



Weekly Market Comment

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Leaders leading – whatever next?

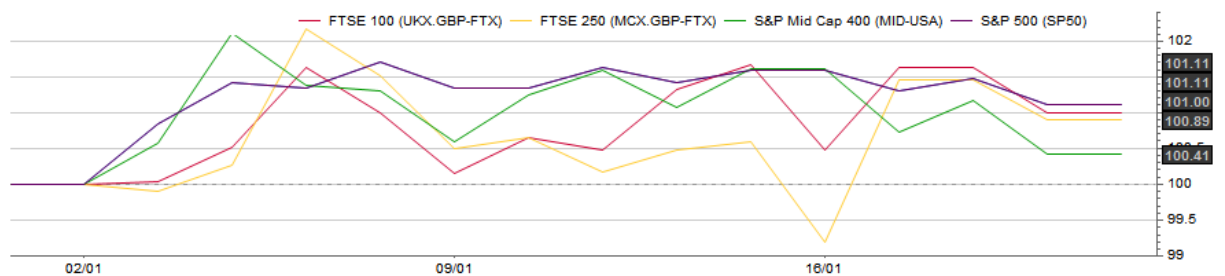
For UK investors, this has been another week dominated by Brexit. For the world, perhaps Trump-watching has a greater fascination.

Last weekend's press was full of stories regarding Mrs May's resolution to pursue the advantages of greater self-determination. Her resoundingly optimistic belief in Britain's future still created enough worry about the economy's short-to-mid-term outcome to see sterling repeating the low point of the "flash crash" of 7th October, just below \$1.20.

It's commendable that she made her position clear (belying the unfair epithet of "Maybe"). She left markets with less uncertainty than before, even if not all investors liked the hardness of the position. Sterling did not make another new low after the week's opening and, indeed, her speech saw a rally of sizeable proportions as sterling "short" positions were unwound.

For the FTSE 100, the global nature of its companies has meant that non-sterling earnings look better in sterling terms and so, unsurprisingly given the continued rally in sterling, the index started at a record high and went down from there.

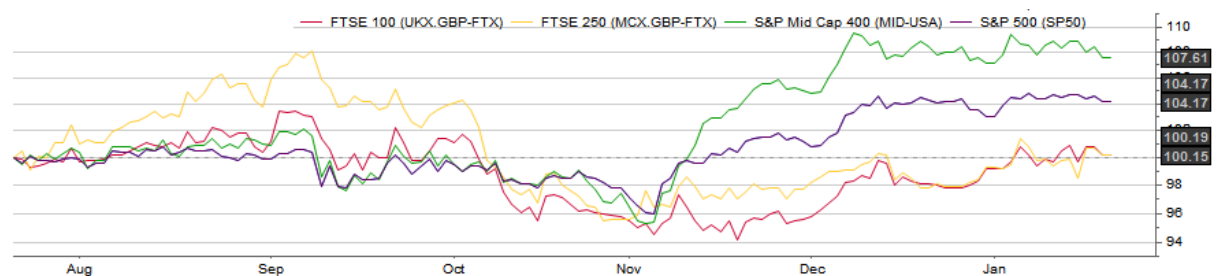
The tendency of UK stock prices to offset currency moves suggests we might look at them in non-sterling terms. The chart below shows the large cap and mid cap indices in USD terms indexed to 100 from the start of the year to Thursday close:



(Source: Factset)

It turns out that while they've diverged a little during these few days, the FTSE 100 and the S&P 500 (and the mid cap FTSE 250) are at almost exactly the same level, with the mid cap S&P 400 underperforming by about 0.5%.

The 6-month equivalent chart is interesting, especially for the mid-caps.



(Source: Factset)

After the referendum, the UK mid-caps moved ahead and then fell back some 3 months afterwards. After the US elections the US mid-caps have stormed away – and, as per the previous chart, are perhaps showing signs of falling back.

The initial outperformance of UK mid cap was probably because its stronger relation to domestic demand. As we know, perceptions of the UK's likely growth outcome improved throughout the summer. However, that relative optimism appears to have dissipated somewhat leaving both UK indices at nearly exactly the same level (in dollar terms) as 6 months ago.

