

European Leading Indicators



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Key economic and financial metrics, updated monthly

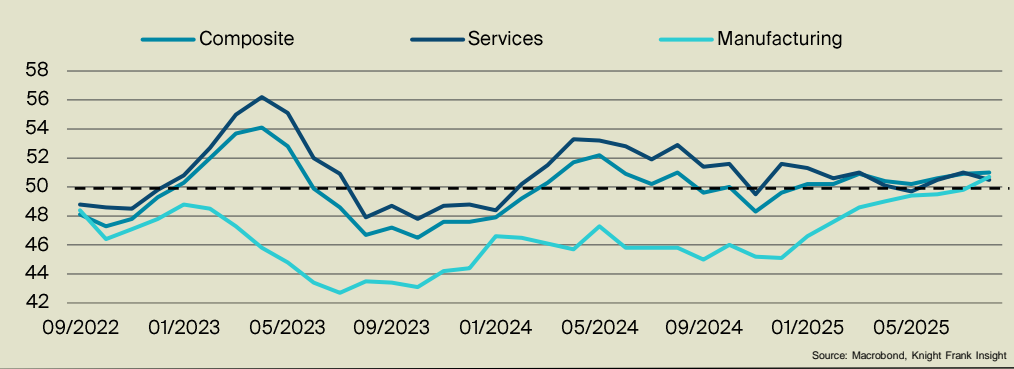
17th September 2025

Expansionary PMIs, increased SWF activity

51

The Eurozone Composite PMI extended its rise in August, reaching 51. Notably, the Manufacturing PMI climbed above the neutral 50 threshold and surpassed the Services PMI for the first time in over three years, signalling renewed momentum in the sector.

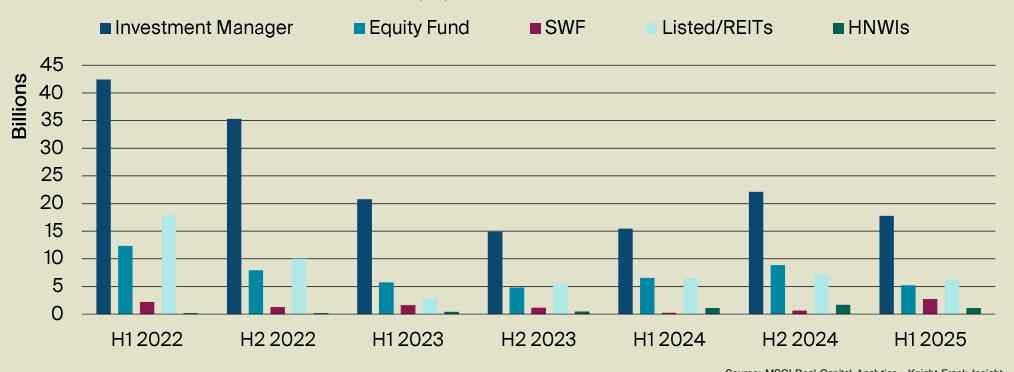
PMIs suggest that Eurozone economy remains relatively resilient
Eurozone PMIs



€2.7bn

Sovereign Wealth Fund (SWF) investment into Europe (excl. UK) in H1 2025 was €2.7bn, exceeding three times 2024's full-year total. The surge reflects the faster return of long-term, less leveraged capital to the market as private equity saw a relatively quieter period.

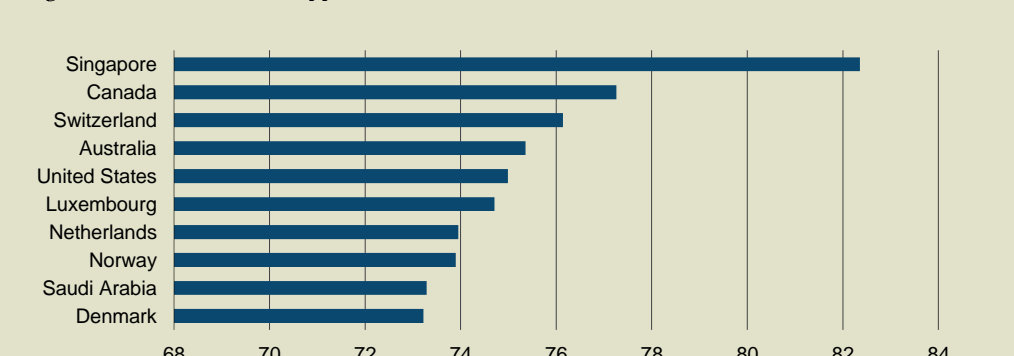
Sovereign Wealth Funds have increased their activity
Europe (excl. UK) total CRE investment by type, all sectors, €bn



