21 August 2020



Summary

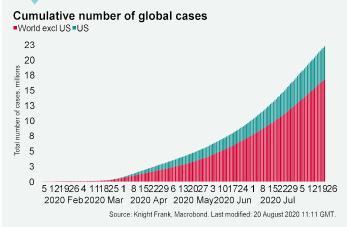
- Equities: In Europe, the STOXX 600 is up +0.4%, followed by the CAC 40 (+0.3%) and the DAX (+0.3%), while the FTSE 250 is broadly flat (+0.1%). In the US, futures for the S&P 500 are also unchanged so far today. In Asia, the Hang Seng and the Kospi were the best performing indexes (+1.3% respectively), followed by the CSI 300 (+0.8%), the TOPIX (+0.3%) and the S&P / ASX 200 (-0.1%).
- VIX: After increasing +8.9% yesterday, the CBOE market volatility index has increased a further +0.8% over the morning to 22.7. Meanwhile, the Euro Stoxx 50 volatility price index has increased 9.3% to 24.0, just above its long term average of 23.3.
- **Bonds:** The US 10-year treasury yield has compressed -1bps to 0.64%, while both the UK 10-year gilt yield and the German 10-year bund yield have declined -2bps to 0.21% and -0.51%.
- Currency: Both sterling and the euro have depreciated slightly to \$1.32 and \$1.18. Hedging benefits for US dollar denominated investors into the UK and the eurozone are 0.28% and 1.11% per annum on a five-year basis.
- Oil: Brent Crude and the West Texas Intermediate (WTI) are currently \$44.61 and \$42.50 per barrel.
- **Baltic Dry:** The Baltic Dry index decreased a further -3.2% yesterday to 1,568. However, the index is +44% above where it was in January.
- **Gold:** After declining -4.0% yesterday, the price of gold remains stable so far today at \$1,940 per troy ounce, which is still 2.5% higher when compared to a month ago.
- US Unemployment: There were 1.1 million new unemployment applications in the week to 15th August, a reading which is higher than the last two weeks and also above market expectations of 925k.
- **UK public finances:** UK public sector net debt excluding public sector banks (PSND ex) exceeded £2tn in July, the highest level on record and £227.6bn higher than one year ago. Debt is now 100.5% of GDP, 20.4% higher than July 2019. This is also the first time the PSND ex has exceeded 100% since 1961.

21 August 2020



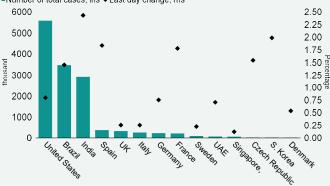
Internal and key client use only

COVID-19



The number of total confirmed cases reached 22.3 million on the 20 August, an increase of 267k new cases over the day prior.

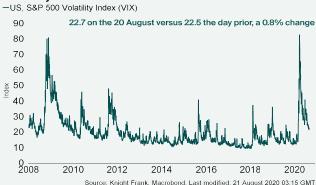
Cumulative number of cases by country ■Number of total cases, lhs ◆ Last day change, rhs



Source: Knight Frank, Macrobond. Last modified: < Property Original End Date not found. > GMT.

The chart presents the number of cumulative cases (left axis) and the percentage change of new cases against the day before (right axis).

Volatility Index



The CBOE VIX (colloquially known as the Investor fear gauge) is an indication of near term S&P 500 stock price volatility based on underlying options.

Commodities

Gold and non-ferrous metals price, USD



20 Aug D/D (%) YTD (%) Gold, USD 1953 -2.4 28.7 Non-Ferrous Metals, USD 0.0 111 -0.7

Brent Crude and West Texas Intermediate oil price

-Brent Crude - West Texas Intermediate (WTI)



Brent crude monitors the level of demand for raw materials and is a measure of economic activity. Lately also influenced by Saudi-Russia price war.

