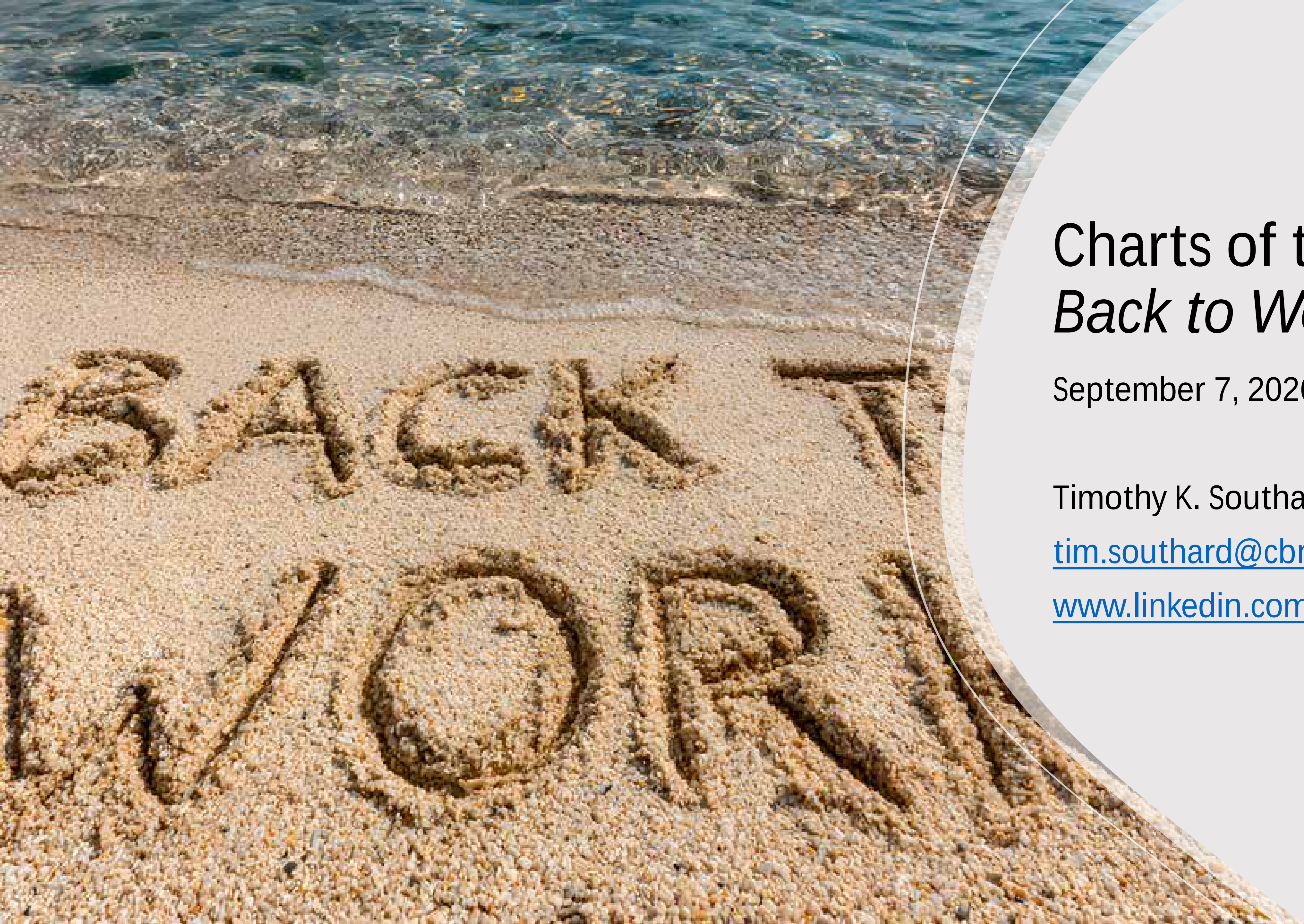


Charts of the Week
Back to Work

September 7, 2026

Timothy K. Southard, CFA

tim.southard@cbre.com

www.linkedin.com/in/timsouthardcfa/

Renewed rate concerns pushed REITs lower, with the RMZ down 1.3% versus a 0.1% gain for the S&P 500. Hotels fell 3.2% but remain the best-performing REIT subsector YTD at +31.8%. The pullback also widened hotel REITs’ median NAV discount to 13.9%, roughly in line with the 14.5% average for all U.S. REITs.

Public REITs and C-Corps

Weekly Market Update

Company/Index	Ticker	Latest Close	Weekly Change	Weekly Change (%)	YTD Change	YTD Change (%)
Apple Hospitality REIT, Inc.	APLE	15.60	-0.87	-5.28%	4.28	37.84%
Ashford Hospitality Trust, Inc.	AHT	3.14	-0.11	-3.38%	-1.12	-26.29%
Blackstone Inc.	BX	136.15	-6.24	-4.38%	-13.30	-8.90%
Braemar Hotels & Resorts Inc.	BHR	1.90	-0.13	-6.40%	-0.97	-33.80%
CBRE Group, Inc.	CBRE	147.85	-2.97	-1.97%	-12.94	-8.05%
DiamondRock Hospitality Company	DRH	12.08	-0.62	-4.88%	3.27	37.13%
Hilton Worldwide Holdings Inc.	HLT	311.18	-10.67	-3.32%	24.33	8.48%
Host Hotels & Resorts, Inc.	HST	22.05	-0.23	-1.03%	5.15	30.51%
Hyatt Hotels Corporation	H	165.85	-6.40	-3.72%	5.94	3.72%
Marriott International, Inc.	MAR	336.51	-14.57	-4.15%	28.11	9.11%
Park Hotels & Resorts Inc.	PK	15.26	-0.57	-3.60%	5.22	52.04%
Pebblebrook Hotel Trust	PEB	18.03	-0.46	-2.49%	6.72	59.49%
RLJ Lodging Trust	RLJ	10.93	-0.53	-4.62%	3.72	51.62%
Starwood Property Trust, Inc.	STWD	16.08	0.27	1.71%	-0.94	-5.50%
Summit Hotel Properties, Inc.	INN	5.79	-0.27	-4.46%	1.14	24.46%
Sunstone Hotel Investors, Inc.	SHO	11.06	-0.27	-2.38%	2.28	25.94%
Vanguard Real Estate ETF	VNQ	96.02	-1.22	-1.25%	9.23	10.64%
Xenia Hotels & Resorts, Inc.	XHR	17.97	-1.49	-7.66%	4.06	29.19%
S&P 500 Price Return	^GSPC	7,719	7	0.09%	873	12.75%
NASDAQ Composite Price Return	^IXIC	26,507	105	0.40%	3,265	14.05%
Dow Jones Industrial Average Price Return	^DJI	53,414	-146	-0.27%	5,351	11.13%
SOFR (13-Week T-Bill)	^IRX	3.76%	0.03%		0.21%	
10y US T-Note	^TNX	4.78%	0.06%		0.62%	
Bitcoin	BTC-USD	79,723	2,323	3.00%	-7,914	-9.03%

Source: Yahoo Finance

REIT Weekly Update:

The RMZ REIT index fell 1.3% on recently renewed fears of an interest rate hike, underperforming the broader market by 140 bps, as the S&P 500 rose 0.1%. Only two REIT subsectors were positive, with Data Centers leading with a 0.2% gain. Hotels were the second to worst REIT subsector, losing 3.2%. Year-to-date, REITs have outgained the S&P 500 by 70 bps (+13.5% to +12.8%), with Hotels leading all REIT subsectors with a 31.8% increase YTD.

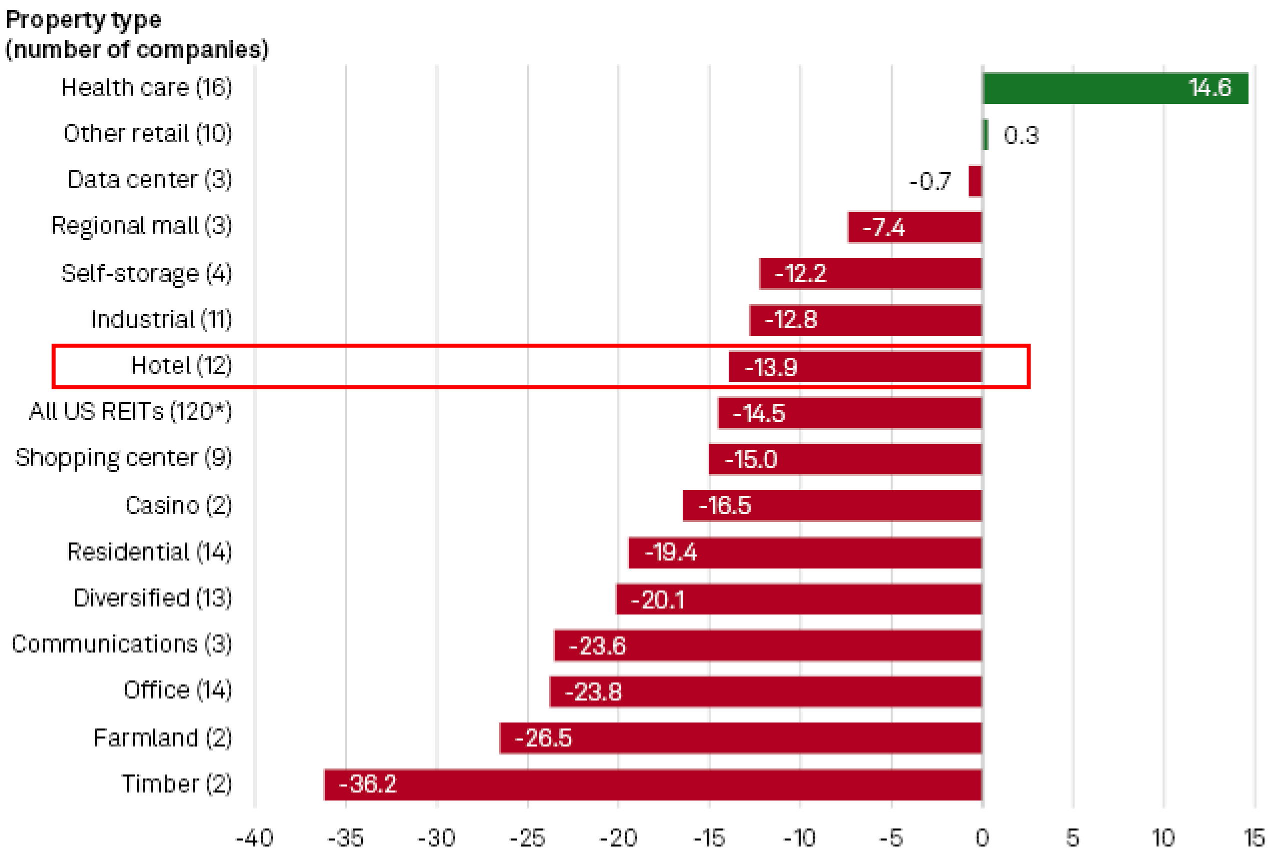
REIT Sub-Sector	1-Week Change	1-Month Change	YTD Change	FFO/Share Change*	AFFO ('27) Multiple
Cold Storage	-3.7%	-6.0%	9.5%	1.3%	12.2x
Data Centers	0.2%	-2.0%	29.8%	0.2%	22.4x
Healthcare - Lab/OM	0.1%	-1.1%	18.2%	-0.5%	13.6x
Healthcare - Seniors/SNF	-0.8%	0.7%	22.4%	1.1%	31.4x
Hotels	-3.2%	-7.7%	31.8%	2.8%	13.0x
Industrial	-1.8%	-1.59%	7.8%	0.0%	23.5x
Infrastructure	-0.3%	-0.2%	-2.9%	0.1%	14.9x
Office	-1.9%	-5.5%	9.7%	0.8%	17.2x
Residential	-1.3%	-3.9%	0.8%	0.1%	18.0x
Retail	-1.4%	-6.5%	13.2%	1.0%	17.6x
Self-Storage	-3.1%	-7.1%	12.7%	0.3%	18.1x
Triple Net	-1.3%	-3.2%	4.8%	0.7%	12.5x
RMZ	**-1.3%**	**-3.2%**	**13.5%**		
S&P 500	**0.1%**	**-0.2%**	**12.8%**		
S&P 500 (equal-weight)	**-0.8%**	**-0.6%**	**14.3%**		
10-Year Treasury	**+6 bps**	**+16 bps**	**+62 bps**		
2-10 Spread	**+3 bps**	**-2 bps**	**-29 bps**		

**Reflects consensus NTM estimates today vs. one month ago*

Source: Baird Research and FactSet

Source: Baird Research

Median premium (discount) to NAV as of Aug. 31, 2026 (%)



Data compiled Sept. 1, 2026.

NAV = net asset value.

Includes equity real estate investment trusts that trade on the Nasdaq, NYSE or NYSE American with market capitalizations of at least $200 million.

Other retail includes outlet centers and single tenant; residential includes multifamily, single-family and manufactured homes.

* Includes two additional specialty REITs that are not reflected in a property type category.

Source: S&P Global Market Intelligence.

As of August 31, the NAV discount for Hotels had increased to 13.9% from 7.0% in July, putting Hotels near the average discount for all U.S. REITs of 14.5%. Only Health Care and Other Retail REITs currently trade at a premium to NAV.

Vanguard Real Estate ETF (VNQ) – One Year Price Chart

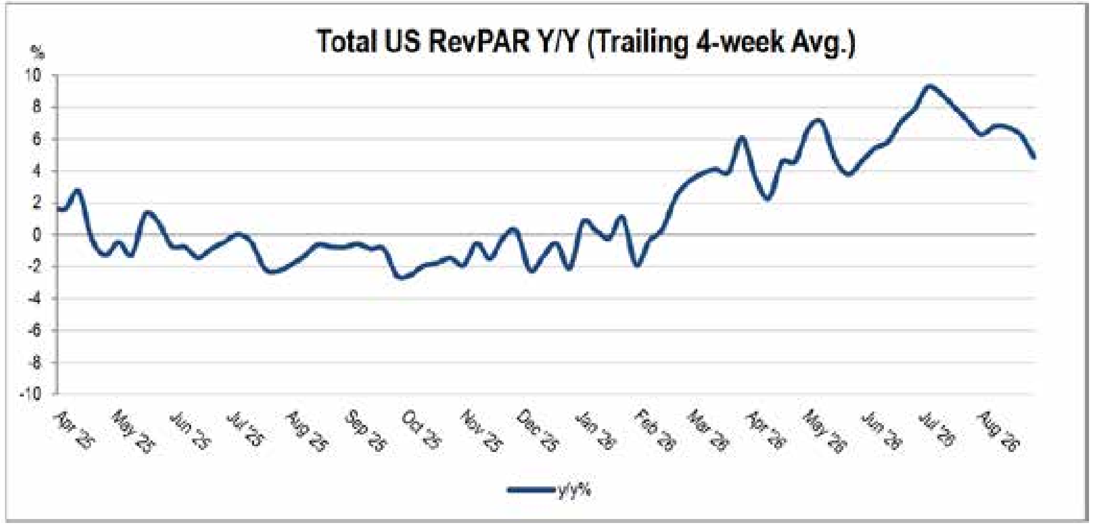
The Vanguard Real Estate ETF, which invests primarily in REITs, fell 1.2% this week, reducing its YTD gain to 8.5% and its 1-year return to 3.8%. Top holdings include Welltower, Prologis, Equinix, American Tower, and Simon Property Group.

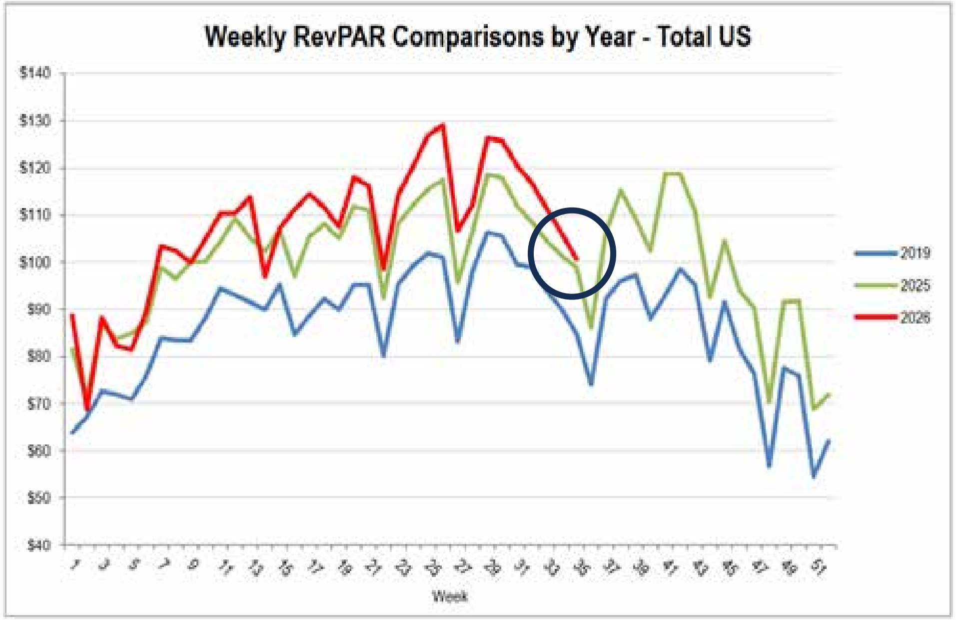
Source: Yahoo Finance, MWC

Hotel demand cooled around the Labor Day calendar shift, with U.S. RevPAR up 1.7% for the week and the four-week average easing to 5.0%. The mix, however, looked very “back to work”: weekdays rose 11% while weekends fell 13%, and urban hotels outperformed resorts, even as much of the Northeast seemed to be on its final summer vacation. August RevPAR is still tracking roughly 5.6% above last year.

Lodging and Travel

U.S. RevPAR Trends





Wk Ended	8/29/2026	Y/Y%	vs. 2019
Total US		**2%**	**19%**
By Chain Scale:			
Luxury		1%	14%
Upper Upscale		4%	15%
Upscale		2%	13%
Upper Midscale		1%	17%
Midscale		0%	10%
Economy		-2%	-2%
By Location:			
Urban		3%	11%
Suburban		5%	15%
Airport		6%	12%
Interstate		0%	20%
Resort		-6%	25%
Small Metro / Town		2%	30%

Source: Evercore, CoStar

BofA Global Research:

Monthly and Weekly Hotel Data Heatmap

Exhibit 1: Monthly/Weekly data by chain scale, region and major markets across the country

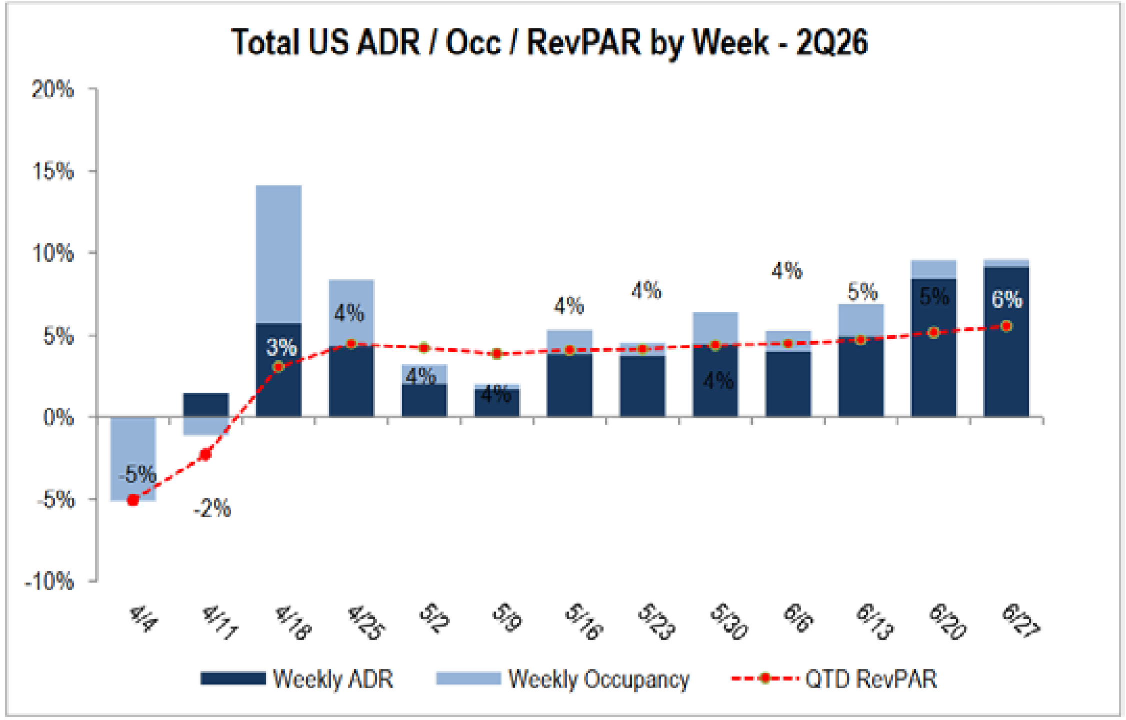
Monthly and Weekly RevPAR Y/Y

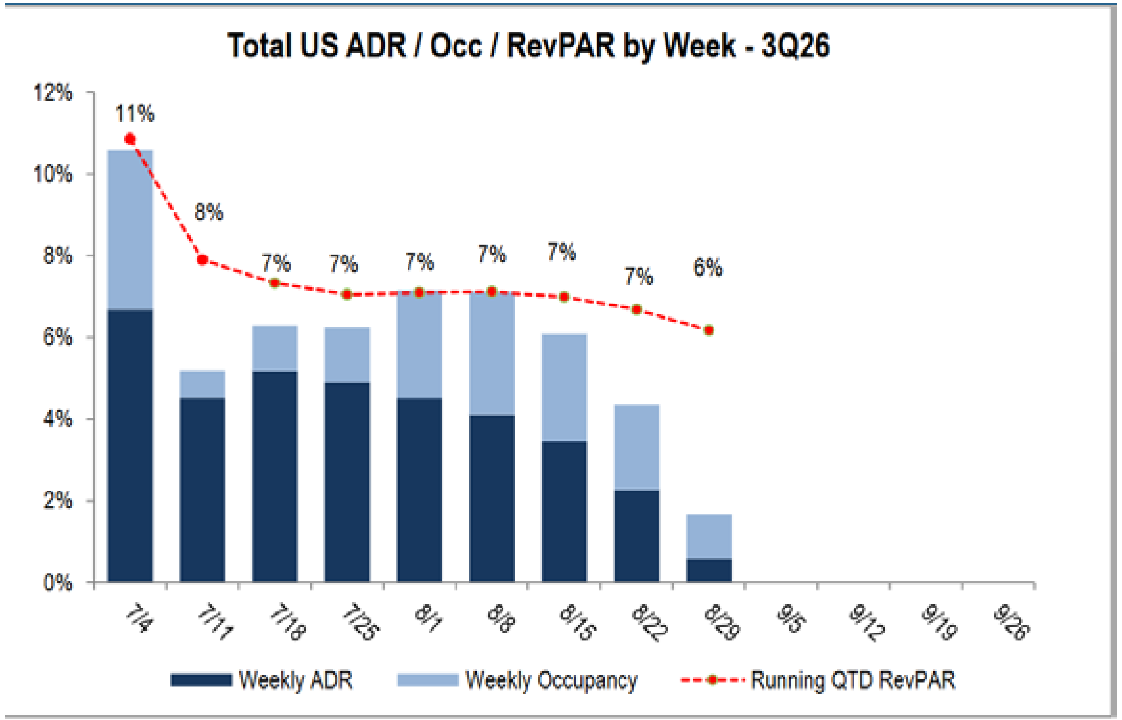
	Monthly							Week ended	
	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26TD	08/22	08/29
US - Overall	-	-	-	-	-	-	-	-	-
RevPAR	4%	6%	4%	4%	8%	8%	6%	4%	2%
Occ	2%	2%	2%	1%	2%	2%	2%	2%	1%
ADR	2%	4%	3%	3%	7%	6%	3%	2%	1%
International	-	-	-	-	-	-	-	-	-
Europe	15%	7%	4%	5%	3%	5.5%	5.8%	4%	12%
APEC	15%	8%	-2%	4%	0%	5%	2%	3%	5%
China	22%	6%	12%	6%	5%	3%	6%	9%	9%
Caribbean	4%	0%	8%	-1%	-4%	-1%	3%	8%	7%
US - Day of Week	-	-	-	-	-	-	-	-	-
Weekdays	4%	6%	5%	4%	9%	8%	0%	5%	11%
Weekends	6%	3%	3%	4%	8%	6%	0%	3%	-13%
US - Chainscales	-	-	-	-	-	-	-	-	-
Luxury	7%	11%	8%	8%	15%	18%	8%	6%	3%
Upper Up	4%	5%	3%	4%	9%	9%	7%	5%	4%
Upscale	4%	5%	4%	2%	8%	8%	5%	4%	2%
Upper Mid	4%	5%	5%	3%	7%	6%	5%	4%	1%
Midscale	2%	3%	4%	1%	5%	5%	4%	5%	-1%
Economy	-1%	0%	1%	0%	3%	4%	3%	4%	-5%
US - Locations	-	-	-	-	-	-	-	-	-
Urban	4%	6%	4%	4%	14%	15%	7%	5%	3%
Resort	6%	10%	6%	8%	5%	6%	2%	-1%	-6%
US - Markets	-	-	-	-	-	-	-	-	-
Top 8 Markets Avg.	10%	9%	5%	5%	14%	15%	7%	8%	8%
Las Vegas	3%	23%	-4%	18%	7%	-1%	-6%	-20%	-11%

