



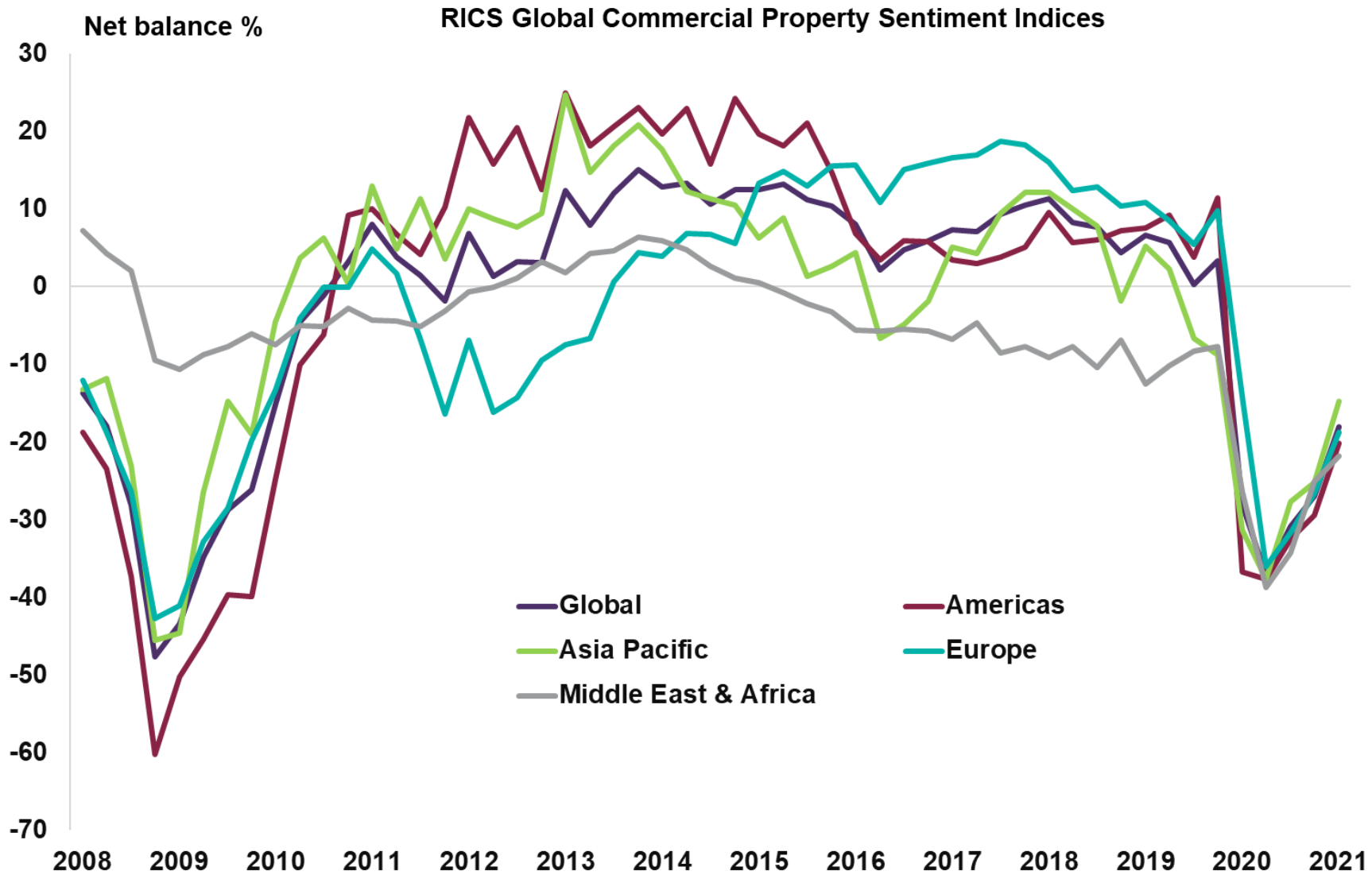
RICS Global Commercial Property Monitor: Q1 2021 results - APAC and MEA