Source: Knight Frank, Macrobond. Last modified: 20 August 2020 23:10 GMT

Baltic Dry Index (BDI)



Source: Knight Frank, Macrobond. Last modified: 20 August 2020 13:30 GMT

Baltic Dry Index is a measure of what it costs to ship raw materials and is a leading indicator of global demand. A lower value means lower demand.

Research

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

Victoria Ormond Partner, Capital Markets Research +44 20 7861 5009 victoria.ormond@knightfrank.com

Daniel Tomaselli Senior Research Analyst, Capital Markets +44 20 8106 1392

Antonia Haralambous Research Analyst, Capital Markets +44 20 3866 8033 daniel.tomaselli@knightfrank.com antonia.haralambous@knightfrank.com

Important Notice

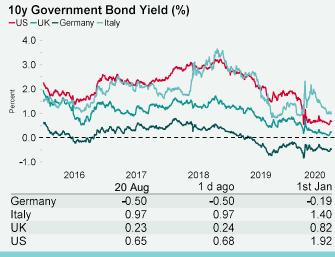
© Knight Frank LLP 2020 – This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this presented in this typic, in the special control of the special contr

21 August 2020



Internal and key client use only

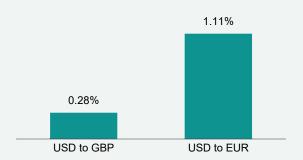
Bonds and currencies



FX Spot Rates -EUR per GBP -USD per GBP \$1.31 on the 20 August versus \$1.32 the day prior, a -0.4% change 1.50 1.45 1.40 1.35 1.30 1.25 1.20 1.15 1.10 1.05 2016 2017 2018 2019 2020

| | 20 Aug | 1 d ago | 1st Jan |
|-------------|--------|---------|---------|
| EUR per GBP | 1.11 | 1.11 | 1.18 |
| USD per GBP | 1.31 | 1.32 | 1.32 |

Currency hedging benefit p.a. based on a five year forward



Source: Knight Frank, Investing.com

Approximate additional return per annum that dollar denominated investors may obtain based on five year currency hedge.

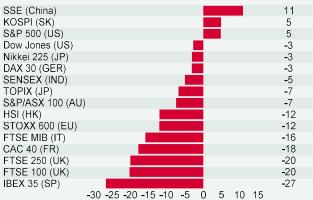
Equity performance: since previous cycle (1st Jan 2007 = 100) -FTSE 250 -DAX -S&P 500 -STOXX 600 -Hang Seng -MIB-IBEX 35 -TOPIX



The chart presents the performance of selected equity indexes since the months prior the global financial crisis (2007).

Equity performance: YTD (%)

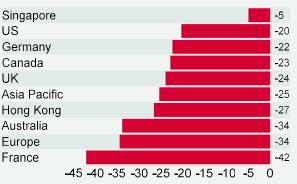
Local currencies



Source: Knight Frank, Macrobond

REIT performance: YTD (%)

Local currencies



Source: Knight Frank, Macrobond

Research

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

Victoria Ormond Partner, Capital Markets Research +44 20 7861 5009 victoria.ormond@knightfrank.com

Daniel Tomaselli Senior Research Analyst, Capital Markets +44 20 8106 1392 daniel.tomaselli@knightfrank.com

Antonia Haralambous Research Analyst. Capital Markets +44 20 3866 8033 antonia.haralambous@knightfrank.com

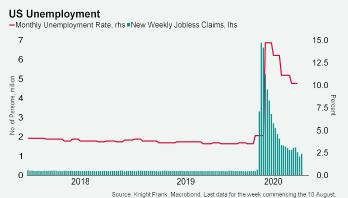
Important Notice (Short Strank LLP 2020 – This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this naterial does not necessarily report in Osponishmity or leading in reading the report of the production of this report in whole or in part is not allowed without prior written approval of Knight Frank LLP in relation to part is not allowed without prior written approval of Knight Frank LLP in the form and content within which it appears. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a

21 August 2020



Internal and key client use only

US indicators



The chart presents the number of Americans that each week file for unemployment benefits (left axis) and the overall monthly unemployment rate (right axis)

