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 59 regional offices comprising over 25,000 staff. Asia Pacific markets include Australia, China, Hong Kong, India, Indonesia, Japan, Macau, Malaysia, New Zealand, Singapore, South Korea, Taiwan, Thailand and Viet Nam. 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.
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<td>Major transactions Q3 2019</td>
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Australia

The Australian economy has been defined by continued sluggish business and consumer sentiment, post the surprise result of the May 2019 General Election that reinstalled the incumbent Liberal/National Government.

The Reserve Bank of Australia has continued to pump prime the economy with lower interest rates, easing again on 1 October 25bp to an all-time low of 0.75%. Recent easing’s in Monetary Policy are arguable yet to be felt through the economy, but it’s clear the RBA is trying to kick-start economic activity to address too-low inflation and hence minimal income growth and to spark business confidence and investment. Unemployment and Underemployment are also a concern to the RBA and the Government, however the currency is proving beneficial to the economy from competitive exports resulting in positive taxation and economic GDP.

With Interest rates low for longer, Investors have remained confident in Australia’s Commercial Property market. Office remains the preferred asset sector from an income and capital appreciation perspective, supported by high quality assets, tenant demand and scarcity. Sydney and Melbourne CBD markets are the preferred locations for capital, however there is a growing interest in North Sydney and Parramatta markets due to tenants looking to diversify their locations and move back office functions out of the CBD. Returns in the office sector have been buoyant with total returns recorded at +11.6% in the year to June 2019. Melbourne has been the best performing CBD market, returning +13%, as it has played catch-up to Sydney, however the best performing market has been in the Sydney Fringe market of Parramatta at +16% driven by capital growth of +9.8%. Parramatta has benefited from Infrastructure investment and new developments by Institutions as tenants diversify their locations and seek relatively cheaper office space.

Industrial assets are also in demand from a capital appreciation perspective across all capital cities, with Institutional and Syndicate Investors continuing to seek assets for their core portfolios. This is creating an environment where assets effectively leave the market that will in time reduce liquidity, but support capital values. Concerningly, rental growth is not driving asset demand, but rather the thematic of population densification and the resulting logistics/e-commerce business cycle is creating an investor fervour. Industrial returns have been buoyant giving +13.0% to June 2019.

Retail, as is the case globally, is problematic. Australia is seeing a continued and clear bifurcation between Non-discretionary and Discretionary spending and consumer focus, which is influencing the performance of retail assets. Retail returns have been muted giving +3.7% to June 2019, however income return was +5.2%, while capital growth was -1.4%. Victoria and New South Wales have been the drivers for Retail.

Looking forward, we believe low interest rates and developer discipline will continue to support property asset prices, with the low AUD an added investment positive for global investors looking for superior returns.

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Australia Property Sales, September 2004 to September 2019

![Graph of Australia Property Sales](chart.png)

**Major Investment Transactions, Q3/2019**

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>LOCATION</th>
<th>PRICE</th>
<th>BUYER</th>
<th>USAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Chifley Square (50%)</td>
<td>Sydney, NSW</td>
<td>AUD922.0 mil/US$626.9 mil</td>
<td>Charter Hall</td>
<td>Office</td>
</tr>
<tr>
<td>242 Exhibition Street</td>
<td>Melbourne, VIC</td>
<td>AUD830.0 mil/US$564.4 mil</td>
<td>Charter Hall</td>
<td>Office</td>
</tr>
<tr>
<td>201 Elizabeth Street</td>
<td>Sydney, NSW</td>
<td>AUD630.0 mil/US$428.4 mil</td>
<td>Abacus, Charter Hall</td>
<td>Office</td>
</tr>
<tr>
<td>400 George Street</td>
<td>Brisbane, QLD</td>
<td>AUD$524.7 mil/US$356.8 mil</td>
<td>Cromwell Property Group</td>
<td>Office</td>
</tr>
<tr>
<td>285 George Street (25%)</td>
<td>Sydney, NSW</td>
<td>AUD450.0 mil/US$306.0 mil</td>
<td>AMP Capital</td>
<td>Office</td>
</tr>
</tbody>
</table>

*Source: Savills Research & Consultancy*
The en-bloc investment market was active in Q3/2019, with a total of nine deals concluded for a combined consideration of RMB18.4 billion. The majority of transactions were office assets and development site acquisitions. Domestic players dominated deal activity during the quarter with most buyers and sellers coming from local investors and developers. Major transactions included:

- China Vanke acquired a 100% equity share of HNA Plaza from HNA Group for a total consideration of RMB1.736 billion.
- Ping An Life Insurance acquired a 100% equity share of land plot D-03/04 in Lize Financial Business District for a total consideration of RMB5.828 billion. This plot was previously owned by China Fortune Land Development and will be developed into an office tower.
- Pangu Plaza Building 5, an international Grade A office tower located in Asia-Olympic area, was acquired by BBMG through a government-assisted sale for a total consideration of RMB5.187 billion.
- China Resources Group purchased the retail components in Xibeiwang New Village Project from local developer Citychamp Dartong Co., Ltd. for a total consideration of RMB2.459 billion.

In the sales market, the first-hand strata-title office sector received 150,739 sq m of new supply in Q3/2019, down 13.9% quarter-on-quarter (QoQ) and 63.2% year-on-year (YoY). Total transacted area reached 100,119 sq m, a slight increase of 9.6% QoQ though this was down 20.4% YoY. Total consideration reached RMB6.21 billion, down 21.4% QoQ and 33.7% YoY. Average transaction prices dropped by 15.2% QoQ and 16.6% YoY to RMB61,776 per sq m.

New supply in the first-hand strata-title retail market reached 72,715 sq m in Q3/2019, up 39.6% QoQ though this was down 9.7% YoY. Total transacted area reached 100,119 sq m, down 45.7% QoQ and 56.9% YoY. Total consideration registered RMB4.14 billion in Q3/2019, down 45.7% QoQ and 44.1% YoY. Average transaction prices were up by 56% QoQ and 29.9% YoY to RMB41,352 per sq m.

Current urban planning policies have heavily subdued the development of commercial real estate in Beijing’s urban areas. Consequently, the future supply of high-end projects in prime locations will be limited. In response, investors have started to pursue value-added assets which offer greater potential for returns. Investment opportunities, such as office and retail assets in prime locations and stable tenants or development sites with clear construction plans, will continue to grow in popularity.
China (Northern) - Tianjin

Tianjin’s land market received a steady increase of new supply but saw a slight decline in transactions. Developers are expected to acquire land at a slower pace in 2H/2019.

Tianjin’s supply of new land rose by 11% quarter-on-quarter (QoQ) and by 166% year-on-year (YoY) to 7.717 million sq m in Q3/2019. Meanwhile, transaction volume reached 5.1466 million sq m, down by 3% QoQ though up significantly by 126% YoY. Four land parcels with an area of 519,137 sq m located in the city core accounted for 6.7% of the total supply; the four fringe districts and Binhai New Area saw comparable figures of 28.4% and 23.4%, respectively, while suburban areas accounted for 41.5%. In terms of transaction volume, the four fringe districts made up 46.2%—nearly half the total volume, while suburban areas and Binhai New Area made up 27% and 24.7%, respectively. A Meijiang plot of 107,400 sq m in Hexi District, part of the city core, was acquired this quarter.

The No.2019-098 land plot in Haihe Educational Park went to auction in July 2019. It is in Jinnan District and positioned for residential and commercial usage. The plot covers a total area of 115,998.8 sq m with a plot ratio ranging from 1.0 to 1.35. The hard floor price was set at RMB1.5 billion with a ceiling of RMB1.9 billion, and the accommodation value (AV) was set at RMB9,579 per sq m with a ceiling of RMB12,133 per sq m. China Overseas won the bid, paying the ceiling price and the ceiling AV.

Another land plot of No. 2019-111 located in Hexi District was acquired in September 2019. The plot was also positioned for residential and commercial usage, covering a total area of 40,085.4 sq m with a plot ratio ranging from 1.0 to 2.7. The planned GFA reached 107,400 sq m with a greening rate higher than 40% and building density lower than 30%. The hard floor price is set at RMB2.1 billion with a ceiling of RMB2.36 billion, and the accommodation value is set at RMB19,553 per sq m with a ceiling of RMB21,974 per sq m. The winning bid also went to China Overseas for a total consideration of RMB2.22 billion, reflecting an accommodation value of RMB20,670 per sq m.

Barring any suspension or delay of auctions in Q4/2019, Tianjin’s land market should remain robust, while supply, transaction volumes and prices are expected to fluctuate slightly.
China (Western) - Chengdu

The Chengdu Grade A office market in 2019 has not been able to replicate the success the city saw in 2018. In Q3/2019, no new supply entered the office market, leaving Grade A office stock of Chengdu at approximately 3.2 million sq m. However, increased net absorption of 53,000 sq m helped to pull the vacancy rate down to 20.8%. Though the increased net absorption is a positive trend, average rent still fell to RMB102.7 per sq m per month.

