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# REGIONAL ECONOMIC MAPS

## Research Report—May 2019

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# AFTER LOSING MOMENTUM IN LATE 2018 AND EARLY 2019, GLOBAL GROWTH APPEARS TO BE STABILIZING

— While the global economy continues to grow at a reasonable rate, there are downside risks

## Overall, the U.S. economy remains strong

- The U.S. labor market continues to grow at a healthy pace. There is a record 1.7 million more job openings than unemployed workers.
- July 2019 will likely mark a new record for the longest U.S. economic expansion since the NBER started tracking economic cycles way back in the 1850s.
- As negotiations toward resolving the U.S.-China trade war stalled, the U.S. moved to address festering trade disputes with allies, rolling back tariffs on Mexican and Canadian steel and aluminum to advance the USMCA and delayed any action on auto tariffs with the European Union and Japan.
- The Fed reversed its stance on policy earlier this year, eliminating all expectations for even a single rate hike for 2019. This follows four rate increases by the U.S. central bank in 2018.
- Over the past three years, the expansion for the U.S. construction industry has shown deceleration in its rate of growth, a pattern that typically takes place as an expansion matures.
- Trade tensions, a global slowdown and waning effects of the 2017 tax cuts present a growing downside risk to the economic forecast.

## Growth surprises on the upside in first quarter

- Economic growth across the E.U. and the Eurozone accelerated to 0.5% and 0.4%, respectively, during the first quarter of 2019. Picking up from the previous quarter, this came despite lead indicators suggesting otherwise.
- Brexit negotiations have been front of mind over recent months, and despite a lull in proceedings following the April extension to the deadline, this risk is far from resolved.
- Following a slow start to the quarter, as indicated by the PMI surveys, activity across the Eurozone and United Kingdom is expected to be modest during the second quarter.
- Despite the specter of political disruption, as the year progresses we expect activity to gather pace. Supported by the ECB, Eurozone money supply figures have perked up in recent months.
- In March, the European Union's unemployment rate fell to its lowest level since records began in the year 2000.
- This is putting some upwards pressure on wage growth, but at just over 2% this is not at a level which would threaten substantially higher inflation, and therefore we see little chance of the ECB tightening monetary policy this year.

## Growth concerns remain across Asia-Pacific

- Economic activity remains weighed down by contraction in exports due to falling Chinese import demand. Manufacturing PMIs stabilized in April though only South Korea saw a recovery.
- GDP growth across Asia (ex Japan) is expected to moderate to 5.4%-5.6% over the next two years, down from the five-year average of 6% since 2014.
- Concerns over the U.S.-China trade conflict and growth deceleration have weighed on investor confidence, evidenced by the ongoing correction in Asian stock markets.
- The region's aggregate unemployment rate continued to trend down marginally to 3.7% in the first quarter from 3.8% a year ago, though we expect employment growth to moderate going forward.
- Monetary policies across the region are expected to be driven by the modest growth outlook and benign inflation expectations with a rising likelihood of easing. New Zealand and Malaysia cut their benchmark interest rates in May.

Source: DWS, U.S. Commerce Dept., U.S. Bureau of Economic Advisors, U.S. Bureau of Labor Statistics, National Bureau of Economic Research, Wall Street Journal, Moody's Analytics, Bloomberg, Dodge Data & Analytics, IMF, World Bank, Eurostat, Oxford Economics, Bank of Japan, Bank of Korea, People's Bank of China, Reserve Bank of Australia, EIU. As of May 2019. No assurance can be given that any forecast or target will be achieved. Forecasts are based on assumptions, estimates, views and hypothetical models or analyses, which might prove inaccurate or incorrect.

# UNITED STATES REGIONAL ECONOMIC MAP



May 2019

## ECONOMIC HIGHLIGHTS AND PERSPECTIVE

- The U.S. economy grew at a 3.1% rate in the first three months of the year after expanding at a 2.2% pace in the fourth quarter of 2018. The pickup in growth came despite the federal government shutdown through most of January.
- The economy added 263,000 jobs in April, and joblessness fell to 3.6%, the lowest level since December 1969. April's data from employers was consistent with solid hiring throughout this year, with the economy adding an average of 205,000 jobs to payrolls each month.
- U.S. workers saw steady wage gains, with average hourly earnings up 3.2% in April from a year earlier, matching the prior month's increase.

## EMPLOYMENT GROWTH: 2019 – 2020F

- Below national average
- Near national average
- Above national average

**San Francisco:** Under SF's Prop M, which restricts the amount of office space built each year, tech firms are in fierce competition to lease space, where vacancy sits at just 6.4% .

