

CURRENCIES & BONDS & **TRADE** SUMMARY **EQUITIES** COMMODITIES **MONETARY POLICY** RATES **VOLATILITY &** CONTAINMENT **REITs** COVID-19 **ESG** MACRO RESEARCH MOBILITY **MEASURES**

NEED TO KNOW

7 December 2021

4.4%OECD Inflation forecast for both the

US & UK,

2022

To raise or not to raise: that is (still) the question. Both the US Federal Reserve (the Fed) and Bank of England (BoE) have previously hinted at raising interest rates to counteract higher inflation, however there has since been a divergence in approach. Due to an increase in volatility caused by the Omicron variant, the BoE is now widely expected to take a wait-and-see approach at the last monetary policy decision of the year next week, holding interest rates at 0.1%. Meanwhile, last week, the Fed's Chairman, Jay Powell, committed to accelerating the tapering of the US's asset purchasing programme. Pressure central banks to ease inflation isn't going away - the OECD expects Omicron to push supply shortages into next year and so has raised its 2022 US and UK inflation forecasts from 3.1% to 4.4%.

6.9%
UK GDP 2021
OECD forecast

Both UK GDP and commercial real estate investment to reach prepandemic levels by year end. After enduring a deep downturn in 2020, the UK's economy has enjoyed one of the fastest rebounds this year. December's OECD forecast expects the UK to have the strongest performance of all G7 countries in both 2021 and 2022, with +6.9% and +4.7% growth in each year, respectively. However, this is a slightly softer pace than previously anticipated back in September. The UK economy's resilience has also been reflected in the commercial real estate sector, where £49bn has been transacted so far this year. As Q4 is typically the strongest quarter for property deals, we expect investment to ultimately reach 2019's pre-pandemic level of £54bn.

55.5 UK Construction PMI, November 2021 Commercial property boosts UK construction in November. The UK Construction PMI saw robust expansion in November, increasing to 55.5 from 54.6 in October. This was largely driven by commercial construction work which grew at its quickest pace since July, with the strongest rise in office construction. Another promising sign was the availability of subcontractors reaching its highest level since May, with labour shortages easing. Official UK construction statistics will be out at the end of the week.

Fill up your tank – oil prices experience their 6^{th} consecutive weekly decline



 $Sources: Bloomberg, Financial Times, IHS \, Markit, OECD, ONS, Property \, Data, Trading \, Economics, Knight \, Frank, Compared to the control of the control$

LOOKING AHEAD UK Trade Balance

On Friday, the ONS will release the latest Trade Balance figures, providing an insight into the UK's trade between EU and non EU countries. The UK's trade relationship with the EU is particularly interesting as the US has delayed a trade deal with the UK over concerns surrounding Brexit and the Northern Ireland protocol. In September, imports into the UK from non-EU countries outpaced imports from the EU for the ninth consecutive month. However, UK exports to the EU in September increased +5.7% m-m.

Industrial & Manufacturing Production

This week, Germany, Italy, Spain, the UK, India and Mexico will publish their latest Industrial Production figures, while Norway, the UK and South Africa will release their Manufacturing Production statistics. In September, the UK's Industrial Production and Manufacturing Production increased +2.9% and +2.8% y-y respectively, both their slowest readings since March.

Inflation

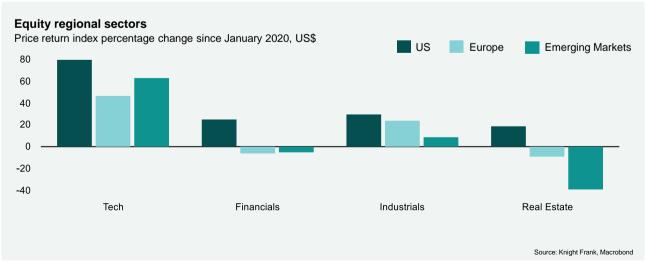
November's inflation figures will be released for Germany, Norway, Brazil, Mexico, the US and China this week. In October, US inflation reached a 30-year high of 6.2%, driven by tight labour markets, supply constraints and higher energy prices. Analysts expect US inflation to reach 6.7% in November, which would be the highest level of inflation since 1982. November's inflation data will provide the US Federal Reserve with enough evidence on how inflation is progressing and whether the tapering of its \$120bn a month asset purchasing scheme needs to accelerate.



