21 May 2020



Summary

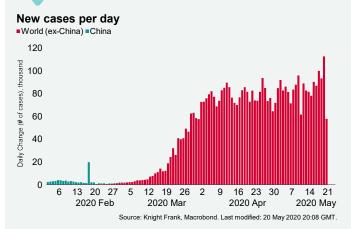
- **Equities:** Global equities moderated this morning, as investors remain cautious over the state of the global economy and tensions between the US and China flared up again, according to the FT. Declines were led by Frankfurt's DAX, which was down -1.4% this morning, followed by the CAC 40 (-1.0%), and both the FTSE 100 and STOXX 600 declining by -0.9%.
- VIX: The "investor fear gauge", the VIX volatility index remains highly volatile. Having decreased by -8.3% yesterday, today, the index has so far increased by 8.9% to 30.6. Near term equity market volatility is expected to continue.
- Currency: Sterling and the euro are at \$1.22 and \$1.10, respectively, with the euro appreciating slightly against the dollar. Hedging benefits for US dollar denominated investors into the UK have increased slightly to circa 0.26% per annum on a five-year basis. The currency hedging benefit of US dollar denominated investors into the Eurozone is 1.05% per annum on a five-year basis.
- **Bonds:** Yesterday, the UK sold £3.8 billion of three-year gilts at a negative yield of -0.003%. This is the first time UK longer-dated gilts have been sold at a yield below zero and means that investors holding the bond until maturity will receive back less than they paid. Despite this, the issue was 2.15 x over subscribed. The UK 10-year government bond is currently 0.20% this morning, the German 10-year bund yield is at -0.48% and the US 10-year treasury bond yield 0.67%.
- Flash PMIs: Flash PMI estimates for the UK show that the composite PMI increased from the record low of 13.8 in April, to 28.9 in May. Despite the increase, May's reading is far below any other point in the survey's history, and still indicates that a large majority of businesses reported declining output, as figures below 50 are contractionary. Flash PMIs from the services and manufacturing sectors rose to 27.8 and 40.6, respectively, from April's 13.4 and 32.6. Across the Eurozone, flash PMIs for services rose to 28.7 in May from 12.0 in April, while Manufacturing PMIs rose to 39.5 in May from 33.4 in April. As lockdowns have started to ease, PMIs have started to improve, but flash estimates for May remain in contractionary territory.

21 May 2020



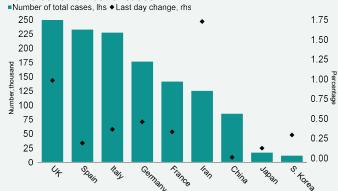
Internal and key client use only

COVID-19



The number of total confirmed cases reached 4789k on the 20 May, an increase of 58k new cases over the day prior.

Cumulative number of cases

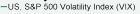


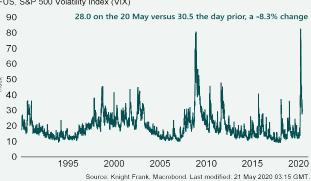
Source: Knight Frank, Macrobond. Last modified: 20 May 2020 00:00 GMT

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

Investor sentiment







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 silver price, USD -Gold, USD, lhs -Silver, USD, rhs 2000



	20 May	D/D (%)	YTD (%)
Gold, USD	1747	0.9	15.2
Silver, USD	17.5	3.6	-1.7

Brent crude and global commodity price index



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.

Baltic Dry Index (BDI)

-World, Baltic Exchange, Shipping, Dry Index (BDI), USD



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

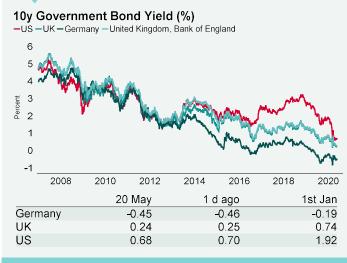
Important Notice

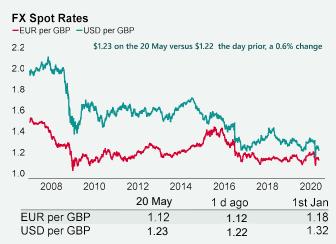
© Knight Frank LLP 2020 – This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be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

21 May 2020



Bonds and currencies





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



Source: Knight Frank, Investing.com

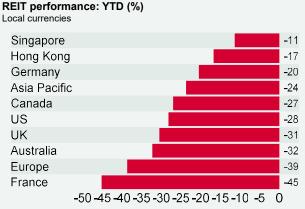
Approximate additional return per annum that dollar denominated investors may obtain based on five year currency hedge.



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

Equity performance: YTD (%) Local currencies SSE (China) -6 S&P 500 (US) -8 Nikkei 225 (JP) -13 HSI (HK) -13 -14 Dow Jones (US) DAX 30 (GER) -15 S&P/ASX 100 (AU) -16 STOXX 600 (EU) -18 FTSE 100 (UK) -20 -25 CAC 40 (FR) -25 FTSE 250 (UK) SENSEX (IND) -27 FTSE MIB (IT) -27 IBEX 35 (SP) -30 -30 -25 -20 -15 -10 -5

Source: Knight Frank, Macrobond



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 © 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 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

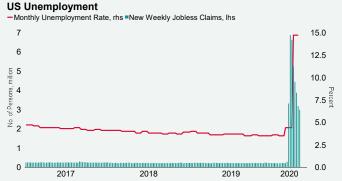
21 May 2020



Internal and key client use only

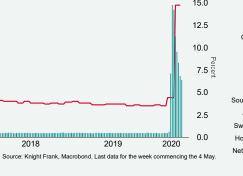
US indicator

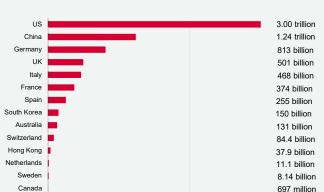
Fiscal policy



The chart presents the number of Americans that each week file for

unemployment benefits (left axis) and the overall monthly unemployment





Fiscal measures by selected governments (YTD total, \$)

Source: Knight Frank, Macrobond.

