European Leading Indicators

Knight Frank

knightfrank.co.uk/research

Key economic and financial metrics, updated monthly

20th November 2025

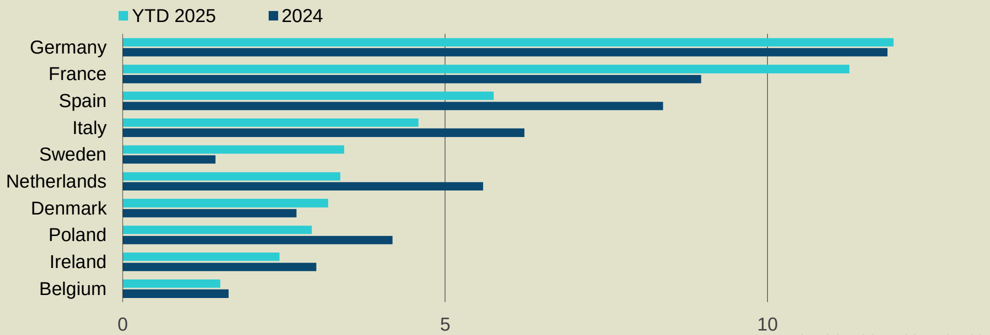
Cross-border momentum, risk-free rates & manufacturing growth

€57bn

International capital into Europe (excl. UK), including pending deals, totals €57bn YTD. Cross-border activity is seeing increasing momentum, with countries such as Germany, France, Sweden and Denmark already surpassing last year's totals.

Cross-border capital has already exceeded last year's total in several countries

Europe (excl. UK) cross-border CRE investment by destination (€bn incl. pending deals)



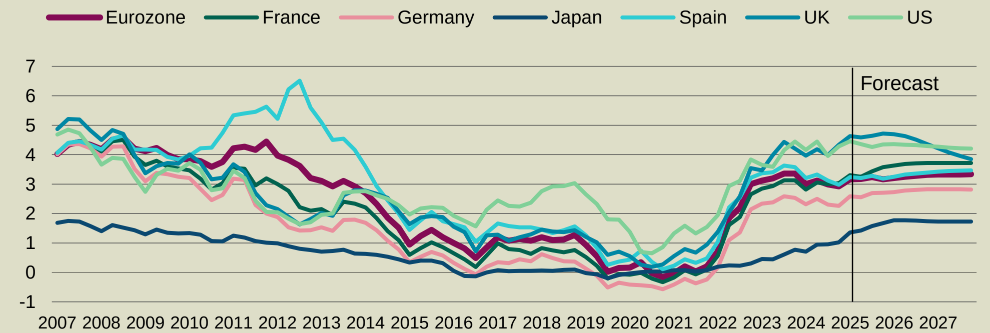
Source: MSCI Real Capital Analytics, Knight Frank Insight

3.3%

Oxford Economics expects the 10-year Eurozone government bond yield to rise to 3.3% by end-2027, still below US and UK levels. Rising fiscal deficits and political uncertainty have dented confidence in bonds while CRE has delivered steadier returns over the past decade.

Eurozone bond yields set to rise but remain below US and UK forecasts

10-year government bond yield forecasts (%)



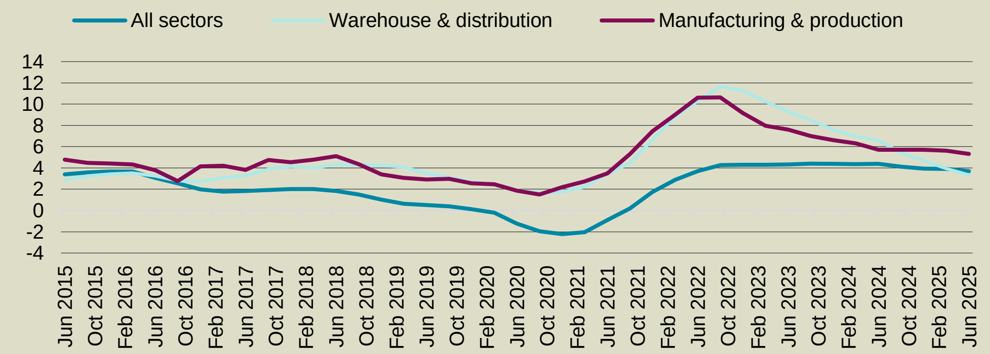
Source: Oxford Economics, Knight Frank Insight

+5.0%

Rental growth for European manufacturing and production assets has consistently outperformed the "all-sector" index over the past decade, recording an average annualised increase of 5.0%. With a typically sticky tenant base, the sector offers defensive income for investors.