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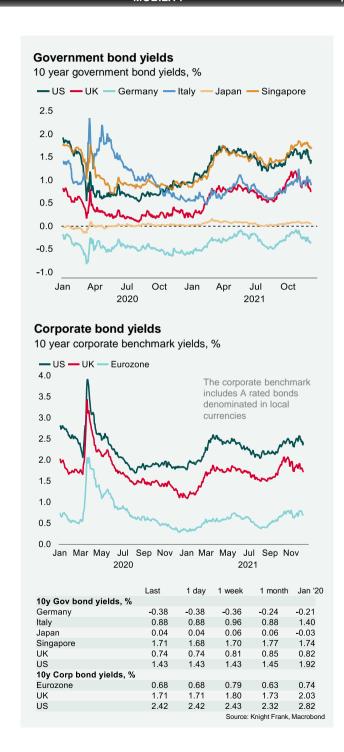


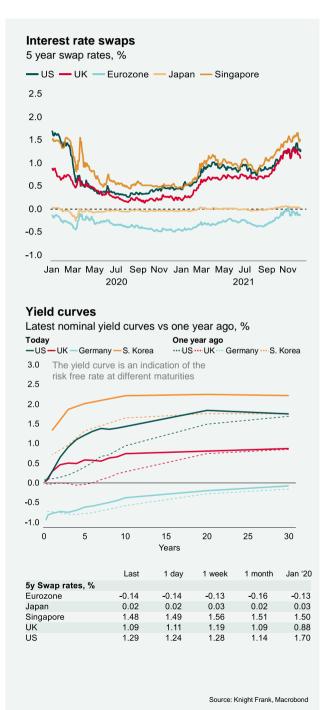






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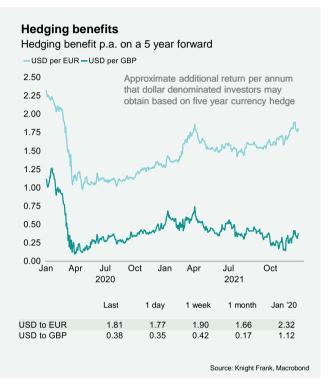






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Inflation and monetary policy

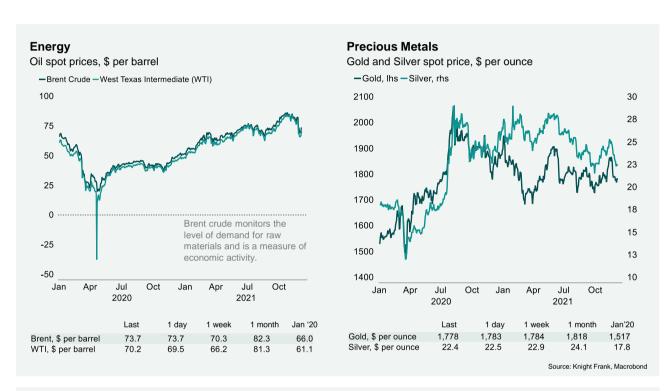
	Inflation rate (%)				Interest ra	ites (%)	Asset purchasing	
	Nov	Oct	Sep	Aug	Last	Jan '21	Lastest (\$)	1m ch
Australia 1	n/a	n/a	3.0	3.0	0.10	0.10	438 bn	-
Canada	n/a	4.7	4.4	4.1	0.25	0.25	405 bn	;
China	n/a	1.5	0.7	8.0	4.35	4.35	6.18 tn	•
Euro Area	4.9	4.1	3.4	3.0	0.00	0.00	9.51 tn	-
France	2.8	2.6	2.2	1.9	0.00	0.00	2.32 tn	2
Germany	5.3	4.5	4.1	3.9	0.00	0.00	3.24 tn	(
India	n/a	4.5	4.3	5.3	4.00	4.00	465 bn	(
Italy	3.8	3.0	2.5	2.0	0.00	0.00	1.8 tn	(
Japan	n/a	0.1	0.2	-0.4	-0.10	-0.10	6.41 tn	1
Saudi Arabia	n/a	8.0	0.6	0.3	1.00	1.00	494 bn	-2
South Korea	3.7	3.2	2.5	2.6	1.00	0.50	489 bn	-(
Spain	5.6	5.4	4.0	3.3	0.00	0.00	487 bn	C
Sweden	n/a	2.8	2.5	2.1	0.00	0.00	171 bn	-2
UK	n/a	4.2	3.1	3.2	0.10	0.10	1.18 tn	-(
US	n/a	6.2	5.4	5.2	0.25	0.25	8.65 tn	(