5

5 of the top 10 locations of the Knight Frank Tech for Good Opportunities Index are in Europe. The index signifies a country's readiness and commitment to advancing healthcare through technology, making it an attractive destination for healthcare real estate investment.

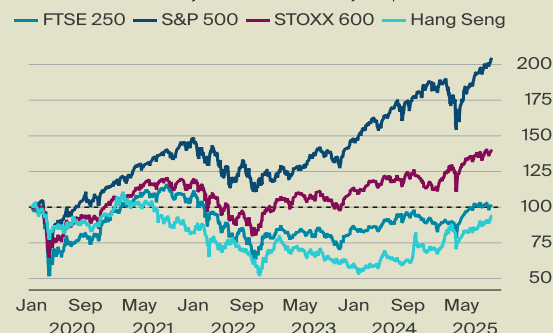
Europe is a top region for tech-led healthcare-focused real estate investment
Knight Frank Tech for Good Opportunities Index



Equities

Equity markets

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

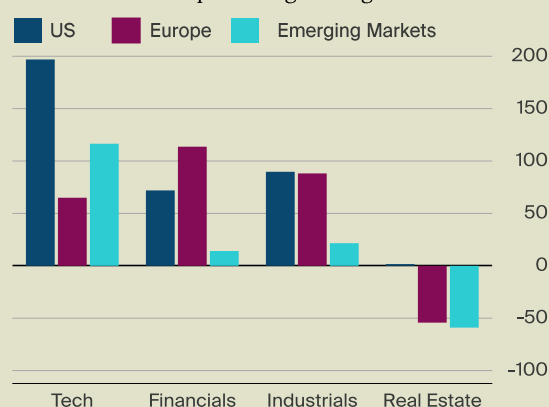


Source: Knight Frank, Macrobond

Index	Last	Percentage change since			
		1 day	1 week	1 month	Jan '20
PX50	111	0.4	0.7	1.2	125.8
OMXC25	263	1.3	0.4	1.5	40.0
DAX 40	10,463	0.4	0.8	-1.7	58.1
FTSE 250	29,415	0.0	0.8	-0.4	1.5
MIB	50,628	1.7	3.7	1.8	92.3
Hang Seng	3,398	0.2	3.3	4.3	-6.1
IBEX 35	18,103	0.7	3.9	2.1	68.9
S&P 500	6,615	0.4	2.1	2.3	104.8
STOXX 600	655	0.6	1.6	1.5	40.4
TOPIX	22	1.0	1.8	4.3	36.9

Equity regional sectors

Price return index percentage change since Jan 2020

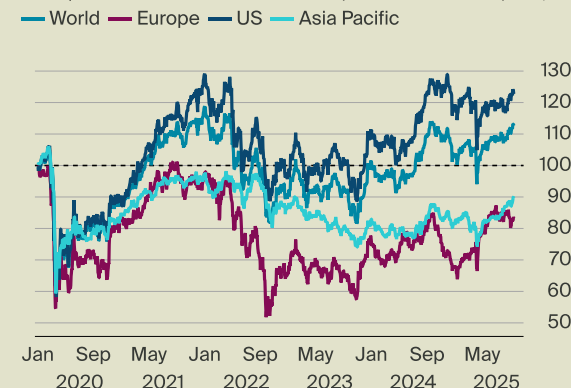


Source: Knight Frank, Macrobond

	Percentage change since Jan 2020		
	US	Europe	World
Tech	196.9%	65.0%	116.5%
Financials	71.9%	113.7%	14.1%
Industrials	89.7%	88.2%	21.6%
Real Estate	1.6%	-54.2%	-59.0%

