19 June 2020



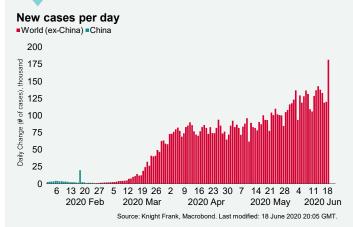
Summary

- Equities: In Europe, the STOXX 600 and the DAX are both up +0.5%, while the FTSE 250 has added +0.2%. In the US, futures for the S&P 500 and the Dow Jones Industrial Average are up +0.2% and +0.1%. In Asia, stocks closed higher, with the CSI 300 increasing by +1.3%, the Hang Seng up +0.8% and the Kospi +0.4%.
- VIX: The CBOE market volatility index is currently 33.1, while the Euro Stoxx 50 volatility price index is at 32.3.
 Both indices remain elevated, indicating further expectations of near-term volatility.
- **Bonds:** 10-year government bond yields in Germany, the UK and US have all seen increases over the morning. The UK 10-year gilt yield and German 10-year bund yield have both increased by 3bps to 0.25% and -0.41%, while the US 10-year treasury yield is up 1bp to 0.72%.
- Currency: Sterling and the euro have depreciated to \$1.24 and \$1.12. Hedging benefits for US dollar denominated investors into the UK and the eurozone are 0.29% and 1.10% per annum on a five-year basis.
- **Baltic Dry:** The Baltic Dry saw it's largest ever one day increase in the index yesterday, increasing +22.6% to 1,527. This is 437 points above where it was at the start of the year and was driven by a driven by a 50% increase in capesize rates on the back of increased demand for iron ore. This indicates improving demand for raw materials and subsequently manufacturing, as COVID-19 containment measures continue to ease.
- **UK Quantitative Easing:** The Bank of England (BoE) announced it will increase its quantitative easing (QE) programme by £100 billion. QE totalled £645 billion in March, compared to £435 billion in August 2016 and £200 billion in November 2009. The BoE held its interest rate at 0.10%.
- **US Unemployment:** Unemployment applications increased by 1.5 million in the week to June 13th, above expectations of 1.3 million and taking the increase in US jobless claims since 21st March 2020 45.7 million.
- **UK Borrowing**: Public sector net debt excluding public sector banks, (PSND ex) has exceeded UK GDP for the first time since 1963, rising to 100.9% of GDP at the end of May. Following a revision by the ONS on April borrowing to £48.5bn (originally £62bn), monthly borrowing for May, reached a record monthly high of £55.2 billion, an amount 9 times higher than the same month one year ago.

19 June 2020

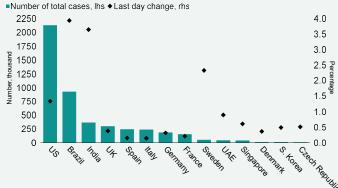
Internal and key client use only

COVID-19



The number of total confirmed cases reached 8243k on the 18 June. an increase of 181k new cases over the day prior.

Cumulative number of cases



Source: Knight Frank, Macrobond, Last modified: 18 June 2020 00:00 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

30

20

10 2008



2010 2012 2014 2016 2018 2020 Source: Knight Frank, Macrobond. Last modified: 19 June 2020 03:15 GMT

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.

Gold and non-ferrous metals price, USD



18 Jun D/D (%) YTD (%) Gold, USD 1722 -0.3 13.5 Non-Ferrous Metals, USD 100 -9.4 -17

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: 18 June 2020 23:10 GMT

Baltic Dry Index (BDI)



Source: Knight Frank, Macrobond. Last modified: 18 June 2020 13:00 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 daniel.tomaselli@knightfrank.com

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

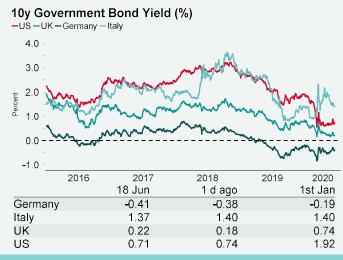
Important Notice

© 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 presented in this typic, in the special control of the special contr

19 June 2020



Bonds and currencies



FX Spot Rates -EUR per GBP -USD per GBP \$1.25 on the 18 June versus \$1.26 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

	18 Jun	1 d ago	1st Jan
EUR per GBP	1.12	1.12	1.18
USD per GBP	1.25	1.26	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.

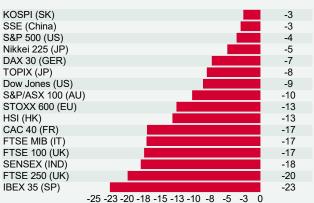
Equity performance: since previous cycle (1st Jan 2007 = 100) FTSE 250 - DAX - S&P 500 - STOXX 600 - Hang Seng - MIB - IBEX 35 - TOPIX



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

Equity performance: YTD (%)

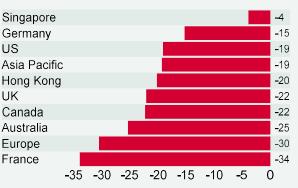
Local currencies



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

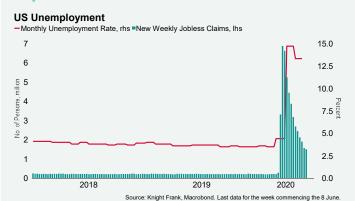
Important Notice (Short Strank LLP 2020 – This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability 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

19 June 2020



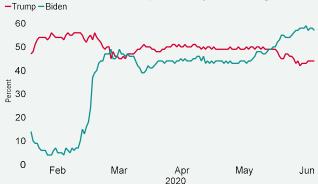
Internal and key client use only

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, %)



Source: Knight Frank, Macrobond. Last modified: 19 June 2020 09:00 GMT 19 Jun 1 week ago 1 month ago Trump 44% 42% 50% 57% Biden 58% 44%

UK

EU

France

Spain

Japan

Fiscal measures details

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

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

> €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

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

payment.

