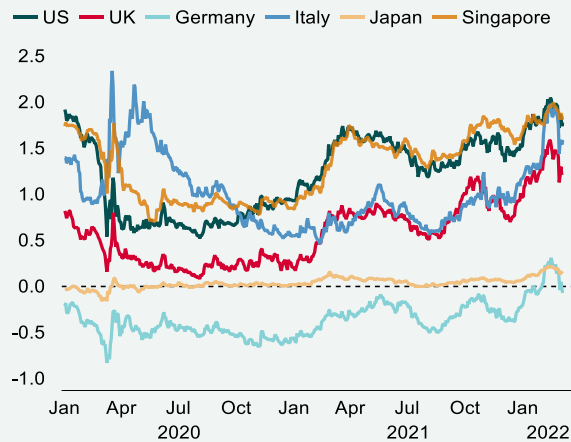
Source: Knight Frank, Macrobond

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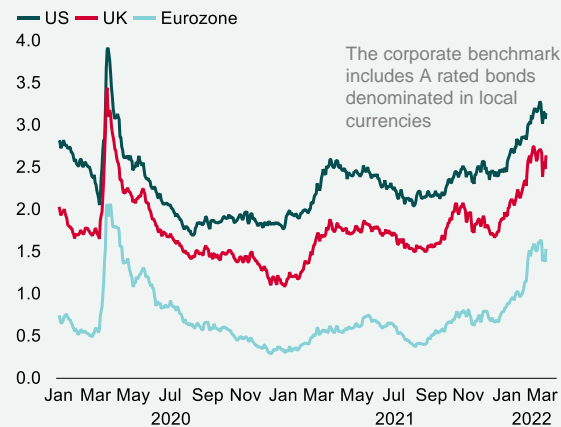
Government bond yields

10 year government bond yields, %



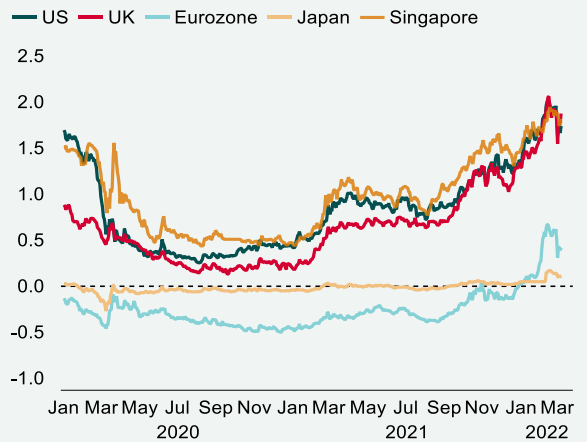
Corporate bond yields

10 year corporate benchmark yields, %



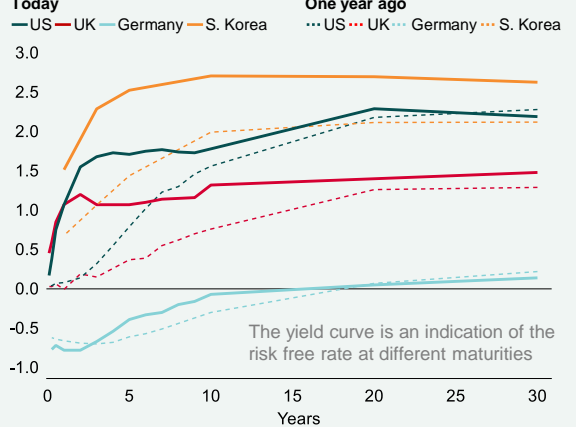
Interest rate swaps

5 year swap rates, %



Yield curves

Latest nominal yield curves vs one year ago, %



| | Last | 1 day | 1 week | 1 month | Jan '20 |
|--------------------------------|-------|-------|--------|---------|---------|
| 10y Gov bond yields, % | | | | | |
| Germany | -0.07 | -0.02 | 0.19 | 0.23 | -0.21 |
| Italy | 1.59 | 1.54 | 1.76 | 1.84 | 1.40 |
| Japan | 0.14 | 0.15 | 0.18 | 0.19 | -0.03 |
| Singapore | 1.81 | 1.85 | 1.90 | 1.83 | 1.74 |
| UK | 1.21 | 1.21 | 1.41 | 1.41 | 0.82 |
| US | 1.78 | 1.74 | 1.83 | 1.92 | 1.92 |
| 10y Corp bond yields, % | | | | | |
| Eurozone | 1.53 | 1.37 | 1.60 | 1.49 | 0.74 |
| UK | 2.64 | 2.48 | 2.67 | 2.61 | 2.03 |
| US | 3.14 | 3.07 | 3.12 | 3.01 | 2.82 |

Source: Knight Frank, Macrobond

| | Last | 1 day | 1 week | 1 month | Jan '20 |
|-------------------------|------|-------|--------|---------|---------|
| 5y Swap rates, % | | | | | |
| Eurozone | 0.42 | 0.42 | 0.31 | 0.59 | -0.13 |
| Japan | 0.11 | 0.11 | 0.10 | 0.05 | 0.03 |
| Singapore | 1.77 | 1.77 | 1.86 | 1.78 | 1.50 |
| UK | 1.88 | 1.88 | 1.55 | 1.83 | 0.88 |
| US | 1.74 | 1.74 | 1.64 | 1.86 | 1.70 |

Source: Knight Frank, Macrobond

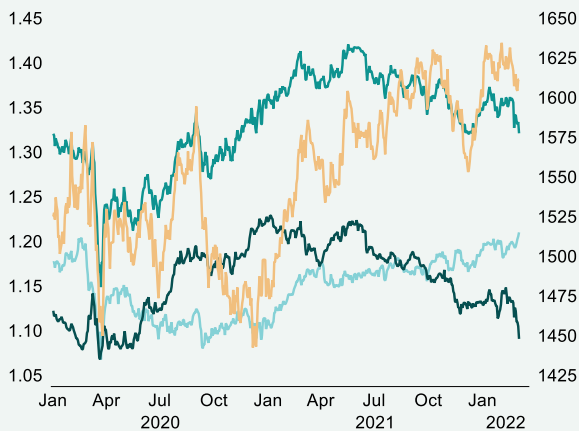
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Currencies