**San Jose:** Home to some of the most valuable technology firms in the world, SJ should continue to outperform the U.S. for the foreseeable future.

**Los Angeles:** For the 4th year in a row, commercial real estate investors chose LA as the top target among metros in the Americas in CBRE's 2019 Investor Intentions Survey.

**Inland Empire:** Shippers recently rushed to fill **Riverside/Ontario** warehouses with imports because of strong U.S. consumer demand and the fear of a potential U.S.-China trade war.

**Phoenix:** At 3.3%, job growth in Phoenix during 2018 was almost twice the national average as the metro remains a magnet for corporate expansions and relocations.

**Austin:** For the third year in a row, Austin is the No. 1 place to live in America for 2019, according to U.S. News & World Report's 125 Best Places to Live in the US.

**Dallas-Ft Worth:** A record 30.1 million sq ft of warehouse space was under construction in 1Q19, fueled by a combination e-commerce and growing demand for consumer products.

**Seattle:** Seattle has become 'Cloud City' thanks to the growth of Amazon.com, Microsoft and a roster of Silicon Valley transplants..

**Salt Lake City:** LinkUp ranked SLC the highest in terms of job market diversification in 2018 among metros with a population over 1.1 million.

**Denver:** Tech jobs account for 11.4% of the Denver workforce and the sector's economic impact in the metro is estimated at \$31 billion.

**Chicago:** Chicago lost population for the fourth consecutive year, continuing a statewide trend of decline that is particularly concerning in terms of the region's economy.

**Boston:** The life sciences industry is riding a wave of momentum with Boston-Cambridge ranked the No. 1 life sciences cluster in the US, according to a recent CBRE study.

**New York:** The area known as "Billionaire's Row" in Manhattan is becoming one of the biggest real estate gluts in all of the city. 40% of condos in the area are now sitting unsold in towers that top out at 100 stories.

**Northern New Jersey:** The arrivals of new transportation and logistics firms have helped to fuel strong industry job growth.

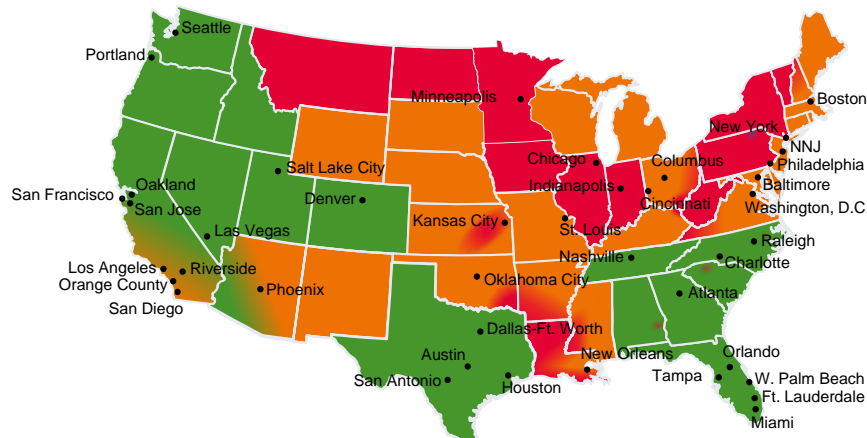
**Wash D.C. & Nashville:** Amazon's withdrawal from New York hasn't changed the company's plans to bring high wage jobs to **Northern Virginia** (25,000 jobs by 2030) and **Nashville** (5,000 jobs by 2026).

**Charlotte:** BB&T and SunTrust Banks have agreed to merge in a \$66 billion deal to form a new bank that will be HQ'd in Charlotte.

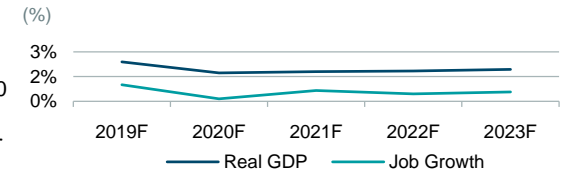
**Atlanta:** Movie Maker magazine recently named Atlanta the No. 1 large city for filmmakers to live and work in.

**Florida:** Florida's annual private-sector job growth rate of 2.7% in March continues to exceed the nation's rate of 1.9%.

**Orlando:** Orlando is No. 1 in the US for job growth for the 4th consecutive year – adding 43,200 jobs in 2018, a growth rate of 3.4%.



## REAL GDP & JOB GROWTH



Source: Moody's Analytics (Consensus View), April 2019.

