

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

NEED TO KNOW

12 October 2021

+7.2%

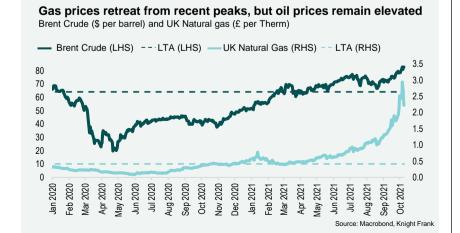
UK wage growth, three months to August 2021 UK job vacancies reach an all time high. The UK unemployment rate fell to 4.5% in the three months to August, a decline of 0.4% over the quarter. While unemployment is now just 0.5% above where it was pre-pandemic, the current number of job vacancies is at a record high of c. 1.1 million and is 318k above its pre-pandemic level. Meanwhile, the number of employees on payrolls increased by 207k to 29.2m in September, recovering back to its pre-pandemic level. Wage growth has also been robust over the three months to August, up +7.2% (including bonuses).

1.20%

Highest UK 10-year Gilt Yield since Feb 2019 Gas prices ease, but has the damage been done? This week, the ONS will publish UK monthly and annual GDP growth rates for August 2021. In the month prior, monthly GDP growth was just 0.1%. With supply constraints impacting the energy and construction sectors in particular, we could see GDP slow further in August and September. Russia's announcement that it could help alleviate gas supply shortages in Europe has offered some respite, with gas prices reducing from last week's record high of €118 per megawatt hour to €90. UK 10 year gilts have softened to their highest level since February 2019 at 1.2% against this uncertain backdrop.

25%

UK Corporation Tax, FY beginning April 2023 Will changes to global corporation tax create new real estate opportunities? 136 countries have agreed to a 15% minimum corporate tax rate from 2023 onwards, of which the OECD has stated could result in an extra \$150bn of tax a year. This will likely impact some large multinational corporations, ensuring they pay tax where they earn an income and not just where they are headquartered. This could encourage these companies to rethink their office locations, as their headquarters may no longer provide the same financial benefit. UK corporation tax is set to increase from the current 19% to 25% in the FY 2023. The Autumn Spending Review at the end of the month will provide a greater indication of how and where this money may be redistributed.



Sources: Bloomberg, Financial Times, OECD, ONS, PwC, Trading Economics, Knight Frank

LOOKING AHEAD

ESG

Research from PwC has found that an increased demand for sustainable investments and changing regulations is causing a structural reboot of private market investing in Europe. It forecasts that ESG assets could comprise up to 42% of Europe's private market assets by 2025, up from 15% in 2020. PwC also expects Real Estate ESG assets to almost double by 2025 to reach €153.2bn. Of this growth for the sector, 92.7% is forecast to be driven by new funds raised.

BoE Credit Conditions Survey

On Thursday, the Bank of England (BoE) will publish its Credit Conditions Survey for Q3 2021, commenting on the supply, demand and pricing of lending across the UK. This will help illustrate the present trends and developments in credit conditions. In the Q2 credit survey, the availability of credit to the corporate sector, especially firms of a larger size, increased. However, the BoE noted that in Q3 it expects this availability to be unchanged.

Industrial Production

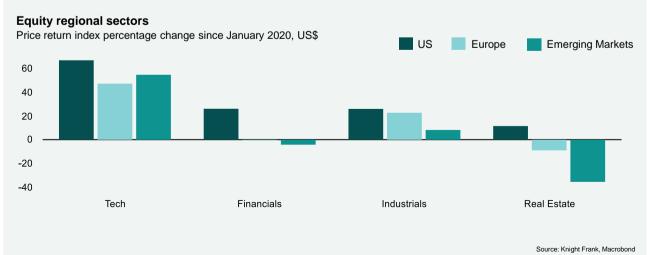
The Eurozone, Italy, UK, Mexico, India and Japan will all publish their Industrial Production figures for August this week. Recent PMIs suggest that growth across the manufacturing and construction sectors are slowing, predominantly due to large supply chain constraints. The UK construction PMI in September declined to 52.6 from 55.2 in the month prior. September's reading is the slowest pace of expansion in eight months. We expect the supply chain issues that have persisted over the last couple of months to filter through to the Industrial Production figures.