REITs by region

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

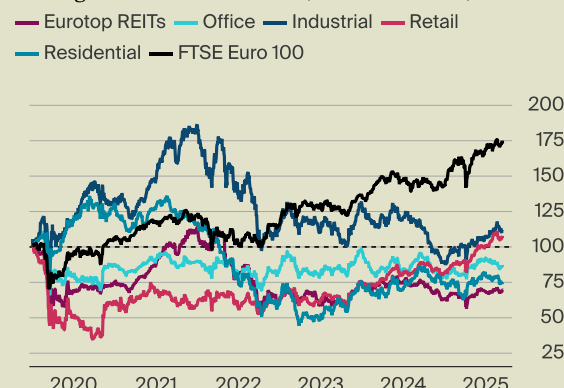


Source: Knight Frank, Macrobond

Index, total return	Last	Percentage change since			
		1 day	1 week	1 month	Jan '20
Original value and base					
US	2,935	-0.9	0.2	4.4	22.8
Europe	2,375	0.9	1.0	-1.6	-16.7
World	3,621	-0.4	0.8	3.9	12.7
Asia Pacific	3,520	-0.3	2.1	2.8	-10.3

Euro Area REITs by sector

EPRA gross total return index, Jan 2020 = 100, € EUR



Source: Knight Frank, Macrobond

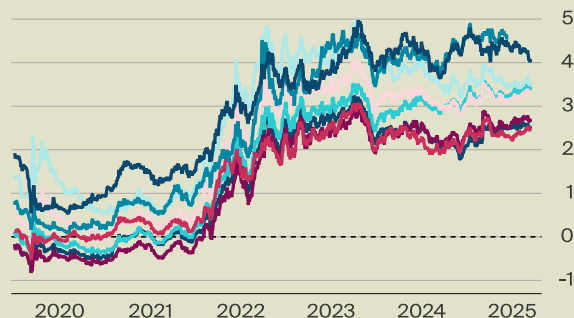
Index, total return	Last	Percentage change since			
		1 day	1 week	1 month	Jan '20
Original value and base					
Eurotop REITs	1,801	1.7	1.7	-0.5	-31.8
Office	1,741	-0.5	0.1	-3.3	-16.1
Industrial	5,093	-0.2	-1.7	-1.8	8.3
Retail	1,822	-1.1	0.2	-2.2	3.8
Residential	1,353	-0.8	-2.7	-7.9	-27.8
FTSE Euro 100	4,283	-0.4	0.3	-1.1	69.1

Bonds & Rates

Government bond yields

10 year government bond yields, %

Denmark France Germany Italy Spain Sweden UK
US

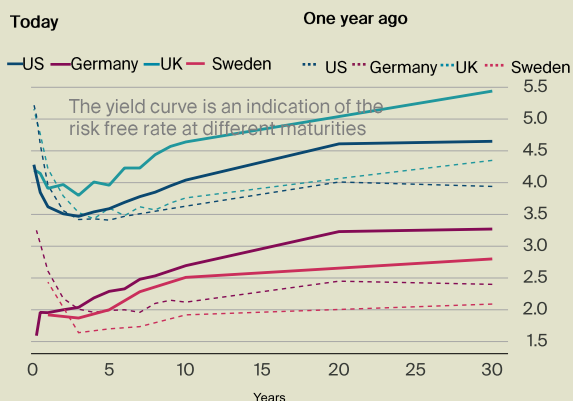


Source: Knight Frank, Macrobond

	Last	1 day	1 week	1 month	Jan '20
Denmark	2.52	2.52	2.50	2.62	-0.17
France	3.42	3.41	3.41	3.45	0.11
Germany	2.69	2.69	2.67	2.77	-0.21
Italy	3.51	3.50	3.51	3.57	1.40
Spain	3.25	3.25	3.25	3.34	0.45
Sweden	2.51	2.51	2.45	2.42	0.14
United Kingdom	4.55	n/a	n/a	n/a	0.82
United States	4.04	4.05	4.08	4.33	1.92

