

SPOTLIGHT ON LOGISTICS & INDUSTRIAL INVESTMENT

July 27, 2023

AGENDA

ASIA PACIFIC
CAPITAL FLOWS
WEBINAR

01 ASIA PACIFIC CAPITAL FLOWS



Catherine Chen

Head of Capital Markets Research,
Asia Pacific



Dennis Yeo

Head of Investor Services, Logistics & Industrial,
Asia Pacific



Tony Iuliano

International Director, Head of Industrial & Logistics,
ANZ



Stephen Qiu

Managing Director, Capital Markets,
China



Hiroyuki Takayama

Director, Head of Japan Desk



Rajesh Jain

India Head - Logistics & Industrial,
Capital Markets

02 PANEL DISCUSSION Focus on Logistics & Industrial Investment

MODERATOR:



Gordon Marsden

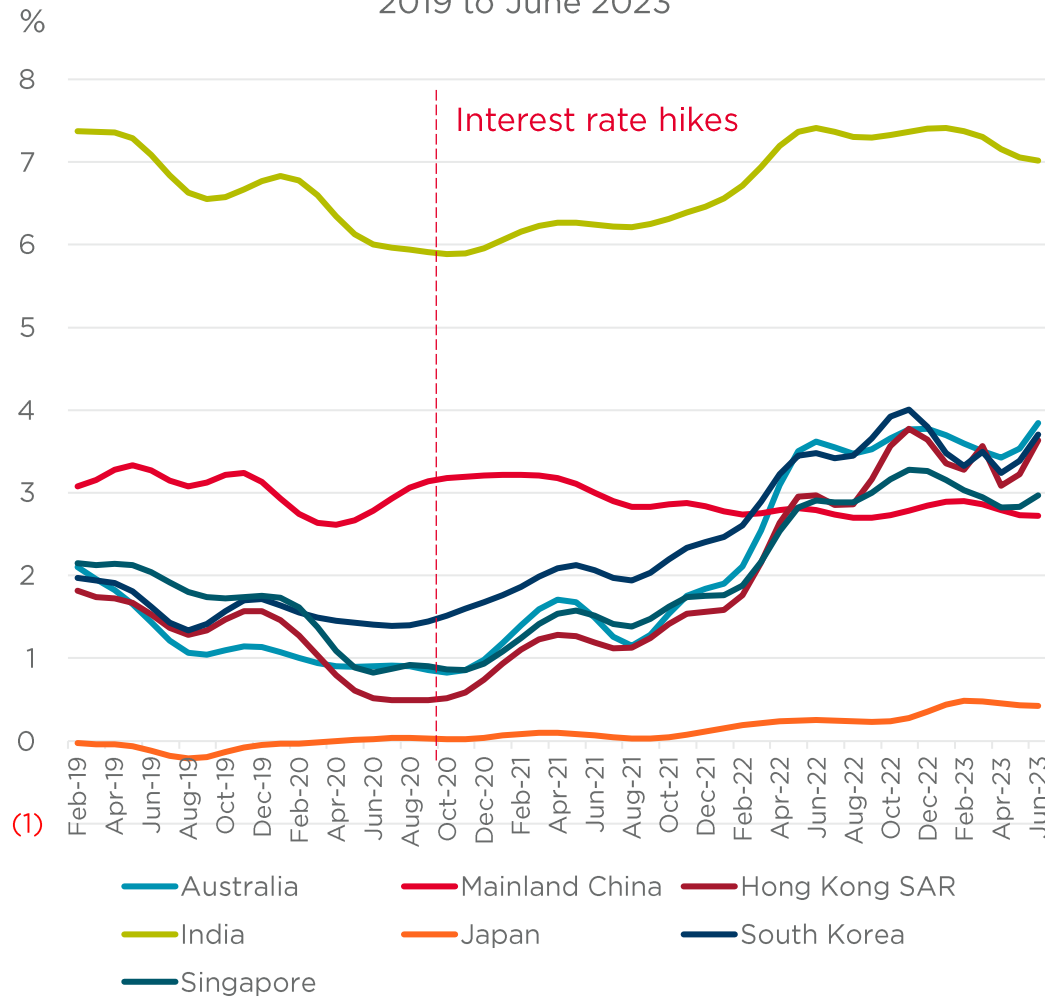
Head of Capital Markets
Asia Pacific

INTEREST RATE MOVES IN ASIA PACIFIC

INTEREST RATE HIKES IN MOST APAC MARKETS EXCEPT MAINLAND CHINA AND JAPAN

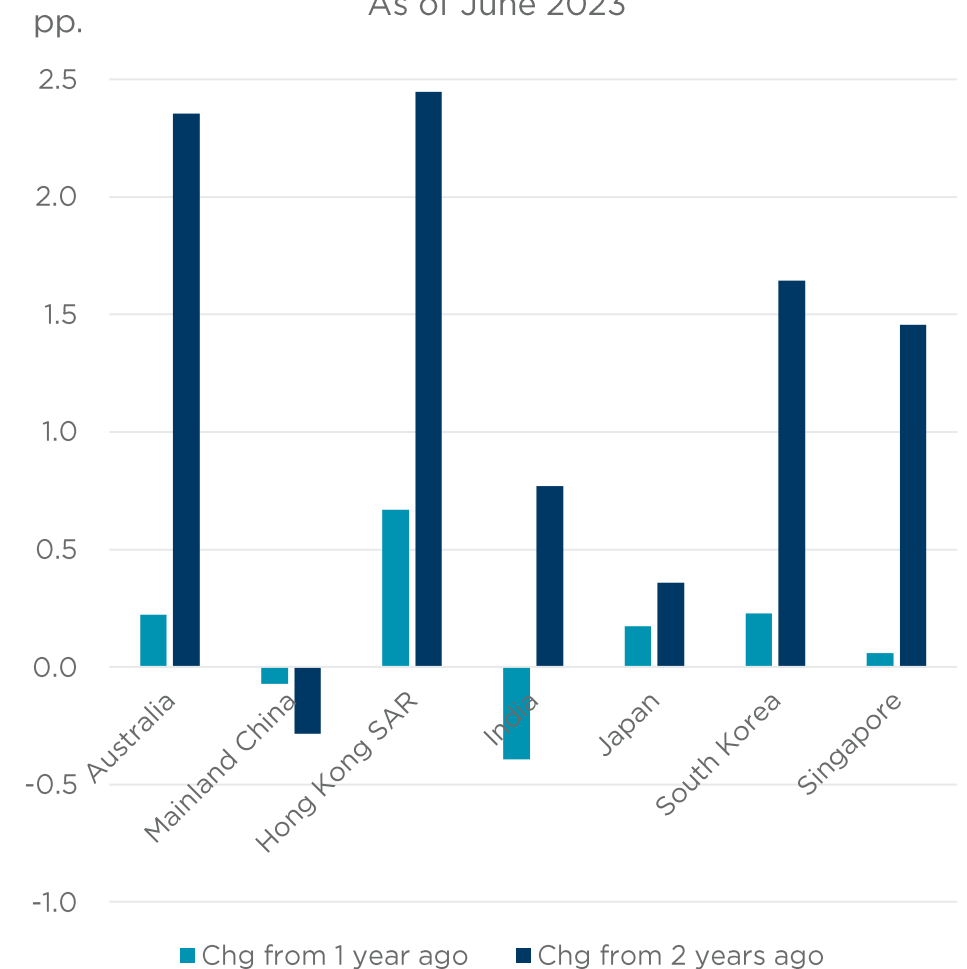
