

SUMMARY EQUITIES BONDS & RATES

CURRENCIES & MONETARY POLICY

COMMODITIES

TRADE

REITs

VOLATILITY & MOBILITY

COVID-19

CONTAINMENT MEASURES

ESG

MACRO

Use the navigation bar above to change page

NEED TO KNOW

+6bps

UK 10-year gilt yield over the last week

The UK 10-year gilt yield has added +6bps over the week to 0.84%, its highest level in over a month. The German 10-year bund yield is +4bps higher at -0.21% while the US 10-year treasury yield is down -1bp over the week to 1.62%.

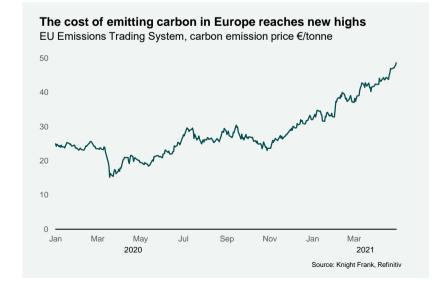
+4.6%

Weekly increase in UK retail REITs total return

UK retail REITs recorded strong uplift over the week, with the sector's gross total return increasing +4.6%. This was the greatest weekly increase of all sectors and notably higher than the +0.6% FTSE 250 total return increase. Retail REITs were also the best performer in the US, with a +2.4% weekly gain.

-0.6%

Eurozone GDP growth Q1 2021 Eurozone GDP contracted -0.6% q-q in Q1, just above expectations of -0.7%. The trading bloc entered into a double dip recession, following a -0.7% decrease in Q4 2020. Germany (-1.7%), Spain (-0.5%) and Italy (-0.4%) all recorded declines, while France (+0.4%) saw GDP growth.



WEEK AHEAD

BoF

The Bank of England is set to meet on Thursday to discuss whether to pare back its current £150bn bond-buying scheme. The current base rate has been at historic lows of 0.1% since 19th March 2020. Market analysts expect the base rate to remain unchanged at Thursday's meeting.

Elections

There are multiple elections occurring on Thursday 6th May across the UK, namely the London Mayoral elections, as well as parliamentary elections in Scotland and Wales. Meanwhile in Spain, Madrid's regional elections will take place today, after a snap election was called the by conservative regional leader. Isabel Díaz Avuso.

Earnings

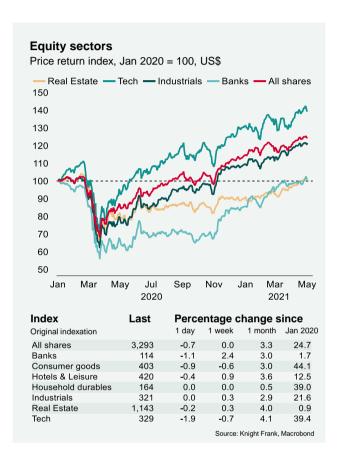
Pharmaceutical companies Moderna and Pfizer are due to report their earnings this week. Moderna's vaccine revenue forecast for 2021 came to \$18.4bn, which was above market expectations of \$11.2bn and higher than Pfizer's projections of \$15bn. Uber and Lyft's earnings are also due this week, after both companies experienced a difficult Q4 in 2020.