Rental growth in European manufacturing has outpaced the "all sector" index

Europe annualised rental growth (%, p.a.)

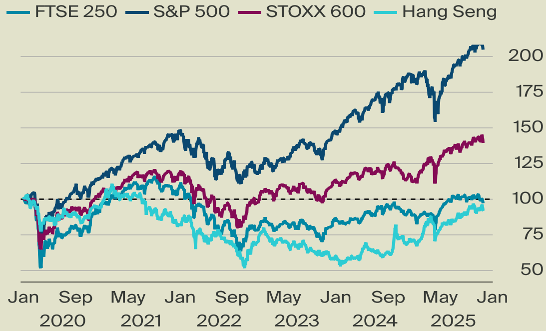


Source: MSCI, Knight Frank Insight

Equities

Equity markets

Price return index, Jan 2020 = 100, US$

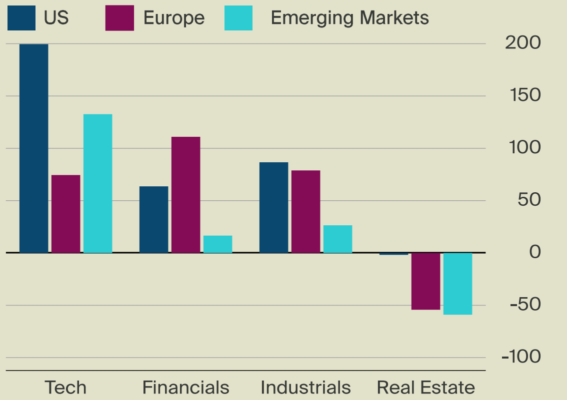


Source: Knight Frank, Macrobond

Index	Last	Percentage change since			
		1 day	1 week	1 month	Jan '20
PX50	117	-1.8	-0.1	2.4	138.3
OMXC25	259	-3.0	-1.4	-3.4	38.0
DAX 40	10,055	-3.2	-3.0	-5.3	51.9
FTSE 250	28,157	-1.8	-2.5	-4.7	-2.8
MIB	49,599	-2.9	-2.1	0.3	88.4
Hang Seng	3,318	-2.2	-3.4	-0.4	-8.3
IBEX 35	18,325	-3.5	-1.9	0.3	71.0
S&P 500	6,617	-1.7	-3.1	-0.2	104.8
STOXX 600	651	-2.5	-1.7	-2.5	39.4
TOPIX	21	-3.1	-3.1	-1.6	32.4

Equity regional sectors

Price return index percentage change since Jan 2020

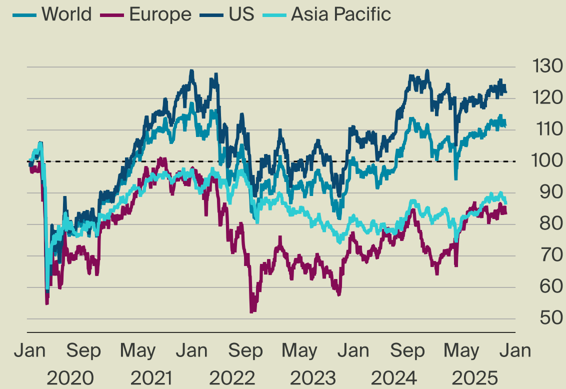


Source: Knight Frank, Macrobond

	Percentage change since Jan 2020		
	US	Europe	World
Tech	199.6%	74.5%	132.7%
Financials	63.7%	111.0%	16.6%
Industrials	86.7%	78.9%	26.5%
Real Estate	-1.8%	-54.2%	-59.0%

REITs by region

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

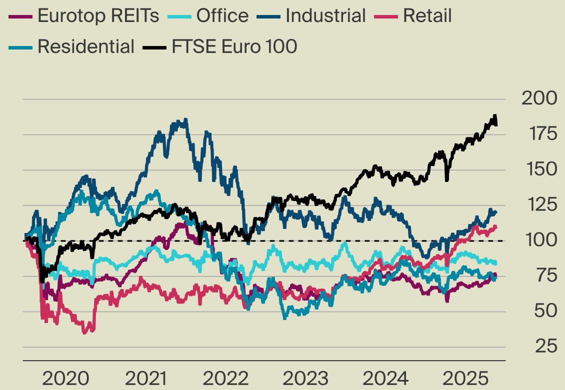


Source: Knight Frank, Macrobond

Index, total return Original value and base	Last	Percentage change since			
		1 day	1 week	1 month	Jan '20
US	2,924	0.0	-1.0	-0.8	22.3
Europe	2,371	-0.8	-2.0	-2.1	-16.8
World	3,570	-0.3	-1.2	-1.3	11.1
Asia Pacific	3,389	-1.1	-2.1	-2.7	-13.7