The top three sources of leasing demand came from finance, information technology and real estate, which accounted for 53% of total new leasing space during Q3/2019. Finance is still the most active industry in Chengdu’s office market, with the proportion of this sector’s new transactions fluctuating between 20% and 30% during 2019. Broken down by submarket, demand from financial enterprises was the strongest in both Dongda Street and Financial City.

Significant leasing demand also came from the insurance industry. Due to beneficial insurance policies and strategies enacted by both the provincial and municipal governments, insurance companies’ composition of total financial leasing has more than doubled from 7% in Q1 to 17% in Q3. Insurance enterprises have become a new force supporting Grade A office demand this year.

The slow pace of economic development has led to a sluggish office market, which has had a negative impact on average rents. Some office operators have implemented promotional strategies leading to lower rents. So, average rents in all main areas have dropped except in Financial City.

Demand from local enterprises was significant during Q3/2019, accounting for 53% of total new office leasing, compared to 40% in 1H/2019. More than half of newly leased areas came from information technology, commercial and professional services companies. Conversely, international companies have seen a 10% decline quarter-on-quarter (QoQ) in demand.

With the decrease in supply and the unclear investment environment, office demand is expected to fall during Q4/2019.

Chengdu Grade A Office Market Supply and Demand, 2010 to Q3/2019

Major Investment Transactions, Q3/2019

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>LOCATION</th>
<th>PRICE</th>
<th>BUYER</th>
<th>USAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>CH04 (211/251): 2019-022</td>
<td>Chenghua</td>
<td>RMB2.719 bil/US$381.3 mil</td>
<td>Cedar Holdings</td>
<td>Mixed-use</td>
</tr>
<tr>
<td>WHO7 (211/251): 2019-021</td>
<td>Longquanyi</td>
<td>RMB2.364 bil/US$331.5 mil</td>
<td>Chengdu Railway City Development Group Co., Ltd.</td>
<td>Mixed-use</td>
</tr>
<tr>
<td>CH05 (251): 2019-023</td>
<td>Chenghua</td>
<td>RMB1.328 bil/US$186.7 mil</td>
<td>Zhongliang Holding Group</td>
<td>Residential</td>
</tr>
<tr>
<td>CH09 (251): 2019-027</td>
<td>Chenghua</td>
<td>RMB1.184 bil/US$166.5 mil</td>
<td>Landsea Group</td>
<td>Residential</td>
</tr>
</tbody>
</table>
Overall leasing demand for the Guangzhou office property market remained relatively stable during Q3/2019. As a result of the increasing uncertainties regarding foreign trade and the domestic economy, market sentiment among most enterprises continued to be conservative. Many office occupiers remained prudent in their office relocation and expansion strategies and were apt to stay at existing premises. Nevertheless, the promulgation of the Three-Year Development Plan by the People’s Bank of China for the Fintech Industry, released in August 2019, promoted strong market confidence in Fintech companies during the quarter, as evidenced by the increasing volume of leasing activities. Additionally, demand from the insurance and healthcare sectors remained unabated, compared to last quarter. In Zhujiang New Town, a handful of notable leasing transactions were concluded during Q3/2019. For example, FWD Life Insurance Company leased 2,400 sq m to expand its local representative office in Guangzhou, and China Export & Credit Insurance Corporation expanded its office by adding another 500 sq m.

In order to close leasing deals and accelerate property stock digestion, many landlords were more flexible in contract negotiations, including providing rental concessions, extending rent-free periods or offering higher commission fees to agencies. Consequently, the average vacancy rate decreased by 0.6 of a percentage point (ppt) quarter-on-quarter (QoQ) to 3.7% by the end of Q3/2019. This phenomenon was most prevalent in Zhujiang New Town, as its net absorption increased to 21,297 sq m. The increasing net absorption led to a decrease in the average vacancy rate in the region, down 0.8 of a ppt QoQ to 4.2%.

However, the office leasing market is expected to be more competitive in Q4/2019, as three projects with a combined GFA of 210,210 sq m are scheduled for completion by the end of the year. The collective impact of the new supply and subdued demand is expected to put more pressure on landlords’ shoulders, making it difficult to improve or maintain asset performances. Taking all the above into consideration, it is anticipated that the citywide vacancy rate will increase during Q4/2019 while landlords will continue to offer noticeable financial concessions in exchange for higher occupancy rates.

**Net Absorption By Submarket, Q3/2018 VS Q3/2019**

![Net Absorption By Submarket, Q3/2018 VS Q3/2019](chart)

**Major Investment Transactions, Q3/2019**

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<th>PROPERTY</th>
<th>LOCATION</th>
<th>PRICE</th>
<th>BUYER</th>
<th>USAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Westmin Plaza (30%)</td>
<td>Liwan</td>
<td>RMB136.5 mil/US$19.3 mil</td>
<td>Keppel Corporation Limited</td>
<td>Office</td>
</tr>
<tr>
<td>Modern Avenue Building</td>
<td>Huangpu</td>
<td>RMB975.0 mil/US$137.9 mil</td>
<td>Guangzhou Hi-tech Industrial Development Zone</td>
<td>Office</td>
</tr>
</tbody>
</table>

**Source** Savills Research & Consultancy
China (Southern) - Shenzhen

The August launch of a new policy by the central government, which aims at developing Shenzhen into a ‘Demonstration Pilot Area with Chinese Characteristics’, has injected strong market confidence into the residential sales sector. This was most prevalent among developers as the policy has been widely used as a call to stimulate market digestion and accelerate new project launches. During Q3/2019, new completions in superior locations with complete auxiliary facilities outperformed the market. These projects were sold at relatively higher prices but also at higher sales rates compared to their peers in the region; the resulting sales structurally raised housing prices in the city.

Along with Shenzhen’s talent schemes, the demand profile for the residential sales market has become more diverse. On the one hand, Shenzhen locals continue to dominate demand for residential house purchases; on the other hand, the market witnessed a growing proportion of buyers from outside the city who recently became Shenzhen residents and acquired house-purchasing qualifications through the talent-scheme system. The collective impact of the strong prospects for the Shenzhen residential market and talent schemes continue to bring population inflows to the city, underpinning the growing demand for both investment and owner-occupancy. Therefore, demand in Shenzhen’s residential market is anticipated to remain active in Q4/2019, as both inquiry volume and market digestion are expected to increase, while capital value will likely maintain its stable growth during the period.

The Shenzhen residential sales market should remain positive in Q4/2019. Developers are expected to maintain or even accelerate the pace of new project launches during the next quarter. Limited by land scarcity and the number of urban regeneration projects in central areas, the majority of new supply will focus on emerging areas such as Longgang, Longhua and Bao’an (excluding CBD). Two- or three-bedroom units under 90 sq m designed for rigid demand with relatively lower average prices should be best sellers. Meanwhile, supported by sophisticated facilities for living, education, transportation and other auxiliaries, some premium areas such as Nanshan, Futian and Bao’an CBD will remain the most attractive to property purchasers with either rigid or upgrading demand.

First-hand Residential Sales Supply Volumes, Transaction Volumes And Average Price, Q1/2014 to Q3/2019

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>LOCATION</th>
<th>PRICE</th>
<th>BUYER</th>
<th>USAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>T107-0086</td>
<td>Nanshan</td>
<td>RMB4.7 bil/ USD700 mil</td>
<td>China Resource Land</td>
<td>Mixed-use</td>
</tr>
<tr>
<td>A118-0028</td>
<td>Bao’an</td>
<td>RMB139 mil/ USD19.6 mil</td>
<td>Hainan Airlines</td>
<td>Transportation</td>
</tr>
<tr>
<td>A726-0156</td>
<td>Bao’an</td>
<td>RMB107.0 mil/ USD15.1 mil</td>
<td>Sunwoda</td>
<td>Industrial</td>
</tr>
</tbody>
</table>

Source: Savills Research & Consultancy
The Chinese government, concerned about rising debt levels, embarked upon a deleveraging campaign at the end of 2016, hoping to lower its overall debt level and stabilise its economy. Part of the campaign involved a crackdown on shadow banking (informal lending channels). Shadow banking has been an important financing avenue for corporations in China over the last decade, especially SMEs and real estate companies. However, the shadow banking sector decreased 8% to RMB60 trillion by March 2019 from RMB66 trillion at the end of 2017, taking a significant amount of liquidity out of the market. At the same time, the government has given window guidance to banks to avoid overexposure in the real estate market. Their exposure is expected to be close to 11% by Q2/2019 according to the PBOC, while the trust markets are more than 15% and bond investors are hovering around 8%. Developers, in response to the constraints on domestic financing, have turned to the offshore bond markets, though the cost is becoming increasingly expensive as investors turn cautious on the domestic Chinese real estate market. Over US$8 billion worth of US$ denominated bonds were issued over the last twelve months with coupon rates more than 10%.

The demand for credit has also drawn the attention of many international investors. Tapping into China’s private credit market gives them the chance to diversify their geographical exposure as well as generate higher returns compared to the late-stage credit cycle in other markets. According to PwC, over US$9 billion of capital was raised in private credit funds targeting Chinese credit opportunities in 2018, the highest on record. A further US$6 billion was raised in the first half of 2019, and this is in addition to the capital available in existing hedge funds, investment banks, sovereign wealth, pension funds, and family offices.