Note: Top 8 Markets Avg incl. Boston, Chicago, Los Angeles, Miami, NYC, Orlando, San Francisco, & DC Metro

Source: CoStar, BofA Global Research

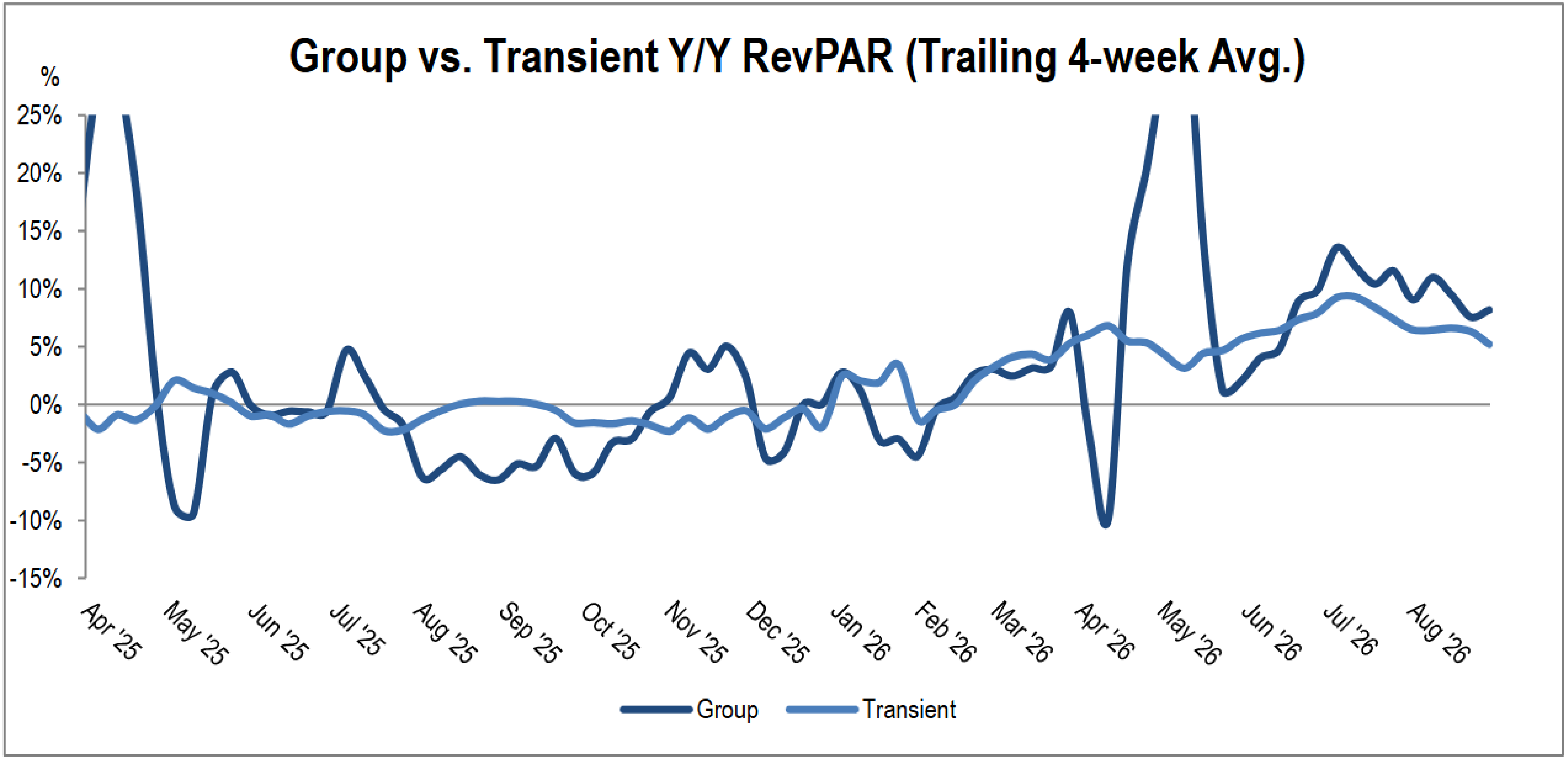
Total U.S. ADR / Occupancy / RevPAR Change Running QTD





Source: Evercore, CoStar

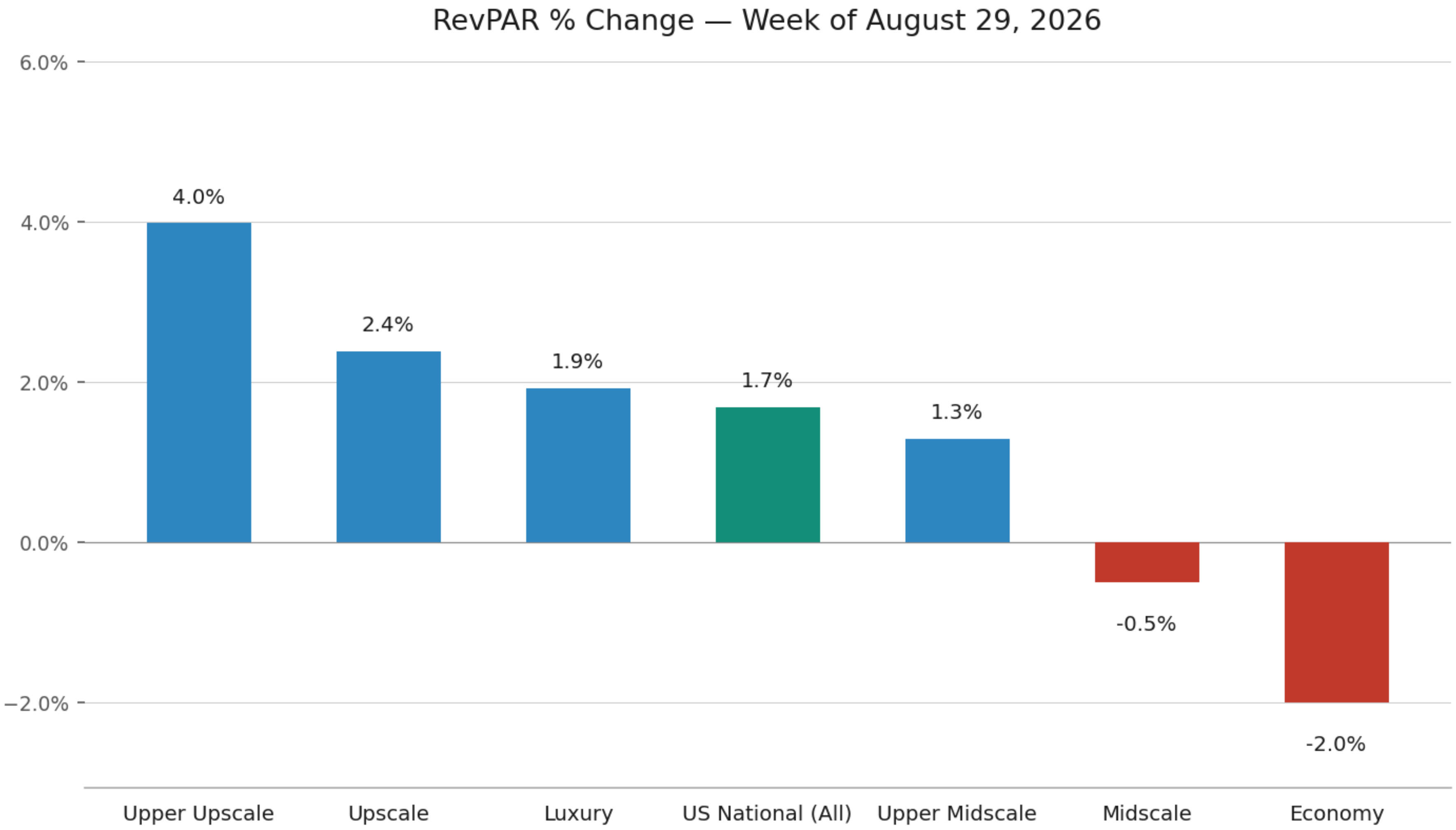
Total U.S. Group vs. Transient – 4-Week Moving Average



Source: Evercore, CoStar

U.S. RevPAR – Weekly Chain Scales

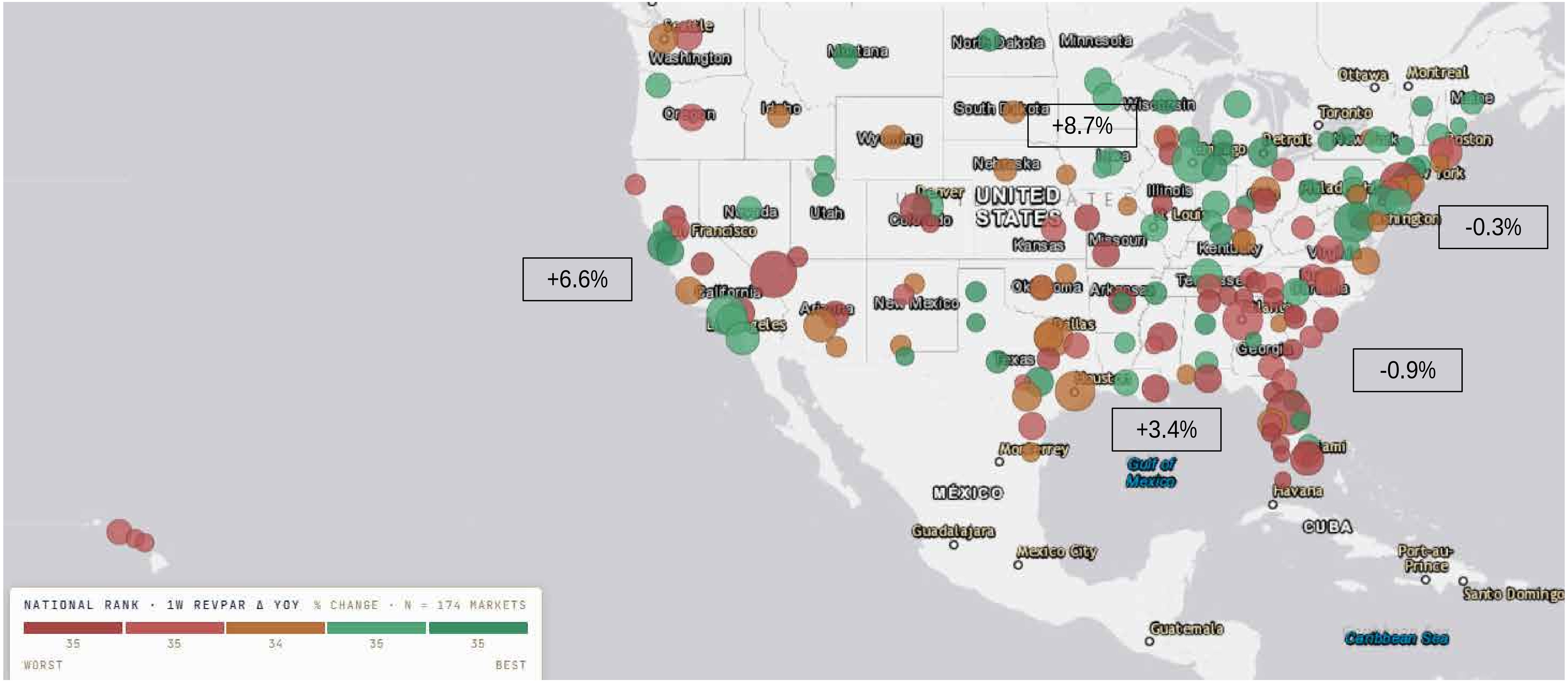
With U.S. national RevPAR gaining 1.7% for the week ended August 29, Upper Upscale led all chain scales with 4.0% RevPAR growth. Upscale grew 2.4%, Luxury was +1.9%, and Upper Midscale +1.3%, while both Midscale and Economy declined.



Source: CoStar, MWC

U.S. RevPAR – Weekly Performance – All U.S. Markets

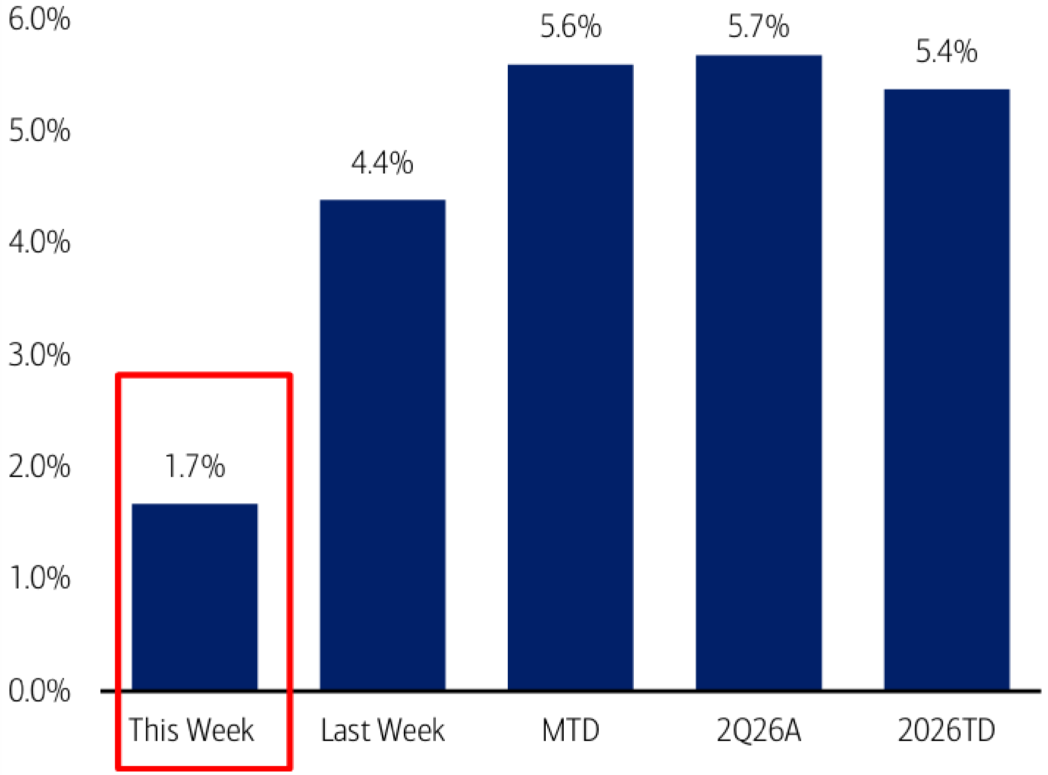
Among CoStar's 174 U.S. markets last week, the Midwest grew 8.7%, followed by the West (+6.6%), the Southwest (+3.4%), the Northeast (-0.3%), and the Southeast (-0.9%). The top 70 markets, ranging from +4.1% to +75.6% (Daytona, FL), averaged a gain of 15.7%, with just over half of all markets (93 of 174) experiencing positive RevPAR growth.



Source: CoStar, MWC

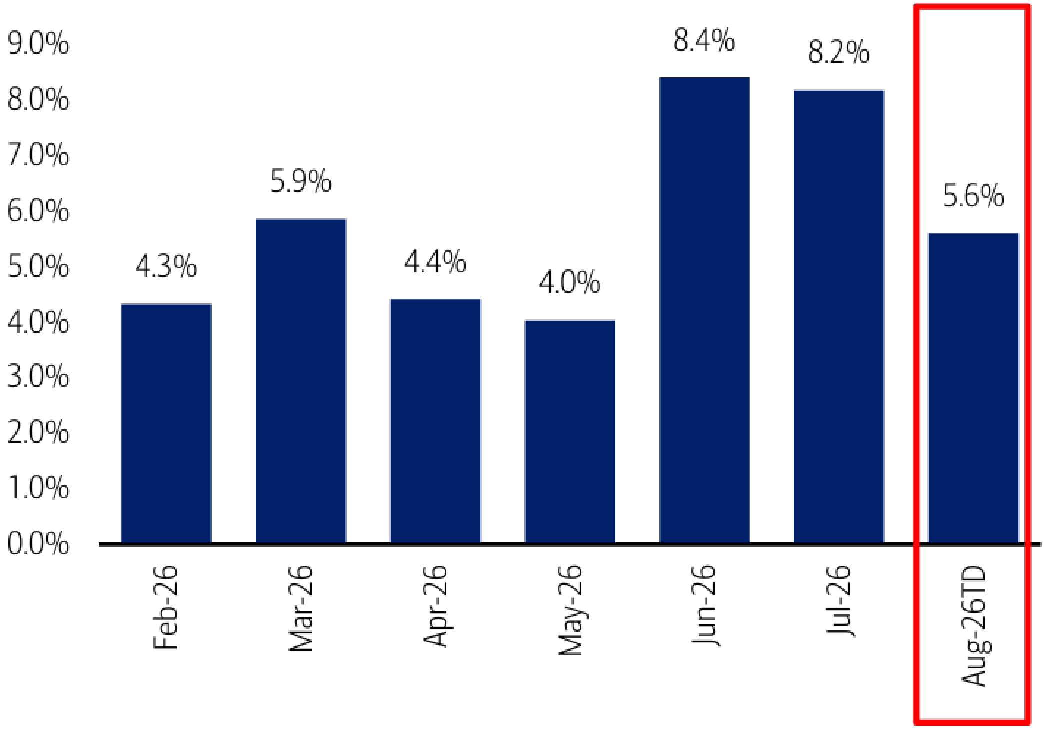
U.S. RevPAR – Weekly, MTD, QTD, and YTD Est.

Exhibit 2: Domestic RevPAR was +1.7% Y/Y this week
US RevPAR Y/Y



Source: CoStar, BofA Global Research

Exhibit 3: We estimate August to date is +5.6%
Monthly US RevPAR

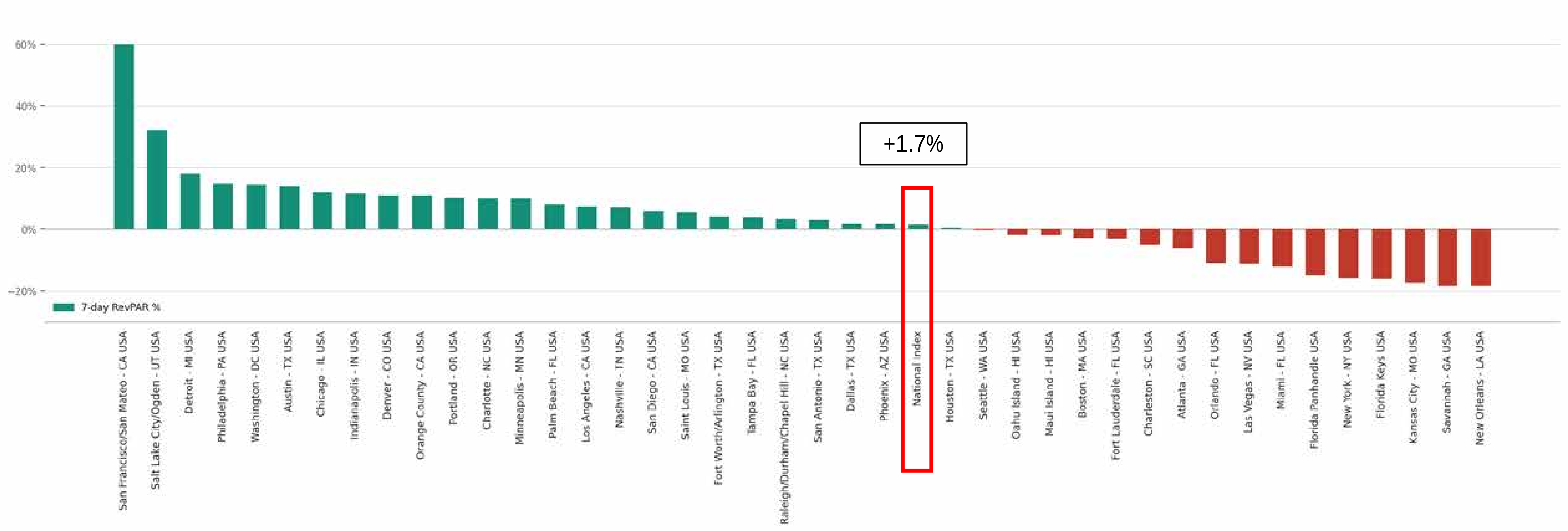


Source: CoStar, BofA Global Research

Source: BofA

U.S. RevPAR – Weekly Performance – Major Markets

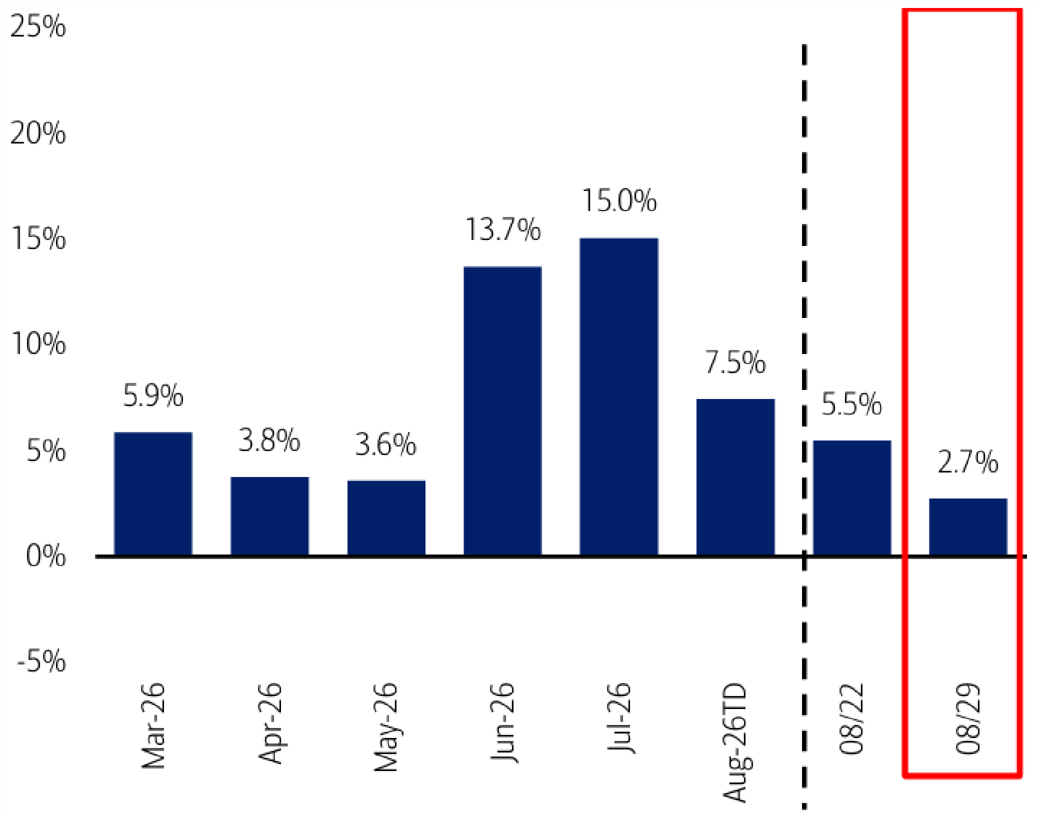
San Francisco led all markets with a gain of nearly 60%, followed by Salt Lake City (+32.2%), Detroit (+18.0%), Philadelphia (+14.7%), Washington, DC (+14.3%), and Austin (+13.9%).