10-YEAR GOVERNMENT BOND RATE

2019 to June 2023



CHANGE IN 10-YEAR GOVERNMENT BOND RATE

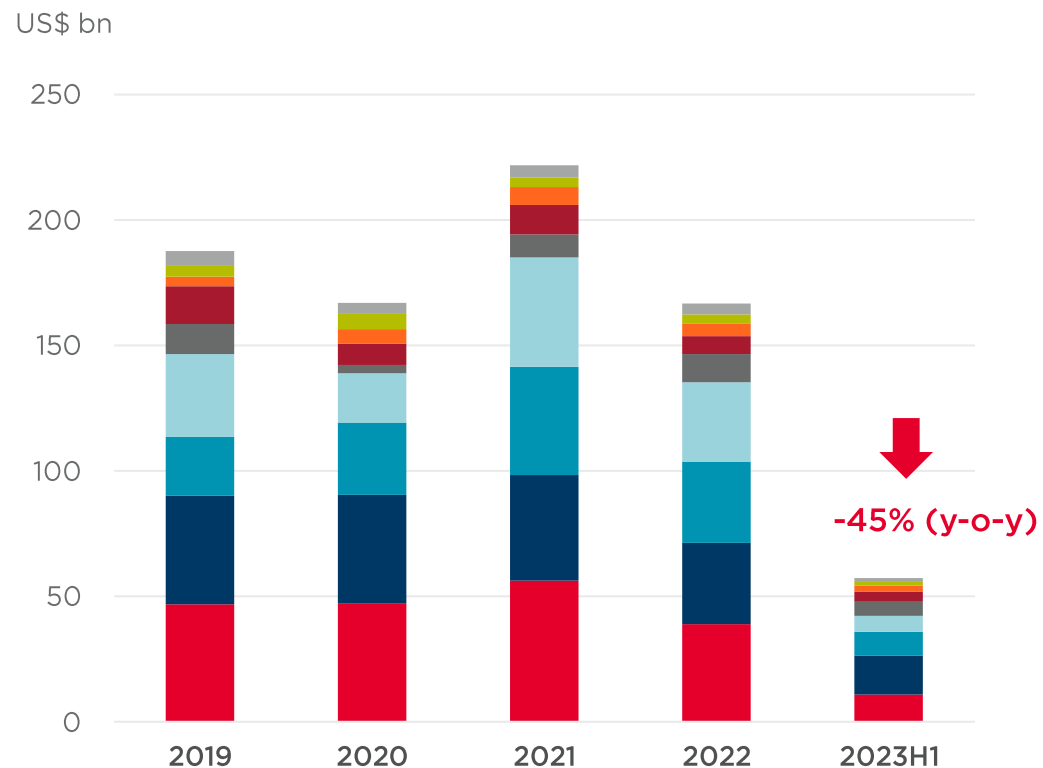
As of June 2023



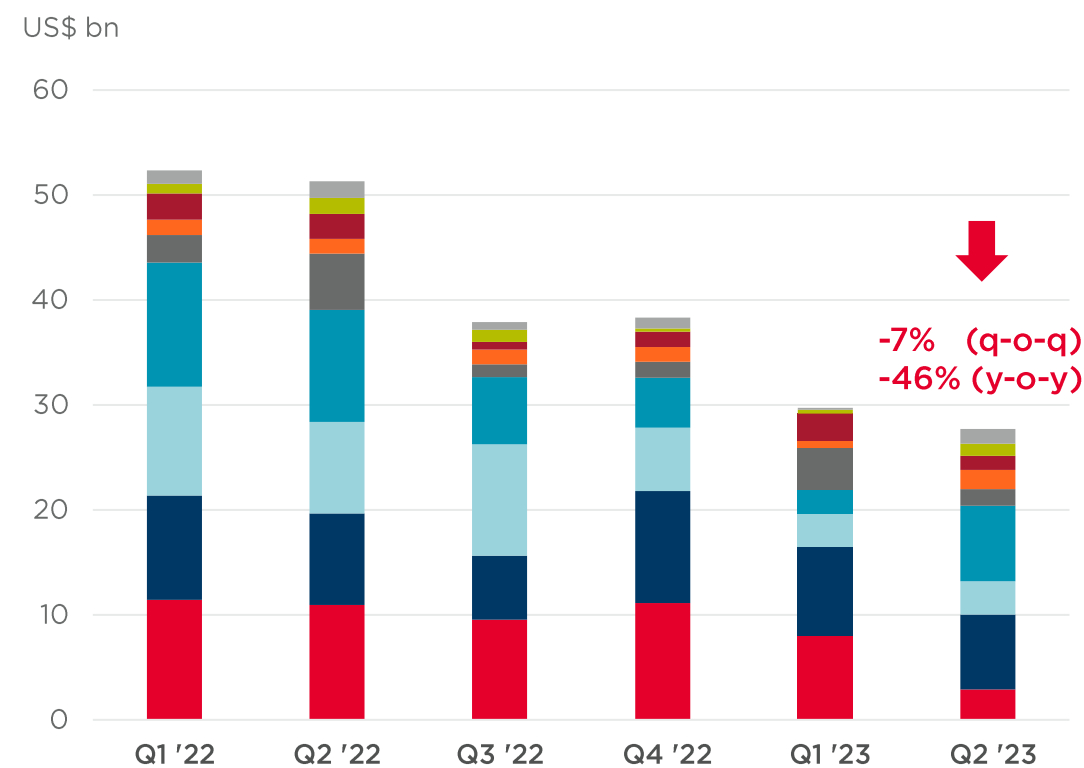
COMMERCIAL REAL ESTATE INVESTMENT IN APAC

TOTAL INVESTMENT VOLUME IN H1 DROPPED 45% Y-O-Y

TRANSACTION VOLUME BY YEAR



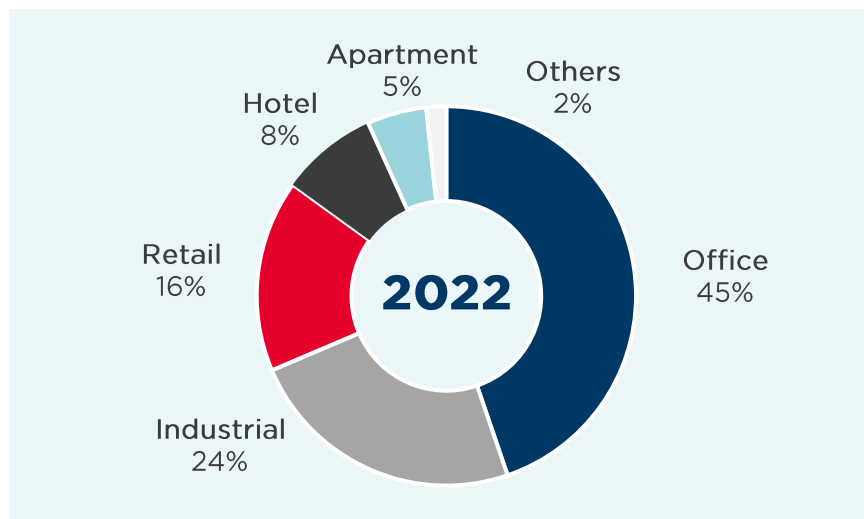
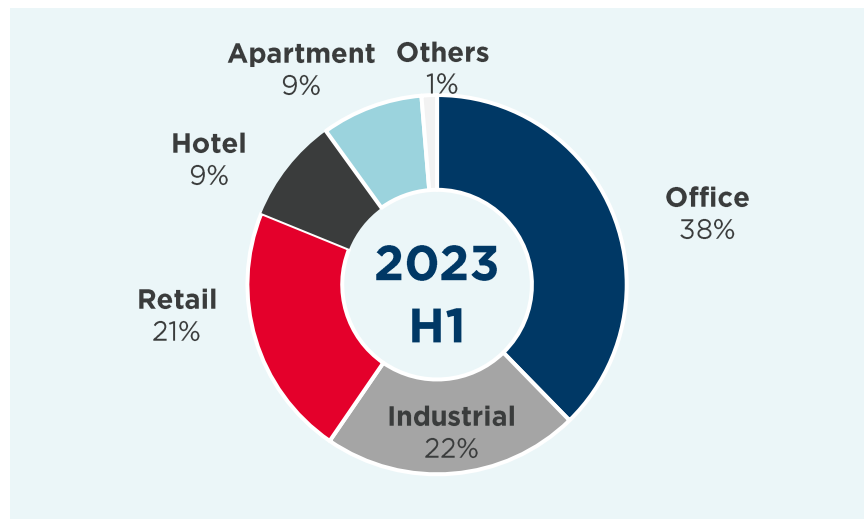
TRANSACTION VOLUME BY QUARTER