The Chinese real estate market seems to be close to the top of its current property cycle, while also experiencing a structural shift due to changing demographic, social and economic drivers. Consequently, debt investment could offer extra security and decent returns compared with equity investments in traditional asset classes. The most popular China debt strategy with private credit investors in recent years has been short-term mezzanine lending to China developers. Some investors such as Infrared NF have extended loans to smaller developers whose properties are normally located in second-and third-tier cities as part of their opportunistic strategy. Other investors, such as CapitaLand’s new China real estate debt fund, target higher-quality borrowers and assets. However, as investors are typically looking for at least mid-teens IRRs, there is a limited window of time for these investors as companies eventually work out their debt obligations and restructure businesses to align to the new norms and larger developers consolidate their positions.

Summary Of Private Credit Strategies In China

<table>
<thead>
<tr>
<th>STRATEGY</th>
<th>OPPORTUNITIES</th>
<th>JURISDICTIONAL REQUIREMENT</th>
<th>INDICATIVE NET IRR AVAILABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>DIRECT OR MEZZANINE LENDING</td>
<td>Providing offshore financing to Chinese real estate groups</td>
<td>Offshore</td>
<td>Mid-teens, depending on security packing. Can be higher if borrower is stressed</td>
</tr>
<tr>
<td></td>
<td>Onshore RMB financing to Chinese corporates</td>
<td>Onshore</td>
<td>Mid-to-high teens (onshore, gross yield). Can be higher if borrower is stressed</td>
</tr>
<tr>
<td></td>
<td>Partnerships or JVs with Chinese investment groups; investing in onshore special situation/distressed Chinese bonds</td>
<td>Depends on structure of partner</td>
<td>Typically, a strategic investment to access other credit opportunities</td>
</tr>
<tr>
<td>SPECIAL SITUATION/ DISTRESSED</td>
<td>Investing in onshore special situation/distressed Chinese bonds</td>
<td>Onshore</td>
<td>Funds are underwriting to returns of 25%+</td>
</tr>
<tr>
<td>DISTRESSED</td>
<td>Single credit investments (real estate backed)</td>
<td>Onshore</td>
<td>Funds are underwriting to returns of 20%+</td>
</tr>
<tr>
<td></td>
<td>NPL portfolios</td>
<td>Offshore</td>
<td>15%+</td>
</tr>
</tbody>
</table>

Source PwC, Savills Research

Major Investment Transactions, Q3/2019

<table>
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<tr>
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<th>USAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jasper Tower (F15-20)</td>
<td>Pudong</td>
<td>RMB1.25 bil/ US$177.3 mil</td>
<td>Bank of Ningbo</td>
<td>Office</td>
</tr>
<tr>
<td>Pacific Electronic Plaza</td>
<td>Pudong</td>
<td>RMB1.17 bil/ US$165.7 mil</td>
<td>Individual buyer</td>
<td>Retail</td>
</tr>
<tr>
<td>Fudu Plaza</td>
<td>Huangpu</td>
<td>RMB750 mil/ US$106.2 mil</td>
<td>KKR</td>
<td>Retail</td>
</tr>
<tr>
<td>Nine City Plaza</td>
<td>Pudong</td>
<td>RMB464 mil/ US$65.6 mil</td>
<td>Kailong</td>
<td>Business Park</td>
</tr>
</tbody>
</table>

Source Savills Research & Consultancy
A troubled social and economic environment saw transaction volumes collapsing by 57% in July and August following a 48% y-o-y decline in the first six months of the year. The total non-residential transaction volume of 3,368 in the first eight months of 2019 represented a 50% decline over the same period in 2018 and is poised to take over from 2016 (5,367 transactions) as the worst year in terms of commercial transactions volumes since 1997. Investors continue to sit on their hands or look overseas for fresh opportunities, targeting Singapore, Sydney, New York and Los Angeles.

For Hong Kong investors, Singapore has become the top alternative destination with outbound commercial investment skyrocketing by 4,915% YoY to reach HK$10.3 billion in Q3/2019, a record high for any quarter over the past three years (the purchase of Duo Tower by Gaw Capital and Allianz from Temasek and Khazanah Nasional for HK$8.3 billion accounted for much of the volume). In Sydney, investment volumes leapt by 490% YoY to HK$3.8 billion. The city’s office market is appealing to investors due to its low vacancy rate of 3.2%, while there is increased uncertainty surrounding the retail sector, and a lack of suitable investment opportunities in the industrial market. In the United States, New York and Los Angeles are the two hottest markets for Hong Kong investors with investment volumes increasing from nothing in Q3/2018 to HK$3.0 billion and HK$2.5 billion in Q3/2019 respectively. Nonetheless, investments in London saw only limited gains of 1% YoY to HK$2.4 billion despite the cheap currency, due to uncertainties surrounding Brexit.

The scarce office transactions recorded in Hong Kong over the quarter were driven by either family sales, or long-term holdings offered at modest discounts, or both. Under such circumstances, some landlords have softened their stance on asking prices, but discrepancies with buyers’ pricing levels are still significant, so volumes may remain low for some time.

The retail sector was the hardest hit by recent social unrest with first street shops and then shopping centres in most areas affected. While rental concessions (including temporary rental reductions and additional rent-free periods) were offered by various mall landlords, street shops saw an increasing number of vacant shops even with rental reductions, in particular in core retail areas where protests have been most common.

As the business environment is becoming more challenging any sustained period of vacancy might test commercial landlords’ willingness to maintain asking prices, and on current evidence office landlords seem more receptive to price reductions than their retail counterparts. If global and local economic conditions continue to worsen, we may see more price adjustment over the next few months, and possibly a heavier fall in the office sector than in the retail sector. With so many variables subject to political decisions, the market is very difficult to call.

**Major Investment Transactions, Q3/2019**

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>LOCATION</th>
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<th>USAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Winway Building</td>
<td>Central</td>
<td>HK$780 mil/US$100.0 mil</td>
<td>SEA Holdings</td>
<td>Office</td>
</tr>
<tr>
<td>Central Industrial Building</td>
<td>Kwai Tsing</td>
<td>HK$1.08 bil/US$138.5 mil</td>
<td>Tang Shing Bor</td>
<td>Industrial</td>
</tr>
<tr>
<td>Johnson Place</td>
<td>Chaiwan</td>
<td>HK$948.0 mil/US$121.5 mil</td>
<td>TBC</td>
<td>Office</td>
</tr>
<tr>
<td>Citadines Mercer Hong Kong</td>
<td>Sheung Wan</td>
<td>HK$800.0 mil/US$102.6 mil</td>
<td>Hansion</td>
<td>Hotel</td>
</tr>
</tbody>
</table>

**Source** Savills Research & Consultancy
The markets continue to face an uphill climb, mainly owing to an under-pressure economy whose projected growth rates are being progressively revised downwards. As mentioned in the previous quarter’s update, supply side continues to experience liquidity pressures which originated from the crisis in Non-Banking Financial Companies (NBFCs). The recent development of Punjab and Maharashtra Cooperative Bank (PMCBank) facing investigations for irregularities in lending practices once again highlights heightened troubles in the banking sector. The collective impact continues to be felt on the flow of capital in the economy.

Nevertheless, the government has demonstrated strong resolve on multiple fronts to address the difficulties. At the outset, the full budget presented in the first week of the third quarter 2019 made several promises on improving capital flows. This has been followed-up with various announcements, the most important of which was a drastic reduction in corporate tax rates from an average of approximately 40% to an effective rate of 25.17%. This announcement during the third week of September 2019 brings Indian tax at par with most other competing south Asian economies. Moreover, the Reserve Bank of India (RBI) has scaled back key lending rates in four successive bi-monthly policy meets, bringing the rates down to 5.4%. It is noteworthy that a fifth rate-cut is also expected during the October policy meet.

As per our estimates, approximately US$1,300 million of investments were announced (including approximately US$330 million concluded) during the third quarter of 2019. The largest deal is expected to the Singapore based GIC’s investment of INR4,400 crores (approximately US$620 million) in IRB Infrastructure Developers through a private infrastructure Investment Trust (InvIT). It is worth noting that investments in India’s road and infrastructure sector are poised to grow considering the massive under-developed status. Along with warehousing and logistics, infrastructure will be the biggest investment avenue in India for the several years.

The second quarter was reported to have witnessed over US$500 worth of investments, highlighting the rising investment trend in Indian markets.

