

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

NEED TO KNOW

13 July 2021

1.9%
2021 ECB Eurozone inflation forecast

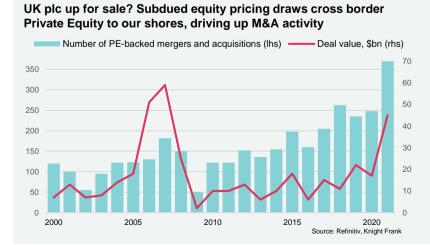
The ECB has adjusted its inflation target upwards, to enable interest rates to remain low. The target has been moved from 'below, but close to' 2%, to 2%. This is in line with upgraded Eurozone GDP growth and inflation forecasts. In June, the ECB forecast +4.6% and +4.7% GDP growth for 2021 and 2022, up from +4.0% and +4.1%, last forecast in March.

+4.9%
Increase in UK exports
in May 2021

Trade activity in the UK continues to recover. UK exports increased by +4.9% in May or by £1.3 billion. This rise was largely driven by a £1.0 billion increase in exports to EU countries. UK exports improved despite monthly UK GDP growth for May undershooting expectations of 1.5%, coming in at just 0.8%.

0.66%UK 10-year gilt yield

Government bond yields see global compression, counterbalancing fears of property yields pushing out. Despite recent concerns of above target inflation and rate increases, 10-year government bond yields have seen compression over the last week. In the UK, the 10-year gilt yield has declined 5bps and currently sits 16bps lower than January 2020.



Sources: Refinitiv, ONS, Trading Economics, European Central Bank, Knight Frank

WEEK AHEAD

Inflation

Inflation figures for June are due this week for the Eurozone, France, Germany, Italy, Spain, UK, US and India. US inflation in May accelerated to 5%, from 4.2% in April and was above expectations of 4.7%. This was the highest reading since August 2008.

Meanwhile in the UK, inflation reached 2.1% in May, the highest rate since July 2019.

Car Registrations

June's new car registration figures for France, Germany and Italy will be released on Friday. For the UK, new car registrations were up by +28% in June 2021 compared to June 2020, when car dealerships were first allowed to re-open following the first national lockdown. However, the ongoing global semiconductor shortage has acted as limiting factor on supply, with total registrations for Q2 2021 circa 9,000 units below expectations.

Bank Earnings

This week, Q2 2021 earnings for banks including Goldman Sachs, JP Morgan Chase, Bank of America, Citigroup, Morgan Stanley, Handlesbanken and Swedbank are due. For the US banks, market analysts anticipate earnings growth to slow, while dividends and buybacks are expected to rise.

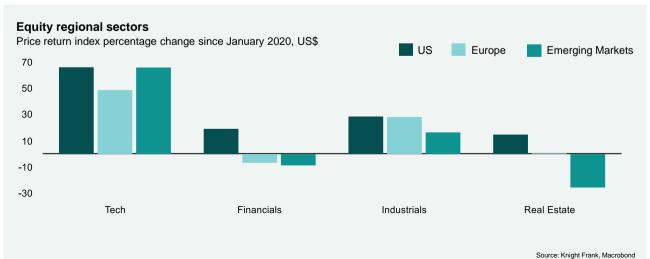
Contact: William Matthews Head of Commercial Research william.matthews@knightfrank.com +44 20 3909 6842



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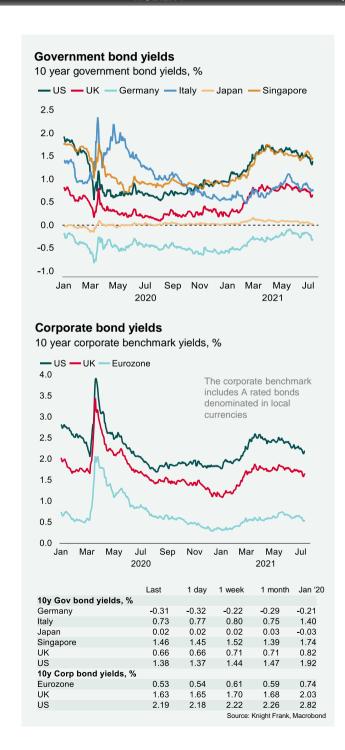