Euro Area REITs by sector

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



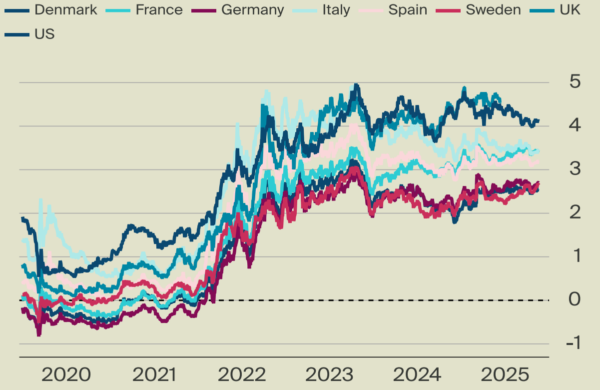
Source: Knight Frank, Macrobond

Index, total return Original value and base	Last	Percentage change since			
		1 day	1 week	1 month	Jan '20
Eurotop REITs	1,899	-0.6	-2.0	1.4	-28.1
Office	1,653	-1.2	-1.5	-4.7	-20.4
Industrial	5,476	1.3	1.4	1.5	16.4
Retail	1,834	-0.9	-0.4	-0.1	4.5
Residential	1,317	-0.5	1.8	-7.3	-29.7
FTSE Euro 100	4,406	-2.7	-2.2	-2.0	74.0

Bonds & Rates

Government bond yields

10 year government bond yields, %

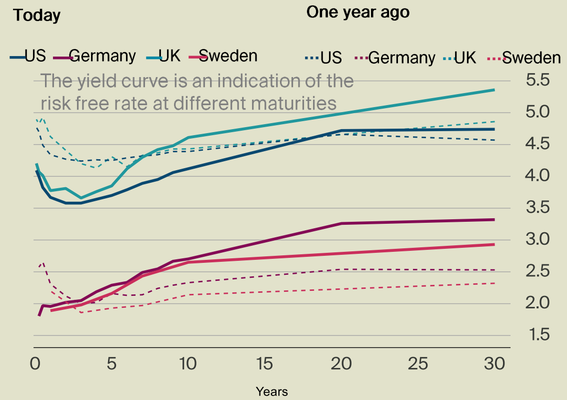


Source: Knight Frank, Macrobond

	Last	1 day	1 week	1 month	Jan '20
Denmark	2.57	2.57	2.51	2.46	-0.17
France	3.46	3.45	3.41	3.36	0.11
Germany	2.70	2.71	2.65	2.58	-0.21
Italy	3.46	3.45	3.40	3.38	1.40
Spain	3.21	3.21	3.16	3.10	0.45
Sweden	2.65	2.67	2.61	2.49	0.14
United Kingdom	4.55	n/a	n/a	n/a	0.82
United States	4.12	4.13	4.13	4.02	1.92

Government bond yield curves

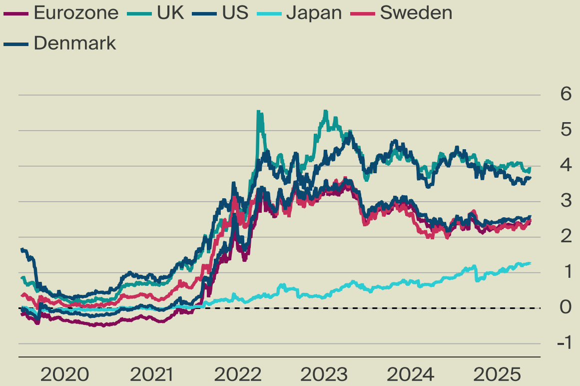
Latest nominal yield curves vs one year ago, %



