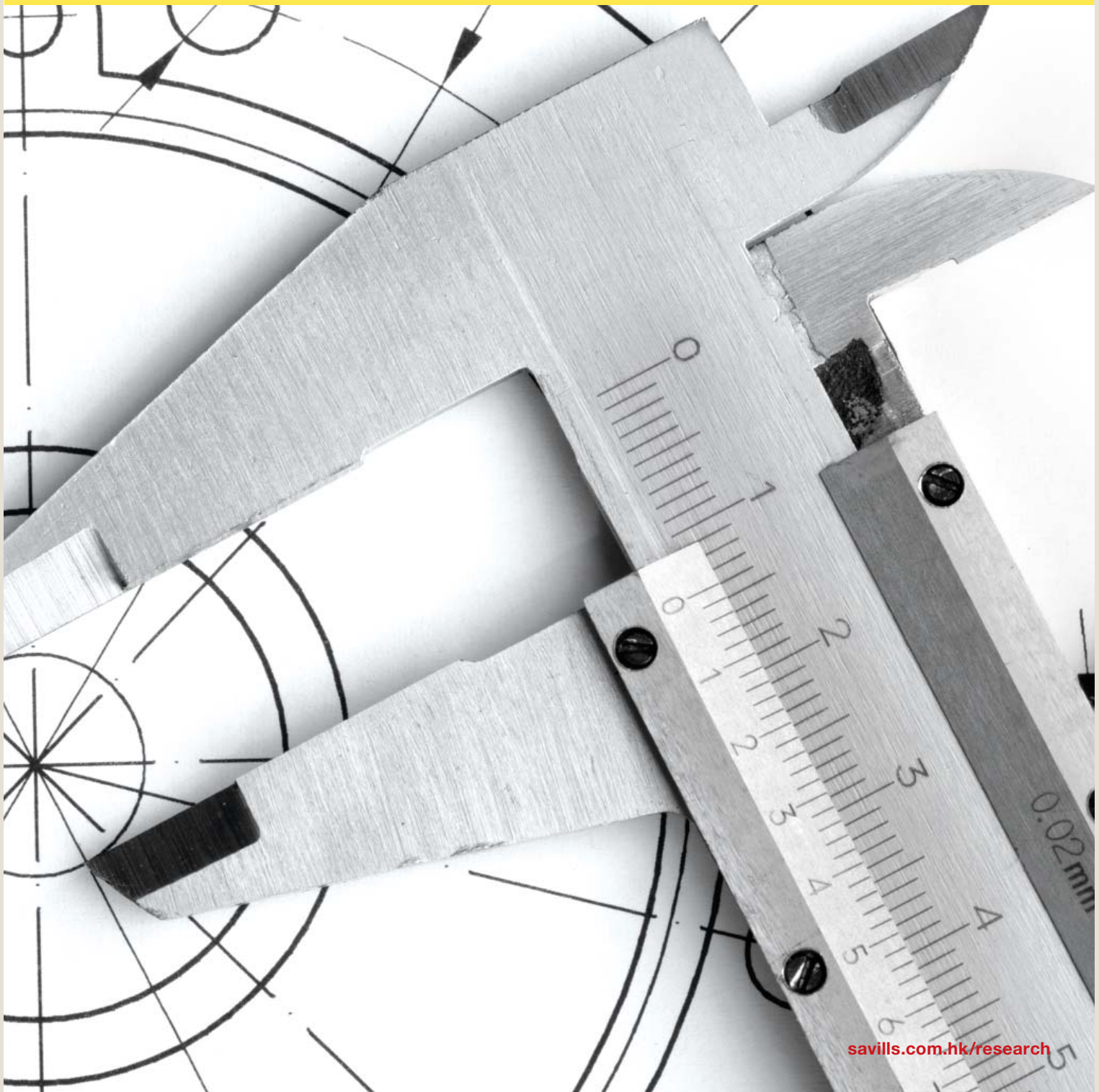


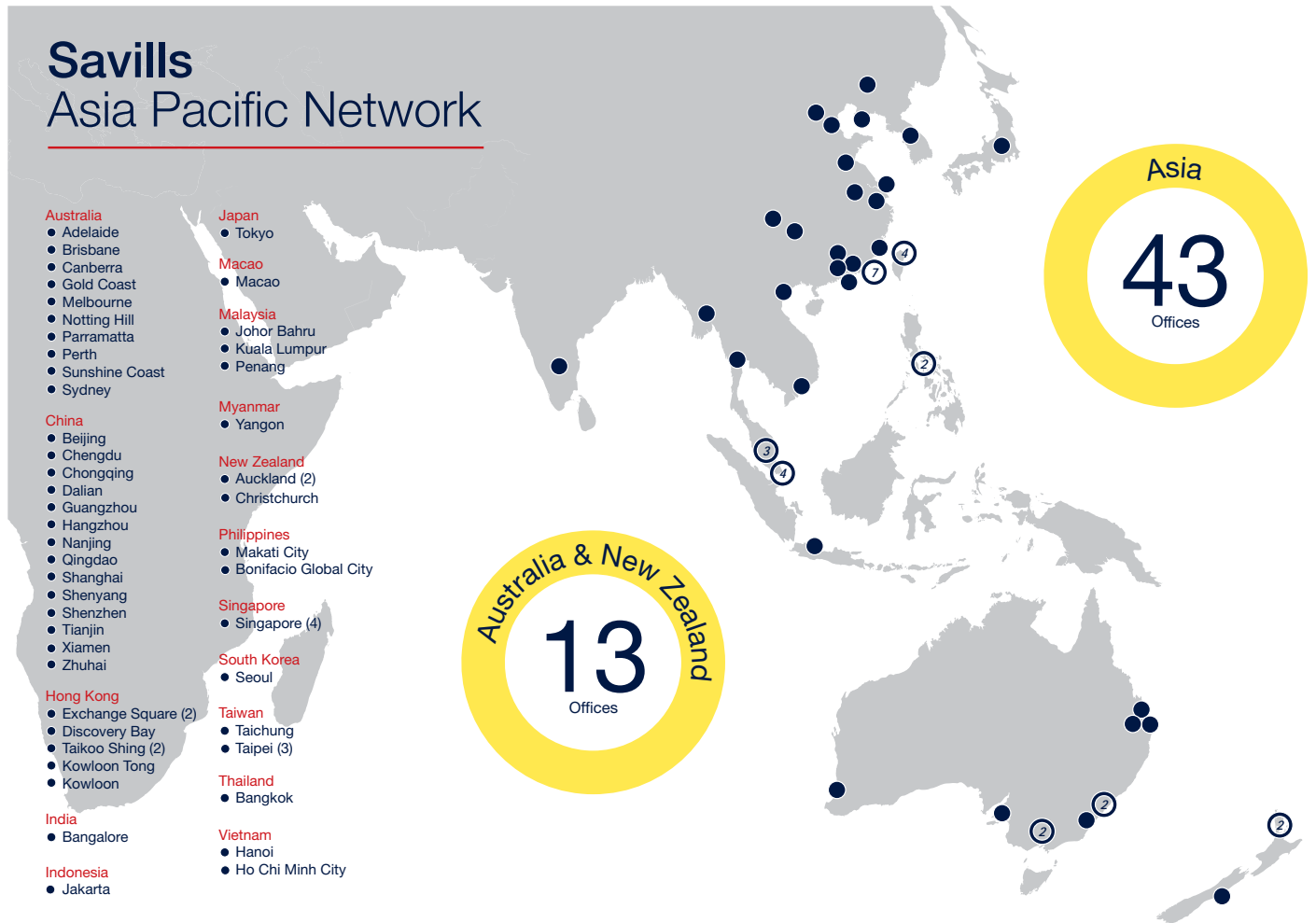


Survey
Prime Benchmark

1 January 2015



An introduction to Savills



Source: Savills Research & Consultancy

Savills is a leading global real estate service provider listed on the London Stock Exchange. The company, established in 1855, has a rich heritage with unrivalled growth. The company now has over 600 offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

In Asia Pacific, Savills has 56 regional offices comprising over 22,000 staff. Asia Pacific markets include Australia, China, Hong Kong, Japan, Korea, Macau, New Zealand, Taiwan, Thailand, Singapore and Viet Nam, with associate offices in Malaysia

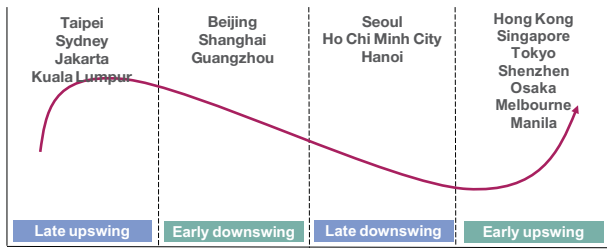
and the Philippines. Savills provides a comprehensive range of advisory and professional property services to developers, owners, tenants and investors. These include consultancy services, facilities management, space planning, corporate real estate services, property management, leasing, valuation and sales in all key segments of commercial, residential, industrial, retail, investment and hotel property.

A unique combination of sector knowledge and entrepreneurial flair gives clients access to real estate expertise of the highest calibre.