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

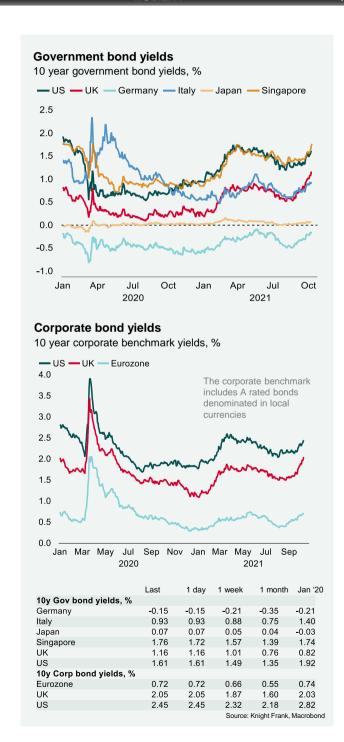


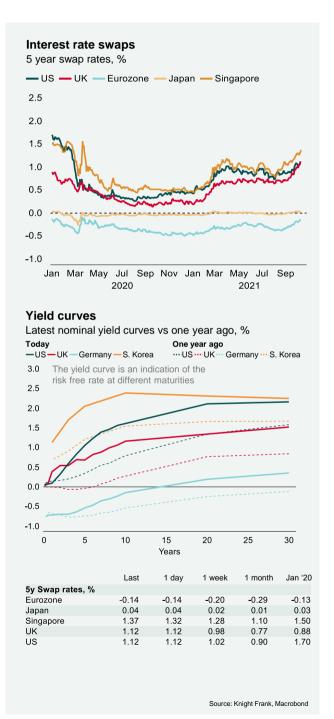






CURRENCIES & BONDS & COMMODITIES SUMMARY **TRADE EQUITIES MONETARY POLICY** RATES **VOLATILITY &** CONTAINMENT **REITs** COVID-19 **ESG** MACRO RESEARCH MOBILITY **MEASURES**

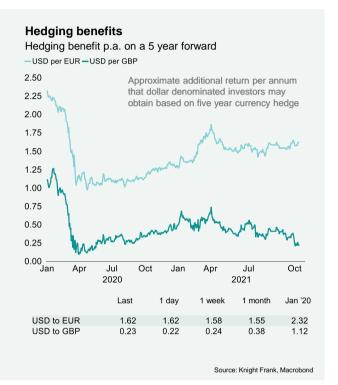






CURRENCIES & BONDS & TRADE SUMMARY **EQUITIES COMMODITIES MONETARY POLICY** RATES **VOLATILITY &** CONTAINMENT COVID-19 **REITs ESG** MACRO RESEARCH MOBILITY MEASURES