Spot prices

EUR per GBP, lhs USD per GBP, lhs USD per EUR, lhs KRW per GBP, rhs

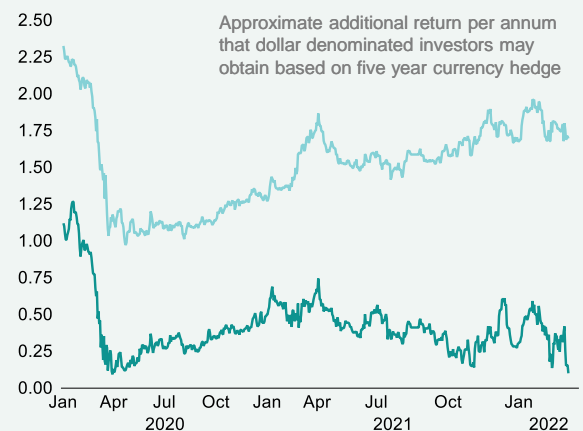


| | Last | 1 day | 1 week | 1 month | Jan '20 |
|-------------|-------|-------|--------|---------|---------|
| EUR per GBP | 1.211 | 1.206 | 1.193 | 1.183 | 1.177 |
| KOR per GBP | 1,612 | 1,612 | 1,609 | 1,624 | 1,525 |
| USD per GBP | 1.322 | 1.334 | 1.342 | 1.353 | 1.321 |
| USD per EUR | 1.091 | 1.105 | 1.126 | 1.146 | 1.123 |

Hedging benefits

Hedging benefit p.a. on a 5 year forward

USD per EUR USD per GBP



| | Last | 1 day | 1 week | 1 month | Jan '20 |
|------------|------|-------|--------|---------|---------|
| USD to EUR | 1.70 | 1.71 | 1.79 | 1.68 | 2.32 |
| USD to GBP | 0.10 | 0.15 | 0.31 | 0.37 | 1.12 |

Source: Knight Frank, Macrobond

Inflation and monetary policy

Inflation rate (%)

Interest rates (%)

Asset purchasing

| | Inflation rate (%) | | | | Interest rates (%) | | Asset purchasing | |
|------------------------|--------------------|-----|-----|-----|--------------------|---------|------------------|---------------|
| | Feb | Jan | Dec | Nov | Last | Jan '21 | Lastest (\$) | 1m change (%) |
| Australia ¹ | n/a | n/a | 3.7 | 3.7 | 0.10 | 0.10 | 470 bn | 2.7 |
| Canada | n/a | 5.1 | 4.8 | 4.7 | 0.50 | 0.25 | 396 bn | 1.4 |
| China | n/a | 0.9 | 1.5 | 2.3 | 4.35 | 4.35 | 6.34 tn | 2.0 |
| Euro Area | 5.8 | 5.1 | 5.0 | 4.9 | 0.00 | 0.00 | 9.82 tn | 0.9 |
| France | 3.6 | 2.9 | 2.8 | 2.8 | 0.00 | 0.00 | 2.27 tn | -1.8 |
| Germany | 5.2 | 5.0 | 5.3 | 5.3 | 0.00 | 0.00 | 3.29 tn | -0.5 |
| India | n/a | 6.0 | 5.7 | 4.9 | 4.00 | 4.00 | 431 bn | -3.1 |
| Italy | 5.7 | 4.8 | 3.9 | 3.7 | 0.00 | 0.00 | 1.79 tn | 0.6 |
| Japan | n/a | 0.5 | 0.8 | 0.6 | -0.10 | -0.10 | 6.34 tn | -0.1 |
| Saudi Arabia | n/a | 1.2 | 1.2 | 1.1 | 1.00 | 1.00 | 487 bn | -1.0 |
| South Korea | 3.7 | 3.6 | 3.7 | 3.8 | 1.25 | 0.50 | 501 bn | 2.8 |
| Spain | 7.4 | 6.1 | 6.5 | 5.6 | 0.00 | 0.00 | 487 bn | -0.6 |
| Sweden | n/a | 3.7 | 3.9 | 3.3 | 0.00 | 0.00 | 168 bn | -1.8 |
| UK | n/a | 5.5 | 5.4 | 5.1 | 0.50 | 0.10 | 1.19 tn | -1.4 |
| US | n/a | 7.5 | 7.1 | 6.8 | 0.25 | 0.25 | 8.9 tn | 0.4 |

1. Australia Inflation rate is only available on a quarterly basis.

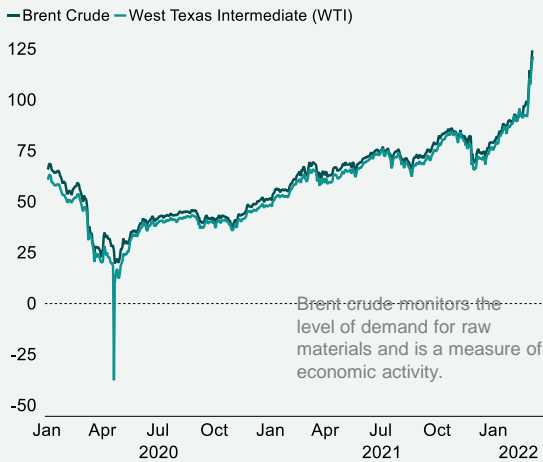
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Energy

Oil spot prices, \$ per barrel



| | Last | 1 day | 1 week | 1 month | Jan '20 |
|----------------------|-------|-------|--------|---------|---------|
| Brent, \$ per barrel | 124.4 | 124.4 | 107.3 | 91.3 | 66.0 |
| WTI, \$ per barrel | 121.3 | 119 | 103 | 89.4 | 61.1 |