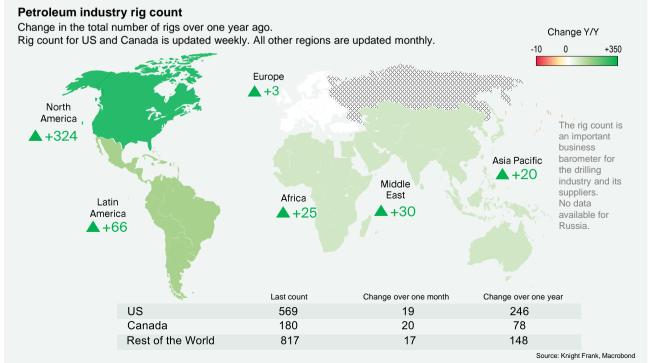
^{1.} Australia Inflation rate is only available on a quarterly basis.

Source: Knight Frank, Macrobond



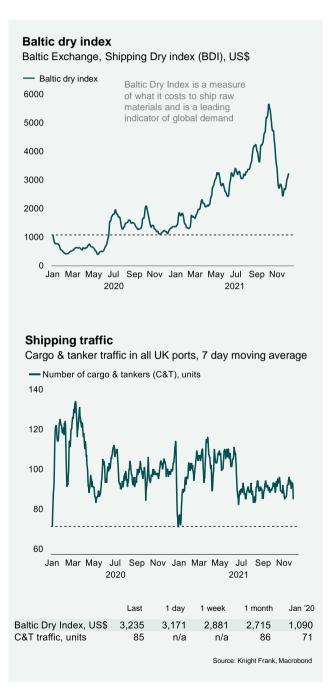
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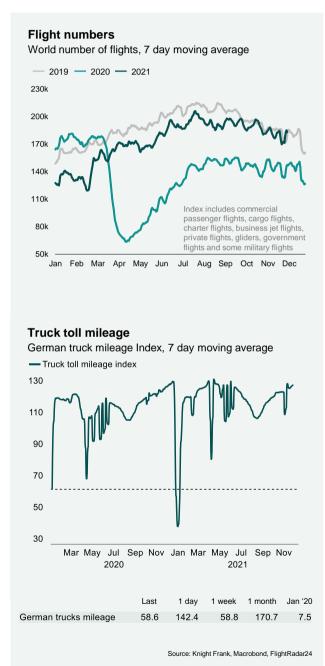






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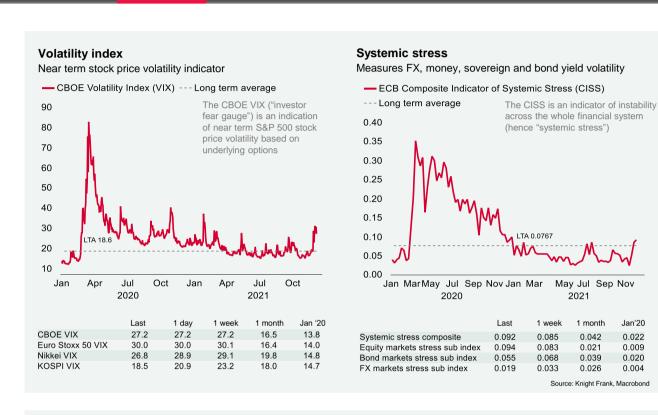
CURRENCIES & BONDS & COMMODITIES SUMMARY **TRADE EQUITIES MONETARY POLICY RATES VOLATILITY &** CONTAINMENT **REITs** COVID-19 **ESG** MACRO RESEARCH MOBILITY **MEASURES**



UK REITs by sector US REITs by sector UK EPRA gross total return index, Jan 2020 = 100, GBP£ US NAREIT gross total return index, Jan 2020 = 100, US\$ — All REITs — Office — Industrial — Retail — All REITs — Office — Industrial — Retail Healthcare — Residential — S&P500 Healthcare — Residential — FTSE 250 175 175 150 150 125 125 100 100 75 75 50 50 25 25 0 0 Oct Jul Oct Jul Jan Apr Jan Apr Apr Jul Oct Apr Jul Oct Jan Jan 2020 2021 2021 Index, gross total return Percentage change since Index, gross total return Percentage change since Original value and base Last 1 day 1 week 1 month Jan '20 Original value and base Last 1 day 1 week 1 month Jan'20 All REITs 1,088 8.0 0.8 2.9 6.4 All REITs 25,046 1.4 1.5 1.0 24.3 Office 2,525 8.0 0.6 -1.0 -14.8 Office 2.149 2.2 1.3 -0.6 -4.1 2,005 Industrial -0.2 -0.3 3.6 61.7 Industrial 3 729 71.0 1.5 40 5.7 Retail -75.9 87 4.8 8.8 6.3 Retail 1,242 1.5 -0.7 -3.58.8 Healthcare 2,303 1.2 -0.3 -3.3 1.6 Healthcare 4,153 2.1 1.0 0.6 0.1 Residential 1.496 1.1 -1.0-2.0 Residential 2,597 1.2 3.2 33.3 **FTSE 250** 18.510 16 -23 S&P500 9,613 0.3 Source: Knight Frank, Macrobond