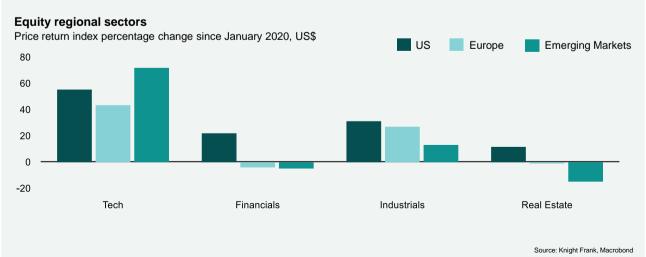


SUMMARY EQUITIES BONDS & RATES CURRENCIES & MONETARY POLICY COMMODITIES

TRADE REITS VOLATILITY & MOBILITY COVID-19 CONTAINMENT MEASURES ESG MACRO



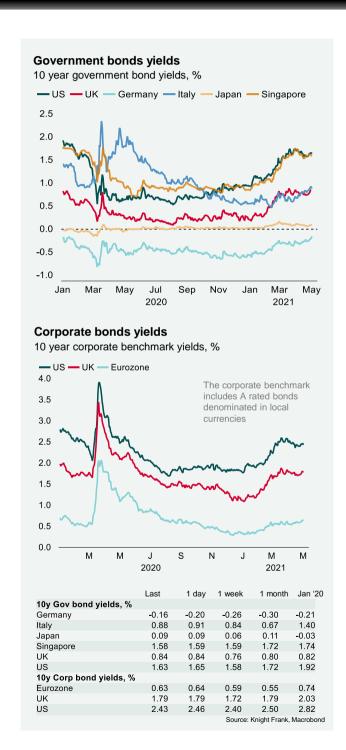


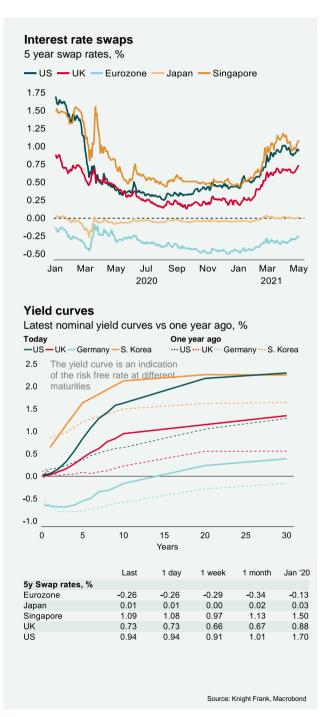




SUMMARY EQUITIES BONDS & RATES CURRENCIES & MONETARY POLICY COMMODITIES

TRADE REITS VOLATILITY & MOBILITY COVID-19 CONTAINMENT MEASURES ESG MACRO

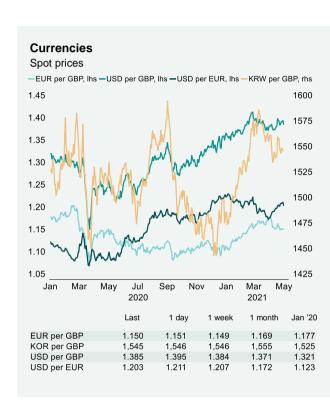


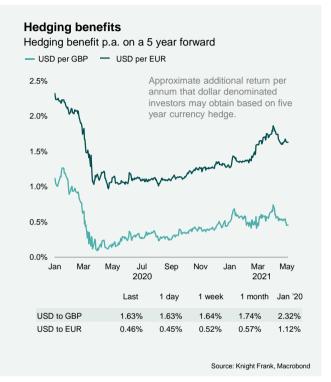




SUMMARY EQUITIES BONDS & RATES CURRENCIES & MONETARY POLICY COMMODITIES

TRADE REITS VOLATILITY & MOBILITY COVID-19 CONTAINMENT ESG MACRO





Monetary policy

Central Banks' policy rates

	•		
	Last	Value at Jan '21	Value at Jan '20
Australia	0.10%	0.10%	0.75%
Canada	0.25%	0.25%	1.75%
China	4.35%	4.35%	4.35%
Euro Area	0.00%	0.00%	0.00%
France	0.00%	0.00%	0.00%
Germany	0.00%	0.00%	0.00%
India	4.00%	4.00%	5.15%
Italy	0.00%	0.00%	0.00%
Japan	-0.10%	-0.10%	-0.10%
Saudi Arabia	1.00%	1.00%	2.25%
South Korea	0.50%	0.50%	1.25%
Spain	0.00%	0.00%	0.00%
Sweden	0.00%	0.00%	-0.25%
UK	0.10%	0.10%	0.75%
US	0.25%	0.25%	1.75%