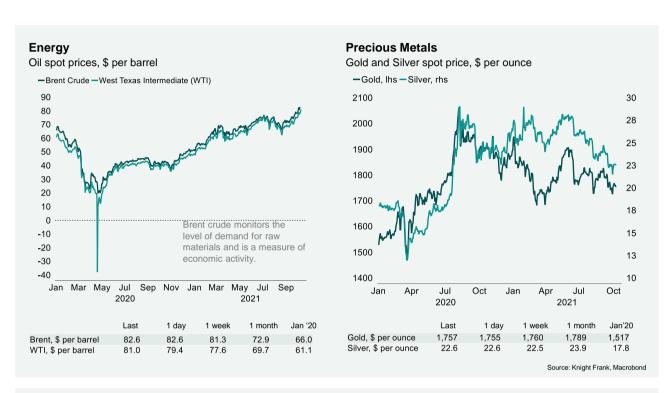
Inflation and monetary policy

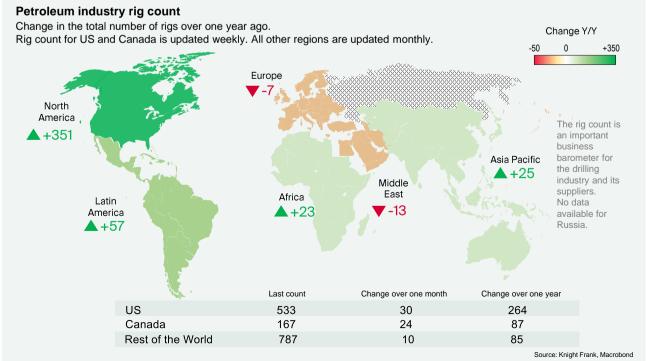
	Inflation rate (%)				Interest rates (%)		Asset purchasing		
	Aug	Jul	Jun	Мау	Last	Jan '21	Lastest (\$)	1m chanç	
Australia				3.7	0.10	0.10	428 bn	0.2	
Canada		4.1	3.7	3.1	0.25	0.25	391 bn	-0.2	
China			0.9	1.2	4.35	4.35	5.86 tn	-0.1	
Euro Area	3.4	3.0	2.2	1.9	0.00	0.00	9.63 tn	-0.7	
France	2.1	1.9	1.2	1.5	0.00	0.00	2.3 tn	1.4	
Germany	4.1	3.9	3.8	2.3	0.00	0.00	3.24 tn	0.9	
India		5.3	5.6	6.3	4.00	4.00	449 bn	1.3	
Italy	2.6	2.0	2.0	1.3	0.00	0.00	1.8 tn	-1.7	
Japan		-0.4	-0.3	-0.5	-0.10	-0.10	6.49 tn	-1.6	
Saudi Arabia			0.4	6.2	1.00	1.00	499 bn	1.3	
South Korea		2.6	2.6	2.4	0.75	0.50	488 bn	-2.4	
Spain	4.0	3.3	2.9	2.7	0.00	0.00	487 bn	1.8	
Sweden		2.1	1.4	1.3	0.00	0.00	170 bn	-1.9	
UK		3.2	2.0	2.5	0.10	0.10	1.17 tn	-1.0	
US		5.3	5.4	5.4	0.25	0.25	8.46 tn	1.3	

Source: Knight Frank, Macrobond



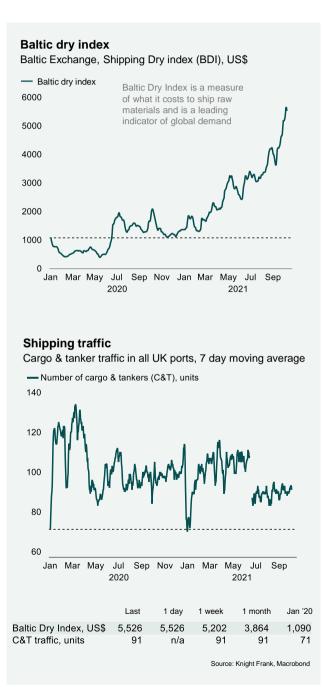
CURRENCIES & BONDS & COMMODITIES SUMMARY **EQUITIES TRADE MONETARY POLICY** RATES **VOLATILITY &** CONTAINMENT **REITs** COVID-19 **ESG** MACRO RESEARCH MOBILITY MEASURES

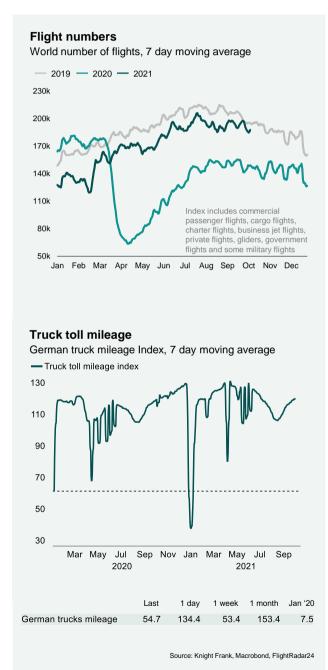






CURRENCIES & BONDS & TRADE SUMMARY **COMMODITIES EQUITIES MONETARY POLICY** RATES **VOLATILITY &** CONTAINMENT **REITs** COVID-19 **ESG** MACRO RESEARCH MOBILITY MEASURES