Precious Metals

Gold and Silver spot price, \$ per ounce

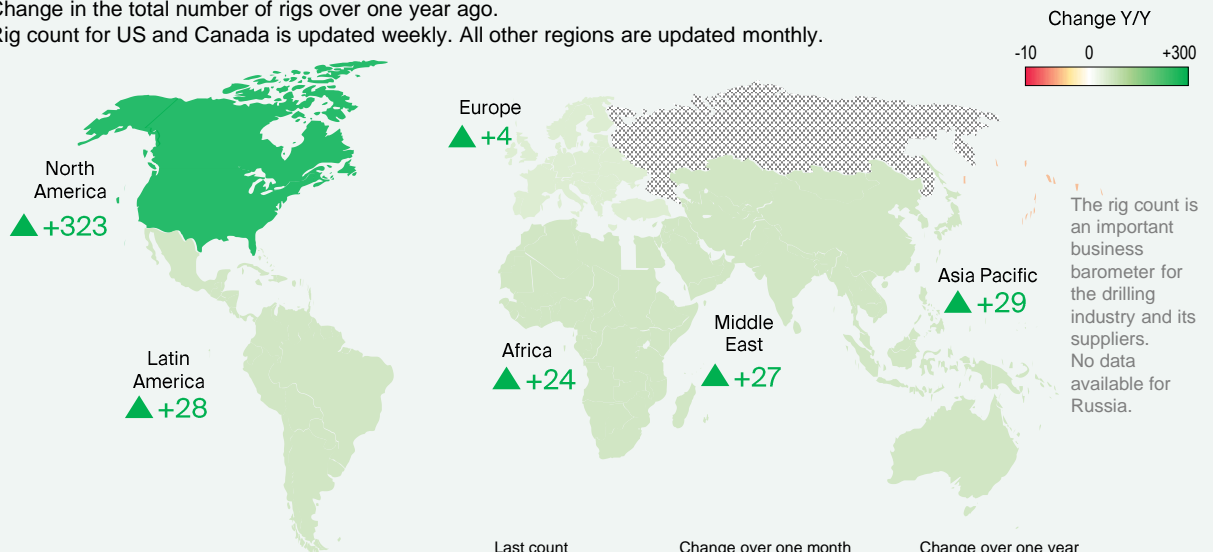


| | Last | 1 day | 1 week | 1 month | Jan'20 |
|----------------------|-------|-------|--------|---------|--------|
| Gold, \$ per ounce | 1,997 | 1,970 | 1,908 | 1,820 | 1,517 |
| Silver, \$ per ounce | 25.6 | 25.7 | 24.4 | 23 | 17.8 |

Source: Knight Frank, Macrobond

Petroleum industry rig count

Change in the total number of rigs over one year ago.
Rig count for US and Canada is updated weekly. All other regions are updated monthly.



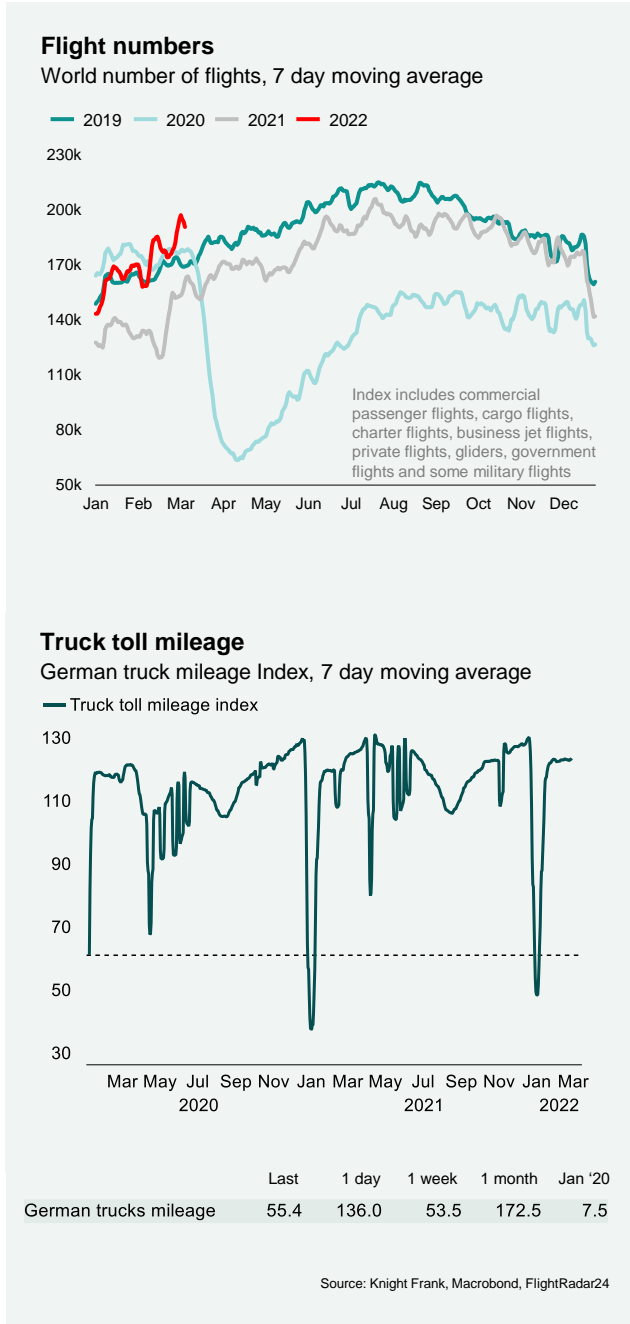
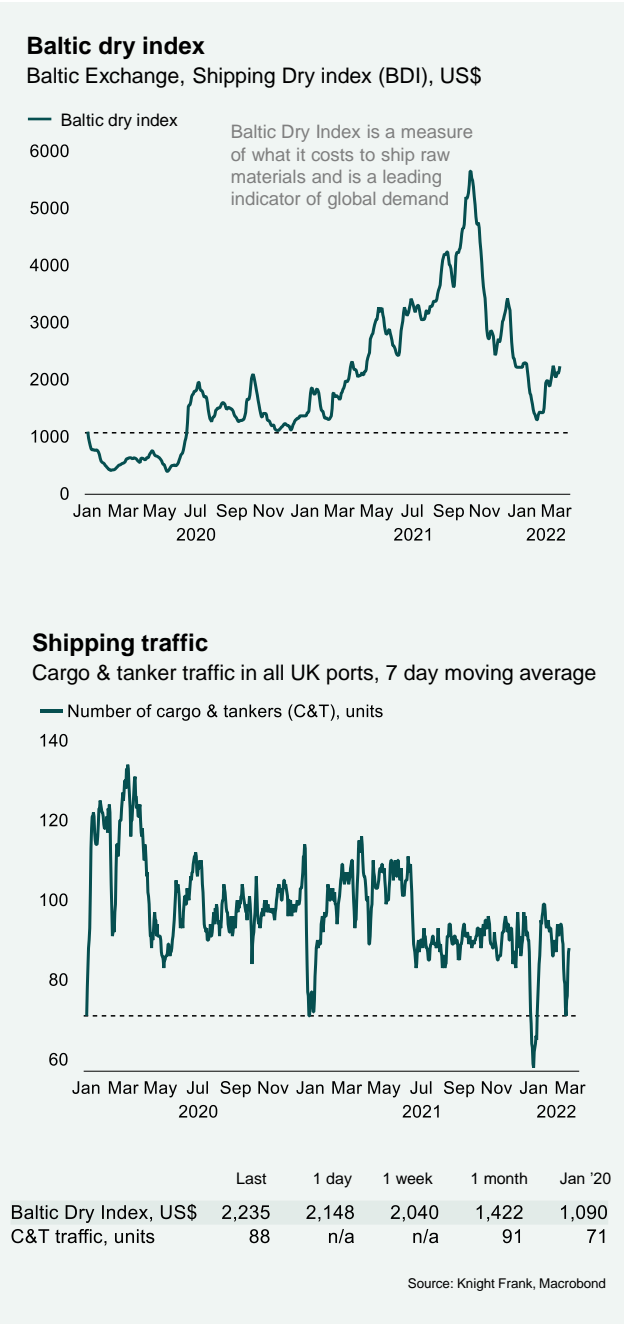
The rig count is an important business barometer for the drilling industry and its suppliers. No data available for Russia.