■ Mainland China ■ Japan ■ South Korea ■ Australia ■ Singapore ■ Hong Kong, China ■ Taiwan, China ■ India ■ Others

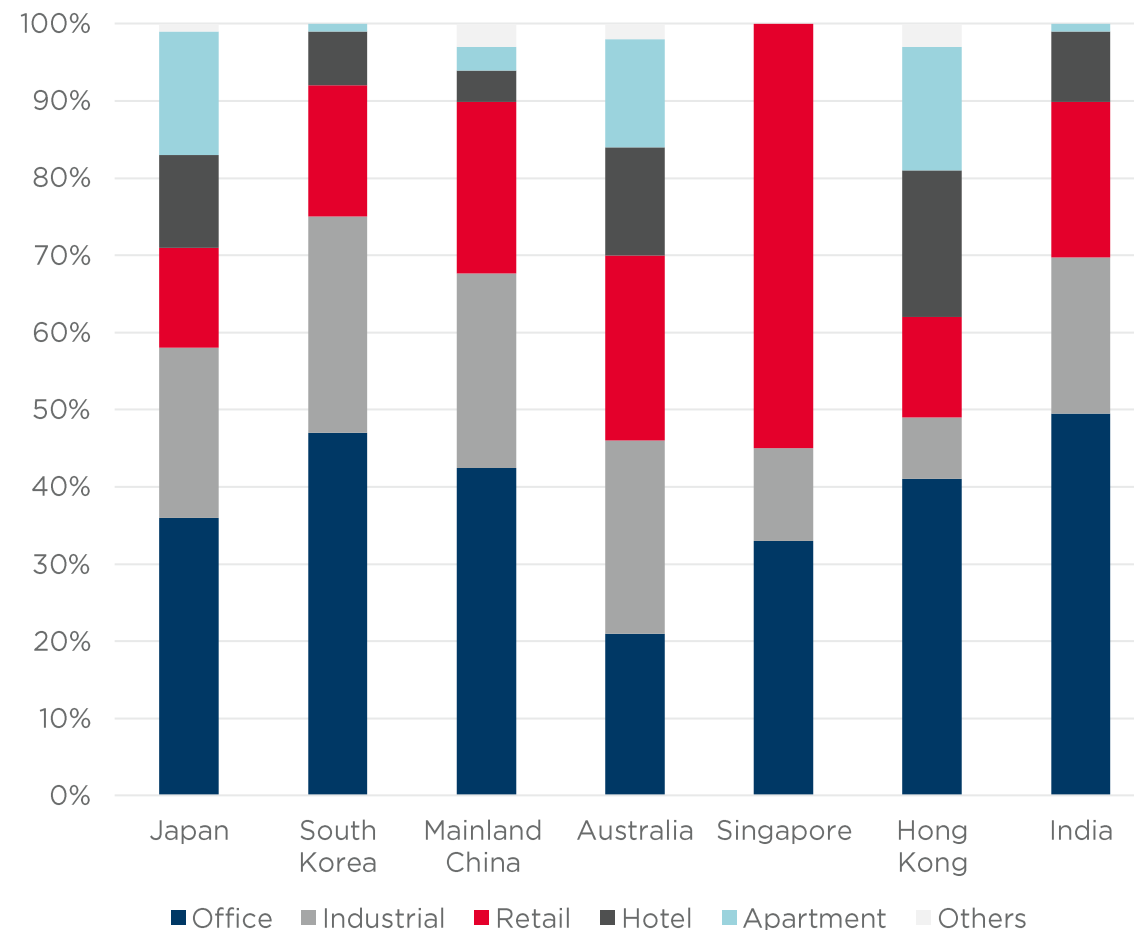
TRANSACTION VOLUME BY ASSET CLASS

SHARE OF OFFICE INVESTMENT VOLUME NOW AT RECORD LOW