The data last week showed a slightly more downbeat picture of the UK. CPI was higher (+1.6% yoy versus +1.4% expected and up from +1.2% yoy in November). Retail sales posted a decline December of 2%, leaving the year's number slightly less strong (ex-fuel +4.9% yoy versus +7.6% expected and +6.6% in November).

The likely hardness of Brexit appears to be impacting consumer behaviour in London and the South East, and we feel it's likely that confidence in the economy is becoming detached from currency benefits.

The US may be following a similar dynamic, albeit that (now) President Trump has raised expectations of stronger domestic demand through tax cuts rather than currency falls. Early company results have been encouraging. Economic data have also been pretty good (industrial production up 0.8% in December from November, better than the 0.6% expected).

However, the speech playing as we write, makes it clear that President Trump believes in America "protecting" itself. It sounds very much like a commitment to lessening the current account deficit through protectionism.

That's a very difficult thing to achieve if you're going to expand domestic demand since it requires even stronger external demand for your goods. If the US increases trade barriers to imports, it should expect less demand for its exports, not more. It might be achieved through a (much) lower US dollar. If not, then interest rates would have to rise to attract foreign capital to fund the expanding public sector deficit, which would suppress private sector spending and growth would end up lower!

The combination of President Trump's policies seems irreconcilable. At the very least the uncertainty that is produced by the recognition of this problem might lessen confidence in achieving the greater expectations now priced in the markets.

We said at the end of last year that we might go through a period where growth expectations would take a step back and that the US dollar might fall back somewhat. We're not bearish for prospects – we just think investors may get slightly less optimistic over the next few weeks.

May's speech ends uncertainty: Brexit means Brexit

So now we know - Brexit means Brexit. What was all the fuss about then? In her much awaited speech concerning her Brexit plans, Theresa May quite literally stated what had been said all along.

With £-Sterling rallying by almost 3% against the US\$ and UK stocks losing roughly the same, various interpretations were on offer. Clearly, market-wise the reaction was a pat on the back of Theresa May. The currency rose – a sign of endorsement, as it indicates improving expectations for Britain's economic future.

The stock market fall was merely the other side of the equation, as we have pointed out before. Due to the large amount of overseas revenues generated by U.K. companies, a £-Sterling rise decreases their value in Pound terms – just as much of the double digit UK stock market gains of 2016 were simply a consequence of the over 15% fall in the pound.

So, why the positive reaction?

Most cited was the view that markets rallied because the Prime Minister granted parliament the right to vote on whatever EU exit terms her government will have achieved in negotiations.

As if that could avert Brexit at that point! No, quite to the contrary, a rejection by parliament would inevitably lead to a hard Brexit which would then be the only fall-back.

At Tatton, our interpretation is that the Premier's speech re-established a degree of certainty after a long period of upmost uncertainty. It needs to be remembered that, straight after the referendum, it appeared that the Brexit camp had no cohesive plan whatsoever and all their figureheads were refusing to pick up the poison chalice of executing what they had campaigned for.

Markets really do not appreciate such uncertainty. We should always remember that ascribing a singular reason to markets moving does not mean that it is necessarily the cause, as markets are made up of many investors all with their individual viewpoints.

The message conveyed by the speech was a fair amount of realism roughly around these lines: Ideally, we would like to 'have our cake and eat it', but we accept that the remaining 27 nations of the EU free trade club may not be willing to agree to this. This may result in the 'cake reducing into a cupcake', but that would affect the EU as much as the UK. This should, therefore, be a mutual incentive to find a workable solution with transition periods and maintained friendships, rather than an acrimonious break up and the unpleasant collateral damage of a messy divorce.

While this message doesn't by any means indicate a positive end-outcome, it does signal a level of pragmatism on the side of the British government that previously was not detectable amongst the Brexiteers leading the UK's EU exit planning departments.

Markets therefore welcomed the end to the impression of complete disorganisation and the head of government setting out a vision for the future that at least seems like a realistic basis for negotiations.