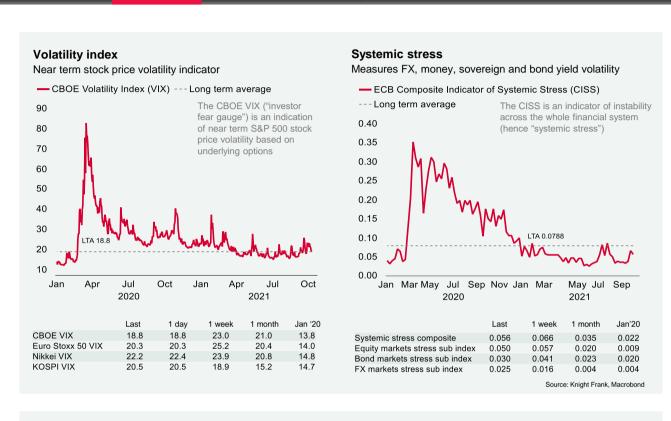
CURRENCIES & BONDS & COMMODITIES SUMMARY **TRADE EQUITIES MONETARY POLICY RATES VOLATILITY &** CONTAINMENT **REITs** COVID-19 **ESG** MACRO RESEARCH MOBILITY **MEASURES**



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 Jul Oct Apr Jul Oct Jan Apr Jan Apr Jul Oct Jan Apr Jul Oct Jan 2020 2021 2020 2021 Index, gross total return Index, gross total return Percentage change since 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 993 8.0 -0.4 -7.5 -2.9 All REITs -0.5 23,168 1.5 -4.8 14.9 Office -0.9 -14.7 2,528 -8.7 Office 2.119 0.0 2.9 -0.9 -5.5 40.6 Industrial 1,743 0.8 -0.3 -7.6 Industrial 0.5 42 9 3 115 28 -6.3 Retail 84 -0.9 2.3 -3.6 -76.6 Retail 1,162 -0.43.0 -2.0 1.8 Healthcare 2,318 0.2 0.5 -6.8 2.2 Healthcare 4,133 -0.1 0.5 -3.9 -0.4Residential 1.448 -1.0 -1.8 -9.7 -5.1 Residential 2,414 -0.9 -2.7 23.9 FTSF 250 18,179 -6.3 S&P500 9,174 0.7 40.0 Source: Knight Frank, Macrobono



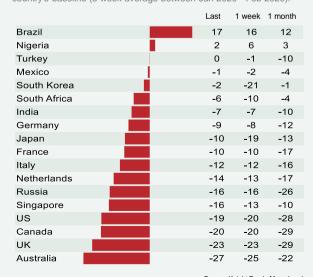
CURRENCIES & BONDS & SUMMARY **TRADE EQUITIES** COMMODITIES **MONETARY POLICY** RATES **VOLATILITY &** CONTAINMENT **REITs** COVID-19 **ESG** MACRO RESEARCH **MOBILITY MEASURES**



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, %

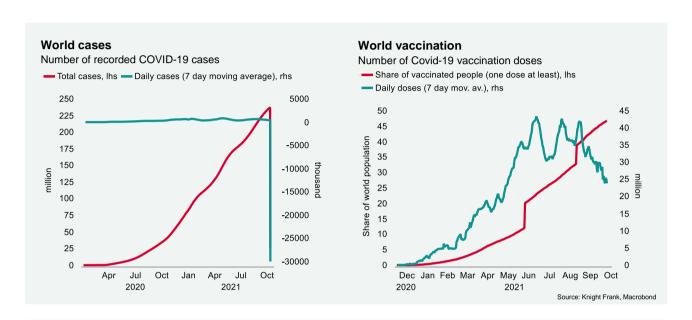
7 day moving average of daily trips planned and taken compared to each city's baseline (4 week average between Jan 2020 - Feb 2020).