We are regarded as an innovative-thinking organisation supported by excellent negotiating skills. Savills chooses to focus on a defined set of clients, offering a premium service to organisations and individuals with whom we share a common goal. Savills is synonymous with a high-quality service offering and a premium brand, taking a long-term view of real estate and investing in strategic relationships.

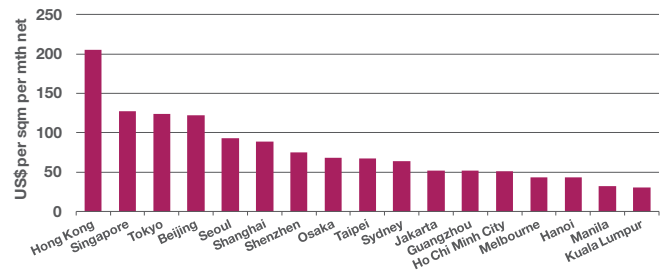
Prime offices (top 5)

GRAPH 1



Source: Savills Research & Consultancy

GRAPH 2



Source: Savills Research & Consultancy

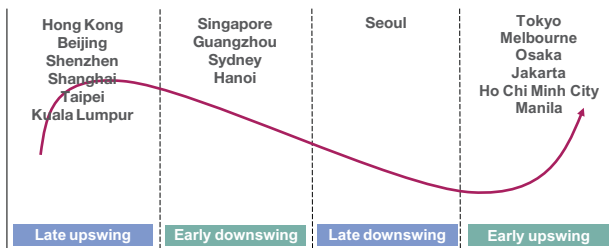
TABLE 1

	Hong Kong	Singapore	Tokyo	Beijing	Seoul	Shanghai	Shenzhen	Osaka	Taipei	Sydney	Jakarta	Guangzhou	HCMC	Melbourne	Hanoi	Manila	Kuala Lumpur
Rent (US\$ psm net eff. pm)	180.1	127.3	115.6	114.6	70.3	79.5	68.4	63.1	54.4	60.4	40.0	44.6	40.8	39.3	39.4	25.6	30.8
Management fee (US\$ psm net pm)	16.0	Inclusive	Inclusive	8.0	23.0	9.4	6.3	Inclusive	10.6	0.7	7.0	7.0	6.5	0.9	Inclusive	4.5	Inclusive
Gov't rates/tax (US\$ psm net pm)	9.0	Inclusive	8.5	Inclusive	Inclusive	Inclusive	Inclusive	5.1	2.7	2.7	4.7	Inclusive	4.1	3.7	3.9	1.8	Inclusive
Total	205.1	127.3	124.2	122.6	93.2	88.9	74.7	68.2	67.7	63.8	51.7	51.5	51.4	43.8	43.3	32.0	30.8

Source: Savills Research & Consultancy

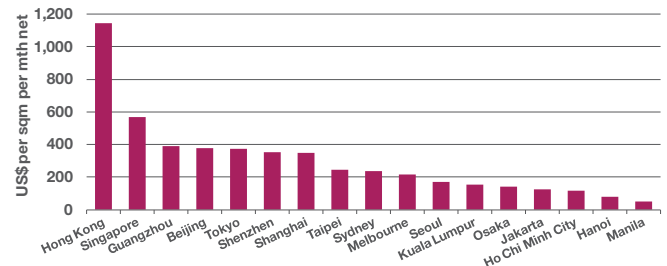
Prime retail malls (top 5)

GRAPH 3



Source: Savills Research & Consultancy

GRAPH 4



Source: Savills Research & Consultancy

TABLE 2

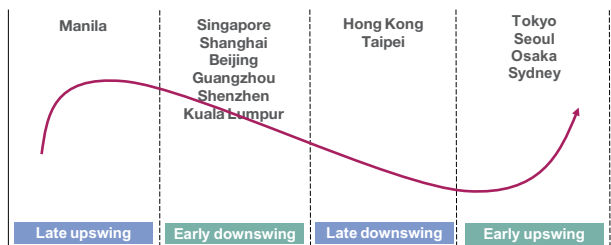
	Hong Kong	Singapore	Guangzhou	Beijing	Tokyo*	Shenzhen	Shanghai	Taipei	Sydney	Melbourne	Seoul	Kuala Lumpur	Osaka	Jakarta	HCMC	Hanoi	Manila
Rent (US\$ psm net eff. pm)	1,063.3	570.3	373.8	366.1	345.9	337.5	335.5	222.2	234.8	206.9	154.7	152.8	132.6	101.8	100.0	71.2	40.1
Management fee (US\$ psm net pm)	28.0	Inclusive	17.2	13.6	Inclusive	13.4	14.5	11.4	Inclusive	1.9	16.7	Inclusive	Inclusive	12.2	7.0	Inclusive	6.2
Gov't rates/tax (US\$ psm net pm)	53.2	Inclusive	Inclusive	Inclusive	27.7	Inclusive	Inclusive	11.1	Inclusive	5.0	Inclusive	Inclusive	10.6	11.4	10.0	7.1	2.8
Total	1,144.5	570.3	391.0	379.6	373.6	351.0	350.0	244.8	234.8	213.8	171.4	152.8	143.2	125.3	117.0	78.3	49.1