Government bond yield curves

Latest nominal yield curves vs one year ago, %

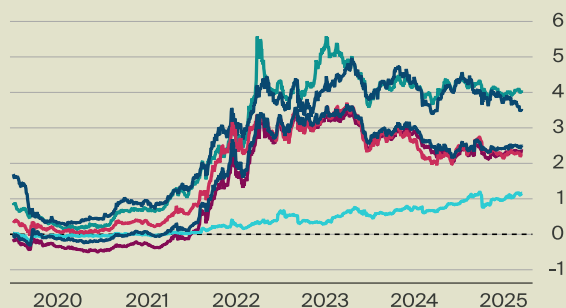


Source: Knight Frank, Macrobond

Interest rate swaps

5 year swap rates, %

Eurozone UK US Japan Sweden
Denmark

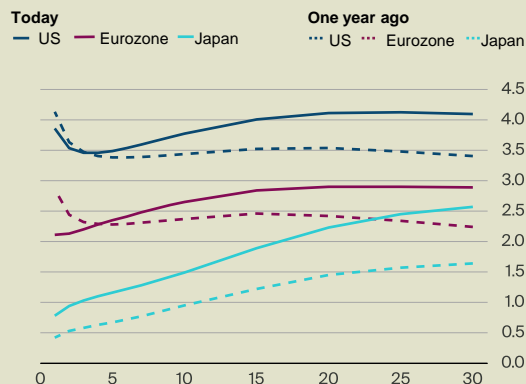


Source: Knight Frank, Macrobond

	Last	1 day	1 week	1 month	Jan '20
Eurozone	2.35	2.36	2.30	2.39	-0.13
Denmark	2.50	2.49	2.43	2.53	0.01
Japan	1.16	1.16	1.13	1.11	0.03
Sweden	2.26	2.26	2.20	2.29	0.39
United Kingdom	4.02	4.02	4.00	4.03	0.88
United States	3.49	3.50	3.50	3.75	1.70

Swap curves

Latest swap curves vs one year ago, %

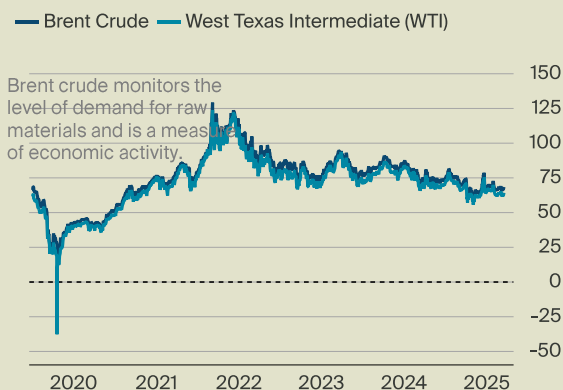


Source: Knight Frank, Macrobond

Commodities & Volatility

Energy

Oil spot prices, \$ per barrel

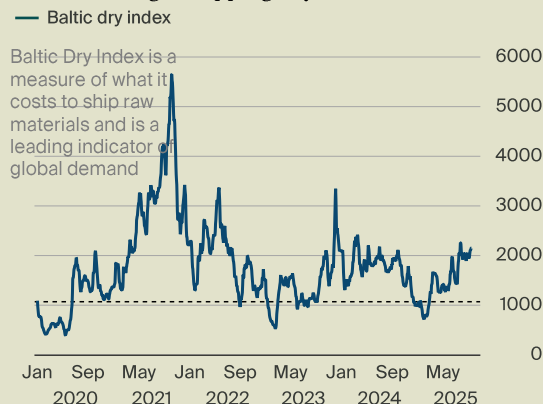


Source: Knight Frank, Macrobond

	Last	1 day	1 week	1 month	Jan '20
Brent, \$ per barrel	68.4	67.4	66.4	66.1	66.0
WTI, \$ per barrel	64.3	63.1	62.8	61.7	61.1

