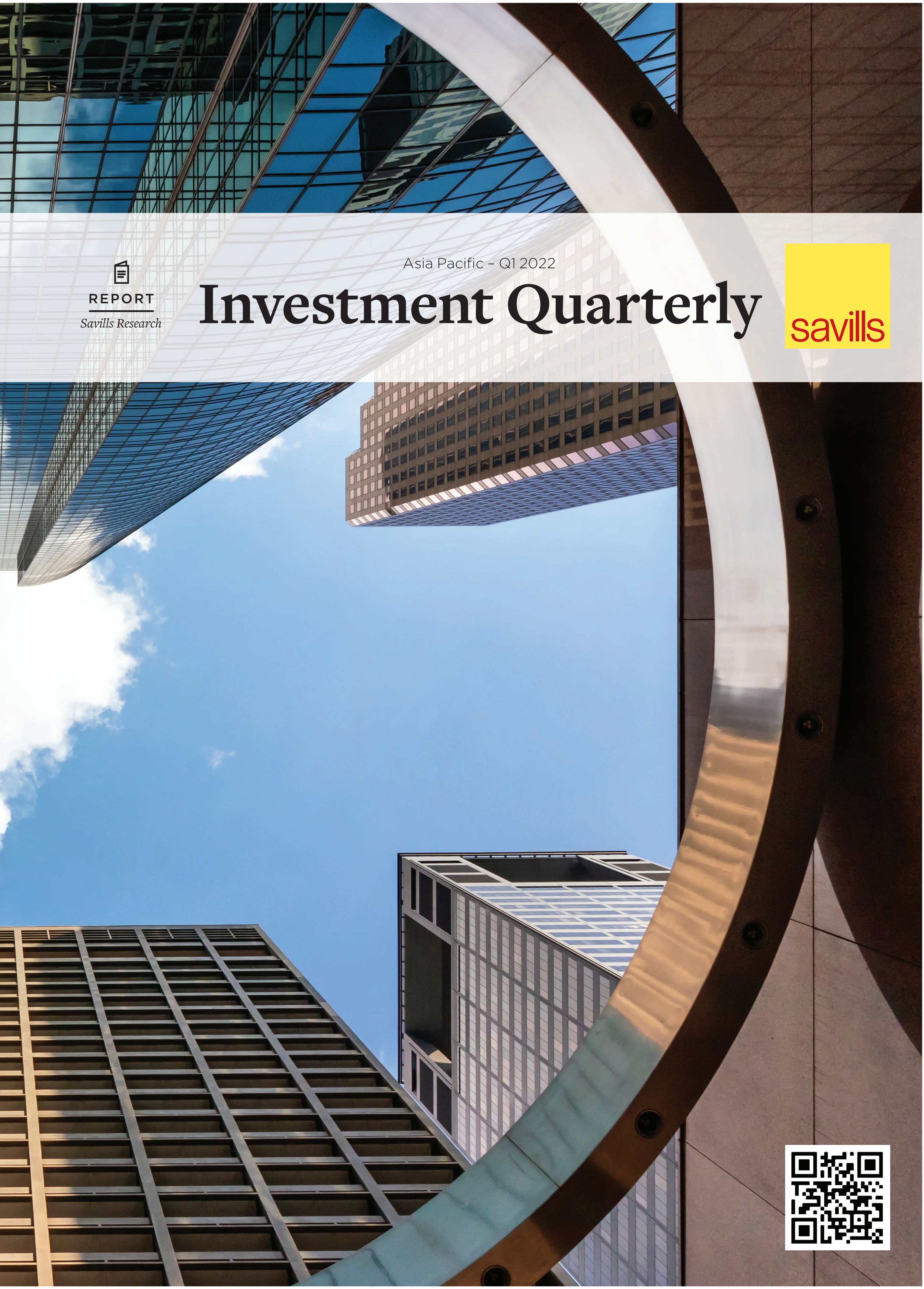
REPORT

Savills Research

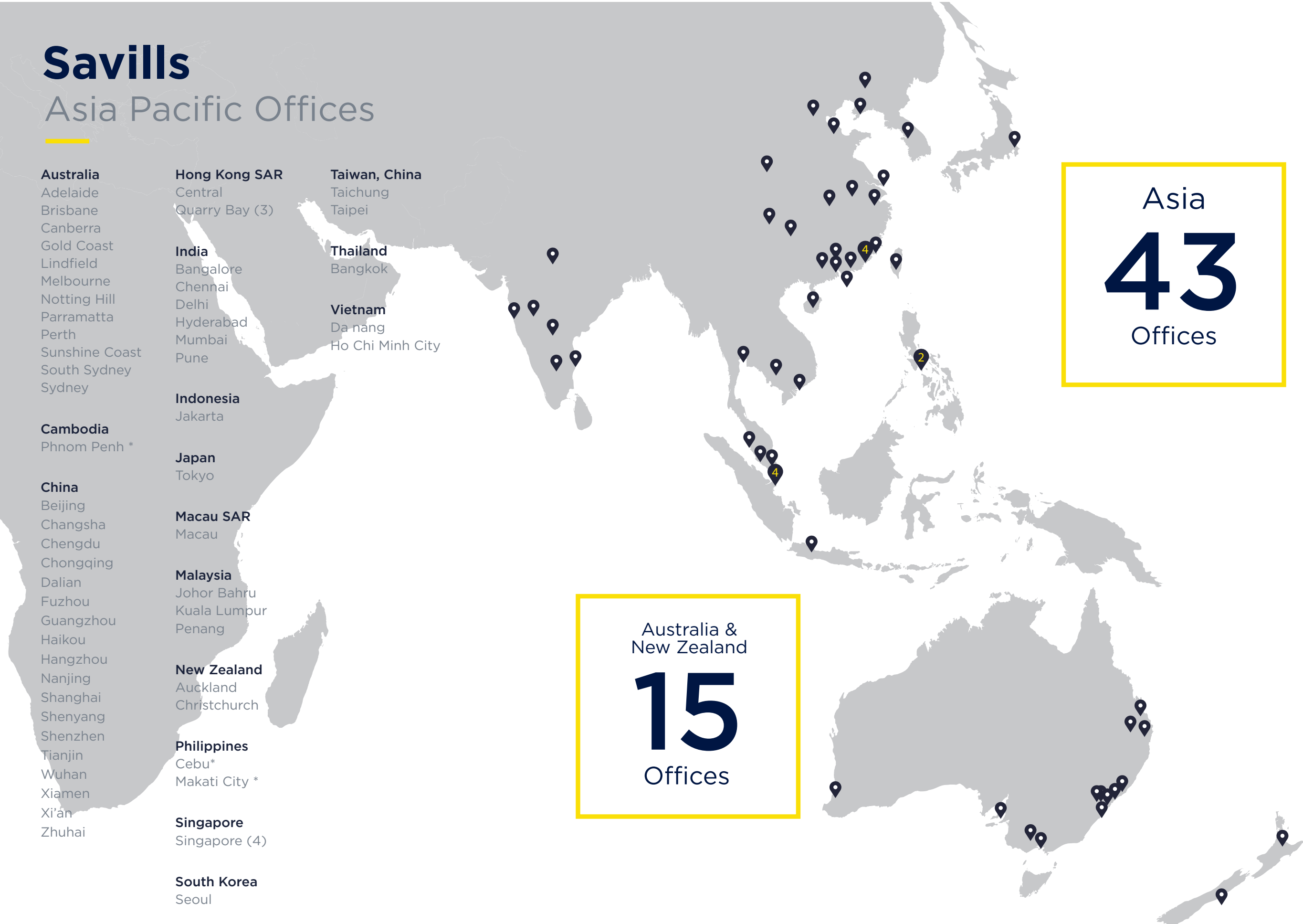
Asia Pacific – Q1 2022

Investment Quarterly

savills



Asia Pacific Network



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 58 regional offices comprising over 29,000 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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Beijing's en-bloc investment market kicked off the year with a weak start, with only two major deals recorded and a total consideration of merely RMB2.34 billion registered. The acquisitions of a residential project and a retail building were completed during the quarter. Major transactions in Q1/2022 included:

- A residential project, named The Cloudland Funlive Apartment, was acquired by the leading investment firm KKR for a total consideration of RMB1.87 billion. The seller was the JV between domestic developers China SCE Group Holdings and Radiance Group.

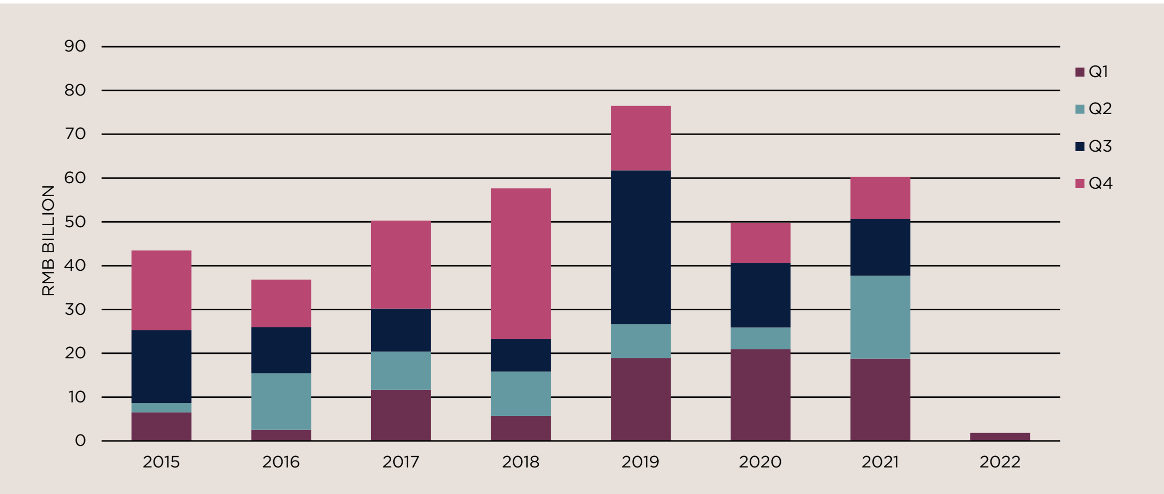
- China Orient Asset Management Co. Ltd. and Hitone Capital jointly acquired a supermarket nearby Beiyuan Road, Chaoyang District. The new owners plan to convert this supermarket into an office building and rename it Aolin NEO.

Similarly, the first-hand strata-title office market had a sluggish performance during Q1/2022. The new supply was 36,423 sq m, dropping by 86.8% QoQ and 71.8% YoY. The total transaction area reached 118,384 sq m, down 61.5% QoQ and 63.2% YoY. Total consideration reached RMB2.52 billion, down 65.1% QoQ and 71.5% YoY. The transaction prices averaged at RMB21,311 per sq m, down 9.3% QoQ and 22.7% YoY.

The new supply of first-hand strata-title retail market reached 94,026 sq m, down 44.9% QoQ but up 94.4% YoY. The total transaction area was 112,180 sq m, down 49.1% QoQ and 29.4% YoY. Total consideration registered RMB2.52 billion, down 55.7% QoQ and 51.5% YoY. The transaction price averaged RMB22,437 per sq m, down 12.9% QoQ and 31.3% YoY.

In 2022, more domestic developers are expected to face financial pressure and struggle with defaulting on debts and bonds, forcing them to sell their stakes or properties to repay their debts and improve liquidity. Recently, an increasing number of asset portfolios have become readily available in the investment market nationwide. However, the limited availability of high-quality assets and relatively high property prices will prompt the potential investors, mostly state-owned developers or institutions to adopt a more cautious M&A strategy that only targets project companies with high-quality assets. Going forward, the real estate investment sector will likely see more uncertainties and the market cannot be guaranteed to become robust again in the short run.

