INSIGHT

EPMR

Economic & property market review

June 2021

AVISON YOUNG

Summary

- The UK is continuing to emerge from the third set of national lockdowns. On 17th May, the second stage of the recovery roadmap was enacted, permitting indoor hospitality and leisure to resume operations once again. The third and potentially final set of relaxations has been postponed until 19th July at the earliest following rising case numbers, the majority of which are attributed to the more transmissible and severe Delta variant of Covid-19.
- Covid-19 vaccinations continue to be administered across the UK, with 30.7 million people having received full two doses as of 16th June. So far, it appears the vaccination effort is helping to keep hospitalisations and deaths low despite the upward trend in case numbers.
- In Q1 2021, UK GDP was estimated to have contracted by 1.5% as the third national restrictions reduced activity. This is a significant improvement on the impact of the first Covid lockdown in Q2 2020 which saw GDP decline by 19.5%. Real GDP for Q1 2021 remains 8.7% below its level at the end of 2019.
- The ONS reported that GDP grew by 2.3% in April 2021 month-on-month, the fastest growth since July 2020. This positive figure incorporates the impact of the first stage of restriction easing on 12th April, resulting in 3.4% growth in the services sector as limited hospitality was allowed to resume.

Economic trends

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Production output fell by 1.3% with oil production sites undergoing planned temporary closures for maintenance producing a significant drag on the sector. The construction sector also recorded a contraction of 2.0% in April as new contracts slowed. UK GDP overall remains 3.7% below the pre-pandemic February 2020 level.

Government borrowing in FY2020/21 is estimated to be £300 billion. Despite being the greatest deficit since WWII, the debt interest to revenue ratio is the lowest since records began in 1947 meaning that repayments relative to revenue are the most affordable they have ever been.

This is due to the ultra-low interest rate environment, with the BoE maintaining the 0.1% record low level since March 2020. Although this reduces the fiscal impact, the immense scale of public debt – which is now estimated at £2.2 trillion – creates a significant vulnerability to even a slight increase in interest rates.

The Markit / IHS purchasing managers indices (PMI) for May achieved a weighted net balance of 63.3, up from 61.0 in April and the highest figure since the series began in 1999. As it is well above the no-change 50.0 marker, this indicator suggests that activity significantly expanded relative to the previous month with all three sectors reporting increases.

Manufacturing increased to a record 65.6 in May as both new orders and outputs grew in response to loosen restrictions, pent-up demand and the strong pace of the recovery. Services also achieved a record 62.9, boosted by the further reopening of the hospitality and leisure sectors. Construction too reported an increased rate of expansion in May at 64.2 compared to 61.6 the previous month, citing record a record growth rate in new orders – contrary to April's GDP figures.

Gfk's consumer confidence index increased for the fifth consecutive month in May to reach -9, up from -15 in April, driven by strong perceptions of the general economy and a greater willingness to make major purchases, reaching the strongest levels since the pandemic began. This supports the notion of a strong return to activity as restrictions are eased.

The BoE reported that consumers continued making net repayments of £0.4 billion in April, with £10.7 billion in deposits made by households which is a decline from the £16.1 billion observed in March but remains over double the average for the 6-months to February 2020 at £4.6 billion.

Government announced a further extension to the moratorium on commercial evictions for an additional nine months to now end in March 2022. Commercial tenants are currently facing rental arrears of £6 billion. The extension was welcomed by occupiers at the distain of landlords as tensions between the two heated up ahead of the previous end date of 30th June 2021.

Despite the delay in removing restrictions, the Chancellor has said that the Coronavirus Job Retention Scheme (CRJS) will not be extended. At the end of April there were over 3.4 million employments furloughed on the CJRS which will begin to taper down its support from 30th June, when companies will be required to contribute an increasing amount until the scheme ends in October. Since its inception, the CJRS has a cumulative cost of £64 billion as of 30th April.

Boris Johnson hosted a summit of the G7 leaders in Cornwall in the second week of June where the participating nations agreed to collectively provide enough vaccinations to lower income countries to inoculate 10.3% of the global population. Also on the agenda were net zero goals, global recovery and international taxation.

The UK has also established an 'agreement in principle' with Australia for a post-Brexit trade deal. A 15-year transition period is included to help reduce the impact of the removal of tariffs on goods, although agricultural bodies have raised concerns over the deal in both countries. Worth an estimated 0.01-0.02% of GDP over 15 years, the agreement itself is not a major announcement, but it is a first key step toward the UK joining the 11-country Comprehensive and Progressive Trans-Pacific Partnership trade agreement.

Economic trends

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THE BREXIT DEAL

The UK and EU reached a last-minute Brexit deal at the end of 2020, a milestone in the saga that began in June 2016, although not quite the final chapter. This removed a key downside risk for the economy and much of the uncertainty regarding the UK's future relationship with the EU. There is also a potential economic upside from the ability to deploy domestic regulations and other policy tools in order to support growth.

The deal finally brings the removal (or at least large reduction) of Brexit related uncertainty which has delayed decision making for some investors. The long-term relationship between investment in UK real estate and global investment broke down after the referendum, showing it had a direct impact on investment. Uncertainty was a key aspect of this and has affected some groups more than others – particularly non-domestic institutional investors. The removal of this uncertainty, combined with many UK sectors now looking comparatively attractive in terms of pricing and income security, should help provide a real boost to UK investment volumes.

The same removal of uncertainty and economic risk will benefit the housing market. A no-deal would have hit households' real incomes and confidence, both of which are key drivers of housing market activity. Would-be overseas (or to a lesser extent domestic) buyers who were delaying decision making now have more clarity. There will, however, be some additional hurdles for non-UK nationals looking to move to the UK. Positively, there are no plans to change the Tier 1 Investment Visa. This means non-UK nationals can still apply to settle after two years for an investment of £10 million or after three years for a £5 million investment, and after five years for a £2 million investment.