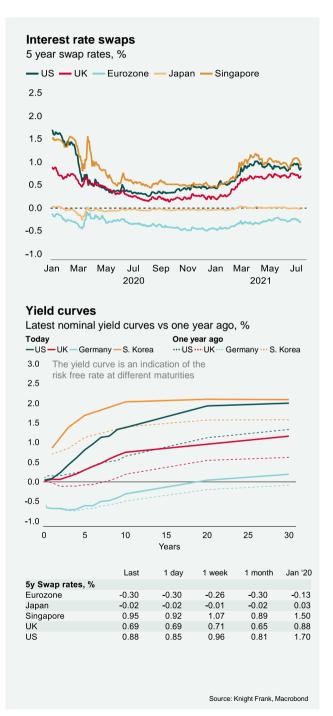






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Monetary policy

Central banks policy rates

Central banks asset purchasing programme

	Last	Value at Jan '21	Value at Jan '20	Lastest (\$)	MoM change	YoY change		
Australia	0.10%	0.10%	0.75%	407 bn	10.7%	108.8%		
Canada	0.25%	0.25%	1.75%	395 bn	2.5%	15.9%		
China, Mainland	4.35%	4.35%	4.35%	6.06 tn	2.8%	17.7%		
Euro Area	0.00%	0.00%	0.00%	9.39 tn	0.2%	32.9%		
France	0.00%	0.00%	0.00%	2.2 tn	0.9%	42.1%		
Germany	0.00%	0.00%	0.00%	3.17 tn	-1.3%	28.9%		
India	4.00%	4.00%	5.15%	426 bn	6.7%	19.3%		
Italy	0.00%	0.00%	0.00%	1.79 tn	-0.6%	29.1%		
Japan	-0.10%	-0.10%	-0.10%	6.53 tn	-1.4%	7.0%		
Saudi Arabia	1.00%	1.00%	2.25%	487 bn	-0.3%	4.0%		
South Korea	0.50%	0.50%	1.25%	495 bn	0.5%	11.2%		
Spain	0.00%	0.00%	0.00%	487 bn	2.6%	44.4%		
Sweden	0.00%	0.00%	-0.25%	160 bn	-2.7%	21.1%		
UK	0.10%	0.10%	0.75%	1.15 tn	-1.2%	42.8%		
US	0.25%	0.25%	1.75%	8.1 tn	1.9%	16.8%		