En-bloc Investment Volumes, 2015 to Q1/2022



Source Savills Research

Major En-bloc Transactions, Q1/2022

PROPERTY	LOCATION	PRICE	BUYER	USAGE
The Cloudland Funlive Apartment	Daxing District	RMB1.87 bil/ US$293 mil	KKR	Residential
Aolin NEO	Beiyuan Road	Undisclosed	China Orient Asset Management/ Hitone Capital	Office

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Chengdu's GDP reached RMB1,992 billion in 2021, an 8.6% increase YoY. The growth value of the tertiary industry reached RMB1,322 billion, up 9 ppts YoY. In addition, the total citywide investment in fixed assets increased 10% YoY.

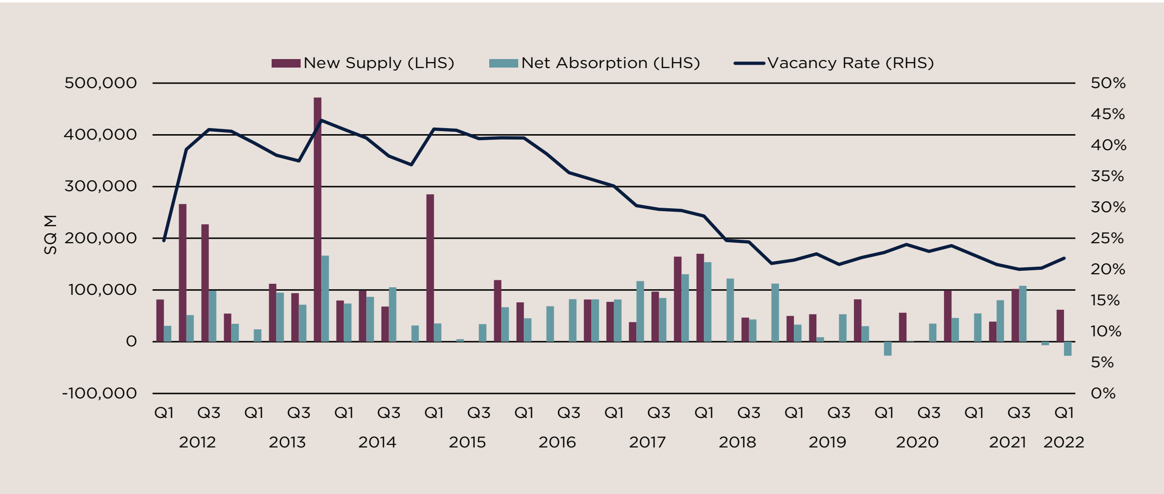
The first batch of centralised land supply is expected to provide 50 land plots, with an area of approximately 3,124 mu. Longquanyi, Shuangliu, and Chenghua districts have the most land supply in the city. This round of centralised land auctions runs between March 31 and April 2. The land with the highest starting price is 108.7 mu of pure residential land located in Sansheng Street, Jinjiang District, and its price is as high as RMB17,200 per sq m.

Transfar Centre brings nearly 60,000 sq m of new supply to the market in Q1/2022, increasing the city's Grade A office stock to over 3.54 million sq m. As a result of the current global situation and the rapid spread of the epidemic, the new rental demand for grade A office space in Chengdu is insufficient. Therefore, the net absorption fell to a negative 27,000 sq m in Q1/2022, resulting in the vacancy rate increase to 21.8%, up 1.6 ppts QoQ. Although some buildings have raised their property fees during the quarter, most landlords are still cautious about fee adjustments since tenants generally control the leasing costs. The overall rent remained unchanged, and the city's rent amounted to an average of about RMB100.3 per sq m per month.

IT and finance had the largest leasing demand, accounting for 19% and 17% of the total new leased area, respectively. In addition, the newly leased area in the energy and raw materials industries increased significantly QoQ. Several new energy firms completed large lease transactions of over 1,000 sq m. The establishment of the national energy strategic goals to achieve a carbon peak by 2030 as well as carbon neutrality by 2060 has driven the rapid development of the new energy industry, hence, growth in the leasing demand for energy and raw material industries is expected.

New projects covering more than 300,000 sq m are expected to enter the Grade A office market in Q2/2022. The market is expected to see several high-quality projects located in Financial City and Dayuan, increasing the vacancy rate in the short term. However, with the improvement of Chengdu's economy, the demand from finance, IT and other industries is expected to remain active, indicating a steady development of the office market.

Chengdu Grade A Office Market New Supply, Demand and Vacancy Rate, Q1/2012 to Q1/2022



Source Savills Research

Major Land Transactions, Q1/2022

PROPERTY	LOCATION	PRICE	BUYER	USAGE
Group 2, 3 and 4 of Xiangshan Village, Huayang Street	Tianfu New Area	RMB450 mil/ US$71 mil	Tagen Group	Residential
Group 7, 8, 9, Tongpai Village, Guixi Street	Gaoxin	RMB702 mil/ US$110 mil	Chengdu City Construction Investment & Management Group Co. Ltd.	Residential
Cuijiadian Community Group 1 and 2, Euxianqiao Street	Chenghua	RMB473 mil/ US$74 mil	CapitaLand Development	Residential

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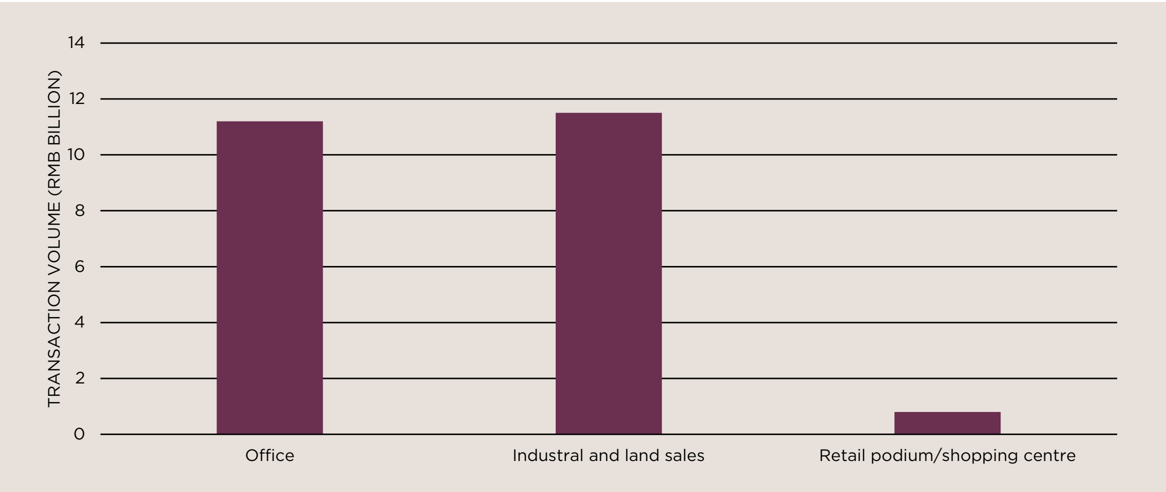
On the back of a sound economic recovery and effective COVID prevention and control, Shenzhen's office and retail property markets witnessed a surge in leasing activities, helping improve the investment market sentiment in 2021. However, the overall property investment market encompassing most property sectors was lacklustre in 2021, compared with 2020, due to the impact of tightened financing policies, relatively low liquidity and other factors. Many developers and landlords were faced with debt and cash flow issues, forcing them to dispose of their assets at a lower price to trade for liquidity, which led to a number of sellable projects with discounted rates to increase. More specifically, the transaction volumes of the office, and industrial and land sectors decreased 17% YoY to RMB11.2 billion and 30% YoY to RMB11.5 billion, respectively, as of end-2021. In contrast, however, the transaction volume of the retail sector increased 39% YoY to RMB0.8 billion during 2021 as the increment technically resulted from a low base of transactions in the prior year.

Property investment activities picked up by Q1/2022 with the volume of deal inquiry, site inspection, and deal conclusion increasing notably in January and February 2022. Several major sales transactions were concluded during the period including Jinxin Fertility purchasing 100% equity of Hengshenying United Building (industrial land) for a total consideration of RMB1.7 billion; and Shenzhen Fine Made Electronics Group purchasing Qianhai Horoy Finance Centre (Floor 37, unit 01-03) for a total consideration of RMB285.1 million. Regardless, the investment market cooled again almost immediately when the city encountered a new round of COVID outbreaks in March 2022, resulting in a slowdown of market activities as lockdowns were imposed in many district areas. Hence, site inspection and deal closing activities are expected to instead take place in Q2/2022.

Shenzhen's investment sales market is likely to exceed the total transaction volume of 2021, considering the increasing number of sellable projects and the postponement of deal closing activities.

Sales Transaction Volumes, 2021



Source Savills Shenzhen Investment

Major Investment Transactions, Q1/2022

PROPERTY	LOCATION	PRICE	BUYER	USAGE
Hengshenying United Building	Futian	RMB1.7 bil/ US$267.1 mil	Jinxin Fertility	Industrial and office
Qianhai Horoy Finance Centre (Floor 37, unit 01-03)	Nanshan	RMB285.1 mil/ US$44.8 mil	Shenzhen Fine Made Electronics Group	Industrial and office

Source Savills Shenzhen Investment, Savills Research

China (Eastern) - Shanghai

While traditional sectors (office and retail) continue to struggle with uncertainties surrounding the ongoing COVID disruption as well as a slowing economy and pockets of oversupply, the rental housing market has seen continued support and is expected to see more capital chasing opportunities in the coming quarters.

In early March, Chinese authorities exempted affordable rental housing projects from property credit control while the inclusion of affordable rental housing in China I-REITS also received a green light. These policies come on the back of earlier ones which reduced operational tax rates. The government is also taking steps to instil best practices such as setting up restrictions on the usage of deposits to avoid a repeat of 2018-19. These efforts are expected to bring more capital and liquidity to the sector and help the sector become more mature.

From the demand side, the market has seen rising interest in rental housing due to people's change of mindset about rental housing and rising affordability. The government's stance on "housing is for living, not for speculation" also discourages some people who are concerned that housing prices in Shanghai will skyrocket again from purchasing an apartment. Meanwhile, rental housing/serviced apartments are seen providing people with more than just living - people are looking for a combination of work, recreation, and social functions in rental housing/serviced apartments. Based on the 2022 Savills Serviced Apartment Survey on the aspect of a community environment, people value clean internal common areas and sufficient and private facilities the most; they also hope for the build/upgrade resting area and working area for their personalised space.

As investors have taken more interest in the rental housing/serviced apartment sector, they are likely to approach it from different angles. Top developers like Vanke are more likely to acquire lands reserved for rental housing and develop projects therein. The cheap land cost could provide them with a cost advantage. Meanwhile, given the long-term investment horizon, stable performance and alignment with government objectives, insurance companies have also been significant investors in the sector, and they usually choose to cooperate with experienced operators. In February, CIFI sold its 30% stake in the Shanghai Pujiang OTC Youmi Community project to the majority (70%) stakeholder Ping An, thus becoming the sole owner. Some other investors might choose to convert an old hotel or renovate old serviced apartment projects and exit when the projects are stabilised.