Source: CoStar, MWC

U.S. RevPAR – Urban vs. Resort Weekly Update

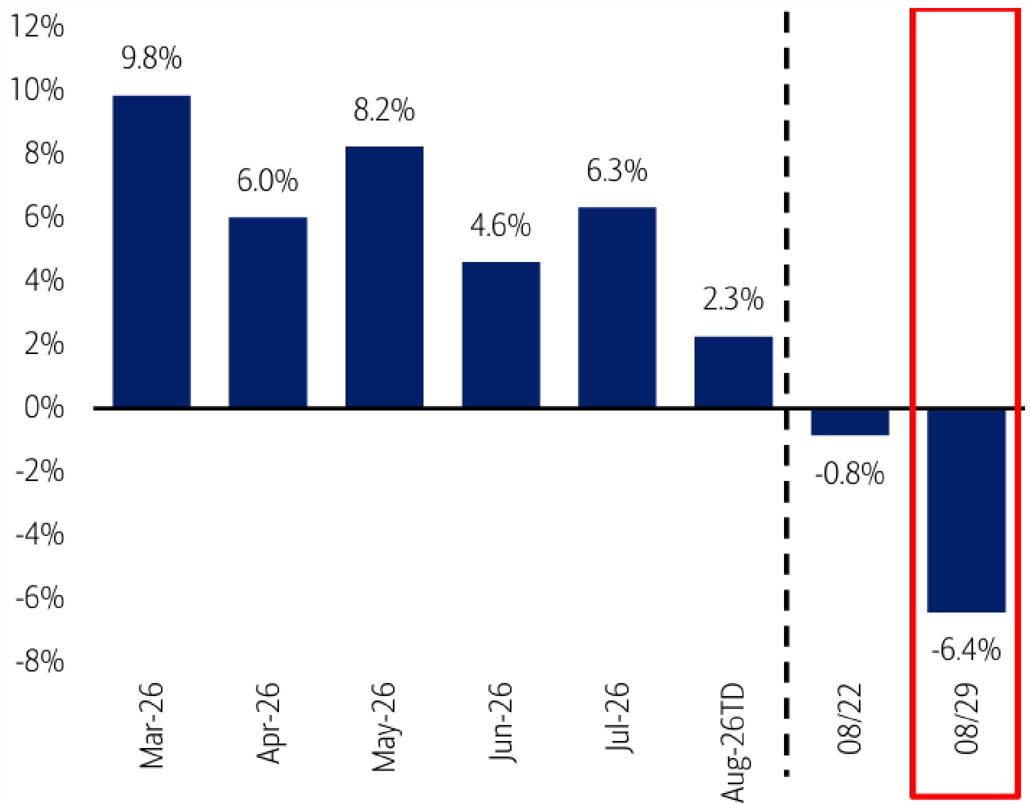
Exhibit 6: Urban RevPAR was +2.7% Y/Y this week
Urban RevPAR Y/Y



Source: CoStar, BofA Global Research

BofA GLOBAL RESEARCH

Exhibit 7: Resort RevPAR was -6.4% Y/Y this week (Labor Day shift)
Resort RevPAR Y/Y



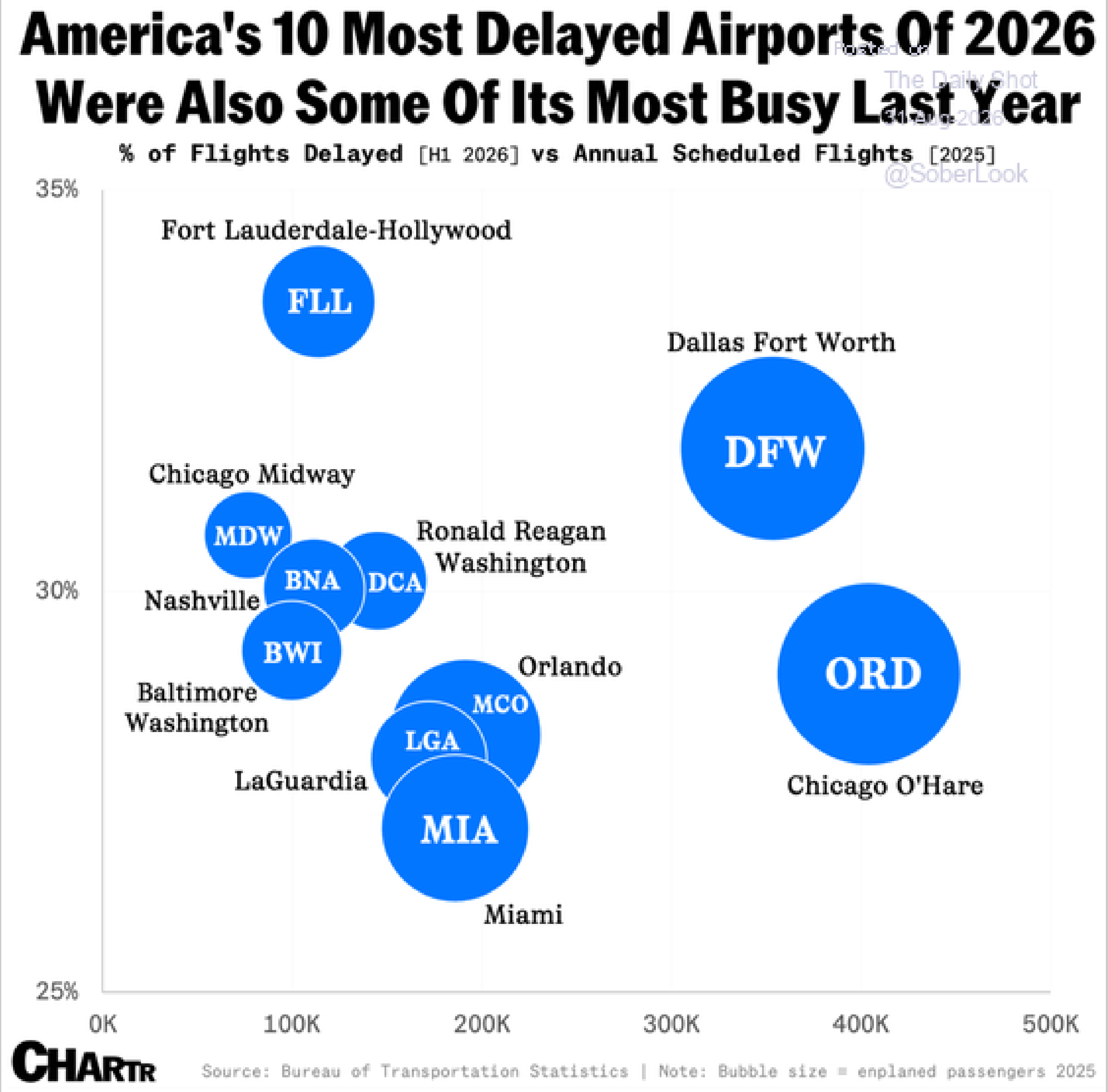
Source: CoStar, BofA Global Research

U.S. RevPAR – 4-Week Moving Average – Major Markets

U.S. RevPAR grew 5.0% for the four weeks ended August 29, led by San Francisco (+23.0%), Fort Worth (+16.9%), Chicago (+16.1%), Washington, DC (+15.1%), and San Diego (+12.6%).

Source: CoStar, MWC

Delays expected in these airports



Safe travels!

- *Doha ranks as the world's safest major city, narrowly ahead of Dubai and Taipei.*
- *All 10 of the lowest-ranking cities are in Latin America or Africa, including four in Brazil and three in South Africa.*
- *The ranking is based on perceptions of crime and personal safety rather than official crime statistics or broader geopolitical risks.*

Source: Visual Capitalist

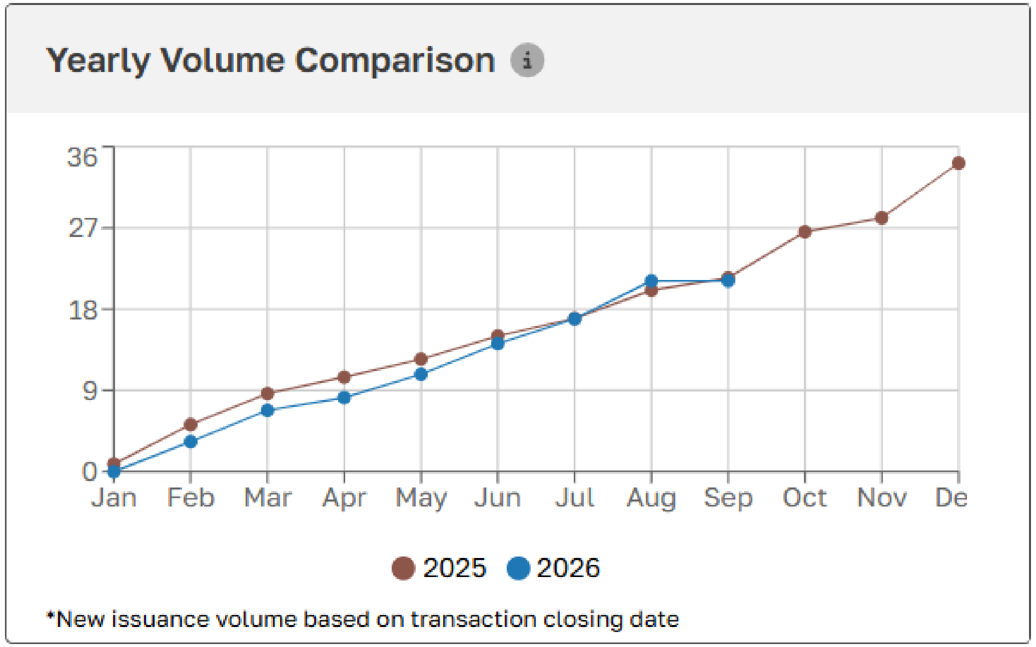
CMBS spreads tightened this week, with 10-year AAAs at 70 bps (unchg), AAs at 118 bps (-7 bps), As at 168 bps (-10 bps), and BBB- spreads at 477 bps (-13 bps).

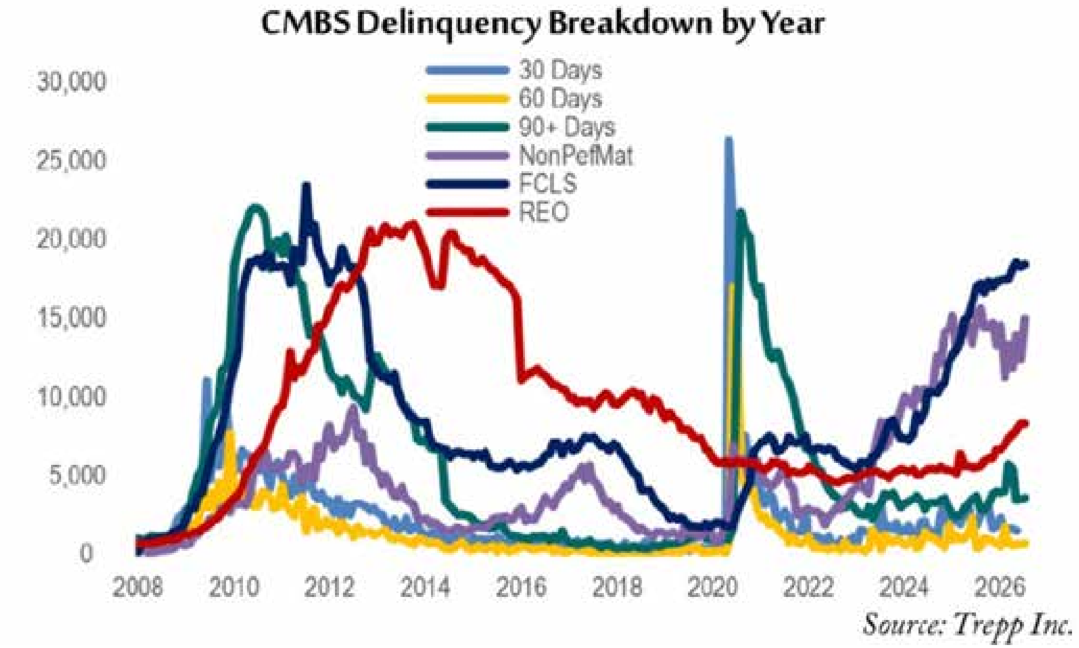
CRE Debt & Equity Markets

CRE Issuance, Delinquency, and Spread Trends

CMBS issuance remains on par with last year, and while non-performing maturities, foreclosures, and REO are increasing, shorter-term delinquencies remain muted.

Sources: Trepp, Commercial Real Estate Direct



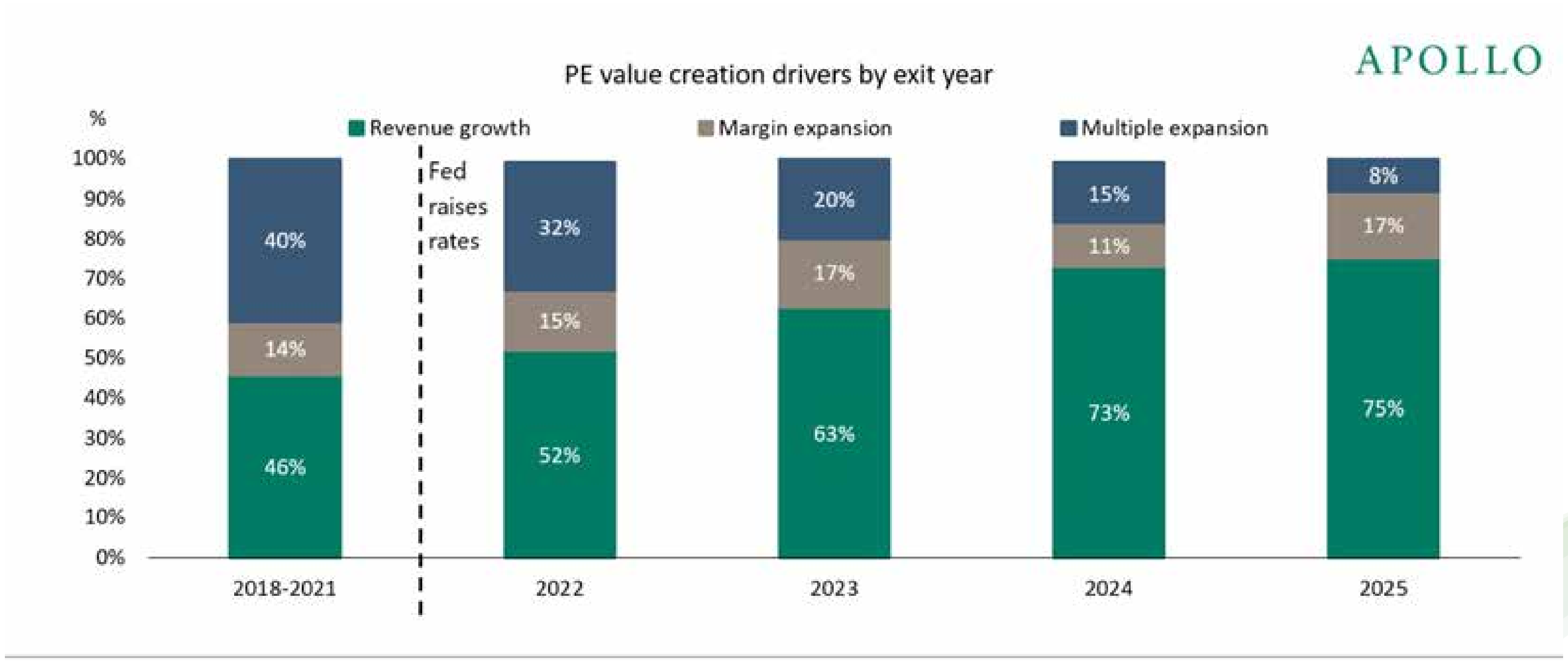


Spread to Treasuries

Rating	09/03/26	08/31/26	07/31/26	06/30/26
AAA 5yr	89	90	93	92
AAA 10yr	70	70	72	74
AA	118	125	137	128
A	168	178	195	186
BBB	383	390	416	406
BBB-	477	490	516	506

Since the Fed began raising rates in 2022, PE value creation has shifted increasingly toward revenue growth and away from multiple expansion

- Revenue growth increased from 46% of PE value creation in 2018–21 to 75% in 2025, while multiple expansion fell from 40% to just 8%, highlighting an important differentiator for hotel investments in today’s higher-rate environment.
- Hotel investors can use operating leverage, branding, management, and competitive positioning to generate property-level alpha through revenue and cash-flow growth, rather than relying on market beta and cap-rate compression.



Sources: The Private Equity Value Creation Report 2026 | Gain, Apollo Chief Economist

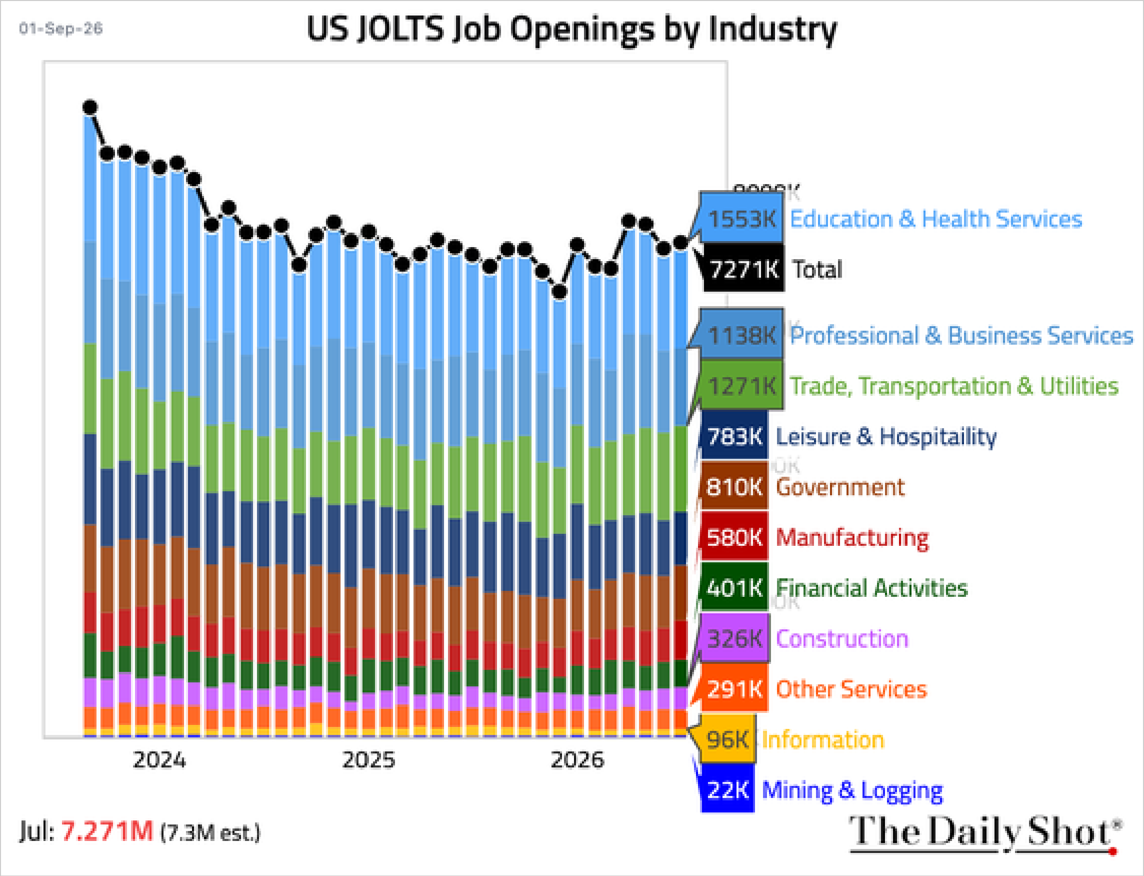
Back to work indeed. Labor data were the week’s main event, but the signals were unusually mixed. JOLTS and ADP pointed to a cooler hiring environment, while BLS payrolls surged 162,000 and prior months were revised higher by 55,000. The unemployment rate held at 4.1%, jobless claims remain low, and GDPNow rose to a 4.7% third-quarter growth estimate.

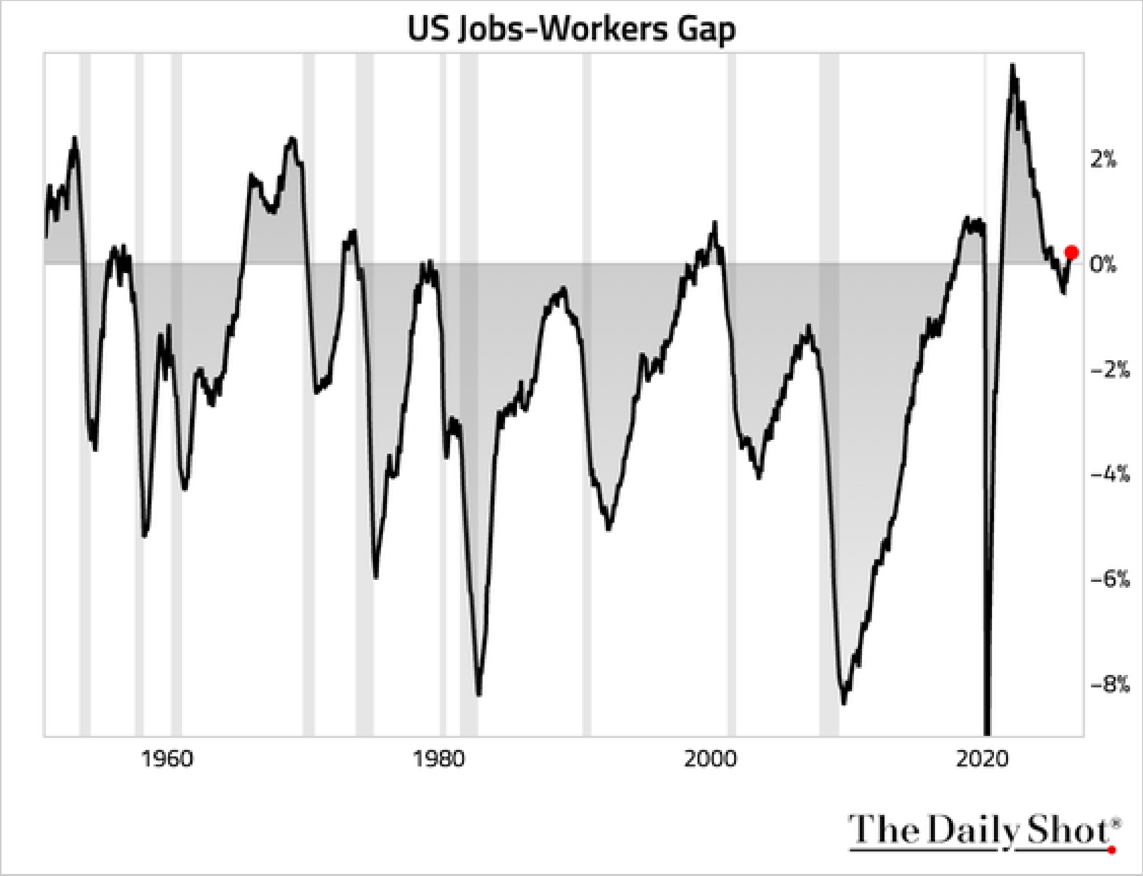
U.S. Economic Data

Last Week's Major U.S. Economic Reports					
Time (ET)	**Report**	**Period**	**Actual**	**Median Forecast**	**Previous**
Monday, Aug. 31					
No events scheduled					
Tuesday, Sep. 1					
9:45 AM	US Manufacturing PMI	Aug.	53.2	-	53.9
10:00 AM	ISM Report On Business Manufacturing PMI	Aug.	54.6	55.1	55.6
10:00 AM	Construction Spending	Jul.	-0.5%	-0.1%	-0.1%
10:00 AM	Job Openings & Labor Turnover Survey	Jul.	7.3M	7.4M	7.4M
Wednesday, Sep. 2					
8:15 AM	ADP National Employment Report	Aug.	38K	45K	44K
10:00 AM	Factory Orders	Jul.	0.9%	0.5%	-0.3%
2:00 PM	Federal Reserve Beige Book	-	-	-	-
Thursday, Sep. 3					
8:30 AM	U.S. Trade Balance	Jul.	-88.6B	-89.7B	-73.3B
8:30 AM	Weekly Jobless Claims	Aug. 29	206K	205K	203K
9:45 AM	US Services PMI	Aug.	56.5	-	54.6
10:00 AM	ISM Report On Business Services PMI	Aug.	55.4	54.4	54.1
Friday, Sep. 4					
8:30 AM	Employment Report	Aug.	162K	50K	-23K
8:30 AM	Unemployment Rate	Aug.	4.1%	4.1%	4.1%
8:30 AM	Avg Hourly Earnings, M/M%	Aug.	0.3%	0.2%	0.1%
8:30 AM	Avg Hourly Earnings, Y/Y%	Aug.	3.1%	3.0%	3.1%

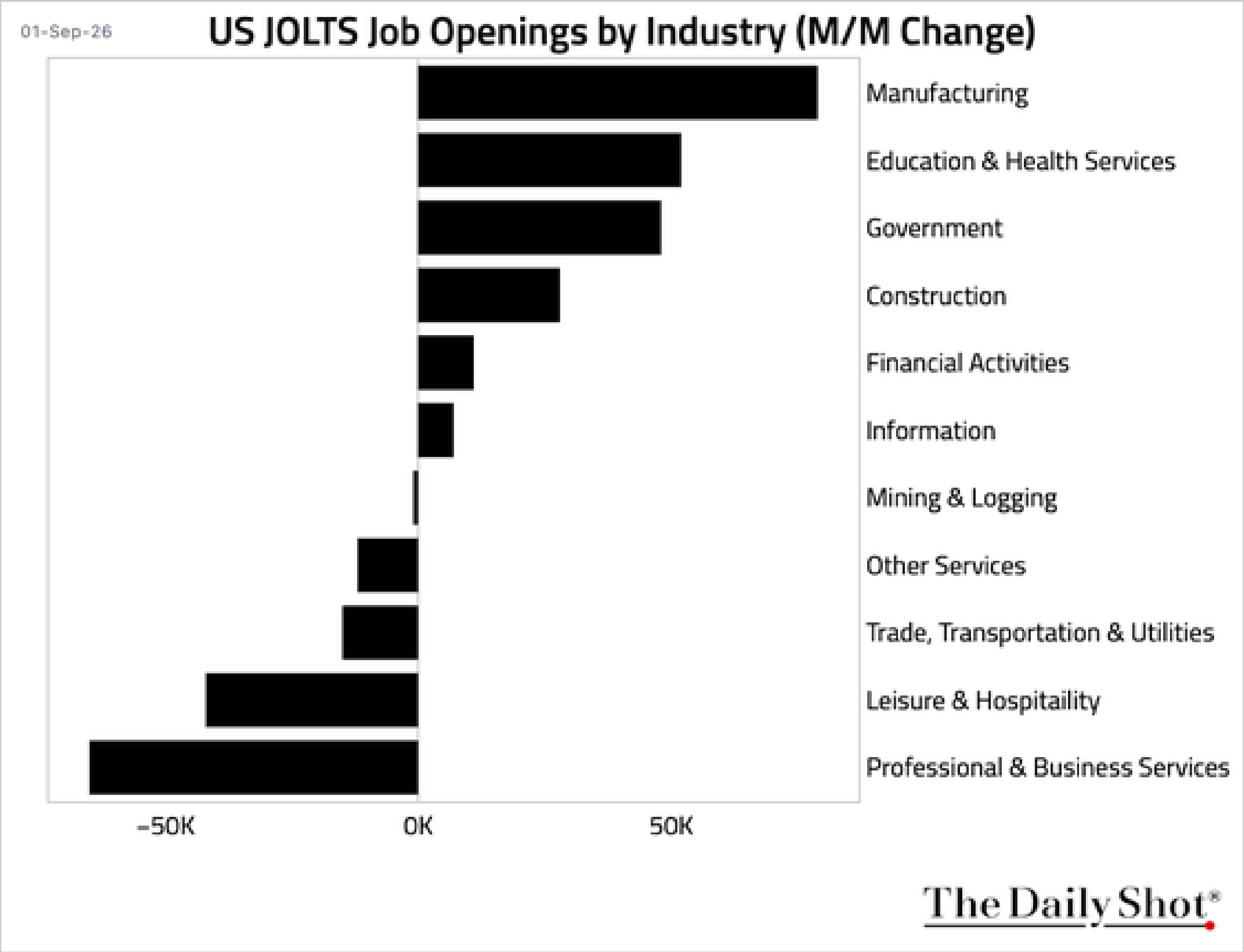
Source: MarketWatch.com

The July JOLTS report showed job openings edging higher from a downwardly revised June level. The jobs-workers gap turned positive, with labor supply now exceeding labor demand.