Source: Knight Frank, Macrobond



30

28

25

23

20

18

15

13

10

Jan'20

1,517

17.8

Mar May

2021

1 month

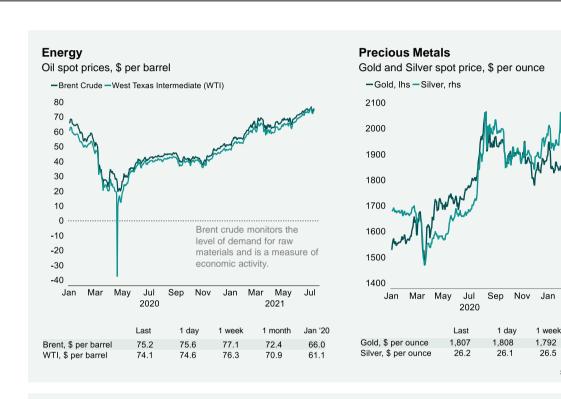
1,876

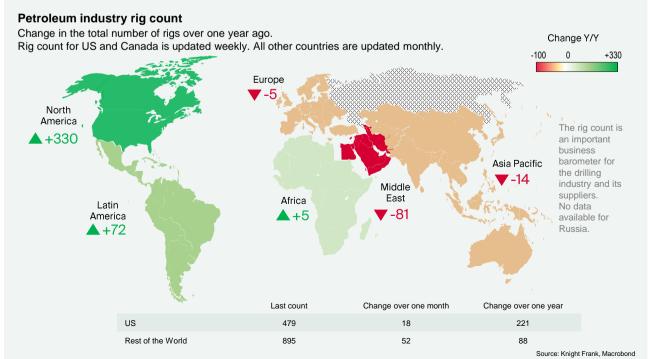
27.9

Source: Knight Frank, Macrobond

Leading Indicators

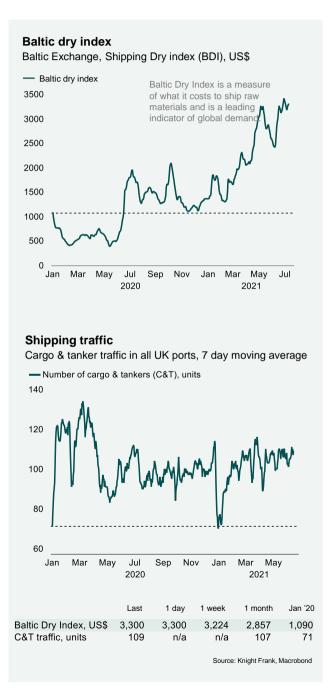
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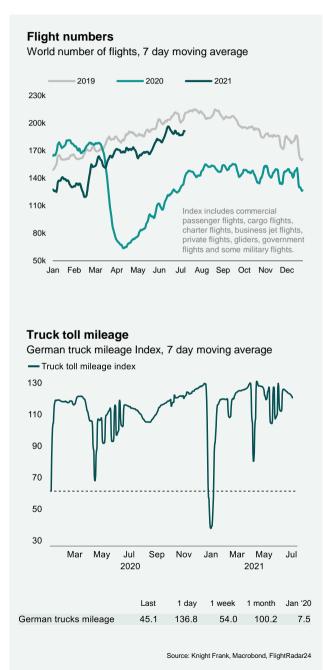






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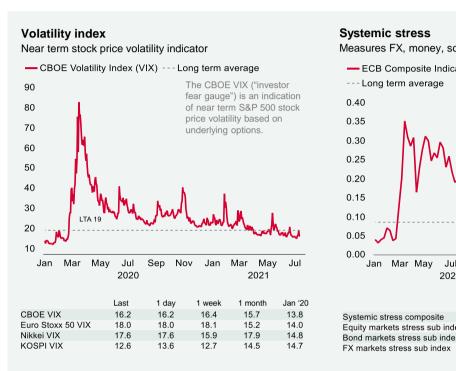
UK REITs by sector US REITs by sector UK EPRA gross total return index, Jan 2020 = 100, GBP£ US NAREIT gross total return index, Jan 2020 = 100, US\$ — All REITs — Office — Industrial — Retail All REITs — Office — Industrial — Retail Healthcare — Residential — S&P500 Healthcare — Residential — FTSE 250 150 150 125 125 100 100 75 75 50 50 25 25 0 0 Jul Jul Oct Jan Apr Jan Apr Jul Oct Jul Jan Apr Jan Apr 2020 2021 2020 2021 Index, gross total return Percentage change since Index, gross total return Percentage change since Original value and base Last 1 day 1 week 1 month Jan '20 Original value and base Last 1 day 1 week 1 month Jan'20 All REITs 1,019 3.4 4.6 4.1 -0.4 All REITs 2.9 23,617 3.5 0.9 17.2 Office 0.7 -11.6 2,619 3.2 Office 2.175 3.8 2.6 -2.9 -3.0 Industrial 1,720 3.0 6.1 8.2 38.7 Industrial 3 119 32 48 14 43 0 Retail 4.9 -8.2 -73.0 1.1 Retail 1.164 3.9 1.8 -1.81.9 Healthcare 2,459 2.1 4.8 4.6 8.4 Healthcare 4,384 2.8 2.7 2.5 5.7 2.1 1.3 Residential 1.545 3.3 5.2 Residential 2,378 2.6 5.6 4.3 22.1 FTSF 250 18.370 S&P500 9,128 0.8 3.5 39.3 Source: Knight Frank, Macrobond



Source: Knight Frank, Macrobond

Leading Indicators

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Measures FX, money, sovereign and bond yield volatility ECB Composite Indicator of Systemic Stress (CISS) The CISS is an indicator of instability across the whole financial system (hence "systemic stress"). LTA 0.0854 Jul Sep Nov Jan Mar May 2020 2021 Jan'20 Last 1 week 1 month 0.082 0.054 0.022 0.025 Equity markets stress sub index 0.075 0.046 0.014 0.009 Bond markets stress sub index 0.044 0.032 0.016 0.020 0.026 0.010 0.006 0.004

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).



Public transport mobility

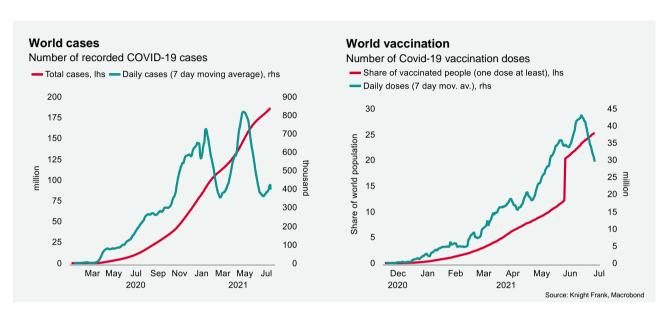
Citymapper Mobility Index change since March '20, %

7 day moving average of daily trips planned and taken compared to each city's baseline (4 week average between Jan 2020 - Feb 2020).