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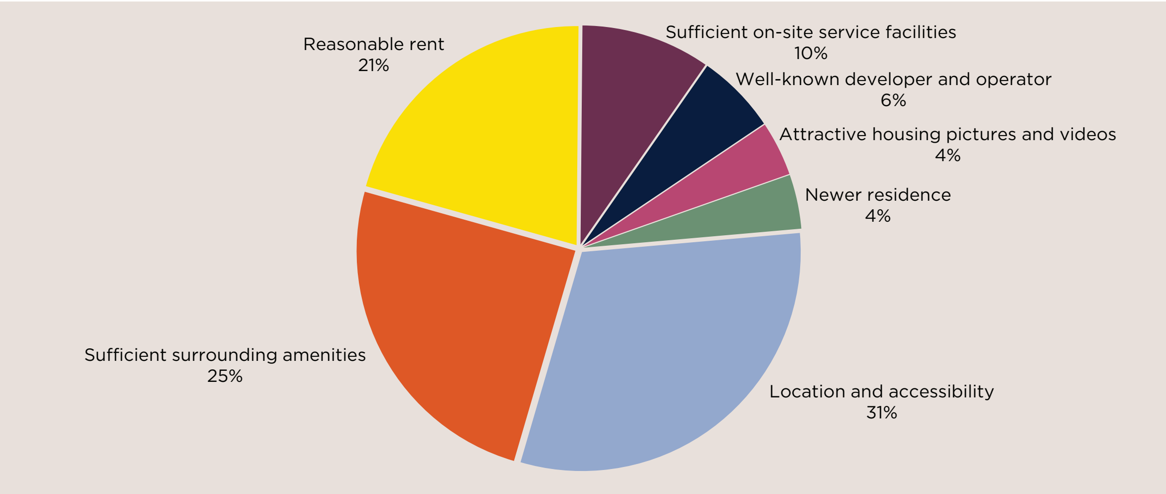
Main Factors in Choosing Serviced Apartments, Q1/2022



Source 2022 Savills Serviced Apartment Survey

Major Investment Transactions, Q1/2022

PROPERTY	LOCATION	PRICE	BUYER	USAGE
E-Land Group Shanghai No.1 Logistics Centre	Minhang	RMB1.4 bil/ US$219.7 mil	Ping An Insurance, DNE Group	Industrial
Sandhill Central	Pudong	RMB1.2 bil/ US$188.3 mil	Jinmao Capital	Business Park
NEXXUS Jing'An	Jing'an	RMB369.7 mil/ US$58.0 mil	Jian Ye (建业实业)	Office

Source Savills Research

Hong Kong

The first quarter of 2022 has been the toughest period the city has experienced since the beginning of the pandemic in early 2020. The abrupt surge in cases of the omicron variant in February dealt a severe blow to society and the economy as a whole, with the most stringent social distancing restrictions in place. The unemployment rate, which sat at 4.5% in February 2022, has recorded its first rebound after a year of consecutive declines. It is estimated that first quarter GDP will suffer a -2.1% drop YoY, with no growth in Q2.

The retail sector has undoubtedly endured most during the period. An extremely low patronage rate has been observed in most shopping malls and prime retail areas. Labour shortages which stem from soaring infection numbers have even resulted in shortened working hours for brick-and-mortar retail, while e-commerce continues to proliferate. Overall prime street shop and major shopping centre rents in Q1/2022 plunged by -5.0% and -5.1% YoY respectively, dashing any optimism surrounding a recovery which emerged at the beginning of 2022. The bleak investment landscape was reflected in the sharp decline in retail investment volume which was 23% lower YoY, at HK$7.3 billion over the first three months. Nonetheless, all hope is not yet lost. A second consumption voucher scheme giving HK$10,000 to all permanent residents will kick off with the first HK$5,000 available from April 7th, offering some short-term relief to the sector.

Logistics premises have generally remained unaffected by the ongoing uncertainties as the government and air freight served as the major demand drivers for warehouses over the quarter. A slight increase in overall and modern warehouse rents was recorded in Q1/2022, at 0.3% and 0.5% respectively. Investment prospects for industrial properties on the other hand have become increasingly conservative, with a significant drop in the number of transactions by 33% to 570 deals in Q1/2022. The rising cost of capital, alongside the ongoing COVID situation, has prompted a decline in prices even for warehouses - the most resilient industrial sub-type over the past year, which dropped by -0.1% in this quarter.

The Grade A office market has been relatively quiet in Q1/2022, with little leasing and transaction activity as many chose to WFH during a fifth wave of infections. Overall rents and prices fell by -2.0% and -1.5% respectively throughout the quarter. The regulatory tightening of Chinese businesses and the frail IPO market have weakened demand for office space from the PRC firms. Together with the detrimental effect of the rigid COVID restrictions which resulted in an outflow of expats and corporate relocations, the conservative outlook is expected to persist throughout 2022.

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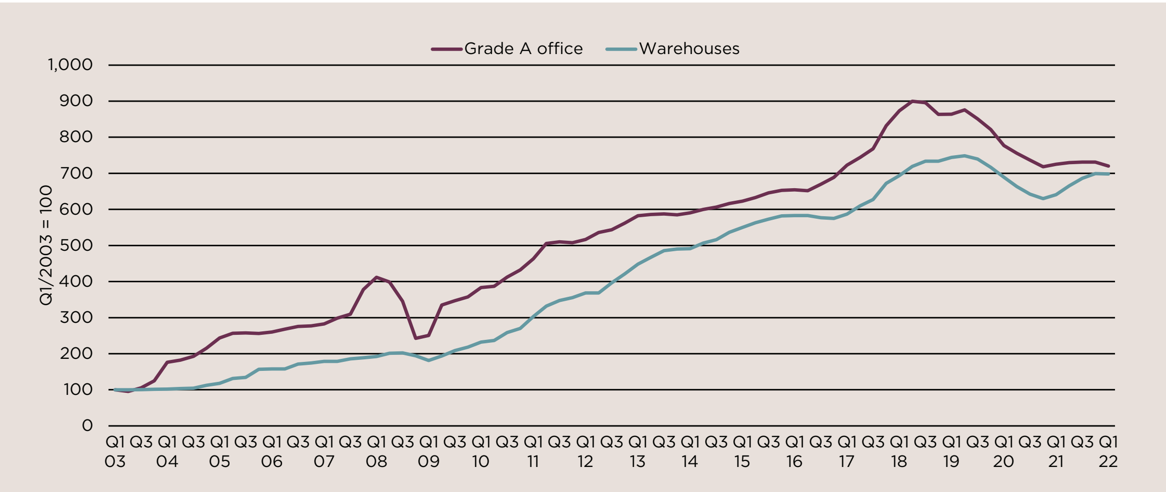
Savills Grade A Office and Warehouses Price Indices, Q1/2003 to Q1/2022



Source Savills Research & Consultancy

Major Investment Transactions, Q1/2022

PROPERTY	LOCATION	PRICE	BUYER	USAGE
TY Wider	Kwun Tong	HK$763 mil/ US$97.8 mil	TBC	Industrial
Casa Hotel	Yau Ma Tei	HK$590 mil/ US$75.6 mil	TBC	Hotel
108-118 Apliu Street	Sham Shui Po	HK$438 mil/ US$56.2 mil	TBC	Residential
G/F 1-2 & 4, 1A-B, 2B-D, 4B, 5B, 6B & 7 cpks, Eldex Industrial Building	Hung Hom	HK$350 mil/ US$44.9 mil	Storhub (Self-Storage) Seven Ltd	Industrial
LG/F, G/F, 1/F, 3/F, 9/F-11/F & R/F with 6 cpks, Precious Industrial Centre	Cheung Sha Wan	HK$350 mil/ US$44.9 mil	StorHub (Self-Storage) Five Ltd	Industrial

Source Savills Research & Consultancy

India

2022 started with a sharp rise in COVID cases, after a slow and thick-tailed recovery from the second wave at the end of 2021. The very high rate of spread in January momentarily re-ignited concerns over large-scale lockdowns and attendant economic stress, which had caused widespread devastation during much of 2021. However, the Omicron variant proved to be much less stressful for public health and the economy. The daily case load reached its peak quickly but fell steadily from 337,704 on 22 January 2022 to 1,225 on 31 March 2022.At the same time, geopolitical issues such as the Russia-Ukraine war have shaken the global supply chain, resulting in spiralling oil and commodity prices. The sum of all these events caused Oxford Economics to lower India's GDP growth forecast to 7.3% from 7.7% for 2022; and to 5.8% from 6.9% for 2023.

With a focus on economic growth and all-inclusive welfare, Union Budget 2022-2023 (announced on 1 February 2022) stayed with the theme of fiscal consolidation, while creating growth avenues for the private sector via infrastructure. It pegged the FY2023 fiscal deficit at 6.4% of GDP, down from 6.9% in FY2022. The projection builds in a substantial slowdown in the pace of consolidation, which is likely to be in sync with the country's growth objective.

As the third wave ebbed, consumption gained momentum. As per the Ministry of Statistics & Programme Implementation (MoSPI), India's retail inflation spiked at 6.07% in February 2022 from 6.01% in January 2022. With vaccinations progressing at a good pace, we expect the consumption recovery to continue in 2022. However, rising inflation may remain an area of caution. Given higher cost-push pressures, Oxford Economics has raised their average 2022 retail inflation forecast to 6.8% from 6.3%.

Investor confidence remained unruffled through the third wave of COVID infections. During Q1/2022, private equity investment inflows into the Indian real estate sector amounted to US$1.0 billion (INR79 billion), almost five times the quantum recorded during Q4/2021. The confidence is also reflected in the fact that Q1/2022 witnessed nearly one-third of the investment inflows which the sector witnessed in the entire 2021.

Commercial office assets remained the frontrunner during Q1/2022, garnering more than a two-thirds share of the investment pie. All of this came from foreign institutional investors and remained concentrated in core office assets in Bengaluru.

Analysing city level data, Bengaluru attracted a major share (70% of the quarterly private equity investments), followed by Mumbai with a 27% share and Chennai with a 3% share. Besides office, Bengaluru attracted a significant investment by Mapletree Logistics Trust in a development site for a logistics project in Hoskote.

Global investors' unabated interest in Indian retail developments coupled with confidence that retail consumption will rebound gradually to pre-pandemic levels, has marked the largest acquisition of an operational retail asset in India in the last five years. Abu Dhabi Investment Authority-backed Lake Shore India Advisory acquired Viviana Mall in Thane from GIC for US$248 million (INR19 billion) during Q1/2022.

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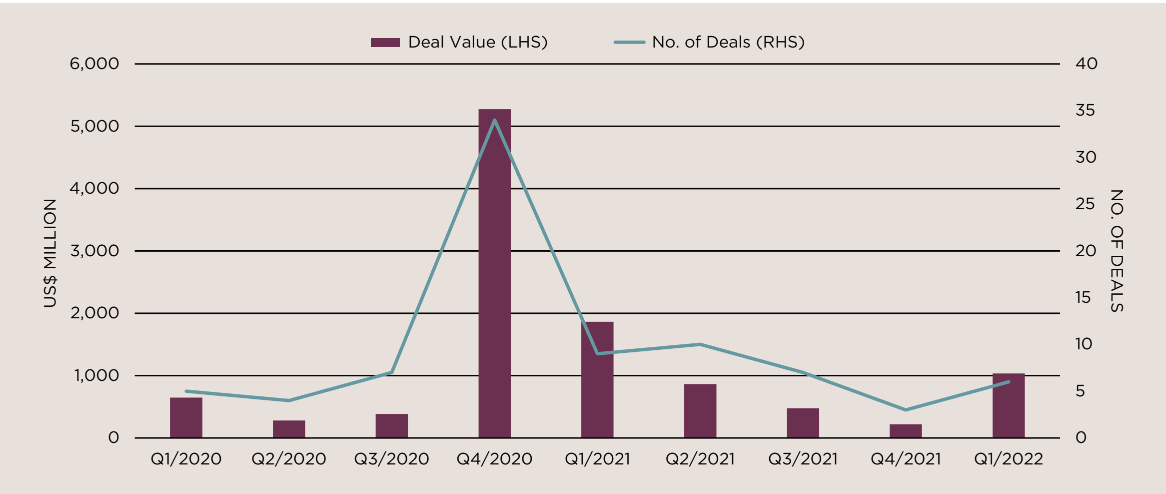
Private Equity Real Estate Investment In India, Q1/2020 to Q1/2022



Source RCA, Savills Research & Consultancy

Major Investment Transactions, Q1/2022

PROPERTY	LOCATION	PRICE	BUYER	USAGE
Bharatiya City	Bengaluru	INR28 bil/ US$366 mil	GIC	Office
Select commercial office assets of RMZ Corp.	Bengaluru	INR26.5 bil/ US$346 mil	CPP Investments	Office
Viviana Mall	Mumbai	INR19 bil/ US$248 mil	Abu Dhabi Investment Authority	Retail

Source Savills Research & Consultancy

Indonesia

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Indonesia's gross GDP expanded by 3.69% YoY in 2021, following gradual lifting of COVID-19 restrictions as well as record-high exports driven by stronger commodity prices. This marks a strong upturn after a negative growth of 2.02% in 2020 but the figure is still below the pre-pandemic trend of 5% annual GDP growth. Better sentiment and an increase in business activity is also supported by efforts from the government to improve the vaccination program which has resulted in a significant drop in daily cases over the past few quarters.

