

European Leading Indicators



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Key economic and financial metrics, updated monthly

16th October 2025

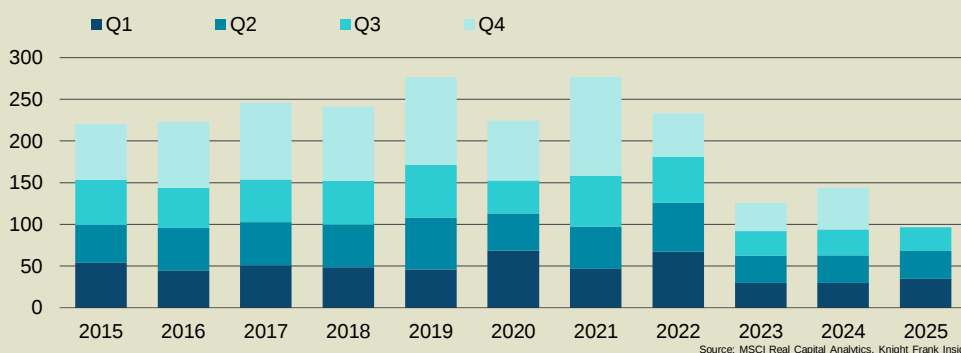
European CRE investment, prime office rents & growth outlook

€96bn

Total European (excl. UK) CRE investment reached €96bn in the first nine months of the year, according to preliminary Q3 MSCI RCA data, up 3% y/y. Cross-border activity increased by 5% y/y, accounting for 44% of the total.

European investment volumes increased year-on-year in the first nine months

Europe (excl. UK) total CRE investment (€ bn)

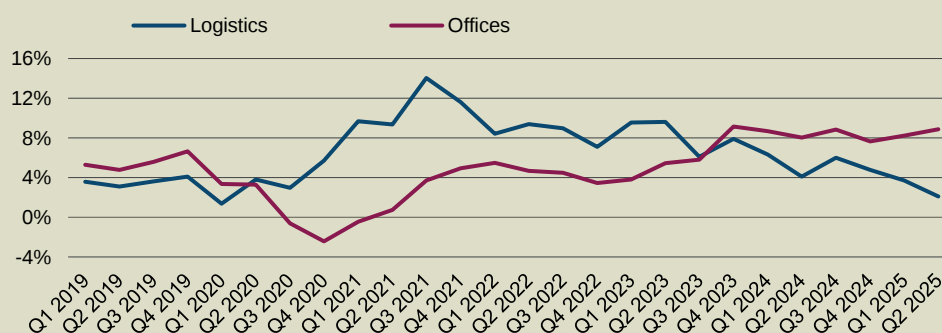


+8.9%

Average European prime office rents rose 8.9% y/y in Q2 2025, outpacing logistics since 2023. The strong rental growth, particularly in key markets such as Paris and Munich, where prime office rents have reached record highs, is drawing renewed investor interest in the sector.

Average European prime office rental growth outpaces logistics

Average European* prime rental growth (% y/y)

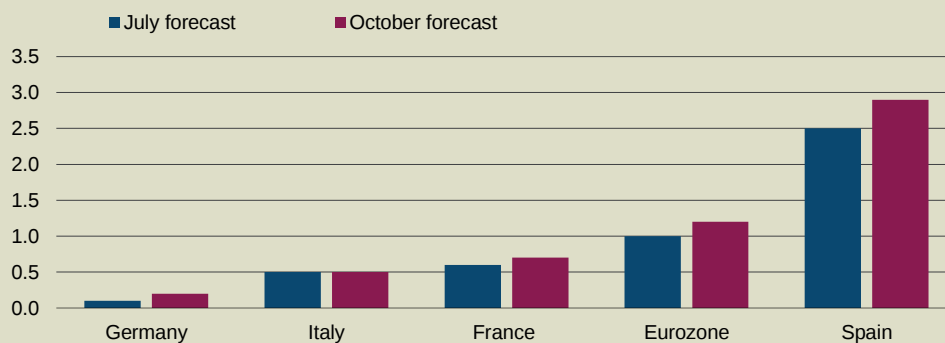


+1.2%

The IMF has raised its forecast for Eurozone real GDP growth in 2025 to 1.2%, up from its July projection and an acceleration from 0.9% growth in 2024. Upward adjustments were also made for Germany, France and Spain, although prolonged uncertainty remains a downside risk.

