

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

#### **NEED TO KNOW**

31 August 2021

**5.6%**UK GDP forecast, 2022

The latest UK treasury consensus forecasts continue to point to a strong 6.9% increase in GDP during 2021, while the outlook for growth in 2022 has edged up to 5.6%. This positive sentiment was reinforced today by the latest Lloyds monitor of business confidence, which is running at a four year high. Confidence improved in nine of the twelve UK regions and nations, with the North West seeing the largest increase.

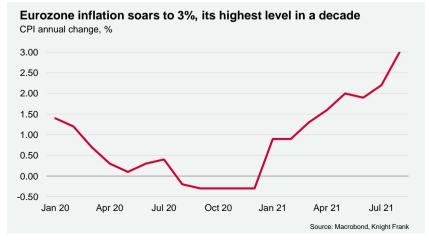
1.29%

US 10-year treasury yield

In the US, the tone of last week's Jackson Hole meeting of central bankers suggests the general pace of monetary tightening will remain moderate, even if a reduction in bond purchases begins this year. Treasuries rallied in response, and the S&P500 briefly reached a record high. The outlook for interest rate hikes remains more distant, with the recent inflationary spike not seen as a catalyst for action.

3.0%

Eurozone flash inflation, August 2021 In Europe, authorities are also debating the timing of monetary tightening. As in the US, the ECB sees the current inflationary surge as transitory. However, with Germany's inflation rate (amongst other countries) reaching a 13 year high of 3.4% in August, pressure is building to consider whether monetary stimulus can be reduced. The ECB's governing council will meet next week to discuss the timing of such moves.



Sources: ONS, Trading Economics, Financial Times, Knight Frank

### **WEEK AHEAD**

# Shop Price Index

Tomorrow sees the release of the BRC's latest shop price index. Headline UK inflation has been elevated in recent months, but shop prices have been under downward pressure, with the previous reading showing a 1.25% year on year decline.

### Construction Material Inflation

UK construction material inflation data will be released tomorrow. Data for July showed pricing across all materials rose by 15% year on year, and the spike in shipping costs in the intervening period is likely to have maintained upward pressure in August.

### **Global PMI**

World PMI readings will be released on Friday, a high frequency indicator of the global economic recovery. Although reading data has suggested an ongoing expansion, the pace has been easing.

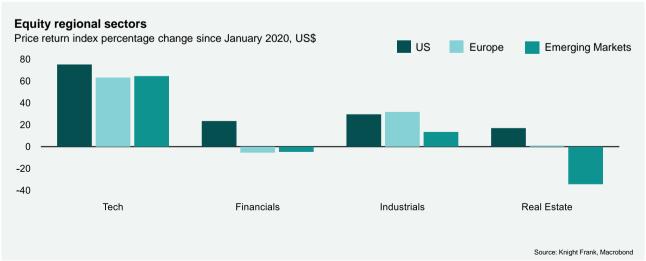
Contact: William Matthews Head of Commercial Research william.matthews@knightfrank.com +44 20 3909 6842



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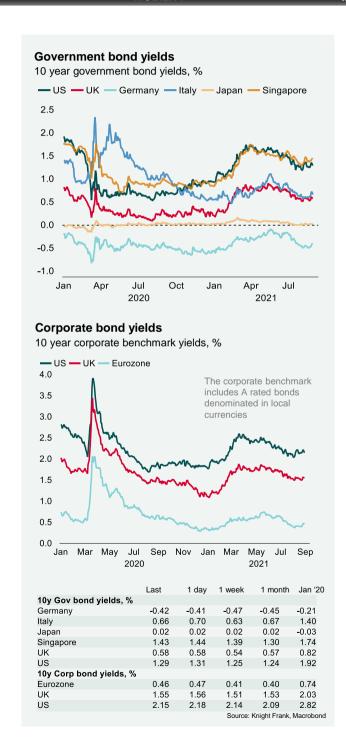