As far as we can gauge the reaction of the EU's media, the speech had a sobering effect. It appears to have finally been accepted that the UK really isn't bluffing. The remaining EU is still shaking their collective heads over such folly, but the UK has clearly put important stakes in the ground and thereby made the first move.

Contrary to previous statements, the European Council president Donald Tusk conceded that, while a sad day for the Union, the speech now allowed for negotiations to commence. This would mean that the formal Article 50 notice has been abandoned as the necessary prerequisite for any form of talks.

So, no full road map to a workable and economically defused Brexit, put a starting point and constructive message towards the EU: Let's try to remain friends and not damage our economies, but at the same time, make no mistake, Brexit means Brexit.

Q4 Earnings preview: US financials off to a good start

With the Q4 earnings season kicking off in the US, we thought it would be a good idea to provide some background on expectations for the quarter and some insight on the progress achieved by companies so far. The most positive surprise has come from large US financials, who have seen better than expected earnings, as a result improved activity in their investment banking units and from December's Federal Reserve (Fed) interest rate rise.

Going into the quarter, analysts expect companies listed on the S&P 500 Index to post average earnings growth of +3.2% for Q4, according to FactSet. However, with the magnitude of the upside surprises seen so far, the actual rate of growth could end up perhaps as high as +6% for the quarter. If we do achieve the expected positive reading at the end of Q4, it would be the first time that the index has posted year-on-year (YoY) growth in earnings for two consecutive quarters since Q4 of 2014 and Q1 of 2015.

As of this week, just 6% of S&P 500 companies have reported results. But, encouragingly, 70% of these have posted EPS (Earnings Per Share) of 5.9% above estimates, which is higher than the 5-year average. Sales growth has also been positive, with 33% of companies beating the average estimate.

Six out of the 10 S&P sectors are expected to post YoY earnings growth, led by utilities and financials. However, analysts are more positive on the prospect for sales growth, predicted at 4.6% for Q4. All ten sectors are expected to see growing sales and earnings for 2017.

The boost in earnings growth to the overall blended index rate has primarily come from financials. We have seen solid results from the likes of JP Morgan, Bank of America, Morgan Stanley, Citigroup and Goldman Sachs. JP Morgan posted a Q4 EPS of \$1.71 a share, 29 cents better than the estimate of \$1.42, while Bank of America's EPS was \$0.40, 2 cents better than the forecast of \$0.38.

Improvements in financials earnings appears to be driven by a combination of December's rate rise and higher activity at their investment banking units – a result of better revenues from FICC (Fixed Income, Currencies & Commodities) trading. Goldman's FICC revenues surged 78% to \$3.6 billion in Q4, while Citi's FICC revenues rose 36%.

The pick-up in trading activity was boosted by investors trading bonds (in response to the interest rate rise) as well as equity purchases following Trump's election victory, in the belief that the economy will benefit from increased fiscal spending. Analysts believe that the 0.25% rate hike in December provided around half of the revenue boost at banks, helping to provide an average 5% uplift to Net Interest Income (the difference between revenues on assets, i.e. loans, and the expenses on liabilities, i.e. deposits), which is essentially 'profit' banks make.

We think that better financial earnings are an encouraging sign, as they generally lead to further economic improvements. With banks feeling more confident in the backdrop, they are more likely to lend to businesses and consumers, which could spur further economic growth.

The prospect of an additional two Fed rate hikes in 2017, while still uncertain, could result in a further 3-5% upside to EPS estimates for financials from current levels.

But what is the probability that companies at least meet – or exceed – the anticipated 3.2% growth rate for Q4?

Historically speaking, there is a fairly good chance that companies could print above the predicted 3.2% EPS growth rate. When a firm posts better than expected earnings, it increases the earnings growth rate due to the fact that the new higher EPS reading replaces the previous 'lower' EPS number. As an example, let us assume that Firm A has expected EPS growth of \$1.05 from \$1 or +5% over the previous year. Should Firm A post a quarterly profit of \$1.10 a share (a +\$0.05 surprise), then the actual quarterly growth rate is +10% or 5 percentage points above the estimate.

