



World and UK Cities

World and UK Key Cities

The world's population is growing rapidly and we will see the arrival of the eight billionth child in the next few years. The sharpest growth is expected in Africa, Asia and Latin America. Europe, on the other hand, expects a declining population. Most of the world's growth will be in urban locations, putting even more pressure on our cities, especially in the way they are managed and developed.

Population of the World and Regions

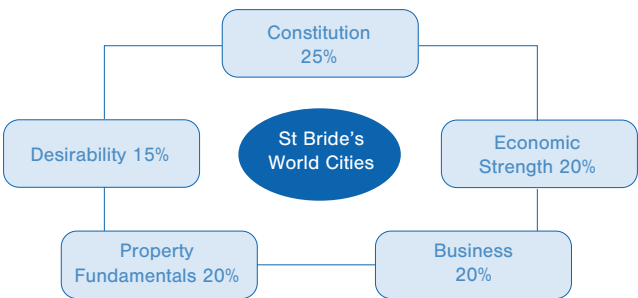
Region	2017 (m)	2030 (m)	2050 (m)
World	7,550	8,551	9,772
Africa	1,256	1,704	2,528
Asia	4,504	4,947	5,257
Europe	742	739	716
Latin America and The Caribbean	646	718	780
North America	361	395	435
Oceania	41	48	57

Source: United Nations

During this anticipated period of rapid growth, investors will need to be selective in their choices. To this end, we have constructed the St Bride's World Cities model. This identifies the cities – not countries – that we recommend for investment over the coming years. The model is a risk management tool designed to identify the most secure destinations for long term investment. It does not seek to promote the prospects for individual properties or sector returns, but rather, to offer a clear pathway for investors to achieve a controlled exposure to their overseas investment.

The model is based around five themes which have been weighted according to our assessment of their importance - Constitution, Economic Strength, Business, Property Fundamentals and Desirability.

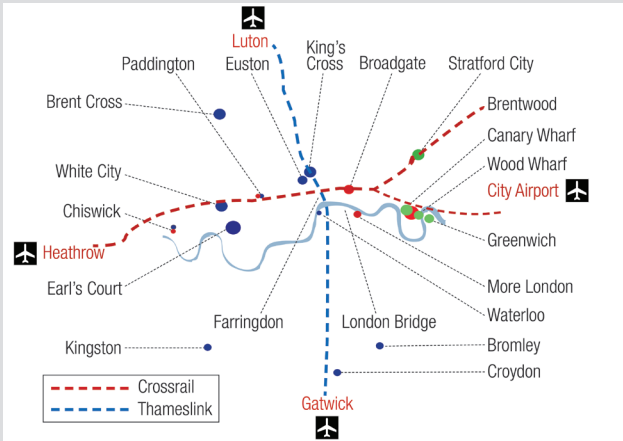
Weighted Themes to assess World Cities



Source: St Bride's Managers, Ramidus Consulting

Since the launch of the model in 2011, London has consistently been ranked the Number 1 World City. During that time, London's population has grown by over six hundred and fifty thousand (8.136 million to 8.788 million) and there is more to come. It is expected that the city's population will reach 10 million within the next decade. More people mean more housing and more social infrastructure such as schools, colleges, universities and healthcare – and of course, more places to work. It is inevitable that London's rising population will create even greater pressure on land use. As a result therefore, in our view, strong long-term property performance can therefore be anticipated.

London is now a polycentric city



Source: St Bride's Managers



World and UK Key Cities

World Cities

UK Key Cities

World Top 20 Cities		
Asia Pacific	N. America	Europe
Tokyo	New York	London
Singapore	Los Angeles	Paris
Hong Kong	San Francisco	Amsterdam
Sydney	Boston	Berlin
Melbourne	Chicago	Frankfurt
Seoul	Toronto	Munich
	Washington DC	
	Atlanta	

London	
International	Domestic
City	Poly-Central
West End	Suburban
Mid-Town	M25

UK Key Cities		
Offices	Retail	Industrial
Leeds	Leeds	Leeds
Manchester	Manchester	Manchester
Bristol	Bristol	Bristol
Edinburgh	Edinburgh	Cardiff
Cambridge	Guildford	Milton Keynes
Oxford		Oxford

Growth Corridors
Crossrail 1
Crossrail 2
Northern Powerhouse
Oxford - Cambridge Arc

UK Regional	
Yorkshire Commercial	South Yorkshire Residential
Leeds	Sheffield
Sheffield	Rotherham
York	Doncaster

Source: St Bride's Managers,
Ramidus Consulting

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