Central Banks' asset purchasing programme

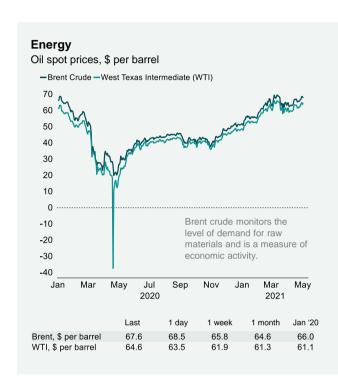
	Lastest (\$)	MoM change	YoY change		
Australia	324 bn	7.1%	94.1%		
Canada	438 bn	-4.3%	217.0%		
China	5.85 tn	-1.4%	13.5%		
Euro Area	9.09 tn	4.1% 57.1%			
France	2.11 tn	0.2%	52.0%		
Germany	3.08 tn	4.8%	48.3%		
India	782 bn	92.4%	137.6%		
Italy	1.71 tn	3.3%	44.8%		
Japan	6.62 tn	0.3%	16.3%		
Saudi Arabia	494 bn	1.0%	1.8%		
South Korea	487 bn	0.8%	17.5%		
Spain	487 bn	0.9%	44.3%		
Sweden	156 bn	-4.1%	33.8%		
UK	1.13 tn	3.2%	77.4%		
US	7.78 tn	1.1%	17.1%		