The five-year average upside surprise to EPS estimates is 4.5% and, over the same period, a total of 67% of firms have on average beaten forecasts. As a result of this, the rate of earnings growth from the start to the end of the quarter typically rises by 3.1 percentage points.

By applying this to the EPS growth rate at the start of the quarter (3%) we get to +6.1% by the end of the Q4 reporting season. This would represent the highest growth rate since Q3 2014 (+8.3%).

Given the strong rally in equities at the end of 2016, valuations have correspondingly moved higher and investors may now want to see evidence that earnings are actually improving. We think that Q4 could provide some reassurance in the underlying backdrop. Analysts currently anticipate further EPS gains in 2017 (around +9% globally, up from 3% seen in 2016) and a better world economy, combined with rising commodity prices, might help drive accelerated earnings. The big unknown at present is how the political situation (Trump, elections in Europe) might impact markets. But, a more benign outcome could act as a further boost for stocks in the longer-term.

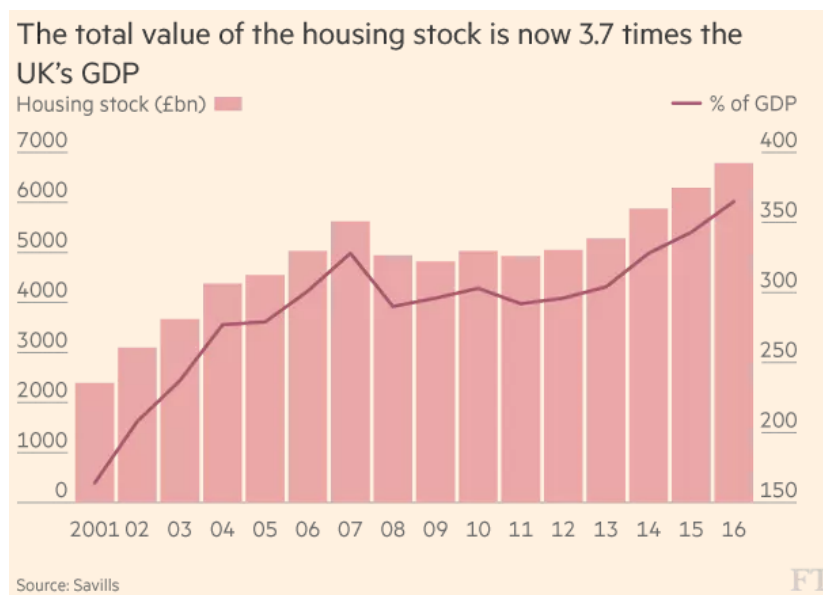
UK property: is the market reaching a temporary peak?

The news from the Office for National Statistics (ONS) that annual UK house prices rose another 6.7% in November may have been welcomed by home owners. However, there is growing evidence that further rises are likely to be more difficult to achieve, with the potential for a downward adjustment of prices – mainly in London. This appears to be a result of rising unsold inventory of new-builds (in London) as well as higher inflation that can erode income growth.

The ONS said that prices in November gained 1.1%, bringing the average home price to £217,928 – an extra £2,000 in value in just one month. Prices in London for the month grew at a faster rate of 1.9% (average value of £482,000).

For those renting, the average rental cost rose 2.3% in the year to December, which was flat for the fifth consecutive month. Rental costs have risen quickly in London and the South of England, while growing more slowly in the North, Wales and Scotland.

Data from the Bank of England on mortgage approvals has also seen fairly consistent growth since August, where they reached a near 18-month low. While the Office for Budget Responsibility forecasts prices to grow 11% between April 2016 and March 2018, some other analysts are more sanguine. IHS Markit believes prices will rise just 2% this year, as the “fundamentals for house buyers will progressively deteriorate during 2017 with consumers’ purchasing power weakening markedly and the labour market likely softening”.