Looking at the deal more specifically, the free trade agreement which came into effect on January 1st critically means trade in goods will continue to be tariff and quota free. Although, the movement of goods will now face customs, rules of origin, and some regulatory checks. These will cause short term disruption and delays but should be largely mitigated by the UK government's plans to phase in full border controls over six months.

From a real estate perspective these aspects of the trade deal are most relevant to the retail and industrial sectors and are a far better outcome than a 'no-deal' or a deal with tariffs and quotas would have been. Businesses face less supply chain and operating disruption but will experience delays and some additional costs and bureaucracy.

Our departure from the EU single market also means that the cross-border provision of some services will be affected by new barriers to trade. Significantly, there remains some uncertainty around aspects of financial services where agreements on 'financial equivalence' still need to be 'firmed up'. As negotiations continue on 'equivalence', a degree of uncertainty for firms in affected sub-sectors will remain and it is beginning to seem less likely that ultimately a deal will be reached. In the meantime, the lack of equivalence likely contributed to £5.7 billion worth of share trading being displaced from London to the EU in January. Amsterdam was the primary recipient of this activity, jumping to the pole position of European share trading ahead of London, the historic leader (CBOE Europe). It's important to remember this actually represents a small piece of the city's revenue but there are concerns we could see a kind of 'creep' where activity and business gradually moves from London. A counter point is that if we do not agree financial equivalence it would give us more scope for deregulation.

The restrictions end of free movement and the right to work in the UK for EU citizens will have an impact with some sectors more exposed than others. The new income thresholds mean that businesses with a high reliance on a low paid migrant workforce will face challenges coming to terms with the new landscape, particularly when compounded with the impacts of Covid-19. For example, 70% of London's hospitality workforce were born outside the UK and 75% of those are from the EU (PwC). 30% of London's construction workforce are from the EU and the NHS has a similarly high exposure. The new points-based system is much more restrictive than EU free movement rights and will disproportionately affect these sectors with obligation-heavy and expensive burdens that present a structural challenge to operating models, particularly in construction. Staff shortages are also being reported in the hospitality sectors, bringing upward pressure on wages.

LABOUR MARKET

In the three months to April 2021, the employment rate remained level at 60.4% while the unemployment rate decreased for a fifth consecutive month to 4.7%. Although the unemployment rate may be an underestimate and is forecast to increase further – Capital Economics anticipates a peak of 6.0% in 2022, (improved from 6.5% previously) – the figure is well below where it could have been without the significant and ongoing government intervention.

While the reopening of retail and other areas of the economy will help employment across the UK, the delay in further restrictions being eased combined with the expiry of the CJRS at the end of September will likely cause an increase in joblessness during the recovery. The redundancy rate continued to decline in the February to April period to 4.0 per 1,000 employees, down from the 14.2 peak between September to November, while vacancies continued to recover up to 758,000 in the three months to

Economic trends

May with most sectors at or exceeding pre-pandemic levels. These figures show that the labour market is beginning to convalesce and regain strength, although challenges remain ahead.

Real earnings growth achieved 4.4% for both total and regular pay for February to April. This is the highest growth rate since 2001 as pay continues to rebound from the contractions observed during 2020. Although the data suggests that there is strong underlying growth, the job losses incurred over the past year are likely to have skewed pay growth upward to some extent also.

INFLATION

CPI inflation increased by 2.1% in May, up from 1.5% in April. Inflationary pressure was predominantly sourced from rising fuel, clothing, recreational goods and eating out costs while food and non-alcoholic beverage prices provided partial deflationary off-setting.

Although the considerable weight of quantitative easing over the last year may have been offset in terms of inflation by the massive economic fallout from the pandemic, the rapid recovery presents an inflationary risk. Strong consumer demand combined with a rebounding labour market (including significant wage growth) and the considerable household savings accrued over the past year could drive price growth beyond the BoE's 2.0% target – as observed in May.

A surge in inflation represents the largest risk in terms of pushing interest rates up, with the BoE likely to wield a base rate hike against excessive price growth. The scale of the post-pandemic government debt means that public finances would be vulnerable to even a relatively minimal increase in interest rates.

However, the longer-term picture sees recovery pressures subside and a stronger pound. This means that high levels of inflation are unlikely to persist into 2022, with the 2.0% target not being consistently met until 2023. Hence the 'lower for longer' approach to interest rates adopted by the UK and other central banks internationally are expected to continue for a number of years rather than months, with the BoE Monetary Policy Committee (MPC) voting to maintain the record 0.1% interest rate in May 2021 once again. The MPC also decided to maintain the rate of asset purchases and the total program remains at £895 billion.

OUTLOOK

GDP forecasts for 2021 are cautiously optimistic, with the June Consensus Economics survey expecting 6.6% for the year and 5.3% in 2022.

The critical factor remains the alleviation of Covid-19 impacts, particularly as the Delta variation seems to be gathering momentum. Efficacy of the vaccines against the known and unknown future variants of Covid pose a downside risk to recovery as well as the possibility of a rise in the infection rate as restrictions are eased. These emphasise the rapid rollout of immunisations across the UK and the globe in order to reduce the chances of further variants mutating.

The final stage outlined for the recovery roadmap set out for England and mirrored by the other UK nations has been delayed by four weeks, with the earliest date for its implementation now 19th July.

With the Brexit deal signed, a considerable downside risk to the UK economy has been significantly reduced. There remain, however, gaps and questions around the specifics of the agreement and impacts of the deal (positive or negative) are likely to take time to materialise, along with the UK's post-Brexit trade relationships

International tensions remain high amongst key players, with several complex global issues continuing without resolve. Although these are generally being retained in the political sphere at present, there is a notable potential for one or more of these topics to seep into economic domains through sanctions, trade wars or state violence.