### India GDP Growth, January 2017 to July 2019

<table>
<thead>
<tr>
<th>Month</th>
<th>GDP Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jan-17</td>
<td>7.4%</td>
</tr>
<tr>
<td>Apr-17</td>
<td>6.1%</td>
</tr>
<tr>
<td>Jul-17</td>
<td>6.0%</td>
</tr>
<tr>
<td>Oct-17</td>
<td>6.9%</td>
</tr>
<tr>
<td>Jan-18</td>
<td>7.7%</td>
</tr>
<tr>
<td>Apr-18</td>
<td>7.7%</td>
</tr>
<tr>
<td>Jul-18</td>
<td>8.0%</td>
</tr>
<tr>
<td>Oct-18</td>
<td>7.0%</td>
</tr>
<tr>
<td>Jan-19</td>
<td>6.6%</td>
</tr>
<tr>
<td>Apr-19</td>
<td>5.8%</td>
</tr>
<tr>
<td>Jul-19</td>
<td>5.0%</td>
</tr>
</tbody>
</table>

### Major Investment Transactions, Q3/2019

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>LOCATION</th>
<th>PRICE</th>
<th>BUYER</th>
<th>USAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>IT Park</td>
<td>Gachibowli, Hyderabad</td>
<td>INR2,550 cr/ US$349 mil</td>
<td>Xander Investment Management</td>
<td>Office</td>
</tr>
<tr>
<td>A development site</td>
<td>Bengaluru</td>
<td>INR65 cr/ US$9 mil</td>
<td>Axis MF is the Investor</td>
<td>Residential</td>
</tr>
<tr>
<td>A development site</td>
<td>Santa Cruz, Mumbai</td>
<td>INR750 cr/ US$105 mil</td>
<td>Brookefield India</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>IT Park</td>
<td>Bangalore</td>
<td>INR2,800 cr/ US$391 mil</td>
<td>Blackstone &amp; Sattva</td>
<td>IT Business Park</td>
</tr>
<tr>
<td>IT Park</td>
<td>Viman Nagar, Pune</td>
<td>INR900 cr/ US$126 mil</td>
<td>Xander Investment Management</td>
<td>Office</td>
</tr>
</tbody>
</table>
President Jokowi recently announced a national plan to relocate the capital city from Jakarta to Kalimantan. The proposed area is Penajam Paser Utara Regency, about 78 km from Balikpapan, the capital city of East Kalimantan province. The idea to relocate the capital city from Jakarta to Kalimantan was first brought up by President Soekarno in the late 1950s and now Jokowi is ready to actualize the plan during his second term in office.

Aside from strategic and geographic considerations, the relocation can hopefully succeed in alleviating many of Jakarta’s problems, principally traffic congestion, pollution, urban sprawl and land subsidence. Nonetheless, the country needs a whopping IDR466 trillion or about USD33 billion to execute the plan. The government means to fund the relocation using 19% of the state budget with the rest from private sector investment and state-owned enterprises (SOEs). The country’s House of Representatives has formed a special committee for further investigation regarding relocation and has included some part of its cost in the 2020 state budget which was recently approved.

The capital relocation is highly likely to create new opportunities for investors and property developers. Soon after the announcement, developers such as Agung Podomoro Land (APLN), Bumi Serpong Damai (BSDE) and state-owned PP Properti (PPRO) announced expansion plans in Kalimantan. PPRO has a JV for a 500-hectare development in East Kalimantan while APLN, through its Borneo Bay City Balikpapan (launched in 2013) has caught investors’ attention as it is situated not far from the proposed new capital. Meanwhile, BSDE with over 500 ha of landbank in Balikpapan and Samarinda is well placed in the region over the long term.

Despite the ambitious relocation, we believe that Jakarta will remain the country’s business and financial hub. Currently, the city’s business activity is starting to gear up after the April election and the market dynamics of the retail and office markets, albeit subdued currently, are expected to pick up in the long run.

Over the past two years, co-working space, tech companies, e-commerce and online payment gateways have contributed significant demand to the office market. Meanwhile inquiries for space in Jakarta’s shopping centers continue to be driven by growing F&B, fashion, beauty and health retailers, both domestic and international. Recently, the market witnessed the birth of a new investment retail portfolio with the launch of a REIT called DIRE Sinarmas Plaza Indonesia (XSPI) on 4th July 2019.

Additionally, joint ventures and partnerships between Indonesian developers/institutions and foreign investors continued throughout the third quarter of 2019. In September, the governments of Indonesia and the UAE agreed to execute a plan for an Indonesian Sovereign Wealth Fund worth around USD 1 billion to invest in a number of tourist destinations and infrastructure developments.
Japan

Although annual GDP growth in Q2/2019 was revised down to 1.3%, growth has, nonetheless, continued for three consecutive quarters. One of the key drivers of growth, namely consumption, backed by strong employment, has been a tailwind. Not only is the seasonally adjusted unemployment rate at 2.2% as of July – the lowest rate in recent history – but the jobs-to-application ratio has also been at, or above, 1.5x since June 2017. Separately, core CPI remains positive for the 35th consecutive month, albeit coming in at a meagre 0.3%.

The Tankan survey of large enterprises for this quarter tells a contrasting story. On the one hand, the manufacturing sector continues to bear the brunt of the trade disputes, indicated by the reading falling to +5 – the lowest level since Q2/2013 – from +7 in Q2. On the other hand, the non-manufacturing sector reading paints a different picture. Despite falling to +21, this figure remains high, implying some optimism amongst business owners.

Against a backdrop of loosening global monetary policy, policymakers at the Bank of Japan (BOJ) remain unmoved. However, their stance is softening. Despite leaving interest rates unchanged in their September meeting, the BOJ has indicated at rate cuts as early as the next meeting, given the uncertain environment. Most government bonds continue to trade at negative yields. Separately, J-REIT purchases by the BOJ have maintained their downward trajectory, due, in part, to strong market momentum, falling to JPY2.4 billion this quarter.

JPY remains stubbornly strong in Q3/2019, ending the quarter at 108.08 per USD. Investors, however, seem unperturbed. The TOPIX index rose 6.3% to 1,587.80 year to date, while the J-REIT index fared significantly better, jumping 22.7% to 2,177.18, over the same period, underpinned by the prospect of a stable leasing market, as well as the prolonged low interest environment.

According to preliminary data from Real Capital Analytics (RCA), investment volumes year to date in Japan were JPY2.9 trillion, a decrease of 14% YoY. Given the ongoing risks to the global market, investors, unsurprisingly, appear cautious. Regardless, the low interest rate environment, combined with the stability of the Japanese real estate market, as well as political stability, continues to attract investors, despite the lofty valuations.

Average vacancy rates in the central five wards (C5W) continued to tighten this quarter, falling by 0.1ppts to 0.2%. Concurrently, office rents in the C5W have maintained their upward trend, albeit the pace of growth has slowed. Rents came in at JPY36,386 per tsubo, a change of 0.8% QoQ and 6.7% YoY. Despite the risks manifested in the global economy, the office sector appears resilient, as evidenced by pre-leasing demand, which continues to be sound.

Property Transactions By Sector, 2007 to Q3/2019*

Major Investment Transactions, Q3/2019

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>LOCATION</th>
<th>PRICE</th>
<th>BUYER</th>
<th>USAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Logiport Amagasaki (51%)</td>
<td>Amagasaki, Hyogo</td>
<td>JPY24.6 bil/US$230 mil</td>
<td>LaSalle Logiport REIT</td>
<td>Logistics</td>
</tr>
<tr>
<td>Aeon Mall Fukutsu</td>
<td>Fukutsu, Fukuoka</td>
<td>JPY18.3 bil/US$160 mil</td>
<td>Aeon REIT</td>
<td>Retail</td>
</tr>
<tr>
<td>Meguro Knowledge Plaza</td>
<td>Meguro, Tokyo</td>
<td>JPY15.8 bil/US$150 mil</td>
<td>Undisclosed (Domestic Company)</td>
<td>Office</td>
</tr>
<tr>
<td>Fululu Garden Yachiyo</td>
<td>Yachiyo, Chiba</td>
<td>JPY15.2 bil/US$140 mil</td>
<td>Undisclosed (Domestic Company)</td>
<td>Retail</td>
</tr>
<tr>
<td>Hilton Odawara</td>
<td>Odawara, Kanagawa</td>
<td>JPY13.0 bil/US$116 mil</td>
<td>Mori Trust (50%), Mori Trust Hotel REIT (50%)</td>
<td>Hotel</td>
</tr>
</tbody>
</table>

*YTD/2019 volume is preliminary and tends to be lower than the finalised amount.

Source RCA, Savills Research & Consultancy

Source Nikkei RE, RCA, Savills Research & Consultancy
Macau

The number of residential transactions in Macau witnessed a rebound to over 2,000 deals in Q2/2019 after seeing a steady decline from Q4/2018 to Q1/2019, which only recorded 1,621 and 1,297 transactions per quarter respectively.

Residential transactions volumes are an important indicator of the state of the overall property market in Macau, and the uptick to 2,000 suggests that the market remains reasonably healthy. Looking back to 2014, Macau’s GDP turned negative in Q4 for the first time since 2009, when the effects of the global financial crisis were being felt, partly in response to the anti-corruption measures introduced in China. In Q3/2014, transactions of residential properties dipped below 2,000 per quarter and remained there for six quarters thereafter, making this one of the worst performing periods ever for the residential market in Macau. In Q2/2014, the average transacted unit price of residential properties reached an historical peak of $10,363 per sq ft saleable, but then fell by over 34% to Q1/2016, finding a floor at $6,780 per sq ft. This offered an unprecedented opportunity for visionary investors as the average transaction price subsequently rebounded to another peak after two years, posting robust growth of over 53%.