As a result of the solid increase in house prices over the past few years, the total value of all UK homes topped a record £6.8 trillion, equivalent to 1.5x the entire value of all companies listed on the London Stock

Exchange. The past three years has seen the value of all homes expand by £1.5 trillion, which has led to a large store of wealth, particularly for those in London, those over 50 and landlords, according to Savills.

Homeowner's wealth has also risen in relative terms, not just nominal, in comparison to the UK economy, and is equivalent to 3.7x GDP. The value of homes in London reached £3 trillion, however there are signs that the prime (luxury) market is softening as overseas buyers (mainly Chinese) invest in financial rather than property assets.

This has led some to ask if the property market (and also the labour market) has hit a temporary peak.

While employment remains solid, hovering near an 11-year high and average weekly earnings rose a better than expected 2.8% in Q4, there is increasing evidence that job creation is slowing, particularly after Prime Minister Theresa May stated that Brexit does actually mean Brexit.

While companies will likely welcome the greater clarity, some still believe there is still a level of uncertainty. We have already seen a number of banks, with operations that depend on European regulation, confirm their intention to move some jobs to Paris (HSBC moving 1,000 roles) and Frankfurt (UBS moving 1,500 workers). This could magnify the increased pressure on the London property market.

Against higher wages is the fact that inflation is also beginning to rise, which will likely reduce the impact of wage gains. The ONS said that inflation increased 1.6% in December to its fastest rate since the summer of 2014. One of the biggest drivers of the rise looks to be currency related, and the falling pound appears to be feeding through into an increase in the cost of imported goods. The core measure of inflation (removing food and fuel) also gained 0.2 percentage points to 1.4% in December.

With record lows in both mortgage rates and interest rates, the Bank of England may find it more difficult to prop up the property market, should prices begin to falter. The government could potentially reduce frictional issues like stamp duties and provide supportive measures like additional funding programmes like Help to Buy.

The combination of reduced real income growth and a softer labour market from Brexit-related uncertainty is likely to have a knock-on (if delayed) effect on the property market. We still believe that further increases in prices during 2017 are still possible, but these are likely to be relatively modest in relation to previous strong gains.

European Central Bank: no news is good news

January has been a busy month on the calendar of economic events, and one of the key events for financial markets this week was the European Central Bank's (ECB) monetary policy announcement (hot on the heels of Theresa May's "strategy" on Brexit (see introduction to this week's note).

Actually, Theresa May's Brexit speech and the inauguration of Donald Trump perhaps meant there was limited space for more definitive economic commentary in the press. However, all commentators appreciate the significance of the Eurozone and, irrespective of whatever views one might hold on the UK's strategy for Brexit, it is difficult to ignore the impact that the Eurozone has on financial markets.

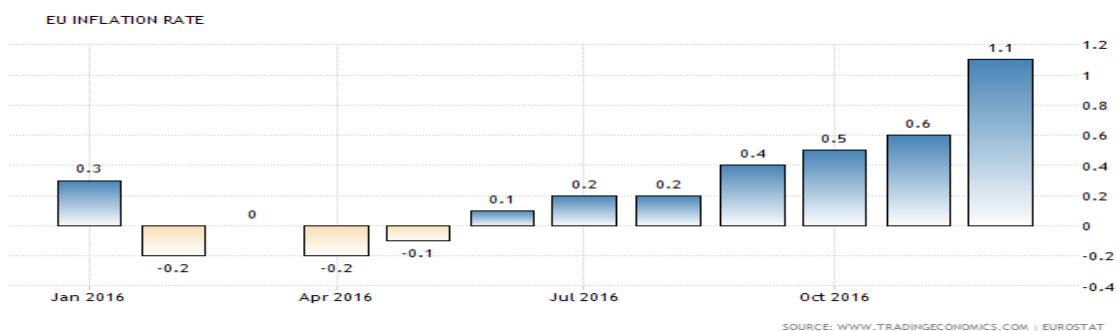
As we've previously written, the Eurozone accounts for ~25% of all global trade and ~15% of World GDP. In short, the ECB's macroeconomic policy matters. Encouragingly, the Eurozone (EZ) continues to steadily

improve, and is increasingly resilient to the wide-ranging uncertainties from within and externally, e.g., Brexit, the Italian banking sector.