LATEST CONSENSUS FORECASTS – JUNE 2021

	2021	2022
Economic growth (GDP)	6.6%	5.3%
Household consumption	4.9%	6.6%
Unemployment Rate	5.4%	5.4%
Bank base rate	0.1%	0.3%
CPI - Inflation	1.7%	2.3%
RPI - Inflation	2.9%	3.6%

Source: Consensus Economics

2021 ECONOMIC GROWTH FORECASTS

EUROZONE 4.4%

WORLD 6.0%

UK 5.3%

Source: IMF

KEY STATS

GDP GROWTH

▲ 1.3% Q4 2020

▼ 1.5% Q1 2021

PMI WEIGHTED AVERAGE

61.0% April ▲ 63.3% May

UNEMPLOYMENT RATE

4.7% March

REAL EARNINGS GROWTH

4.4% (including bonuses)

4.4% (excluding bonuses)

CPI INFLATION

2.1%

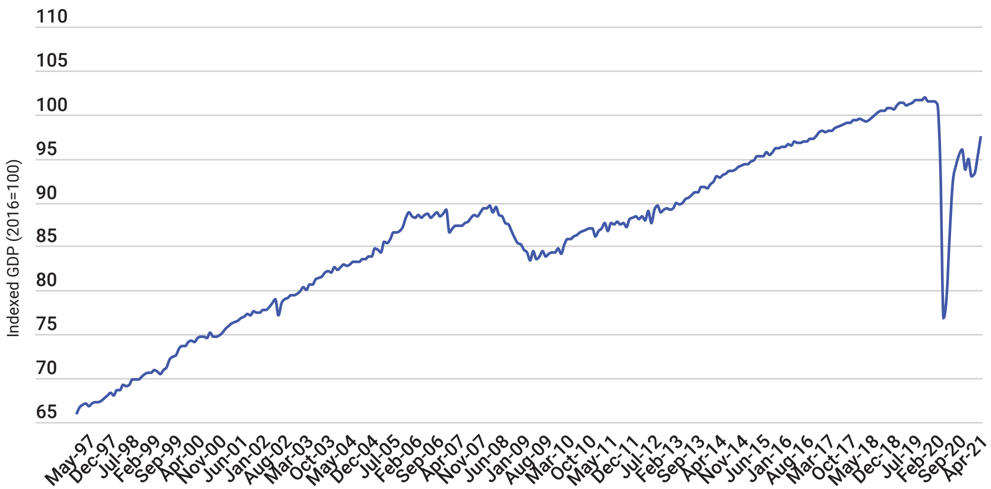
BANK RATE

0.1%

Economic data

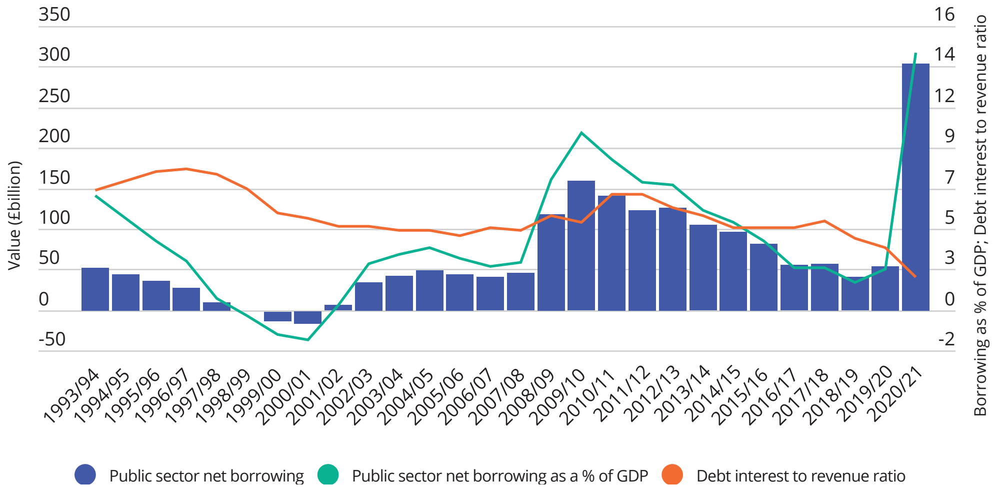
MONTHLY GDP

Source: ONS



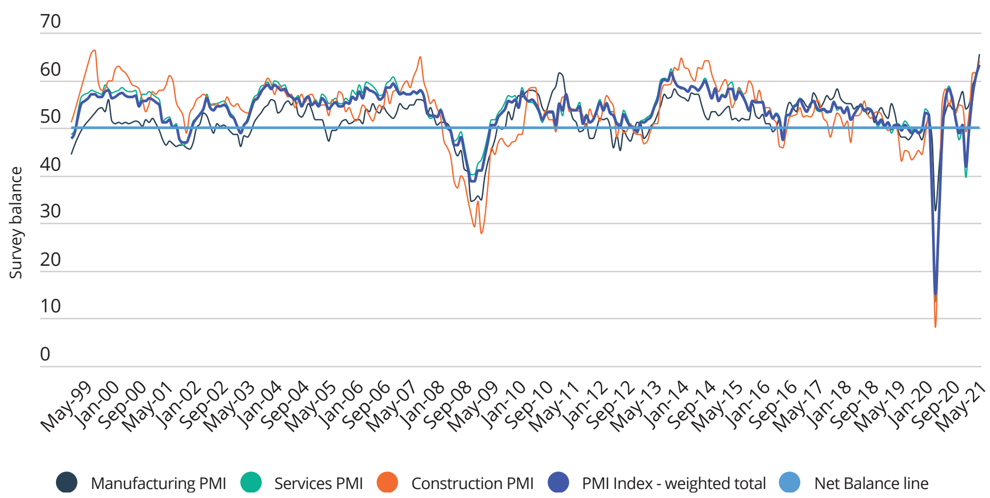
PUBLIC SECTOR NET BORROWING EXCL. PUBLIC SECTOR BANKS

Source: ONS



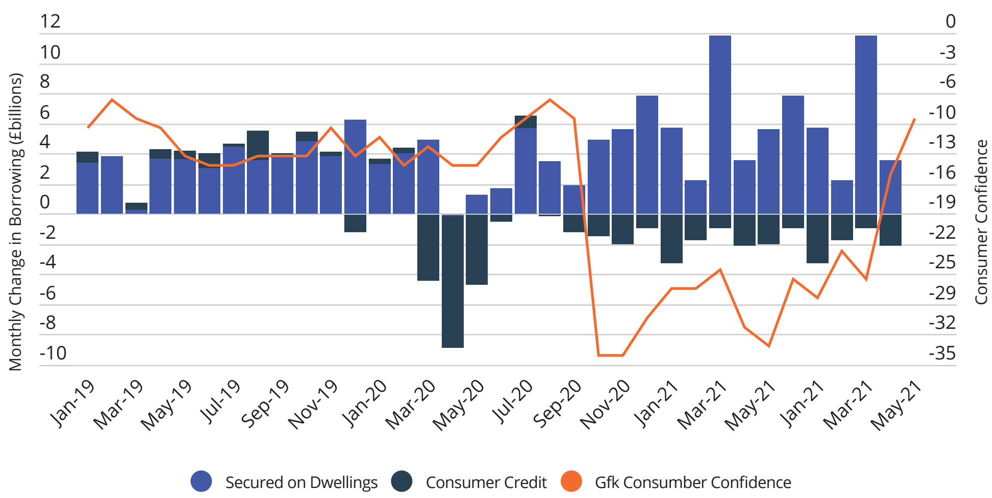
PURCHASING MANAGERS' SURVEY

Source: Markit & CIPS



CONSUMER CREDIT AND CONFIDENCE

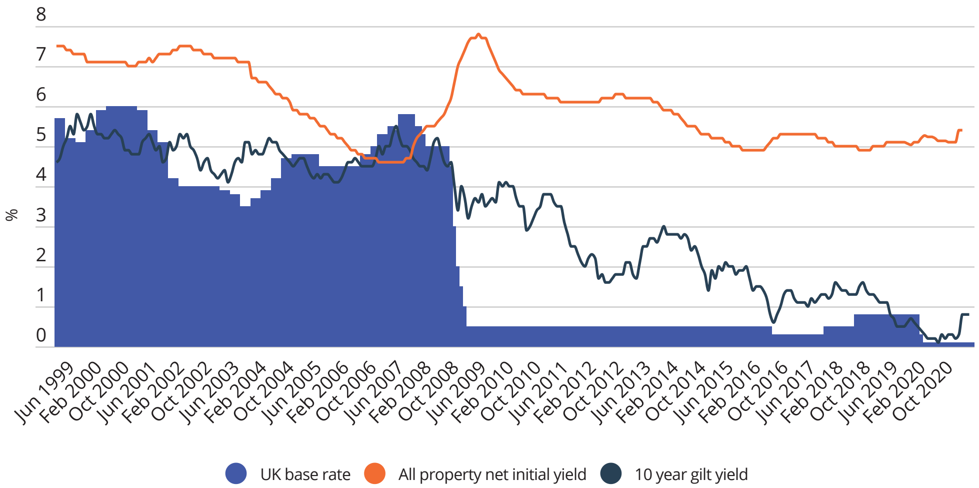
Source: Bank of England



Economic data

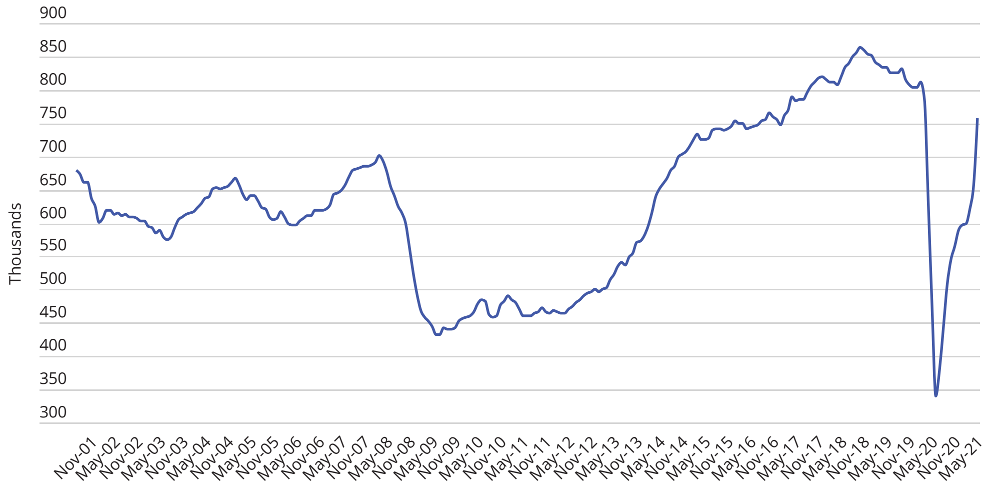
UK NET INITIAL YIELD VS GILTS VS BASE RATE