| | Last count | Change over one month | Change over one year |
|-------------------|------------|-----------------------|----------------------|
| US | 650 | 37 | 247 |
| Canada | 217 | -1 | 76 |
| Rest of the World | 813 | -28 | 112 |

Source: Knight Frank, Macrobond

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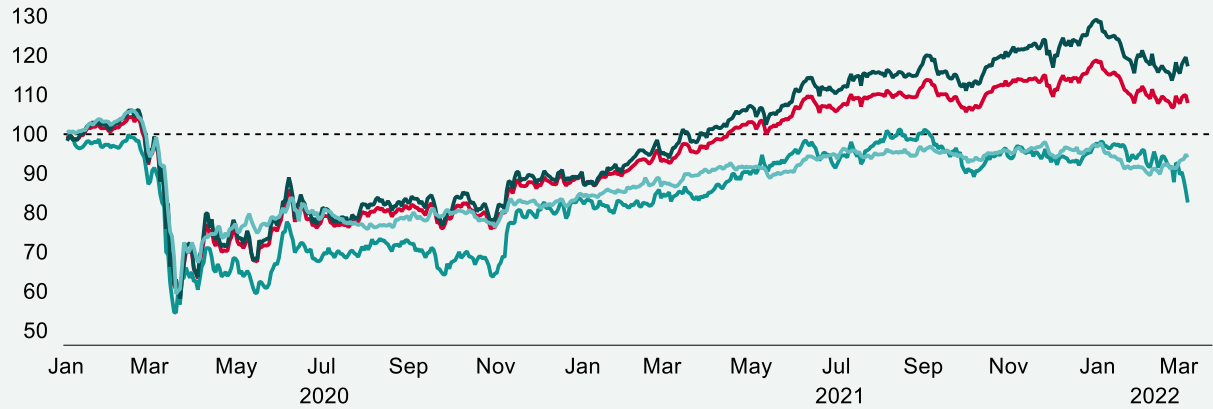
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REITs by region

EPRA/NAREIT total return index, Jan 2020 = 100, US\$

— World — Europe — US — Asia Pacific



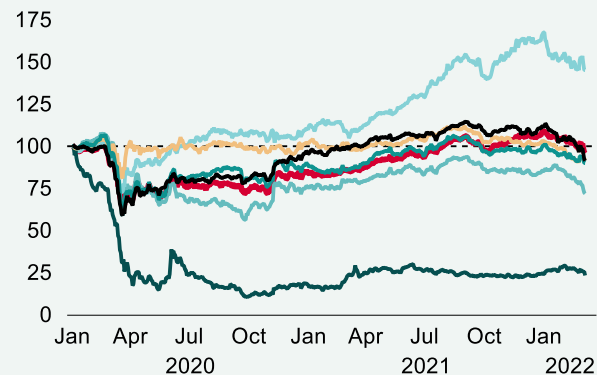
| Index, total return | Last | Percentage change since | | | |
|-------------------------|-------|-------------------------|--------|---------|----------|
| | | 1 day | 1 week | 1 month | Jan 2020 |
| Original value and base | | | | | |
| US | 2,803 | -1.2 | -0.9 | -1.1 | 17.3 |
| Europe | 2,356 | -6.5 | -10.8 | -11.0 | -17.4 |
| World | 3,467 | -1.7 | -1.7 | -1.9 | 7.9 |
| Asia Pacific | 3,694 | 0.5 | 3.1 | 4.1 | -5.9 |

Source: Knight Frank, Macrobond

UK REITs by sector

UK EPRA gross total return index, Jan 2020 = 100, GBP£

— All REITs — Office — Industrial — Retail
— Healthcare — Residential — FTSE 250

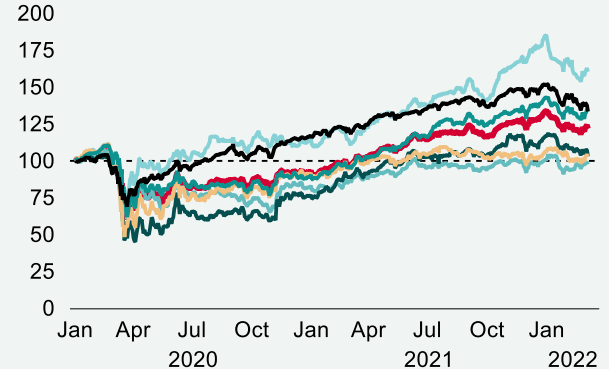


| Index, gross total return | Last | Percentage change since | | | |
|---------------------------|--------|-------------------------|--------|---------|---------|
| | | 1 day | 1 week | 1 month | Jan '20 |
| Original value and base | | | | | |
| All REITs | 979 | -3.0 | -5.9 | -7.2 | -4.3 |
| Office | 2,130 | -3.4 | -9.5 | -13.6 | -28.1 |
| Industrial | 1,800 | -2.6 | -3.9 | -3.3 | 45.1 |
| Retail | 84 | -8.3 | -12.3 | -18.0 | -76.7 |
| Healthcare | 2,116 | 1.2 | 1.0 | -1.7 | -6.7 |
| Residential | 1,373 | -2.0 | -4.3 | -4.3 | -10.0 |
| FTSE 250 | 15,561 | -4.5 | -8.3 | -11.6 | -8.7 |