2020 Presidential Winner (probability of winning, %)



Macrobond. Last modified: 21 August 2020 09:00 GMT Source: Knight Frank 21 Aug 1 week ago 1 month ago Trump 44% 44% 39% Biden 59% 58% 62%

Central Banks Policy Rates

| | Current Rate | Rate at 1/1/2020 | YTD Change |
|-----------------------------|--------------|------------------|------------|
| Advanced Economies | | | |
| Australia | 0.25% | 0.75% | -50 bps |
| Canada | 0.25% | 1.75% | -150 bps |
| Euro Area | 0.00% | 0.00% | 0 bps |
| France | 0.00% | 0.00% | 0 bps |
| Germany | 0.00% | 0.00% | 0 bps |
| Italy | 0.00% | 0.00% | 0 bps |
| Sweden | 0.00% | -0.25% | 25 bps |
| Japan | -0.10% | -0.10% | 0 bps |
| United Kingdom | 0.10% | 0.75% | -65 bps |
| United States | 0.25% | 1.75% | -150 bps |
| Developing Economies | | | |
| Brazil | 2.00% | 4.50% | -250 bps |
| China | 4.35% | 4.35% | 0 bps |
| India | 4.00% | 5.15% | -115 bps |
| Mexico | 4.50% | 7.25% | -275 bps |
| Russia | 4.25% | 6.25% | -200 bps |
| Saudi Arabia | 1.00% | 2.25% | -125 bps |
| South Korea | 0.50% | 1.25% | -75 bps |
| Turkey | 8.25% | 12.00% | -375 bps |

Central Bank Assets Purchasing Programme

| | Lastest (\$) | MoM (%) | YoY (%) | |
|----------------------|--------------|---------|---------|-----------|
| Advanced Economies | | | | Italy |
| Australia | 205 bn | 4.8% | 77.8% | |
| Canada | 405 bn | 4.8% | 351.0% | |
| Euro Area | 7.56 tn | 5.2% | 44.8% | |
| France | 1.78 tn | 15.4% | 40.7% | |
| Germany | 2.69 tn | 8.2% | 37.0% | France |
| Italy | 1.49 tn | 7.3% | 33.1% | |
| Sweden | 144 bn | 6.0% | 52.3% | |
| Japan | 6.31 tn | 3.4% | 16.7% | |
| United Kingdom | 786 bn | -0.1% | -1.1% | |
| United States | 7.01 tn | 0.7% | 85.9% | |
| Developing Economies | | | | Spain |
| Brazil | 571 bn | 7.9% | 3.9% | Spain |
| China | 5.11 tn | -0.6% | -1.7% | |
| India | 377 bn | 6.1% | 31.3% | |
| Mexico | 218 bn | 3.7% | 13.2% | |
| Russia | 650 bn | 2.9% | 3.1% | Japan |
| Saudi Arabia | 481 bn | 2.9% | -7.8% | • |
| South Korea | 471 bn | 5.9% | 8.2% | |
| Turkey | 105 bn | -2.5% | 0.8% | Hong Kong |

Fiscal measures details

USA

ΕU

| i local illoadardo adtallo | | |
|----------------------------|---|--|
| | £330bn+: Government backed loans and guarantees equivalent to 15% of UK GDP. SMEs given access to cash grants. Support for furloughed employees of 80% salary | |
| UK | ≤£2,500 per month. Furlough scheme extended until October 2020 with employers sharing the cost from August. | |
| | Taxable grant for self-employed <£50k trading profit, worth | |

\$3.0tn: 2nd package passed 23rd April, worth \$483 billon, increasing US stimulus to \$3 trillion (15% GDP).

80% of monthly profits up to £2.5k, paid as a lump sum.

€1.35tn: This includes €240bn to the European Stability Mechanism, and €200bn in EIB quarantees. On 4th June, the ECB extended the pandemic purchase programme (PEPP) until June 2021, purchasing an additional €600bn in bonds, taking total stimulus to €1.35tn.