Source: Knight Frank, Macrobond



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



Total cases New cases Millions 1 week ago 1 month ago Last day Australia 0.1 2.273 2,389 1,462 Brazil 21.5 17,893 17,756 9,154 Canada 1.6 3,733 4,278 2,958 China 0.1 34 44 37 607 Denmark 0.4 427 451 6.8 4.506 4,858 12,851 France Germany 4.3 10,429 10,118 13,565 Greece 0.7 2.229 2,232 2.807 21,257 37,875 India 33.9 26,727 Ireland 0.4 1,206 1,267 1,470 4.7 2,933 4,094 4,715 Italy Japan 1.7 990 1,673 10,477 2.0 2,760 2.472 Netherlands 1,705 496 1,438 Norway 0.2 731 1,231 749 Portugal 1.1 Russia 7.7 27,246 24,522 18,024

47

3,483

2,176

39,730

112,980

989

775

44

2,478

1,678 2,485

2,112

35,742

119,028

138

332

2.048

4,221

37,179

247,820

Cases and vaccinations breakdown by country

inousands	Population (%)	Last 7days av.
17,709	69	39,542
154,365	72	150,978
29,639	78	12,689
1,100,842	76	154,163
4,460	77	349
50,555	75	19,639
56,992	68	18,394
6,497	63	2,393
683,498	49	918,048
3,777	76	632
45,765	76	21,097
93,170	74	146,581
12,876	75	2,313
4,182	77	868
8,958	88	1,646
49,463	34	68,172
23,684	67	24,076
4,714	80	3,591
13,303	22	22,581
39,924	78	73,721
37,788	81	11,148
49,159	72	8,652
216,890	64	145,489

Population (%)

	Total cases	Change since			
	Total (mn)	1 week ago	1 month ago		
World	25	-89.4%	-88.9%		

0.5

0.1

2.9

0.3

5.0

8.0

43.8

Saudi Arabia

South Korea

Spain

UK

US

Singapore South Africa

People vaccinated	Share of p		
Total (mn)	Last	1 week ago	1 month ago
720	46.8%	46.0%	42.1%

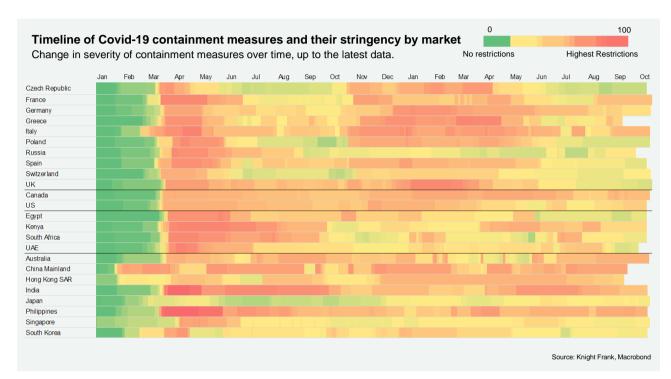
People vaccinated

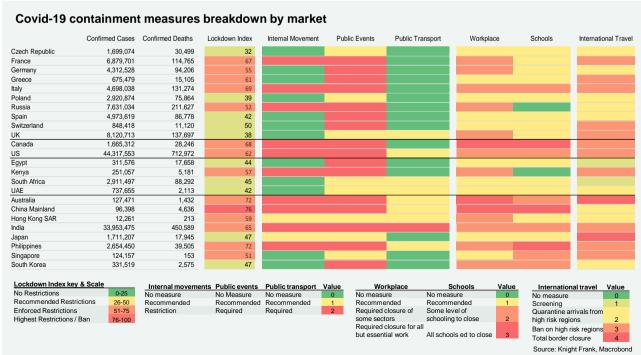
Thousands

New doses



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







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

ESG FUNDS & SUSTAINABLE FINANCE

The growth of capital inflow into ESG funds in 2020

- Inflows into ESG funds grew sevenfold to \$15bn between 2019 and 2020.
- ESG funds have taken \$84 out of every net \$100 flowing into equity funds over the same period.