Source: Savills Research & Consultancy

* As prime retail mall rental figures are not available for Tokyo, average prime high street retail rents are used instead.

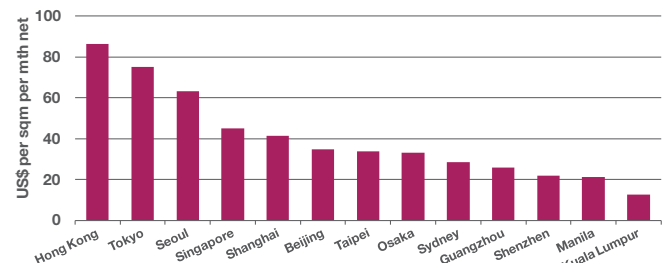
Luxury apartments (top 10)

GRAPH 5



Source: Savills Research & Consultancy

GRAPH 6



Source: Savills Research & Consultancy

TABLE 3

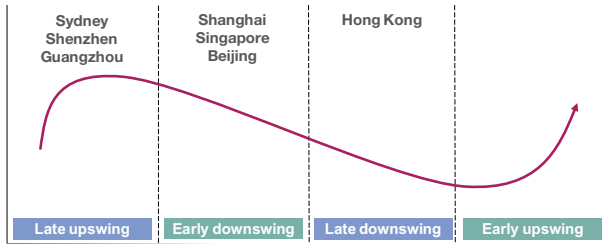
	Hong Kong	Tokyo	Seoul*	Singapore	Shanghai	Beijing	Taipei	Osaka	Sydney	Guangzhou	Shenzhen	Manila	Kuala Lumpur
Rent (US\$ psm net eff. pm)	74.6	75.1	63.4	45.1	41.4	34.9	29.9	33.1	28.6	24.9	21.9	21.4	12.6
Management fee (US\$ psm net pm)	8.1	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive	2.4	Inclusive	Inclusive	0.9	Inclusive	Inclusive	Inclusive
Gov't rates/tax (US\$ psm net pm)	3.7	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive	1.5	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive
Total	86.5	75.1	63.4	45.1	41.4	34.9	33.8	33.1	28.6	25.8	21.9	21.4	12.6

Source: Savills Research & Consultancy

* Seoul's rent = (Security deposit × Interest rate) / 12 + Monthly payment

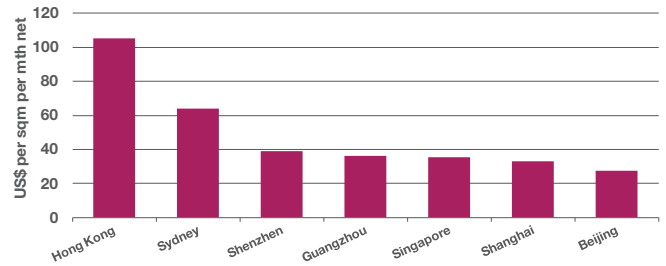
Prime villas/townhouses (top 5)

GRAPH 7



Source: Savills Research & Consultancy

GRAPH 8



Source: Savills Research & Consultancy

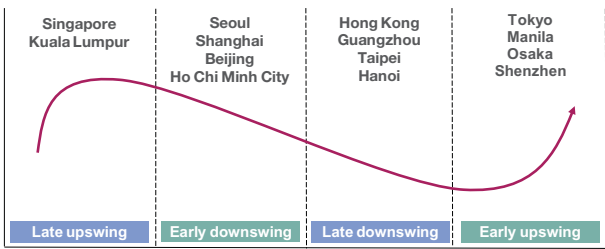
TABLE 4

	Hong Kong	Sydney	Shenzhen	Guangzhou	Singapore	Shanghai	Beijing
Rent (US\$ psm net eff. pm)	90.0	63.8	39.1	36.3	35.5	33.0	27.5
Management fee (US\$ psm net pm)	10.5	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive
Gov't rates/tax (US\$ psm net pm)	4.5	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive
Total	105.1	63.8	39.1	36.3	35.5	33.0	27.5