Sources: DWS, U.S. Dept. of Commerce, U.S. Census Bureau, U.S. Dept. of Labor, U.S. Bureau of Economic Advisors, U.S. Conference Board, Moody's Analytics, National Association of Realtors, Wall Street Journal, Bloomberg, Reuters, CNBC, U.S. News & World Report, New York Post, CBRE, Cushman & Wakefield, bizjournal.com, Charlotte Observer, Movie Maker, LinkUp. As of May 2019. This information is a forecast and due to a variety of uncertainties, and assumptions made in our analysis, actual events or results or the actual performance of the markets covered may differ from those represented. Past performance is not indicative of future results. No assurance can be given that any forecast or target will be achieved. This information is intended for informational purposes only and does not constitute investment advice, a recommendation, an offer or solicitation.

# EUROPEAN REGIONAL ECONOMIC MAP

May 2019

## ECONOMIC HIGHLIGHTS AND PERSPECTIVE

- GDP growth surprised to the upside in the first quarter of 2019. Despite a host of weak indicators, growth accelerated across the European Union, expanding by 0.5%, up 20 basis points on the previous quarter.
- The E.U. unemployment rate fell to 6.4% in March, its lowest level on record. In total, unemployment has fallen by 1.5 million over the past twelve months, trending lower across almost all European countries.
- The outlook for economic growth has been revised down over the past six months. Given current political risk, global economic slowdown and below target inflation, there are few signs to suggest the ECB will tighten monetary policy in 2019.

## EMPLOYMENT GROWTH: 2019 – 2020F:

■ Lagging European Average    
 ■ Near European Average    
 ■ Leading European Average

**London:** While U.K. unemployment hits a 44-year low in May, the number of finance job openings has halved in the two years since Brexit. Nomura is set to cut hundreds of jobs in London.

**Paris:** Yellow vest protests continue to cause disruption but protester numbers are dwindling. The EBA completed its move to La Defense in March, a decision prompted by Brexit.

**Regional France:** Lyon has become a hub for tech start-ups, with a young and skilled workforce. Working-age population there is expected to grow well ahead of the French average.

**Frankfurt:** Business sentiment remains positive, although expectations have weakened and seem in contrast to what is being experienced on the ground.

**Berlin:** Again showing some of the strongest employment growth. Room for further improvement as unemployment is still above the national average.

**Other Germany:** Near-term prospects for manufacturing are weak but consumers are picking up the slack. Companies are worried about labour shortages.

**Regional UK:** Risk around HS2 deliverability rising. In contrast, Manchester Airport's £1bn expansion underway while Birmingham Airport planning £500mn expansion.

**Dublin:** TMT remains a driver of jobs growth. DocuSign plans 1,000 new jobs. Indeed.com will create 600 jobs while U.S. software company LogMeIn announces 200 jobs.

**Benelux:** Dutch government says it has already gained 1,900 jobs from Britain in bid for Brexit leavers. Sony, Bloomberg and Panasonic redirected investments into the country.

**Stockholm:** Krona fell in May on concern around a broadening economic slowdown. The health sector is not immune with Karolinska Institute suggesting 550 jobs may need to go.

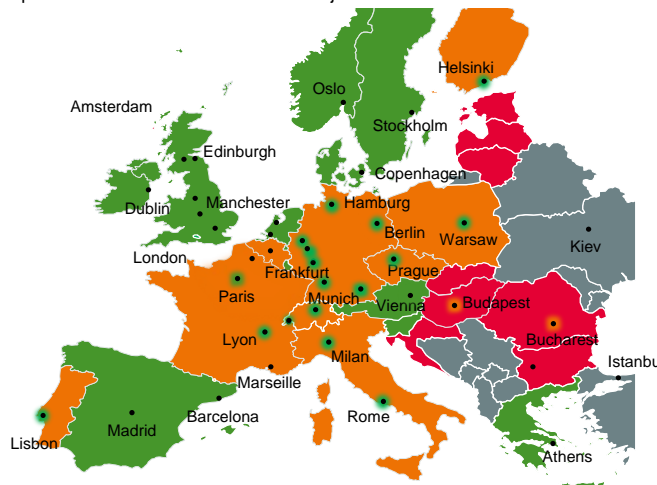
**Other Nordics:** Fiscal boost increases prospect of further rate rises in Norway. Denmark's economy showing signs of cooling. Recent elections in Finland create uncertainty for reform.

**Warsaw:** Business climate remains strong in construction, banking and retail. Job market still strong, for example Cap Gemini is looking to hire an additional 200 employees.

**Prague:** Czech employers report hiring slow down in early 2019. The economic cycle looks to be past its peak, and we still see GDP growth likely slowing to 2.6% in 2019.