The overall average transaction price of residential properties has fallen by over 8% since Q1/2018, and hasn't recovered, while residential properties of different sizes have recorded very different trends. Apartments with a smaller GFA below 50 sq m of saleable area, recorded contrarian growth of over 8% from Q4/2018, due to the recently implemented policy in 2018 which provided a higher LTV ratio for residential properties with a lump sum price lower than MOP800 million. This trend reversed was reversed for apartments larger in GFA with saleable area greater than 150 sq m, as unit transaction prices fell by over 21% from Q1/2018. Several broader economic uncertainties are afflicting the performance of the local real estate market, not least the trade tensions, but with transactions volumes above 2,000 it is possible to foresee a market rebound over the coming quarters.

According to the latest statistics from DSSOPT (Land, Public Works and Transport Bureau of the Macao), over 700,000 sq ft of residential projects are at the construction stage, where “Praia Park” and “Residence Imperial” are two of the largest among all, with a total GFA of over 300,000 sq ft, providing over 2,900 residential units in total. Both of the two projects have already started to promote and sell publicly, making them easily two of the largest on-selling residential projects in the market.

Macau Residential Transaction Volumes and Average Unit Price, Q1/2012 to Q2/2019

Source DSEC, Savills Macau
Although Malaysia announced strong FDI inflows in 1H/2019 (+48% YoY), recovery in the property investment market is taking a bit longer. The total value of major property transactions in Q3/2019 declined by half YoY, largely due to a rush to conclude deals this time last year, in the wake of GE14 and the subsequent change in government. Overall, our interactions with investors indicate a slow return to activity, with a few significant deals expected to be concluded between now and early 2020, partly driven by completion of restructuring plans for various GLCs, and partly by the realisation among investors that they cannot rely entirely on the government to solve what ails the country.

Among the notable transactions during the review quarter included Sime Darby Plantation’s disposal of some non-core sites in Malaysia to a joint venture between Kapar Holdings and Eonmetall Group, for a 420-acre land in Klang. The land will subsequently be subdivided amongst the shareholders of the JV entity, both of which are iron and steel conglomerates. As a result, Eonmetall Group will gain 100 acres of land in Klang and relocate its plant to the site.

Commercial property transactions have included the continued disposal of PGIM Asia Retail Fund’s retail portfolio in Malaysia. On the heels of the disposal of three of their malls last year, PGIM reportedly agreed terms for the proposed sale of 1st Avenue Mall to Ideal United Bintang International Berhad, a Penang-based developer, for RM153 mil, at a discount to market valuation. The mall enjoys 90% occupancy, stable gross rents and a strategic location in Georgetown with pedestrian links to Prangin Mall and Komtar Tower. The sale is in line with PGIM’s divestment plans, especially after Singapore-listed Frasers Group increased their shareholding stake in PGIM Asia Retail Fund Ltd to 67% in April this year.

The development market continues to see some consolidation, with a handful of land banking transactions, which included Mah Sing continuing its acquisition of sites, in this case two development sites from JL99 in Kepong and Setapak in KL. These are Mah Sing’s second and third land acquisitions this year. Elsewhere, Malaysia Pacific Corporation sold their development land in Bentong, Johor as a debt settlement to Amanah Raya. Meanwhile, Hong-Kong listed Multifield International Holdings Limited made their entry into the Malaysia market via its 22-acre land acquisition in Sebang, Selangor.

The government’s recent Budget 2020 proposals are supportive of domestic consumption and investment, with due consideration to the resources expended over the past 18 months in cleaning up the economy and major government-linked companies. Two positive pieces of news from the Budget 2020 include: the lowering of the Real Property Gains Tax (RPGT) for property acquired before 2013 via the rebasing of the tax year from 2000 to 2013; and, the reduction of foreigners’ minimum acquisition value threshold for primary high-rise residential property ownership from RM1mil to RM600,000 in urban areas, which may help to alleviate the residential overhang situation. All in all, despite the Ministry of Finance’s optimistic economic growth forecast for 2020, global uncertainties remain a key factor for investors.

Malaysia GDP Growth, 2008 to 2019F

<table>
<thead>
<tr>
<th>Year</th>
<th>GDP Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>4.8%</td>
</tr>
<tr>
<td>2009</td>
<td>-1.5%</td>
</tr>
<tr>
<td>2010</td>
<td>7.4%</td>
</tr>
<tr>
<td>2011</td>
<td>5.6%</td>
</tr>
<tr>
<td>2012</td>
<td>6.0%</td>
</tr>
<tr>
<td>2013</td>
<td>5.1%</td>
</tr>
<tr>
<td>2014</td>
<td>4.7%</td>
</tr>
<tr>
<td>2015</td>
<td>1.2%</td>
</tr>
<tr>
<td>2016</td>
<td>4.7%</td>
</tr>
<tr>
<td>2017</td>
<td>5.9%</td>
</tr>
<tr>
<td>2018</td>
<td>4.9%</td>
</tr>
<tr>
<td>2019</td>
<td>4.9%</td>
</tr>
<tr>
<td>2019Q1</td>
<td>4.8%</td>
</tr>
<tr>
<td>2019Q2</td>
<td>5.2%</td>
</tr>
<tr>
<td>2019F</td>
<td>4.5%</td>
</tr>
</tbody>
</table>

Source: Bank Negara
Philippines

The pace of economic growth in the first half of the year was nothing to write home about as it stumbled to a low of 5.5% in Q2/2019 – its lowest in 17 quarters. Albeit household consumption continued to recover, it failed to offset downbeat capital formation and government spending due to the budget impasse late last year together with the ban on construction activity during the election period in the first half. However, that did not cloud the business outlook as the business confidence index was upbeat, rising to 40.5% in Q2/2019.

Furthermore, we saw a rise in real estate transactions this quarter with a couple of development site acquisitions located in Pampanga from listed Philippine developers. In Q3/2019, 8990 Holdings, Inc purchased a 200-hectare lot in Pampanga to expand its socialized and low-cost housing portfolio. This could help address the housing backlog in Central Luzon, which based on our estimates reached around 118,600 in 2018. Meanwhile, Ayala Land is riding the influx of Chinese firms coming to the Philippines with its acquisition of 192 hectares of land for the development of the first Sino-Philippine industrial park in the country. Chinese manufacturing firms have already taken up 1.7 hectares in its Alviera Industrial Park located in Pampanga.

With the region’s accessibility to above-average infrastructure, this could attract demand from local and foreign investors. We believe companies are maximizing the thriving opportunities in the province as it is one of the areas included in the government’s massive and ambitious infrastructure program. From the construction of additional property estates, to the various tourism and recreational venues, and local businesses who have moved in anticipation of the Clark International Airport’s expansion, investment in Pampanga continue to flow from both the public and private sectors. Moreover, with the government kicking off the ‘Pampanga Megalopolis Plan’, big ticket projects are expected to drive further growth in the region, such as New Clark City, the Manila Clark Railway and Subic Clark Railway.

There has been a lack of foreign investor appetite in 1H/2019 after the decline in foreign direct investment (FDI) by 38.8% YoY. On the other hand, the Philippine growth story remains intact as seen by the continued expansion from large local players. Meanwhile, the government is optimistic that economic growth will be able to sustain its momentum amid the global economic slowdown resulting from the continued trade tensions between the US and China.

Net Foreign Direct Investment, 2014 to July 2019

<table>
<thead>
<tr>
<th>Year</th>
<th>US$ Million</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>0</td>
</tr>
<tr>
<td>2015</td>
<td>0</td>
</tr>
<tr>
<td>2016</td>
<td>0</td>
</tr>
<tr>
<td>2017</td>
<td>0</td>
</tr>
<tr>
<td>2018</td>
<td>0</td>
</tr>
<tr>
<td>7M2018</td>
<td>0</td>
</tr>
<tr>
<td>7M2019</td>
<td>0</td>
</tr>
</tbody>
</table>

Source: Savills Research & Consultancy

Major Investment Transactions, Q3/2019

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>LOCATION</th>
<th>PRICE</th>
<th>BUYER</th>
<th>USAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land at Padre Faura St</td>
<td>Ermita, Manila City</td>
<td>PHP235.91 mil/ US$4.5 mil</td>
<td>Kwan On Holdings Ltd International Entertainment Corporation</td>
<td>Development site</td>
</tr>
<tr>
<td>Cocolight Building</td>
<td>BGC, Taguig City</td>
<td>PHP8.73 mil/ US$0.2 mil</td>
<td>Citillion Properties</td>
<td>Office</td>
</tr>
<tr>
<td>Savya Financial Center</td>
<td>Arca South, Taguig City</td>
<td>-</td>
<td>Mitsubishi Estate</td>
<td>Office</td>
</tr>
<tr>
<td>North Tower</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land at Pampanga</td>
<td>Pampanga</td>
<td>-</td>
<td>8990 Holdings</td>
<td>Development site</td>
</tr>
</tbody>
</table>

Source: Savills Research & Consultancy
Singapore

In Singapore, the real estate investment market recorded S$10.67 billion worth of deals in Q3/2019, rising sharply by 45.6% from the S$7.33 billion achieved in the previous quarter. This is also the highest recorded value for a single quarter since Q4/2017.