Source: MSCI monthly index, Bank of England



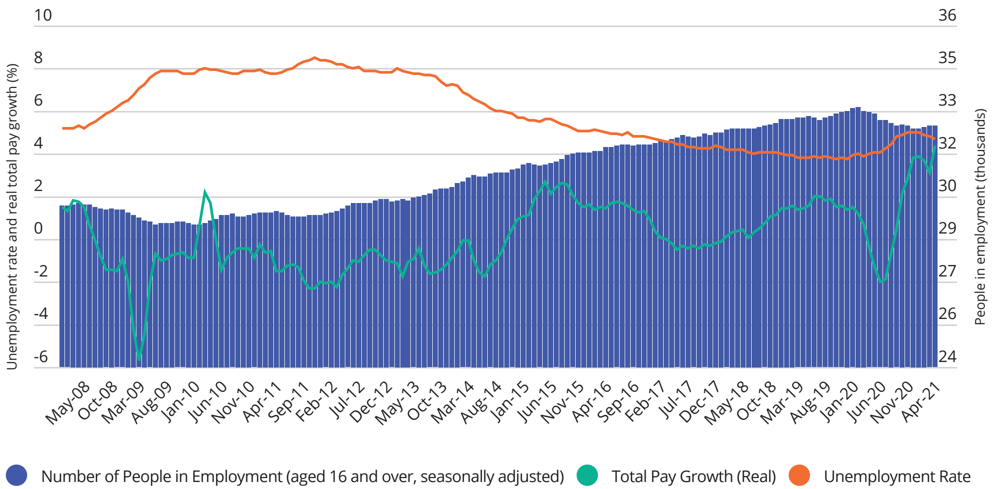
VACANCIES

Source: ONS



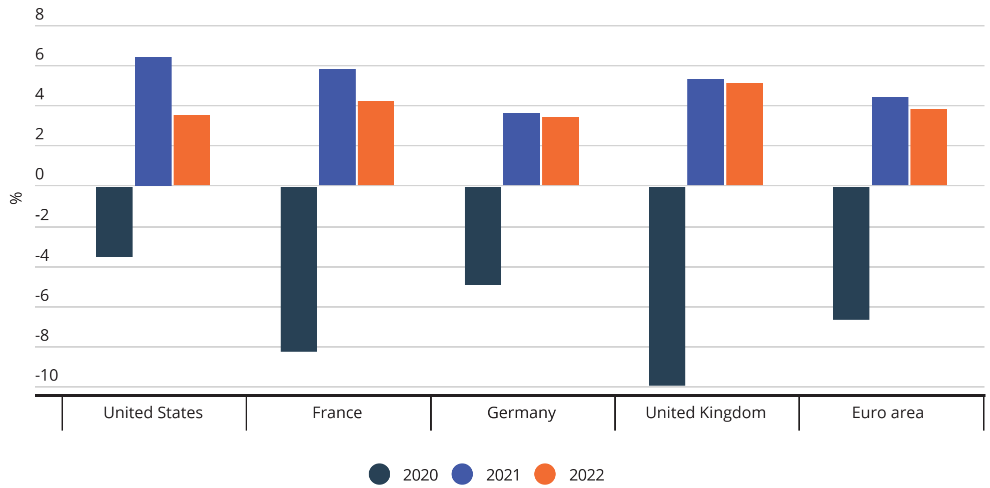
EMPLOYMENT AND AVERAGE WEEKLY EARNINGS

Source: ONS



GLOBAL ECONOMIC GROWTH

Source: IMF



Summary

- Central London office take-up totalled 1.3 million sq ft in Q1 2021, the highest figure since Q1 2020 but still 46% below the 10-year quarterly average. Across the Big Nine cities, total take-up during Q1 amounted to 783,400 sq ft in the city centres and 676,100 sq ft out-of-town, 41% and 14% below respective ten-year averages.

Occupier market

Central London office take-up totalled 1.3 million sq ft in Q1 2021, the highest figure since Q1 2020 but still 46% below the 10-year quarterly average. Over the quarter, Linklaters' acquisition of 20 Ropemaker Street, EC2, was the largest transaction at 307,200 sq ft. The only other 100,000 sq ft deal in Q1 was Google taking 134,900 sq ft at 286 Euston Road, NW1. In the development pipeline, there is 12.7 million sq ft under construction, with 3.9 million (31%) of this space pre-let.

Total take-up during Q1 across the Big Nine cities amounted to 783,400 sq ft in the city centres and 676,100 sq ft out-of-town, 41% and 14% below respective ten-year averages. The largest deal of the quarter was the 133,100 sq ft transaction of B3, Thorpe Park in the Leeds out-of-town market by Lowell Group. In the city centres, DLA Piper's 83,000 sq ft lease of City Square House in Leeds was the largest transaction, followed by 44,700 sq ft at The Spark, Newcastle, acquired by Womble Bond Dickinson.

The reopening of non-essential retail in England on 12th April and the subsequent further relaxations on 17th May have led to noticeable increases in mobility and spending around the UK. High frequency CHAPS payment data has remained at 99% of its pre-pandemic February 2020 level in the two weeks to 29th April, while overall footfall reached 77% of the equivalent week in 2019.

While reopening will undoubtedly help to ease some of the pain currently being felt in the retail sector in particular, the significant structural adjustment occurring across the sector is still ongoing as consumers spend more online and less in store. So far in 2021, there have been an estimated 24,199 retail job losses from 10 major retailers collapsing, affecting circa 1,668 stores. These figures do not include smaller businesses, which have also been hit hard.

Lockdown-induced physical store closures and the need for vulnerable groups to shelter accelerated the uptake of online retailing, even in previously hard to reach demographics and markets, such as grocery shopping. Internet sales achieved a new peak in January, accounting for 36.4% of all retailing during the third national lockdown before subsiding slightly to 32.8% in March and then 29.4% in April. The considerable progress made in advancing the supporting infrastructure and in improving public attitude toward online retailing will persist even once physical stores can reopen; hence the outlook is positive for the e-commerce market.

The recent expansion of online retailing has been largely at the expense of physical stores. This trend is demonstrated by the recent spending spree of several pure-play online retailers purchasing insolvent high street brands without purchasing their physical sites. The failed Arcadia Group's Topshop, Topman, HIIT and Miss Selfridge have been purchased by online retailer Asos for £330 million, while Burton, Dorothy Perkins and Wallis have been acquired by Boohoo who also recently bought the Debenhams chain. All of these deals have been for the brands and websites only, excluding the 408 physical stores and cutting approximately 24,000 jobs.

Increasing demand for warehousing and logistical space in light of the e-commerce boom has provided considerable momentum in the industrial market across 2020 and this looks set to continue. The RICS commercial property survey for Q1 2021 illustrates this strong performance, with expectations strongly positive for capital values, rental growth, occupier demand and investment inquiries for both prime and secondary industrial assets over the coming 12 months. This is in stark contract to the office and retail sector outlooks, which both remain negative despite some improvement over Q1.

In the year to May 2021, MSCI data reflects a similar story with the industrial sector delivering 3.7% rental value growth compared to -0.5% and -7.1% for office and retail respectively. Industrial was also the only sector to record positive annualised capital value growth at 14.2%, the strongest figure since October 2018, compared to -4.0% and -7.7% for office and retail. Subsequently, industrial yields hardened to 5.0% in February, while office and retail remained flat at 6.5% and 7.3% respectively.