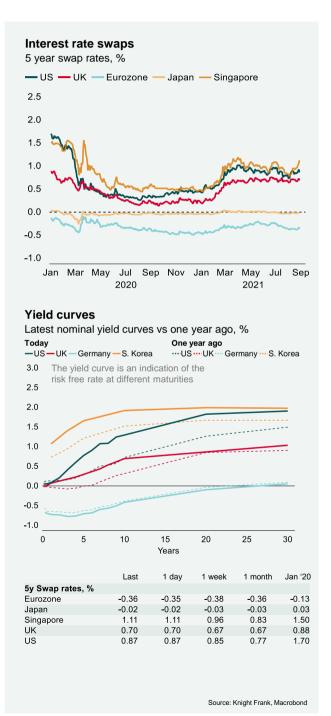






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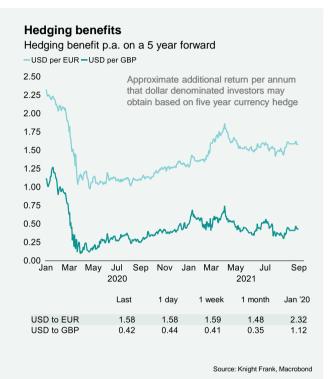






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### **Monetary policy**

### Central banks policy rates

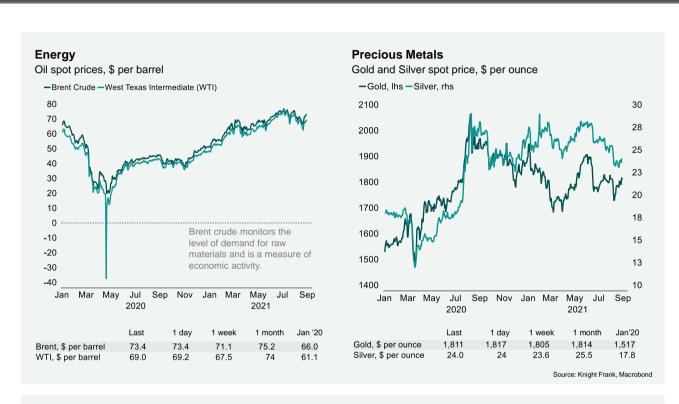
#### Central banks asset purchasing programme

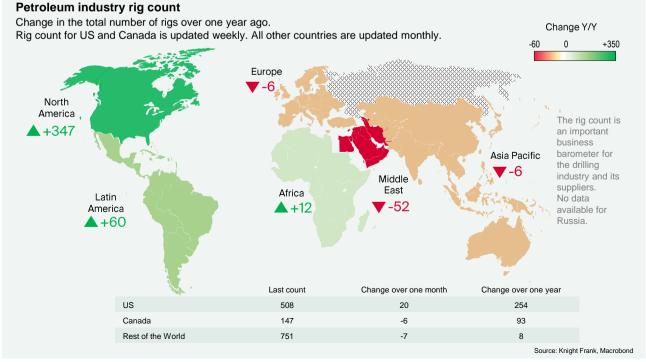
	Last	Value at Jan '21	Value at Jan '20	Lastest (\$)	MoM change	YoY change	
Australia	0.10%	0.10%	0.75%	427 bn	3.1%	108.8%	
Canada	0.25%	0.25%	1.75%	392 bn	0.5%	-3.3%	
China, Mainland	4.35%	4.35%	4.35%	5.87 tn	-2.8%	14.8%	
Euro Area	0.00%	0.00%	0.00%	9.43 tn	0.3%	23.9%	
France	0.00%	0.00%	0.00%	2.26 tn	2.3%	21.4%	
Germany	0.00%	0.00%	0.00%	3.15 tn	-0.1%	16.8%	
India	4.00%	4.00%	5.15%	450 bn	4.7%	19.5%	
Italy	0.00%	0.00%	0.00%	1.82 tn	1.2%	21.8%	
Japan	-0.10%	-0.10%	-0.10%	6.59 tn	0.8%	4.6%	
Saudi Arabia	1.00%	1.00%	2.25%	493 bn	0.3%	2.1%	
South Korea	0.75%	0.50%	1.25%	500 bn	1.0%	6.1%	
Spain	0.00%	0.00%	0.00%	487 bn	0.0%	18.6%	
Sweden	0.00%	0.00%	-0.25%	162 bn	0.5%	13.2%	
UK	0.10%	0.10%	0.75%	1.17 tn	1.3%	36.2%	
US	0.25%	0.25%	1.75%	8.33 tn	1.3%	19.2%	