US REITs by sector

US NAREIT gross total return index, Jan 2020 = 100, US\$

— All REITs — Office — Industrial — Retail
— Healthcare — Residential — S&P500



| Index, gross total return | Last | Percentage change since | | | |
|---------------------------|--------|-------------------------|--------|---------|--------|
| | | 1 day | 1 week | 1 month | Jan'20 |
| Original value and base | | | | | |
| All REITs | 24,159 | -1.3 | -0.9 | -1.0 | 19.9 |
| Office | 2,154 | -1.3 | -1.1 | 4.0 | -3.9 |
| Industrial | 3,467 | -0.8 | -0.2 | -3.3 | 59.0 |
| Retail | 1,145 | -4.2 | -4.4 | -4.7 | 0.3 |
| Healthcare | 4,194 | -0.2 | 1.2 | 3.0 | 1.1 |
| Residential | 2,567 | 0.6 | 0.6 | -0.9 | 31.8 |
| S&P500 | 8,826 | -3.7 | -4.2 | -6.5 | 34.7 |

Source: Knight Frank, Macrobond

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Volatility index

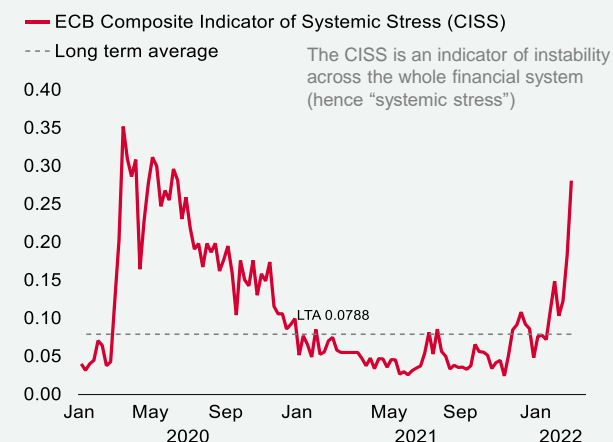
Near term stock price volatility indicator



| | Last | 1 day | 1 week | 1 month | Jan '20 |
|-------------------|------|-------|--------|---------|---------|
| CBOE VIX | 36.5 | 36.5 | 33.3 | 21.4 | 13.8 |
| Euro Stoxx 50 VIX | 48.2 | 48.2 | 41.6 | 23.2 | 14.0 |
| Nikkei VIX | 29.3 | 29.8 | 25.6 | 23.4 | 14.8 |
| KOSPI VIX | 29.0 | 27.8 | 24.4 | 21.1 | 14.7 |

Systemic stress

Measures FX, money, sovereign and bond yield volatility



| | Last | 1 week | 1 month | Jan'20 |
|---------------------------------|-------|--------|---------|--------|
| Systemic stress composite | 0.281 | 0.183 | 0.148 | 0.022 |
| Equity markets stress sub index | 0.164 | 0.116 | 0.112 | 0.009 |
| Bond markets stress sub index | 0.113 | 0.086 | 0.080 | 0.020 |
| FX markets stress sub index | 0.089 | 0.043 | 0.069 | 0.004 |

Source: Knight Frank, Macrobond

Workplace mobility

Google Workplace Mobility Index change since March '20, %
7 day moving average of daily office visitors compared to each country's baseline (5 week average between Jan 2020 - Feb 2020).

| | Last | 1 week | 1 month |
|--------------|------|--------|---------|
| Nigeria | 32 | 30 | 29 |
| Turkey | 16 | 14 | -2 |
| Mexico | 16 | 14 | 7 |
| South Africa | 15 | 12 | 9 |
| India | 12 | 12 | 7 |
| Brazil | 3 | 25 | 15 |
| Russia | -6 | -10 | -25 |
| Japan | -8 | -15 | -9 |
| Singapore | -10 | -10 | -35 |
| Italy | -11 | -9 | -14 |
| France | -12 | -16 | -13 |
| Germany | -12 | -11 | -12 |
| South Korea | -12 | -5 | -40 |
| Australia | -13 | -10 | -14 |
| US | -17 | -22 | -23 |
| Canada | -20 | -26 | -24 |
| UK | -20 | -25 | -21 |
| Netherlands | -23 | -19 | -19 |

Source: Knight Frank, Macrobond

Public transport mobility

Citymapper Mobility Index change since March '20, %
7 day moving average of daily trips planned and taken compared to each city's baseline (4 week average between Jan 2020 - Feb 2020).

| | Last |
|---------------|------|
| Hong Kong | 17 |
| Singapore | 3 |
| Paris | -3 |
| Istanbul | -19 |
| London | -25 |
| New York | -31 |
| Madrid | -32 |
| Barcelona | -36 |
| Seoul | -40 |
| Washington DC | -45 |
| Moscow | -47 |
| Toronto | -50 |
| Los Angeles | -58 |
| San Francisco | -66 |
| Sao Paulo | -68 |
| Sydney | -90 |
| Melbourne | -91 |

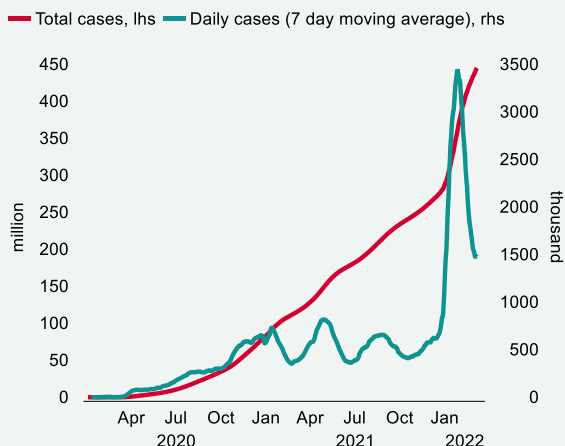
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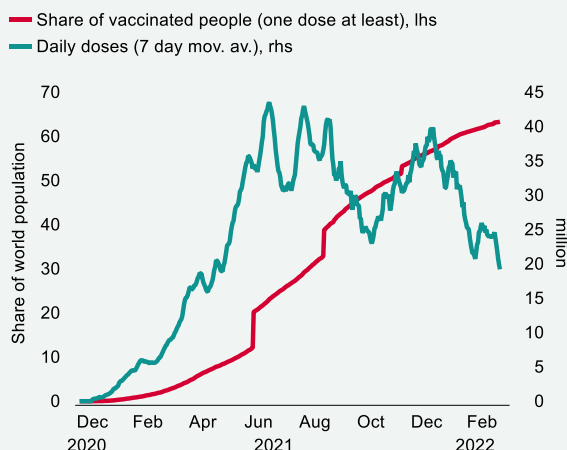
World cases