Source: Savills Research & Consultancy

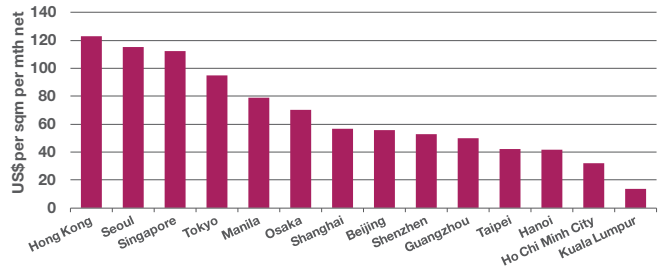
Luxury serviced apartments (top 5)

GRAPH 9



Source: Savills Research & Consultancy

GRAPH 10



Source: Savills Research & Consultancy

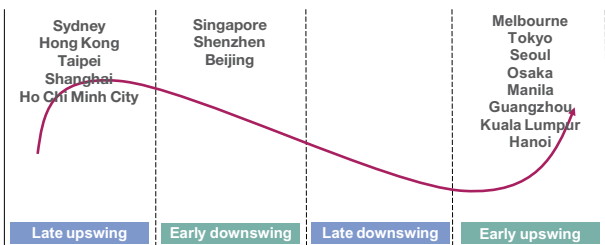
TABLE 5

	Hong Kong	Seoul	Singapore	Tokyo	Manila	Osaka	Shanghai	Beijing	Shenzhen	Guangzhou	Taipei	Hanoi	HCMC	Kuala Lumpur
Rent (US\$ psm net eff. pm)	122.9	104.3	112.4	95.0	78.8	70.3	56.8	55.7	52.9	49.8	37.8	37.7	29.0	13.4
Management fee (US\$ psm net pm)	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive	3.0	Inclusive	Inclusive	Inclusive
Gov't rates/tax (US\$ psm net pm)	Inclusive	11.1	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive	Inclusive	1.5	3.8	2.9	Inclusive
Total	122.9	115.4	112.4	95.0	78.8	70.3	56.8	55.7	52.9	49.8	42.3	41.5	31.9	13.4

Source: Savills Research & Consultancy

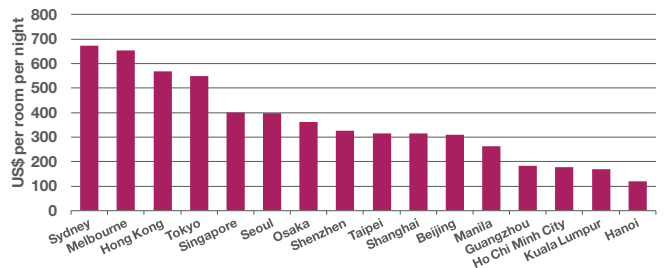
Prime hotels (top 5)

GRAPH 11



Source: Savills Research & Consultancy

GRAPH 12



Source: Savills Research & Consultancy

TABLE 6

	Sydney	Melbourne	Hong Kong	Tokyo	Singapore	Seoul	Osaka	Shenzhen	Taipei	Shanghai	Beijing	Manila	Guangzhou	HCMC	Kuala Lumpur	Hanoi
Room rate (US\$ per room per night)	672.9	652.6	566.8	550.1	401.0	396.1	362.6	325.2	315.3	313.8	308.9	262.1	181.7	178.2	168.2	120.6

Source: Savills Research & Consultancy

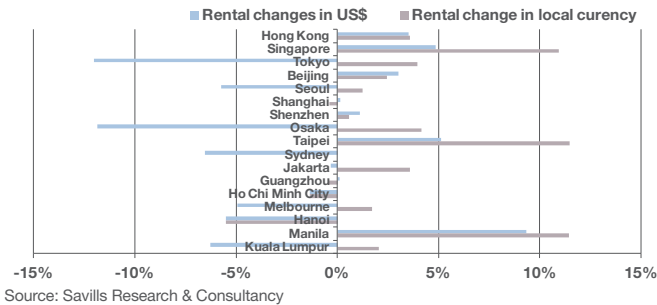
Assumptions:

1) 1 sq m = 10.7639 sq ft/0.3025 ping/0.3025 tsubo

2) As of 31 December 2014, RMB/USD = 6.12; HKD/USD = 7.76; NTD/USD = 31.7; JPY/USD = 119.8; KRW/USD = 1,099; SGD/USD = 1.32; MYR/USD = 3.50; VND/USD = 21,246; AUD/USD = 1.22