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Workplace mobility

Google Workplace Mobility Index change since March '20, %

7 day moving average of daily office visitors compared to each country's baseline (5 week average between Jan 2020 - Feb 2020).



Source: Knight Frank, Macrobond

Public transport mobility

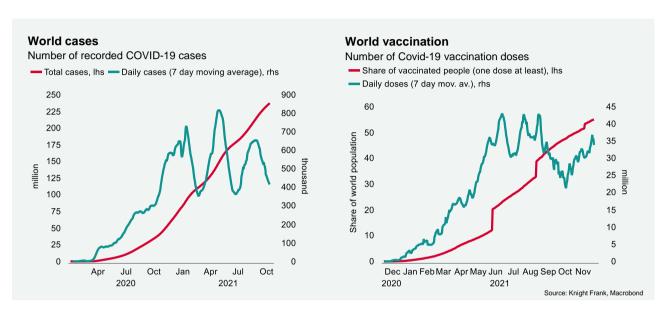
Citymapper Mobility Index change since March '20, %

7 day moving average of daily trips planned and taken compared to each city's baseline (4 week average between Jan 2020 - Feb 2020).





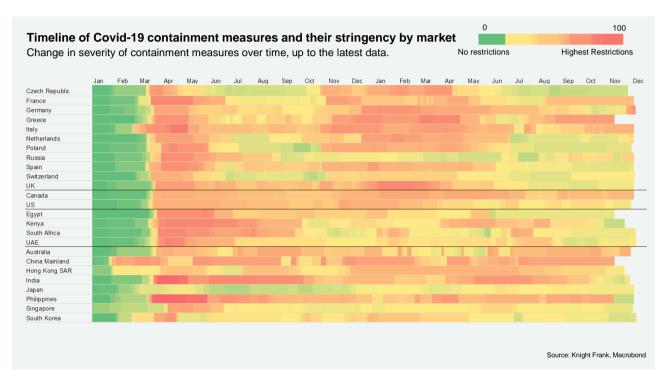
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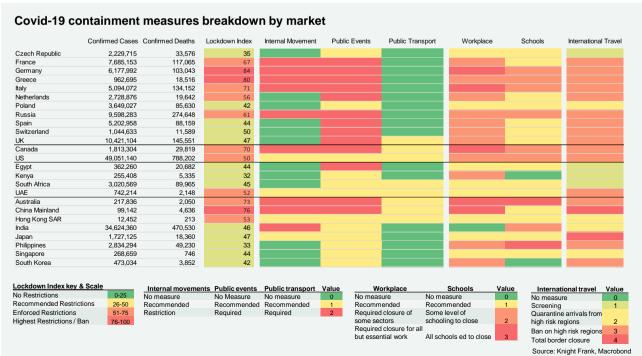