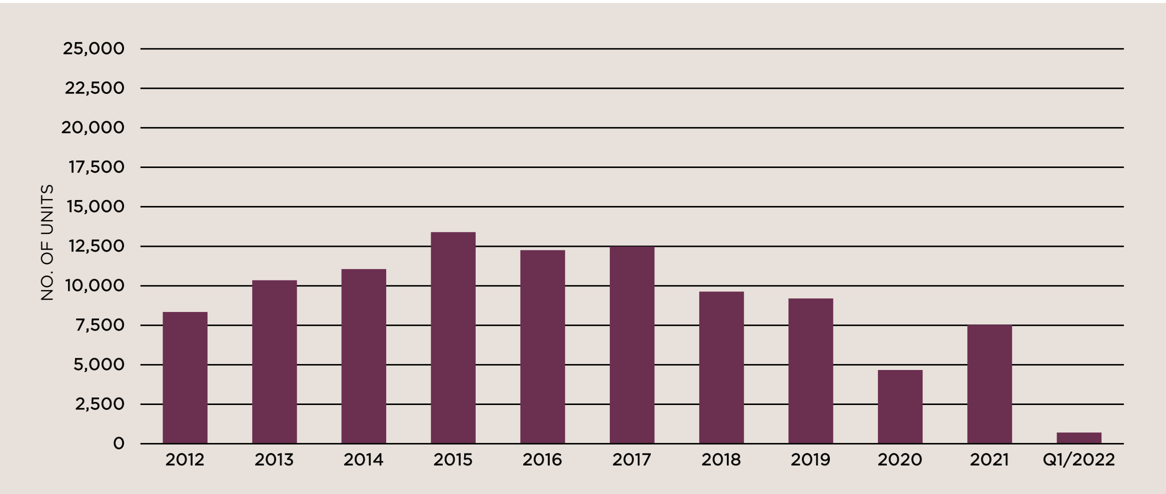
According to a survey by Grant Thornton, businesspeople in Indonesia are more upbeat about what lies ahead with around 87% of business owners expecting their revenues to increase in the next 12 months, the survey said. This optimism was also reflected in the property sector with many project launches taking place over the last six months.

The residential sector (landed housing) is leading the growth as pent-up demand continues to generate strong sales in various projects particularly in the Greater Jakarta area. Big players such as Sinarmas Land, Summarecon and Alam Sutera are among the developers who have launched new clusters in their flagship townships to cater to rising demand from young families and millennials. The current market dynamic is also attracting some foreign developers to team-up with local developers, not only in the residential sector, but also in the commercial and industrial/logistics sector. In addition, we have also seen an increase in foreign developer participation in data center development in Indonesia.

In Jakarta, demand rose in 2021, as the market gradually emerged from the pandemic slump. In the office market, net take-up in both CBD and Non-CBD expanded by 48% and 85% YoY, respectively. Tenant relocations and strong expansion among e-commerce and tech companies supported demand last year and is expected to continue to absorb vacant space and pipeline supply over the next one to two years. Meanwhile in the retail sector, the easing of covid restrictions has encouraged people to return to the malls, which helped the increase in foot traffic and generated net take-up throughout the course of 2021. Meanwhile, buying activity in the condominium market started off relatively quiet in 2022 because of the impact Omicron earlier this year. Sales in Bodetabek (Greater Jakarta area) totaled only around 700 units in the first quarter, but we expect to see an increase in the following quarters along with the more confident market environment.

Overall, we expect to see more activity across sub-markets supported by Indonesia's strong economic prospects and a positive business outlook. We also expect more foreign developer and investor participation in the property market especially in the logistics and industrial sector. With global uncertainties, coupled with rising commodities prices and higher taxes remaining as challenges, the Indonesian government continues to focus on strengthening the domestic economy which will become a key factor in attracting global and overseas investors.

Condominium Sales (Bodetabek/Greater Jakarta), 2012 to Q1/2022



Source Savills Research & Consultancy

Major Investment Transactions, Q1/2022

PROPERTY	LOCATION	PRICE	BUYER	USAGE
Multipolar Tech Indonesia Mixed Portfolio 2022 - 2 properties	Various	N/A	TBC	Mixed use
Land at Cikarang	Bekasi, Jawa Barat	N/A	TBC	Development site
GTN Data Center	Bekasi, Jawa Barat	IDR321.7 bil/ US$22.5 mil	TBC	Industrial
GDS Batam Data Center	Batam, Kepulauan Riau	N/A	TBC	Development site
Land at Kariangau Village	Balikpapan, Kalimantan Timur	IDR271.3 bil/ US$19.0 mil	TBC	Development site

Source RCA

Japan

Corporate profits rose over 37% QoQ in Q4/2021, with business and consumer confidence continuing to increase during that period. However, tensions surrounding the conflict in Ukraine have negatively changed the global economy in Q1/2022. Indeed, significant increases in commodity and energy prices are putting additional pressure on the global economy and will likely slow recovery from the pandemic. Multiple Business Outlook Surveys for Q1/2022 show that both large corporations and SMEs have generally turned pessimistic regarding business conditions.

Upward pressure from rising energy prices and a weakening yen have increased the February CPI excluding fresh food by 0.6% YoY to 100.5 (2020 =100). The actual CPI increment was estimated to be closer to 2% if the impact from the reduction in mobile phone charges led by the Suga administration in 2021 is taken into consideration. Furthermore, increasing commodity and energy prices will also likely further raise the CPI to the mid 1% range. The Japanese labour market has held steady with the unemployment rate at 2.7%, while the job-to-applicant ratio increased to 1.21x as of February 2022.

In Q1/2022, the TSE J-REIT index fell by around 10% at the beginning of the quarter due to concerns over global interest rate hikes, but recovered mostly toward the end of the quarter, overall decreasing 3.1% on a QoQ basis. Similarly, TOPIX also saw a mild decline of 2.3% over the quarter. The Bank of Japan (BOJ) will keep its loose monetary policy and aims to keep interest rates low. This is in sharp contrast to the U.S. Federal Reserve that has decided to increase interest rates, which is expected to further weaken the yen.

The logistics sector is thriving despite concerns over the sharp pricing recently seen in the market and the large supply pipeline. Nonetheless, many investors still appear attracted to the sector, such as GLP which announced a JPY1 trillion investment. Meanwhile, investor appetites for multifamily and offices have continued to grow, despite some rental corrections, particularly in the office market. Urban retail continues to lag, although high street retail remains sought-after. The hospitality sector has continued to garner interest, and large deals such as the acquisition of the Seibu hotel portfolio for JPY150 billion by GIC have been announced. Elsewhere, in March, KKR announced its acquisition of Mitsubishi Corp. – UBS Realty for JPY230 billion demonstrating the increasing interest in various areas of the Japanese real market.

In Q1/2022, the Grade A office market saw another mild correction of 1.2% QoQ to JPY33,266 per tsubo, translating to a decline of 7.0% YoY. Although rents have been contracting steadily since the pandemic began, the rate of decline has softened notably, suggesting that the market might be approaching an inflection point. Vacancy rates have seen their first quarterly improvement since the pandemic - contracting 0.1ppts QoQ to 2.7%, but increased 1.5ppts YoY. Poorly accessible and older offices continue to underperform and are the primary cause of the deterioration in the office market, while on the other hand, easily accessible and newer offices remain in favour with tenants.

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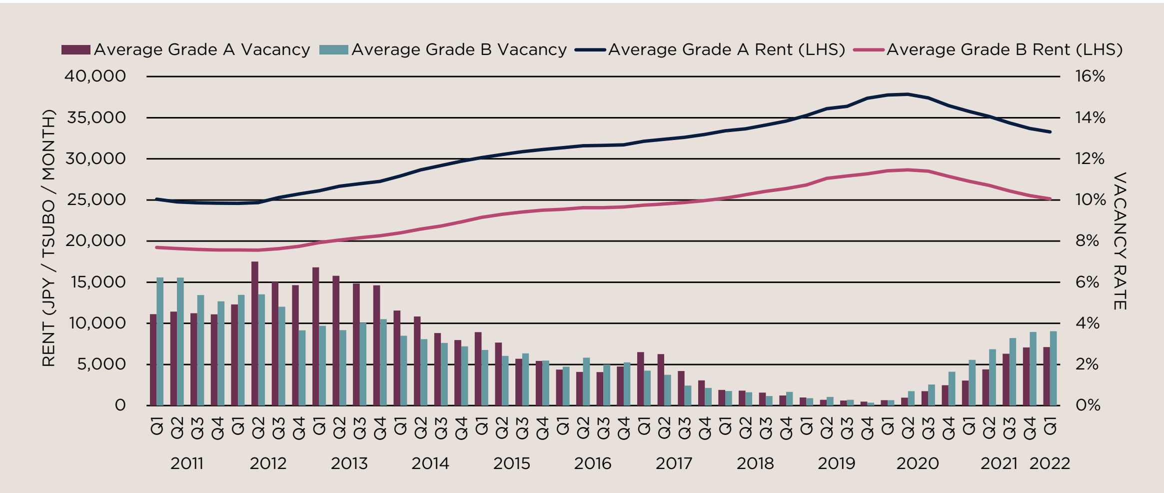
Office Rents and Vacancy in Tokyo's Central Five Wards, 2011 to Q1/2022



Source Savills Research & Consultancy

Major Investment Transactions, Q1/2022

PROPERTY	LOCATION	PRICE	BUYER	USAGE
Seibu Hotel Portfolio	Various	JPY150 bil/ US$1.3 bil	GIC	Hotel / Entertainment
Morinaga Industry's Tokyo Plant Site*	Tokyo	Over JPY65 bil/ US$550 mil	CBRE IM	Land
Blackstone Residential Portfolio	Various	JPY49 bil/ US$424 mil	M&G Real Estate	Residential
Nakanoshima Mitsui Building	Osaka	JPY44 bil/ US$370 mil	Nippon Building Fund	Office
Iidabashi Grand Bloom (17.5%)	Tokyo	JPY36 bil/ US$310 mil	Nippon Building Fund	Office

Source Nikkei RE, RCA, Savills Research & Consultancy
*Morinaga Industry's Tokyo Plant site was reportedly sold to CBRE IM with a capital gain of JPY65 billion (US$550 million). However, the transaction price is undisclosed.

Macau

Entering the third year of the pandemic, Macau is still one of the cities with the lowest number of cases in the GBA. However, due to renewed outbreaks in nearby cities, the number of tourist arrivals is still under pressure and a drop in gaming revenue was recorded in both January and February, by -21% and -8% respectively compared to same period in 2021. We can also foresee a drop in local retail revenue over the first quarter of 2022.

Pressure on the economy has inevitably spilled over into the real estate market, and according to statistics provided by the Macau government, only 291 and 200 residential property transactions were recorded in January and February of 2022, a fall of -38% and -44% respectively compared to the same period in 2021. The average price in February (MOP8,954 per sq ft saleable area) represented a drop of -5% compared to the 2021 full year average.