Cost changes - prime offices, Jul-Dec 2014

GRAPH 13



Source: Savills Research & Consultancy

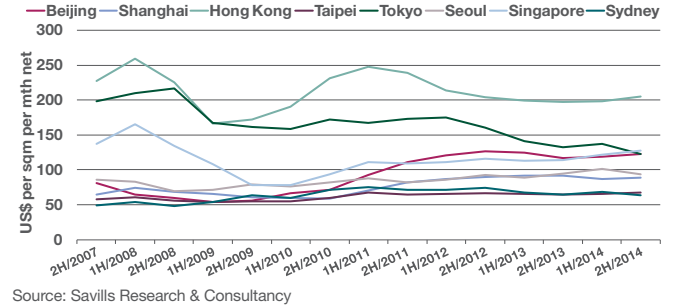
TABLE 7

Rental changes from 1 Jul 2014	Hong Kong	Singapore	Tokyo	Beijing	Seoul	Shanghai	Shenzhen	Osaka	Taipei	Sydney	Jakarta	Guangzhou	HCMC	Melbourne	Hanoi	Manila	Kuala Lumpur
In US dollars	3.5%	4.9%	-12.0%	3.0%	-5.7%	0.2%	1.1%	-11.8%	5.1%	-6.5%	-0.3%	0.1%	-1.4%	-4.9%	-5.5%	9.3%	-6.3%
In local currency	3.6%	10.9%	4.0%	2.4%	1.2%	-0.4%	0.6%	4.2%	11.5%	0.0%	3.6%	-0.5%	-1.4%	1.7%	-5.5%	11.4%	2.0%

Source: Savills Research & Consultancy

Prime office costs, 2H/2007-2H/2014

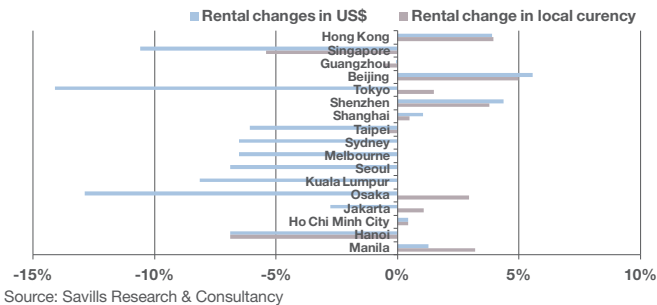
GRAPH 14



Source: Savills Research & Consultancy

Cost changes - prime retail malls, Jul-Dec 2014

GRAPH 15



Source: Savills Research & Consultancy

TABLE 8

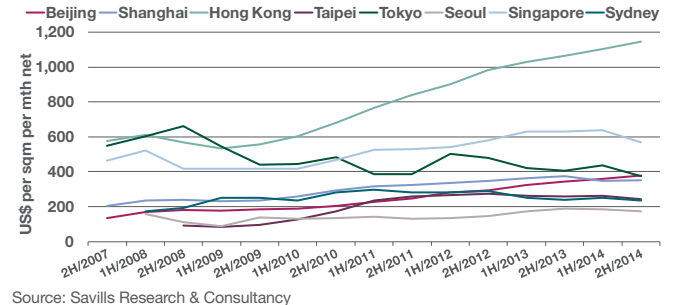
Rental changes from 1 Jul 2014	Hong Kong	Singapore	Guangzhou	Beijing	Tokyo*	Shenzhen	Shanghai	Taipei	Sydney	Melbourne	Seoul	Kuala Lumpur	Osaka	Jakarta	HCMC	Hanoi	Manila
In US dollars	3.9%	-10.6%	-0.1%	5.6%	-14.1%	4.4%	1.0%	-6.1%	-6.5%	-6.5%	-6.9%	-8.1%	-12.9%	-2.8%	0.4%	-6.9%	1.3%
In local currency	4.0%	-5.4%	-0.6%	5.0%	1.5%	3.8%	0.5%	-0.4%	0.0%	0.0%	0.0%	0.0%	2.9%	1.1%	0.4%	-6.9%	3.2%

Source: Savills Research & Consultancy

* As prime retail mall rental figures are not available for Tokyo, average prime high street retail rents are used instead.

