



PROPERTY IN CONTEXT

Claer Barrett, Financial Times
[@claerb](#)

A 30 minute whistle stop tour

...

- Ten years since the Financial Crisis – where are world markets heading next?
- The Brexit impact
- What this all means for the UK property market

Buffett's \$1bn buyback – a sign the stock market has peaked?



Nasdaq – worst month since 2008



'BAT FAANGS' growth blunted



The Big Short part II?



AN ADAM MCKAY FILM
**THE
BIG
SHORT**
THIS IS A TRUE STORY

CHRISTIAN
BALE
STEVE
CARELL
RYAN
GOSLING
BRAD
PITT

How worried should we be about China

China key activity indicators

Annual % growth, monthly



* Year to date

Sources: National Bureau of Statistics, CEIC

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Trade Wars



US & UK wage growth highest since 2009

US wage growth picks up to highest level since 2009

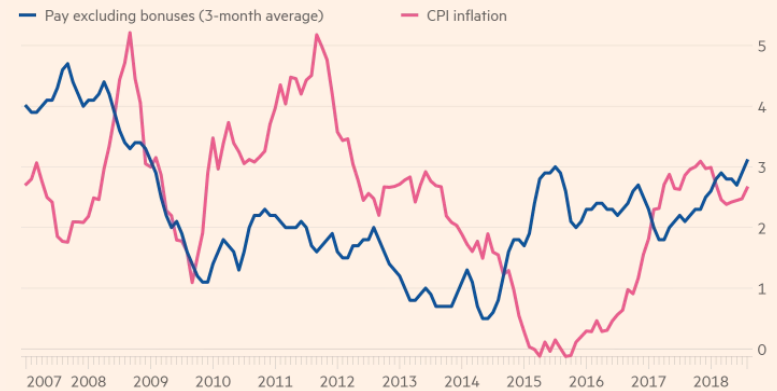
Year on year change (%)



Sources: US Bureau of Labor Statistics, Adam Samson / FT
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UK wage growth moved above three per cent for the first time since 2009

Annual % change



© FT

Countdown to Brexit



Deal or no deal?

Financial Services

What could happen next?