€750bn: a new recovery package for EU member states announced in July including €390bn in grants and €360 in interest free loans.

€880bn: The emergency aid measure approved on Monday 23rd of March. In June an additional €130bn fiscal Germany stimulus programme including VAT rate cut to 16% from 19% and one off 'children's bonus' payment.

> €400bn: The stimulus announced on the 7th April €25bn: Emergency package to support businesses and families.

€45bn: The aid package for SMEs and other hard-hit sectors announced by the French government on 17th of March, Includes deferred corporate tax, social security charges and two months state payments to laid off workers.

€300bn: government backed loans.

€200bn: the aid package includes government loan quarantees to ensure liquidity for SMEs (the government said it would provide businesses with "all the liquidity they need"), other government commitments and private money.

\$2.2tn: Further stimulus announced in late May added \$1.1 trillion to the country's stimulus package, bringing total stimulus to \$2.18 trillion or 40% of GDP.

HK\$10k for every adult citizen (c.£7bn).

Research

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

Victoria Ormond Partner, Capital Markets Research +44 20 7861 5009 victoria.ormond@knightfrank.com

Daniel Tomaselli Senior Research Analyst, Capital Markets +44 20 8106 1392 daniel.tomaselli@knightfrank.com

Antonia Haralambous Research Analyst. Capital Markets +44 20 3866 8033 antonia.haralambous@knightfrank.com

Important Notice
© Knight Frank LLP 2020 – This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report no responsibility or liability whatspever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of reliance on or reference to the contents of this document. As a general report, this presented in this typic, in the special control of the special contr

Source: Knight Frank, various sources

21 August 2020 Internal and key client use only



This chart shows the change in severity of containment measures over time, up to the latest data. Green indicates a score of zero or no restrictions, while the darkest red indicates the highest restrictions or complete bans. Where grey, no new data is available.

Source: Knight Frank, Macrobond, Oxford University

Research

+44 20 3909 6842 william.matthews@knightfrank.com

Victoria Ormond Partner, Capital Markets Research

victoria.ormond@knightfrank.com

+44 20 7861 5009

Daniel Tomaselli Senior Research Analyst, Capital Markets +44 20 8106 1392 daniel.tomaselli@knightfrank.com

Antonia Haralambous

Research Analyst, Capital Markets +44 20 3866 8033 antonia.haralambous@knightfrank.com

Important Notice
© Knight Frank LLP 2020 – This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank LLP in reliation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of Knight Frank LLP in the form and content within which it appears. Knight Frank LLP is a little diability partnership registered in England with regreted number OS039954. Our registered office is 55 Baker Street, London, WTU 8AN, where you may look at a