Baltic dry index

Baltic Exchange, Shipping Dry index (BDI), US\$

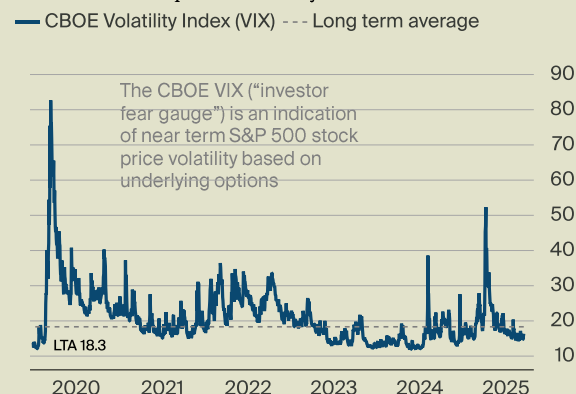


Source: Knight Frank, Macrobond

	Last	1 day	1 week	1 month	Jan '20
Baltic Dry	2154	1.32	3.61	5.38	976

Volatility index

Near term stock price volatility indicator



Source: Knight Frank, Macrobond

	Last	1 day	1 week	1 month	Jan '20
CBOE VIX	16.4	16.4	15.4	15.1	13.8
Euro Stoxx 50 VIX	16.8	16.8	16.8	15.8	14.0
Nikkei VIX	24.2	24.1	24.4	24.6	14.8
KOSPI VIX	21.1	21.0	20.4	20.5	14.7

Systemic stress

Measures FX, money, sovereign and bond yield volatility



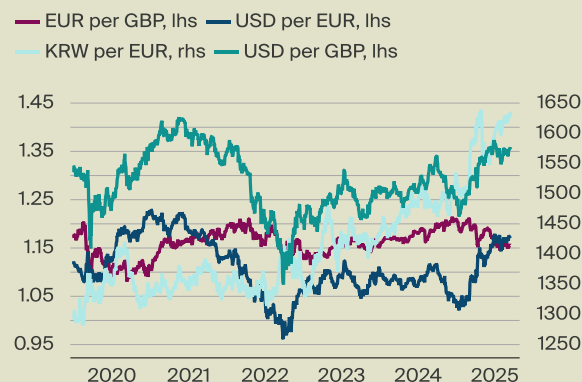
Source: Knight Frank, Macrobond

	Last	1 week	1 month	Jan '20
Systemic stress composite	0.094	0.117	0.073	0.023
Equity markets stress sub index	0.078	0.095	0.064	0.009
Bond markets stress sub index	0.032	0.033	0.014	0.02
FX markets stress sub index	0.024	0.039	0.021	0.004

Currencies & Monetary Policy

Currencies

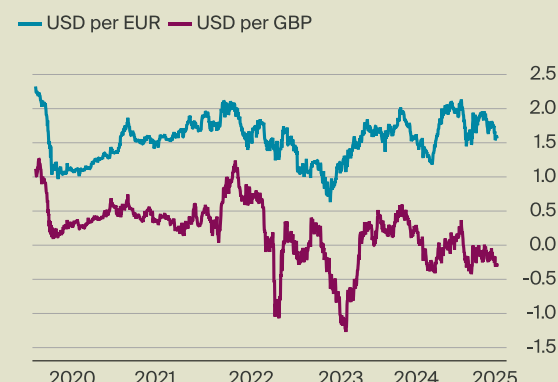
Spot prices



	Last	1 day	1 week	1 month	Jan '20
USD per EUR	1.184	1.176	1.172	1.171	1.121
USD per GBP	1.359	1.359	1.354	1.356	1.321
GBP per EUR	0.8674	0.8654	0.8665	0.8635	0.8456
SEK per EUR	10.95	10.91	11	11.18	10.5
KRW per EUR	1636	1630	1628	1624	1293