Occupier market

OUTLOOK

We are hopefully consumer spending will help drive economic recovery in the short term. The government are also hoping to increase corporate expenditure to fuel growth through the 130% tax super-deduction on business investments.

Client feedback tells us that several notable office occupiers have set provisional return to office dates in Q2 2021, some of which may now be pushed back in line with the latest government guidance. Broadly, we expect to see a serious return of activity in the office leasing market in H2 2021. Although the return to office is anticipated to be strong once public health concerns are sufficiently reduced, there will be a sustained increase in the level of home working relative to before the pandemic. This trend, as well as companies looking to cut costs, will likely result in further grey sub-let space coming to market as occupiers look to reduce their footprints.

The restart grants, limited rates relief and most significantly the extension of the CJRS, alongside potential consumer expenditure increases from savings accrued during the past year, mean that retail may finally experience some positivity having reopened on 12th April with strong retail sales reported. However, it is anticipated that e-commerce will retain a sizeable share of activity post-Covid and it seems likely that physical store retailing will continue to bear the brunt of the structural shift in the economy and consumer behaviour over the medium-term.

Retail's loss is industrial's gain, however, with Capital Economics estimating that the e-commerce boom could increase industrial demand by around 15% over the next decade. Combined with restricted supply across the UK, this means that both capital values and rents are likely to continue to rise in the industrial market.

An important outcome from the Brexit deal will be the ongoing negotiations around the equivalency of financial service operations. If the UK does not achieve a favourable outcome – i.e. UK firms do not gain EU equivalency – then UK locations will be less appealing for companies looking to do business with the EU.

HOUSING MARKET

The housing market continues to show considerable strength across the UK as the extended Stamp Duty Land Tax (SDLT) holiday fuels activity. Nationwide reported an annualised growth rate 10.9% in May 2021, the highest figure in almost seven years. Transaction volumes have subsided slightly to 117,860 (seasonally adjusted) in April, down from the record 183,170 in March. These inflated levels of activity are attributed to the rush to complete before the former SDLT holiday deadline of 31st March.

Mortgage borrowing totalled £3.3 billion in April, a step down from the £11.5 billion in March – the strongest figure since at least 1993 when the series began. Conversely, mortgage approvals ticked up to 86,900 in April from 83,400 in March.

We expect momentum in the housing market to continue through to the end of the SDLT holiday on 30th June as the most overt Covid impacts recede and more regular economic activity begins to return.

Following the expiry of the holiday and the government moratorium on domestic evictions, wider macro-economic factors will return as the primary drivers of the housing market. Although these factors could weigh on the UK housing market over 2021 and beyond, we are cautiously optimistic that the economic recovery will be strong enough to support continued house price growth albeit at much more moderate levels.