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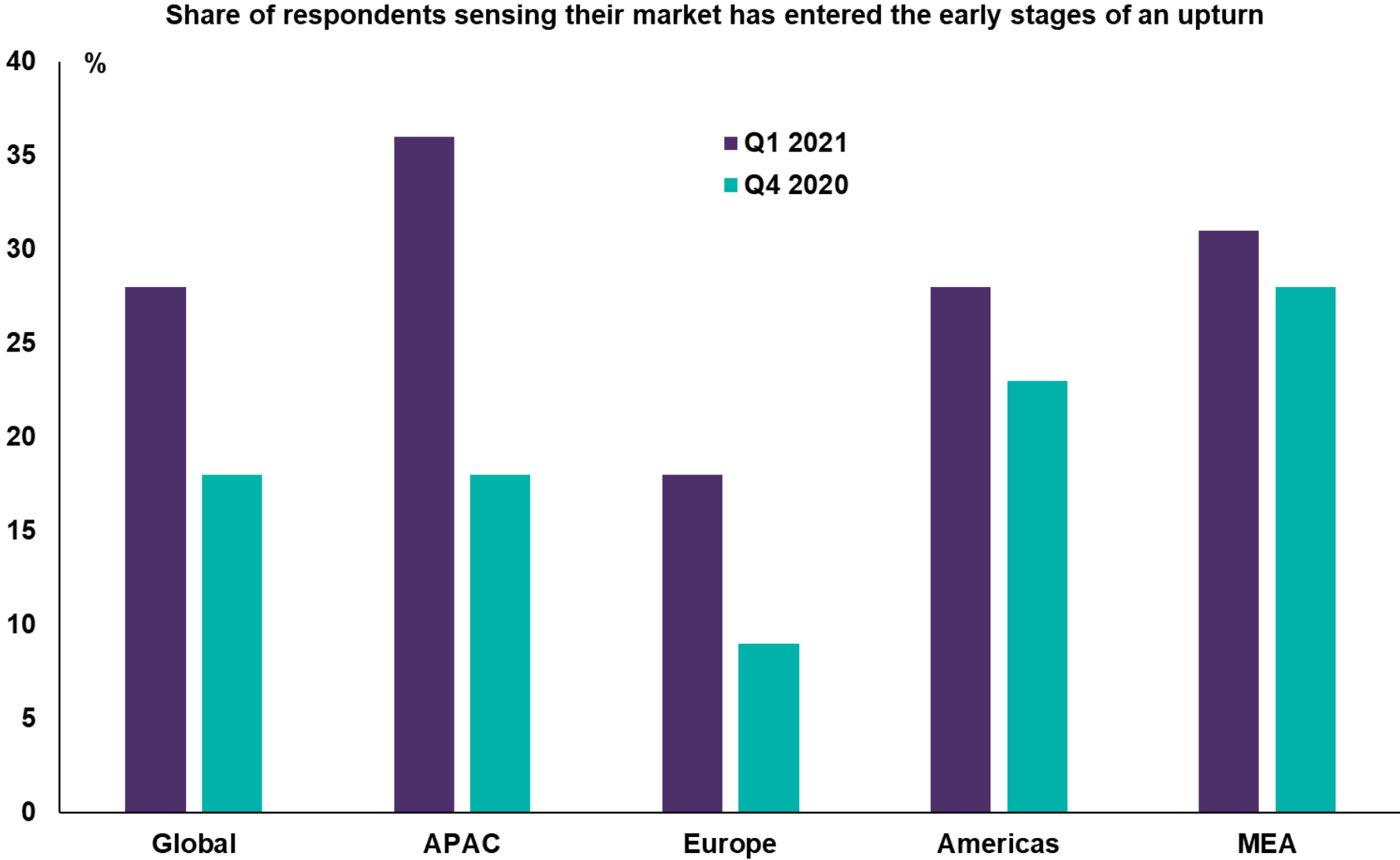
RICS Global Commercial Property Monitor

- Quarterly sentiment survey tracking changes in conditions in global commercial property markets. The data can be displayed at regional, national and sub-national levels. In Q1 of 2021 the survey garnered more than 2700 unique responses collected between 10 March and 12 April.
- Note that commercial property in this context is indicative of income producing property. Commercial global and regional data weighted using LaSalle Investment Management's estimates of the investible commercial real estate universe.
- The preferred method for measuring sentiment is 'net balance' which subtracts the percentage of contributors who respond negatively to a question away from those who responded positively
Example:
How have prices changed in your area in the last three months?
30% of respondents said rise
30% of respondents said no change
40% of respondents said fall
This results in a net balance of -10%
- This data has the benefit of being comparable across geographies, and tends to be a leading indicator of key real estate market metrics.

