

ACTIVE  
CAPITAL

in 60

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Amidst uncertainty and continued volatility in global markets, Active Capital 2022/2023 highlights the data-led strategies that global real estate investors will be pursuing to support resilience.

We will guide you through the complexities and challenges, whilst highlighting the opportunities ahead.

Our latest research explores 5 key themes.

## MACRO HEADWINDS

- Volatility will remain elevated, peaking in 2023.
- A soft global economic outlook favours innovation-led cities.

## FINANCING

Cost of debt to increase but varied outlook globally. Compared to GFC, lender pool more diverse, if complex.

## OUTLOOK FOR REAL ESTATE

Flight to quality.  
Assets which are:

- Core
- Well located
- ESG accredited

Positive case for the right real estate:

- Diversification benefits
- Enhanced risk adjusted returns

## CROSS-BORDER INVESTMENT

Our capital gravity model predicts a moderation of cross-border investment to levels seen mid-last decade.

### Top 5 sources of capital

- UNITED STATES
- CANADA
- SINGAPORE
- GERMANY
- UNITED KINGDOM

### Top 5 destinations

- UNITED STATES
- UNITED KINGDOM
- GERMANY
- AUSTRALIA
- FRANCE

## LOOK BACK TO LOOK FORWARD

Supported by analysis of previous cycles, we predict investor focus will shift to:

- Local markets
- Private capital
- Individual deals
- <\$100mn lot size

## ESG EVOLUTION

ESG to support liquidity, financing and occupier demand.

We predict investors will focus on:

- ESG alignment with macro headwinds
- Climate risk mitigation
- Social factors
- Biodiversity