Source: Knight Frank, Macrobond



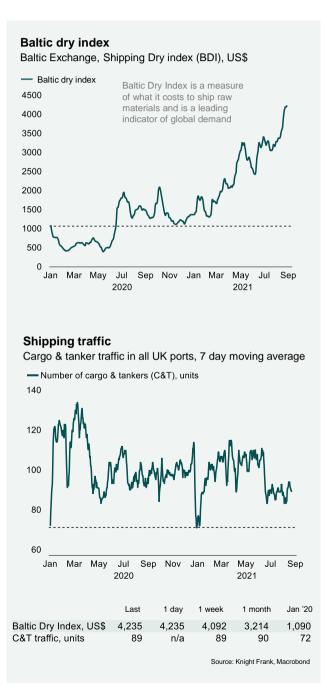
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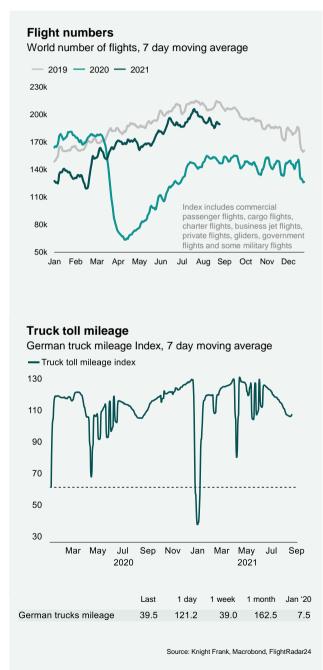






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US REITs by sector

#### **UK REITs by sector** UK EPRA gross total return index, Jan 2020 = 100, GBP£ — All REITs — Office — Industrial — Retail Healthcare — Residential — FTSE 250 175 150 125 100 75 50 25 0 Jul Oct Apr Jul Jan Apr Jan 2020 2021 Index, gross total return Percentage change since Jan '20 Original value and base Last 1 day 1 week 1 month All REITs 1,073 1.1 0.5 5.1 4.9 Office -7.1 2,754 1.3 -0.7 4.3 Industrial 1,887 1.3 -0.3 8.8 52.2 Retail 2.0 5.4 -7.4 -75.2 89 Healthcare 2,507 0.0 0.6 10.6 1.1 1,602 Residential 1.5 -0.43.1 5.0 **FTSE 250** 19.361 13.6

#### US NAREIT gross total return index, Jan 2020 = 100, US\$ — All REITs — Office — Industrial — Retail Healthcare — Residential — S&P500 175 150 125 100 75 50 25 Jul Oct Jul Jan Apr Jan Apr 2020 2021 Index, gross total return Percentage change since Original value and base Last 1 day 1 week 1 month Jan'20 All REITs 24,001 1.9 1.6 1.5 19.1 Office -5.7 2.114 0.6 0.1 -2.8 Industrial 3 252 26 0.433 49 1 1,185 Retail 1.9 2.8 2.8 3.8 Healthcare 4,271 1.6 1.7 -4.0 3.0 Residential 2,474 2.2 0.3 27.0 S&P500 9,445 2.6

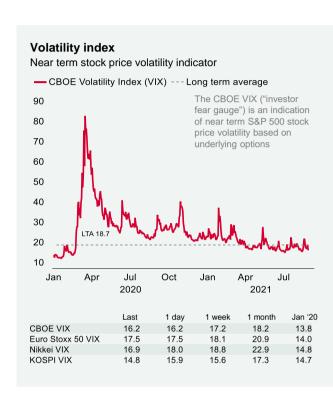
Source: Knight Frank, Macrobono



Source: Knight Frank, Macrobond

## **Leading Indicators**

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

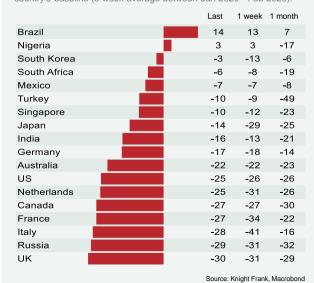


#### Systemic stress Measures FX, money, sovereign and bond yield volatility — ECB Composite Indicator of Systemic Stress (CISS) --- Long term average The CISS is an indicator of instability across the whole financial system 0.40 (hence "systemic stress") 0.35 0.30 0.25 0.20 0.15 LTA 0.0815 0.10 0.05 Mar May Jul Sep Nov Jan May Jul Sep 2020 2021 Last 1 week 1 month Jan'20 0.035 0.038 0.086 0.022 Systemic stress composite Equity markets stress sub index 0.020 0.032 0.090 0.009 Bond markets stress sub index 0.023 0.022 0.040 0.020 FX markets stress sub index 0.004 0.011 0.029 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**