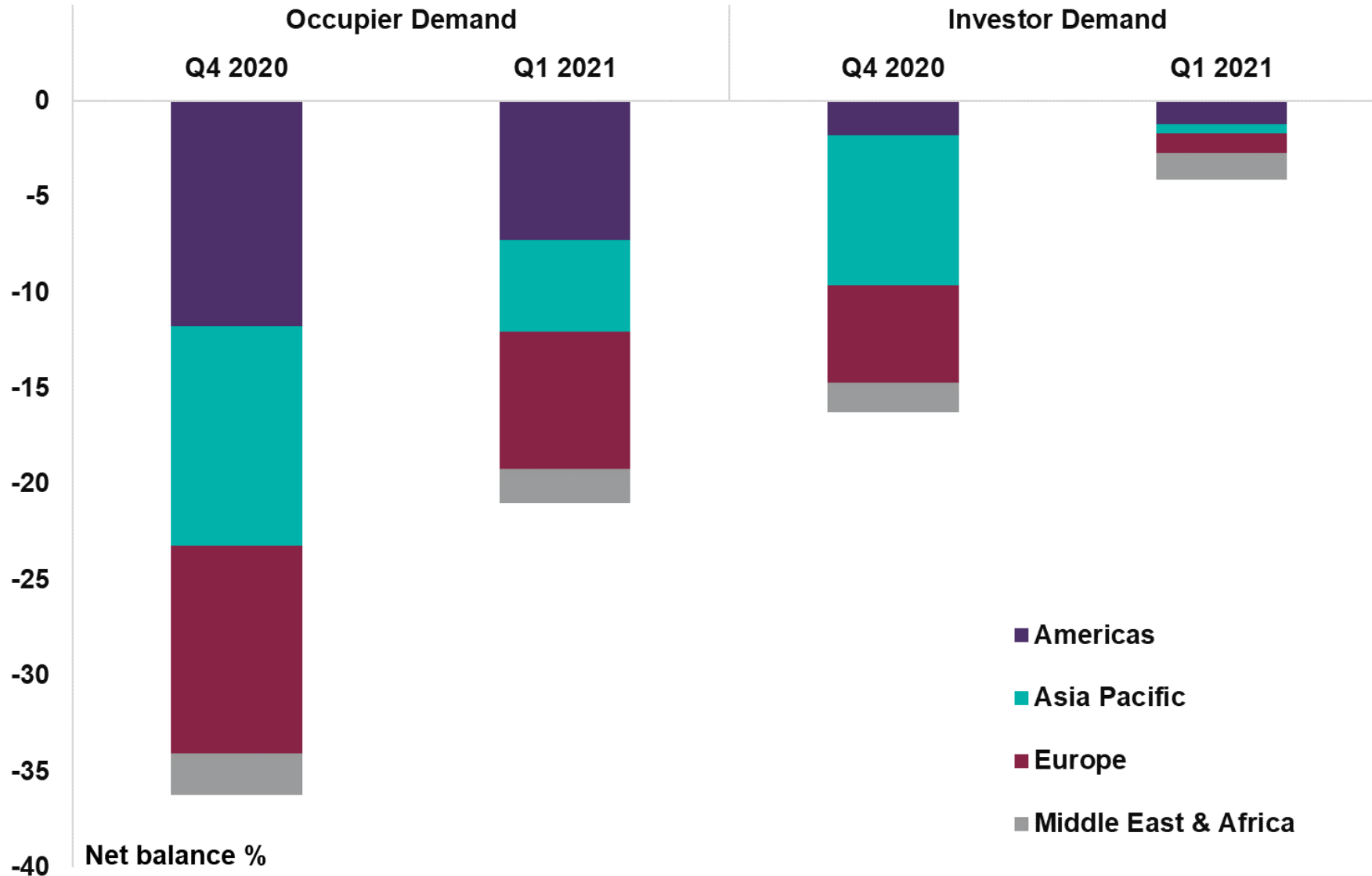
Global sentiment indices improved again in all areas, albeit headline readings remain in negative territory