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KEY STATS

ANNUAL ROLLING VALUE OF NEW CONSTRUCTION ORDERS

£9.7 billion

Q1 TAKE-UP LEVELS

CENTRAL LONDON OFFICES

1.3m sq ft

'BIG NINE' REGIONAL OFFICES

1.5m sq ft

ANNUALISED AVERAGE RENTAL GROWTH

ALL PROPERTY

-1.3%

OFFICES	RETAIL	INDUSTRIAL
-0.5%	-7.1%	3.7%

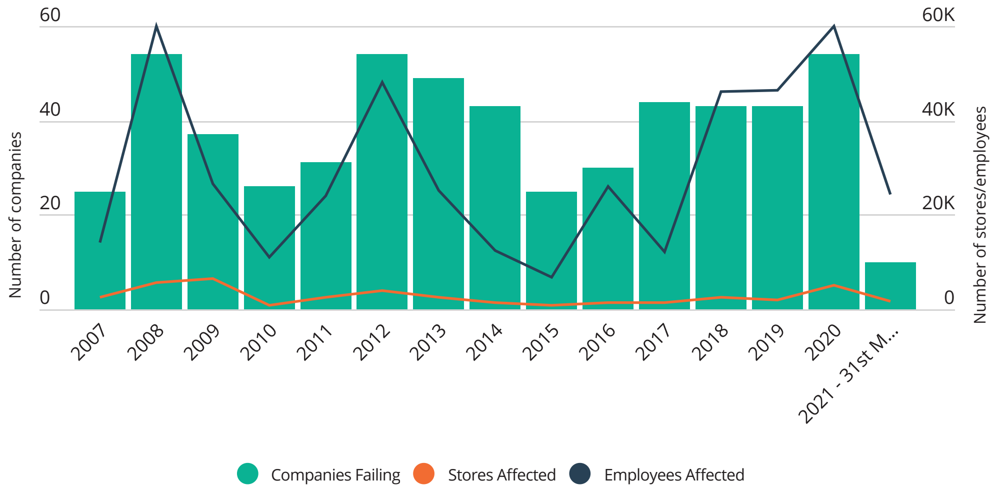
Occupier market data

BIG NINE & CENTRAL LONDON TAKE-UP

Source: Avison Young

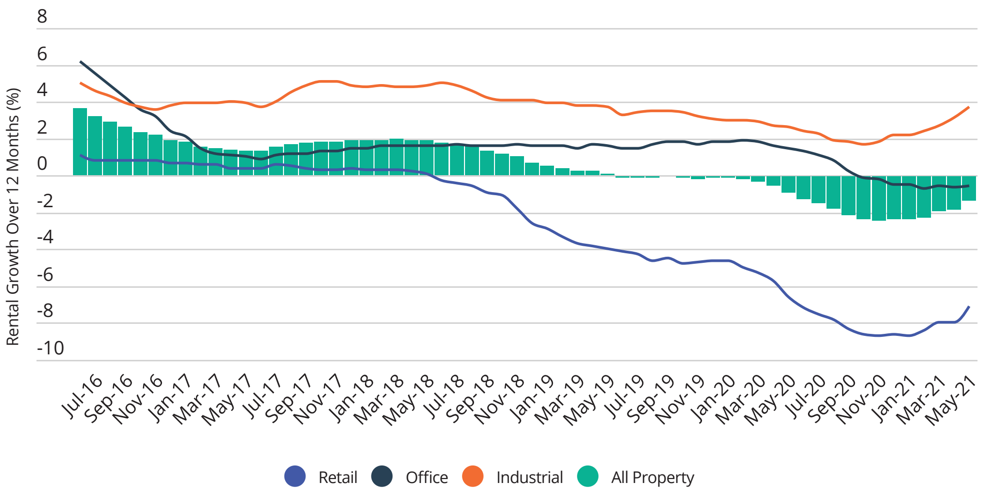
FAILING RETAIL COMPANIES

Source: Centre for Retail Research



AVERAGE ANNUAL RENTAL GROWTH

Source: MSCI Monthly Index



Summary

- In the investment market, provisional transaction volumes for Q1 2021 are £10.7 billion, 24% below the 5-year quarterly average (Property Data). This is the lowest Q1 figure since 2012, with the third set of national restrictions weighing on transactions.
- Effective vaccine rollout across the UK and will be the key driver of economic performance in the near term. Our progress so far, and the boost in consumer activity seen in our Cities Recovery Index following the 12th April and 17th May lockdown easing, gives hope for a strong economic recovery over Q2 & Q3.

Investment market

In the investment market, provisional transaction volumes for Q1 2021 were £10.7 billion, 24% below the 5-year quarterly average (Property Data). This is the lowest Q1 figure since 2012 with the third national restrictions weighing on transactions.

The office and retail sectors saw investment volumes decline quarter-on-quarter in Q1 and are under their 10-year quarterly averages by 57% and 53% respectively. While industrial investment declined from the record-high £5.6 billion in the previous quarter, Q1 2021 accrued £3.3 billion which remains 93% above the 10-year average for the sector. The only sector to report a quarterly increase was the alternatives & mixed used sector, which registered a 10% increase to total £3.8 billion – 10% above the 10-year average.

Central London investment volumes in Q1 2021 totalled £2.2 billion, 38% below the 10-year quarterly average and a decline from the strong end to 2020. The largest transactions of the quarter were 45-50 Holborn Viaduct, EC1, purchased by CBREGI for £265 million and 66-73 Shoe Lane, EC4, by Wing Tai Properties for £255. Activity was centred in the West End and Midtown where £970 million and £754 million was transacted respectively, 78% of the quarterly total.

Following a strong finish to 2020, positive sentiment continues in the Big Nine office investment markets. Several large deals have completed since the start of the year and others are under offer. While total volumes for Q1 amounted to £177 million, 69% down on the ten-year average, Q2 volumes have already surpassed this figure.

Annual all property capital value growth achieved 1.2% in the year to May 2021, the first positive figure since March 2019 (MSCI), driven by the continued surge in industrial capital value growth. All property equivalent yields declined marginally in April to 6.0%, primarily due to the industrial sector again.

Investment market

OUTLOOK

The continuation of fiscal support measures announced in the Budget, policy support for investment, the progressing vaccine rollout and the roadmap for easing restrictions suggest that economic recovery will continue to gather momentum across Q2 2021 so long as restrictions are not extended or increased further.

However, the looming deadlines of government-sourced economic defences provided to individuals and businesses provide a degree of downside risk for the recovery. The end of the moratorium on domestic evictions, the tapering-off of the CJRS and the delay in the relaxation of restrictions are likely to cause some who are already struggling to boil over. The hope is the wider economy has already reached some stability – or possibly even growth – by this point so as to be able to absorb this turbulence.

The majority of respondents of the annual INREV investor survey suggested they had not significantly changed their investment plans for 2021 as a result of Covid-19. Capital Economics also forecast positive total returns for UK commercial property in 2021, albeit at a modest level.

In the near-term, there could be considerable scope for investments for those with the capital and appetite for the increased risk. There may be further opportunities in from structural shifts that have occurred or been accelerated in the last year.

Effective vaccine rollout across the UK and will be the key driver of economic performance in the near term. Our progress so far, and the boost in consumer activity seen in our Cities Recovery Index following the 12th April and 17th May lockdown easing, gives hope for a strong economic recovery over Q2 & Q3.

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Q1 2021 VOLUMES BY REGIONS

- London **£3.0 billion**
- South East **£950 million**
- North West **£740 million**
- South West **£498 million**
- Yorks & Humber **£405 million**
- West Midlands **£351 million**
- East Midlands **£307 million**
- East of England **£307 million**
- Scotland **£255 million**
- Northern Ireland **£128 million**
- Wales **£122 million**
- North East **£124 million**