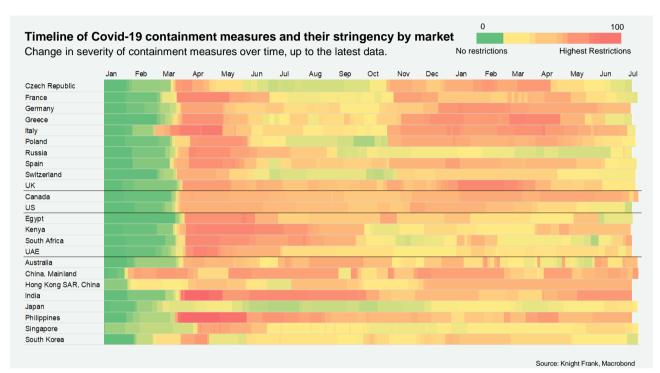
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Cases and vaccinations breakdown by country Total cases New cases People vaccinated New doses 1 week ago 1 month ago Millions Population (%) Millions Last day Last 7days av. 18,298 Australia 0.0 86 23 6,794 27 Brazil 19.1 48,504 54,556 88,092 86,798 41 186,828 1,476 26.207 69 69,607 Canada 1.4 314 344 0.1 317 622,000 43 1,571,082 China 59 64 609 392 63 0.3 418 3,661 8,714 Denmark France 5.7 4.231 2.549 3.639 35,343 52 80,590 Germany 3.7 324 212 1,911 48,613 58 89,519 Greece 0.4 1 464 617 784 5 246 50 10.674 India 30.9 37,154 39,796 84,332 304,019 22 611,713 7,960 Ireland 0.3 576 562 319 2,746 56 Italy 4.3 1,391 806 1,892 35,844 59 75,965 140,052 Japan 8.0 2,025 1.458 1,920 37,602 30 Netherlands 1.7 9,398 1,207 1,390 11,183 65 10,666 Norway 0.1 400 0 211 3,027 56 6,035 0.9 2.323 2.041 519 58 Portugal 5,954 19,375 13,510 20 Russia 5.8 25,140 24,353 28,646 96,768 Saudi Arabia 0.5 1,112 1,173 1,175 17,519 50 27,864 0.1 3,895 67 12,480 Singapore 8 11 8,020 South Africa 2.2 16,302 16,585 3,784 6 18,962 South Korea 0.2 1,100 30 711 565 15,587 15,941 3.9 9.646 4,036 59 77,949 Spain 27,535 UK 31,352 23,818 5 1 7.958 45,882 68 35,853 US 33.5 5,372 13,304 184,133 55 72,396 Change since Share of population **Total cases** People vaccinated Total (mn) 1 week ago 1 month ago Total (mn) Last 1 week ago 1 month ago World 186 1.5% 6.5% 720 25.3% 24.5% 20.6%



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Covid-19 containment measures breakdown by market Confirmed Cases Confirmed Deaths Public Events Public Transport Workplace Schools International Travel Czech Republic 1,669,496 30,331 France 5 742 783 110 406 41 3,744,285 Greece 440.872 12.778 42 4,272,163 2,880,865 127,788 75,160 Poland 50 Russia 5.738.000 141 335 47 3,971,124 81,020 Spain Switzerland 705.765 10.900 48 128,431 Canada 1,428,408 26,405 33,886,713 283,212 US 607,392 16,403 Egypt 188.942 3.723 UAE 651.762 1.870 Australia 92,095 China, Mainland 4,636 Hong Kong SAR, China India 212 408,764 11.951 Japan 822.594 14.905 1,478,061 26,015 Philippines Singapore South Korea 170,296 2.046 Lockdown Index key & Scale Internal movements Public events Public transport No measure No Measure No measure Workplace International travel No Restrictions Recommended Restrictions 0-25 No measure No measure Recommended Recommended Recommended Recommended Recommended Screening Quarantine arrivals from 26-50 Enforced Restrictions Restriction Required closure of Some level of Highest Restrictions / Ban schooling to close high risk regions Required closure for all Ban on high risk regions All schools ed to close Total border closure Source: Knight Frank, Macrobond



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

ESG FUNDS & SUSTAINABLE FINANCE

7x

The growth of capital inflow into ESG funds in 2020

- Inflows into ESG funds grew sevenfold to \$15bn between 2019 and 2020.
- ESG funds have taken \$84 out of every net \$100 flowing into equity funds over the same period.
 - Three quarters of this new ESG capital (\$11.3bn) flowed into active funds.