The slow transaction momentum (despite low mortgage rates) is a function of the uncertainty surrounding the future development of the gaming industry in light of the gaming law amendment bill, which could impact thousands of employees who are directly or indirectly involved in the gaming and hotel industries. The new law will decide whether they will face a bright future or an economic downturn in the coming years. For luxury residential properties, a sustained fall in prices of 30% to 50% from peak from MOP15,000 to MOP8,500 per sq ft means that now might be a good time for end-users and investors to purchase at more attractive valuations.

For retail properties, tourist areas such as Senado Square, R. de Sao Domingos and R. de Sao Paulo hit an average vacancy rate of 20% to 30%, and asking rents dropped by 25% to 30% on average during the pandemic with some vendors even willing to lower rents by up to 50% to retain tenants. Outside tourist areas, businesses in residential districts relying on local consumers were more stable during the pandemic period and recorded no significant changes in both vacancy rates and rents, while there have even been cases of business expansions. One of the most keenly anticipated economic stimulus schemes in 2022 is the 3rd voucher scheme for all Macau citizens. It is expected that the measure will provide encouragement for local citizens to spend more in local businesses, providing a welcome boost to retail spending.

For office properties, according to the latest field research by Savills Macau, the average vacancy rate of major office buildings located in the Nape and Central regions increased from 8.3% in 2019 to 14% in the first quarter. One of the major reasons for the rise is the loss of government departments who plan to fully vacant the private market to occupy their own buildings before 2024. Meanwhile, office rents are also under pressure, and for Grade B office properties, asking rents ranged from HK$18 to HK$22 per sq ft gross in Q1, compared to HK$20 to HK$24 per sq ft in 2019. For Grade A office buildings, due to a lack of new supply rents are quite stable, and current asking rents range from HK$30 to HK$35 per sq ft, almost at pre-COVID 2019 levels.

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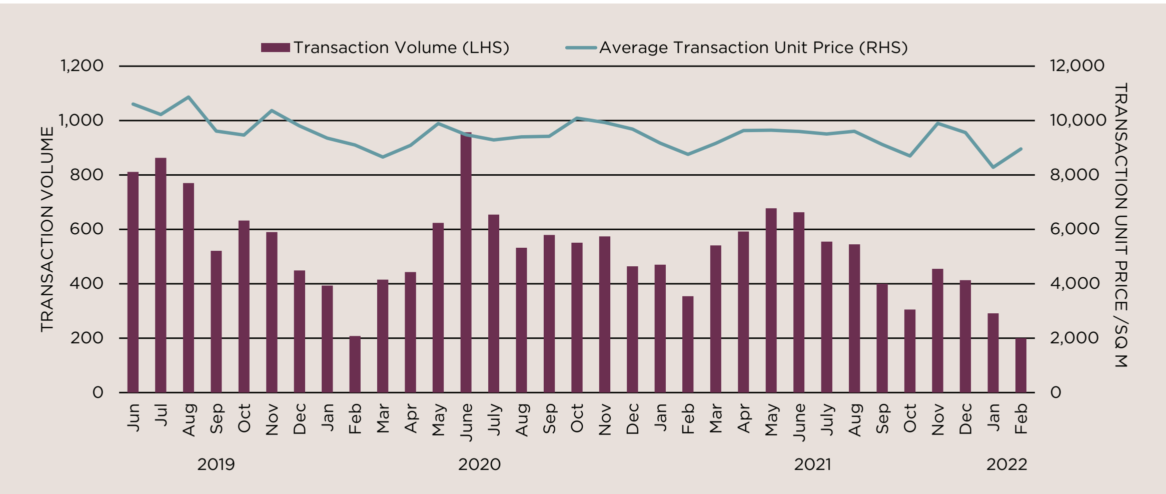
Macau Residential Transaction Volumes and Average Transaction Unit Price, June 2019 to February 2022



Source DSF Macau, Savills Macau

Malaysia

With close to 80% of the population fully vaccinated as of March, Malaysia has announced plans to transition to the endemic stage. International borders will open starting from 1st April 2022, after which fully vaccinated individuals with vaccination records can enter the country without quarantine requirements and prior entry approvals. It is hoped this will likely boost the economic recovery.

Due to the resumption of most economic activity, GDP grew by 3.6% YoY in Q4/2021. Consequently, the economy grew by 3.1% in 2021 compared to a drop of 5.6% in 2020. This economic rebound was aided by improved domestic demand, a robust export performance and an improvement in the manufacturing sector. Nevertheless, due to lingering concerns over the pandemic and global geopolitical conflicts, Bank Negara Malaysia (BNM) maintained the overnight policy rate (OPR) at 1.75%.

Major transaction value in this reviewed quarter amounted to over RM1.82 billion, a substantial increase of 61% QoQ (RM1.13 billion: Q4/2021) and 25% y-o-y (RM1.45 billion: Q1/2021). The largest transaction took place in Kuala Lumpur itself, whereby Hap Seng Consolidated Bhd acquired a 15.3-acre vacant commercial site on Jalan Duta from TTDI KL Metropolis Sdn Bhd (the wholly-owned subsidiary of Naza TTDI Sdn Bhd) for RM868 million to build a mixed use development with an estimated gross development value of RM8.7 billion.

Moving to the northern region, Penang recorded the second-largest transaction of the quarter worth RM475 million. Ideal United Bintang International Bhd signed agreements with Aspen Bell Avenue Sdn Bhd to acquire 17 parcels of freehold industrial land measuring 834.4 acres in Seberang Perai, Pulau Penang for a total purchase consideration of RM475.39 million. The group plans to subdivide and sell individual plots to optimise future revenue.

The third-largest deal of the reviewed quarter was concluded in Greater KL where Land & General Bhd acquired a 3.6-acre vacant leasehold commercial site in Puchong, Selangor for RM68.04 million. According to the buyer, the land is strategically located in the mature township, which has strong earnings potential. The buyer plans to build affordably priced high-rise residential units.

Switching to built assets, AIMS Data Centre Sdn Bhd, a wholly owned subsidy of TIME dotCom Bhd acquired Employees Provident Fund's (EPF) 13-storey office building together with 95 car park bays, known as Bangunan KWSP Changkat Raja Chulan for RM62 million. The acquisition will enable the buyer to expand operational facilities for their data centre business. This quarter's overall transaction value was primarily led by development land mainly due to the Hap Seng deal in Kuala Lumpur, followed by various industrial transactions.

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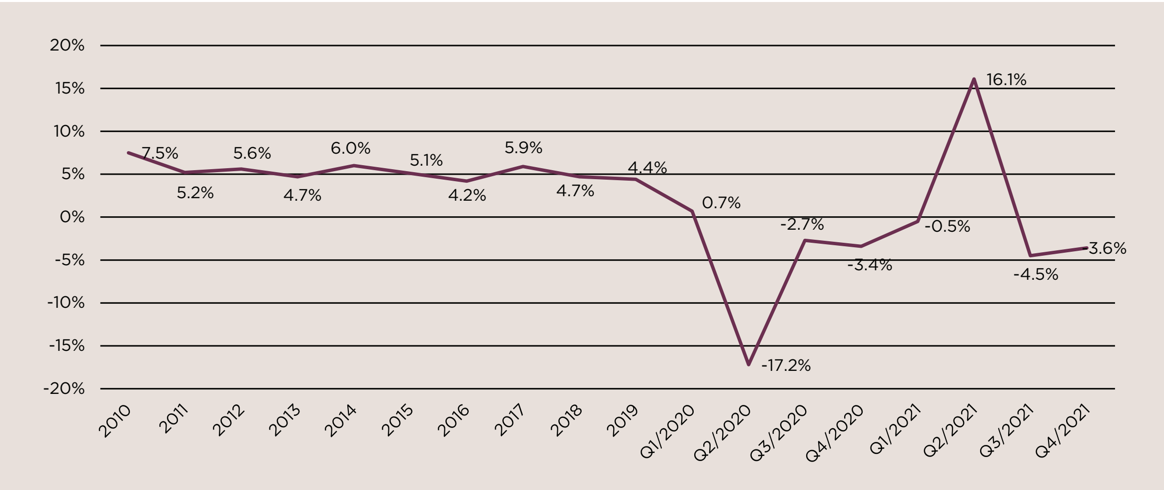
GDP Growth, 2010 to Q4/2021



Source Bank Negara Malaysia

Major Investment Transactions, Q1/2022

PROPERTY	LOCATION	PRICE	BUYER	USAGE
A 15.3 acres of land	Kuala Lumpur	RM868.7 mil/ US$205.9 mil	Hap Seng Consolidated Berhad	Commercial
A 834.4 acres of land	Penang	RM475.4 mil/ US$112.7 mil	Ideal United Bintang International Berhad	Industrial
A 3.6 acres of land	Selangor	RM68.0 mil/ US$16.1 mil	Land & General Berhad	Commercial
A 5.9 acres of land	Selangor	RM65.6 mil/ US$15.5 mil	Mapletree Logistics Trust	Industrial
13-storey office building	Kuala Lumpur	RM62.0 mil/ US$14.7 mil	AIMS Data Centre Sdn Berhad (TIME dotCom Berhad)	Commercial

Source Company announcements, Savills Research & Consultancy

Pakistan

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Pakistan's GDP has followed a cyclical pattern, with growth averaging 4.16% over the past 30 years. GDP grew consistently from FY10 to FY18 due to an expansionary business environment along with investor interest in projects such as the China Pakistan Economic Corridor (CPEC).

However, GDP has declined in nominal terms significantly since 2018 due to the depreciation of the PKR by 25% in 2019 and further depreciation of 15% in 2020.

GDP contracted in FY20 by only -0.4% due to the smart lockdown strategies employed by the government to curtail the spread of COVID-19. By 2021, GDP growth stood at 3.94%. The Housing and Construction Sector accounts for 9.4% of Real GDP.

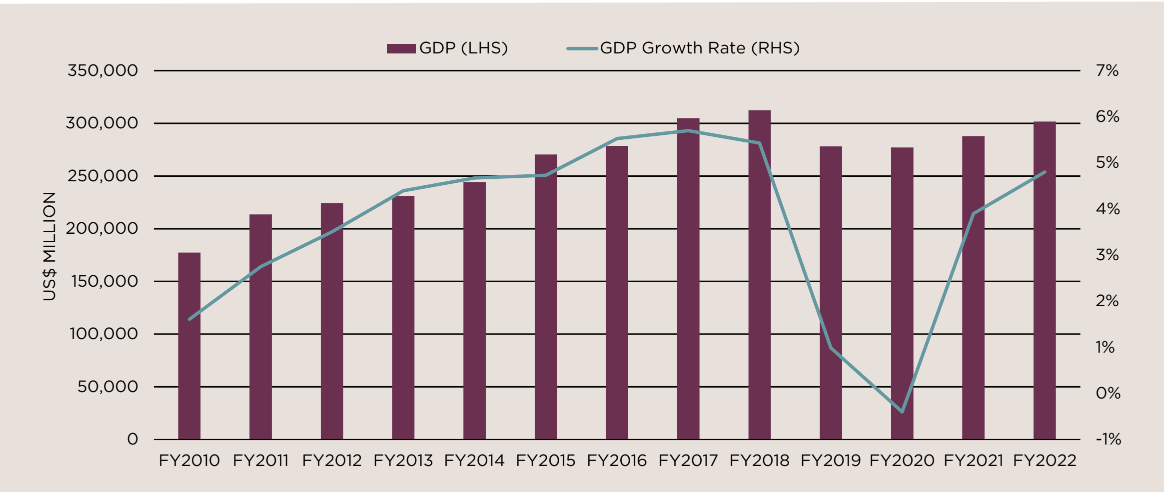
Pakistan is the 5th largest country by population (~215 million) with more than 60% of the population under 25 years of age. More than a third of its population resides in urban areas, giving Pakistan one of the highest urbanization rates in South Asia. By 2025, it is estimated that nearly half of the country's population will be living in cities. The national average occupancy rate per dwelling in Pakistan is over six.