Source: Knight Frank, Macrobond

Interest rate swaps

5 year swap rates, %

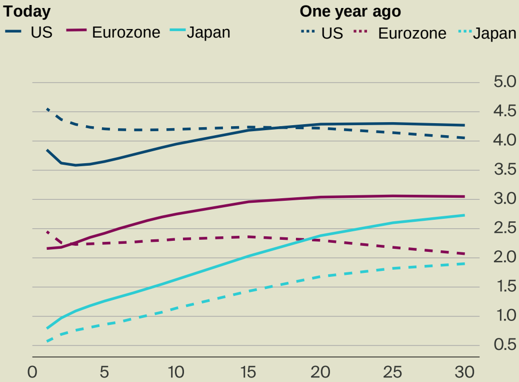


Source: Knight Frank, Macrobond

	Last	1 day	1 week	1 month	Jan '20
Eurozone	2.42	2.44	2.36	2.27	-0.13
Denmark	2.58	2.60	2.52	2.45	0.01
Japan	1.26	1.27	1.26	1.21	0.03
Sweden	2.46	2.49	2.45	2.24	0.39
United Kingdom	3.93	3.93	3.82	3.93	0.88
United States	3.65	3.67	3.67	3.51	1.70

Swap curves

Latest swap curves vs one year ago, %



Source: Knight Frank, Macrobond

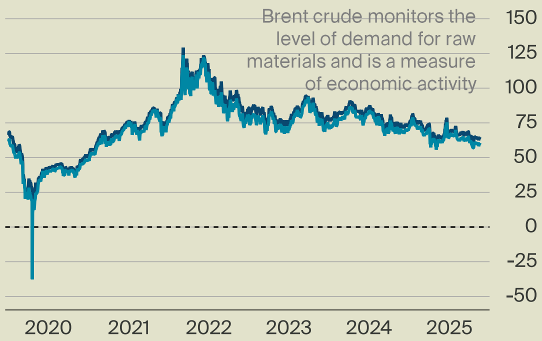
Knight Frank

Commodities & Volatility

Energy

Oil spot prices, $ per barrel

— Brent Crude — West Texas Intermediate (WTI)



Source: Knight Frank, Macrobond

	Last	1 day	1 week	1 month	Jan '20
Brent, $ per barrel	64.8	64.8	62.6	61.3	66.0
WTI, $ per barrel	60.6	60.6	58.2	57	61.1

Baltic dry index

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

— Baltic dry index

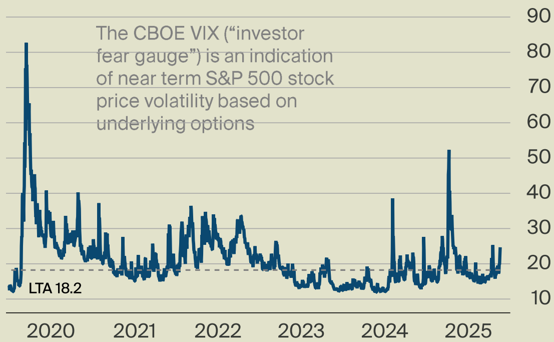
Source: Knight Frank, Macrobond

	Percentage change since				
	Last	1 day	1 week	1 month	Jan '20
Baltic Dry	2260	4.97	11.3	9.23	107

Volatility index

Near term stock price volatility indicator

— CBOE Volatility Index (VIX) - - - Long term average



Source: Knight Frank, Macrobond

	Last	1 day	1 week	1 month	Jan '20
CBOE VIX	24.7	24.7	17.5	20.8	13.8
Euro Stoxx 50 VIX	22.9	22.9	17.8	20.2	14.0
Nikkei VIX	36.6	35.3	28.9	35.5	14.8
KOSPI VIX	39.5	39.3	36.1	34.6	14.7

Systemic stress

Measures FX, money, sovereign and bond yield volatility

— New ECB Composite Indicator of Systemic Stress (CISS)