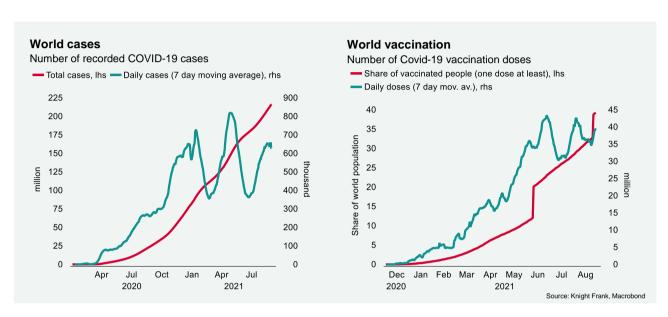
Citymapper Mobility Index change since March '20, %

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





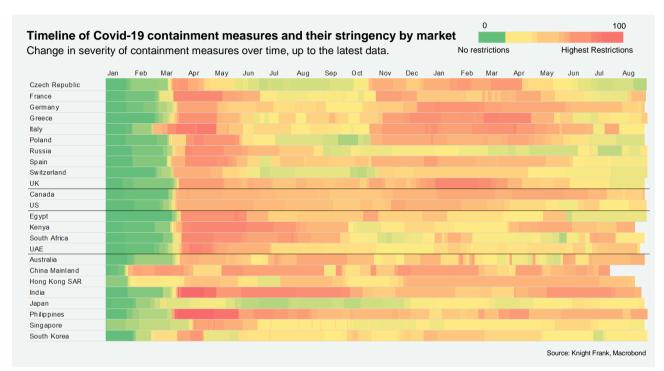
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#### Cases and vaccinations breakdown by country Total cases New cases People vaccinated New doses 1 week ago 1 month ago Millions Population (%) Millions Last day Last 7days av. 39,106 11,934 46 Australia 0.1 1,328 902 261 253,969 20.7 24.699 28.388 48.013 133,648 62 Brazil 27,843 73 15.208 Canada 1.5 3,359 2,878 766 1,072,500 74 1,993,286 China 0.1 84 53 36 4,402 76 3,422 Denmark 0.3 614 720 848 47,991 71 61,362 France 6.6 13,619 17,282 21,259 64 54,080 32,572 Germany 3.9 4.559 3.668 2.454 6.010 58 3,858 Greece 0.6 1,581 1,947 2,783 488,154 35 1,057,470 32.7 42,909 25,072 44,230 India 3,679 74 3,830 Ireland 0.3 1,706 1,688 1,361 42,319 70 37,306 Italy 4.5 5,954 5,922 6,167 1.5 19.994 22.914 10.425 70,699 56 185,928 Japan 11,966 70 1,247 Netherlands 1.9 2,342 2,466 4,453 3,850 70 9,703 0.2 343 Norway 248 552 84 8,568 9,054 Portugal 1.0 1,782 2,112 3,009 30 43,523 59,325 Russia 6.9 18.325 19.454 23,564 22,062 62 49,310 Saudi Arabia 0.5 208 384 1,289 4.591 78 2,360 Singapore 0.1 122 35 133 2.8 7,740 10,748 13,626 9,026 15 30,487 South Africa 116,709 28,641 56 South Korea 1,487 1,414 0.3 1,710 36,238 78 39,695 Spain 4.8 8,908 6,355 26,686 UK 6.7 32,937 31,976 30,633 48,025 70 25,349 US 38.5 181,046 141,113 106,184 204,436 61 126,652 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 216 2.1% 9.7% 720 39.3% 32.4% 28.1%