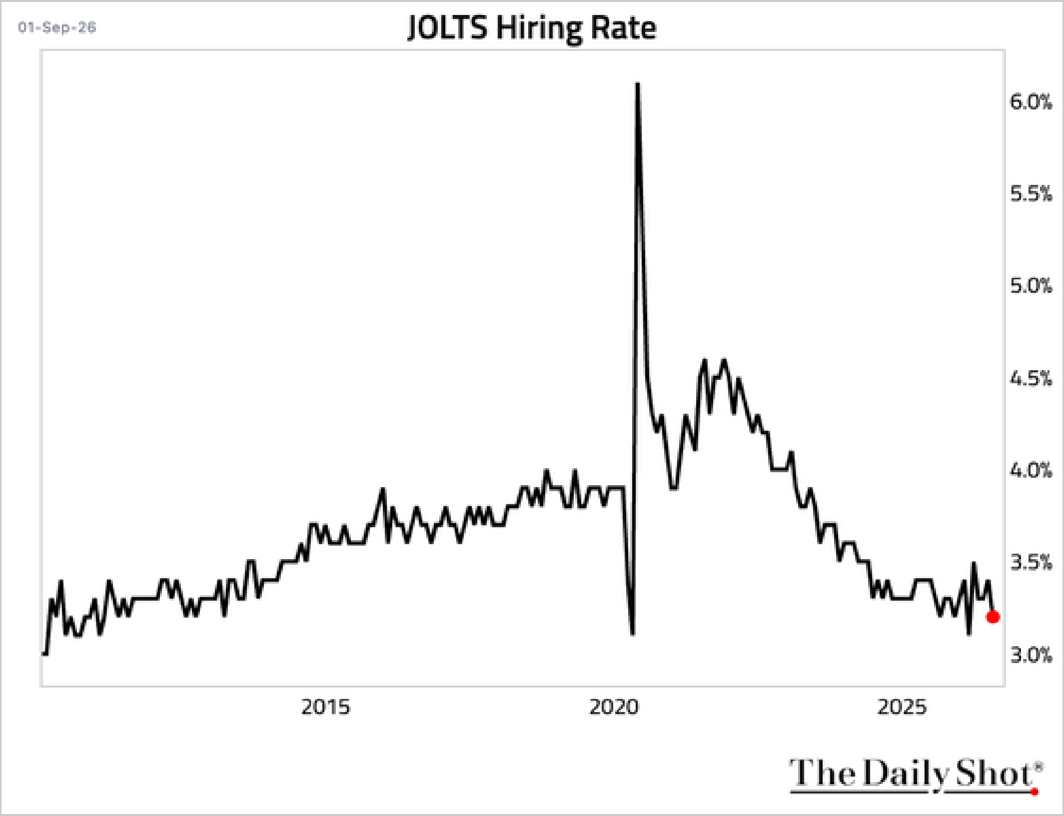


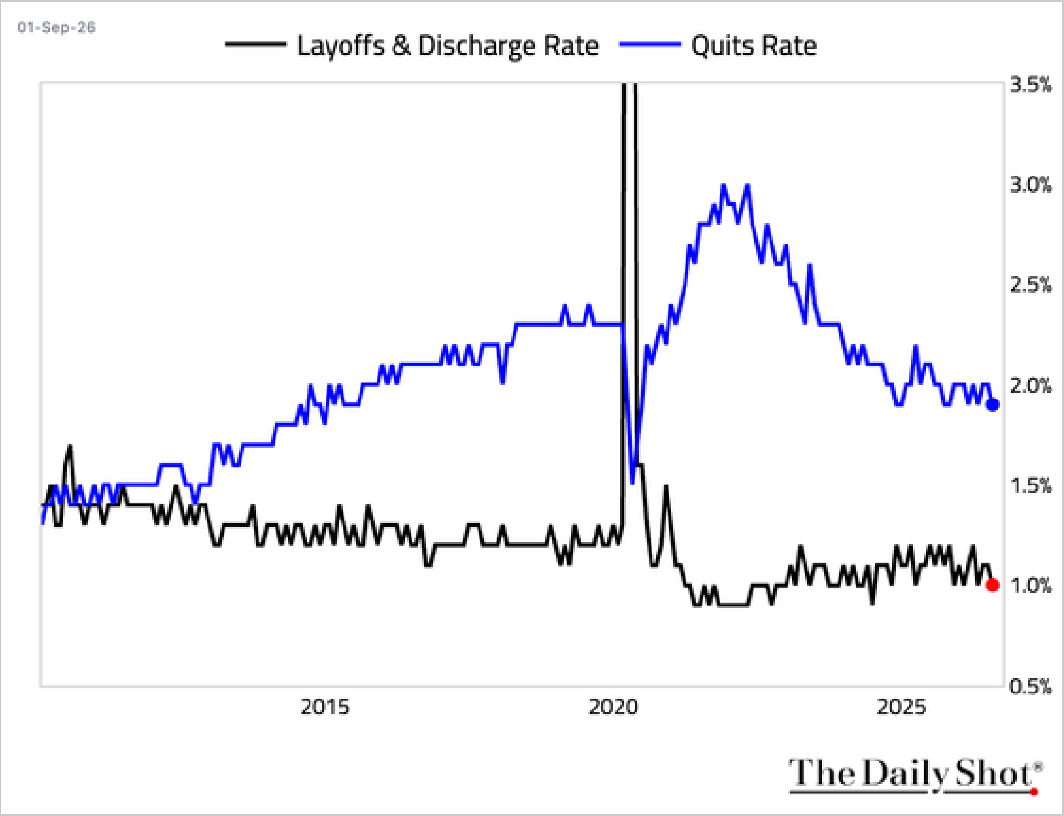


The JOLTS report showed 7.271 million job openings, with the largest monthly increases in Manufacturing, Education & Health Services, and Government. Openings fell sharply in Leisure & Hospitality and Professional & Business Services.

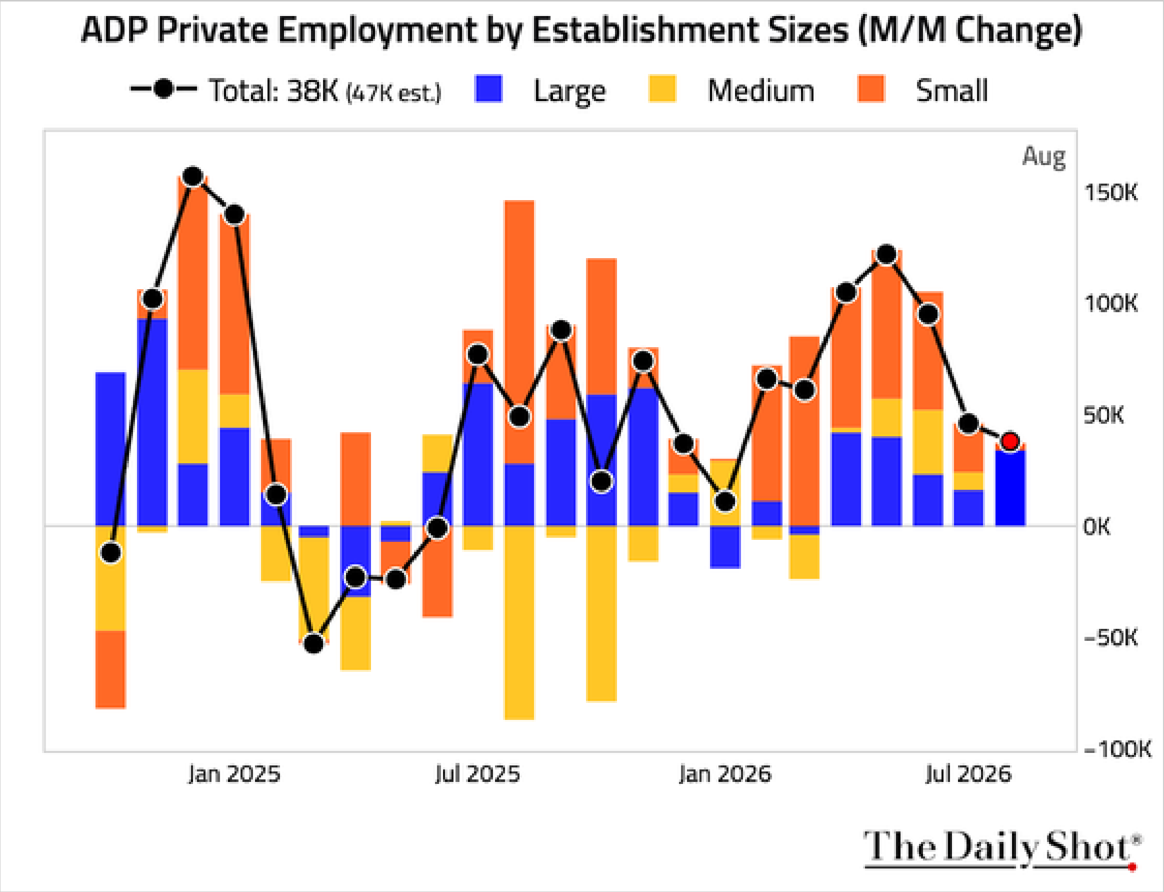


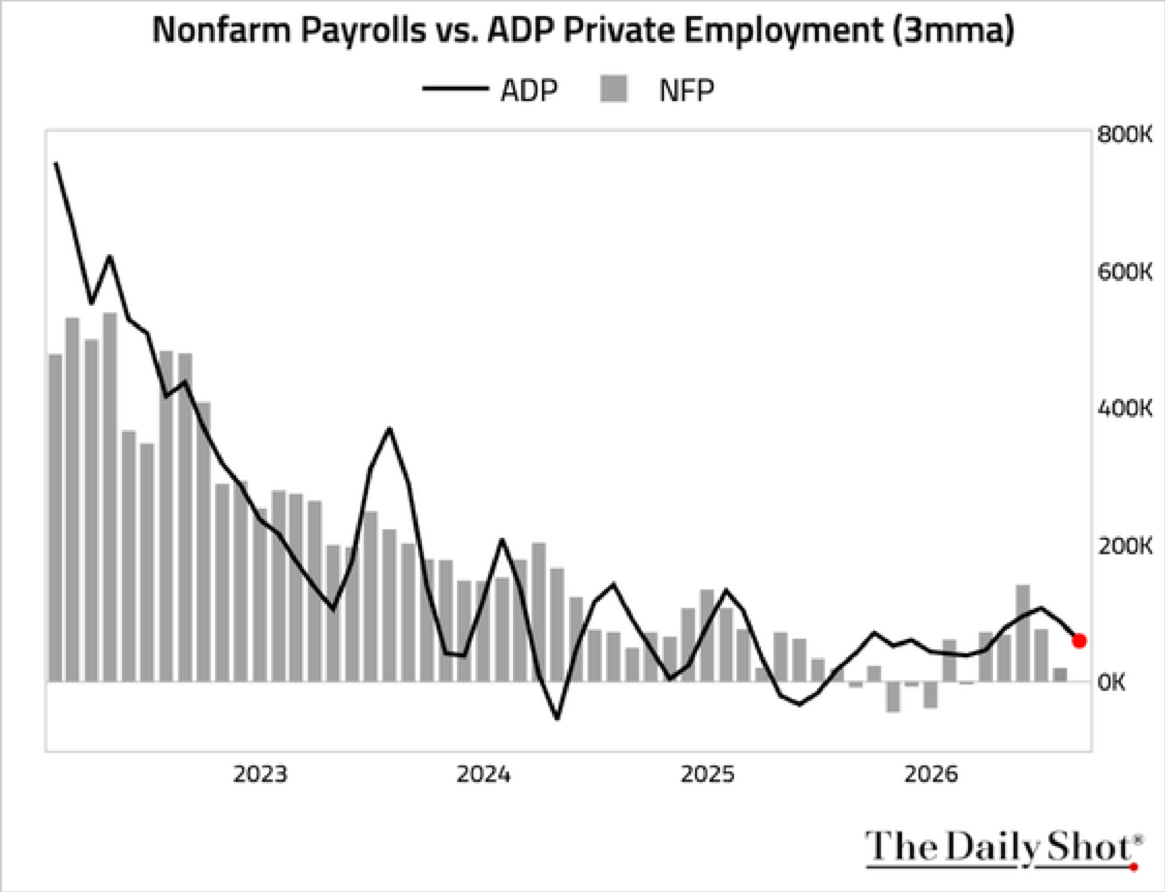
The JOLTS hiring rate fell, as did layoffs and quits, suggesting the "no hire, no fire" narrative continues…



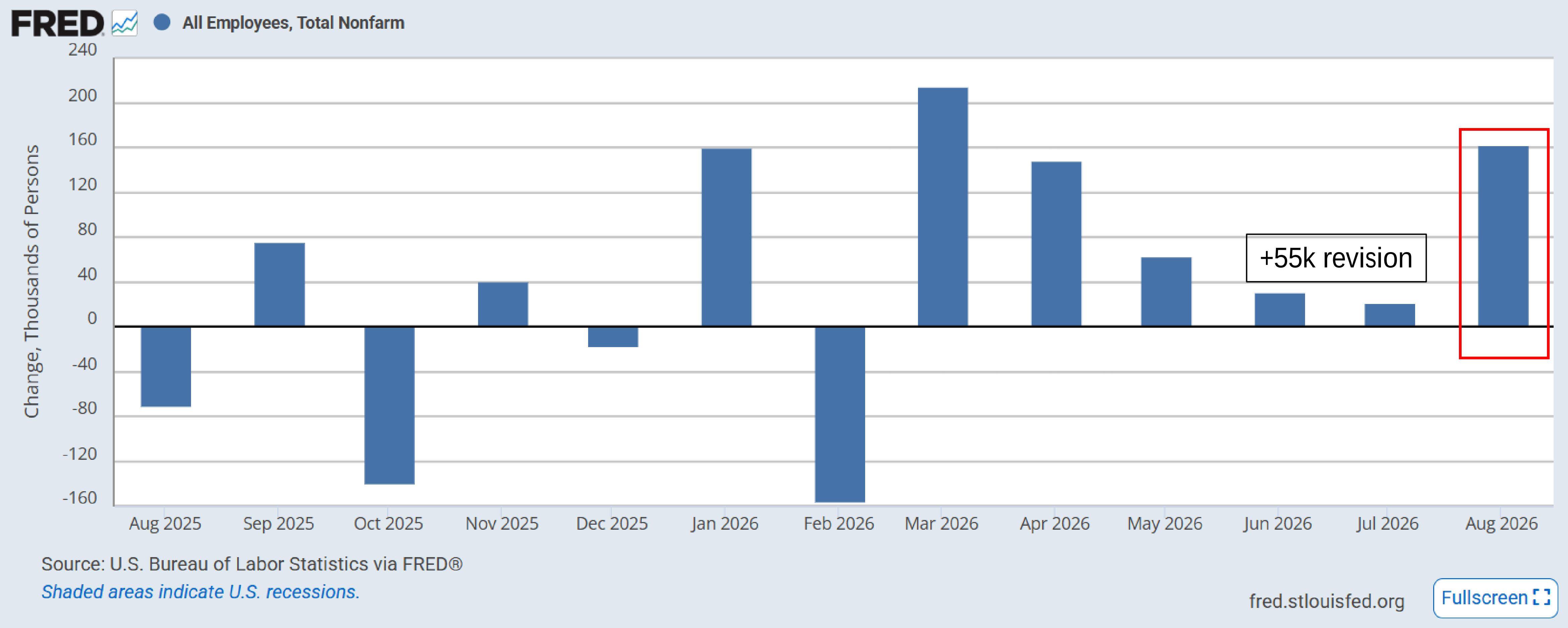


...a storyline that carried over to the ADP private employment report, which showed slowing growth, adding 38,000 jobs in August, trailing expectations.

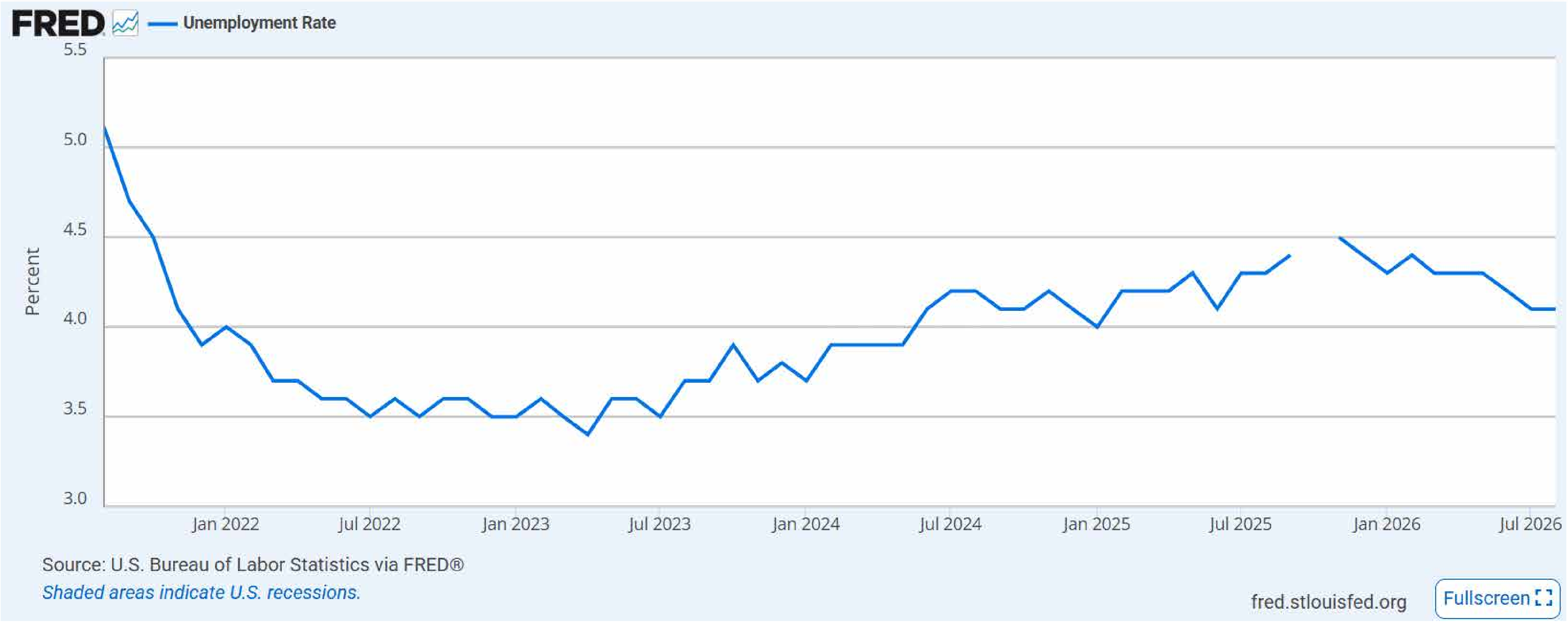




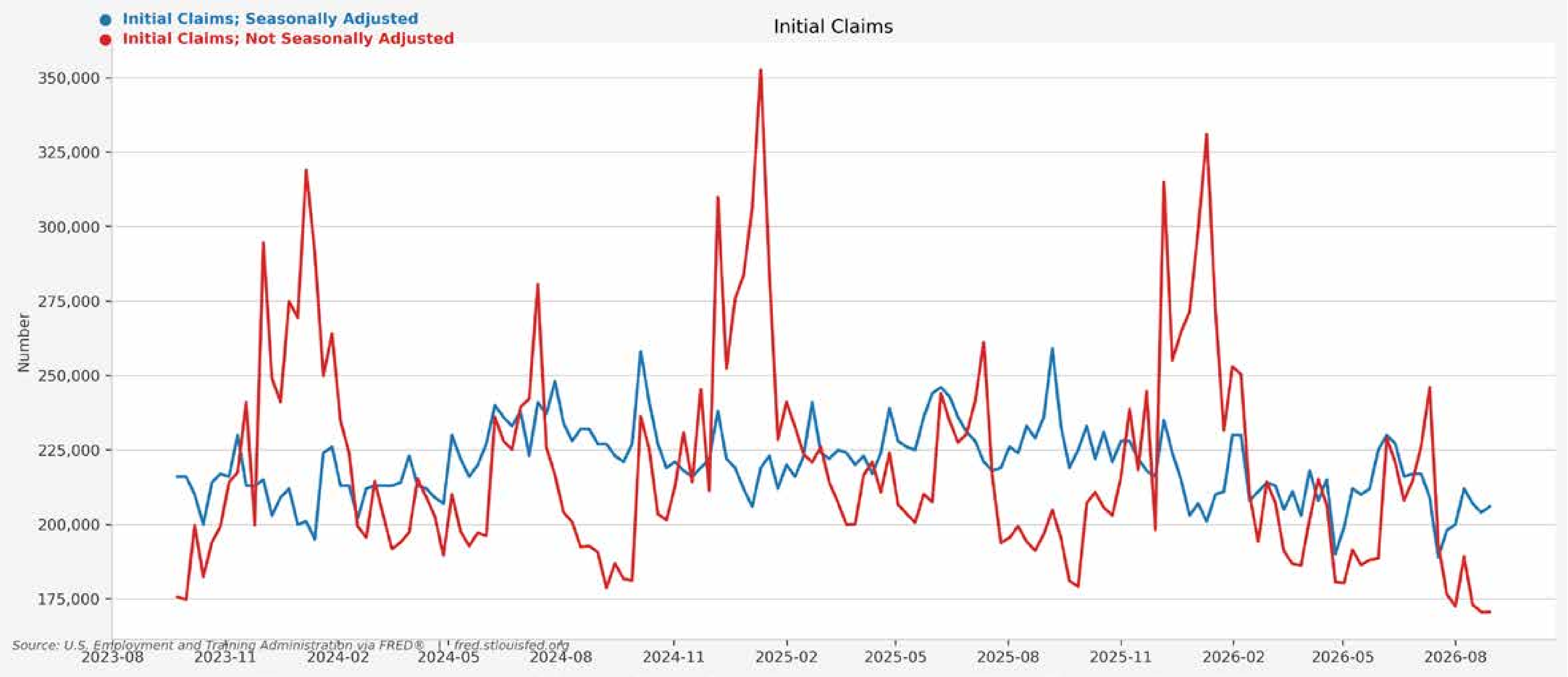
Seemingly out of nowhere, the “official” BLS nonfarm payrolls report blew away forecasts. Net new jobs surged 162,000 in August vs. expectations of 50,000, on top of upward revisions of 55,000 in June and July, putting the total effective increase at 217,000.