48%

The growth of sustainable bonds in Q1 2021 vs Q4 2020

- Global sustainable finance bond issuance increased 48% to \$286.5bn in Q1 2021 compared to the previous quarter. This marks the highest quarterly level on record and more than double the amount seen in the same quarter last year.
 - Green bonds accounted for the largest share (\$131.3bn), followed by social bonds (\$91.8bn) and sustainability bonds (\$42.2bn).
 - Europe accounted for \$177.6bn or 62% of total sustainable finance bonds issued in Q1 2021, followed by the Americas (18%) and APAC (15%).
- Sustainable finance bonds' share of global debt capital markets reached 11.5% in Q1 2021, up from 9.5% in Q4 2020.

26%

The growth of sustainable loans in Q1 2021 vs Q4 2020

- The market for sustainable syndicated loans reached \$113.6bn in Q1 2021, a 26% increase over Q4 2020 and more than 130% higher than the Q1 2020 total.
- Europe accounted for the largest share (53%), followed by the Americas (32%) and APAC (10%).

62%

The growth in sustainable equity in Q1 2021 vs Q4 2020

- Equity issuance from sustainable companies increased 62% over the quarter to \$11.2bn in Q1 2021.
- The Americas accounted for 75% of the sustainable equity market, followed by Europe (24%).

EMISSION TARGETS

UK

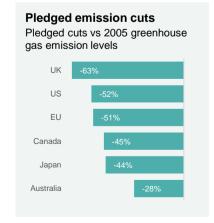
The British government accelerated its climate change target, by announcing a new pledge to reduce carbon emissions by 78% compared to 1990 levels, by 2035. This compares to the previous target of cutting emissions by 68% by 2030.

EU

Under a new law agreed between member states and the EU Parliament, the bloc pledged to cut carbon emissions by at least 55% by 2030, compared with 1990 levels.

US

President Biden announced that America would aim to cut its greenhouse gas emissions 50 percent to 52 percent below 2005 levels by 2030.





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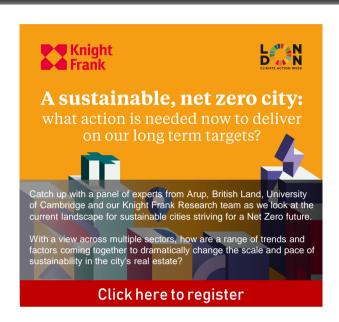
MACROECONOMIC INDICATORS