Germany

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	2.25%	4.50%	-225 bps
China	4.35%	4.35%	0 bps
India	4.00%	5.15%	-115 bps
Mexico	5.50%	7.25%	-175 bps
Russia	5.50%	6.25%	-75 bps
Saudi Arabia	1.00%	2.25%	-125 bps
South Korea	0.50%	1.25%	-75 bps
Turkey	8.25%	12.00%	-375 bps
naarah			

Central Bank Assets Purchasing Programme

	Lastest (\$)	MoM (%)	YoY (%)
Advanced Economies			
Australia	186 bn	7.4%	49.1%
Canada	340 bn	22.2%	293.3%
Euro Area	6.39 tn	7.6%	20.7%
France	1.49 tn	7.7%	20.5%
Germany	2.25 tn	5.6%	10.1%
Italy	1.27 tn	4.7%	16.6%
Sweden	133 bn	8.2%	37.5%
Japan	6.01 tn	3.3%	14.5%
United Kingdom	750 bn	-0.5%	-5.7%
United States	7.09 tn	1.5%	84.5%
Developing Economies			
Brazil	517 bn	7.6%	- 7.0%
China	5.15 tn	1.2%	-0.9%
India	349 bn	- 2.0%	33.7%
Mexico	218 bn	5.7%	6.4%
Russia	642 bn	- 6.1%	4.5%
Saudi Arabia	461 bn	- 5.1%	- 9.9%
South Korea	433 bn	3.8%	1.0%
Turkey	109 bn	8.9%	14.7%

€400bn: The stimulus announced on the 7 April to help businesses hurt by a national lockdown. Italy

€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 guarantees to ensure liquidity for SMEs (the government said it would provide businesses with "all the liquidity they need"), other government commitments and private money.

\$10bn: The aid package issued in early March for SMEs and self-employed workers. Additional economic stimulus measures are expected.

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

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 I.P. 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

19 June 2020 Internal and key client use only



Research

William Matthews

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

Victoria Ormond

Partner, Capital Markets Research +44 20 8106 1392 +44 20 7861 5009 victoria.ormond@knightfrank.com daniel.tomaselli@knightfrank.com

Daniel Tomaselli

Senior Research Analyst, Capital Markets

Antonia Haralambous

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

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.

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 limited liability partnership registered in England with registed number OC309394. Our registered office is 55 Baker Street, London, WTU 8AN, where you may look at a

Source: Knight Frank, various sources



19 June 2020 Internal and key client use only

Confirmed Cases Confirmed Deaths Lockdown Index Internal Movement Public Events Public Transport Workplace Schools International Travel Europe Italy France 158 174 29 575 30 701 Poland 1 286 Portugal 37,672 1,523 Germany 187 764 8 856 553.301 7.478 United Kingdom 299,251 244 683 Norway 8.660 243 60,244 9,675 Belgium 3,542 3,203 Bulgaria 184 187 Greece Denmark 1 677 Switzerland 31 100 33 234 943 Ukraine Finland 7,117 Czech Renublio 10 162 333 Netherlands 49.204 Sweden 54,562 Americas 57,046 1,864 Colombia Canada 99,842 8,254 35 539 117,717 United States 2,163,290 Venezuela Mexico 159,793 19,080 Brazil 955,377 46,510 Africa Middle Eas 4,044 Kenva South Africa 80,412 1,674 Qatar 83.174 United Arab Emirates 43.364 295 182,727 4,861 Israel 19 894 Iran 195.051 9.185 Iraq Jordan Tunisia 1,128 Morocco 8,997 213 Egypt 49.219 1.850 Asia Pacific Hong Kong 1,124 Singapore 41.216 26 17.668 935 Indonesia 41,431 2,276 Taiwan 445 South Korea 12.257 280 84,458 4,638 Philippines 27,238 1,108 12,237 India 366,946 Vietnam

Lockdown Index key & Scale

7 370

1 157

8 515

No Restrictions: 0 - 25 Recommended Restrictions: 26 - 50 Enforced Restrictions: 51 - 75 Highest Restrictions / Ban: 76 - 100

102

22 58

Public transport Internal movement Public events No measure No Measure No measure Recommended Recommended Recommended Restriction Required Required

Schools Workplace No measure No measure Recommended Some level of Required closure of schooling required to some sectors close Required closure for all All schools required to but essential work close

International travel Value No measure Screening Quarantine arrivals from high risk regions Ban on high risk regions Total border closure

In line with some of the fewest reported cases and the smallest reported deaths For most countries, public transport has the most relaxed restrictions. Taiwan, Norway and New Zealand are the only countries with no measures attributed to COVID-19, Taiwan and New Zealand have the lowest 'lockdown index' implemented on public events. Meanwhile, across the world, there is some measure of restriction on international travel. However, Italy and Iran are the score at 22, indicating the restrictions in place are generally recommendations and exceptions, where international travel is freely permitted with no measures implemented. are not enforced. Countries including Iraq, Morocco and Kenya have some of the

Source: Knight Frank, Macrobond, Oxford University, Last Updated: 19/06/2020

Research

Δustralia

Malavsia

New Zealand

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 presented in this typic, in the special control of the special contr