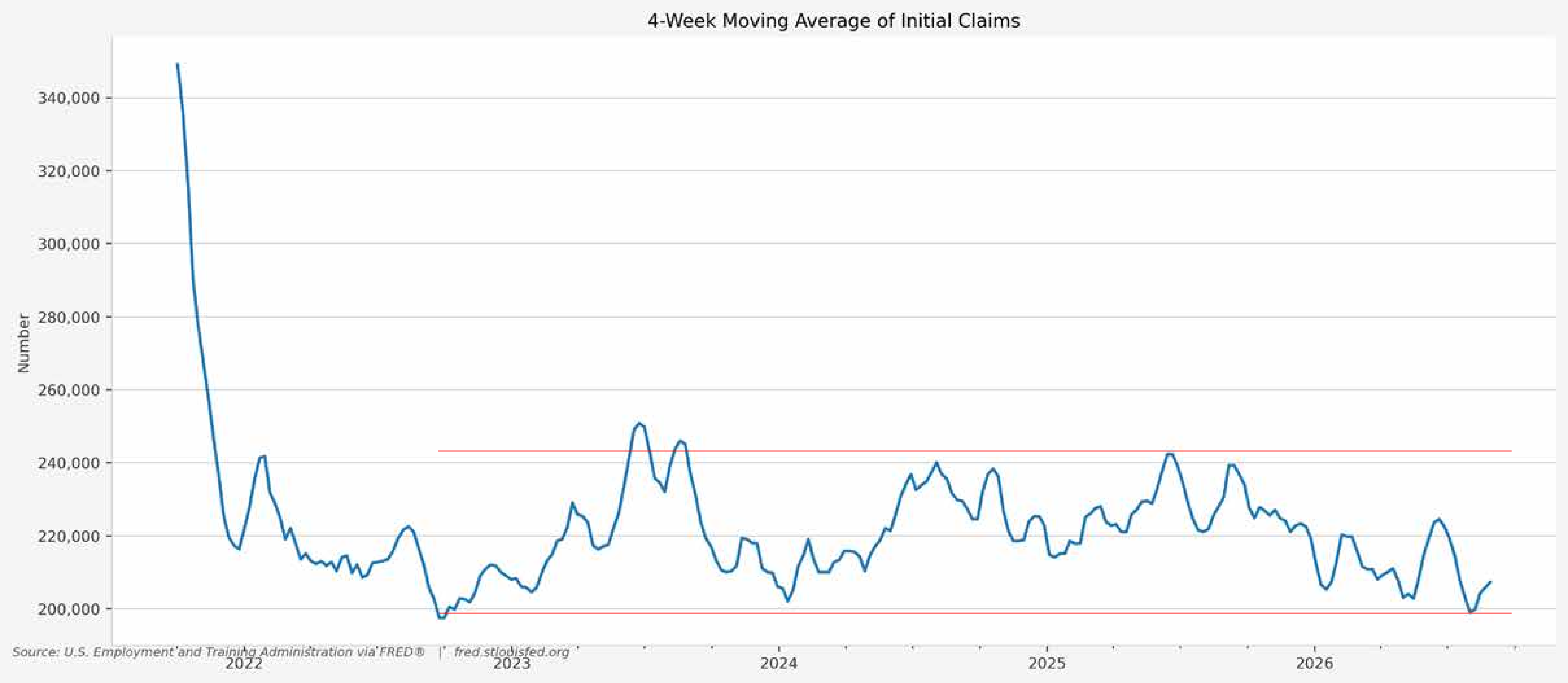
The unemployment rate held steady at 4.1% in August.



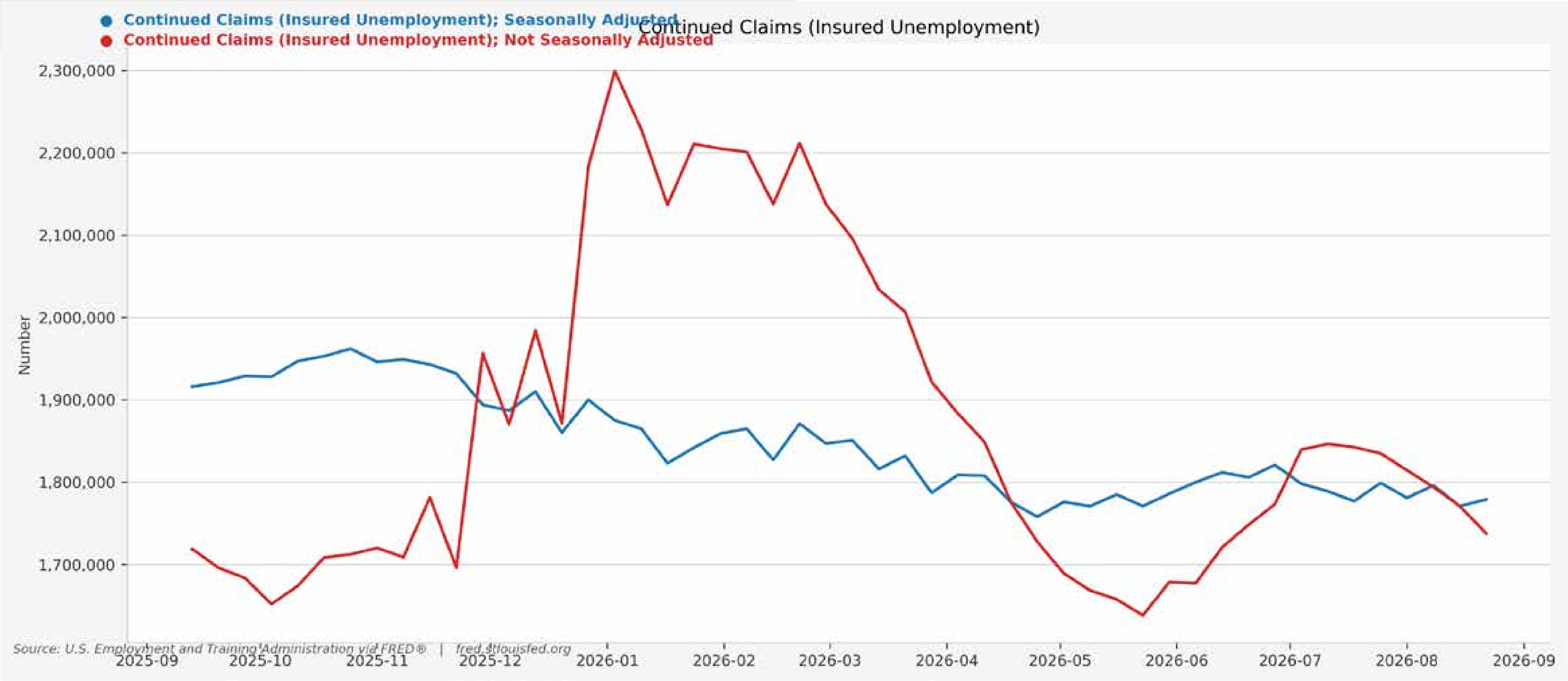
Seasonally adjusted initial jobless claims rose 2,000 to 206,000 (blue line), while unadjusted claims were flat at 170,600 (red line)…



…while the 4-week moving average of seasonally adjusted initial claims rose 1,500 to 207,250, and the 13-week moving average fell 1,500 to 210,100.



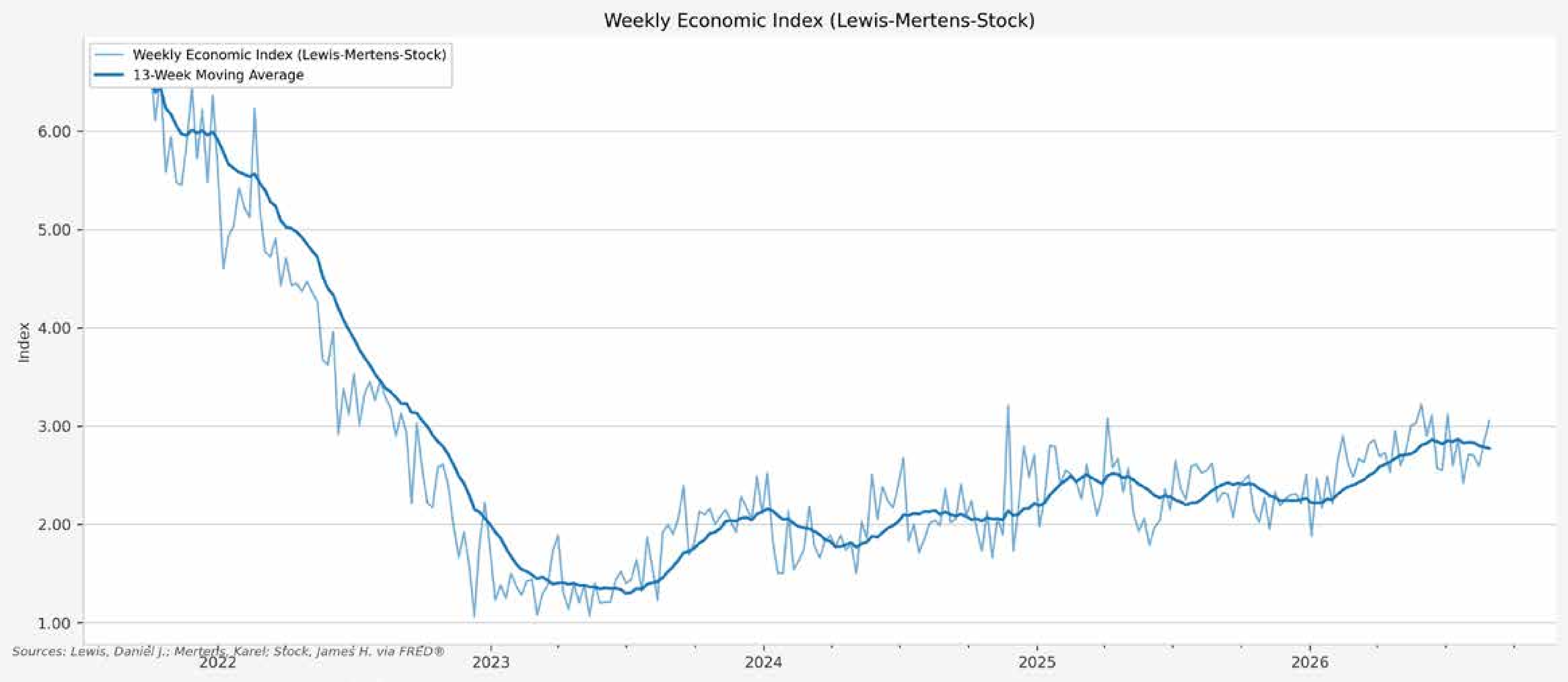
Seasonally adjusted continuing claims rose 8,000 to 1,779,000, the 4-week MA fell 5,000 to 1,781,750, and the 13-week MA was unchanged at 1,793,500. Unadjusted continuing claims were 1,737,800, a decline of 33,200 from the prior week.



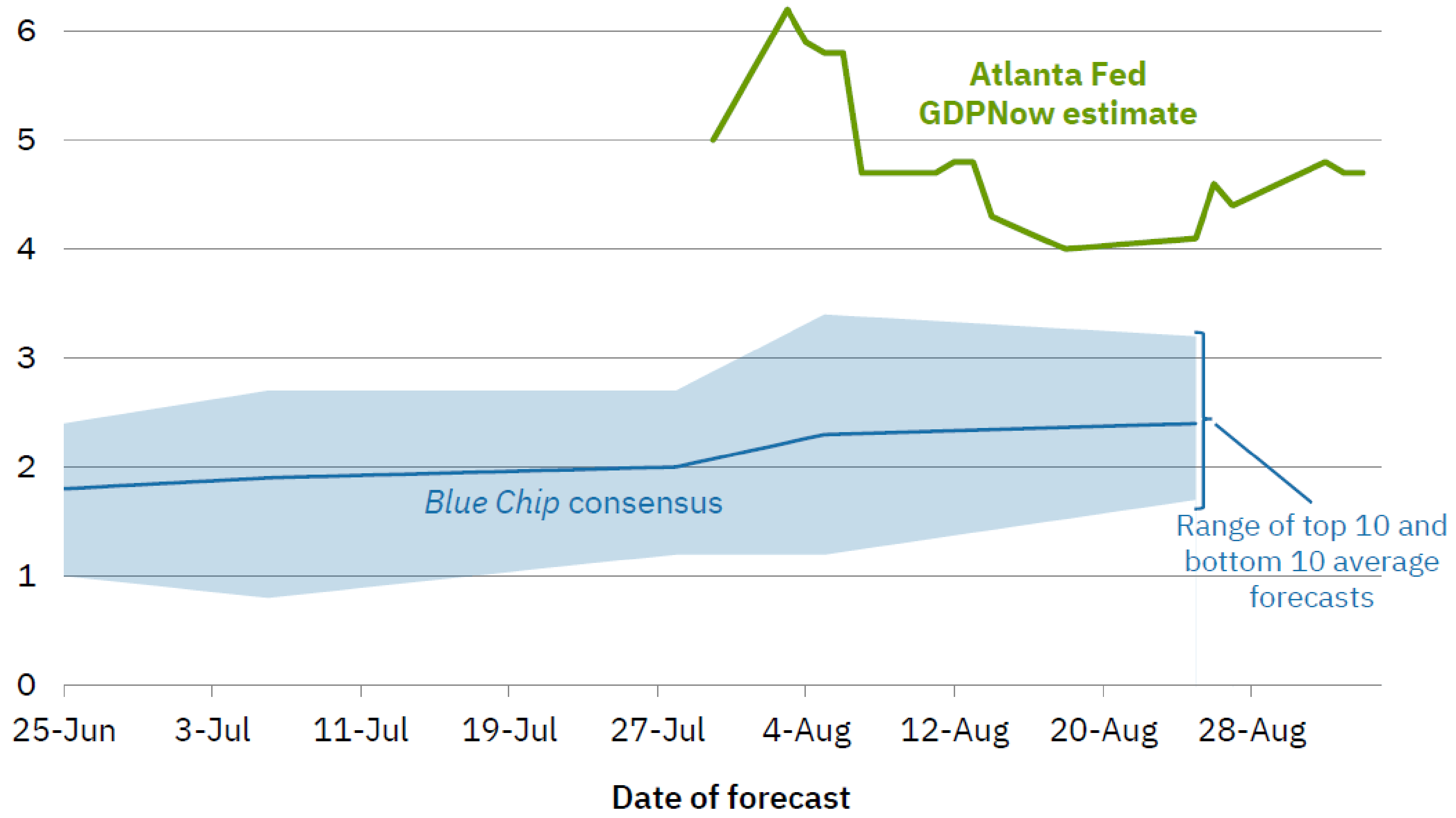
However, the Truflation "real-time" inflation indicator was unchanged this week at 2.31% as of September 4, leaving it 109 bps below the July headline CPI of 3.4%, 19 bps below July's core CPI of 2.5%, and 99 bps below the July core PCE inflation rate of 3.3%.

Source: Truflation.com

The Weekly Economic Index rose 22 bps to 3.06%, while the 13-week moving average declined 1 bps to 2.77% as of August 29, suggesting the economy's steady growth continues…



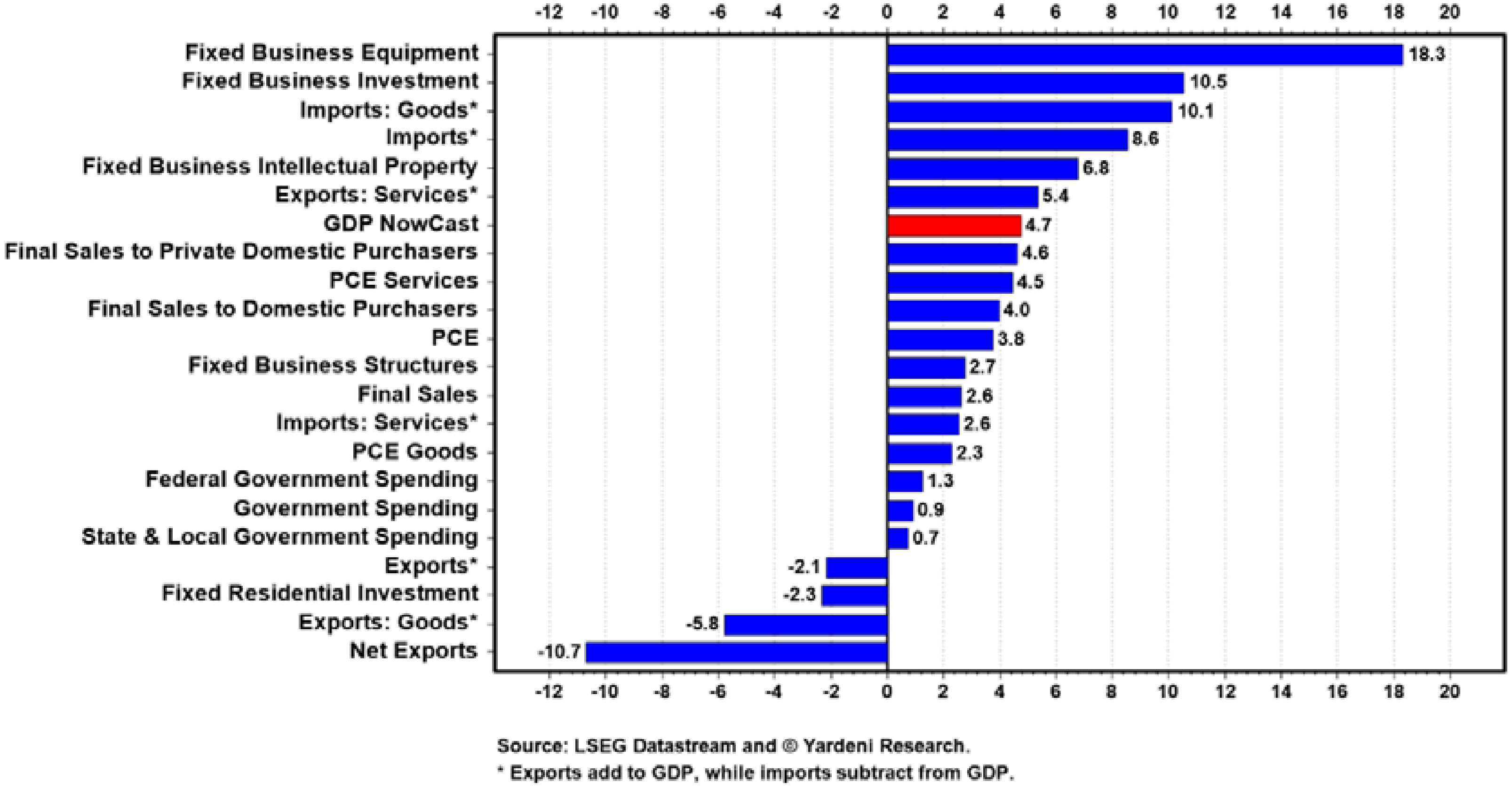
...while the Atlanta Fed's GDPNow estimate of 3Q26 growth rose 10 bps this week to 4.7% as of September 3...



Source: Federal Reserve Bank of Atlanta

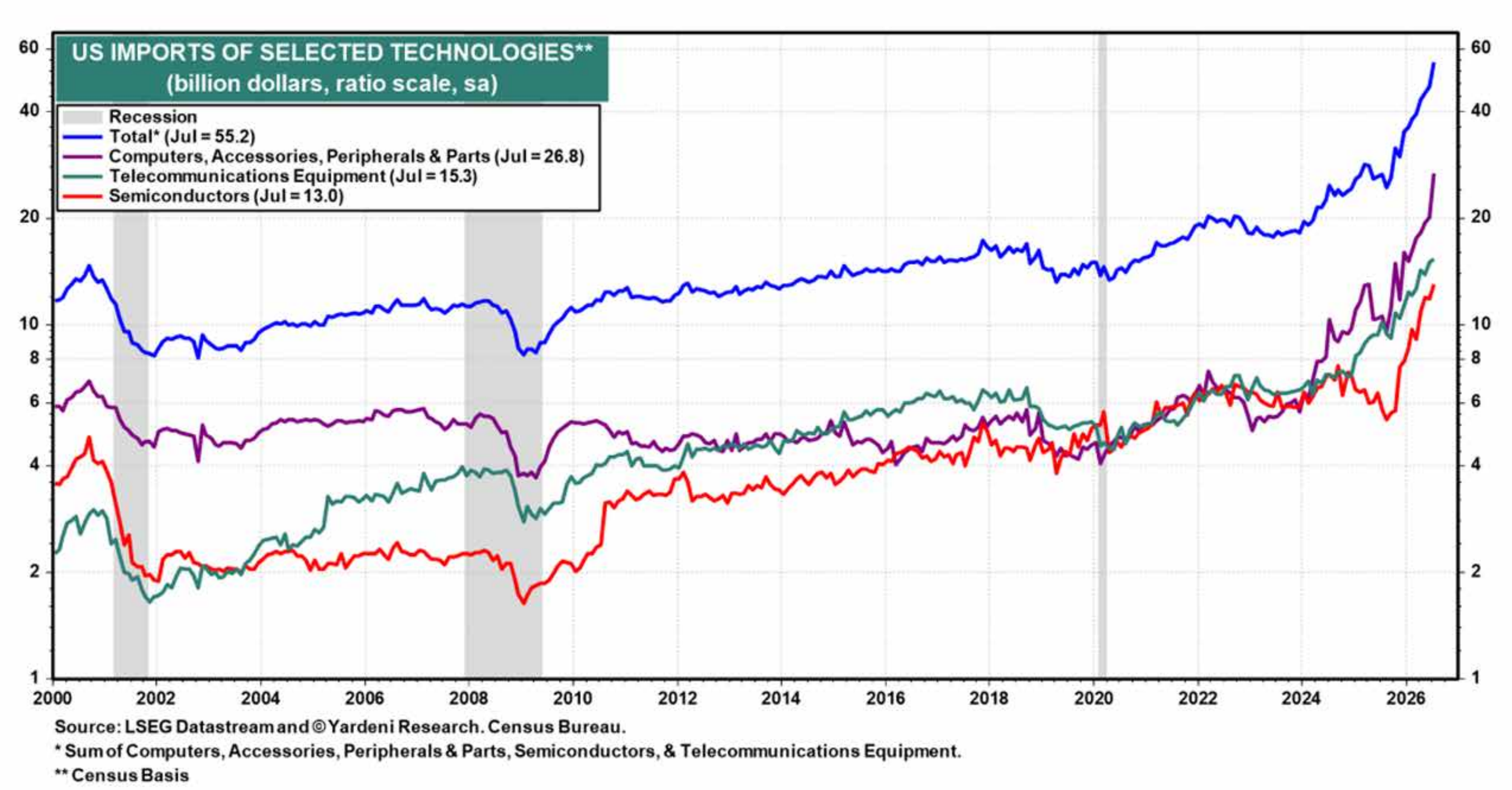
…with business investment, particularly equipment and intellectual property, among the leading positive contributors, while strong imports (which subtract from GDP) and sluggish residential investment are reducing GDP estimates.

Atlanta Fed GDPNow Estimate for Q3 2026
(quarterly percent change, saar, September 03)



Source: Yardeni Research

U.S. imports of computers, telecommunications equipment, and semiconductors needed to fuel the AI and data center boom totaled $55 billion in July alone.



Source: Yardeni Research

AI and U.S. Income Growth

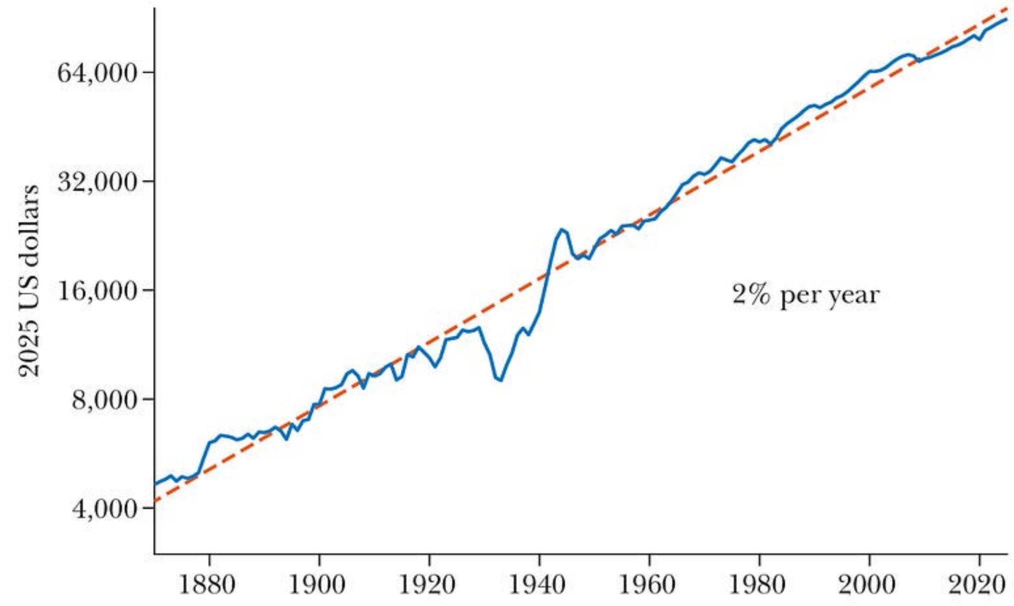
- This chart, shown on a log scale, illustrates the remarkable persistence of roughly 2% annual growth in U.S. income per person over the past 150 years.

- Technological inventions during that time included electricity, automobiles, airplanes, antibiotics, transistors, semiconductors, computers, the Internet, and many other life-changing innovations.

- In “AI and Our Economic Future,” Charles Jones argues that AI could potentially break that historical pattern and accelerate growth if enough cognitive and physical tasks can be automated, although bottlenecks may delay the gains.

Figure 1

Average US Income per Person



Source: Data are from US Bureau of Economic Analysis (2025) since 1929 and from Barro and Ursúa (2010) for 1870 to 1928.
Note: Average income per person in the United States rose at a remarkably steady rate of 2 percent per year for 150 years even while amazing technologies such as electricity and information technology transformed economic activity.