SHARE OF INVESTMENT BY ASSET CLASS

2023 H1

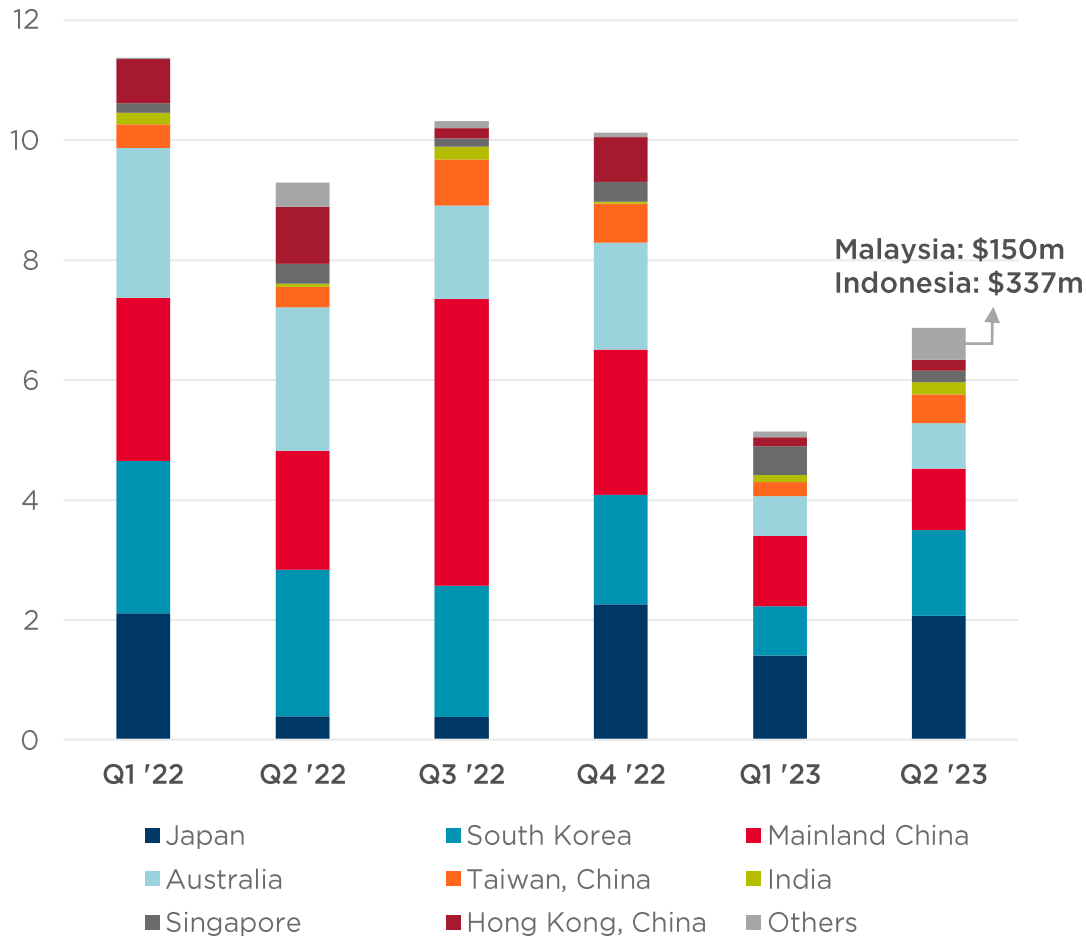


LOGISTICS & INDUSTRIAL INVESTMENT IN APAC

MOST MARKETS RECORDED RENTAL GROWTH OVER THE LAST 12 MONTHS

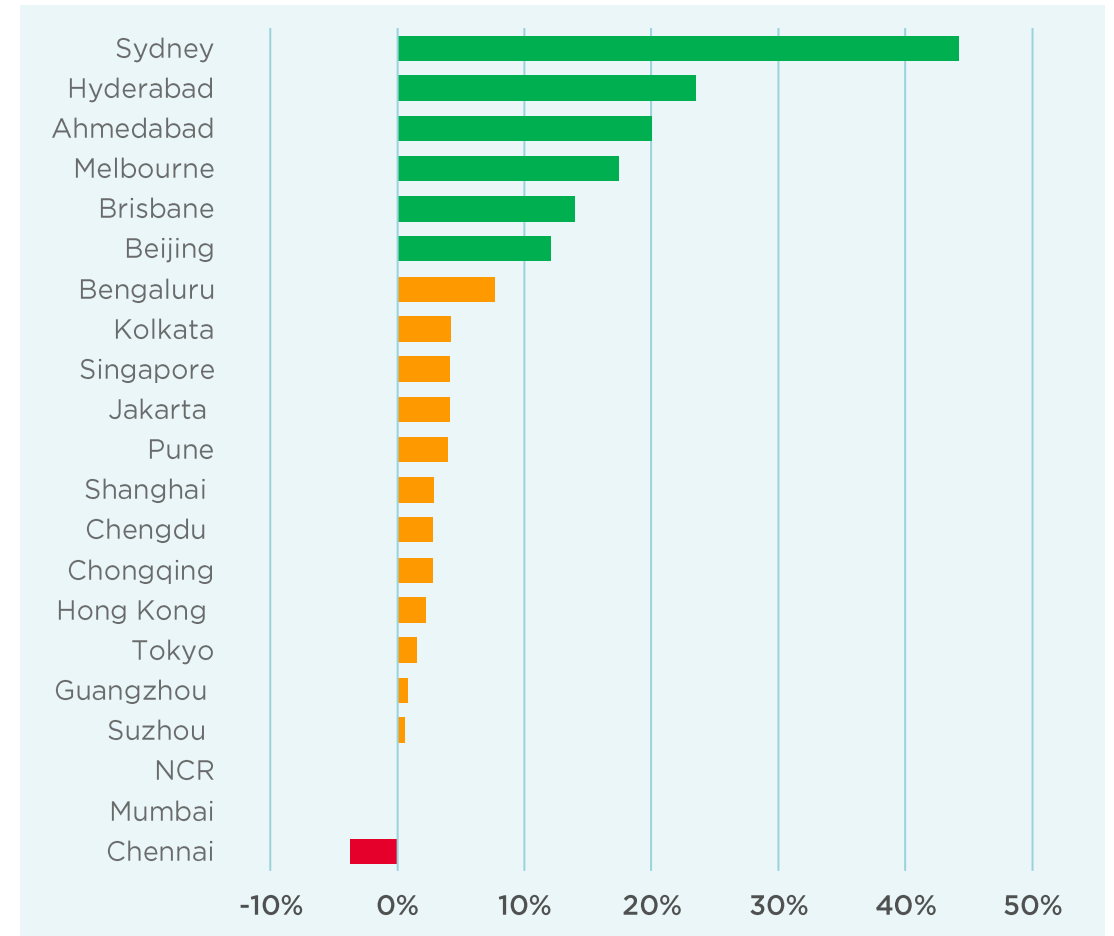
LOGISTICS & INDUSTRIAL TRANSACTION VOLUME