21 August 2020 Internal and key client use only

Public Transport

Overview of the severity of Covid-19 and the resulting containment measures

| | Confirmed Cases | Confirmed Deaths |
|----------------------|-----------------|------------------|
| Europe | | |
| Italy | 255,278 | 35,412 |
| France | 225,043 | 30,468 |
| Poland | 58,611 | 1,913 |
| Portugal | 54,701 | 1,786 |
| Germany | 228,621 | 9,253 |
| Russia | 937,321 | 15,989 |
| United Kingdom | 321,098 | 41,397 |
| Spain | 370,867 | 28,797 |
| Norway | 10,111 | 262 |
| Belgium | 79,386 | 9,969 |
| Bulgaria | 14,669 | 519 |
| Greece | 7,684 | 235 |
| Denmark | 15,940 | 621 |
| Switzerland | 38,662 | 1,718 |
| Ukraine | 96,403 | 2.144 |
| Finland | 7.776 | 334 |
| Czech Republic | 20,798 | 404 |
| Netherlands | 64.463 | 6.172 |
| Sweden | 85,411 | 5,802 |
| Americas | 00,411 | 5,002 |
| Colombia | 502,178 | 15,979 |
| Canada | 123,490 | 9,049 |
| Argentina | 305,953 | 9,049 |
| | | |
| United States | 5,529,842 | 173,177 |
| Venezuela | 36,868 | 303 |
| Mexico | 537,031 | 58,481 |
| Brazil | 3,456,652 | 111,100 |
| Peru | 558,420 | 26,834 |
| Africa Middle East | | |
| Kenya | 31,015 | 506 |
| South Africa | 596,060 | 12,423 |
| Qatar | 115,956 | 193 |
| United Arab Emirates | 65,341 | 367 |
| Turkey | 253,108 | 6,039 |
| Israel | 97,969 | 779 |
| Iran | 347,835 | 19.972 |
| Iraq | 188,802 | 6,121 |
| Jordan | 1,482 | 11 |
| Tunisia | 2.427 | 60 |
| Morocco | 46,313 | 743 |
| Egypt | 96,914 | 5,197 |
| Asia Pacific | 90,914 | 5,197 |
| | 4004 | 75 |
| Hong Kong | 4,604 | |
| Singapore | 56,031 | 27 |
| Japan | 58,501 | 1,144 |
| Indonesia | 144,945 | 6,346 |
| Taiwan | 445 | |
| South Korea | 16,346 | 307 |
| China | 89,527 | 4,706 |
| Philippines | 173,774 | 2,795 |
| India | 2,836,925 | 53,866 |
| Vietnam | 994 | 25 |
| Australia | 23,993 | 450 |
| New Zealand | 1,304 | 22 |
| | 3,389 | 58 |
| Thailand | | |
| Thailand Malaysia | 9,235 | 125 |

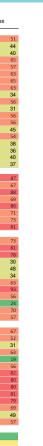
Recommended Restrictions: 26 - 50 Enforced Restrictions: 51 - 75 Highest Restrictions / Ban: 76 - 100

In line with some of the fewest reported cases and the smallest reported deaths

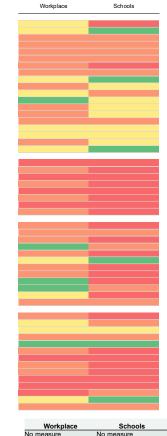
attributed to COVID-19, Taiwan has the lowest 'lockdown index' score at 19,

indicating the restrictions in place are generally recommendations and are not

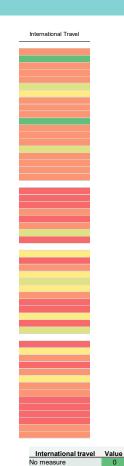
enforced. Countries including Iraq, Argentina and Colombia have some of the







| Workplace | Schools | Value |
|--------------------------|-------------------------|-------|
| No measure | No measure | 0 |
| Recommended | Recommended | 1 |
| | Some level of | |
| Required closure of | schooling required to | |
| some sectors | close | 2 |
| Required closure for all | All schools required to | |
| but essential work | close | 3 |



high risk regions Ban on high risk regions Total border closure

Quarantine arrivals from

Screening

For most countries, public transport has the most relaxed restrictions. Taiwan, Tunisia, Norway, Poland, Netherlands and Greece are the only countries with no measures implemented on public events. Meanwhile, across the world, there is some measure of restriction on international travel. However, France is the exception, where international travel is freely permitted with no measures implemented.

Source: Knight Frank, Macrobond, Oxford University

Research

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

highest 'lockdown index' scores.

Victoria Ormond Partner, Capital Markets Research +44 20 7861 5009 victoria.ormond@knightfrank.com

Daniel Tomaselli Senior Research Analyst, Capital Markets +44 20 8106 1392 daniel.tomaselli@knightfrank.com

Antonia Haralambous Research Analyst, Capital Markets +44 20 3866 8033 antonia.haralambous@knightfrank.com

Important Notice
© Knight Frank LLP 2020 – This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank LLP in relation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of Knight Frank LLP to the form and content within which it appears. Knight Frank LLP is net in England with registered number OS039934. Our registered office is 55 Bakes Street, London, WTU 8AN, where you may look at a