Cases and vaccinations breakdown by country Total cases New cases People vaccinated New doses 1 week ago 1 month ago Thousands Population (%) Millions Last day Last 7days av. 1,555 11,364 Australia 0.2 1.285 1,243 20,107 78 164,590 143,446 Brazil 22.1 8,838 9,233 13,352 77 30.816 81 32.543 Canada 1.8 3,129 3,020 2,581 1,225,000 85 1,244,633 China 0.1 74 54 63 4,694 4,580 79 3,026 4,290 Denmark 0.5 2,251 7.7 42.222 31.642 8.451 52,032 77 60,542 France 6.2 27,836 29,364 34,002 59,855 71 111,688 Germany 7 147 69 13 144 Greece 1.0 3,526 3.823 6.889 8,306 801,417 58 1,134,058 India 34.6 8,309 10,929 78 Ireland 0.6 5,156 3,735 3,903 3,864 4,426 5.1 15,010 12,927 6,764 47,389 79 60,565 Italy Japan 1.7 114 200 99,927 79 14,390 13,250 77 4,188 Netherlands 23,153 22.099 10.876 2.8 4,246 78 4,555 Norway 0.3 3,478 1,794 1,498 89 1,289 9,054 8,620 Portugal 1.2 3,786 2,897 47 Russia 9.8 32,136 33,860 41,335 68,030 102,848 Saudi Arabia 0.5 35 24 43 24,684 70 7,998 552 1,767 93 0.3 747 5,071 149 Singapore South Africa 3.0 11,125 2,858 339 17,841 30 20,143 2,247 42,679 83 34,388 South Korea 0.5 4,325 3,307 Spain 5.2 8.331 6.648 2.955 38,409 82 23,078 UK 10.5 43,285 36,507 33,697 51,095 75 61,987 US 71 48.7 150,753 44,842 88,043 235,699 160,827 Change since People vaccinated Share of population **Total cases** Total (mn) 1 week ago 1 month ago Total (mn) Last 1 week ago 1 month ago World 265 1.6% 6.5% 720 55.0% 54.5% 50.2%



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ESG FUNDS & SUSTAINABLE FINANCE

\$55bn ESF funds Inflow

9m 2021

- Inflows into ESG funds reached \$55bn in the first nine months of 2021, more than 2020's full year total.
- Overall, there are now \$330bn assets under management in ESG funds.

57%

The growth of sustainable bonds in 9m 2021 vs 9m 2020

- Global sustainable finance bond issuance increased 57% to \$778bn during the first nine months of 2021 compared to the previous year, and reached an all time record.
- Sustainable finance bonds' share of global debt capital markets reached 10% during the first nine months of 2021, up from 5.9% a year ago.

48%

The growth in equity issuance in 9m 2021 vs 9m 2020

- Equity issuance from sustainable companies increased 48% to \$29bn in the first nine months of 2021 compared to the previous year, 2020 and an all time first nine month record.
- Asia Pacific accounted for 40% of the sustainable equity market, followed by the Americas with 37%.

EMISSION TARGETS

UN IPCC

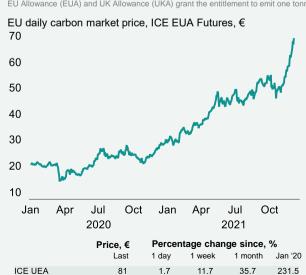
Under all emissions scenarios outlined in the UN's IPCC report, temperatures will pass 1.5°C above 1850-1900 levels by 2040 and extreme weather occurrences will be more frequent. Therefore, the Paris Agreement's goal of stabilising temperatures at 1.5°C above pre-industrial levels by the end of the century will require significant action.

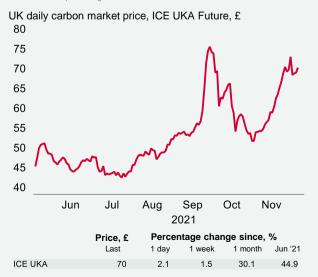
As result, the UK, US and EU have accelerated their emissions targets:

- UK: to reduce emissions by 78% before 2035 (vs 1990 levels).
- EU: to cut emissions by at least 55% by 2030 (vs 1990 levels).
- US: to cut emissions by 52% by 2030 (vs 2005 levels).

EU AND UK EMISSIONS TRADING SYSTEM TRACKER

EU Allowance (EUA) and UK Allowance (UKA) grant the entitlement to emit one tonne of carbon dioxide equivalent gas.