S$4.17 billion or 39.1% of Q3’s total investment sales came from the commercial property sector. Driven by strong liquidity, buying interest from institutional investors, private equity funds and investment managers were all concentrated on office properties in the CBD. In addition, recent political turmoil in Hong Kong has possibly diverted capital flows to other gateway cities in Asia like Singapore. As a result, a few big-ticket deals were concluded in the reviewed quarter. These included: Allianz Real Estate and Gaw Capital Partners’ $1.575 billion acquisition of Duo Tower and Duo Galleria, which are the office and retail components of the mixed-use complex in the Ophir-Rochor precinct; the $655.0 million sale of 71 Robinson Road to SV Robinson, a real estate investment company owned by Sun Venture; and Keppel REIT’s $547.5 million sale of its strata ownership of Bugis Junction Towers to Village Prop, an entity that is majority-owned by US-based global alternative investment manager Angelo Gordon, with Singapore-based property investment manager TCRE Partners holding a minor stake. The net yield for these deals is estimated to be in the range of 3.0% to 3.5%.

The residential property sector recorded S$2.77 billion of investment sales in Q3, making up 25.9% of the investment sales market. Four residential plots worth a total of about $1.89 billion were awarded under the Government Land Sales (GLS) Programme. However, despite a revival of buying activity in the private residential sales market, the lower number of bidders and less aggressive tender prices reaffirmed that developers’ enthusiasm in land acquisitions has turned cautious, until perhaps they can clear their existing inventory.

On a quarterly basis, investment sales in the industrial property sector surged by 536.1% to S$2.49 billion, accounting for 23.3% of Q3’s total investment sales. Many of these deals came about through active acquisitions by REITs. The largest deal was the sale of Mapletree Business City (Phase 2) and the common premises on Pasir Panjang Road. Mapletree Commercial Trust bought this business park development from its sponsor, Mapletree Investments, for S$1.55 billion. Other deals included: Keppel DC REIT’s purchase of two data centres, Keppel DC Singapore 4 (99% interest) and 1-Net North Data Centre at S$585.1 million; and ESR REIT’s S$25.0 million acquisition of a newly redeveloped six-storey ramp-up warehouse located at 48 Pandan Road.

**Investment Sales Transaction Volumes By Property Type, Q3/2019**

<table>
<thead>
<tr>
<th>Property</th>
<th>Location</th>
<th>Price</th>
<th>Buyer</th>
<th>Usage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Duo Tower and Duo Galleria</td>
<td>Fraser Street</td>
<td>S$1.575 bil/ US$1.141 bil</td>
<td>Allianz Real Estate and Gaw Capital Partners</td>
<td>Commercial</td>
</tr>
<tr>
<td>Mapletree Business City (Phase 2) and the Common Premises</td>
<td>Pasir Panjang Road</td>
<td>S$1.550 bil/ US$1.123 bil</td>
<td>Mapletree Commercial Trust</td>
<td>Industrial</td>
</tr>
<tr>
<td>313 @ Somerset</td>
<td>Orchard Road</td>
<td>S$1.003 bil/ US$726.8 mil</td>
<td>Lendlease Global Commercial REIT</td>
<td>Commercial</td>
</tr>
<tr>
<td>Government Land</td>
<td>Tan Quee Lan Street</td>
<td>S$800.2 mil/ US$579.9 mil</td>
<td>GLL D Pte. Ltd., Intrepid Investments Pte. Ltd. and Hong Realty (Private) Limited</td>
<td>Residential</td>
</tr>
<tr>
<td>71 Robinson Road</td>
<td>Robinson Road</td>
<td>S$655.0 mil/ US$474.7 mil</td>
<td>Sun Venture</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

**Major Investment Transactions, Q3/2019**

*Source: Savills Research & Consultancy*
South Korea

The transaction volume for Q3/2019 came in at KRW2.8 trillion. Total transaction volume through the end of Q3/2019 stood at KRW9.5 trillion, but will likely be similar to that of 2018 (KRW11.6 trillion), considering the deals which are currently on the market.

In September, the Ministry of Land, Infrastructure and Transport announced ‘measures for revitalising public real estate indirect investment’, meaning tax revisions on public REITs and REFs. If the legislation is successful, it is expected that the public market for real estate investment will expand.

As several large transactions over KRW200 billion each were concentrated in the CBD, the CBD accounted for 81% of total activity for the quarter.

Hangang Asset closed the City Square Building deal for KRW292.7 billion (KRW25.3 mil/3.3sqm). DB AMC flipped the City Square Building in 2017 after SK D&D bought the site, owned by Ryukyung PSG AMC at the time, and an adjacent site and developed it into a prime office building. Seoul Metropolitan Government is known to be the main tenant for the property.

Demand for sites to be used as headquarters continued in Q3. Douzone ICT Group acquired Douzone Euilji Bldg. for KRW456.2 billion (KRW27.6 mil/3.3sqm). With its current HQ located in Chuncheon, Gangwon-do, it will reportedly utilise the building’s upper floors as its Seoul headquarter and lease the lower floors to other tenants.

IGIS AMC acquired the mixed-use SK E&C Myeongdong Bldg. for KRW408.5 billion (KRW36.2 mil/3.3sqm). IGIS AMC is planning to develop the lower floors as a retail complex and expecting an increase in asset value and rental income after remodeling the office floors where SK E&C used to master-lease.

Heading into Q4, a majority of transactions are likely to close in YBD. Furthermore, high-end buildings due for completion in the next year are up for sale. Both Parc. 1 Tower 2 (YBD) and Daelim Seoul Forest (Seongeui-dong) have designated seller agents and are now on the market.

In Q3/2019, the average prime office cap rate stood at mid-4%, calculated using face rent and 90% occupancy. However, considering leasing concessions (such as rent-free periods and tenant-improvement incentives) and actual occupancy rates, the effective cap rate is at a low of 4%. The average five-year treasury yield in Q3/2019 was 1.3%, a fall of 40bps compared to the last quarter, meaning a prime office cap-rate spread of approximately 330bps. The average LTV rates in Korea remain at 55%.

Office Transaction Volumes, 2011 to Q3/2019

Major Investment Transactions, Q3/2019

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>LOCATION</th>
<th>PRICE</th>
<th>BUYER</th>
<th>USAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>KEB Hana Financial Group Myeongdong Office</td>
<td>CBD</td>
<td>KRW901.0 bil/ US$755.1 mil</td>
<td>Booyoung Group</td>
<td>Office</td>
</tr>
<tr>
<td>Douzone Euilji Building (formerly Booyoung Euilji Building)</td>
<td>CBD</td>
<td>KRW456.2 bil/ US$382.3 mil</td>
<td>Douzone ICT Group</td>
<td>Office</td>
</tr>
<tr>
<td>SK E&amp;C Myeongdong Building</td>
<td>CBD</td>
<td>KRW408.5 bil/ US$342.3 mil</td>
<td>IGIS AMC</td>
<td>Office, hotel and retail</td>
</tr>
<tr>
<td>City Square Building (formerly Seosooman 5 Redevelopment Project)</td>
<td>CBD</td>
<td>KRW292.7 bil/ US$245.3 mil</td>
<td>Hangang AMC</td>
<td>Office</td>
</tr>
<tr>
<td>Woori Financial Nansan Tower (formerly Nansan Central Tower)</td>
<td>CBD</td>
<td>KRW219.8 bil/ US$184.2 mil</td>
<td>Woori Bank</td>
<td>Office</td>
</tr>
<tr>
<td>DMCC Building</td>
<td>DMC</td>
<td>KRW169.0 bil/ US$141.6 mil</td>
<td>Joongang Property</td>
<td>Office</td>
</tr>
</tbody>
</table>

Source: Savills Korea
Both land and commercial property markets posted exceptional performances in Q3/2019. Land transaction volume for the quarter increased by 74% year-on-year (YoY) to NT$4.6 billion, totaling NT$186 billion for the first three quarters of 2019. Additionally, two large deals concluded in Q3 pushed the commercial property transaction volume to NT$64 billion, marking a 557% growth compared with the same period last year. At the current pace, market activity both in the land and commercial property sectors could break records by the end of the year.

Developers continued to dominate the land market, accounting for 90% of total sales and acquiring NT$161 billion worth of land so far this year. They have been aggressive in both expanding their land stock and launching new projects, as residential market sentiment continues to improve, with total transacted residential units rising by 6.2% YoY in the first eight months of 2019. Sales in the mass residential market have been much stronger than in the high-end residential sector, which has in turn increased competition amongst developers to secure land lots in fringe areas. However, the affordability of residential end-users is limited and price-sensitive, forcing developers to control construction costs or sacrifice profit.