Source: Knight Frank, Macrobond

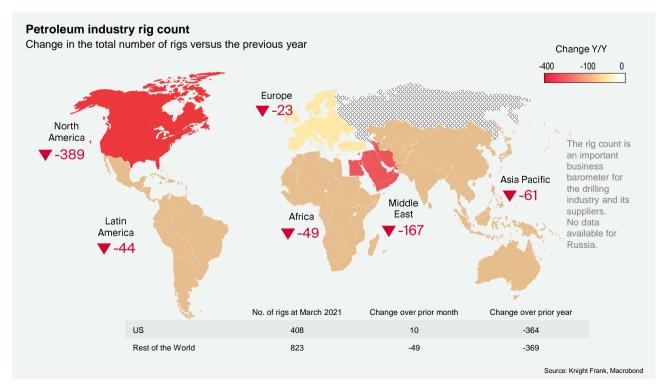


SUMMARY EQUITIES BONDS & RATES CURRENCIES & MONETARY POLICY COMMODITIES

TRADE REITS VOLATILITY & MOBILITY COVID-19 CONTAINMENT ESG MACRO



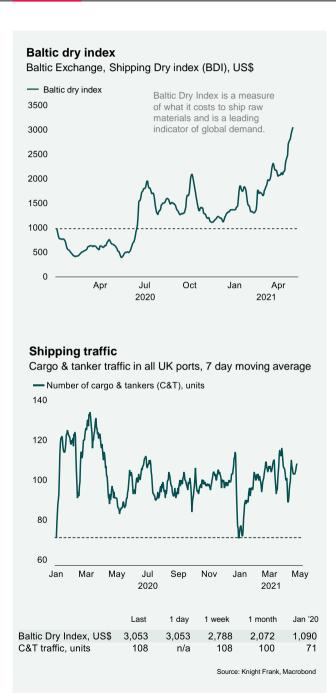


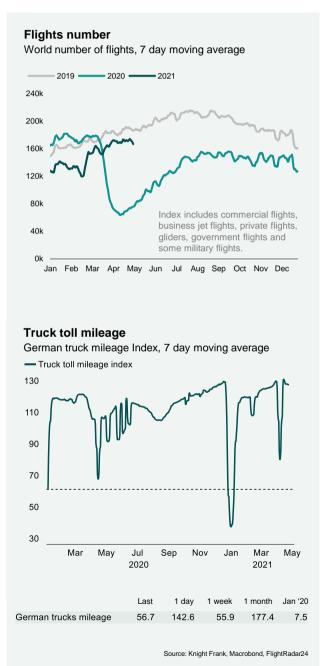




SUMMARY EQUITIES BONDS & RATES CURRENCIES & MONETARY POLICY COMMODITIES

TRADE REITS VOLATILITY & MOBILITY COVID-19 CONTAINMENT ESG MACRO



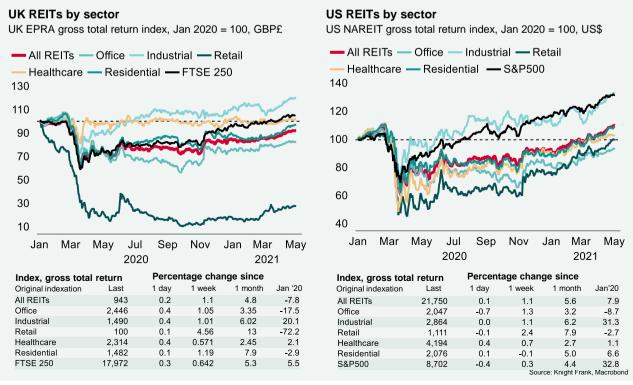




SUMMARY EQUITIES BONDS & RATES CURRENCIES & MONETARY POLICY COMMODITIES

TRADE REITS VOLATILITY & MOBILITY COVID-19 CONTAINMENT ESG MACRO







SUMMARY EQUITIES BONDS & RATES CURRENCIES & MONETARY POLICY COMMODITIES

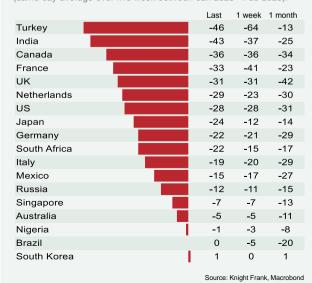
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Volatility index Systemic stress Measures FX, money, sovereign and bond yield volatility Near term stock price volatility indicator CBOE Volatility Index (VIX) --- Long term average — ECB Composite Indicator of Systemic Stress (CISS) --- Long term average The CBOE VIX ("investor The CISS is an indicator of instability fear gauge") is an indication across the whole financial system 0.35 80 of near term S&P 500 stock (hence "systemic stress"). price volatility based on 0.30 70 underlying options. 0.25 60 50 0.20 40 0.15 LTA 0.0919 30 0.10 20 0.05 10 Mar May Jul Sep Nov Jan Mar May Jan Mar Jul Sep Nov Jan Mar Mav 2020 2021 2020 2021 1 day Jan '20 Jan'20 Last 1 week 1 month Last 1 week 1 month **CBOE VIX** 18.3 18.3 17.6 17.3 13.8 0.036 0.047 0.037 0.022 Systemic stress composite Euro Stoxx 50 VIX 19.9 19.9 19.2 16.9 14.0 Equity markets stress sub index 0.019 0.053 0.023 0.009 Nikkei VIX 19.8 n/a 20.0 19.4 14.8 Bond markets stress sub index 0.023 0.026 0.037 0.020 KOSPI VIX 18.1 18.1 19.5 FX markets stress sub index 0.009 0.021 0.026 0.004 Source: Knight Frank, Macrobond

Workplace mobility

Google Workplace Mobility Index change since March '20, %

Daily number of office visitors compared to each country's baseline (same day average over five week between Jan 2020 - Feb 2020).



Public transport mobility

MEASURES

Citymapper Mobility Index change since March '20, %

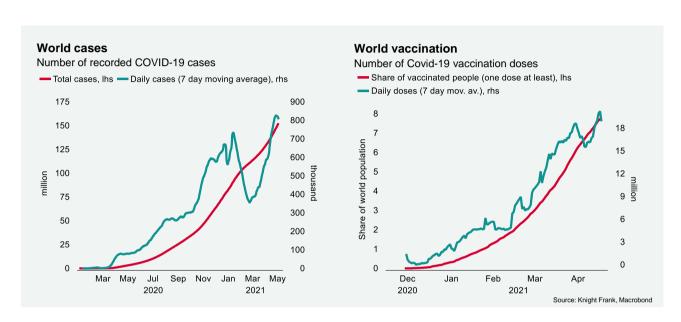
Daily trips planned and taken compared to each city's baseline (4 weeks average between Jan 2020 - Feb 2020).