A rising share of respondents feel a recovery is now underway

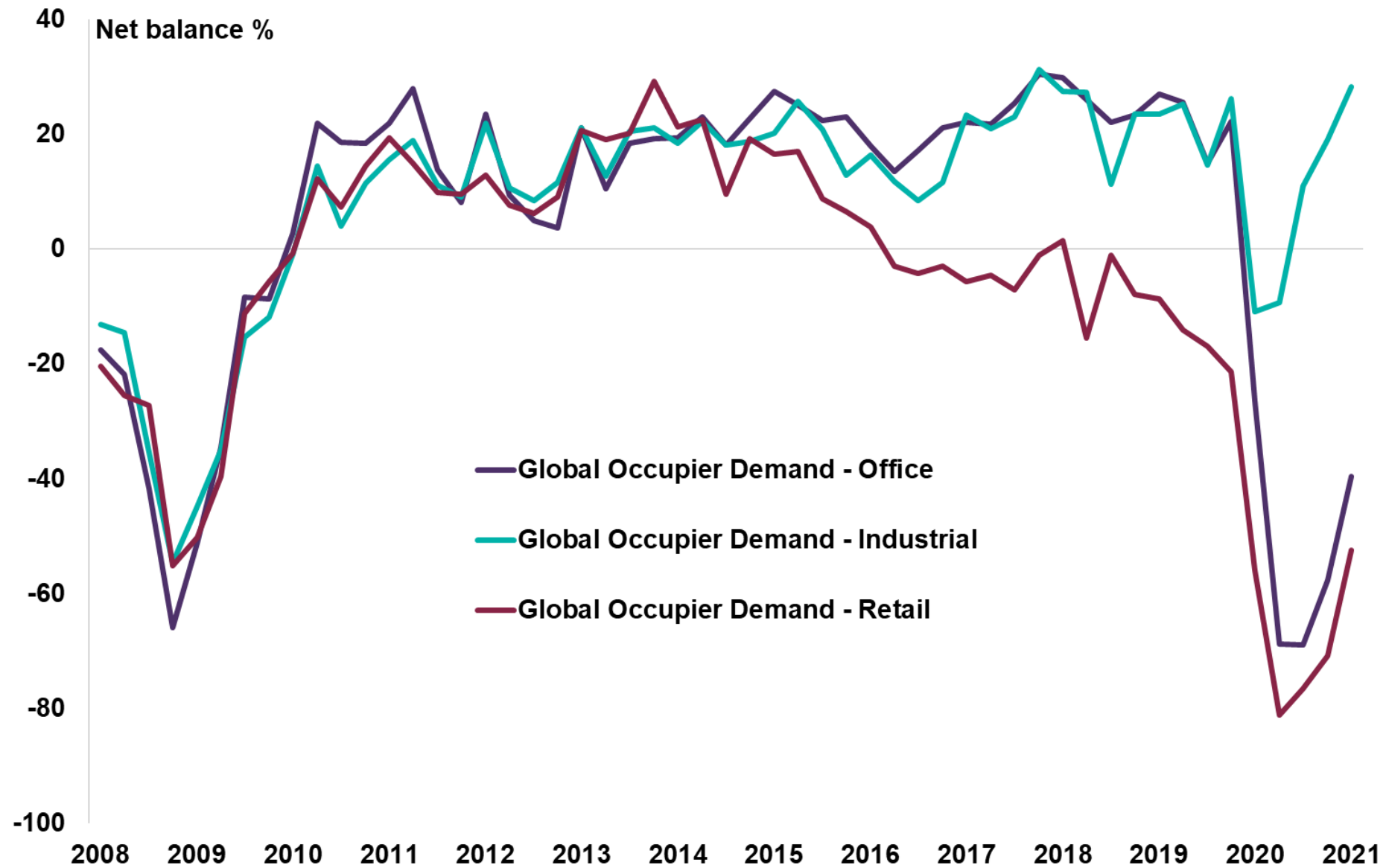


But demand momentum still appears to be soft which is holding back the rebound