Buyers’ confidence in commercial property is also growing. The market’s largest recent deal involved Living Mall, which sold to the landlord’s subsidiary, China Petrochemical Development Group, by public tender for NT$37.2 billion, after failing to sell through tender three previous times. This shopping mall is located in Taipei CBD and includes a land lot of around 4,986 ping (16,454 sq m), equivalent to a land unit price of around NT$7.46 million per ping. The buyer plans to tear down the shopping mall, due to its disappointing retail sales and outdated building design, and redevelop the site into an office complex.

Another notable deal was Synnex Technology’s acquisition of a 4,847-ping office space in a pre-sale office project on the fringes of Taipei, for a total of NT$5.09 billion. After looking for new headquarters for several years, Synnex set a new price benchmark for office space in the fringe area with the deal, as the unit price hit NT$1 million per ping. The transaction also showed that end-users are willing to increase their budgets to secure good quality office space. In this environment, large-sized deals—worth over NT$5 billion each—have surged. Eight large-sized deals, worth a total of NT$99.3 billion, have closed over the past seven quarters, with five of those deals involving end-users, most notably from the financial sector. In the short term, we expect that office end-users will keep playing a key role in the market, as more new office projects are launched and stimulate buyers to act.

### Significant Transactions By Sector, 2010 to Q3/2019

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>LOCATION</th>
<th>PRICE</th>
<th>BUYER</th>
<th>USAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wonstar Hotel</td>
<td>Taipei City</td>
<td>NT$850 mil/ US$28 mil</td>
<td>Local investment institute</td>
<td>Hotel</td>
</tr>
<tr>
<td>K24 building in Nantze Export Process Zone</td>
<td>Kaohsiung City</td>
<td>NT$3.32 bil/ US$77 mil</td>
<td>Advanced Semiconductor Engineering</td>
<td>Industrial office</td>
</tr>
<tr>
<td>H building, The Global One</td>
<td>Taipei City</td>
<td>NT$5.09 bil/ US$169 mil</td>
<td>Synnex Technology</td>
<td>Office</td>
</tr>
<tr>
<td>Living Mall</td>
<td>Taipei City</td>
<td>NT$37.2 bil/ US$1.24 bil</td>
<td>China Petrochemical Development</td>
<td>Retail</td>
</tr>
</tbody>
</table>

### Major Investment Transactions, Q3/2019

- **Source**: Savills Research & Consultancy
The Thai economy is feeling the effect of poor international trade sentiment and pressure from the appreciation of the Thai Baht, which is having an impact on export performance. 2019 GDP and export forecasts have been downgraded each quarter, as trade issues intensify; current forecasts put them at 2.7% to 3% and -2% to 0%, respectively.

The strength of the Thai Baht, which has seen an increase of more than 6% against the US Dollar YTD, has been drawing a lot of interest from FOREX investors, though this has been having a negative impact on the country’s exports and tourism; both of which the country is heavily dependent. Going forward it is unknown exactly what measures the government and the Bank of Thailand (BOT) will take in order to reduce the currency pressure.

Tourism continues to be a major driver for the Thai investment market; arrivals until August were up 2.6% year-on-year and remain on target to beat last year’s 38.27 million. The most high-profile hotel acquisition this quarter was the 268-key Four Point by Sheraton Bangkok, which was bought at a price of US$71.6 million by TA Global BHD, the Malaysian property developer.

The third quarter investment market was dominated by the planned IPO of Asset World Corporation, part of the TCC Group, which was established as the major property development and management arm of the conglomerate. In total the asset portfolio will contain 14 hotels, 13 development projects, 9 retail and wholesale outlets and 4 offices all of which are located within Thailand. The assets within the company have been valued at US$2 billion and have been quoted as having a yield of 6.13%, which is very low for the market; this has been met with some criticism by investment firms who claim the portfolio has been overvalued and that there may be some issue selling the shares once they start trading later this quarter.

AIM Group has listed a new REIT, AIM Commercial Growth Leasehold Real Estate Investment Trust (AIMCG), on the SET. AIMCG comprises the leasehold right to three community mall properties, which are UD Town, Porto Chino and 72 Courtyard, located in Udon Thani, Samut Sakhon and Bangkok, respectively. The properties have a combined total lettable area of 38,542 sq m and have high occupancy rates of between 100% and 79%. AIMCG has issued trust units to the value of US$94.2 million in total.

Looking ahead, we anticipate investment in hotels to remain bullish, on the back of positive arrivals numbers; whilst domestic demand for other property sectors looks to remain subdued due to the tempered economy.

### Exchange Rate, THB:USD, Q4/2018 to Q3/2019

<table>
<thead>
<tr>
<th>Date</th>
<th>Exchange Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>01 Oct 2018</td>
<td>0.0295</td>
</tr>
<tr>
<td>31 Oct 2018</td>
<td>0.0300</td>
</tr>
<tr>
<td>28 Nov 2018</td>
<td>0.0305</td>
</tr>
<tr>
<td>29 Nov 2018</td>
<td>0.0310</td>
</tr>
<tr>
<td>27 Dec 2018</td>
<td>0.0315</td>
</tr>
<tr>
<td>27 Mar 2019</td>
<td>0.0320</td>
</tr>
<tr>
<td>27 Apr 2019</td>
<td>0.0325</td>
</tr>
<tr>
<td>29 Apr 2019</td>
<td>0.0330</td>
</tr>
<tr>
<td>28 May 2019</td>
<td>0.0335</td>
</tr>
<tr>
<td>28 Jun 2019</td>
<td>0.0340</td>
</tr>
<tr>
<td>28 Jul 2019</td>
<td>0.0345</td>
</tr>
<tr>
<td>28 Aug 2019</td>
<td>0.0350</td>
</tr>
<tr>
<td>25 Sep 2019</td>
<td>0.0355</td>
</tr>
</tbody>
</table>

**Source**: Bank of Thailand

### Major Investment Transactions, Q3/2019

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>LOCATION</th>
<th>PRICE</th>
<th>BUYER</th>
<th>USAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Four Points by Sheraton Bangkok</td>
<td>Bangkok</td>
<td>THB2.2 bil/ US$71.6 mil</td>
<td>TA Global BHD</td>
<td>Hotel</td>
</tr>
<tr>
<td>AIMCG REIT: UD Town; Porto Chino; 72 Courtyard</td>
<td>Bangkok</td>
<td>THB2.87 bil/ US$94.2 mil total trust units value</td>
<td>AIM Comm Growth FH &amp; LH REIT</td>
<td>Retail</td>
</tr>
</tbody>
</table>

**Source**: Company announcements, Savills Research & Consultancy
Vietnam

In Q3/2019, Vietnam’s economy continued its strong momentum with GDP growth at 7.3% Year-on-Year (YoY) and stable CPI at round 2.5%. Benefiting from new-generation trade agreements (CPTPP/EVFTA), total goods export turnover in 9M/2019 was US$194.3 billion, up 8.2% YoY, while the export surplus was US$5.9 billion. A strong macroeconomic performance has seen real estate investors ramp up business activities.

The Japanese company, Sumitomo Corporation, plans to spend about US$130 million to develop 180.5 hectares for the third phase of Thang Long Industrial Park II in Northern Vietnam. With further entry of additional foreign manufacturers and the expanded location, Sumitomo group anticipates that the park will eventually be one of the largest Japanese-invested industrial developments in Vietnam.

In the office sector, Nomura Real Estate Development acquired its second commercial building in Ho Chi Minh City - Zen Plaza. The building offers 11,700 sq m of NLA on Nguyen Trai Street, District 1 and is a 10-minute drive away from the future Ben Thanh Metro Station. The building was originally developed in 1995 and only has less than 20 years left on the leasehold title. This demonstrates the Japanese investors confidence to renew the leasehold title in the future.

In July, Keppel Land Limited (Keppel Land) announced the acquisition of a 60% interest in three land parcels in Nha Be District, Saigon South for VND1,304 billion (approx. US$56 million). The project spans 6.2 hectares and will develop about 2,400 premium apartments, with ancillary shophouses, in addition to 14,650 sq m of commercial space.

Another foreign property developer, Phu My Hung Development Corporation is expanding to secondary provinces in Vietnam. The company successfully sold US$75 million of corporate bonds to International Finance Corporation. Proceeds will be primarily used to develop an integrated township in the northern rural province of Hoa Binh in the next 15-20 years. Upon completion, Phu Hung Khang will provide over 1,000 residences, two schools and a hospital. A 75-room hotel will also be developed in order to tap into the area’s tourism potential.

Singapore’s GIC led a consortium investing $500 million in Vingroup’s retail businesses. Vingroup’s retail chains have rapidly expanded with numerous M&A deals: Oceanmart (2014), Vinatexmart and Maximark (2015), FiviMart (2018) and Shop&Go (2019). With the latest acquisition - Queensland Mart, the number of VinMart supermarkets will increase to 120 upon deal closure. When combined with VinMart+ convenience stores, Vingroup now has a total of 2,122 retail outlets. As a long-term investor, it is apparent that GIC is confident in the expected rise of Vietnam’s disposable income and household consumption.