SUMMARY EQUITIES BONDS & RATES CURRENCIES & MONETARY POLICY COMMODITIES

TRADE REITS VOLATILITY & MOBILITY COVID-19 CONTAINMENT ESG MACRO



	Total cases	New cases			People vaccina	ted	New doses
	Millions	Last day	1 week ago	1 month ago	Millions	Population (%)	Last 7days av
Argentina	2.99	16,502	21,220	14,430	7.03	15.5	17,61
Australia	0.03	14	8	13	0.16	0.62	6,53
Belgium	1.00	3	1,132	4,879	3.07	26.5	8,23
Brazil	14.73	66,964	71,137	91,097	29.42	13.8	105,025
Canada	1.23	7,610	7,423	5,802	12.70	33.6	36,33
China	0.10	18	20	48	n/a	n/a	1,029,327
Denmark	0.25	867	612	708	1.35	23.3	4,620
Finland	0.09	0	400	566	1.69	30.6	3,680
France	5.56	9,888	22,849	45,520	15.78	23.2	54,73
Germany	3.43	9,160	11,907	18,129	23.49	28	93,404
Greece	0.35	0	1,399	3,058	2.17	20.8	5,994
India	19.93	368,147	352,991	89,129	126.70	9.18	306,660
Ireland	0.25	401	429	587	1.15	23.2	4,207
Israel	0.84	41	110	334	5.40	62.4	1,24
Italy	4.04	9,145	13,157	21,917	14.59	24.1	59,57
Japan	0.60	5,637	4,722	2,707	2.49	1.97	19,850
Netherlands	1.51	5,534	8,030	7,216	3.88	22.7	8,008
Norway	0.11	0	0	691	1.34	24.8	3,917
Portugal	0.84	330	478	548	2.51	24.7	8,233
Russia	4.83	8,489	8,803	9,021	12.43	8.52	39,144
Saudi Arabia	0.42	937	953	728	n/a	n/a	26,996
Singapore	0.06	39	40	43	1.36	23.3	6,504
South Africa	1.58	1,222	1,101	1,273	0.32	0.54	449
South Korea	0.12	488	499	543	3.40	6.63	25,746
Spain	3.51	0	4,838	5,526	11.76	25.2	50,09
Sweden	0.97	0	4,578	6,978	2.51	24.9	9,594
UK	4.42	1,671	1,712	3,460	34.51	50.8	71,949
US	32.05	45,150	51,809	74,507	147.05	44	345,51°
World	152.53	721,896	791,265	685,953	604.52	7.8	2,714,692