Prime retail mall costs, 2H/2007-2H/2014

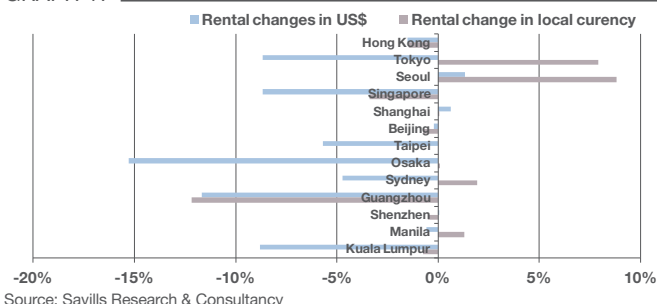
GRAPH 16



Source: Savills Research & Consultancy

Cost changes - luxury apartments, Jul-Dec 2014

GRAPH 17



Source: Savills Research & Consultancy

TABLE 9

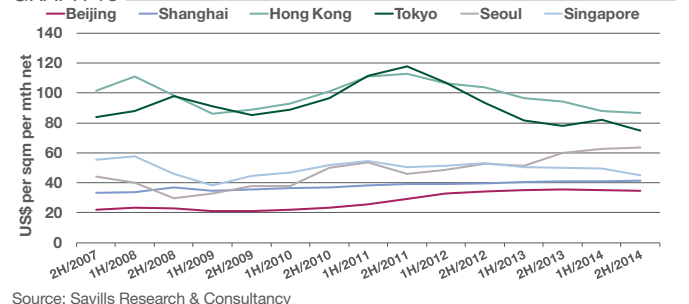
Rental changes from 1 Jul 2014	Hong Kong	Tokyo	Seoul*	Singapore	Shanghai	Beijing	Taipei	Osaka	Sydney	Guangzhou	Shenzhen	Manila	Kuala Lumpur
In US dollars	-1.5%	-8.7%	1.3%	-8.7%	0.6%	-0.2%	-5.7%	-15.3%	-4.7%	-11.7%	0.1%	-0.6%	-8.8%
In local currency	-1.5%	7.9%	8.8%	-3.4%	0.1%	-0.7%	0.0%	0.1%	1.9%	-12.2%	-0.5%	1.3%	-0.7%

Source: Savills Research & Consultancy

* Seoul's rent = (Security deposit × Interest rate) / 12 + Monthly payment

Luxury apartment costs, 2H/2007-2H/2014

GRAPH 18



Source: Savills Research & Consultancy

Cost changes - prime villa/townshes, Jul–Dec 2014

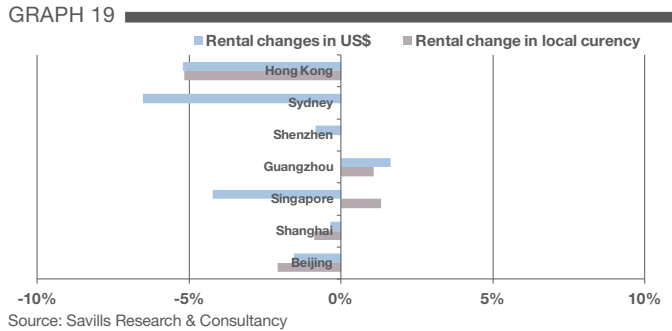
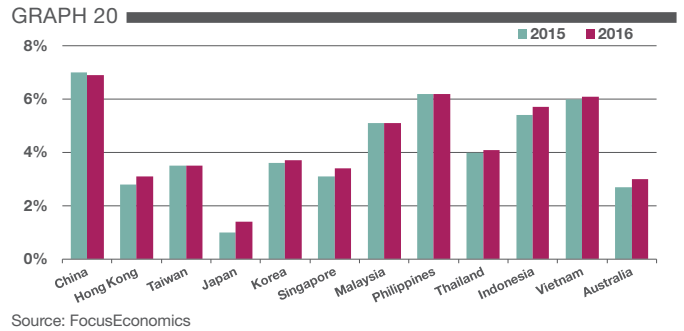


TABLE 10

Rental changes from 1 Jul 2014	Hong Kong	Sydney	Shenzhen	Guangzhou	Singapore	Shanghai	Beijing
In US dollars	-5.2%	-6.5%	-0.8%	1.6%	-4.2%	-0.3%	-1.5%
In local currency	-5.2%	0.0%	0.0%	1.1%	1.3%	-0.9%	-2.1%