								Gov.	Gov. Debt/	
Market	Population million	GDP \$tn	YoY	QoQ		Interest rate			The state of the s	
alia	26	1,331	1.1%	1.8%		0.10%				
Austria	9	429	-5.5%	-1.1%		0.00%				
elgium	12	515	-0.6%	1.0%		0.00%				
Brazil	212	1.445	1.0%	1.2%		4.25%				
Canada	38	1,643	0.3%	1.4%		0.25%				
China, Mainland	1,444	14,723	18.3%	0.6%		3.85%				
Denmark	6	355	-0.8%	-1.0%		-0.50%	-0.50% 1.7%	-0.50% 1.7% 4.0%	-0.50% 1.7% 4.0% -1.1%	-0.50% 1.7% 4.0% -1.1% 42.2%
gypt	101	363	2.9%	2.9%		8.25%	8.25% 4.9%	8.25% 4.9% 7.4%	8.25% 4.9% 7.4% -9.0%	8.25% 4.9% 7.4% -9.0% 90.0%
uro Area	342	12,933	-1.3%	-0.3%		0.00%	0.00% 1.9%	0.00% 1.9% 7.9%	0.00% 1.9% 7.9% -7.2%	0.00% 1.9% 7.9% -7.2% 98.0%
land	6	271	-1.0%	-0.1%	0.00%		2.2%	2.2% 9.6%	2.2% 9.6% -5.4%	2.2% 9.6% -5.4% 69.2%
rance	67	2,603	1.2%	-0.1%	0.00%		1.5%	1.5% 8.1%	1.5% 8.1% -9.2%	1.5% 8.1% -9.2% 115.7%
ermany	83	3,806	-3.1%	-1.8%	0.00%		2.3%	2.3% 3.7%	2.3% 3.7% -4.2%	2.3% 3.7% -4.2% 69.8%
long Kong SAR, China	7	347	7.9%	5.4%	0.86%		1.0%	1.0% 6.0%	1.0% 6.0% -12.0%	1.0% 6.0% -12.0% 38.4%
ndia	1,347	2,623	1.6%	2.1%	4.00%	6.	.3%	.3% 11.9%	.3% 11.9% -9.4%	.3% 11.9% -9.4% 69.6%
ndonesia	270	1,058	-0.7%	-1.0%	3.50%	1.3%		6.3%	6.3% -6.5%	6.3% -6.5% 38.5%
eland	5	419	11.8%	7.8%	0.00%	1.6%		7.6%	7.6% -5.0%	7.6% -5.0% 59.5%
srael	9	402	-0.5%	-1.6%	0.10%	1.5%		5.5%	5.5% -11.7%	5.5% -11.7% 71.1%
aly	60	1,886	-0.8%	0.1%	0.00%	1.3%		10.5%	10.5% -9.5%	10.5% -9.5% 155.8%
apan	126	5,065	-1.6%	-1.0%	-0.10%	-0.1%		3.0%	3.0% -10.3%	3.0% -10.3% 266.2%
Netherlands	17	912	-2.4%	-0.8%	0.00%	2.0%		3.3%	3.3% -4.3%	3.3% -4.3% 54.5%
Nigeria	206	432	0.5%	-13.9%	11.50%	17.9%		33.3%	33.3% -3.8%	33.3% -3.8% 35.0%
Norway	5	362	-1.4%	-0.6%	0.00%	2.9%		5.0%	5.0% 6.4%	5.0% 6.4% 40.6%
Philippines	110	361	-4.2%	0.3%	2.00%	4.1%		8.7%	8.7% -7.5%	8.7% -7.5% 53.5%
Poland	38	594	-0.9%	1.1%	0.10%	4.4%		6.1%	6.1% -7.0%	6.1% -7.0% 57.5%
Romania	19	249	-0.2%	2.9%	1.25%	3.8%		5.5%	5.5% -9.2%	5.5% -9.2% 47.3%
Russia	146	1,484	-0.7%	-0.2%	5.50%	6.5%		4.9%	4.9% -3.8%	4.9% -3.8% 17.8%
Singapore	6	340	1.3%	3.1%	0.07%	2.4%		2.9%	2.9% -13.9%	2.9% -13.9% 131.0%
South Africa	59	302	-3.2%	4.6%	3.50%	5.2%		32.6%	32.6% -12.3%	32.6% -12.3% 83.0%
South Korea	52	1,631	1.9%	1.7%	0.50%	2.4%		3.8%	3.8% -6.1%	3.8% -6.1% 42.6%
Spain	47	1,281	-4.2%	-0.4%	0.00%	2.6%		16.0%	16.0% -11.0%	16.0% -11.0% 120.0%
Sweden	10	538	0.0%	0.8%	0.00%	1.8%		9.8%	9.8% -3.1%	9.8% -3.1% 39.9%
Switzerland	9	748	-0.5%	-0.5%	-0.75%	0.6%		2.8%	2.8% -2.6%	2.8% -2.6% 42.9%
Turkey	84	720	7.0%	1.7%	19.00%	17.5%		13.2%	13.2% -3.4%	13.2% -3.4% 39.5%
UAE	10	421	-6.1%	2.0%	1.50%	-0.4%		5.0%	5.0% -0.8%	5.0% -0.8% 36.9%
UK	67	2,708	-6.1%	-1.6%	0.10%	2.1%		4.7%	4.7% -14.3%	4.7% -14.3% 97.4%
US	329	20,937	0.4%	6.4%	0.25%	5.0%		5.9%	5.9% -14.9%	5.9% -14.9% 107.6%

Source: Trading Economics



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Our analysis and forecasts for the market, exploring the defining themes of climate, connectivity and community. The world of office working has undoubtedly been profoundly altered by the pandemic, but with the accelerated pace of change comes opportunity. So, what will define the next chapter?



The London Report

The London Report 2021 edition, delivers the crucial message that London is uniquely placed to not only drive business growth and attract global capital, but also respond to the new demands of a post-pandemic world greater sustainability, more flexibility over working patterns and a higher regard for workplace wellbeing.

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