

# Webinar

## Understanding the Life Sciences Sector in Asia Pacific: The Case for Investment

Date: November 23, 2021

00:00:27 --> 00:00:31: Good morning everyone and welcome to the ULI Capital talks

00:00:31 --> 00:00:34: and new initiative from ULI Asia Pacific which

00:00:34 --> 00:00:36: will cover several interesting topics

00:00:37 --> 00:00:39: in the capital markets sphere.

00:00:39 --> 00:00:42: Today we have a very exciting day ahead with the

00:00:42 --> 00:00:44: launch of two reports.

00:00:44 --> 00:00:48: The economic forecast for Asia Pacific and the Life Science

00:00:49 --> 00:00:49: report in.

00:00:50 --> 00:00:54: A few housekeeping items before we begin with our program.

00:00:54 --> 00:00:58: The program is simultaneously translated to Chinese and Korean.

00:00:59 --> 00:01:03: All sessions are recorded and those sessions and the reports

00:01:03 --> 00:01:06: that we talk about will be available in knowledge Finder.

00:01:06 --> 00:01:09: Lastly, I would like to thank our sponsor for the

00:01:09 --> 00:01:11: Capital Markets program

00:01:11 --> 00:01:11: access.

00:01:13 --> 00:01:16: I'd like to put that to introduce our first segment

00:01:16 --> 00:01:18: of the day you lie real estate

00:01:18 --> 00:01:20: economic forecast for Asia Pacific.

00:01:20 --> 00:01:23: This is a survey of leading real estate economists

00:01:23 --> 00:01:24: and analysts, and

00:01:24 --> 00:01:26: I would like to invite the presenter,

00:01:26 --> 00:01:29: Anita Cromer, the Senior Vice president for UI Center,

00:01:29 --> 00:01:30: real estate,

00:01:30 --> 00:01:34: Economics and capital markets, to present the report Anita

00:01:34 --> 00:01:34: over

00:01:34 --> 00:01:34: to you.

00:01:37 --> 00:01:40: Thank you, Ariel. I'm thrilled to be here today and

00:01:41 --> 00:01:45: be able to also welcome everyone to the second semiannual

00:01:45 --> 00:01:48: real estate economic forecast in Asia Pacific.  
00:01:48 --> 00:01:53: I'm moving on to some details on the next slide.  
00:01:53 --> 00:01:56: So some background is what I call the fine print.  
00:01:56 --> 00:02:00: This is a three or forecast to the end of  
00:02:01 --> 00:02:02: 2122 and 23.  
00:02:02 --> 00:02:06: It's a forecast of 15 economic and real estate indicators.  
00:02:06 --> 00:02:11: We covered four cities and with several indicators for China  
00:02:11 --> 00:02:12: and Japan.  
00:02:12 --> 00:02:16: We report the the median of the forecast from 9  
00:02:16 --> 00:02:20: economists and analysts at 7 leading real estate  
organizations,  
00:02:20 --> 00:02:25: and this survey was. Just completed on November 16th,  
00:02:25 --> 00:02:28: so it's very of the moment so moving on to  
00:02:28 --> 00:02:31: the first slide and just a quick tour around the  
00:02:31 --> 00:02:31: chart.  
00:02:31 --> 00:02:34: So the charts you see today are some of the  
00:02:34 --> 00:02:39: summary charts comparing the geographies for the three  
forecast periods.  
00:02:39 --> 00:02:44: Again, the end of 2122 and 23 and the posted  
00:02:44 --> 00:02:45: full PDF,  
00:02:45 --> 00:02:46: which is, as Ariel said,  
00:02:46 --> 00:02:51: available on Knowledge Finder has additional summary  
charts and individual  
00:02:51 --> 00:02:53: slides for each geography.  
00:02:53 --> 00:02:55: With data from recent years,  
00:02:55 --> 00:02:57: along with the four test years.  
00:02:57 --> 00:03:00: This morning I'll touch on some comparative highlights.  
00:03:00 --> 00:03:04: So starting off on this slide.  
00:03:04 --> 00:03:08: Back to GDP. Starting off on the same slide.  
00:03:08 --> 00:03:13: Thank you with an economic overview and 1st up.  
00:03:13 --> 00:03:17: Here is GDP. So generally 21 is forecast to end  
00:03:17 --> 00:03:22: as a particularly strong growth year across geographies  
covered by  
00:03:22 --> 00:03:23: the forecast,  
00:03:23 --> 00:03:26: but then moderating in 22 and for the most part  
00:03:26 --> 00:03:29: we meeting at that level in 23.  
00:03:29 --> 00:03:32: Some highlights on this chart in Shanghai after year,  
00:03:32 --> 00:03:36: relatively minimal growth in 20 Shanghai is expected to finish  
00:03:36 --> 00:03:38: 21 with an annual growth rate.  
00:03:38 --> 00:03:41: Not seen in the last 10 years.  
00:03:41 --> 00:03:46: Although 2011 came close. The forecast for 22 and 23,  
00:03:46 --> 00:03:50: though it's just below Shanghai's 10 year GDP average.  
00:03:50 --> 00:03:53: Ankang it's following two years of contraction.