Hedging benefits

Hedging benefit p.a. on a 5 year forward



	Last	1 day	1 week	1 month	Jan '20
USD to EUR	1.56	1.59	1.58	1.73	2.32
USD to GBP	-0.31	-0.27	-0.29	-0.13	1.12

Inflation and monetary policy

Inflation rates (%)

	Aug	July	June	May
Belgium	1.9	1.9	2.1	2.0
Czech Republic	2.5	2.7	2.9	2.4
Denmark	2.0	2.3	1.9	1.6
Eurozone	2.0	2.0	2.0	1.9
Finland	0.5	0.2	0.2	0.5
France	0.9	1.0	1.0	0.7
Germany	2.3	2.0	2.0	2.2
Ireland	2.0	1.7	1.8	1.7
Italy	1.6	1.7	1.7	1.6
Netherlands	2.8	2.9	3.1	3.3
Norway	3.5	3.3	3.0	3.0
Poland	3.1	3.2	4.3	4.4
Romania	9.9	7.8	5.7	5.4
Spain	2.7	2.7	2.3	2.0
Sweden	1.1	0.8	0.7	0.2
Switzerland	0.2	0.2	0.1	-0.1
United Kingdom	3.7	3.9	3.6	3.4
United States	2.9	2.7	2.7	2.4

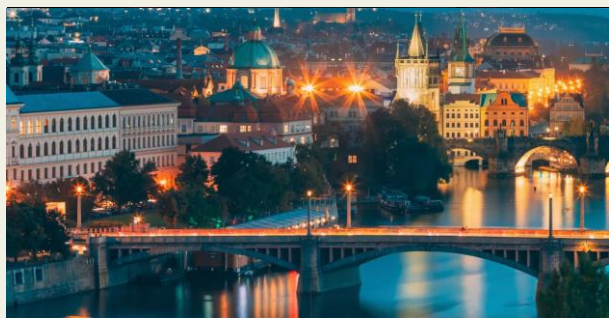
Interest rates (%)

	Last	Jan '21
	2.15	0.00
	3.50	0.25
	1.75	0.05
	2.15	0.00
	2.15	0.00
	2.15	0.00
	2.15	0.00
	2.15	0.00
	2.15	0.00
	2.15	0.00
	4.25	0.00
	4.75	0.10
	6.50	1.50
	2.15	0.00
	2.00	0.00
	0.00	-0.75
	4.00	0.10
	4.50	0.25

Asset purchasing

	Latest (\$)	1m change (%)
	400 bn	2.1
	164 bn	1.6
	113 bn	-0.2
	714 tn	0.1
	160 bn	3.2
	1.72 tn	0.2
	2.66 tn	-0.6
	191 bn	1.3
	1.26 tn	-0.3
	448 bn	-6.8
	2.08 tn	0.0
	296 bn	2.9
	878 bn	6.7
	1.02 tn	0.2
	103 bn	-1.9
	1.06 tn	0.4
	1.18 tn	0.0
	6.61 tn	-0.6

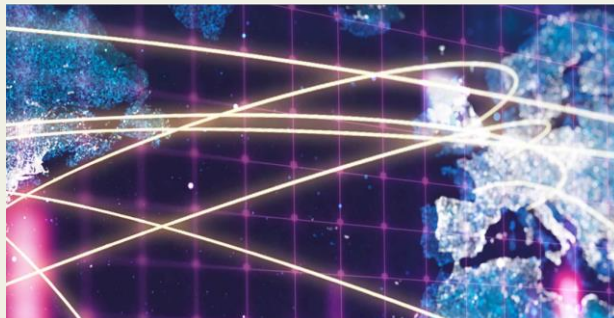
Source: Knight Frank, Macrobond



What's driving investment in Europe? Insights from across the continent

Our local experts from across our European research network share the latest insights and perspectives from their respective markets.

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Active Capital 2025: Noise, nuance and opportunity

Start of year momentum in cross-border real estate investment has met with geopolitical uncertainty and diverging regional dynamics. In this environment, understanding market, sector and asset-level nuances is more critical than ever to identify opportunities.

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