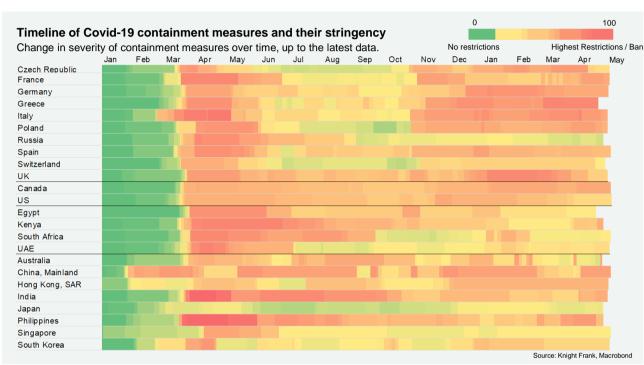
Source: Knight Frank, Macrobond



SUMMARY EQUITIES BONDS & RATES CURRENCIES & MONETARY POLICY COMMODITIES

TRADE REITS VOLATILITY & MOBILITY COVID-19

CONTAINMENT MEASURES ESG MACRO



Covid-19 containment measures breakdown Confirmed Cases Confirmed Deaths Czech Republic 1,634,619 29.365 France 5.609.292 104.404 Germany 83,605 Greece 348 568 10.587 121,433 4,050,708 Italy Poland 2,805,756 68,105 4,776,844 109,341 37 Russia 3,540,430 78,293 Spain Switzerland 663,952 10,655 127,539 Canada 1.251.811 24.334 US 32,470,920 577.500 Egypt 13,531 160.559 2.781 South Africa 1,584,961 54,452 Australia 29.850 910 China, Mainland 90,714 4,636 Hong Kong, SAR 11 786 210 India 19,925,604 218,959 Japan Philippines 609,625 10,391 1.062.225 17,525 Singapore 1,840 South Korea 124 269 Lockdown Index key & Scale Public events Public transport Value No Measure No measure 0 Recommended Recommended 1 Internal movements Workplace International travel No Restrictions Recommended Restrictions No measure 0-25 No measure No measure 26-50 Recommended Recommended Recommended Screening Quarantine arrivals from Enforced Restrictions 51-75 Restriction Required closure of Highest Restrictions / Ban schooling to close high risk regions Required closure for all Ban on high risk regions but essential work All schools ed to close Total border closure Source: Knight Frank, Macrobond



SUMMARY EQUITIES BONDS & RATES

CURRENCIES & MONETARY POLICY

COMMODITIES

TRADE

REITs

VOLATILITY & MOBILITY

COVID-19

CONTAINMENT MEASURES

ESG

MACRO

ESG FUNDS & SUSTAINABLE FINANCE

7x

The growth of capital inflow into ESG funds

- 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.

2x

The growth of sustainable bonds

- Sustainable bonds issuance doubled during 2020, to reach an all time record of \$554bn.
 - Social bonds increased nearly tenfold to \$164bn.
 - Sustainability bonds grew threefold to \$128bn.
 - Green bonds grew by c.25% to \$223bn.

3%

The growth of sustainable loans

- The market for sustainable syndicated loans grew by 3% in 2020, up to just below the \$200bn mark.
 - European borrowers dominate the sustainable loan market, with 64% market share.

65%

The growth in sustainable equity

- Equity issuance from sustainable companies increased by 65% in 2020 to a record \$14bn.
- The Americas accounted for 62% of the sustainable equity market, followed by Europe (23%) and Asia Pacific (11%).

EMISSION TARGETS

UK

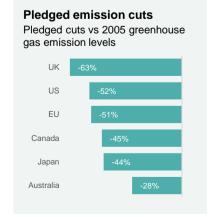
The British government is due to accelerate its climate change target, by announcing a new pledge to reduce carbon emissions by 78% compared to 1990 levels, by 2035. This compares to the previous target of cutting emissions by 68% by 2030.

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.