The EZ economic recovery has gathered pace after steady quarterly gains of 0.3% in Q2 and Q3 (2016). In addition, the composite PMI rose to a five and a half year high in December 2016 and, according to Oxford Economics, the EZ should see a Q4 GDP rise of 0.5% - 0.6%. One of the key metrics determining the direction of ECB monetary policy is, of course, inflation. Between November and December inflation in the EZ increased from 0.6% to 1.1%. In Germany, the increase was more pronounced - prices were up 1.7% in the year to December.

Market consensus appears to be that inflation will accelerate to an average of 1.5% this year (which is marginally higher than the ECB's own latest projections), driven largely by energy prices and tightening labour markets. Over the longer term, any monetary policy divergence with the US may also drive the down the €, with inflation feeding through via higher import prices.

Emerging evidence of reflation: EU rate of inflation



Source: TradingEconomics, Jan 2017

In advance of the ECB's announcement, markets expected no change in the main interest and deposit rates, but instead just some important comments and "forward guidance" on the ECB's general programme of QE. In the event, market predictions compared well with the ECB's actual policy statement.

At its meeting on Thursday, the ECB decided that the interest rate on the main refinancing operations and the interest rates on the marginal lending facility and the deposit facility will all remain unchanged at 0.00%, 0.25% and -0.40% respectively.

The ECB played down the headline increases in inflation – strongly indicating there was not yet sufficient evidence of a sustained increase in underlying inflation pressures. For example, December core inflation was confirmed at 0.9%, up just 0.1% from the previous month. And, despite the recent surge in headline inflation, the ECB continues to expect interest rates to remain at current (or lower) levels for an extended period of time.

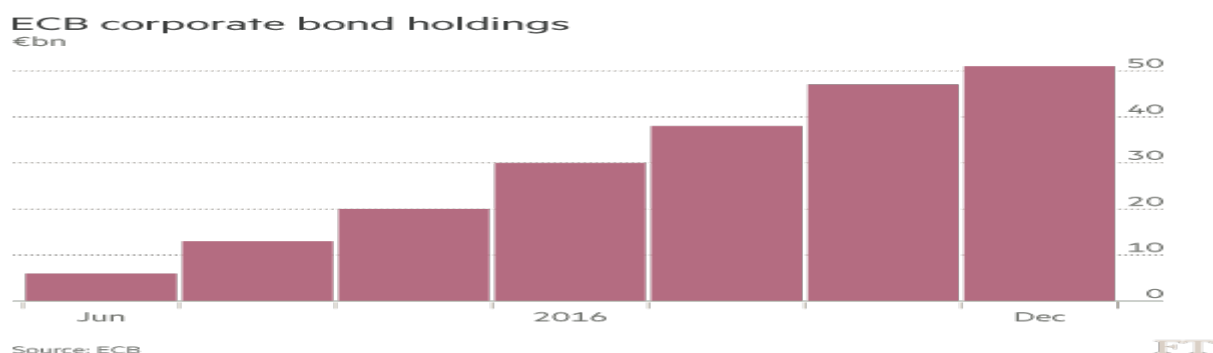
We believe the ECB is also keen to emphasise the contrast between the recent rises in the headline rate and the much lower reading for core inflation (implying lower interest rates for longer), in order to deflect pressure from Germany. The scale of the rise there has already led to a fresh round of calls from lawmakers in Berlin for the ECB to raise rates.

Regarding the ECB's programme of quantitative easing (QE), the ECB will continue to make purchases under the so-called asset purchase programme (APP) at the current monthly pace of €80 billion, but only until the

end of March 2017. From April 2017, it will continue at a lower monthly rate of €60bn until the end of December 2017 (or beyond, if deemed necessary).

In deciding to pull back asset purchases to €60bn per month, and notwithstanding the ECB's generally cautious tone, the ECB is perhaps signalling that there is now "some light at the end of the tunnel"; the EZ economy is finally approaching a turning point. The ECB were careful to describe the move as an adjustment as opposed to an end, or exit, from QE. Nonetheless, the ECB's policy is gaining traction, to the extent that bank lending and credit continues "to expand at a robust pace across all loan categories".