KEY STATS

ANNUAL ROLLING INVESTMENT TRANSACTIONS VALUE

£41.1 billion

Q1 VOLUMES BY INVESTOR TYPE

OVERSEAS INVESTORS

47%

UK PROPERTY COMPANY

23%

UK INSTITUTIONS

10%

ALL PROPERTY EQUIVALENT YIELDS

6.0%

ANNUAL ALL PROP TOTAL RETURN

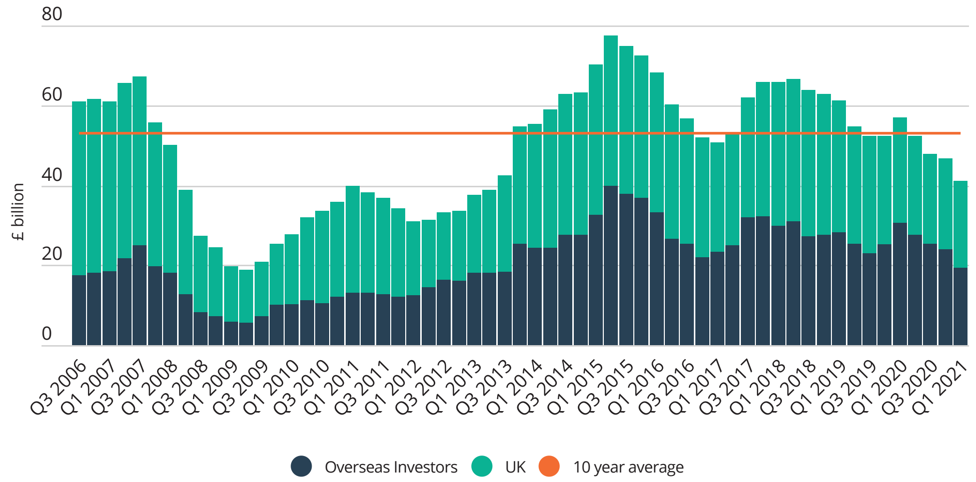
6.8%

ANNUAL ALL PROP CAPITAL GROWTH

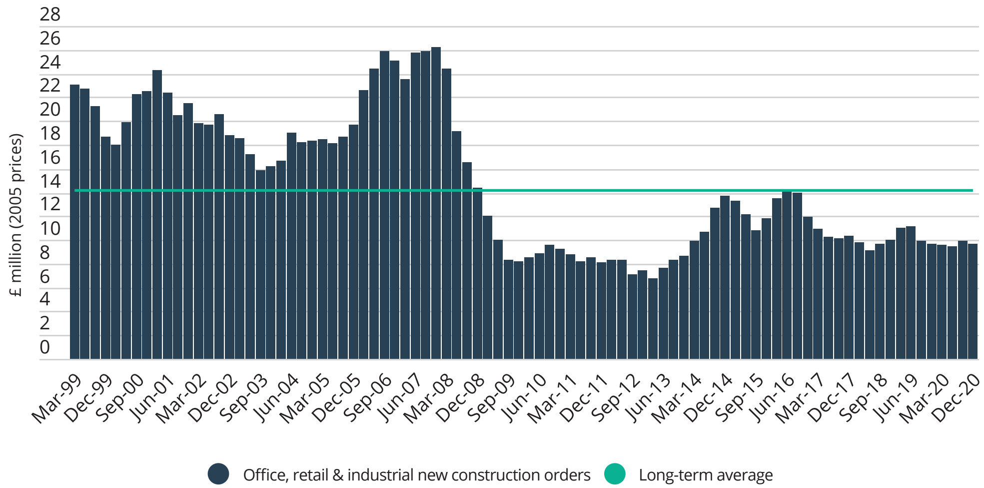
1.2%

Investment market data

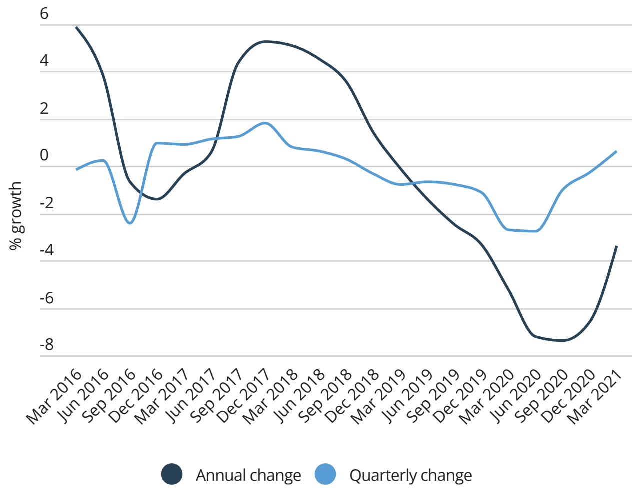
ROLLING ANNUAL INVESTMENT TRANSACTION VOLUMES Source: Property Data



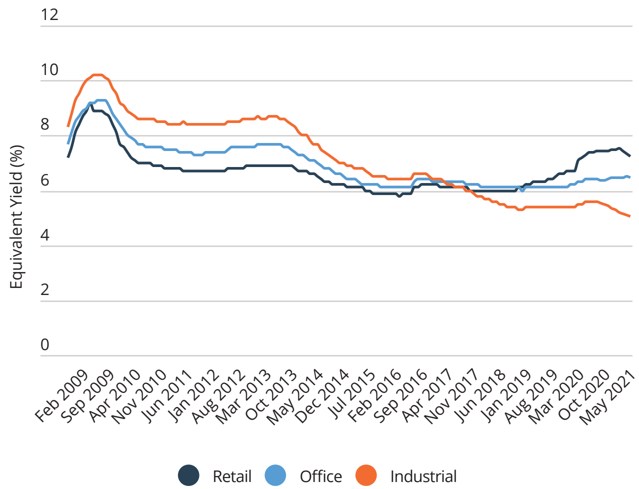
NEW CONSTRUCTION ORDERS RETAIL, OFFICE AND INDUSTRIAL Source: ONS



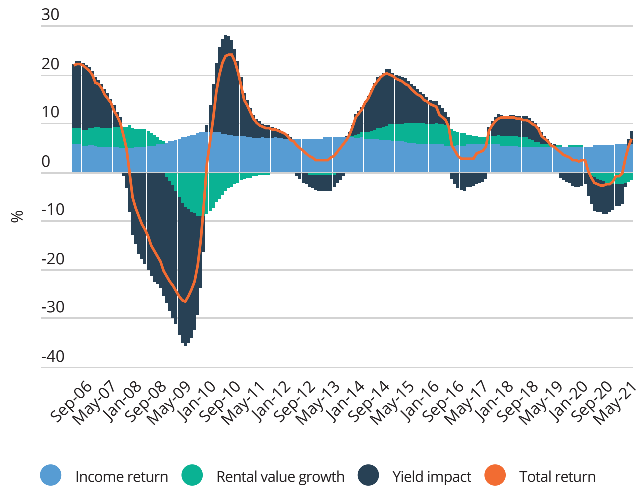
ALL PROP AVERAGE CAPITAL VALUE GROWTH Source: MSCI



AVERAGE EQUIVALENT YIELDS Source: MSCI Monthly



ALL PROPERTY ANNUAL TOTAL RETURN Source: MSCI Monthly



Should you wish to discuss any details within this update please get in touch

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