Source: RICS, LaSalle Investment Management

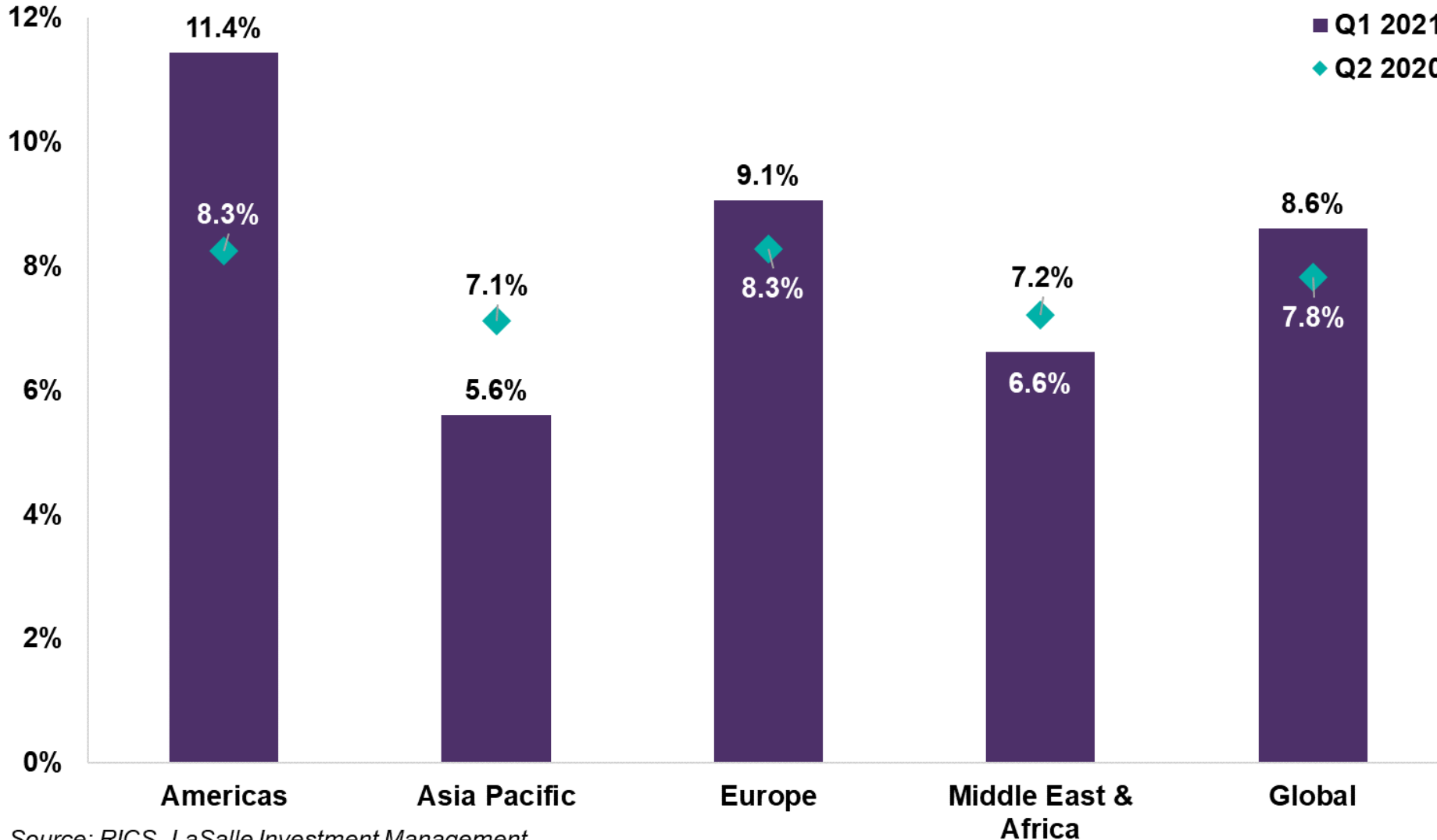
And performance is still polarised across different sectors