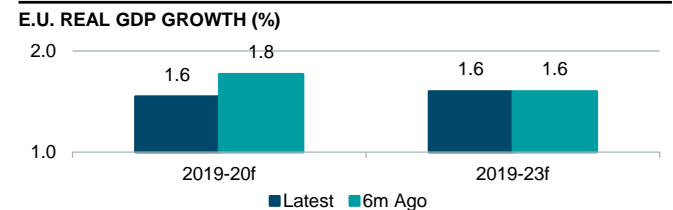
**Budapest:** High-frequency indicators suggest that growth remained healthy at the start of this year. Labour market remains very strong for now.

**Athens:** Unemployment is falling. At 18.5% in February, the national unemployment rate was down 200 basis points from early 2018. Polling shows a likely change of government in October.



**Madrid and Barcelona:** The incumbent Spanish Socialist Workers' Party won the most seats in April's general election, but having failed to win a majority must now look to form a coalition.

**Milan and Rome:** Despite continued economic worries at the national level, Milan, and to a lesser degree Rome, are performing well, recording jobs growth in excess of the European average.



Source: Oxford Economics, May 2018

# ASIA PACIFIC REGIONAL ECONOMIC MAP

May 2019



## ECONOMIC HIGHLIGHTS AND PERSPECTIVES

- The region's economic momentum remains affected by rising trade tensions and the recent deceleration in manufacturing output.
- China's GDP growth slowed to 6.4% in Q1 2019, with factory output growing weaker-than-expected. The government has recently increased fiscal stimulus measures including corporate tax cuts and increased infrastructure financing to support growth.
- Japan's GDP growth is expected to slow down to 0.7% in 2019 as concerns mount among manufacturing industries, while the service sector looks more resilient. New immigration policy was approved in efforts to cope with intensifying labor shortage.
- The Bank of Korea forecasts South Korea's real GDP to grow by 2.6% in 2019, slightly lower than 2.7% in 2018, due to deteriorating global trade environment. The possibility of a further base rate hike in 2019 also remains low.
- Australia's economy is expected to expand by 2.2% in 2019, supported by business investment and public infrastructure spending. Notwithstanding, consumer spending has been weighed down by subdued income growth and the soft housing market.

## EMPLOYMENT GROWTH 2019 – 2020F

■ Below 5-Year National Average ■ Near 5-Year National Average ■ Above 5-Year National Average

**Beijing:** The slowing economy has led the government to prioritize employment among key policies for this year.

**Shanghai:** Job growth remained modest on the back of population curbs, while employers remain cautious on hiring as global trade tensions remain.

**Seoul:** The number of employees hired rebounded, though the growth rate remained relatively low below 1% throughout 2018 and 1Q 2019, mainly due to ongoing restructuring of large manufacturing companies and the newly introduced pro-labor policies.

**Tokyo:** Unemployment rate remained tight at a 26-year-low of 2.5%, pushing up core CPI to 0.8% in March 2019, a healthy level for the country with a long deflationary history.

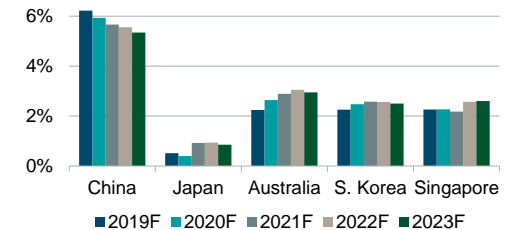
**Hong Kong:** Economic growth continues to slow amid unresolved trade tensions between U.S. and China. Notwithstanding, unemployment rate remains tight at 2.8% in April. GDP growth has been revised downwards from 2.2% to 1.6% for 2019.

**KL:** Increased exports underpinned jobs growth of 2.2% for 2018, though majority of vacancies filled are in the lower skilled manufacturing and services sectors.

**Singapore:** Labor conditions remain relatively stable with unemployment rate at 2.2% in Q1. Jobs creation mainly in the public sector and other services sectors including financial and trade activities.



## APAC GDP GROWTH



Source: Oxford Economics, April 2019.

**Osaka:** Despite the tax reform in China regulating overseas retail purchases, high street retail and department stores saw continuous robust growth, while hotel occupancy rate remains at a healthy level over 85%.

**Sydney:** The unemployment rate declined to a historic low level of 4.3% in March. However, employment growth is forecast to be modest along with a more moderate population projection.

**Melbourne:** Labor market remains strong with unemployment rate of 4.6% in March. Employment prospects will be supported by strong population growth of circa 2%.

# RESEARCH & STRATEGY—ALTERNATIVES



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- Environmental claims arising in respect of real estate acquired with undisclosed or unknown environmental problems or as to which inadequate reserves have been established;
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