Number of recorded COVID-19 cases



World vaccination

Number of Covid-19 vaccination doses



Source: Knight Frank, Macrobond

Cases and vaccinations breakdown by country

| | Total cases | | | | New cases | | | People vaccinated | | New doses | |
|--------------|-------------|----------|------------|-------------|-----------|----------------|-----------------|-------------------|--|-----------|--|
| | Millions | Last day | 1 week ago | 1 month ago | Thousands | Population (%) | Last 7 days av. | | | | |
| Australia | 3.0 | 22,268 | 16,218 | 20,858 | 22,093 | 86 | 10,794 | | | | |
| Brazil | 29.0 | 59,253 | 165,403 | 197,442 | 178,246 | 83 | 75,276 | | | | |
| Canada | 3.3 | 5,925 | 10,102 | 11,500 | 32,595 | 86 | 11,089 | | | | |
| China | 0.6 | 31,378 | 26,321 | 463 | 1,269,302 | 88 | 746,265 | | | | |
| Denmark | 2.9 | 10,827 | 16,454 | 36,512 | 4,844 | 83 | 248 | | | | |
| France | 22.4 | 45,328 | 42,569 | 149,763 | 53,967 | 80 | 7,828 | | | | |
| Germany | 15.9 | 78,428 | 62,349 | 95,267 | 63,513 | 76 | 11,982 | | | | |
| Greece | 2.5 | 9,213 | 8,214 | 10,980 | 7,870 | 76 | 2,195 | | | | |
| India | 43.0 | 4,362 | 8,013 | 83,876 | 967,279 | 69 | 288,177 | | | | |
| Ireland | 1.3 | 2,277 | 2,338 | 2,381 | 4,055 | 81 | 651 | | | | |
| Italy | 13.0 | 35,889 | 31,878 | 78,943 | 50,650 | 84 | 11,639 | | | | |
| Japan | 5.4 | 63,703 | 69,267 | 92,865 | 101,800 | 81 | 147,880 | | | | |
| Netherlands | 6.7 | 66,794 | 27,410 | 79,964 | 13,451 | 78 | 432 | | | | |
| Norway | 1.3 | 10,394 | 6,185 | 10,962 | 4,329 | 79 | 267 | | | | |
| Portugal | 3.3 | 4,290 | 7,107 | 31,431 | 9,661 | 95 | 2,813 | | | | |
| Russia | 17.0 | 73,162 | 106,920 | 171,905 | 78,770 | 54 | 7,196 | | | | |
| Saudi Arabia | 0.7 | 317 | 632 | 3,260 | 25,793 | 73 | 16,061 | | | | |
| Singapore | 0.8 | 13,158 | 14,228 | 7,752 | 4,989 | 91 | 2,601 | | | | |
| South Africa | 3.7 | 1,147 | 1,266 | 1,752 | 20,502 | 34 | 12,001 | | | | |
| South Korea | 4.7 | 210,716 | 139,626 | 35,285 | 44,873 | 87 | 9,926 | | | | |
| Spain | 11.1 | 16,260 | 13,353 | 27,690 | 41,084 | 88 | 5,777 | | | | |
| UK | 19.1 | 27,312 | 24,698 | 52,003 | 52,654 | 77 | 6,716 | | | | |
| US | 78.5 | 32,918 | 16,198 | 100,482 | 254,071 | 77 | 22,683 | | | | |

| | Total cases | | Change since | | People vaccinated | | Share of population | | |
|-------|-------------|------------|--------------|-------------|-------------------|-------|---------------------|-------------|--|
| | Total (mn) | 1 week ago | 1 week ago | 1 month ago | Total (mn) | Last | 1 week ago | 1 month ago | |
| World | 445 | 2.4% | 13.9% | 720 | 63.3% | 63.1% | 61.5% | | |

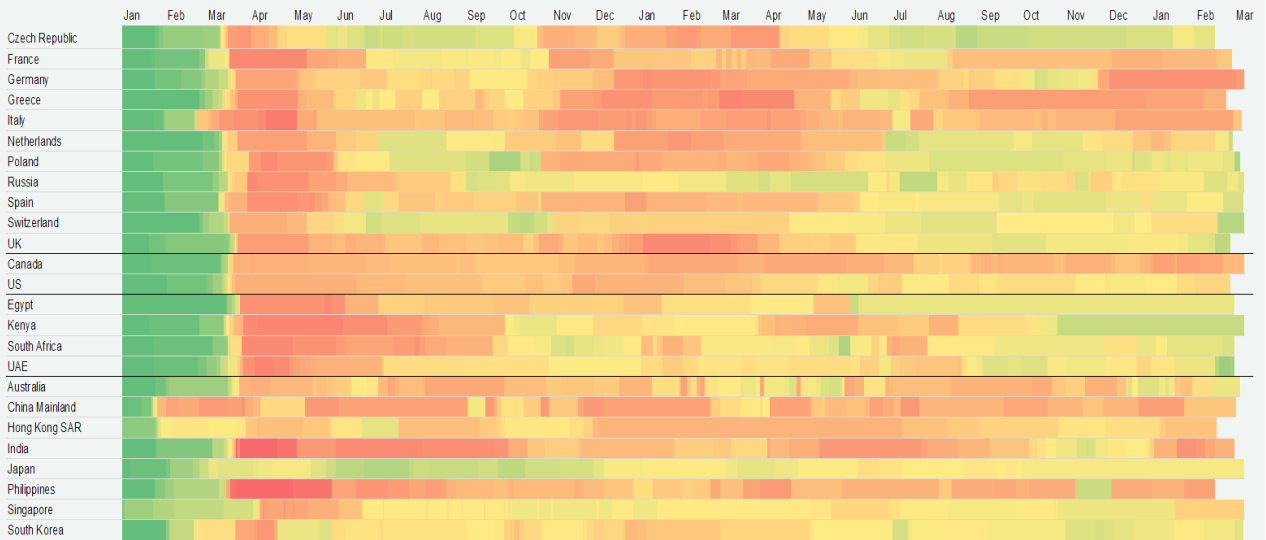
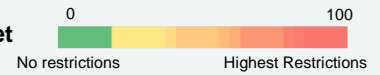
Source: Knight Frank, Macrobond

Leading Indicators

| | | | | | |
|---------|-----------------------|---------------|------------------------------|-------------|----------|
| SUMMARY | EQUITIES | BONDS & RATES | CURRENCIES & MONETARY POLICY | COMMODITIES | TRADE |
| REITs | VOLATILITY & MOBILITY | COVID-19 | CONTAINMENT MEASURES | ESG | MACRO |
| | | | | | RESEARCH |

Timeline of Covid-19 containment measures and their stringency by market

Change in severity of containment measures over time, up to the latest data.