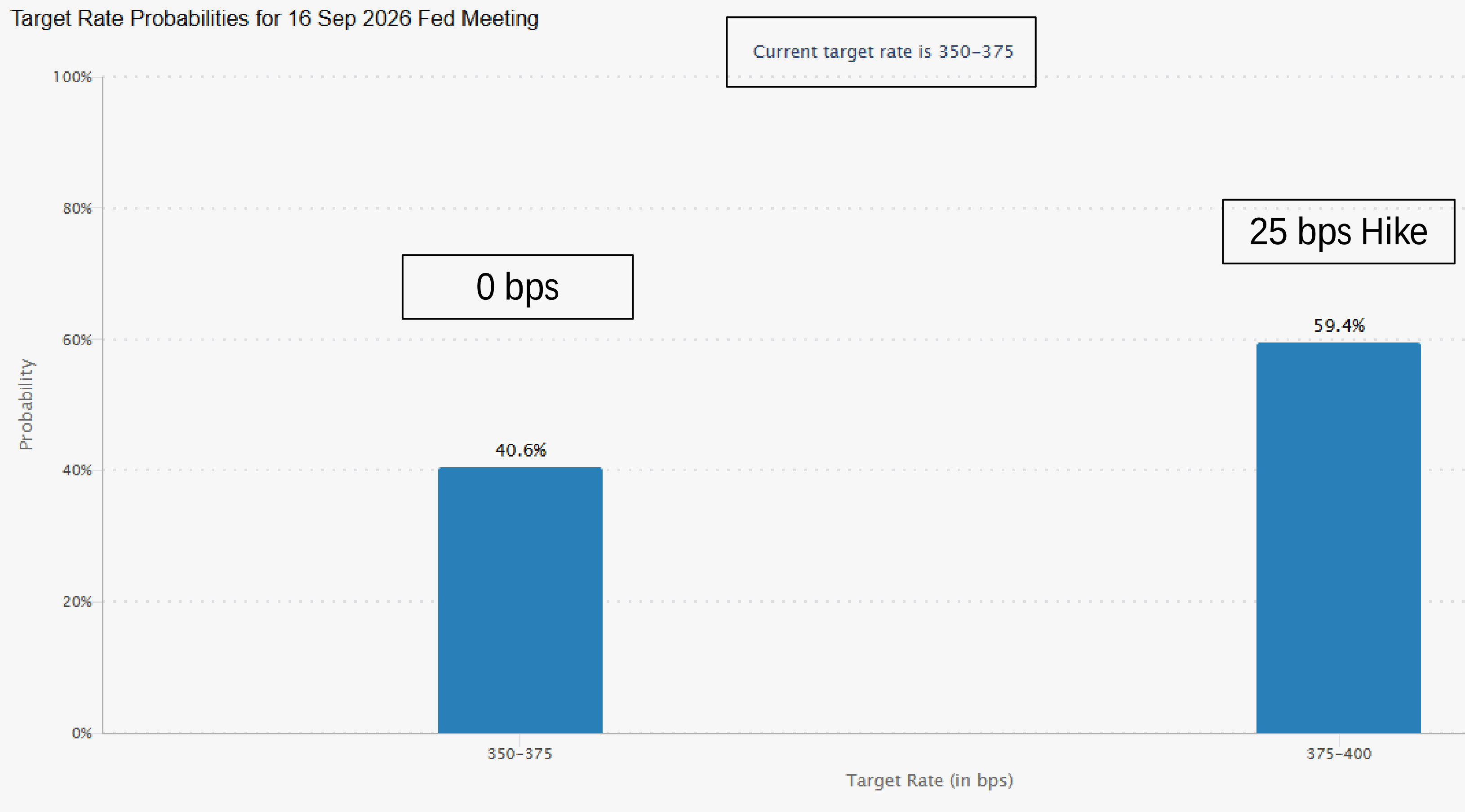
Source: Journal of Economic Perspectives, Charles Jones

Friday’s stronger payroll report reinforced the higher-for-longer rate narrative. Futures now assign roughly 59% odds to a 25-bps hike at the September meeting, versus 41% for no change. The forward curve also points higher, as one-month term SOFR is expected to rise from 3.74% today to about 4.26% next August before settling into a relatively narrow range. President Trump waded back into the policy debate, pushing for a rate cut.

Central Bank Policy

Market-based Probability for Rate Adjustments at the September 2026 Fed Meeting

MEETING INFORMATION						PROBABILITIES		
MEETING DATE	CONTRACT	EXPIRES	MID PRICE	PRIOR VOLUME	PRIOR OI	EASE	NO CHANGE	HIKE
16 Sep 2026	ZQU6	30 Sep 2026	96.3025	59,418	241,034	0.0 %	40.6 %	59.4 %



Quote of the day

"Lower the rate or I'll stop trading with countries with which we have a deficit."

— **President Trump,** in a Truth Social post, threatening embargoes on unfavored countries, in what appeared to be a directive to the Federal Reserve.

TARGET RATE (BPS)	PROBABILITY(%)			
	NOW *	1 DAY 4 SEP 2026	1 WEEK 28 AUG 2026	1 MONTH 5 AUG 2026
350-375 (Current)	40.6%	40.6%	43.0%	45.6%
375-400	59.4%	59.4%	57.0%	54.4%

* Data as of 5 Sep 2026 12:47:08 CT

Source: CME Group

Fed Funds (dark blue) and SOFR futures continue to point to a higher-for-longer rate environment. 1-month term SOFR, currently 3.742%, is expected to rise ~50 bps to 4.26% by next August before settling into a 25-bps range for the next several years. Forward curves reflect current market pricing and can change quickly.

Source: Pensford

Stocks absorbed another backup in yields with relatively little drama. The S&P 500 was essentially flat (+0.1%) and the Nasdaq gained 0.4%, even as Treasury yields rose across the curve. Breadth was softer, with 289 S&P 500 stocks declining versus 211 advancing, while Bitcoin gained nearly $2,000.

U.S. Equity and Fixed-Income Markets

S&P 500 Index – One Year Price Chart

The S&P 500 rose 0.1% for the week, increasing its YTD return to 12.8%, while its one-year return increased to 19.1%.

Source: Yahoo Finance

Nasdaq Composite Index – One Year Price Chart

The tech-heavy Nasdaq Composite rose 0.4% for the week, up 14.0% YTD and 22.2% for the last year.

Source: Yahoo Finance

Weekly Performance – S&P 500 Index Components

Source: Finviz.com

Top 20 S&P 500 stock performances for the week

Energy and Utilities led all sectors this week, with 4 of 11 sectors in positive territory. Sandisk, Robinhood, and Dell were the biggest winners. A total of 211 of the S&P 500 were positive for the week with a simple average gain of 2.5%...

Ticker	Company	Sector	Last Close Sep 04, 2026	Daily %	Weekly %	MTD %	YTD %	52-Wk %	% Off 52-Wk High
SNDK	Sandisk	Information Technology	$1,740.00	11.90%	17.17%	11.06%	633.00%	2438.29%	-25.48%
HOOD	Robinhood Markets	Financials	$122.11	-2.09%	17.12%	16.51%	7.97%	20.60%	-19.91%
DELL	Dell Technologies	Information Technology	$524.14	1.50%	14.88%	14.94%	320.19%	325.23%	0.00%
SWKS	Skyworks Solutions	Information Technology	$74.02	3.52%	12.51%	10.46%	19.16%	1.62%	-11.27%
DE	Deere & Company	Industrials	$693.53	-0.13%	10.03%	5.90%	49.79%	48.38%	-0.69%
MOS	Mosaic Company (The)	Materials	$25.85	1.41%	9.53%	7.17%	9.31%	-17.55%	-26.04%
BBY	Best Buy	Consumer Discretionary	$90.27	3.18%	9.50%	12.63%	38.75%	25.12%	0.00%
VRT	Vertiv	Industrials	$280.53	4.35%	9.12%	8.43%	73.23%	126.48%	-25.42%
ULTA	Ulta Beauty	Consumer Discretionary	$564.12	1.26%	9.01%	5.03%	-6.76%	9.57%	-20.19%
MU	Micron Technology	Information Technology	$1,016.59	6.10%	8.98%	6.04%	256.39%	675.08%	-16.22%
VST	Vistra Corp.	Utilities	$149.30	3.52%	8.91%	8.68%	-7.20%	-20.17%	-31.20%
DG	Dollar General	Consumer Staples	$133.21	1.49%	8.40%	5.10%	1.75%	24.37%	-13.90%
CEG	Constellation Energy	Utilities	$298.96	4.88%	8.03%	8.80%	-15.00%	-0.31%	-25.58%
NRG	NRG Energy	Utilities	$119.02	6.42%	7.11%	8.08%	-24.53%	-18.40%	-34.90%
INTC	Intel	Information Technology	$95.80	4.51%	7.07%	7.03%	159.62%	291.18%	-32.03%
HPQ	HP Inc.	Information Technology	$32.64	2.22%	6.95%	8.73%	50.69%	16.96%	0.00%
SMCI	Supermicro	Information Technology	$39.59	4.54%	6.77%	6.20%	35.26%	-2.03%	-32.53%
META	Meta Platforms	Communication Services	$616.77	1.00%	6.70%	7.76%	-6.40%	-17.76%	-20.69%
TTD	Trade Desk (The)	Communication Services	$14.43	-4.37%	6.34%	5.17%	-61.99%	-72.29%	-73.34%
FIX	Comfort Systems USA	Industrials	$1,610.34	1.91%	6.03%	4.19%	72.79%	128.46%	-22.03%

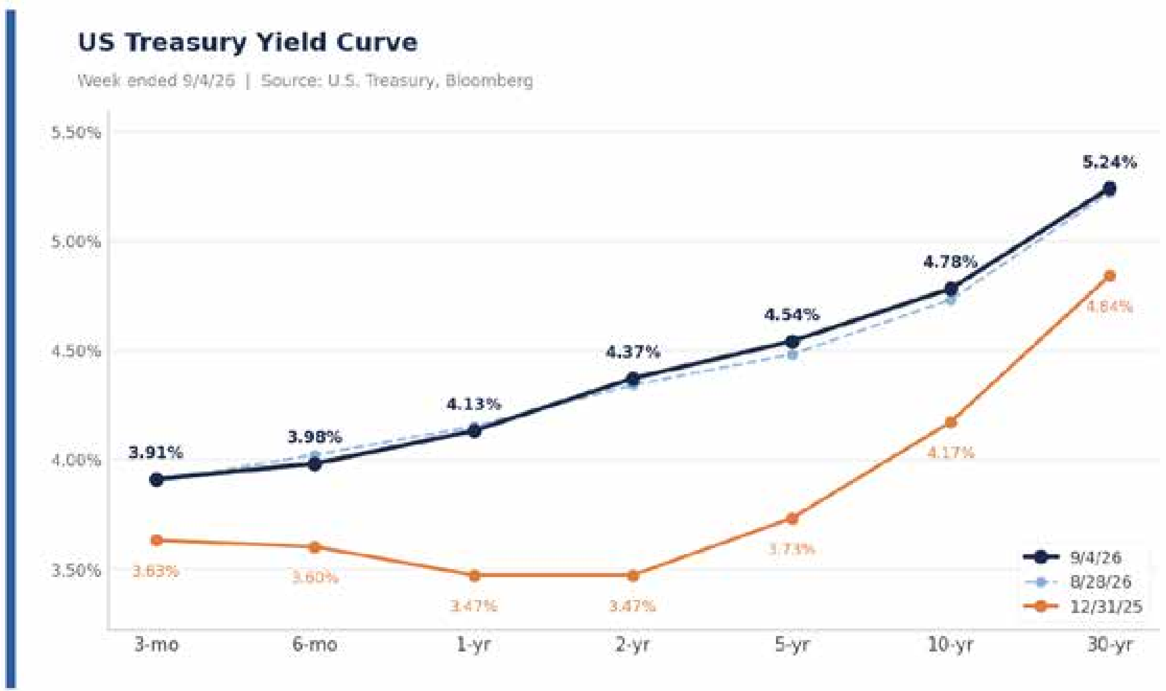
Bottom 20 S&P 500 stock performances for the week

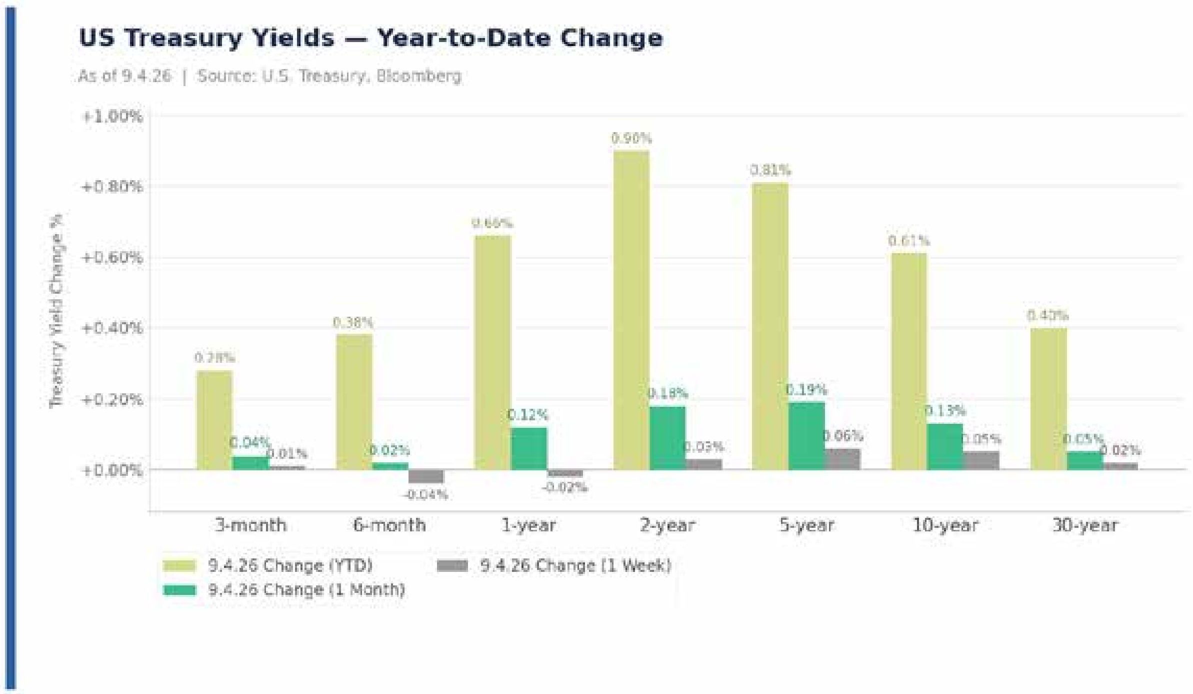
…while 289 stocks declined, losing an average of 3.3%. Guys, y'all need to buy more Lululemon "business casual" stretchy pants…

Ticker	Company	Sector	Last Close Sep 04, 2026	Daily %	Weekly %	MTD %	YTD %	52-Wk %	% Off 52-Wk High
APH	Amphenol	Information Technology	$82.78	-47.79%	-48.70%	-47.79%	-38.64%	-24.80%	-53.05%
FICO	Fair Isaac	Information Technology	$932.26	-16.68%	-19.18%	-18.74%	-44.86%	-39.15%	-50.40%
EIX	Edison International	Utilities	$56.77	0.83%	-19.10%	5.17%	-1.71%	10.01%	-29.37%
LULU	Lululemon Athletica	Consumer Discretionary	$100.61	-17.38%	-16.72%	-16.34%	-51.59%	-40.04%	-53.40%
ADSK	Autodesk	Information Technology	$217.90	-8.26%	-16.40%	-15.72%	-26.39%	-33.24%	-33.32%
CIEN	Ciena	Information Technology	$321.00	1.12%	-15.18%	-16.14%	37.26%	175.09%	-48.80%
AXON	Axon Enterprise	Industrials	$515.67	-4.18%	-14.16%	-8.98%	-9.20%	-29.21%	-33.68%
CDNS	Cadence Design Systems	Information Technology	$292.70	-4.00%	-14.01%	-13.60%	-6.36%	-16.61%	-29.71%
PCG	PG&E Corporation	Utilities	$14.30	2.44%	-13.86%	7.76%	-10.50%	-4.23%	-24.74%
SNPS	Synopsys	Information Technology	$393.84	-5.40%	-11.02%	-10.41%	-16.15%	-34.16%	-35.34%
DASH	DoorDash	Consumer Discretionary	$211.73	-4.63%	-10.56%	-8.63%	-6.51%	-14.23%	-24.85%
PANW	Palo Alto Networks	Information Technology	$333.26	0.40%	-10.32%	-12.79%	80.92%	71.38%	-15.84%
PTC	PTC Inc.	Information Technology	$141.02	-6.04%	-10.26%	-9.45%	-19.05%	-34.07%	-34.07%
DDOG	Datadog	Information Technology	$212.93	-0.85%	-10.15%	-10.17%	56.58%	56.47%	-26.10%
EXPE	Expedia Group	Consumer Discretionary	$298.04	-1.68%	-9.53%	-6.02%	5.80%	39.68%	-11.99%
CLX	Clorox	Consumer Staples	$93.06	-1.30%	-9.24%	-4.73%	-4.40%	-23.33%	-25.03%
AON	Aon plc	Financials	$323.09	-1.20%	-9.09%	0.49%	-7.99%	-12.38%	-15.06%
TTWO	Take-Two Interactive	Communication Services	$214.69	0.26%	-8.79%	-2.28%	-16.15%	-10.43%	-18.15%
EFX	Equifax	Industrials	$177.05	-6.37%	-8.64%	-6.40%	-17.66%	-28.28%	-31.74%
ADBE	Adobe Inc.	Information Technology	$266.51	-6.73%	-8.58%	-8.98%	-23.85%	-23.63%	-27.47%

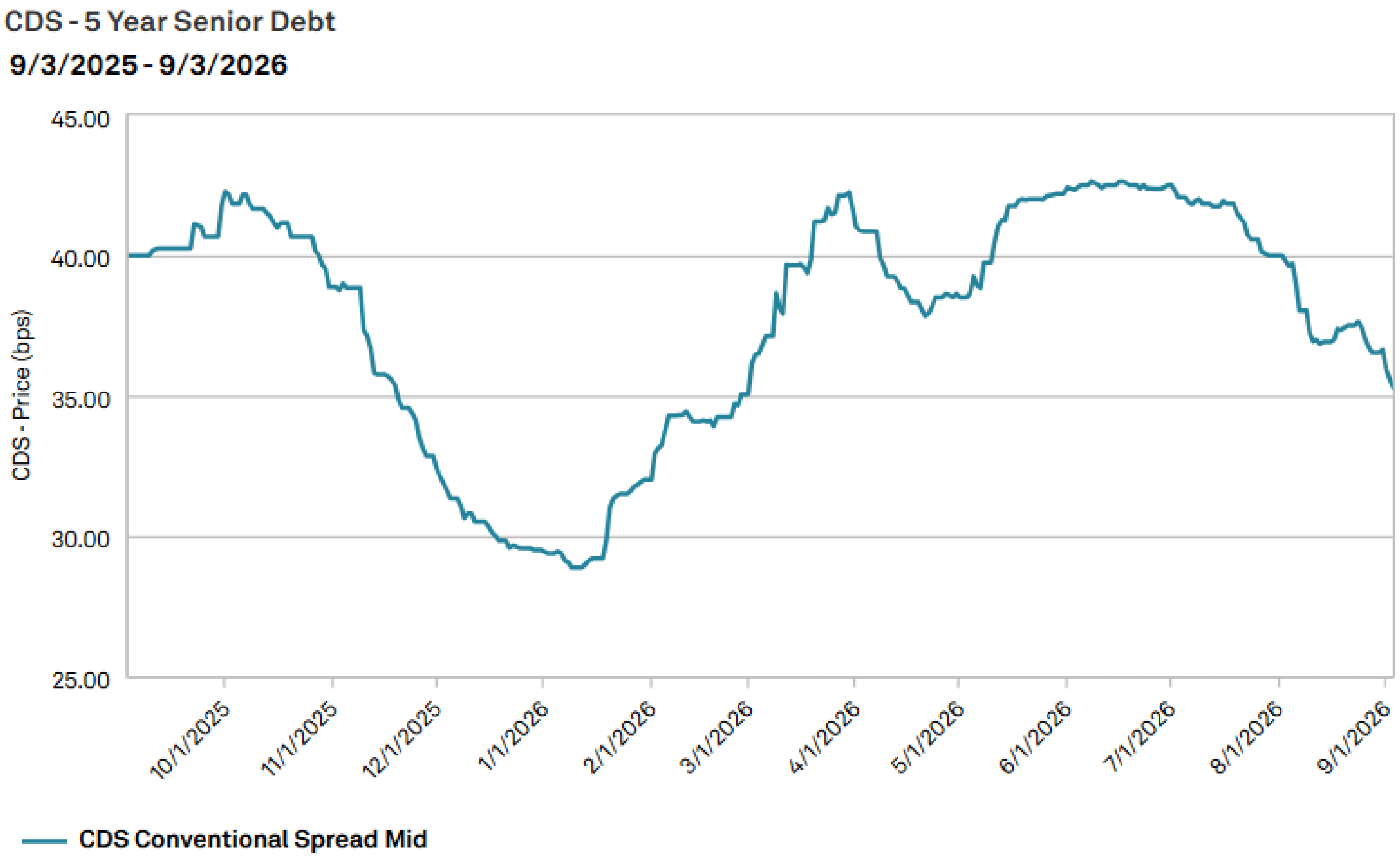
U.S. Treasury Yield Curve

- *2- and 5-year yields were 4.37% (+3 bps) and 4.54% (+6 bps), respectively*
- *10- and 30-year yields were 4.78% (+5 bps) and 5.24% (+2 bps), respectively*



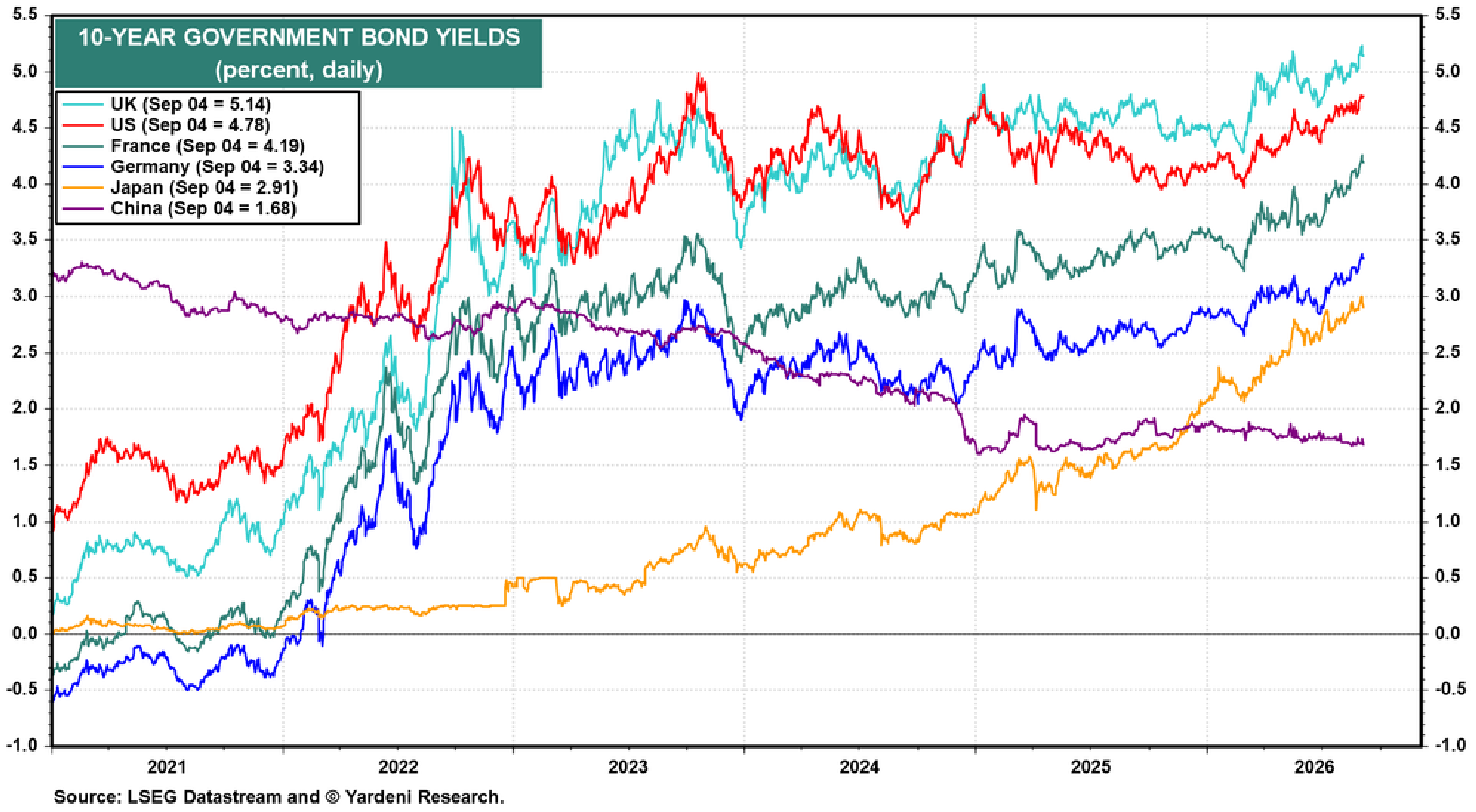


Despite a common narrative that Treasury yields are increasing due to concerns about the government's long-term ability to pay, credit default swap spreads on U.S. Treasuries have been declining



Source: S&P Global

Economist and market strategist Ed Yardeni also makes the point that rising government bond yields are a global phenomenon (something we've mentioned before)…

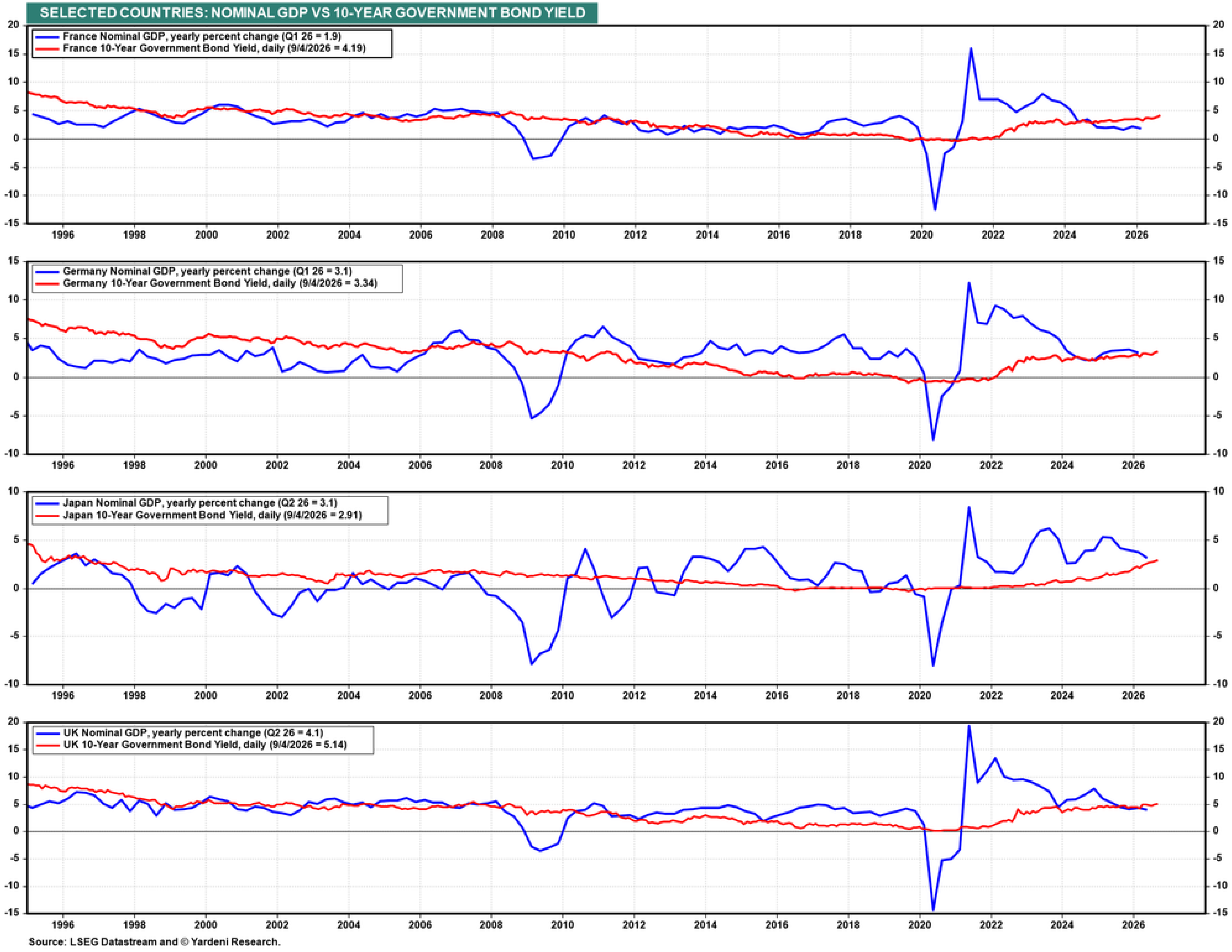


Source: Yardeni Research

...which he followed with an interesting observation: *"For years after the Great Financial Crisis of 2008, government bond yields ran far below nominal GDP growth; that era is over. Yields have converged with nominal GDP growth across the major economies, and they now exceed it [in many countries]."*

For context, U.S. nominal GDP grew 6.6% in 2Q26 versus a current 10T yield of 4.78%. The gap provides some support for the higher-yield argument, although the relationship is not a mechanical measure of fair value.