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MACROECONOMIC INDICATORS

								Gov.	Debt/	Current	
Market	Population million	GDP \$tn	YoY	QoQ	Interest rate	Inflation rate	Jobless rate	Budget % of GDP	GDP %	Account/ G	
Australia	26	1,331	3.9%	-1.9%	0.10%	3.0%	5.2%	-4.3%	24.8%	2.5	
		,									
Austria	9	431	5.7%	3.8%	0.00%	4.3%	7.0%	-8.9%	83.9%	2.5	
Belgium	12	515	4.9%	2.0%	0.00%	5.6%	6.3%	-9.4%	114.1%	-0.2	
Brazil	212	1,445	4.0%	-0.1%	7.75%	10.7%	12.6%	-13.4%	88.8%	-0.72	
Canada	38	1,644	4.0%	1.3%	0.25%	4.7%	6.0%	-15.9%	117.8%	-1.9	
China Mainland	1,444	14,723	4.9%	0.2%	3.85%	1.5%	4.9%	-3.7%	66.8%	1.9	
Denmark	6	356	3.6%	0.9%	-0.60%	3.0%	3.1%	-3.5%	42.2%	7.8	
Egypt	101	363	7.2%	2.9%	8.25%	6.3%	7.5%	-9.0%	88.0%	-4.6	
Euro Area	342	13,011	3.7%	2.2%	0.00%	4.9%	7.3%	-7.2%	98.0%	3.0	
Finland	6	270	4.2%	0.8%	0.00%	3.2%	6.0%	-5.4%	69.2%	0.3	
France	67	2,630	3.3%	3.0%	0.00%	2.8%	8.1%	-9.2%	115.7%	-1.9	
Germany	83	3,846	2.5%	1.7%	0.00%	5.2%	5.3%	-4.2%	69.8%	7	
Hong Kong SAR	7	347	5.4%	0.1%	0.86%	1.7%	4.3%	-12.0%	38.4%	6.6	
India	1,347	2,623	8.4%	-10.2%	4.00%	4.5%	6.9%	-9.4%	74.0%	0.9	
Indonesia	270	1,058	3.5%	1.6%	3.50%	1.8%	6.5%	-6.5%	38.5%	-0.44	
Ireland	5	426	11.4%	0.9%	0.00%	5.1%	5.2%	-5.0%	59.5%	4.6	
Israel	9	402	5.9%	0.6%	0.10%	2.3%	5.0%	-11.7%	71.1%	4.9	
Italy	60	1,886	3.9%	2.6%	0.00%	3.8%	9.4%	-9.5%	155.8%	3.6	
Japan	126	4,975	1.4%	-0.8%	-0.10%	0.1%	2.7%	-12.6%	266.2%	3.2	
Netherlands	17	914	5.0%	1.9%	0.00%	3.4%	2.9%	-4.3%	54.5%	7.8	
Nigeria	206	432	4.0%	11.1%	11.50%	16.0%	33.3%	-3.8%	35.0%	-4.2	
Norway	5	363	5.1%	3.8%	0.25%	3.5%	4.2%	-3.4%	46.0%	2	
Philippines	110	361	7.1%	3.8%	2.00%	4.6%	6.9%	-7.5%	53.5%	3.6	
Poland	38	594	5.3%	2.3%	1.25%	7.7%	5.5%	-7.0%	57.5%	3.6	
Romania	19	249	7.2%	0.3%	1.75%	7.9%	5.3%	-9.2%	47.3%	-5.1	
Russia	146	1,484	4.3%	3.5%	7.50%	8.1%	4.3%	-3.8%	17.8%	2.4	
Singapore	6	340	7.1%	1.3%	0.22%	3.2%	2.6%	-13.9%	131.0%	17.6	
South Africa	59	302	19.3%	1.2%	3.75%	5.0%	34.9%	-10.0%	80.3%	2.2	
South Korea	52	1,631	4.0%	0.3%	1.00%	3.7%	3.2%	-6.1%	42.6%	3.5	
Spain	47	1,281	2.7%	2.0%	0.00%	5.6%	14.6%	-11.0%	120.0%	0.7	
Sweden	10	541	4.7%	2.0%	0.00%	2.8%	7.6%	-3.1%	39.9%	5.2	
Switzerland	9	752	4.1%	1.7%	-0.75%	1.5%	2.5%	-2.6%	42.9%	3.8	
Turkey	84	720	7.4%	2.7%	15.00%	21.3%	11.5%	-3.4%	39.5%	-5.1	
UAE	10	421	-6.1%	2.0%	1.50%	1.2%	5.0%	-0.8%	36.9%	5.9	
UK	67	2,708	6.6%	1.3%	0.10%	4.2%	4.3%	-14.9%	94.9%	-3.5	
US	329	20,937	4.9%	2.1%	0.10%	6.2%	4.3%	-14.9%	128.1%	-3.5 -3.1	
00	329	20,937	4.570	2.170	0.25%	0.270	4.2 /0	-14.570	120.170	-3.1	

Source: Trading Economics



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Active Capital offers a unique perspective on the outlook for global real estate investment: from our forecasts of capital flows to our analysis of the most pressing strategic considerations, this research is designed to help you understand the myriad forces



The Sustainability

We are delighted to share our latest research collaboration with BRE, where for the first time in the commercial arena. we've quantified the impact of BREEAM certifications on

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