According to government estimates, there is a substantial housing gap of around 11 million housing units, with the backlog increasing by 270,000 units every year. The housing sector faces not only supply shortages but also escalating prices, indicating that the sector is underdeveloped. Further, only 2% of all housing transactions in Pakistan are processed through housing finance.

In 2020, at the beginning of the pandemic, the government introduced an incentive package to boost the construction industry. This included a tax amnesty for the construction industry, the launch of an affordable housing program, computerization of land records, subsidized financing and implementation of foreclosure laws.

Further, the State Bank of Pakistan introduced policies to boost real estate development related industries. Housing and construction finance was promoted specifically for low-income groups and mandatory targets were set for banks to increase their lending capacity. Collectively, these measures resulted in a release of PKR 249 billion in housing and construction finance loans by the end of June 2021 from PKR101 billion during FY21 and PKR148 billion in FY20. Additionally, the amnesty schemes and infrastructure initiatives in prime tourism areas also allowed for renewed interest in developing hospitality projects. The impact of coordinated monetary and fiscal measures contributed significantly to the growth of the construction sector as well as boosting the overall housing market in Pakistan.

GDP and GDP Growth, FY2010 to FY2022



Source Savills Research & Consultancy

Major Investment Transactions, Q1/2022

PROPERTY	LOCATION	PRICE	BUYER	USAGE
DHA Raya Building 19	Lahore	PKR420 mil/ US$2.26 mil	Habib Bank Limited	Retail and office
Port Qasim North Western Zone	Karachi	PKR3.2 bil/ US$17.25 mil	Maersk	Warehouse

Source Savills Research & Consultancy

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Market sentiment in the first quarter was tempered by economic uncertainties generated by geopolitical tensions and the recalibration of cooling measures. Nevertheless, the investment sales volume remained strong, rebounding from a quarter-on-quarter (QoQ) decline in Q4/2021 to a 22.1% QoQ increase in S$8.78 billion in Q1/2022. Similarly, investment sales in Q1/2022 were more than double the sales volume from the same period a year ago.

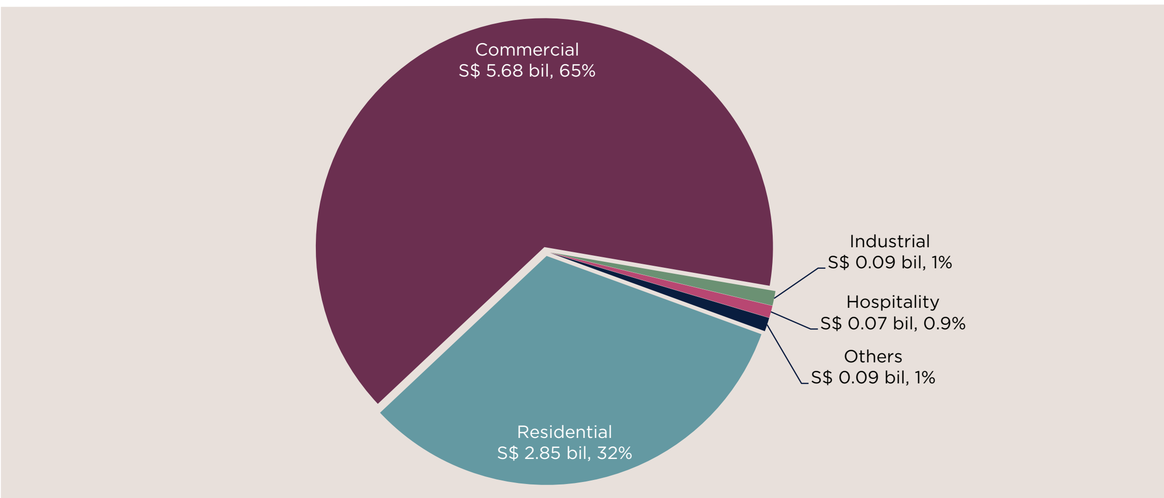
Commercial investment sales value more than doubled from the S$2.19 billion in Q4/2021 to S$5.68 billion in Q1/2022. This could have been due to spill-over demand from the residential sector when in December 2021, there was a sharp upward recalibration of the cooling measures in the private residential market. While investment sales in both the office and retail sectors increased in the quarter, the latter sector recorded a larger growth, with investment sales in Q1/2022 coming in at S$1.56 billion, about five times the S$306.1 million recorded in the previous quarter. This was largely attributable to three block transactions. Other than the sale of two shopping malls in suburban areas, the quarter also saw the successful collective sale of Tanglin Shopping Centre. The development was sold to Pacific Eagle Real Estate for S$868 million in its fourth collective sale attempt.

Office investment sales value grew by 119.5% QoQ to S$4.17 billion in the quarter. This sector remains popular amongst investors as they are aware of the limited supply in the pipeline. The largest office deal, which is also the largest deal (across all property types) in the quarter was the acquisition of a 68.2% stake in Jem by Lendlease Global Commercial Reit for S$1.42 billion. One other significant office transaction was the sale of 79 Robinson Road from a special-purpose vehicle by CapitaLand Investment Limited, Mitsui & Co and Tokyo Tatemono for S$1.26 billion to CapitaLand Integrated Commercial Trust and CapitaLand Open End Real Estate Fund. With the improving office leasing market, the office sector should remain in favour with investors.

Investment sales in the residential sector on the other hand fell by 16.8% QoQ to about S$2.85 billion in Q1/2022. Private investment sales fell 70.0% QoQ to S$881.7 million from S$2.94 billion in the previous quarter, while public investment sales surged by 307.8% from S$482.5 million in Q4/2021 to S$1.97 billion in Q1/2022. In the public sector, four sites were sold under the Government Land Sales (GLS) programme and the price quantums of the transacted sites were much higher in Q1/2022. Despite the ongoing geopolitical tensions borne out of the Ukrainian conflict as well as the introduction of a new round of cooling measures, high bid prices were recorded for the land parcels, signalling developers' confidence in Singapore's residential market amid limited new supply.

In the quarter, four residential sites were sold (including three collective sales) and the price quantums of each site were relatively low, each below S$100 million. Similarly, the number of individual large value purchases were less than half of Q4/2021 levels. These slower residential investment sales were likely due to the recalibration of cooling measures.

Investment Sales Transaction Volumes by Property Type, Q1/2022



Source Savills Research & Consultancy

Major Investment Transactions, Q1/2022

PROPERTY	LOCATION	PRICE	BUYER	USAGE
Jem	50 and 52 Jurong Gateway Road	S$1.42 bil/ US$1.05 bil	Lendlease Global Commercial Reit	Office and retail
79 Robinson Road	79 Robinson Road	S$1.26 bil/ US$926.2 mil	CapitaLand Integrated Commercial Trust and CapitaLand Open End Real Estate Fund	Office
Tanglin Shopping Centre	19 Tanglin Road	S$868.0 mil/ US$639.6 mil	Pacific Eagle Real Estate	Retail
Cross Street Exchange	18, 20 and 22 Cross Street	S$810.8 mil/ US$597.5 mil	SCC Straits Pte Ltd	Office
Government Land	Jalan Tembusu	S$768.0 mil/ US$565.9 mil	CDL Triton Pte. Ltd.	Residential

Source Savills Research & Consultancy

South Korea

A Knowledge Industry Center ("KIC"), previously known as an apartment-type factory, is a mixed-use building primarily occupied by manufacturing and IT companies and their supporting facilities. Historically, the development of KICs, typically built on low-cost land suitable for business facilities, has been spurred by acquisition and property tax reductions provided by the government.

As of August 2021, KIC stock totaled 34.9 million sq m, with over 81% concentrated in Seoul and Gyeonggi Province at 11.9 million sq m and 16.4 million sq m, respectively.

In Seoul, six districts including Geumcheon, Guro, Yeongdeungpo, Seongdong, Songpa, and Gangseo account for 97% of supply of KICs with two districts, Geumcheon and Guro, accounting for 42% and 18%, respectively. Supply in Gyeonggi Province is more widely distributed with Seongnam having the most supply, followed by Bucheon, Anyang, Yongin, and Hwaseong. Over the past five years, supply in Seoul has grown at a CAGR of 5%, while Gyeonggi saw a sharp rise in supply of 13%, on average.

KICs have grown as a preferred asset class among individual investors rather than institutional investors as pre-selling by unit and unit ownership became possible. A low interest rate environment since 2017 and an aggressive residential property tax policy have also driven some spillover demand from the residential to the KIC market. While the price of KICs rose at a CAGR of 9% during 2018-2020, prices rose by 20% in 2021 on a par with the surge in apartment prices. However, we think further price growth will be muted due to extensive new supply in Gyeonggi Province, staggering employment figures in the respective tenant markets, and rising interest rates with the possibility of additional rate hikes.

We note leasing markets are changing as employment in SMEs, the primary tenants of KICs, has recently increased in Gangseo, Songpa, and Seongdong, but has fallen in Geumcheon and Guro. In Gyeonggi Province, SME employment figures fell in Bucheon, Anyang, and Siheung, all of which had considerable new supply, while employment rose in Seongnam, Yongin, and Hwaseong.

Seoul is expected to see a 21% increase in stock over the next three years, rising at a similar pace to the last five years. On the other hand, Gyeonggi stock is expected to increase by 57% over the next three years, raising the risk of increased vacancy. In addition, considerable new supply outside the traditional KIC districts is expected to increase competition for tenants.

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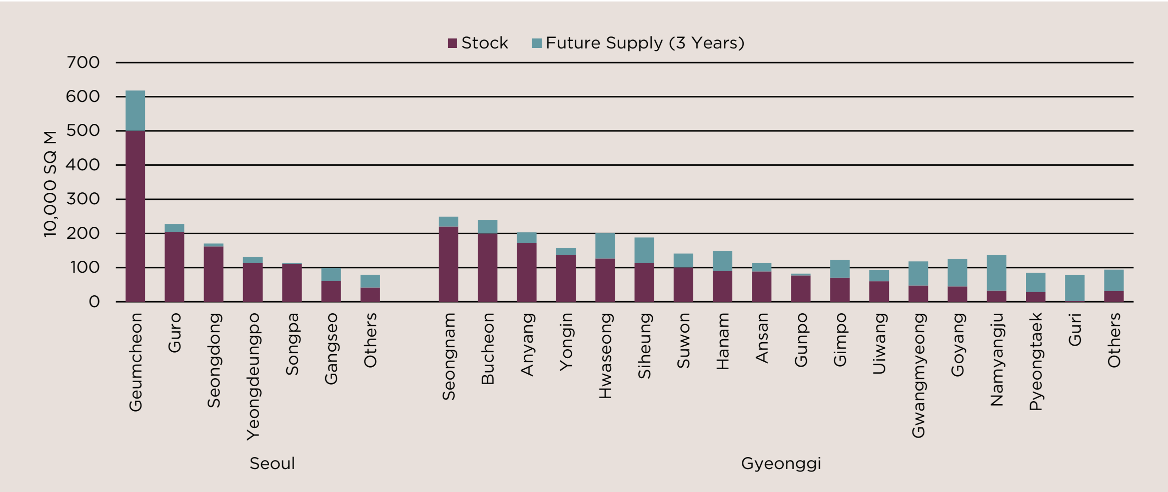
KIC Total Stock & Future Supply by City in Seoul & Gyeonggi Provinces, August 2021



Source Industrial Complex Corporation, Savills Korea

Change in Number of Employees in SMEs in Seoul & Gyeonggi Provinces, 2013 vs 2019

REGION	SEOUL	NUMBER OF WORKERS		WORKER BREAKDOWN AS % OF REGION		CHANGE
		2013	2019	2013	2019	2013-2019
Seoul	Gangseo	14,870	23,160	2.1%	2.9%	0.8%p
	Guro	56,355	57,954	7.8%	7.3%	-0.6%p
	Geumcheon	86,605	95,924	12.1%	12.1%	0.0%p
	Seongdong	38,967	49,054	5.4%	6.2%	0.7%p
Gyeonggi	Bucheon	75,242	73,729	6.8%	5.7%	-1.1%p
	Seongnam	74,195	91,979	6.7%	7.1%	0.4%p
	Siheung	81,999	87,558	7.4%	6.7%	-0.7%p
	Anyang	51,534	59,065	4.7%	4.6%	-0.1%p
	Yongin	45,765	59,713	4.1%	4.6%	0.5%p
	Hwaseong	145,468	188,249	13.1%	14.5%	1.4%p

Source Savills Korea

Taiwan

Taiwan's economic growth is expected to come in at 4.4% in 2022 which is up from an earlier forecast of 4.13% as technology exports have remained strong. Inflation has become a major issue and is expected to hit 1.93% this year. Even though the inflation number is much lower than other countries, the Taiwan Central Bank has announced a rise in its benchmark rate by 0.25 percentage points to 1.375% for the first time since July 2011 and to a level higher than the markets expected.