The more cynical observer might suggest that the proposed reduction in the ECB's QE reflects a scarcity of high quality paper. In other words, the ECB have decided to reduce asset purchases because of concerns over the amount and quality of assets actually still available. While the volume of corporate asset purchases by the ECB has eased (see below), we believe this is a signal of the likely direction of monetary policy rather than a reflection of asset scarcity.



Volume of corporate bond (asset) purchases by the ECB

The ECB's emphasis on QE and credit side of monetary policy eased the pressure on interest rates as the only monetary policy tool. It has also helped to avoid a situation where interest rates go ever lower, creating further pressure on banks and the broader financial system. After all, it is the effective operation of the financial system that is required to support the transmission of credit and investment into the economy.

In summary, we believe that the ECB are getting it broadly right. If nothing else, the ECB now appear to have a robust, clear and, above all, effective set of monetary policies. We expect the ECB's measures will continue to help "oil the wheels" and, in the long-term, help to keep the EZ recovery on-track.

The Unpopular Populist

The impossible has arrived. Last Friday, on a small platform in Capitol Hill, Donald Trump officially became the 45th President of the United States. In doing so, Trump will be the least popular president at the time of inauguration since polls began. According to a Washington Post-ABC News poll, just 40% of the US public look favourably on Trump, while 54% look unfavourably. To put this into perspective, at Barack Obama's inauguration, he held an approval rating of 79%. Even George W. Bush, who walked into the White House after a controversial supreme court decision that saw his opponent denied a vote recount, was sworn in with the approval of 62% of Americans.

It would seem that Trump's brand of populism isn't so popular with the public. Never one to shy away from controversy, Trump has embroiled himself in a number of high-profile spats since his surprise election win on 8 November. Since that fateful day, the former businessman has locked horns with: Civil rights icon John Lewis, actress Meryl Streep, the cast of a Broadway musical, intelligence agencies and President Obama – just to name a few. After a post-election victory speech which was lauded for its conciliatory tone and plea for the country to “pull together”, Trump appears to have steered right back onto the war path. It is such antics – as well as controversies over his business interests and ties to the Russian government – which have left his approval ratings languishing where they currently are, with only the same 40% of Americans approving of the way Trump has handled the Presidential transition.

In fact, Trump is the only President-elect on record whose inaugural approval rating is lower than their share of the popular vote, with the latter coming in 6% higher at 46%. With such low favourability, the Trump administration will undoubtedly be under pressure to deliver results soon. Of course, one may wonder whether approval ratings should be of any concern to a President who just gained a shock victory in an election. After all, Trump is at least 4 years away from needing to worry about the public liking him, right?

As with any such matters, however, things are more complicated than they may seem. There is often a correlation between dissatisfaction with a President and how their party fairs in midterm elections and, while high presidential approval doesn't guarantee a good performance for the party in midterm elections, low approval usually does guarantee a poor performance for the President's party. And, while the Republican Party has been blessed in recent years with their performance in congressional elections, they will undoubtedly be wary that an unpopular President could cost them dearly. If Trump continues in the vein he has so far, 2018 could see the first Democrat controlled congress since 2008.

As we saw repeatedly throughout Obama's time as Commander-in-chief, a President whose party don't control congress can find their job made far more difficult. The epitome of this came in October 2013, when disputes over the outgoing President's Obamacare act caused a total shutdown of federal government. In short, approval ratings matter for more than just for the 4-year election cycle – they can often make a President's life far easier. And, with Trump's ratings where they currently are, he'll need a big improvement soon to make a difference in time for 2018.

On this front, history doesn't bode well for the man who promises to 'make America great again'. Every US President elected in the post war period has come out with an average approval for the life of their presidency lower than their inaugural one, so turning the situation around will likely be an uphill battle for Trump and his team. The last President to have a higher average than their inaugural rating was Roosevelt (FDR), after the “new deal” fiscal measures he drove through (not to mention a WWII victory) brought with it a wave of new popularity. Even then however, FDR's average approval of 63% was only marginally above the 60% he was sworn in to office with.