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#### Covid-19 containment measures breakdown by market Confirmed Cases Confirmed Deaths International Travel Czech Republic 1.678.862 30,402 27 6,605,068 112,510 France 92,146 13,581 Germany 3.940.212 581,315 Greece 4 530 246 129,093 75,340 50 Poland 2,888,231 39 6,785,465 4,831,809 Russia 178,457 84.000 48 Spain Switzerland 770,765 10,965 6,731,423 132,437 Canada 1,497,283 26,954 US Egypt 637,539 16,721 38,798,836 4,710 81,595 234,952 Kenya South Africa 2.764.931 716,381 UAE 2,038 Australia 52,611 94,842 1.003 China Mainland 4,636 212 438,210 Hong Kong SAR 12 107 India 32,737,939 Japan Philippines 1,460,222 15,969 1.954.023 33,109 South Korea 250.051 2.284 Lockdown Index key & Scale Internal movements Public events Public transport No measure No Measure No measure Recommended Recommended Recommended Workplace International travel No Restrictions Recommended Restrictions 0-25 No measure No measure Recommended Recommended Recommended Screening Quarantine arrivals from 26-50 Enforced Restrictions Restriction Required closure of Some level of schooling to close Highest Restrictions / Ban high risk regions Required closure for all Ban on high risk regions All schools ed to close Total border closure Source: Knight Frank, Macrobond



SUMMARY EQUITIES BONDS & CURRENCIES & COMMODITIES TRADE

NOLATILITY & CONTAINMENT CONTAINMENT

REITS VOLATILITY & COVID-19 CONTAINMENT ESG MACRO RESEARCH

### **ESG FUNDS & SUSTAINABLE FINANCE**

**7**x

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**

### **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. The UK, US and EU have accelerated their emissions 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**