Ho Chi Minh City Retail Market Performance, 2015 to Q3/2019

<table>
<thead>
<tr>
<th>PROPERTY LOCATION</th>
<th>PRICE</th>
<th>BUYER</th>
<th>USAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Three land parcels (60% interest)</td>
<td>Nha Be District, Ho Chi Minh City</td>
<td>approx. VND1.3 tri/ approx. US$56 mil</td>
<td>Keppel Land Limited</td>
</tr>
<tr>
<td>Zen Plaza</td>
<td>District 1, Ho Chi Minh City</td>
<td>N/A</td>
<td>Nomura Real Estate Development</td>
</tr>
</tbody>
</table>

Major Investment Transactions, Q3/2019

Source: Savills Research & Consultancy
**Major Transactions Q3/2019**

### Australia

- **2 Chifley Square (50%)**
  - Sydney, NSW
  - AU$922.0M/US$626.9M
  - in August

- **400 George Street**
  - Brisbane, QLD
  - AU$524.7M/US$356.8M
  - in August

- **285 George Street**
  - Sydney, NSW
  - AU$320.0M/US$306.8M
  - in August

- **242 Exhibition Street**
  - Melbourne, VIC
  - AU$330.0M/US$306.0M
  - in July

### Beijing/Guangzhou/Shenzhen

- **Beijing HNA Plaza**
  - Chaoyang, Beijing
  - RMB1.736B/US$253.9M
  - in July

- **Pangu Plaza, Building No. 5**
  - Chaoyang, Beijing
  - RMB5.187B/US$752.6M
  - in August

- **Westmin Plaza**
  - Liwan, Guangzhou
  - RMB910M/US$128.7M
  - in Q3

- **Neo**
  - Haidian, Beijing
  - RMB178.6M/US$25.2M
  - in September

### Shanghai

- **Dong Ying Tower**
  - Huangpu
  - RMB2.351B/US$332.9M
  - in Q3

- **Jasper Tower (F15-20)**
  - Pudong
  - RMB1.232B/US$177.3M
  - in Q3

- **Pacific Electronic Plaza**
  - Pudong
  - RMB1.170B/US$165.7M
  - in Q3

- **Fudu Plaza**
  - Huangpu
  - RMB750M/US$106.2M
  - in Q3
**Major Transactions Q3/2019**

### Hong Kong

#### Central Industrial Building
Kwai Tsing
HK$1.08B/US$138.5M
in August

#### Winway Building (98.83%)
Central
HK$780M/US$100.0M
in September

#### Citadines Mercer Hong Kong
Sheung Wan
HK$800M/US$102.6M
in August

### Japan

#### Meguro Knowledge Plaza
Meguro, Tokyo
JP¥13.8B/US$150M
in September

#### Hilton Odawara
Odawara, Kanagawa
JP¥13.0B/US$161M
in September

#### Logiport Amagasaki (51%)
Amagasaki, Hyogo
JP¥24.6B/US$330M
in September

### Malaysia

#### 1st Avenue Mall
Georgetown, Penang
RM153M/US$36.5M
in September

#### 5.5-acre development site
Kepong, Kuala Lumpur
RM95M/US$22.6M
in July

#### A 132-acre development site
Plentong, Johor Bahru
RM115M/US$27.4M
in August

#### A 420-acre agriculture land
Klang, Selangor
RM156M/US$37.15M
in July
Singapore

**Duo Tower and Duo Galleria**
Fraser Street
S$1.575B/US$1.141B in July

**Mapletree Business City (Phase 2) and the Common Premises**
Pasir Panjang Road
S$1.55B/US$1.123B in September

**71 Robinson Road**
Robinson Road
S$655.0M/US$474.7M in July

South Korea

**City Square Building**
CBD
KRW292.7B/US$245.3M in August

**SK E&C Myeongdong Building**
CBD
KRW408.5B/US$342.3M in August

**Hana Financial Group Myeongdong Office**
CBD
KRW901B/US$755.1M in August

**Douzone Eulji Building** (formerly Booyound Eulji Building)
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**Wonstar Hotel**
Taipei City
TWD850M/US$28M in September

**K24 building in Nantze Export Process Zone**
Kaohsiung City
TWD2.32B/US$77M in August
Savills Regional Investment Advisory, Asia Pacific

ASIA

Greater China
Hong Kong SAR
Raymond Lee
Email: rlee@savills.com.hk
Tel: +852 2842 4518
23/F, Two Exchange Square, Central, Hong Kong

With offices in Tsim Sha Tsui and Taikoo

Central China
Wing Chu
Email: siuwing.Chu@savills.com.cn
Tel: +8621 6391 6689
Unit 01, 21/F East Tower, Twin Towers, B-12
Jiangxuomenwai Avenue, Chaoyang, Beijing 100022, PRC

Northern China
Anthony Mcquade
Email: anthony.mcquade@savills.com.cn
Tel: +8610 5925 2002
Unit 01, 21/F East Tower, Twin Towers, B-12
Jiangxuomenwai Avenue, Chaoyang, Beijing 100022, PRC

Southern China
Woody Lam
Email: woody.lam@savills.com.cn
Tel: +8620 3665 4777
Suite 1301, R&F Center, No. 10 Hua Xia Road,
Zhujiang New Town, Guangzhou 510623, PRC

Western China
Eric Wo
Email: eric.wo@savills.com.cn
Tel: +8628 8729 8928
Room 3006, Yanlord Landmark Square, No. 1 Section 2,
Rennin South Road, Jinjiang District, Chengdu, PRC

With offices in Chongqing, Dalian, Hangzhou,
Nanjing, Shenyang, Shenzhen, Tianjin, Wuhan,
Xiamen, Xi’an and Zhabei

Macau SAR
Franco Liu
Email: flu@savills.com.mo
Tel: +853 2878 0633
Suite 1309-10, 13/F Macau Landmark,
555 Avenida da Amizade, Macau

India
Anurag Mathur
Email: anurag.mathur@savills.id
Tel: +91 22 4090 7300
WeWork Forum, DLF Cyber City, Phase 3, Sector 44,
Gurgaon, Haryana 122002

With offices in Bangalore and Mumbai

Indonesia
PT Savills Consultants Indonesia
Jeffrey Hong
Email: jeffrey.hong@savills.co.id
Tel: +62 21 293 290
Panin Tower - Senayan City, 16th floor, Unit C, 11,
Asia Afrika Lot. 19, Jakarta 10270, Indonesia

Japan
Christian Mancini
Email: cmancini@savills.co.jp
Tel: +81 3 6777 5150
15/F Yurakucho ITOCIA, 2-7-1 Yurakucho,
Chiyoda-ku, Tokyo 100-0006, Japan

Korea
Crystal Lee
Email: csjlee@savills.co.kr
Tel: +82 2 2092 5955
Level 9, Menara Millennium, Jalan Damalente,
Bukit Damansara, 50490 Kuala Lumpur, Malaysia

With 2 branches throughout Malaysia

Philippines
KMC MAG Group
Michael McCullough
Email: michael@kmcmaggroup.com
Tel: +632 403 5519
8/F Sun Life Centre, 5th Ave,
Bonifacio Global City 1634, Philippines

Singapore
Christopher Marriott
Email: cjmariott@savills.asia
Tel: +65 6415 7S32
30 Cecil Street, #20-03 Prudential Tower,
Singapore 049712

Taiwan
Ricky Huang
Email: rhuang@savills.com.tw
Tel: +886 2 8798 5S82
21F, Cathay Landmark,
No. 68, Sec. 5, Zhongxiao E. Road,
Xinyi District, Taipei City 110, Taiwan

With an office in Taichung

Thailand
Robert Collins
Email: robertc@savills.co.th
Tel: +66 2 636 0100
26/F, Abdulrahim Place, 990 Rama IV Road,
Bangkok 10500, Thailand

Viet Nam
Neil MacGregor
Email: nmacgregor@savills.com.vn
Tel: +84 8 3823 9245
38/F, Ruby Tower, 81-85 Ham Nghe Street, District 1,
Ho Chi Minh City, Viet Nam

With an office in Ha Noi

AUSTRALASIA

Australia
Paul Craig
Email: pcarig@savills.com.au
Tel: +61 2 8315 8888
Level 25, 1 Farrer Place, Sydney, Australia

Offices throughout Sydney, Parramatta, Canberra,
Melbourne, Northing Hill, Adelaide, Perth, Brisbane,
Gold Coast and Sunshine Coast

New Zealand
Paddy Callesen
Email: pcallesen@savills.co.nz
Tel: +64 0 9 951 5911
Level 6, 41 Shortland Street, Auckland,
NZ 1010, New Zealand

NORTH AMERICA

Savills Studley
Woody Heller
Email: wheller@savills-studley.com
Tel: +1 212 326 1000
399 Park Avenue, 11th Floor, New York,
NY 10022

UNITED KINGDOM & EUROPE

Harry Philpott
Email: bphilpott@savills.com
Tel: +44 20 242 4277
23/F Two Exchange Square, Central, Hong Kong

Offices throughout the United Kingdom, Belgium,
France, Germany, Hungary, Italy, Netherlands,
Poland, Spain and Sweden

Associate offices in Austria, Greece, Norway, Portugal, Russia,
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