The IMF has upgraded the Eurozone's economic growth forecast for 2025

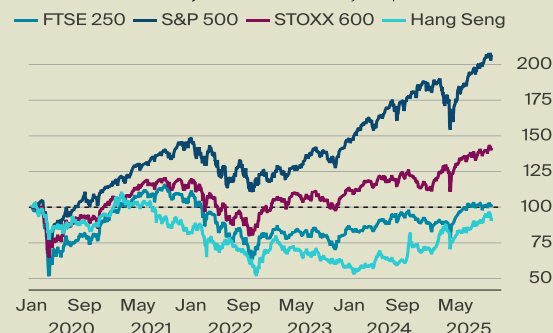
Real GDP growth forecast for 2025 (% y/y)



Equities

Equity markets

Price return index, Jan 2020 = 100, US\$

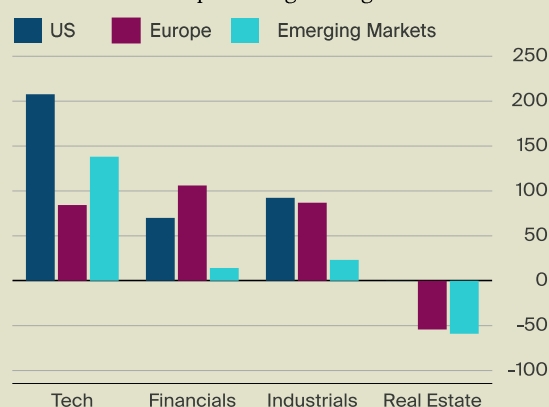


Source: Knight Frank, Macrobond

Index	Last	Percentage change since			
		1 day	1 week	1 month	Jan '20
PX50	114	1.0	1.1	3.2	132.2
OMXC25	263	0.4	-0.8	0.8	39.8
DAX 40	10,530	-0.3	-1.2	1.1	59.1
FTSE 250	29,428	0.1	-0.4	0.3	1.5
MIB	48,712	-0.1	-3.0	-2.4	85.0
Hang Seng	3,333	0.1	-3.8	-1.7	-7.9
IBEX 35	18,099	0.7	-0.1	0.8	68.9
S&P 500	6,671	0.2	-0.6	1.3	106.5
STOXX 600	660	0.7	-0.6	1.4	41.4
TOPIX	21	2.5	-0.2	-1.2	34.0

Equity regional sectors

Price return index percentage change since Jan 2020

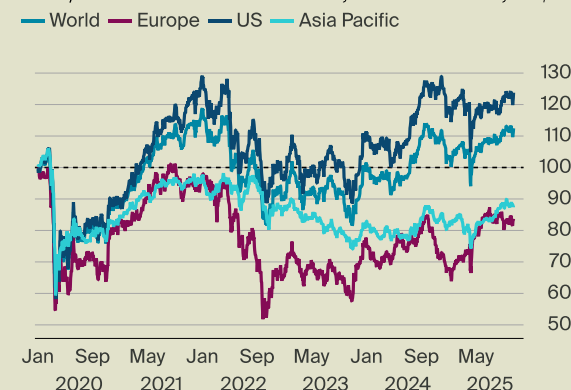


Source: Knight Frank, Macrobond

	Percentage change since Jan 2020		
	US	Europe	World
Tech	207.7%	84.3%	138.1%
Financials	70.0%	106.1%	14.2%
Industrials	92.4%	86.9%	23.3%
Real Estate	0.2%	-54.2%	-59.0%

REITs by region

EPRA/NAREIT total return index, Jan 2020 = 100, US\$

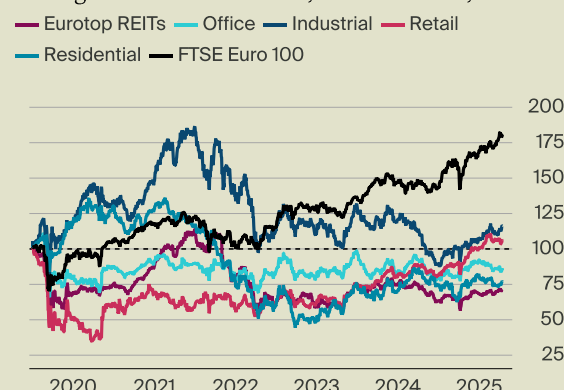


Source: Knight Frank, Macrobond

Index, total return	Last	Percentage change since			
		1 day	1 week	1 month	Jan '20
Original value and base					
US	2,958	2.4	0.8	-0.1	23.8
Europe	2,387	0.9	1.0	1.4	-16.3
World	3,612	1.9	0.4	-0.6	12.4
Asia Pacific	3,446	-0.2	-1.0	-2.4	-12.2