SUMMARY EQUITIES BONDS & RATES CURRENCIES & MONETARY POLICY COMMODITIES

TRADE REITS VOLATILITY & MOBILITY COVID-19 CONTAINMENT ESG MACRO

Macroeconomic indicators

Country	Population million	GDP \$tn	YoY	QoQ	Interest rate	Inflation rate	Jobless rate	Gov. Budget % of GDP	Debt/ GDP %	Current Account/ GDI
Austria	9	446	-2.7%	0.2%	0.00%	2.0%	8.7%	-8.9%	83.9%	2.5
Belgium	12	530	-1.0%	0.6%	0.00%	1.2%	5.8%	-9.4%	114.1%	-1.2
Brazil	210	1,840	-1.1%	3.2%	2.75%	6.1%	14.4%	-5.9%	75.8%	-0.72
Canada	38	1,736	-3.2%	2.3%	0.25%	2.2%	7.5%	-15.9%	88.6%	-1.9
China	1,400	14,343	18.3%	0.6%	3.85%	0.4%	5.3%	-3.7%	66.8%	1.9
Denmark	6	348	-1.5%	0.7%	-0.50%	1.0%	4.5%	-1.1%	42.2%	7.8
Egypt	101	303	2.0%	2.0%	8.25%	4.5%	7.2%	-9.0%	90.2%	-3.1
Euro Area	342	13,336	-1.8%	-0.6%	0.00%	1.6%	8.1%	-7.2%	98.0%	2.3
Finland	6	269	-1.4%	0.4%	0.00%	1.3%	8.1%	-5.4%	69.2%	0.3
France	67	2,716	1.5%	0.4%	0.00%	1.3%	8.0%	-9.2%	115.7%	-1.9
Germany	83	3,846	-3.0%	-1.7%	0.00%	2.0%	4.5%	-4.2%	69.8%	7
Hong Kong	7	366	7.8%	5.3%	0.86%	0.5%	6.8%	-12.0%	38.4%	6.6
India	1,347	2,869	0.4%	7.9%	4.00%	5.5%	6.5%	-9.5%	69.6%	-0.9
Indonesia	270	1,119	-2.1%	-0.4%	3.50%	1.4%	7.1%	-6.5%	38.5%	-0.44
Ireland	5	389	1.5%	-5.1%	0.00%	0.0%	5.8%	-5.0%	59.5%	4.6
Israel	9	395	-0.4%	1.6%	0.10%	0.2%	5.4%	-11.7%	71.1%	4.9
Italy	60	2,001	-1.4%	-0.4%	0.00%	1.1%	10.1%	-9.5%	155.8%	3.6
Japan	126	5,082	-1.4%	2.8%	-0.10%	-0.2%	2.6%	-10.3%	266.2%	3.2
Netherlands	17	909	-2.8%	-0.1%	0.00%	1.9%	3.5%	-4.3%	54.5%	7.8
Nigeria	206	448	0.1%	9.7%	11.50%	18.2%	33.3%	-3.8%	35.0%	-3.6
Norway	5	403	-0.6%	0.6%	0.00%	3.1%	5.0%	6.4%	40.6%	1.9
Philippines	109	377	-8.3%	5.6%	2.00%	4.5%	8.7%	-3.5%	41.5%	2.2
Poland	38	592	-2.8%	-0.7%	0.10%	4.3%	6.4%	-7.0%	57.5%	3.6
Romania	19	250	-1.4%	4.8%	1.25%	3.1%	5.5%	-9.2%	47.3%	-4.6
Russia	147	1,700	-1.8%	1.5%	5.00%	5.8%	5.4%	1.8%	14.6%	3.9
Singapore	6	372	0.2%	2.0%	0.26%	1.3%	2.9%	-13.9%	131.0%	17.6
South Africa	59	351	-4.1%	6.3%	3.50%	3.2%	32.5%	-6.3%	83.0%	2.2
South Korea	52	1,647	1.8%	1.6%	0.50%	2.3%	3.9%	-2.6%	42.6%	3.5
Spain	47	1,394	-4.3%	-0.5%	0.00%	2.2%	16.0%	-11.0%	120.0%	0.7
Sweden	10	531	0.0%	1.1%	0.00%	1.7%	10.0%	-3.1%	39.9%	5.2
Switzerland	9	703	-1.6%	0.3%	-0.75%	-0.2%	3.4%	1.5%	41.0%	3.8
Turkey	84	754	5.9%	1.7%	19.00%	17.1%	13.4%	-3.4%	39.5%	-5.1
UAE	10	421	1.6%	2.0%	1.50%	-2.0%	5.0%	-0.8%	36.9%	5.9
UK	67	2,829	-7.3%	1.3%	0.10%	0.7%	4.9%	-16.9%	100.2%	-3.5
US	329	21,433	0.4%	6.4%	0.25%	2.6%	6.0%	-4.6%	107.6%	-3.1

Source: Trading Economics





Recent research



Active Capital The Report

Active Capital gives a unique insight into the dynamics of the real estate capital markets around the world.



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

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