The current increase in interest rates should not affect most buyers' confidence as rates remain at historically low levels. However, the investment activity of insurance companies will be constrained directly as the minimum investment yield for insurance companies was lifted from 2.095% to 2.345%. As the minimum yield is close to the yield available from offices in Taipei City, insurance companies will look for opportunities in other cities which offer a better spread, such as Taoyuan, Hsinchu, and Taichung where commercial properties can provide a yield of over 3%.

The total transaction volume of commercial properties in the first quarter of 2022 fell by 33% to NT$34.1 billion as developers and technology companies sounded a cautious note. The shortage of supply, such as aging buildings with redevelopment potential or factories which fit user requirements is the main reason behind the lower activity levels. Insurance companies, however, showed a strong appetite, purchasing NT$21 billion worth of properties in the first quarter before interest rates rose, accounting for 61% of total transactions.

In a notable deal China Life acquired an en-bloc Grade A office building in Taichung City for NT$12 billion, the largest deal ever in the city providing a yield of over 2.5%. In addition, TransGlobe Life purchased a property portfolio in Hsinchu City with a mix of asset types including a 257-room hotel, a small office building, and a building occupied by KTV operators. The seller provided a sale and leaseback structure for 20 years with an expected yield of over 3%.

In terms of the land market, total land transactions reached NT$51.2 billion in Q1, the same level as the previous year, and developers accounted for 72% of the total. Even though the government and the Central Bank rolled out several measures to tackle surging house prices, including tightening the credit of developers and home buyers, the residential market has remained strong. Looking forward, the upcoming measure to ban the resale of uncompleted residential units is expected to restrain speculation. However, the rapid rise in construction costs makes it hard to see how house prices could fall in the near term.

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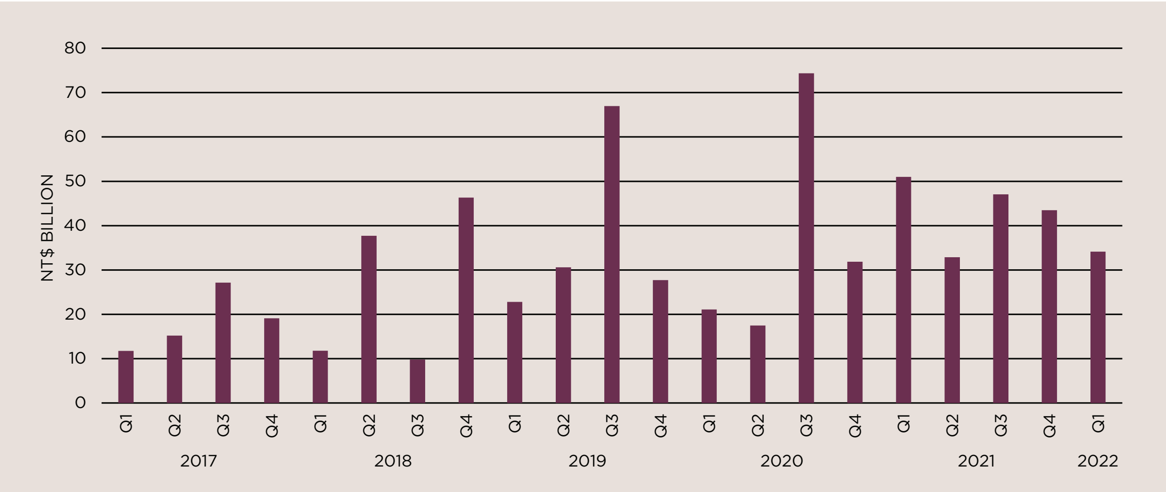
Transaction Volumes, 2017 to Q1/2022



Source Savills Research & Consultancy

Major Investment Transactions, Q1/2022

PROPERTY	LOCATION	PRICE	BUYER	USAGE
City Center Plaza	Taichung City	NT$12.0 bil/ US$429 mil	China Life	Office
Hsinchu Ambassador Hotel Portfolio	Hsinchu City	NT$5.8 bil/ US$207 mil	TransGlobe Life	Hotel and office
8 floors of Ruentex Tower	Taipei City	NT$3.2 bil/ US$114 mil	China Life	Office
Fuding Technology Building	New Taipei City	NT$1.4 bil/ US$50 mil	Voltronic Power	Hotel

Source Savills Research & Consultancy

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Despite the appearance of the Omicron variant, the Thai economy seems to be learning to live with it and has even recorded a mild rebound in the first quarter as the authorities have gradually eased restrictions to support economic activity. As a result, overall GDP grew by 1.7% YoY in Q1/2022, following overall annual GDP growth of 1.6% (US$505 billion) in 2021. The services sector still accounts for the largest share with almost 60% of GDP due to the strength of Thailand's tourism industry. However, given limited financial support and uncertainty over the hospitality industry's recovery time, the tourist market is still projected to lag behind most other regional heavyweights in 2022.

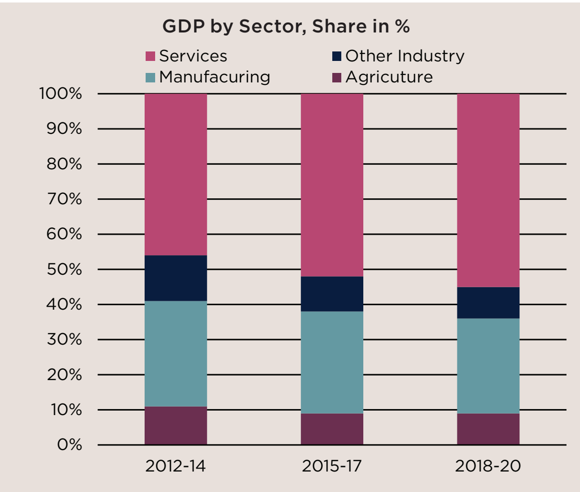
Thailand's international arrivals dropped to less than half a million in 2021, reflecting the difficulties facing the sector over the past two years. Only domestic demand offered any support, helping businesses to survive. In February, the Thailand Hotel Business Operator Sentiment Index revealed that the average Bangkok hotel occupancy rate was steady at around 30% while the overall nationwide rate stood at 34%, an increase from 32% in the previous month, resulting from the 'We Travel Together' government co-payment scheme. However, occupancy is forecast for a slight drop to 30% in March as the off-peak season is just around the corner.

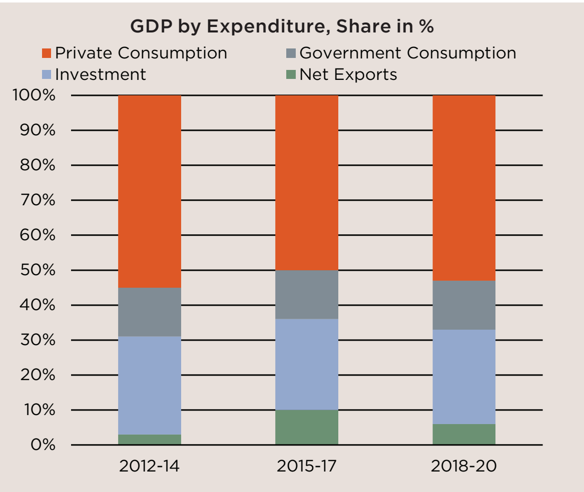
Demand is expected to rise marginally in April due to the long holidays and the domestic high-season, while the new 'Test & Go' requirement which allows travellers to no longer present their negative mandatory RT-PCR results should offer support. The Thai Hotel Association foresees an increase in arrival numbers after the easing of restrictions with the top five source countries including Singapore, Germany, the Philippines, the UK and the US. Prior to March, Russia was one of the most significant sources of arrivals, but the Russian invasion of Ukrainian and related sanctions meant that the number of Russian visitors dropped from 700 to 300 per day in March. The impact of the Russia-Ukraine war has become yet another issue for the troubled Thai tourism sector as Russian tourists is one of the top sources of international visitors, generating more than four billion baht in 2021 for the Thai economy, mostly in Surat Thani, Krabi, Phuket, and Chonburi province.

This has resulted in Thai hotel operators and private tourism finding replacement demand from other countries when the Russian tourists disappeared. Several hotel operators have prepared alternative plans to attract and manage domestic demand, including adjusting their business strategies. One of the notable Thai hotel developers, Dusit Thani in cooperation with Central Pattana, is starting to sell their residential development at Dusit Central Park to Singapore investors to shore up earnings amid the pandemic losses from their hospitality business. Likewise, Centara Hotels & Resorts has signed a local partnership in Chiang Mai to expand their business footprint in another region, aiming to increase its portfolio from 90 to 200 hotels within four years.

The operators are also hoping for a subsequent phase of the hotel subsidy scheme and other programmes for inbound travellers and an increase in the limited number of rooms which can be let out. At the same time, the government has set a target to attract back 5.5 million foreign tourists in 2022. Still, this sector will be in the spotlight after the easing of travel restrictions as industry watchers try to assess whether it can come anywhere close to post-pandemic levels within 2022.

Thailand Economic Structure, 2012 to 2020





Source FocusEconomics, Savills Research & Consultancy

Major Investment Transactions, Q1/2022

PROPERTY	LOCATION	PRICE	BUYER	USAGE
Mercure Bangkok Makkasan	Bangkok	THB566.0 mil/ US$17.0 mil	Tassapon Bijleveld	Hotel
Genesis Data Center	Samut Prakan	THB547.6 mil/ US$16.5 mil	Etix Everywhere	Data center
Flora Creek Chiangmai	Chiang Mai	THB508.8 mil/ US$15.3 mil	At Ease Property Company Limited	Hotel
Dusit D2 Chiang Mai	Chiang Mai	THB435.0 mil/ US$13.2 mil	Asset World Corporation	Hotel
Atmoz Bangna	Bangkok	N/A	Takara Leben	Development site

Source Savills Research & Consultancy

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Viet Nam officially reopened its borders with the unrestricted resumption of international flights on the 15th March 2022. As a result, the hospitality segment has high hopes for recovery and hopes for an active second half of 2022 and 2023. According to the General Statistics Office, Viet Nam welcomed over 49,200 international guests between January and February, increasing 71.7% YoY. On 23rd March, luxury jet operator, Sun Air Jets, became Gulfstream Aerospace's international sales representative in Viet Nam. This partnership will welcome new luxurious experiences in Vietnamese tourism.

Viet Nam's reopening is not only beneficial for hospitality and tourism, but it goes a long way in strengthening the confidence international investors have in the market, which will support FDI flows, boost GDP, and will be good for industrial real estate. In Q1/2022, gross domestic product (GDP) increased by 5.0% YoY, according to the General Statistics Office. The Ministry of Planning and Investment reported that FDI reached US$8.91 billion and FDI disbursement increased by 7.8% YoY to US$4.42 billion.