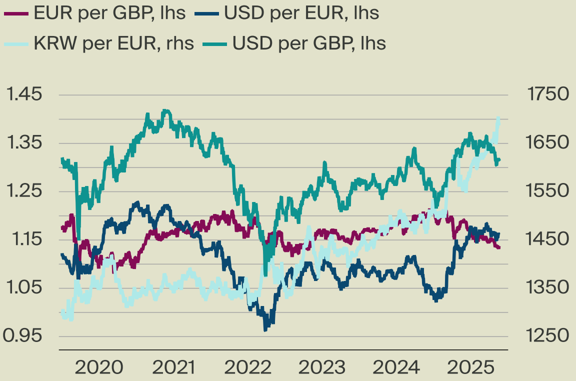
- - - Long term average

Source: Knight Frank, Macrobond

	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

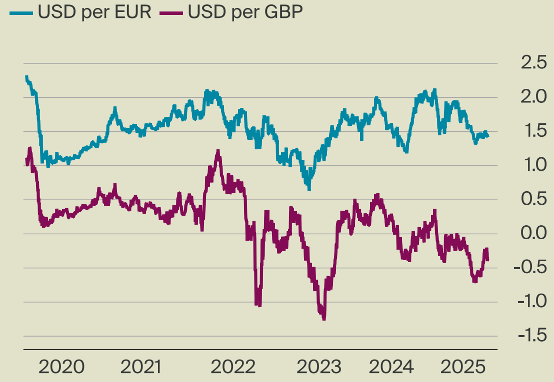
Currencies
Spot prices



Source: Knight Frank, Macrobond

	Last	1 day	1 week	1 month	Jan '20
USD per EUR	1.158	1.16	1.16	1.167	1.121
USD per GBP	1.314	1.318	1.317	1.339	1.321
GBP per EUR	0.881	0.8804	0.88	0.8711	0.8456
SEK per EUR	11	10.98	10.96	11.02	10.5
KRW per EUR	1694	1693	1696	1659	1293

Hedging benefits
Hedging benefit p.a. on a 5 year forward



Source: Knight Frank, Macrobond

	Last	1 day	1 week	1 month	Jan '20
USD to EUR	1.42	1.42	1.45	1.44	2.32
USD to GBP	-0.36	-0.36	-0.20	-0.54	1.12

Inflation and monetary policy

	Inflation rates (%)				Interest rates (%)		Asset purchasing	
	Oct	Sept	Aug	July	Last	Jan '21	Latest ($)	1m change (%)
Belgium	2.0	2.1	1.9	1.9	2.15	0.00	414 bn	-1.3
Czech Republic	2.5	2.3	2.5	2.7	3.50	0.25	172 bn	1.6
Denmark	2.1	2.3	2.0	2.3	1.75	0.05	112 bn	-0.6
Eurozone	2.1	2.2	2.0	2.0	2.15	0.00	7.14 tn	-0.6
Finland	-0.2	0.5	0.5	0.2	2.15	0.00	137 bn	-7.6
France	0.9	1.2	0.9	1.0	2.15	0.00	1.78 tn	1.7
Germany	2.2	2.4	2.3	2.0	2.15	0.00	2.66 tn	-0.6
Ireland	2.9	2.7	2.0	1.7	2.15	0.00	195 bn	0.1
Italy	1.2	1.6	1.6	1.7	2.15	0.00	1.31 tn	2.2
Netherlands	3.1	3.3	2.8	2.9	2.15	0.00	479 bn	-2.6
Norway	3.1	3.6	3.5	3.3	4.00	0.00	2.2 tn	2.6
Poland	2.8	3.0	3.1	3.2	4.25	0.10	303 bn	-0.3
Romania	9.8	9.9	9.9	7.8	6.50	1.50	92.7 bn	1.3
Spain	3.1	3.0	2.7	2.7	2.15	0.00	1.03 tn	0.2
Sweden	0.9	0.9	1.1	0.8	1.75	0.00	98.8 bn	-0.4
Switzerland	0.1	0.2	0.2	0.2	0.00	-0.75	1.11 tn	4.0
United Kingdom	3.6	3.8	3.7	3.9	4.00	0.10	1.14 tn	0.0
United States	n/a	3.0	2.9	2.7	4.00	0.25	6.58 tn	-0.2

Source: Knight Frank, Macrobond

Manufacturing Opportunities in European Real Estate

Exploring the manufacturing sector across Europe and the sector and location hotspots for growth.

View the article

Active Capital: International Capital Steps Forward

As domestic investors exercise caution, international capital is pushing ahead to diversify risk and find early cycle opportunities.

View the article

Recent research

Alpine Property Report 2026

The report examines the Alps' year-round revolution.

The Munich Office Spotlight Q3 2025

The report highlights the key issues in the Munich office market - supply, demand and prices are examined from the past, present and future.

We like questions, if you've got one about our research, or would like some property advice, we would like to hear from you

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

Victoria Ormond, CFA
Partner
Head of Capital Markets Research
+44 20 7861 5009
victoria.ormond@knightfrank.com

Judith Fischer
Partner
European Commercial Research
+44 20 3866 8033
judith.fischer@knightfrank.com

Jessica Tsang
Global Research Data Manager
Commercial Research
+44 20 7861 1160
jessica.tsang@knightfrank.com