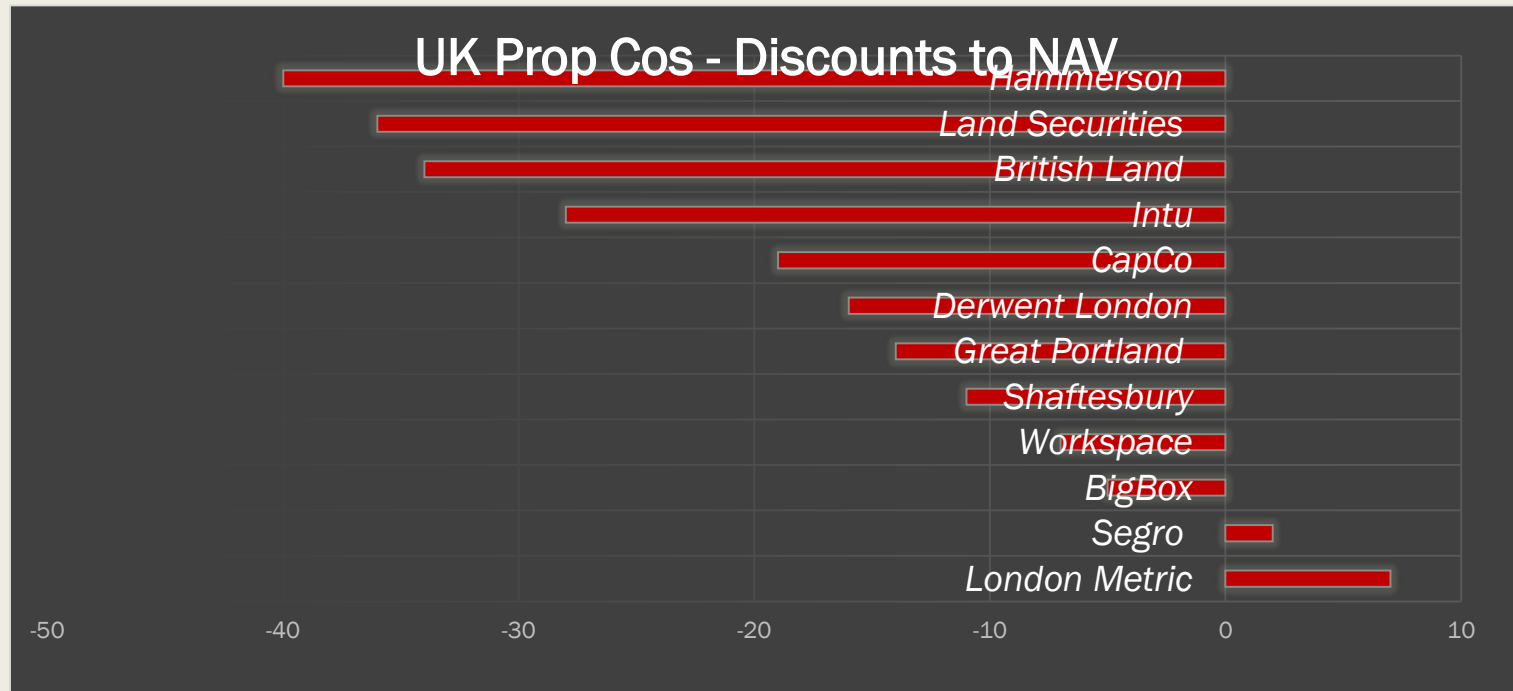
Applying this to a UK property context



V



Yawning discounts to Net Asset Value



Source: Mike Prew, Jefferies 31.10.2018

Shopping for valuations



Death of the department store...



...and the 25 year lease?

Disrupting the way we work



Leisure – plenty to chew over



Ivory towers – Prime London resi outlook

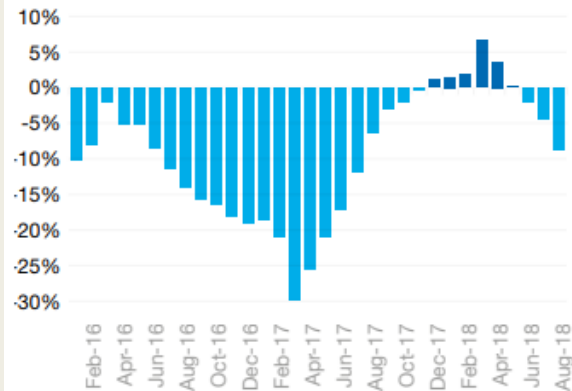


London prime property

FIGURE 1

Sales volumes dip in prime central London ahead of Brexit

Annualised % change



Source: Knight Frank Research / LonRes

FIGURE 2

Prices in prime central London decline

Annual % change

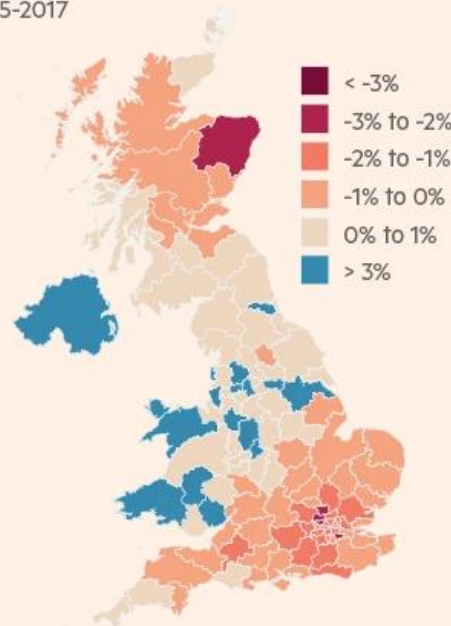


Source: Knight Frank Research

Equity released

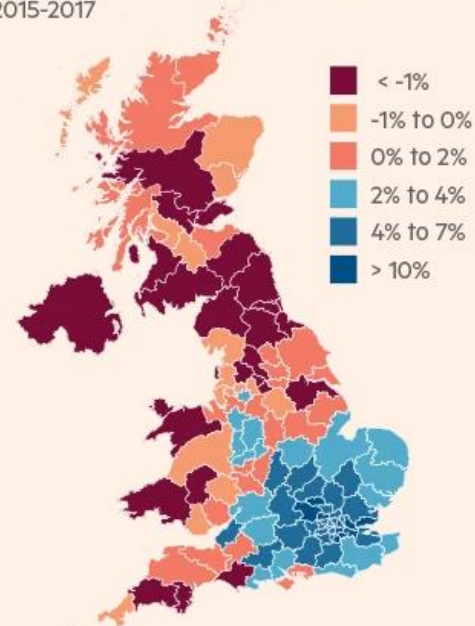
Sales drop in London and the Southeast but mortgage debt rises

Change in housing sales,
2015-2017



Sources: Hometrack; UK Finance
© FT

Change in total mortgage balances,
2015-2017



Boundaries based on postcode area data

BOMAD is propping up the market



Any questions?