In January, GLP announced that it would establish GLP Vietnam Development Partners I (GLP VDP I) with an investment of US$1.1 billion. GLP VDP I will develop modern and environmentally friendly logistics facilities in Ha Noi and Ho Chi Minh City. CapitaLand Development also signed an MOU with the Bac Giang Province People's Committee to invest US$1 billion into developing the company's first industrial park and logistics and urban area.

In terms of residential property, townships will be key this year. Several key townships have been developed in urban areas outside Ha Noi and Ho Chi Minh City. This trend will continue as residential supply remains limited.

Office supply continues to be constrained, which supports high occupancy rates and stable rents. This sector remains a key focus for foreign investors, however, opportunities remain scarce. Some major M&A transactions include:

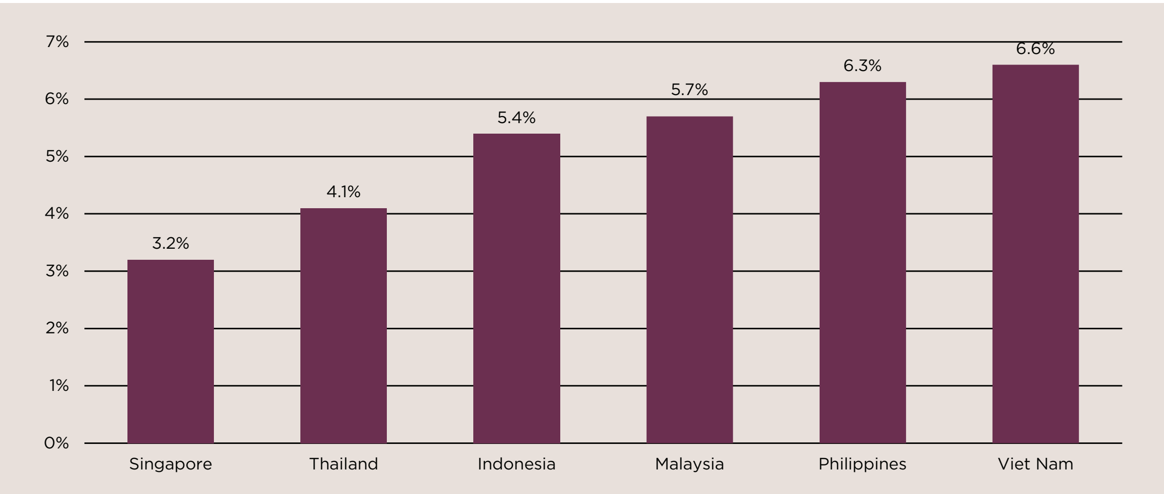
- Logos Vietnam Logistics Venture and Manulife Investment Management established a joint venture to acquire an approximate 110,000 sq m build-to-suit logistics asset in Dau Giay Industrial Park for approximately US$80 million.

- Keppel Land entered a binding agreement with Phu Long Real Estate JSC and its subsidiary, An Khanh New City Development, by acquiring a 49% share in three residential land plots in Mailand Ha Noi City, Hoai Duc District, for approximately US$118 million. The three sites, totalling around 142,000 sq m, comprise two land plots zoned for low-rise and one plot for high-rise.

- Viva Land Investment & Development JSC, through its affiliates, acquired Capital Place, an award-winning Grade A office building in Ha Noi for US$550 million.

- Warburg Pincus and Becamex IDC acquired 74,000 sq m of prime land in Bac Tien Phong Industrial Zone in Quang Ninh.

Projected Real GDP by Country, 2022



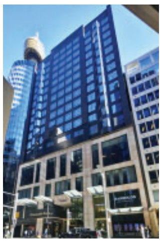
Source International Monetary Fund

Major Investment Transactions, Q1/2022

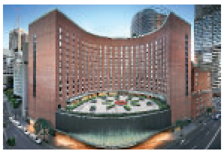
PROPERTY	LOCATION	PRICE	BUYER	USAGE
Land at Rach Chiec	Ho Chi Minh City	VND2.88 tri/ US$126.4 mil	N/A	Residential
Dau Giay Industrial Park	Dong Nai Province	VND1.82 tri/ US$80.0 mil	Manulife Financial, Logos Property Services	Warehouse
Land at Hoai Duc	Ha Noi	VND2.70 tri/ US$118.8 mil	Keppel Land	Residential
Capital Place	Ha Noi	VND12.64 tri/ US$557.1 mil	Viva Land Investment & Development Joint Stock Company	Office
Land at Quang Ninh	Quang Ninh Province	N/A	Warburg Pincus, Becamex	Commercial

Source Savills Research & Consultancy

Australia



Sofitel Wentworth Sydney ▶
Sydney, NSW
AU$315.0M/US$232.7M
in March



101 Miller Street & Greenwoood Plaza (50%) ▶
North Sydney, NSW
AU$422.0M/US$311.7M
in January

◀ **77 Castlereagh Street**
Sydney, NSW
AU$250.0M/US$184.6M
in February

◀ **West Village**
Brisbane, QLD
AU$202.0M/US$149.2M
in January

Grand Plaza Shopping Centre (50%) ▶
Brown Plains, QLD
AU$215.0M/US$158.8M
in March

▲ **Blue Tower**
Brisbane, QLD
AU$420.0M/US$310.2M
in March

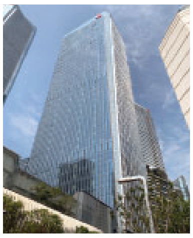
Casuarina Square ▶
Darwin, NT
AU$397.0M/US$293.2M
in March

Milton Green Business Park ▶
Brisbane, QLD
AU$426.2M/US$314.8M
in February

Beijing/Shanghai/Shenzhen

◀ **Aolin NEO**
Chaoyang District, Beijing
in Q1

The Cloudland Funlive Apartment ▶
Daxing District, Beijing
RMB1.87B/US$293.0M
in Q1



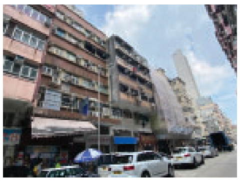
◀ **Qianhai Horoy Finance Centre (Floor 37, Units 01-03)**
Nanshan, Shenzhen
RMB285.1M/US$44.8M
in Q1

Sandhill Plaza ▲
Pudong, Shanghai
RMB1.2B/US188.3M
in Q1

NEXXUS Jing'An ▲
Jing'an, Shanghai
RMB369.7M/US$58.0M
in Q1

E-Land Group Shanghai No.1 Logistic Center ▶
Minhang, Shanghai
RMB1.4B/US$219.7M
in Q1

Hong Kong



108-118 Apliu Street
Sham Shui Po
HK$438M/US$56.3M
in March

New China Laundry Group Building
Fanling
HK$450M/US$57.7M
in January

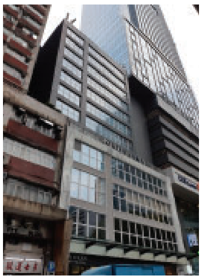
94-102 Apliu Street
Sham Shui Po
HK$600M/US$76.9M
in March

Godown 1, 2, 4 on G/F, Units A on 1/F, Workshop B on 1-2/F & 4-6/F, Workshop C D on 2/F & CPS 17 on LG/F & CPS 10 11 12 13 14 21 on G/F, Eldex Industrial Building
Hung Hom
HK$350M/US$44.9M
in February

Casa Hotel
Yau Ma Tei
HK$590M/US$75.6M
in January

Workshop on G/F, Part of G/F, Whole of LG/F, Unit A, D on 1/F 3/F 9/F, Whole of 10/F, Unit A, D on 11/F & C/P #4,7-8, 10 on G/F, Container Car Park on G/F, Precious Industrial Centre
Cheung Sha Wan
HK$350M/US$44.9M
in February

TY Wider
Kwun Tong
K$590M/US$75.6M
in January



Yau Tong Industrial Building Block 4 (Over 80% ownership)
Yau Tong
HK$580M/US$74.4M
in January

India

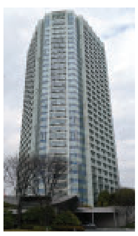
Viviana Mall
Thane, Mumbai
INR19.0B/US$248M
in February

Select commercial office assets of RMZ Corp.
Bengaluru
INR26.5B/US$346M
in Q1

Bharatiya City
Bengaluru
INR28.B/US$366M
in Q1

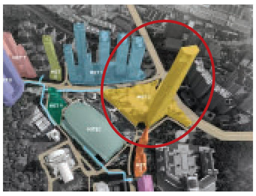
Japan

Iidabashi Grand Bloom (17.5%)
Tokyo
JPY36.2B/US$310M
in January



Seibu Hotel Portfolio (pictured: The Prince Park Tower Tokyo)
Tokyo
JPY150.0B/US$1.3B
in February

Malaysia



◄ **Met 3 - A 15.3-acre commercial land**
KL Metropolis, Kuala Lumpur
RM868.7M/US$205.9M
in January

A 367.2-acre industrial land ►
Seberang Prai, Pulau Pinang
RM220.7M/US$52.2M
in January

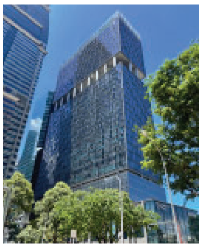
◄ **A 467.2-acre industrial land**
Seberang Prai, Pulau Pinang
RM254.6M/US$60.2M
in January

◄ **Bangunan KWSP Changkat Raja Chulan**
(A 13-storey commercial office building)
Changkat Raja Chulan, Kuala Lumpur
RM62.0M/US$14.7M
in January

A 3.6-acre commercial land ▼
Pekan Desa Puchong, Selangor
RM68.0M/US$16.1M
in January

A 5.9-acre industrial land ▲
Subang Jaya, Selangor
RM65.6M/US$15.5M
in February

Singapore



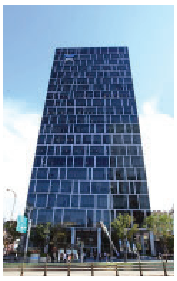
◄ **79 Robinson Road**
79 Robinson Road
S$1.26B/US$926.2M
in March

Tanglin Shopping Centre ▲
19 Tanglin Road
S$868.0M/US$639.6M
in February

Cross Street Exchange ►
18, 20 and 22 Cross Street
S$810.8M/US$597.5M
in January

◄ **Jem**
50 and 52 Jurong Gateway Road
S$1.42B/US$1.05B
in February

South Korea

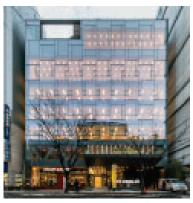


Alpharium Tower ►
Pangyo
KRW1,022.1B/US$844.0M
in Q1

◄ **Gangnam P Tower**
GBD
KRW400.0B/US$330.0M
in Q1

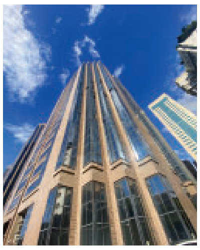
◄ **LG Electronics Gasan**
Gasan, Seoul
KRW270.4B/US$223.0M
in Q1

N Tower Garden ►
Bundang, Seongnam-si
KRW56.8B/US$47.0M
in Q1

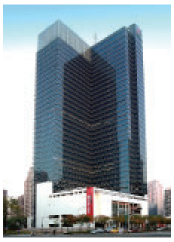


Taiwan

8 floors of Ruentex Tower
Taipei City
TWD3.2B/US$114M
in January

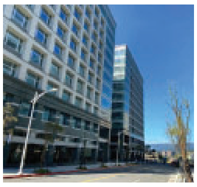


Hsinchu Ambassador Hotel Portfolio
Taipei City
TWD5.8B/US$207M
in March



City Center Plaza
Taichung City
TWD12.0B/US$430M
in January

Fuding Technology Building
New Taipei City
TWD1.4B/US$50M
in January



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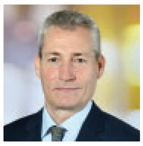

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