US\$ bn



LOGISTICS & WAREHOUSE RENTAL IN SELECTED MARKETS

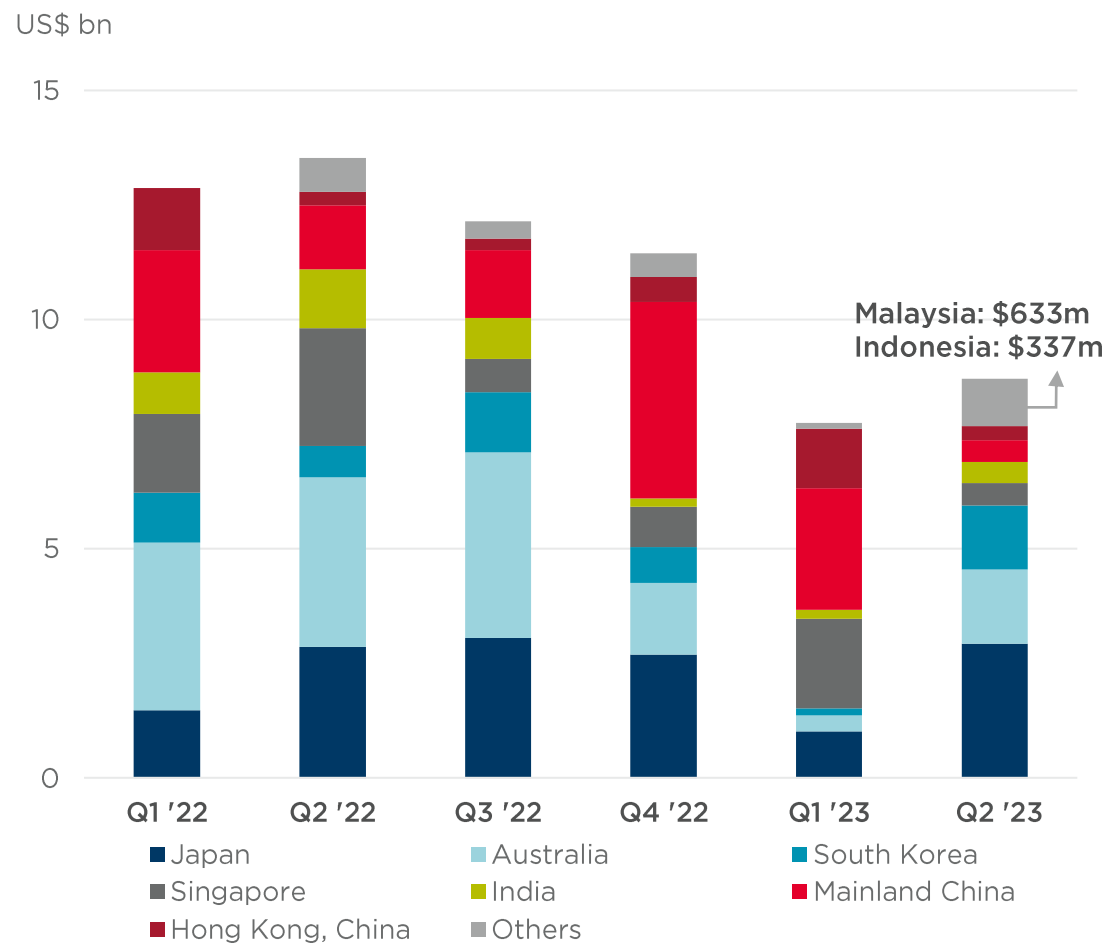
Y/Y Growth as of Q1 2023 (in Local Currency)