Source: Savills Research & Consultancy

Real GDP growth forecasts, 2015–2016



Cost changes - luxury serviced apts, Jul–Dec 2014

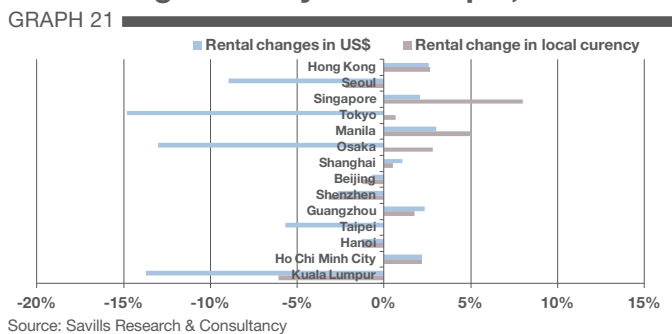
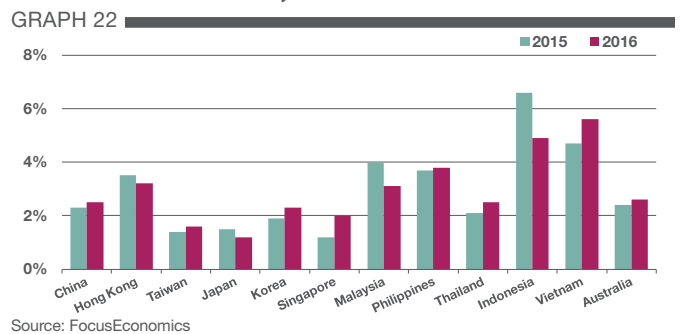


TABLE 11

Rental changes from 1 Jul 2014	Hong Kong	Seoul	Singapore	Tokyo	Manila	Osaka	Shanghai	Beijing	Shenzhen	Guangzhou	Taipei	Hanoi	HCMC	Kuala Lumpur
In US dollars	2.6%	-9.0%	2.1%	-14.8%	3.0%	-13.0%	1.1%	-0.7%	-2.7%	2.3%	-5.7%	-1.3%	2.2%	-13.7%
In local currency	2.6%	-2.2%	8.0%	0.7%	5.0%	2.8%	0.5%	-1.2%	-3.2%	1.8%	0.0%	-1.3%	2.2%	-6.1%

Source: Savills Research & Consultancy

Inflation forecasts, 2015–2016



Cost changes - prime hotels, Dec 2014 YoY

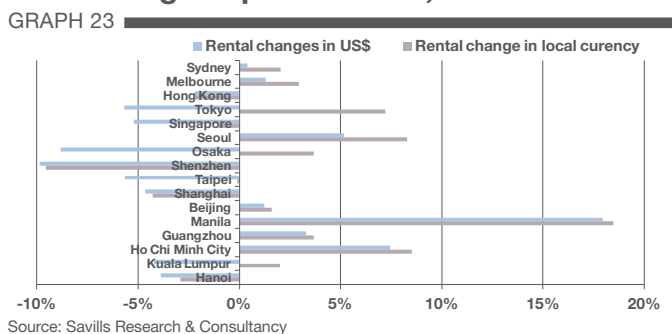
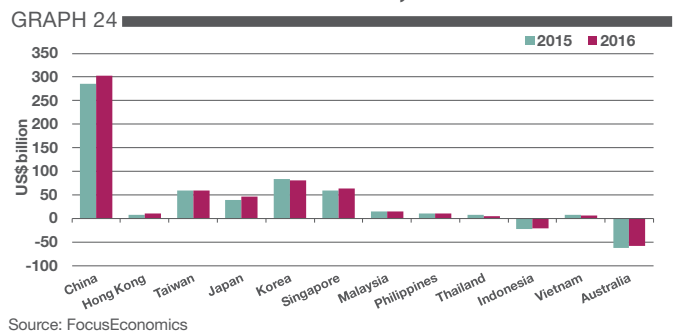


TABLE 12

Rental changes from 1 Jan 2014	Sydney	Melbourne	Hong Kong	Tokyo	Singapore	Seoul	Osaka	Shenzhen	Taipei	Shanghai	Beijing	Manila	Guangzhou	HCMC	Kuala Lumpur	Hanoi
In US dollars	0.4%	1.3%	-2.2%	-5.7%	-5.2%	5.2%	-8.8%	-9.9%	-5.7%	-4.6%	1.2%	17.9%	3.3%	7.5%	-4.2%	-3.9%
In local currency	2.0%	2.9%	-2.2%	7.2%	-1.0%	8.3%	3.7%	-9.5%	-0.1%	-4.3%	1.6%	18.5%	3.7%	8.5%	2.0%	-2.9%

Source: Savills Research & Consultancy

Current account forecasts, 2015–2016



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This report has been prepared to provide a benchmark of occupancy costs of selective prime properties in various cities in Asia, inclusive of rents, management fees and government taxes/rates. Except for the hotel sector, all the costs are quoted on a net floor area basis per month, which is defined as the floor area exclusively allocated to a unit, excluding common areas. As only a small basket of 5 to 10 prime buildings are monitored in each sector, the rental data and occupancy costs reported in this publication might be higher than the average market figures being reported elsewhere. Given varying local market practices, necessary assumptions and judgments are made by our real estate professionals in local offices to achieve comparable results among the different cities.



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