The growth of sustainable bonds in Q1 2021 vs Q4 2020

- Global sustainable finance bond issuance increased 48% to \$286.5bn in Q1 2021 compared to the previous quarter, the highest quarterly level on record.
- Sustainable finance bonds' share of global debt capital markets reached 11.5% in Q1 2021, up from 9.5% in Q4 2020.

62%

The growth in sustainable equity in Q1 2021 vs Q4 2020

ICE UEA

- Equity issuance from sustainable companies increased 62% over the quarter to \$11.2bn in Q1 2021.
- The Americas accounted for 75% of the sustainable equity market, followed by Europe (24%).

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 daily carbon market price, ICE EUA Futures, € 60 50 40 30 10 Apr Jul Oct Apr Jul Oct Jan Jan 2020 2021 Percentage change since, % Price, €

-13

58

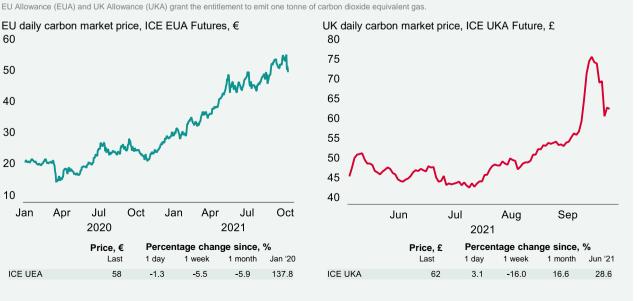
1 week

-5.5

1 month

-5.9

137 8





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

MACROECONOMIC INDICATORS

Market	Population million	GDP \$tn	YoY	QoQ	Interest rate	Inflation rate	Jobless rate	Gov. Budget % of GDP	Debt/ GDP %	Current Account/ GDP %
Australia	26	1,331	9.6%	0.7%	0.10%	3.8%	4.5%	-4.3%	24.8%	2.5
Austria	9	429	12.0%	3.6%	0.00%	3.2%	6.5%	-8.9%	83.9%	2.5
Belgium	12	515	14.9%	1.7%	0.00%	2.9%	6.4%	-9.4%	114.1%	-0.2
Brazil	212	1,445	12.4%	-0.1%	6.25%	10.3%	13.7%	-13.4%	88.8%	-0.72
Canada	38	1,643	12.7%	-0.3%	0.25%	4.1%	6.9%	-15.9%	117.8%	-1.9
China Mainland	1,444	14,723	7.9%	1.3%	3.85%	0.8%	5.1%	-3.7%	66.8%	1.9
Denmark	6	352	9.8%	2.8%	-0.60%	1.8%	3.6%	-3.5%	42.2%	7.8
Egypt	101	363	2.9%	2.9%	8.25%	5.7%	7.3%	-9.0%	88.0%	-3.5
Euro Area	342	12,933	14.3%	2.2%	0.00%	3.4%	7.5%	-7.2%	98.0%	3.0
Finland	6	271	7.5%	2.1%	0.00%	2.2%	6.5%	-5.4%	69.2%	0.3
France	67	2,603	18.7%	1.1%	0.00%	2.1%	8.0%	-9.2%	115.7%	-1.9
Germany	83	3,806	9.4%	1.6%	0.00%	4.1%	3.6%	-4.2%	69.8%	7
Hong Kong SAR	7	347	7.6%	-0.9%	0.86%	1.6%	4.7%	-12.0%	38.4%	6.6
India	1,347	2,623	20.1%	2.1%	4.00%	5.3%	6.9%	-9.4%	69.6%	0.9
Indonesia	270	1,058	7.1%	3.3%	3.50%	1.6%	6.3%	-6.5%	38.5%	-0.44
Ireland	5	419	21.6%	6.3%	0.00%	2.8%	6.4%	-5.0%	59.5%	4.6
Israel	9	402	15.0%	3.9%	0.10%	2.2%	5.0%	-11.7%	71.1%	4.9
Italy	60	1,886	17.3%	2.7%	0.00%	2.6%	9.3%	-9.5%	155.8%	3.6
Japan	126	5,065	7.6%	0.5%	-0.10%	-0.4%	2.8%	-12.6%	266.2%	3.2
Netherlands	17	912	10.4%	3.8%	0.00%	2.7%	3.2%	-4.3%	54.5%	7.8
Nigeria	206	432	5.0%	-13.9%	11.50%	17.0%	33.3%	-3.8%	35.0%	-4.2
Norway	5	362	6.1%	1.1%	0.25%	3.4%	5.1%	-3.4%	46.0%	2
Philippines	110	361	11.8%	-1.3%	2.00%	4.8%	6.9%	-7.5%	53.5%	3.6