Euro Area REITs by sector

EPRA gross total return index, Jan 2020 = 100, € EUR



Source: Knight Frank, Macrobond

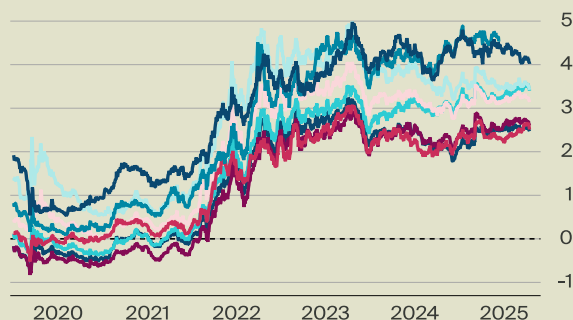
Index, total return	Last	Percentage change since			
		1 day	1 week	1 month	Jan '20
Original value and base					
Eurotop REITs	1,840	0.5	0.4	3.9	-30.3
Office	1,720	0.2	1.0	-1.7	-17.1
Industrial	5,330	0.0	2.9	4.4	13.3
Retail	1,815	1.2	2.5	-1.5	3.4
Residential	1,406	0.4	3.1	3.2	-24.9
FTSE Euro 100	4,461	0.6	0.0	3.7	76.2

Bonds & Rates

Government bond yields

10 year government bond yields, %

Denmark France Germany Italy Spain Sweden UK
US

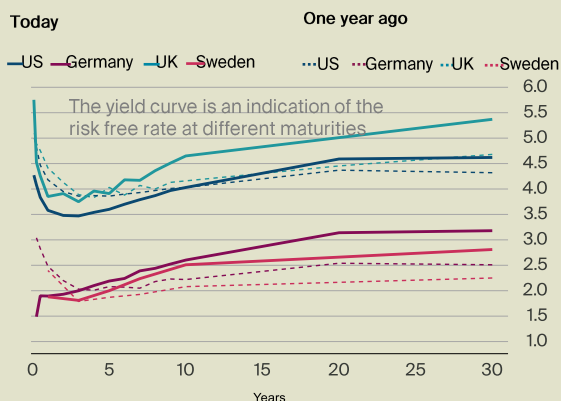


Source: Knight Frank, Macrobond

	Last	1 day	1 week	1 month	Jan '20
Denmark	2.47	2.47	2.54	2.52	-0.17
France	3.40	3.40	3.51	3.41	0.11
Germany	2.60	2.60	2.68	2.69	-0.21
Italy	3.42	3.42	3.50	3.50	1.40
Spain	3.14	3.14	3.22	3.25	0.45
Sweden	2.51	2.51	2.63	2.51	0.14
United Kingdom	4.55	n/a	n/a	n/a	0.82
United States	4.05	4.03	4.13	4.05	1.92

Government bond yield curves

Latest nominal yield curves vs one year ago, %

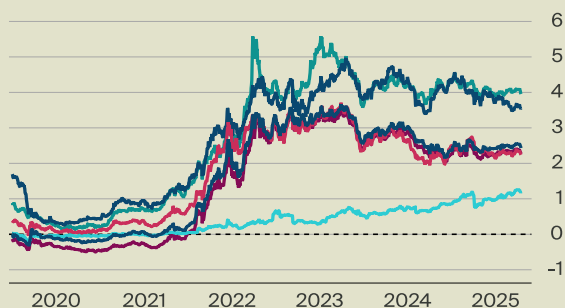


Source: Knight Frank, Macrobond

Interest rate swaps

5 year swap rates, %

Eurozone UK US Japan Sweden
Denmark

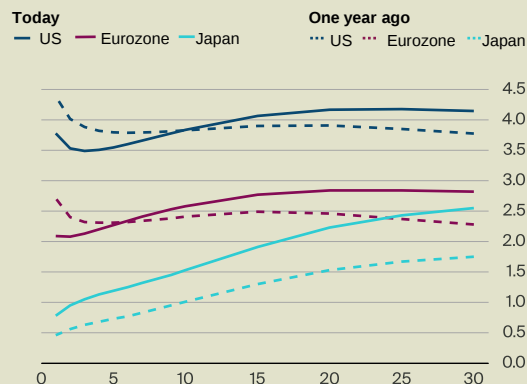


Source: Knight Frank, Macrobond

	Last	1 day	1 week	1 month	Jan '20
Eurozone	2.27	2.30	2.36	2.36	-0.13
Denmark	2.43	2.47	2.53	2.49	0.01
Japan	1.19	1.17	1.25	1.16	0.03
Sweden	2.24	2.26	2.32	2.26	0.39
United Kingdom	3.95	3.98	4.09	4.02	0.88
United States	3.55	3.53	3.64	3.50	1.70