Source: RICS, LaSalle Investment Management

Remote working is expected to have a lasting impact on how office space is utilised

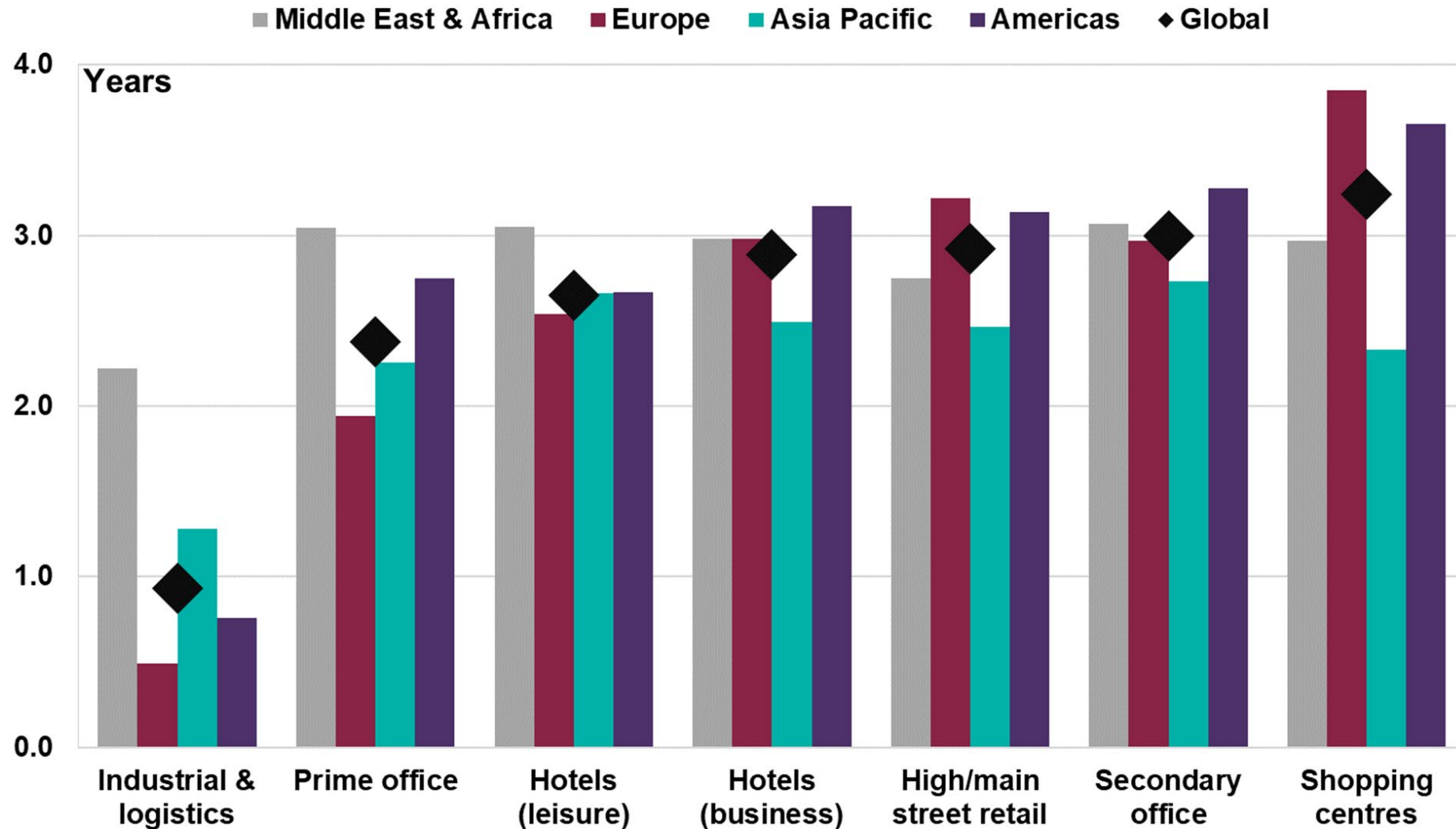
How much do you envisage within the next two years, businesses will scale back their office real estate footprint?