Source: Yardeni Research



Bitcoin – One Year Price Chart

Bitcoin rose nearly $2,000 this week, trading at $79,723 on Friday afternoon. Bitcoin remains down 9% YTD, 9% over the past year, and 37% from its all-time high of $126k.

Source: Yahoo Finance

Gold – One Year Price Chart

Gold was flat this week, closing just under $4,500/ounce.

Source: Yahoo Finance

Energy is back at the center of the inflation conversation. Renewed military action in the Gulf pushed WTI up $8 to $91 per barrel. National gasoline prices remained above $4 per gallon over Labor Day weekend, and diesel prices are surging due to a combination of several factors.

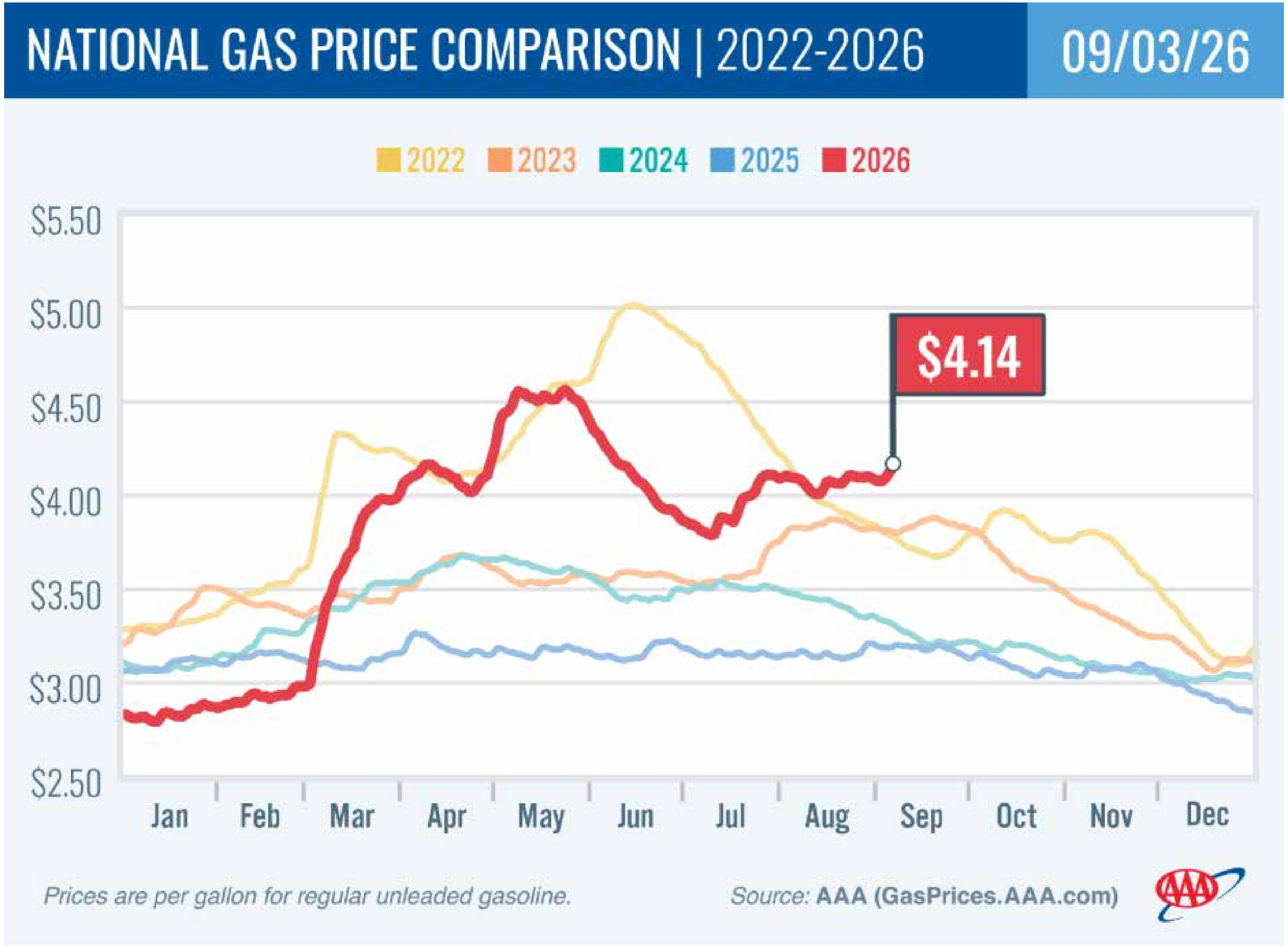
Energy and Commodities

WTI Crude Oil – One Year Price Chart

Crude oil prices jumped $8 this week to $91/barrel, thanks to renewed military action in the Gulf. WTI is already up 18% month-to-date, putting its year-to-date increase at 59%. It has increased 66% from its 52-week low of $55/barrel.

Source: Yahoo Finance

U.S. national gas prices remained above $4/gallon as of Labor Day weekend, nearly $1 above the same time last year. It’s $3.99 in Atlanta...



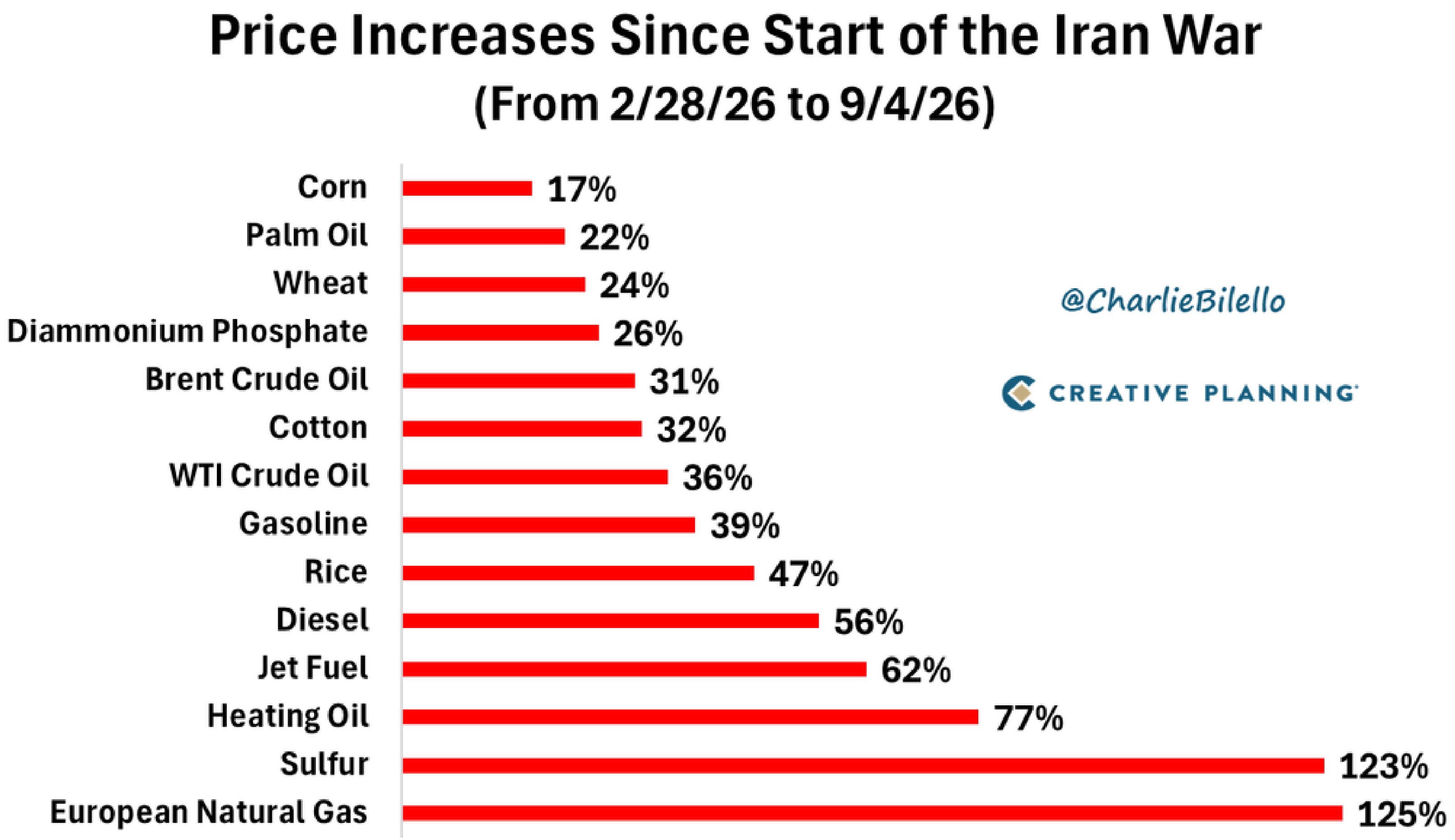
Source: AAA.com

...U.S. diesel spot prices are surging...

Source: Yardeni Research

...and European diesel crack spreads surpassed $100 per barrel for the first time, with the Middle East conflict, Russia's export ban, and constrained global supply pushing the premium of diesel prices over crude prices higher.

Agricultural and energy-related commodity prices have spiked since the Iran war began in late February, with WTI's 36% jump easily outdone by diesel (+56%), jet fuel (+62%), heating oil (+77%), and European natural gas (+125%)...



...and increasing grain prices may soon start showing up in global food inflation

Source: Yardeni Research

Global activity remains broadly expansionary, but the details vary considerably by country. The August global PMI held at 53.5, with the U.S. composite rising to 56.0 and the Eurozone at 52.0. Germany and France showed better manufacturing but soft services, while Italy and Spain showed the reverse. The yen strengthened toward 156 per dollar as the U.S. Dollar Index slipped.

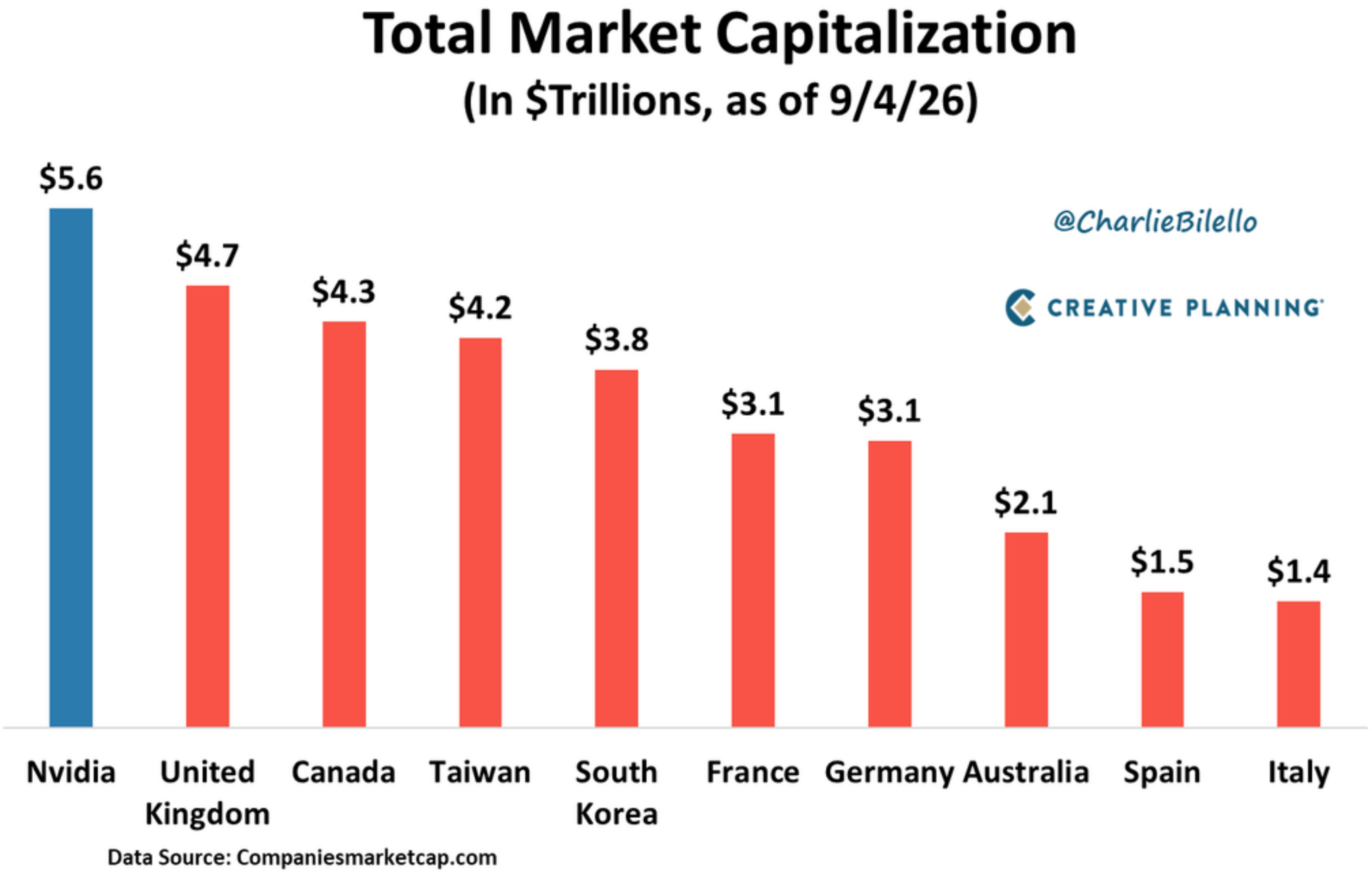
Global Markets and Economic Data

Major Global Equity Markets

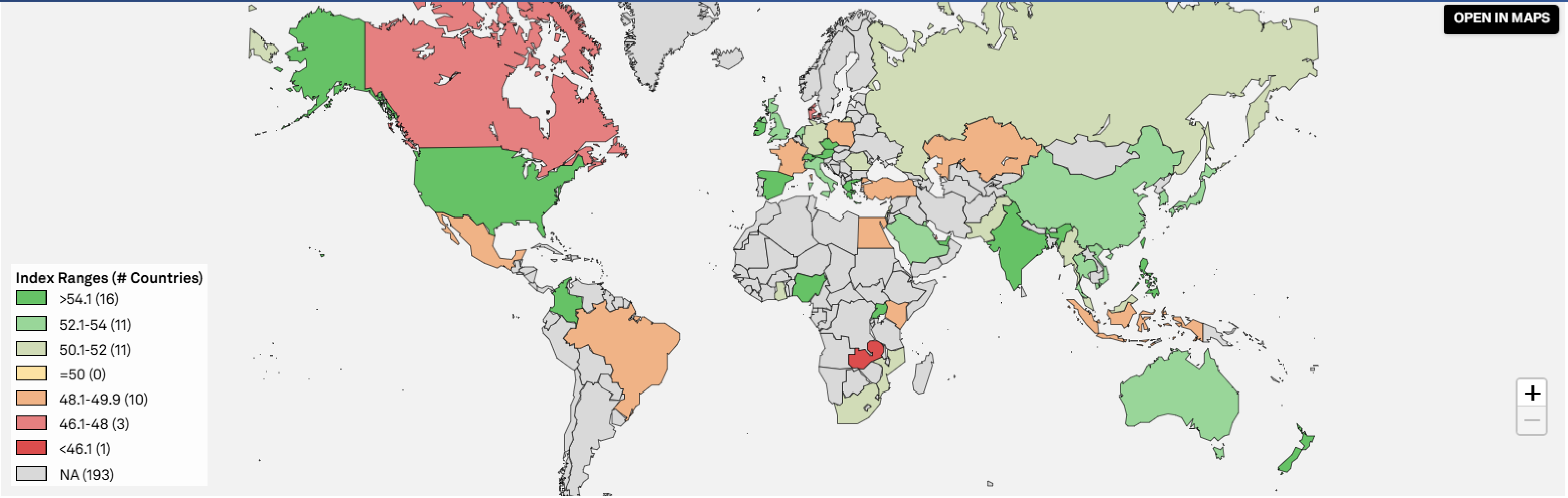
Source: S&P Global

Ticker	Entity Name	Last Price (Report...	Net Chg (Reported)	Chg (%)	1 Week Pct. Change (%)	MTD Pct. Change (%)	3 Month Pct. Change (%)	YTD Pct. Change (%)	52 Week High (Reported)	52 Week Low (Reported)
Americas										
^DJI	Dow Jones Industrial Average Price Return	53,414.25	-271.86	-0.51%	-0.27%	+0.43%	+3.59%	+11.13%	54,744.33	45,057.30
^SPX	S&P 500 Price Return	7,718.60	-29.11	-0.38%	+0.09%	+0.42%	+1.77%	+12.75%	7,816.70	6,316.91
^SPXE	S&P 500 EQUAL WEIGHTED Price Return	8,856.31	-45.77	-0.51%	-0.81%	-0.18%	+3.92%	+14.07%	9,040.51	7,369.40
^MID	S&P 400 Mid Cap Price Return	3,784.99	+5.14	+0.14%	+0.14%	+0.65%	+0.50%	+14.51%	3,928.98	3,107.41
^SML	S&P 600 Small Cap Price Return	1,765.09	+6.42	+0.37%	-0.14%	+0.54%	+3.62%	+20.26%	1,832.20	1,364.94
^COMP	NASDAQ Composite Price Return	26,506.99	-77.07	-0.29%	+0.40%	+0.52%	-1.21%	+14.05%	27,190.21	20,690.25
^RUT	Russell 2000 Price Return	2,975.65	0.00	0.00%	+0.11%	+0.65%	+5.02%	+19.89%	3,068.42	2,305.11
^GSPTSE	S&P TSX Composite Price Return	36,513.80	-119.32	-0.33%	-0.11%	+0.67%	+3.68%	+15.14%	36,957.63	29,027.73
^IBOV	Brazil IBOVESPA Index Price Return	185,147.15	-40.98	-0.02%	+5.40%	+4.36%	+8.70%	+14.91%	198,657.33	140,680.34
Europe										
^SX5E	EURO STOXX 50 Price Return	6,392.93	+10.34	+0.16%	-1.43%	-0.42%	+4.74%	+10.39%	6,551.22	5,361.47
^PX1	CAC 40 Price Return	8,278.77	-7.63	-0.09%	-1.46%	-0.67%	+0.74%	+1.59%	8,726.03	7,665.62
^DAXK	Germany DAX Index (Kursindex) Price Return	9,506.97	+15.72	+0.17%	-1.97%	-0.81%	+5.12%	+3.62%	9,698.09	8,329.21
^UKX	FTSE 100 (GBP) Price Return	10,831.09	0.00	0.00%	+0.06%	+0.06%	+4.47%	+9.06%	10,989.50	9,177.09
^I	IBEX 35 Price Return	20,050.70	+50.50	+0.25%	+0.04%	+0.38%	+9.30%	+15.85%	20,213.60	15,002.20
Asia										
^MXCN	MSCI China Index Price Return	74.49	0.00	0.00%	-0.89%	-0.81%	-1.06%	-9.80%	90.75	68.13
^000001	China Shanghai SE Composite Price Return	3,930.12	-11.97	-0.30%	-0.56%	-1.41%	-2.42%	-0.98%	4,242.57	3,764.15
^HSCEI	Hang Seng China Enterprises Index Price Return	8,555.03	+169.79	+2.02%	+0.76%	+0.49%	+1.40%	-4.02%	9,770.21	7,404.47
^HSI	Hang Seng Index Price Return	25,650.87	+437.56	+1.74%	+0.26%	+0.33%	+2.76%	+0.08%	28,056.10	22,518.00
^N225	Nikkei 225 Stock Average Price Return	65,020.94	+806.46	+1.26%	-2.09%	-1.95%	-2.35%	+29.16%	72,366.34	43,459.29
^KS200	KOSPI 200 Index Price Return	1,051.52	+18.70	+1.81%	-3.34%	-1.83%	-25.22%	+73.65%	1,477.22	432.86
^NIFTY50	Nifty 50 Index Price Return	23,897.70	+24.25	+0.10%	-1.15%	-0.76%	+2.27%	-8.54%	26,373.20	22,182.55

Nvidia is the most valuable company in the world, and its $5.6 trillion market capitalization exceeds that of most countries



Global Purchasing Manager Index Ranges – August 2026



Global PMI Index
53.5 ▲ Prior Index: 52.7
Manufacturing: 52.3
Services: 53.7
Released: 9/3/2026 | Period: Aug

Developed Markets
54.1 ▲ Prior Index: 53.3
Manufacturing: 53.5
Services: 54.2
Released: 9/3/2026 | Period: Aug

Emerging Markets
52.4 ▲ Prior Index: 51.2
Manufacturing: 51.3
Services: 52.2
Released: 9/3/2026 | Period: Aug

EuroZone
52.0 ▶ Prior Index: 52.0
Manufacturing: 52.7
Services: 51.6
Released: 9/3/2026 | Period: Aug