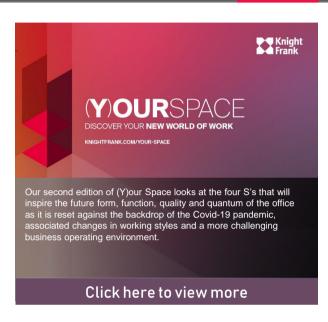
					ı				Gov.	Gov. Debt/
Market	Population	GDP				Interest	Interest Inflation	Interest Inflation Jobless		
	million	\$tn	YoY	QoQ		rate			3	
Australia	26	1,331	1.1%	1.8%		0.10%	0.10% 3.8%	0.10% 3.8% 4.6%	0.10% 3.8% 4.6% -4.3%	0.10% 3.8% 4.6% -4.3% 24.8%
Austria	9	429	11.4%	4.3%		0.00%	0.00% 2.9%	0.00% 2.9% 6.7%	0.00% 2.9% 6.7% -8.9%	0.00% 2.9% 6.7% -8.9% 83.9%
Belgium	12	515	14.9%	1.7%		0.00%	0.00% 2.7%	0.00% 2.7% 6.2%	0.00% 2.7% 6.2% -9.4%	0.00% 2.7% 6.2% -9.4% 114.1%
Brazil	212	1,445	1.0%	1.2%		5.25%	5.25% 9.0%	5.25% 9.0% 14.6%	5.25% 9.0% 14.6% -13.4%	5.25% 9.0% 14.6% -13.4% 88.8%
Canada	38	1,643	0.3%	1.4%		0.25%	0.25% 3.7%	0.25% 3.7% 7.5%	0.25% 3.7% 7.5% -15.9%	0.25% 3.7% 7.5% -15.9% 117.8%
China Mainland	1,444	14,723	7.9%	1.3%		3.85%	3.85% 1.0%	3.85% 1.0% 5.1%	3.85% 1.0% 5.1% -3.7%	3.85% 1.0% 5.1% -3.7% 66.8%
Denmark	6	355	-0.8%	2.2%		-0.50%	-0.50% 1.6%	-0.50% 1.6% 3.8%	-0.50% 1.6% 3.8% -1.1%	-0.50% 1.6% 3.8% -1.1% 42.2%
Egypt	101	363	2.9%	2.9%		8.25%	8.25% 5.4%	8.25% 5.4% 7.3%	8.25% 5.4% 7.3% -9.0%	8.25% 5.4% 7.3% -9.0% 90.0%
Euro Area	342	12,933	13.6%	2.0%		0.00%	0.00% 2.2%	0.00% 2.2% 7.7%	0.00% 2.2% 7.7% -7.2%	0.00% 2.2% 7.7% -7.2% 98.0%
land	6	271	7.4%	2.0%		0.00%	0.00% 1.9%	0.00% 1.9% 7.1%	0.00% 1.9% 7.1% -5.4%	0.00% 1.9% 7.1% -5.4% 69.2%
rance	67	2,603	18.7%	0.9%	0.00%		1.2%	1.2% 8.0%	1.2% 8.0% -9.2%	1.2% 8.0% -9.2% 115.7%
Germany	83	3,806	9.4%	1.6%	0.00%		3.9%	3.9% 3.7%	3.9% 3.7% -4.2%	3.9% 3.7% -4.2% 69.8%
Hong Kong SAR	7	347	7.6%	-0.9%	0.86%		3.7%	3.7% 5.0%	3.7% 5.0% -12.0%	3.7% 5.0% -12.0% 38.4%
India	1,347	2,623	1.6%	2.1%	4.00%		5.6%	5.6% 7.0%	5.6% 7.0% -9.4%	5.6% 7.0% -9.4% 69.6%
Indonesia	270	1,058	7.1%	3.3%	3.50%		1.5%	1.5% 6.3%	1.5% 6.3% -6.5%	1.5% 6.3% -6.5% 38.5%
reland	5	419	11.8%	8.6%	0.00%		2.2%	2.2% 6.5%	2.2% 6.5% -5.0%	2.2% 6.5% -5.0% 59.5%
srael	9	402	15.0%	3.6%	0.10%		1.9%	1.9% 5.0%	1.9% 5.0% -11.7%	1.9% 5.0% -11.7% 71.1%
taly	60	1,886	17.3%	2.7%	0.00%		1.9%	1.9% 9.7%	1.9% 9.7% -9.5%	1.9% 9.7% -9.5% 155.8%
Japan	126	5,065	7.5%	0.3%	-0.10%		-0.3%	-0.3% 2.9%	-0.3% 2.9% -12.6%	-0.3% 2.9% -12.6% 266.2%
Netherlands	17	912	9.7%	3.1%	0.00%	1	.4%	.4% 3.1%	.4% 3.1% -4.3%	.4% 3.1% -4.3% 54.5%
Nigeria	206	432	5.0%	-13.9%	11.50%	17.4%	6	6 33.3%	6 33.3% -3.8%	6 33.3% -3.8% 35.0%
Norway	5	362	6.1%	1.1%	0.00%	3.0%		5.1%	5.1% -3.4%	5.1% -3.4% 40.6%
Philippines	110	361	11.8%	-1.3%	2.00%	4.0%		8.7%	8.7% -7.5%	8.7% -7.5% 53.5%
Poland	38	594	10.9%	1.9%	0.10%	5.0%		5.8%	5.8% -7.0%	5.8% -7.0% 57.5%
Romania	19	249	13.0%	1.8%	1.25%	5.0%		5.2%	5.2% -9.2%	5.2% -9.2% 47.3%
Russia	146	1,484	10.3%	0.0%	6.50%	6.5%		4.8%	4.8% -3.8%	4.8% -3.8% 17.8%
Singapore	6	340	14.7%	-1.8%	0.27%	2.5%		2.7%	2.7% -13.9%	2.7% -13.9% 131.0%
South Africa	59	302	-3.2%	4.6%	3.50%	4.6%		34.4%	34.4% -12.3%	34.4% -12.3% 83.0%
South Korea	52	1,631	5.9%	0.7%	0.75%	2.6%		3.3%	3.3% -6.1%	3.3% -6.1% 42.6%
Spain	47	1,281	19.8%	2.8%	0.00%	3.3%		15.3%	15.3% -11.0%	15.3% -11.0% 120.0%
Sweden	10	538	9.7%	0.9%	0.00%	1.4%		8.0%	8.0% -3.1%	8.0% -3.1% 39.9%
Switzerland	9	748	-0.5%	-0.5%	-0.75%	0.7%		2.8%	2.8% -2.6%	2.8% -2.6% 42.9%
Turkey	84	720	7.0%	1.7%	19.00%	19.0%		10.6%	10.6% -3.4%	10.6% -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	22.2%	4.8%	0.10%	2.0%		4.7%	4.7% -14.3%	4.7% -14.3% 97.4%
US	329	20,937	12.2%	6.6%	0.25%	5.4%		5.4%	5.4% -14.9%	5.4% -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 2021

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-pandernic world greater sustainability, more flexibility over working patterns and a higher regard for workplace wellbeing.

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