Source: Knight Frank, Macrobond

Covid-19 containment measures breakdown by market

| | Confirmed Cases | Confirmed Deaths | Lockdown Index | Internal Movement | Public Events | Public Transport | Workplace | Schools | International Travel |
|----------------|-----------------|------------------|----------------|-------------------|---------------|------------------|-----------|---------|----------------------|
| Czech Republic | 3,624,937 | 38,892 | 42 | | | | | | |
| France | 22,393,748 | 136,185 | 64 | | | | | | |
| Germany | 15,830,112 | 124,107 | 81 | | | | | | |
| Greece | 2,499,259 | 26,143 | 72 | | | | | | |
| Italy | 12,990,223 | 155,782 | 64 | | | | | | |
| Netherlands | 6,724,524 | 21,629 | 34 | | | | | | |
| Poland | 5,734,041 | 112,535 | 24 | | | | | | |
| Russia | 16,619,507 | 348,467 | 40 | | | | | | |
| Spain | 11,100,428 | 100,413 | 38 | | | | | | |
| Switzerland | 2,890,568 | 13,174 | 27 | | | | | | |
| UK | 19,119,181 | 162,008 | 30 | | | | | | |
| Canada | 3,334,009 | 36,998 | 69 | | | | | | |
| US | 79,265,726 | 958,437 | 59 | | | | | | |
| Egypt | 489,876 | 24,172 | 44 | | | | | | |
| Kenya | 323,071 | 5,640 | 32 | | | | | | |
| South Africa | 3,683,172 | 99,543 | 38 | | | | | | |
| UAE | 882,477 | 2,301 | 21 | | | | | | |
| Australia | 3,362,035 | 5,416 | 44 | | | | | | |
| China Mainland | 110,868 | 4,636 | 64 | | | | | | |
| Hong Kong SAR | 440,609 | 1,774 | 66 | | | | | | |
| India | 42,962,953 | 515,036 | 72 | | | | | | |
| Japan | 5,341,246 | 24,816 | 47 | | | | | | |
| Philippines | 3,666,678 | 56,879 | 78 | | | | | | |
| Singapore | 819,663 | 1,073 | 60 | | | | | | |
| South Korea | 4,456,264 | 8,957 | 41 | | | | | | |

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 |
| Required closure of some sectors | Some level of schooling to close | 2 |
| Required closure for all but essential work | All schools ed to close | 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 |

Source: Knight Frank, Macrobond

Leading Indicators

| | | | | | |
|---------|-----------------------|---------------|------------------------------|-------------|-------|
| SUMMARY | EQUITIES | BONDS & RATES | CURRENCIES & MONETARY POLICY | COMMODITIES | TRADE |
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| | | | | RESEARCH | |

ESG FUNDS & SUSTAINABLE FINANCE

\$55bn

ESF funds Inflow
9m 2021

- Inflows into ESG funds reached \$55bn in the first nine months of 2021, more than 2020's full year total.
- Overall, there are now \$330bn assets under management in ESG funds.

57%

The growth of sustainable bonds in 9m 2021 vs 9m 2020

- Global sustainable finance bond issuance increased 57% to \$778bn during the first nine months of 2021 compared to the previous year, and reached an all time record.
- Sustainable finance bonds' share of global debt capital markets reached 10% during the first nine months of 2021, up from 5.9% a year ago.

48%

The growth in equity issuance in 9m 2021 vs 9m 2020

- Equity issuance from sustainable companies increased 48% to \$29bn in the first nine months of 2021 compared to the previous year, 2020 and an all time first nine month record.
- Asia Pacific accounted for 40% of the sustainable equity market, followed by the Americas with 37%.

EMISSION TARGETS

UN IPCC

Under all emissions scenarios outlined in the UN's IPCC report, temperatures will pass 1.5°C above 1850-1900 levels by 2040 and extreme weather occurrences will be more frequent. Therefore, the Paris Agreement's goal of stabilising temperatures at 1.5°C above pre-industrial levels by the end of the century will require significant action.

As result, the UK, US and EU have accelerated their emissions targets:

- **UK:** to reduce emissions by 78% before 2035 (vs 1990 levels).
- **EU:** to cut emissions by at least 55% by 2030 (vs 1990 levels).
- **US:** to cut emissions by 52% by 2030 (vs 2005 levels).

EU AND UK EMISSIONS TRADING SYSTEM TRACKER

EU Allowance (EUA) and UK Allowance (UKA) grant the entitlement to emit one tonne of carbon dioxide equivalent gas.

EU daily carbon market price, ICE EUA Futures, €



UK daily carbon market price, ICE UKA Future, £



| | Price, € Last | Percentage change since, % | | | |
|---------|------------------|----------------------------|--------|---------|---------|
| | | 1 day | 1 week | 1 month | Jan '20 |
| ICE EUA | 58 | -13.7 | -34.0 | -39.6 | 136.4 |

| | Price, £ Last | Percentage change since, % | | | |
|---------|------------------|----------------------------|--------|---------|---------|
| | | 1 day | 1 week | 1 month | Jun '21 |
| ICE UKA | 68 | -4.1 | -17.6 | -21.4 | 39.6 |

Leading Indicators

| SUMMARY | EQUITIES | BONDS & RATES | CURRENCIES & MONETARY POLICY | COMMODITIES | TRADE |
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| | | | | | RESEARCH |