Fiscal measures details

UK

USA

ΕU

Italy

France

Spain

equivalent to 15% of UK GDP. SMEs will be granted access to cash grants of more than £25k to tackle the Support for furloughed employees of 80% salary ≤£2,500 per month. Furlough has been extended until October 2020, with employers to start 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 in June.

£330bn+: Government backed loans and guarantees

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

€500bn: The EU member states passed this stimulus package, which includes €240bn to the European Stability Mechanism, as well as €200bn in guarantees from the European Investment Bank.

€750bn: The emergency aid measure approved by the Germany German Cabinet on Monday 23rd of March.

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

> €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 Japan and self-employed workers. Additional economic stimulus measures are expected.

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

rate (right axis)

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	3.00%	4.50%	-150 bps
China	4.35%	4.35%	0 bps
India	4.40%	5.15%	-75 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	0.75%	1.25%	-50 bps
Turkey	8.75%	12.00%	-325 bps

Central Bank Assets Purchasing Programme

	Lastest (\$)	MoM (%)	YoY (%)
Advanced Economies			
Australia	172 bn	1.7%	44.9%
Canada	278 bn	103.7%	223.1%
Euro Area	5.96 tn	3.7%	13.5%
France	1.39 tn	11.7%	11.6%
Germany	2.16 tn	2.5%	8.3%
Italy	1.22 tn	3.0%	11.2%
Sweden	123 bn	6.4%	28.7%
Japan	5.82 tn	3.5%	13.2%
United Kingdom	795 bn	0.2%	2.5%
United States	6.93 tn	10.3%	79.1%
Developing Economies			
Brazil	480 bn	- 0.6%	-14.3%
China	5.09 tn	- 1.2%	- 1.7%
India	351 bn	8.6%	33.2%
Mexico	206 bn	3.2%	4.5%
Russia	684 bn	- 0.6%	12.9%
Saudi Arabia	485 bn	- 3.8%	- 3.8%
South Korea	417 bn	0.7%	- 5.4%
Turkey	97.6 bn	- 1.5%	8.6%

Research

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

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

© 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 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

Source: Knight Frank, various sources



21 May 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 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 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

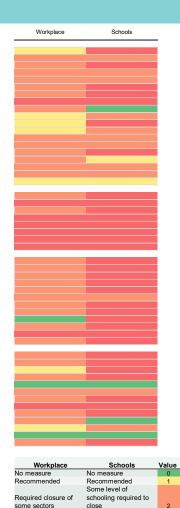


International Travel

21 May 2020 Internal and key client use only

*	Confirmed Cases	Confirmed Deaths		Lockdown Index
urope			_	
Italy	226,699	32,169		69
France	143,427	28,022		83
Poland	19,268	948		88
Portugal	29,432	1,247		77
Germany	176,007	8,090		71
Russia	299,941	2,837		84
United Kingdom	248,818	35,341		73
Spain	232,037	27,778		83
Norway	8,257	233		58
Belgium	55,791	9,108		75
Bulgaria	2,292	116		64
Greece	2,840	165		74
Denmark	11,044	551		79
Switzerland	30,535	1,613		72
Ukraine	18,876	548		92
Finland	6,399	301		66
Czech Republic	8,647	302		60
Netherlands	44,249	5,715		77
Sweden	30,799	3,743		47
mericas		.,	_	
Colombia	16,935	613		91
Canada	79,101	5,912		68
Argentina	8,796	393		92
United States	1,528,568	91,921		68
Venezuela	749	10		86
Mexico	54,346	5,666		85
Brazil	271,628	17,971	_	67
Peru	99,483	2,914	_	97
frica Middle East	00,100	2,014	_	3,
Kenya	963	50		94
South Africa	17,200	312		89
Oatar	35,606	15		91
United Arab Emirates	25,063	227	_	78
Turkey	151,615	4,199	_	78
			_	
Israel	16,650	277		83
Iran	124,603	7,119		58
Iraq	3,611	131		80
Jordan	649			72
Tunisia	1,044	47	_	91
Morocco	7,023	193		93
Egypt	13,484	659	_	89
sia Pacific			_	
Hong Kong	1,055	4		68
Singapore	28,794	22	_	85
Japan	16,385	771		44
Indonesia	18,496	1,221		71
Taiwan	440	7		29
South Korea	11,110	263		44
China	84,065	4,638		64
Philippines	12,942	837		95
India	106,750	3,303		76
Vietnam	324	-		69
Australia	7,068	99		64
New Zealand	1,153	21		38
Thailand	3,034	56		81
	No R Reco Enfor	down Index key & estrictions: 0 – 25 mmended Restrictions: 5	ns: 26 – 50 – 75	
	me of the fewes		and the smallest repo	





International travel	Value
No measure Screening	0
Quarantine arrivals from high risk regions	2
Ban on high risk regions	3
Total border closure	4

For most countries, public transport has the most relaxed restrictions. Sweden is the only country where there are no measures implemented on public events. Meanwhile, across the world, there is some measure of restriction on international travel. However, the UK, Jordan and Iran are the exceptions, where international travel is freely permitted with no measures implemented.

Source: Knight Frank, Macrobond, Oxford University, Last Updated: 20/05/2020

Research

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

'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 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

but essential work

Required closure for all All schools required to

close