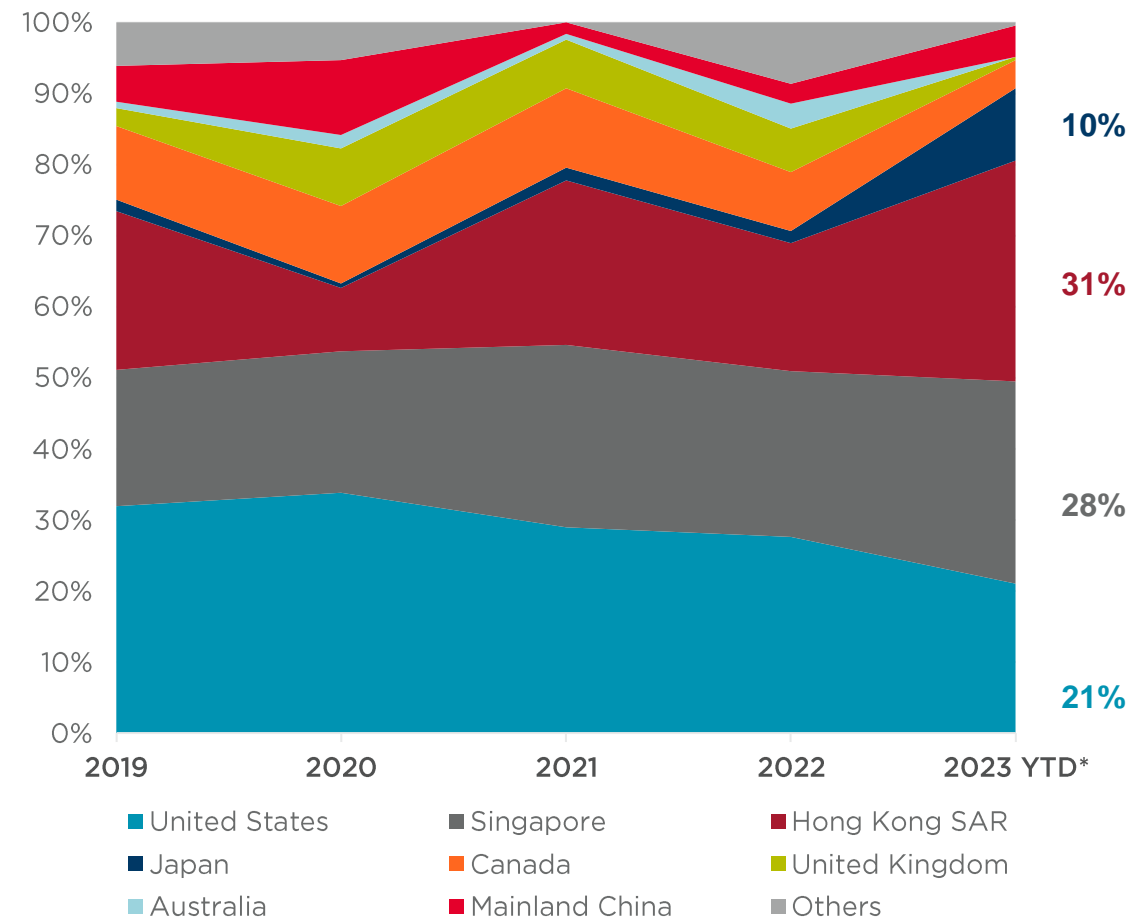
CROSS-BORDER CAPITAL FLOWS

INCREASING INTRA-REGIONAL INVESTMENT BY ASIAN CAPITAL

INVESTMENT DESTINATION



CAPITAL SOURCE



Source: MSCI RCA, Cushman & Wakefield, excluding developments, for deals over 10m USD

