

QUESTION "Please write down your opinions as a real estate appraisal expert on the trends of the real property market in your country/region. It should be noted that you are basically requested to assume the cities and districts, which are set by our association, in answering the questions."

Category 1: Commercial property market

*Listed in alphabetical order

No.	Organization	Nation / Region	City	Area	Main usage	Current market condition	COMMENT	Is it changed the current market condition from the previous term?	What exactly is changed the current market condition from the previous term? If yes, please give details.	Future outlook of market in next 12 months	COMMENT
1	Australian Property Institute	Australia	Sydney	Metropolitan Area	Commercial Office/Retail	Good	Vacancy rate of office space in Sydney CBD is around 4.1% in 2Q19 well below 25 year average of 8.3%. Prime gross effective rents have grown 9% year-on-year to \$1040 per.sq.m. B-grade gross effective rents are now around 835 per.sq.m. up 11% year-on-year.	Yes	Continued demand from offshore investors will compress commercial property yields in 2020 expectations of fall in yields in Offices to 2.7%	Improving	It is expected that pressure downwards on vacancy rates will show rental growth of some 6% in the office space area. Australia is considered as an investment haven, low risk, healthy economy coupled with good population growth and strong and continuing infrastructure investment. It is expected that inward flow of offshore capital will continue strongly in 2020. Our yields of 4-4.5% are very attractive when compared with Asian and European markets.
2	Japan Association of Real Estate Appraisers	Japan	Tokyo	Marunouchi	Office	Good	High-grade large-scale buildings are expected to continue to be supplied in the future, and the superiority of the Marunouchi area, which has a high status, is expected to be maintained for the time being. Rent and vacancy rates for Class A buildings have been firm, and land prices are expected to be on a moderate increasing trend against the backdrop of robust demand.	Same As Before	NA	Stable	We anticipate the uptrend of land price would continue for a while against the backdrop of strong demand for acquiring real property.
3	Royal Institution of Surveyors, Malaysia	Malaysia	Kuala Lumpur	City centre	Office	Bad	Oversupply, tenants market, continuing incoming stock, vacancy increasing	Others	Worsen	Declining	Continuing over building with lack of demand
4	Federation of Colleges, Institutes and Societies of Valuation, Mexico	Mexico	Tijuana	Baja California	Housing, Apartment buildings, Retail Store, Office, Financial, Shopping Center, Hotel	Fair	At the moment a slower pace in development, resulting from the current change of administration in the city and state, along with the implementation of new regulations regarding the different type of constructions, specially high rise buildings and housing complex, and the deceleration of the economy at a global scale.	Yes	Resulting from the current change of administration in the city and state, along with the implementation of new regulations regarding the different type of constructions, specially high rise buildings and housing complex, and the deceleration of the economy at a global scale, the current market started to slow down.	Stable	Hopefully stable specially in the second trimester of 2020 when the national market (usually) starts to pick up again from the last and first year market slump.
5	Singapore Institute of Surveyors and Valuers	Singapore	SINGAPORE	Central Business	Office, Financial	Good	Demand is still in stable condition and prime rent for premium space still holding steady	Same As Before	NA	Stable	Because of the mixed economic condition we may see some rents in older buildings seeing some stress but we believe newer premium buildings should hold steady prime rents
6	The Chinese Institute of Land Appraisal	Taiwan	Taipei	Hsin-Yi Planning Area	Retail, Office, High-End Residential, Government Agency and Hotel, etc	Good	The area's market supply is near saturation and commercial industrial development maturity has improved. The vacancy rate of Grade A office buildings is less than 3%. It is expected that the concentration of industrial clusters will towards to high-end trend in the future and the market will grow steadily.	Yes	The office vacancy rate decrease from 5% up to 3% present. Because of international industry transfer adjustment, the HIGH-END office rental will break NT\$6,000 after 2020.	Improving	Sino-US trade wars and industrial restructuring will boost demand for commercial real estate in the Taipei Xinyi Planned Area. It is expected that the market vacancy rate will decrease and rents will grow steadily.