Poland	38	594	11.1%	2.1%	0.50%	5.8%	5.8%	-7.0%	57.5%	3.6
Romania	19	249	13.0%	1.8%	1.50%	5.3%	5.2%	-9.2%	47.3%	-5.1
Russia	146	1,484	10.5%	0.0%	6.75%	7.4%	4.4%	-3.8%	17.8%	2.4
Singapore	6	340	14.7%	-1.8%	0.07%	2.4%	2.7%	-13.9%	131.0%	17.6
South Africa	59	302	19.3%	1.2%	3.50%	4.9%	34.4%	-12.3%	83.0%	2.2
South Korea	52	1,631	6.0%	0.8%	0.75%	2.5%	2.8%	-6.1%	42.6%	3.5
Spain	47	1,281	17.5%	1.1%	0.00%	4.0%	15.3%	-11.0%	120.0%	0.7
Sweden	10	538	9.7%	0.9%	0.00%	2.1%	8.5%	-3.1%	39.9%	5.2
Switzerland	9	748	7.7%	1.8%	-0.75%	0.9%	2.6%	-2.6%	42.9%	3.8
Turkey	84	720	21.7%	0.9%	18.00%	19.6%	12.0%	-3.4%	39.5%	-5.1
UAE	10	421	-6.1%	2.0%	1.50%	0.0%	5.0%	-0.8%	36.9%	5.9
UK	67	2,708	23.6%	5.5%	0.10%	3.2%	4.6%	-14.2%	97.2%	-3.5
-	329	20,937	12.2%	6.7%	0.25%	5.3%	4.8%	-14.9%	107.6%	-3.1

Source: Trading Economics



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





Recent research



M25 Report: The Next

Our analysis and forecasts for the market, exploring the defining themes of climate, connectivity and community. The world of office working has undoubtedly been profoundly altered by the pandemic, but with the accelerated pace of change comes opportunity. So, what will define the next chapter?



The London Report

The London Report 2021 edition, delivers the crucial message that London is uniquely placed to not only drive business growth and attract global capital, but also respond to the new demands of a post-pandemic world greater sustainability, more flexibility over working patterns and a higher regard for workplace wellbeing.

Contributors



William Matthews

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



Victoria Ormond

Partner Capital Markets Research +44 20 7861 50 09 victoria.ormond@knightfrank.com



Antonia Haralambous

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



Daniel Tomaselli

Senior Analyst

Capital Markets Research +44 20 8106 1392

daniel.tomaselli@knightfrank.com

Knight Frank Research Reports are available at knightfrank.com/research



Knight Frank Research provides strategic advice, consultancy services and forecasting to a wide range of clients worldwide including developers, investors, funding organisations, corporate institutions and the public sector. All our clients recognise the need for expert independent advice customised to their specific needs. Important Notice: @ Knight Frank LLP 2021 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 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 list of members' names.