Source: RICS, LaSalle Investment Management

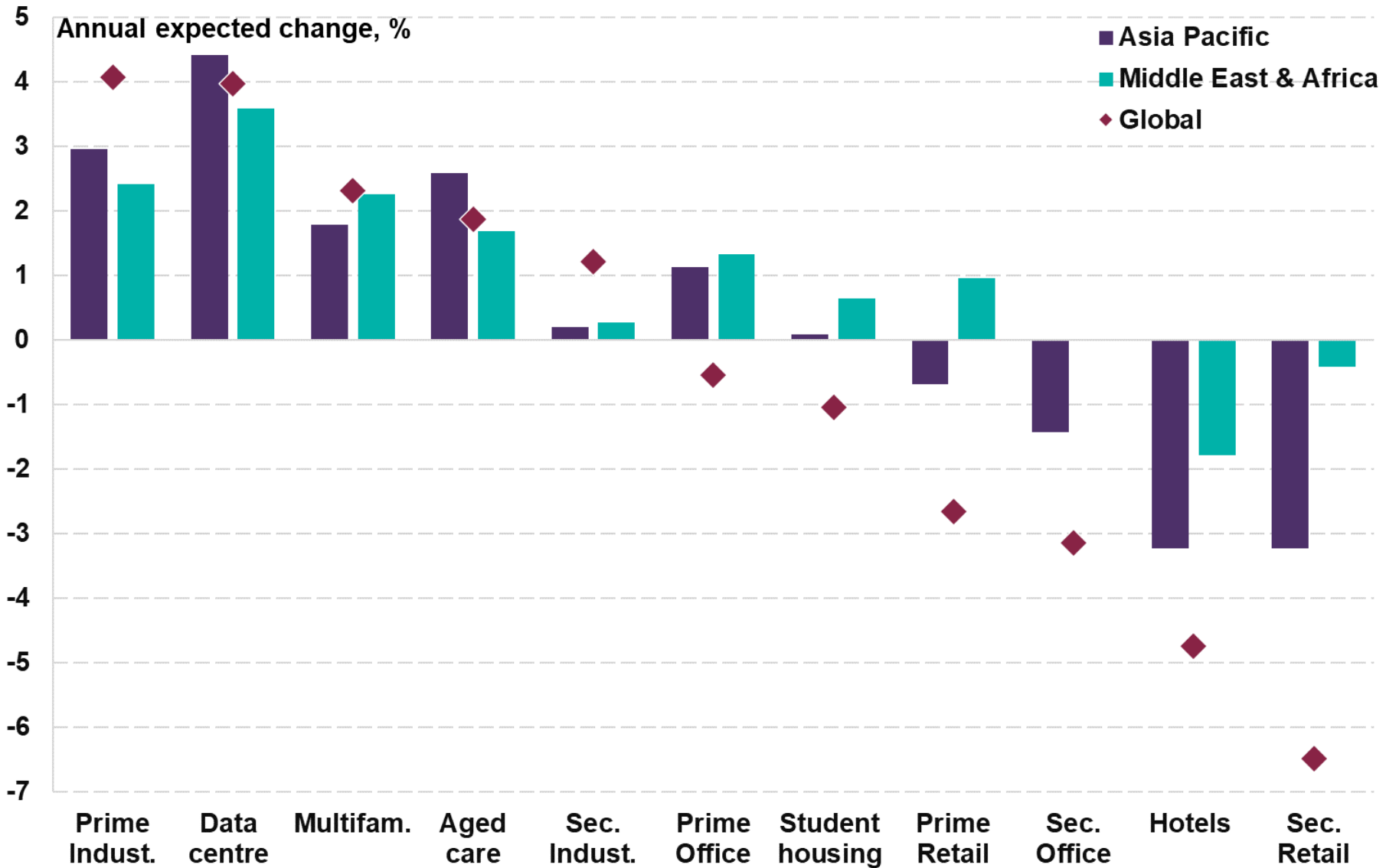
Shopping centres, secondary offices and high street retail are expected to take 3 years or more to recover

How many years do you think it will take for the revenues generated by each asset to return to pre-COVID levels?