Swap curves

Latest swap curves vs one year ago, %

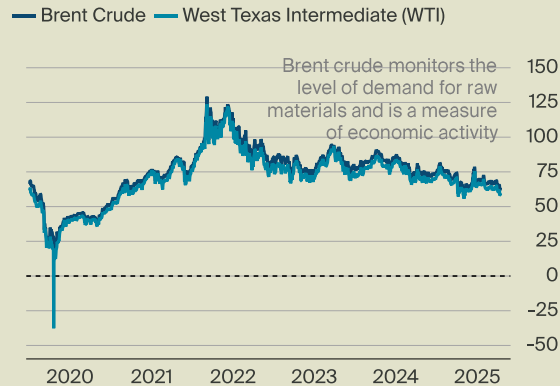


Source: Knight Frank, Macrobond

Commodities & Volatility

Energy

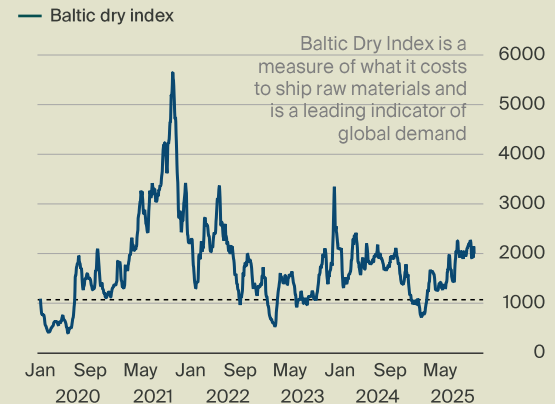
Oil spot prices, \$ per barrel



	Last	1 day	1 week	1 month	Jan '20
Brent, \$ per barrel	62.4	62.2	66.0	67.4	66.0
WTI, \$ per barrel	58.2	58.3	61.7	63.1	61.1

Baltic dry index

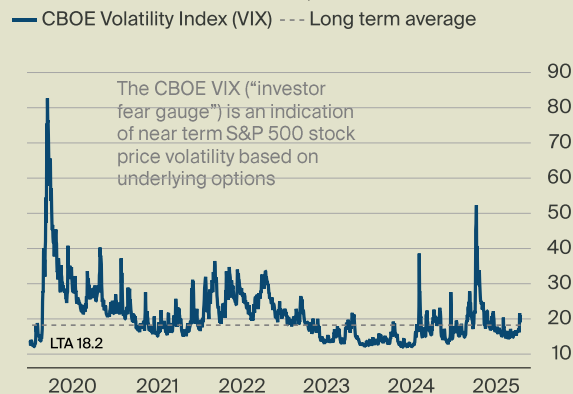
Baltic Exchange, Shipping Dry index (BDI), US\$



	Last	1 day	1 week	1 month	Jan '20
Baltic Dry	1997	-6.86	1.73	-7.25	83.2

Volatility index

Near term stock price volatility indicator



	Last	1 day	1 week	1 month	Jan '20
CBOE VIX	20.6	20.6	16.4	16.4	13.8
Euro Stoxx 50 VIX	19.2	19.2	17.2	16.8	14.0
Nikkei VIX	31.4	31.4	30.1	24.1	14.8
KOSPI VIX	29.9	27.7	22.3	21.0	14.7

Systemic stress

Measures FX, money, sovereign and bond yield volatility

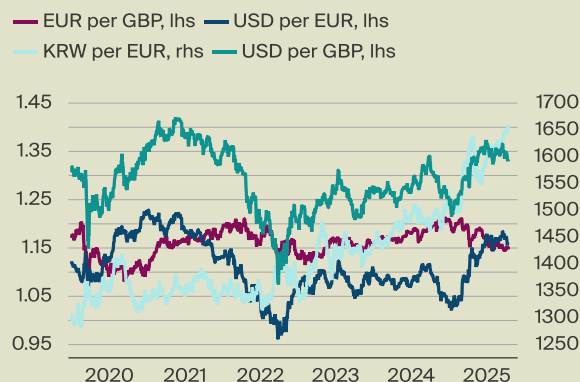


	Last	1 week	1 month	Jan '20
Systemic stress composite	0.094	0.117	0.073	0.023
Equity markets stress sub index	0.078	0.095	0.064	0.009
Bond markets stress sub index	0.032	0.033	0.014	0.02
FX markets stress sub index	0.024	0.039	0.021	0.004