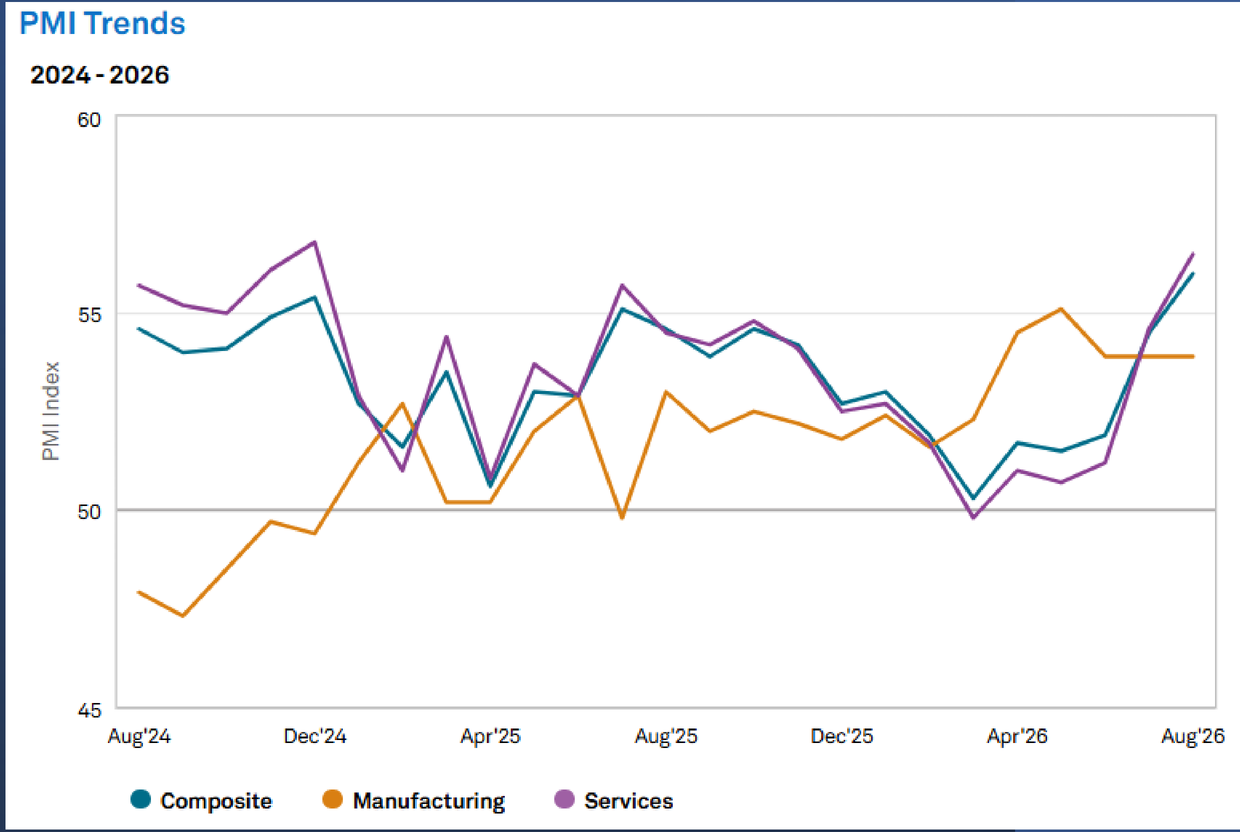
Asia
52.5 ▲ Prior Index: 51.7
Manufacturing: 52.2
Services: 51.9
Released: 9/3/2026 | Period: Aug

Source: S&P Global

US PMI Trends

USA Composite	Prior Composite
56.0 ▲ Release Date: 9/3/2026 Period: Aug	54.5 Release Date: 8/5/2026 Period: Jul

INDEX BREAKDOWN	INDEX/TREND FROM PRIOR SCORE	RELEASE DATE	PRIOR INDEX	PRIOR RELEASE DATE	6-MONTH TREND
Manufacturing	53.9 ▶	9/1/2026	53.9	8/3/2026	
Services	56.5 ▲	9/3/2026	54.6	8/5/2026	

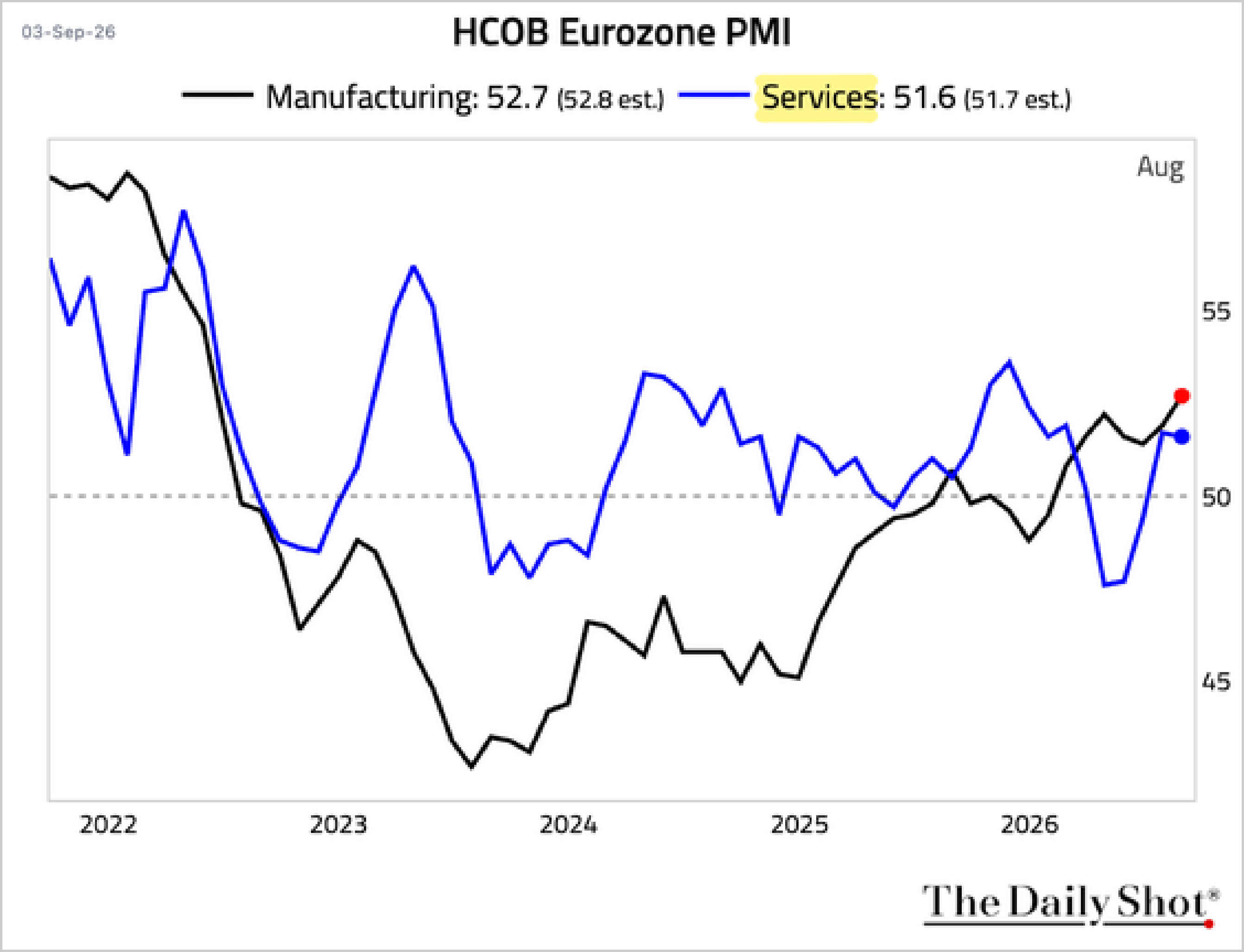


The U.S. manufacturing PMI held steady at 53.9, while services PMI jumped nearly 2 points to 56.5, boosting the August composite PMI by 1.5 points to 56.0

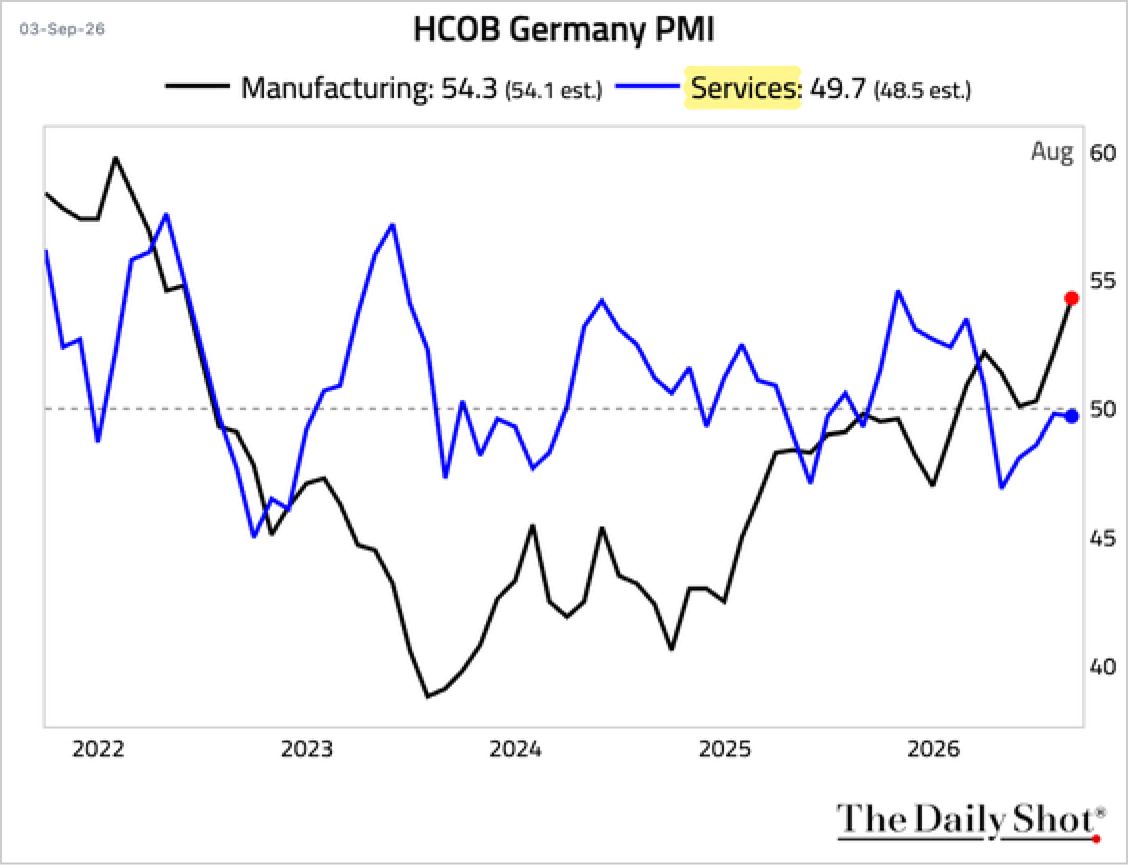
Source: S&P Global

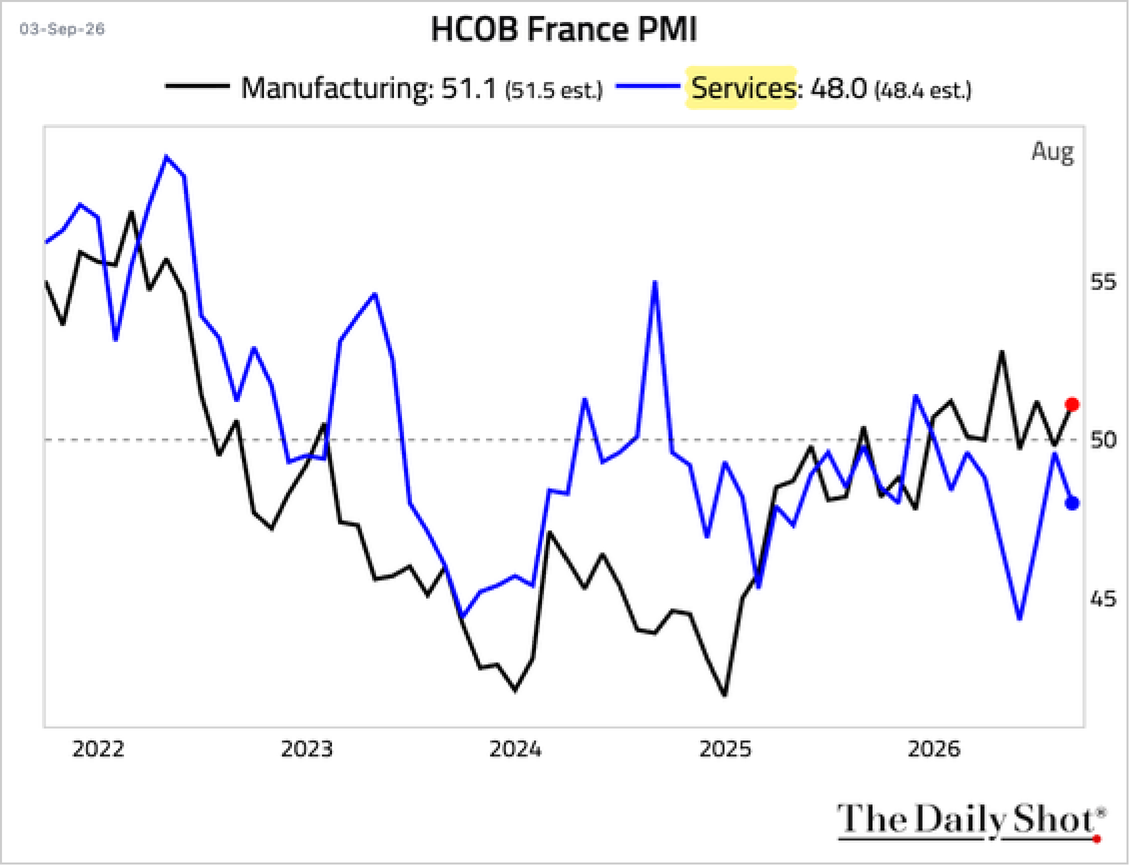
Global PMI Trends

Eurozone PMIs remained in expansion, with manufacturing improving to 52.7, while services dipped slightly to 51.6…

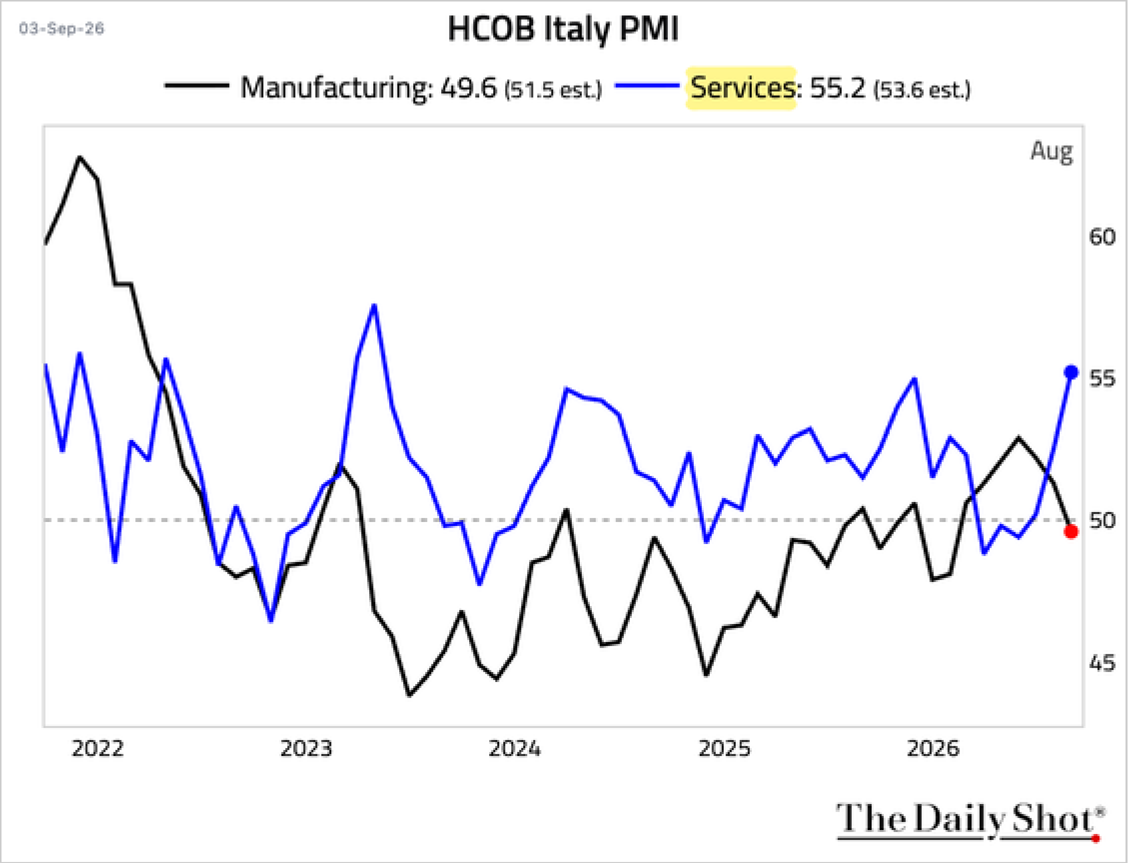


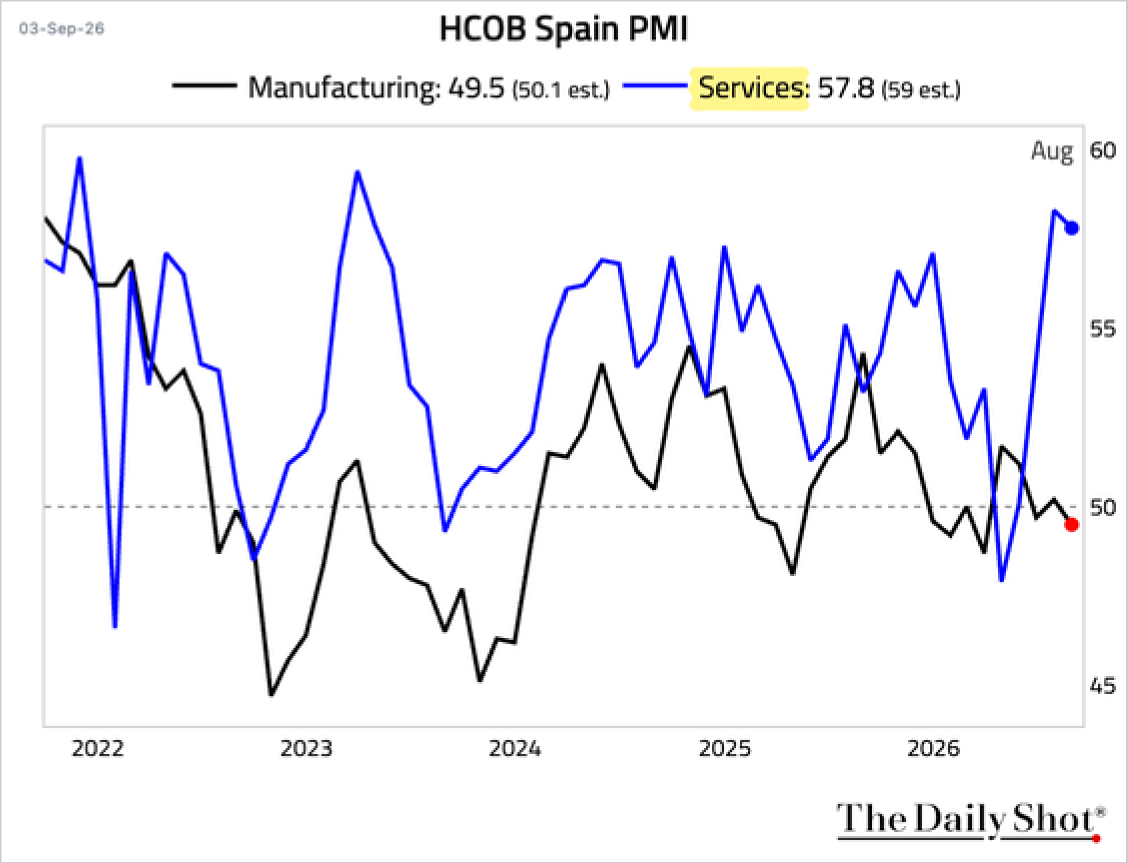
...German and French manufacturing improved, while services in both countries remain in moderate contraction...





…while Italy and Spain are the opposite, with services booming and manufacturing remaining somewhat soft





The Japanese yen strengthened to 156 yen per U.S. dollar, as traders anticipate additional currency intervention

Source: CNBC

U.S. Dollar Index (DXY) – One Year Price Chart

The U.S. Dollar index fell 0.5% this week, leaving it up 0.9% YTD and 1.4% over the last 12 months

Source: Yahoo Finance

Random Charts

Place your bets! The College Football Power Index had a few changes after this week's contests, with Texas and Ohio State at the top. Oregon and Michigan fell sharply, while Miami and LSU rose. Kalshi's prediction market currently favors Notre Dame, Ohio State, LSU, and Texas to win the College Football National Championship.

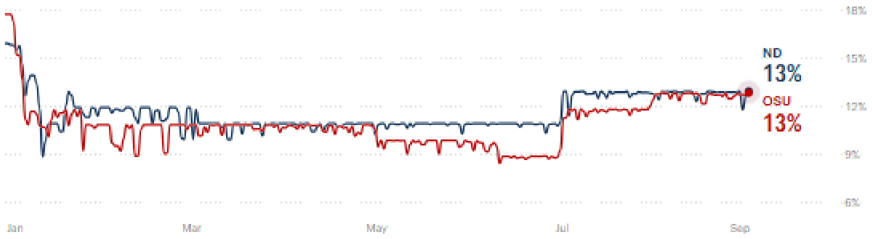
			POWER INDEX		
TEAM	CONF	W-L	FPI	RK	TREND
Texas Longhorns	SEC	1-0	30.3	1	↑1
Ohio State Buckeyes	Big Ten	1-0	30.0	2	↓1
Notre Dame Fighting Irish	FBS Indep.	1-0	27.0	3	--
Miami Hurricanes	ACC	1-0	25.4	4	↑3
Georgia Bulldogs	SEC	1-0	24.9	5	--
Indiana Hoosiers	Big Ten	1-0	24.3	6	--
LSU Tigers	SEC	1-0	24.1	7	↑2
Oregon Ducks	Big Ten	1-0	22.7	8	↓4
Alabama Crimson Tide	SEC	1-0	22.5	9	↓1
Texas A&M Aggies	SEC	1-0	21.3	10	↑1
Oklahoma Sooners	SEC	1-0	19.2	11	↑1
Texas Tech Red Raiders	Big 12	1-0	18.4	12	↓2
USC Trojans	Big Ten	2-0	17.5	13	--
Penn State Nittany Lions	Big Ten	1-0	17.2	14	↑3
South Carolina Gamecocks	SEC	1-0	15.8	15	↑8
Ole Miss Rebels	SEC	1-0	15.5	16	↓2
Florida Gators	SEC	1-0	15.5	17	↑1
Tennessee Volunteers	SEC	1-0	15.3	18	↓2
BYU Cougars	Big 12	1-0	14.1	19	↑1
Michigan Wolverines	Big Ten	1-0	11.8	20	↓5

NCAA FOOTBALL

College Football National Championship Winner

Live chat

Kalshi



$26,046,053 vol

1D 1W 1M ALL

	Chance		
Notre Dame	13%	Yes 13¢	No 88¢
Ohio St.	13%	Yes 13¢	No 88¢
LSU	12% ▲6	Yes 12¢	No 89¢
Texas	12%	Yes 12¢	No 89¢
Miami (FL)	10% ▲2	Yes 10¢	No 91¢
Oregon	10% ▼1	Yes 10¢	No 91¢
Indiana	9% ▼1	Yes 10¢	No 91¢
Georgia	9% ▼1	Yes 9¢	No 92¢
Oklahoma	4% ▲1	Yes 4¢	No 97¢
Texas Tech	4%	Yes 4¢	No 97¢
Alabama	3% ▼1	Yes 3¢	No 98¢
Ole Miss	3%	Yes 3¢	No 98¢
Texas A&M	3% ▲1	Yes 3¢	No 98¢
USC	3% ▲1	Yes 3¢	No 98¢

No love for the Bulldogs!

After a labor-heavy week, the focus shifts back to inflation. A quiet Labor Day Monday and Tuesday give way to Thursday’s PPI report and Friday’s CPI release, the two most important new reads on price pressures ahead of the September Fed meeting. Weekly claims and the preliminary Michigan consumer survey will add context on labor conditions and inflation expectations.

Economic Calendar

This Week's Major U.S. Economic Reports				
Time (ET)	**Report**	**Period**	**Median Forecast**	**Previous**
Monday, Sep. 7				
No events scheduled				
Tuesday, Sep. 8				
6:00 AM	NFIB Index of Small Business Optimism	Aug.	-	99.8
3:00 PM	Consumer Credit	Jul.	-	14.2B
Wednesday, Sep. 9				
No events scheduled				
Thursday, Sep. 10				
8:30 AM	Weekly Jobless Claims	Sept. 5	208K	206K
8:30 AM	PPI	Aug.	0.4%	0%
8:30 AM	Ex-Food & Energy PPI, M/M%	Aug.	0.3%	0.2%
8:30 AM	PPI,Y/Y%	Aug.	5.3%	4.7%
10:00 AM	Monthly Wholesale Trade	Jul.	-	0.2%
10:00 AM	Existing Home Sales	Aug.	3.9M	4.1M
Friday, Sep. 11				
8:30 AM	CPI	Aug.	0.4%	0.1%
8:30 AM	Core CPI, M/M%	Aug.	0.2%	0.2%
8:30 AM	CPI, Y/Y%	Aug.	3.4%	3.4%
8:30 AM	CPI Core, Y/Y%	Aug.	2.4%	2.5%
10:00 AM	U. Michigan Prelim Consumer Survey	Sep	52.3	51
2:00 PM	Monthly Treasury Balance	Aug.	-	-432B

Source: MarketWatch.com

Return to Weekly Themes

Charts of the Week

Thanks for reading! Please send me any feedback, other charts you like, your favorite sources for economics and investment ideas, book recommendations, etc. Have a great week!

Timothy K. Southard, CFA

tim.southard@cbre.com

404-964-8450

www.linkedin.com/in/timsouthardcfa/