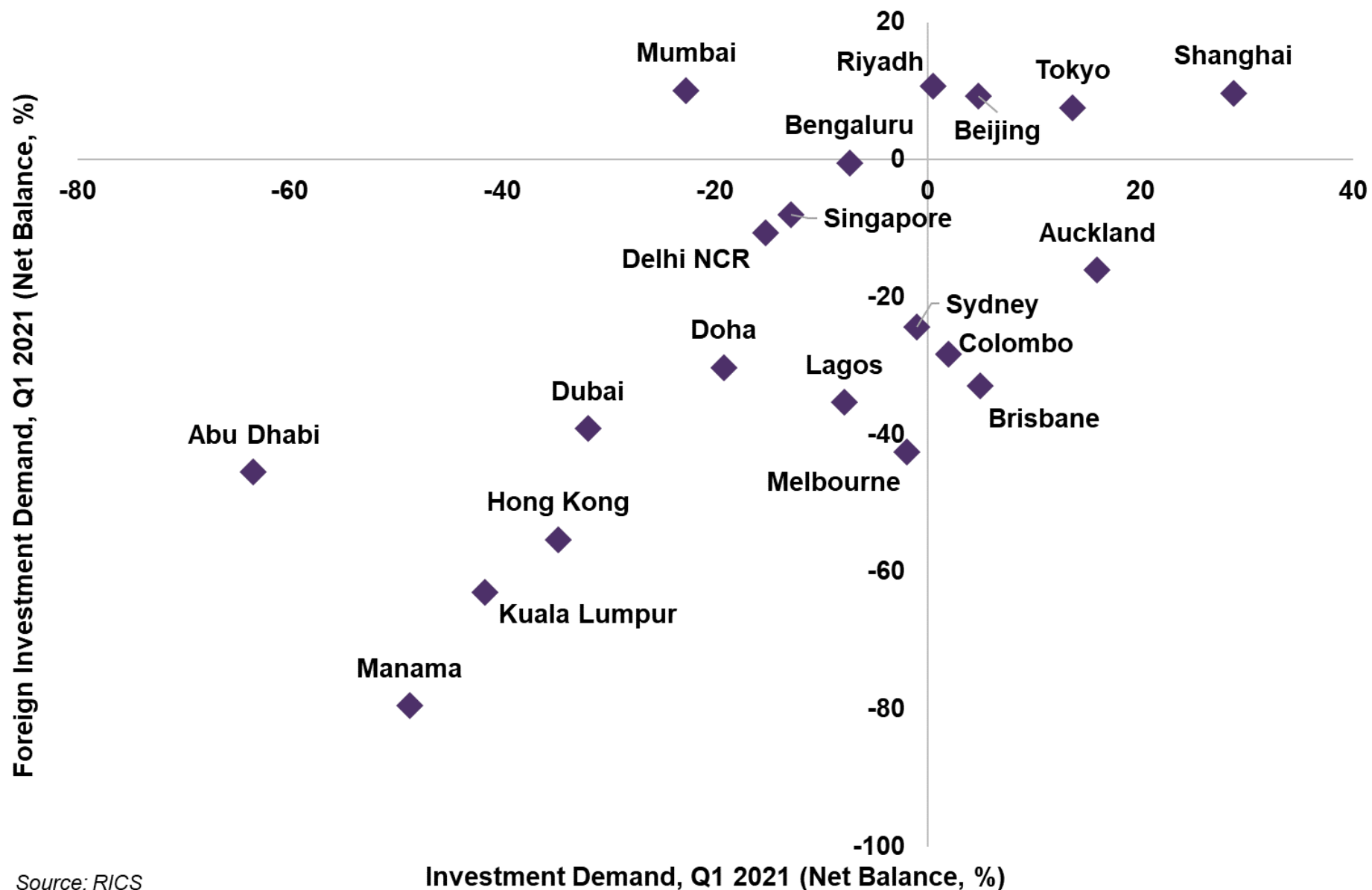
Source: RICS, LaSalle Investment Management

Unsurprisingly, the outlook for capital values varies by asset class



Source: RICS, LaSalle Investment Management

Some investment markets within APAC and MEA look to be recovering faster than others



Source: RICS



rics.org/wbef