Currencies & Monetary Policy

Currencies

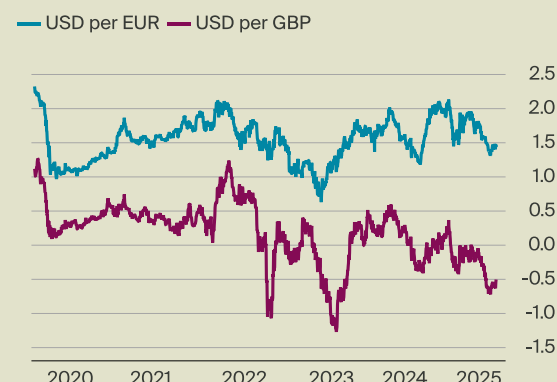
Spot prices



	Last	1 day	1 week	1 month	Jan '20
USD per EUR	1.162	1.159	1.162	1.176	1.121
USD per GBP	1.33	1.33	1.342	1.359	1.321
GBP per EUR	0.8698	0.872	0.8659	0.8654	0.8456
SEK per EUR	11.02	11.08	10.96	10.91	10.5
KRW per EUR	1654	1659	1654	1630	1293

Hedging benefits

Hedging benefit p.a. on a 5 year forward



	Last	1 day	1 week	1 month	Jan '20
USD to EUR	1.48	1.44	1.48	1.32	2.32
USD to GBP	-0.50	-0.54	-0.56	-0.68	1.12

Inflation and monetary policy

Inflation rates (%)

	Sept	Aug	July	June
Belgium	2.1	1.9	1.9	2.1
Czech Republic	2.3	2.5	2.7	2.9
Denmark	2.3	2.0	2.3	1.9
Eurozone	2.2	2.0	2.0	2.0
Finland	0.5	0.5	0.2	0.2
France	1.2	0.9	1.0	1.0
Germany	2.4	2.3	2.0	2.0
Ireland	2.7	2.0	1.7	1.8
Italy	1.6	1.6	1.7	1.7
Netherlands	3.3	2.8	2.9	3.1
Norway	3.6	3.5	3.3	3.0
Poland	3.0	3.1	3.2	4.3
Romania	9.9	9.9	7.8	5.7
Spain	3.0	2.7	2.7	2.3
Sweden	0.9	1.1	0.8	0.7
Switzerland	0.2	0.2	0.2	0.1
United Kingdom	n/a	3.7	3.9	3.6
United States	n/a	2.9	2.7	2.7

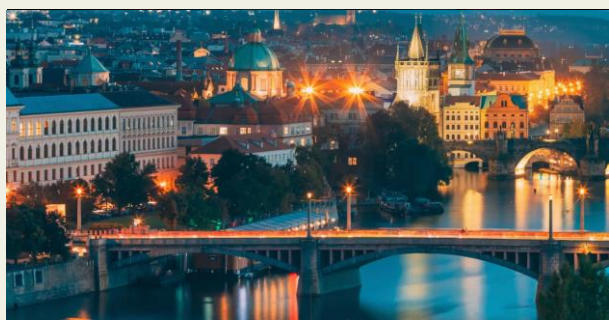
Interest rates (%)

	Last	Jan '21
	2.15	0.00
	3.50	0.25
	1.75	0.05
	2.15	0.00
	2.15	0.00
	2.15	0.00
	2.15	0.00
	2.15	0.00
	2.15	0.00
	2.15	0.00
	4.00	0.00
	4.50	0.10
	6.50	1.50
	2.15	0.00
	1.75	0.00
	0.00	-0.75
	4.00	0.10
	4.25	0.25

Asset purchasing

	Latest (\$)	1m change (%)
	422 bn	5.1
	167 bn	0.3
	114 bn	0.2
	7.2 tn	1.9
	149 bn	-7.4
	1.74 tn	0.1
	2.66 tn	-0.6
	193 bn	0.1
	1.29 tn	2.1
	489 bn	7.8
	2.15 tn	0.0
	303 bn	0.6
	91.3 bn	2.5
	1.02 tn	0.2
	99.8 bn	-2.1
	1.06 tn	-0.4
	1.16 tn	0.0
	6.59 tn	-0.2

Source: Knight Frank, Macrobond



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Our local experts from across our European research network share the latest insights and perspectives from their respective markets.

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The report examines the latest quarterly data for the Berlin office market



The Belgian Industrial Market

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