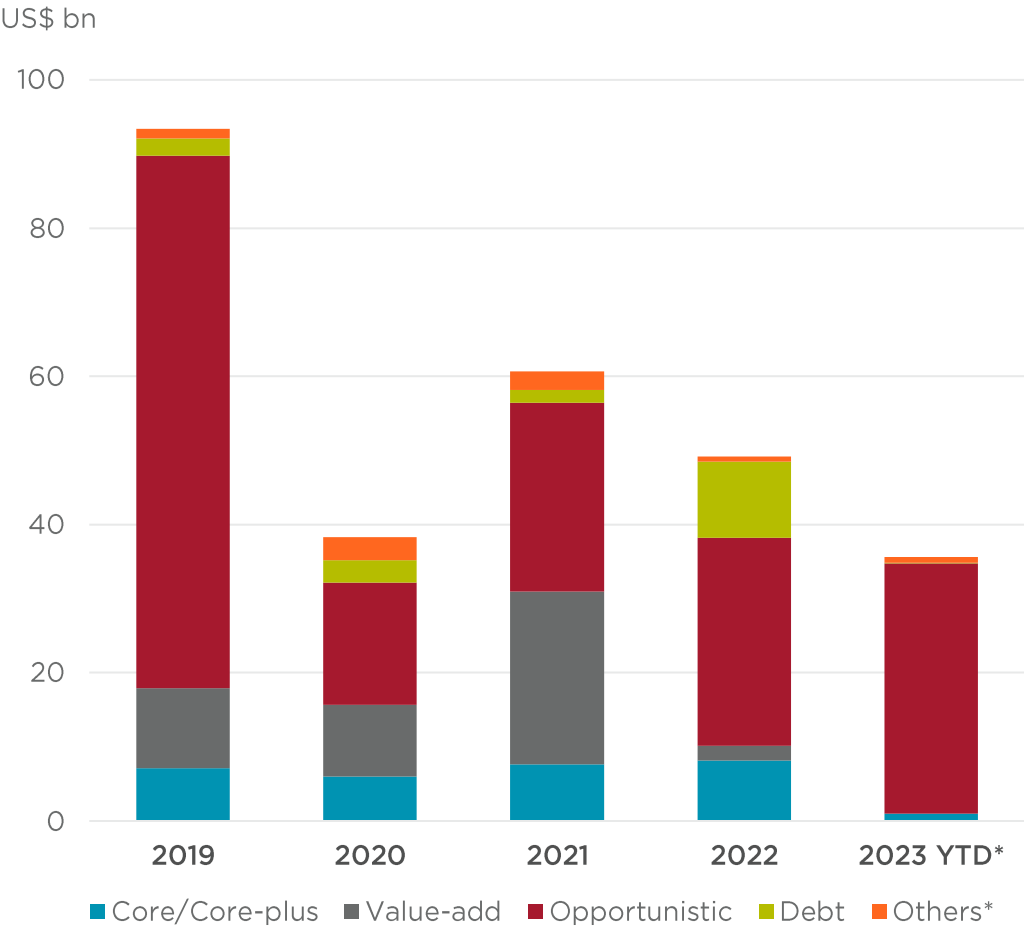
*Year-to-date as of July 18th, 2023

INVESTOR SENTIMENT IN ASIA PACIFIC



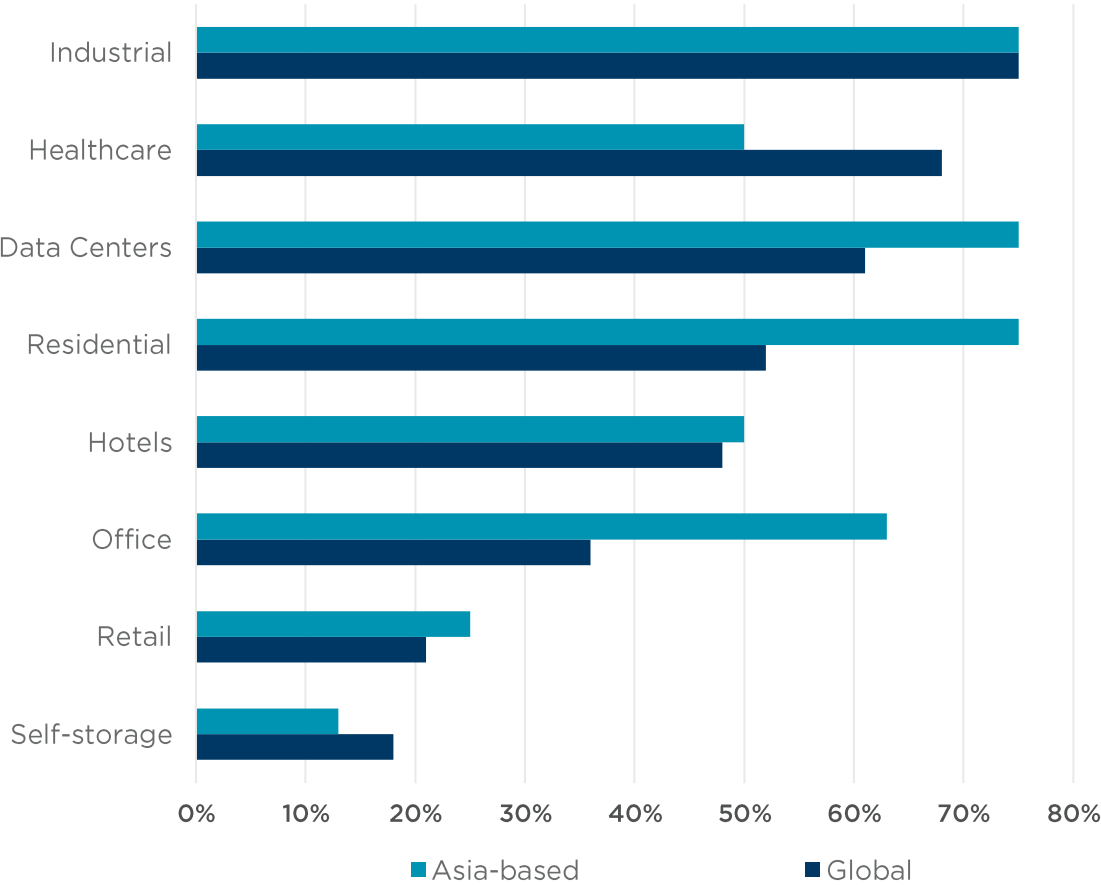
INVESTORS FAVOR OPPORTUNISTIC AND NEW ECONOMY ASSETS

AMOUNT RAISED BY FUNDS WITH AN APAC TARGET



INVESCO SURVEY: MOST ATTRACTIVE SEGMENTS FOR INVESTING IN REAL ESTATE

(% citations, SWFs only)



Source: PERE, 2023 Invesco Global Sovereign Asset Management Study
 *Year-do-date as of July 18th, 2023; Others include co-investment, fund of funds, prop-tech and secondaries

Q&A

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Please click on the
Q&A icon on the
top right-hand
corner of your
window to submit
your questions.

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