MACROECONOMIC INDICATORS

| Market | Population million | GDP | | | Interest rate | Inflation rate | Jobless rate | Gov. Budget % of GDP | Debt/ GDP % | Current Account/ GDP % |
|----------------|-----------------------|--------|-------|-------|------------------|-------------------|-----------------|----------------------------|-------------------|---------------------------------|
| | | \$tn | YoY | QoQ | | | | | | |
| Australia | 26 | 1,331 | 3.9% | -1.9% | 0.10% | 3.5% | 4.2% | -4.3% | 24.8% | 2.5 |
| Austria | 9 | 431 | 5.4% | -2.2% | 0.00% | 5.0% | 8.1% | -8.9% | 83.9% | 2.5 |
| Belgium | 12 | 515 | 5.6% | 0.5% | 0.00% | 8.0% | 5.7% | -9.4% | 114.1% | -0.2 |
| Brazil | 212 | 1,445 | 4.0% | -0.1% | 10.75% | 10.4% | 11.1% | -13.4% | 88.8% | -0.7 |
| Canada | 38 | 1,644 | 4.0% | 1.3% | 0.25% | 5.1% | 6.5% | -14.9% | 117.8% | -1.9 |
| China Mainland | 1,413 | 14,723 | 4.0% | 1.6% | 3.70% | 0.9% | 5.1% | -3.7% | 66.8% | 1.8 |
| Denmark | 6 | 356 | 4.4% | 1.1% | -0.60% | 4.3% | 2.5% | -0.2% | 42.2% | 7.8 |
| Egypt | 101 | 363 | 8.3% | 9.8% | 8.25% | 7.3% | 7.4% | -9.0% | 88.0% | -4.6 |
| Euro Area | 342 | 13,011 | 4.6% | 0.3% | 0.00% | 5.1% | 7.0% | -7.2% | 98.0% | 3.0 |
| Finland | 6 | 270 | 2.9% | 0.6% | 0.00% | 4.4% | 7.5% | -5.4% | 69.2% | 0.3 |
| France | 67 | 2,630 | 5.4% | 0.7% | 0.00% | 3.6% | 7.4% | -9.2% | 115.7% | -1.0 |
| Germany | 83 | 3,846 | 1.8% | -0.3% | 0.00% | 4.9% | 5.1% | -4.3% | 69.8% | 7.0 |
| Hong Kong SAR | 7 | 347 | 4.8% | 0.2% | 0.86% | 1.2% | 3.9% | -12.0% | 38.4% | 6.6 |
| India | 1,347 | 2,623 | 5.4% | 12.7% | 4.00% | 6.0% | 8.0% | -9.4% | 74.0% | 0.9 |
| Indonesia | 270 | 1,058 | 5.0% | 1.1% | 3.50% | 2.2% | 6.5% | -4.7% | 38.5% | 0.3 |
| Ireland | 5 | 426 | 11.4% | 0.9% | 0.00% | 5.0% | 5.3% | -5.0% | 59.5% | 4.6 |
| Israel | 9 | 402 | 9.2% | 3.9% | 0.10% | 3.1% | 3.9% | -11.7% | 70.3% | 4.9 |
| Italy | 60 | 1,886 | 6.4% | 0.6% | 0.00% | 4.8% | 9.0% | -9.5% | 155.8% | 3.6 |
| Japan | 126 | 4,975 | 0.7% | 1.3% | -0.10% | 0.5% | 2.7% | -12.6% | 266.2% | 3.2 |
| Netherlands | 17 | 914 | 6.2% | 0.9% | 0.00% | 6.4% | 3.6% | -4.3% | 54.5% | 7.8 |
| Nigeria | 206 | 432 | 4.0% | 9.6% | 11.50% | 15.6% | 33.3% | -3.8% | 35.0% | -4.2 |
| Norway | 5 | 363 | 5.4% | 0.1% | 0.50% | 3.2% | 3.4% | -3.4% | 46.0% | 2.0 |
| Philippines | 110 | 361 | 7.7% | 3.1% | 2.00% | 3.0% | 6.6% | -7.5% | 53.5% | 3.6 |
| Poland | 38 | 594 | 7.3% | 1.7% | 2.75% | 9.2% | 5.5% | -7.0% | 57.5% | 3.6 |
| Romania | 19 | 249 | 2.2% | -0.5% | 2.50% | 8.4% | 5.4% | -9.2% | 47.3% | -5.1 |
| Russia | 146 | 1,484 | 4.3% | -0.8% | 20.00% | 8.7% | 4.3% | -3.8% | 17.8% | 2.4 |
| Singapore | 6 | 340 | 6.1% | 2.3% | 0.31% | 4.0% | 2.4% | -13.9% | 131.0% | 17.6 |
| South Africa | 59 | 302 | 2.9% | -1.5% | 4.00% | 5.7% | 34.9% | -5.7% | 69.9% | 2.2 |
| South Korea | 52 | 1,631 | 4.1% | 1.1% | 1.25% | 3.6% | 3.6% | -6.1% | 42.6% | 3.5 |
| Spain | 47 | 1,281 | 5.2% | 2.0% | 0.00% | 7.4% | 13.3% | -11.0% | 118.7% | 0.7 |
| Sweden | 10 | 541 | 5.2% | 1.1% | 0.00% | 3.7% | 8.3% | -3.1% | 39.9% | 5.2 |
| Switzerland | 9 | 752 | 3.7% | 0.3% | -0.75% | 1.6% | 2.6% | -2.6% | 42.9% | 3.8 |
| Turkey | 84 | 720 | 9.1% | 1.5% | 14.00% | 48.7% | 11.2% | -3.4% | 39.5% | -5.1 |
| UAE | 10 | 421 | -6.1% | 2.0% | 1.50% | 2.5% | 5.0% | -0.8% | 36.9% | 5.9 |
| UK | 67 | 2,708 | 6.5% | 1.0% | 0.50% | 5.5% | 4.1% | -14.9% | 94.9% | -3.5 |
| US | 329 | 20,937 | 5.6% | 7.0% | 0.25% | 7.5% | 4.0% | -14.9% | 128.1% | -3.1 |

Source: Trading Economics

Leading Indicators

| | | | | | |
|---------|-----------------------|---------------|------------------------------|-------------|----------|
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| | | | | | RESEARCH |

UK CITIES
THEMES FOR 2022

DISCOVER MORE:
[KNIGHTFRANK.COM/UK-CITIES](https://knightfrank.com/uk-cities)

UK Cities: Themes for 2022 report

This year's report details a number of key themes that are set to influence regional city office markets in the UK. Seismic shifts in climate and social responsibility, and business models and technology are just a few major challenges that organisations and cities will need to meet in the year ahead.

[View Report](#)

The London Report 2022

The Knight Frank London Report 2022 has launched

This year report considers the challenges and benefits of repurposing buildings, providing alternative uses to create vibrant urban spaces. With a firm focus on sustainability, the report highlights the real opportunities successful transformations provide to the real estate industry, generating commercial revenue and adding social value.

[View Report](#)

Recent research



UK Hotel Capital Markets

In the latest edition of the UK Hotel Capital Markets Investment Review, we provide a comprehensive analysis of UK hotel transaction activity for 2021, outline the key investment trends and walk you through our Knight Frank predictions for the year ahead.



UK Healthcare Property Market Overview

In the 2021/22 edition of our UK Healthcare Property Market Overview, we look at several standout market trends from the past year and present a forward view on what we believe to be continuing trends throughout 2022.

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