Like FDR, Trump is also expected to try push through a number of fiscal measures, such as tax cuts and infrastructure spending initiatives. Trump has promised to create \$1 trillion of new infrastructure over the next 10 years, as well as cut the corporate tax rate from 35% to 15%. It's these measures which have caused the IMF to revise their forecasts for US growth up to 2.4% and 2.5% for 2017 and 2018 respectively.

Ultimately, it will likely be the success or failure of these policies that will determine Trump's future approval figures. Trump most likely won't face much issue pushing tax cuts through a Republican congress, but the spending measures might cause more difficulty with the traditionally more spendthrift Republican party.

However, we believe it highly unlikely that the Republicans will want to block potentially popular policies from Trump anytime soon. With the midterm elections just 2 years away, they will want as popular a President as they can get if they are to stave off a Democrat overhaul in 2018. And, if a big fiscal stimulus package is the way to achieve that, it's unlikely they will stand in the way, regardless of how it might conflict with their politics.

Whatever the case, Trump will need to do something to rescue his approval ratings from current low levels – especially if he keeps up his confrontational style. Whether or not he will succeed in this remains to be seen, but continued growth in the US economy will undoubtedly help in this regard.

PERSONAL FINANCE COMPASS

Global Equity Markets

MARKET	CLOSE	% 1 WEEK	1 W	TECHNICAL
FTSE 100	7203.6	-1.8	-134.2	→
FTSE 250	18150.4	-1.2	-221.6	→
FTSE AS	3905.1	-1.7	-66.6	→
FTSE Small	5249.8	-0.3	-15.7	→
CAC	4853.3	-1.4	-69.2	↗
DAX	11619.3	-0.1	-9.8	↗
Dow	19835.8	-0.3	-55.2	↗
S&P 500	2274.0	0.2	3.6	↗
Nasdaq	5066.7	0.5	25.3	↗
Nikkei	19137.9	-0.8	-149.4	↗

Top 5 Gainers

COMPANY	%	COMPANY	%
STANDARD CHART	4.7	PEARSON	-27.7
LONDON STOCK EXCH	4.0	ROYAL MAIL	-7.5
ROLLS-ROYCE	3.8	ASTRAZENECA	-6.4
HARGREAVES LANSD	2.7	SHIRE	-5.7
BURBERRY GROUP	2.6	SAGE GROUP /THE	-4.7

Top 5 Losers

Sovereign Default Risk

DEVELOPED	CDS	DEVELOPING	CDS
UK	30.7	Brazil	256.2
US	19.3	Russia	186.0
France	39.9	China	113.6
Germany	20.1	South Korea	47.2
Japan	49.0	South Africa	211.3

Currencies

PRICE	LAST	%1W	CMDTY	LAST	%1W
USD/GBP	1.23	1.14	OIL	55.6	0.3
USD/EUR	1.07	0.22	GOLD	1201.2	0.3
JPY/USD	115.24	-0.65	SILVER	16.9	0.5
GBP/EUR	0.87	0.69	COPPER	263.3	-1.4
JPY/GBP	6.88	0.35	ALUMIN	1826.0	2.0

Commodities

Fixed Income

GOVT BOND	%YIELD	% 1W	1 W
UK 10-Yr	1.4	5.2	0.07
US 10-Yr	2.5	4.8	0.11
French 10-Yr	0.9	13.8	0.11
German 10-Yr	0.4	26.6	0.09
Japanese 10-Yr	0.1	32.0	0.02

UK Mortgage Rates

MORTGAGE BENCHMARK RATES	RATE %
Base Rate Tracker	2.3
2-yr Fixed Rate	1.4
3-yr Fixed Rate	1.8
5-yr Fixed Rate	2.3
Standard Variable	4.3
Nationwide Base Rate	2.25
Halifax Standard Variable	3.74

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For any questions, as always, please ask!

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Lothar Mentel