00:03:53 --> 00:03:56: Hong Kong is expected to finish 21 with a growth  
 00:03:56 --> 00:03:59: rate that is double that of the highest growth rate  
 00:03:59 --> 00:04:00: in the last 10 years.  
 00:04:00 --> 00:04:04: Forecast for 22 and 23 show consistent growth at rates  
 00:04:04 --> 00:04:09: similar to the strongest growth fears in the last decade.  
 00:04:09 --> 00:04:12: Singapore coming out of a one year contraction with I'm  
 00:04:12 --> 00:04:15: still yeah thank you coming out of the one year  
 00:04:16 --> 00:04:19: contraction with two prior years of slow growth.  
 00:04:19 --> 00:04:24: Singapore is expected to finish 21 with a growth of  
 00:04:24 --> 00:04:24: 6.5%  
 00:04:24 --> 00:04:28: higher than any of the growth in the last 10  
 00:04:28 --> 00:04:29: years.  
 00:04:29 --> 00:04:32: 22 and 23 are forecast to be around the 10  
 00:04:32 --> 00:04:34: year average.  
 00:04:34 --> 00:04:38: So finally Tokyo following the sharpest contraction amongst  
 00:04:38 --> 00:04:39: areas last.  
 00:04:39 --> 00:04:43: Year and following minimal growth in the previous two years,  
 00:04:43 --> 00:04:45: Tokyo was forecast to finish this year.  
 00:04:45 --> 00:04:49: Above its 10 year growth average rate and maintain that  
 00:04:49 --> 00:04:51: rate in 22 before moderating.  
 00:04:51 --> 00:04:56: Is 23, still staying above 10 year average.  
 00:04:56 --> 00:05:00: OK, moving on to unemployment.  
 00:05:00 --> 00:05:05: All geographies, it's experienced. The rise in unemployment  
 00:05:05 --> 00:05:08: in 20,  
 00:05:08 --> 00:05:10: some more than others, with the largest change in Hong  
 00:05:10 --> 00:05:13: Kong over three percentage points,  
 00:05:13 --> 00:05:16: followed by Shanghai about 2 1/2 percentage points.  
 00:05:16 --> 00:05:20: In Singapore, one percentage point.  
 00:05:20 --> 00:05:22: All geographies are expected to improve over the forecast  
 00:05:22 --> 00:05:25: period  
 00:05:25 --> 00:05:26: relative to 20.  
 00:05:26 --> 00:05:31: Again, some more than others among the three with the  
 00:05:31 --> 00:05:31: largest increases in 20,  
 00:05:31 --> 00:05:35: Hong Kong and Singapore are expected to return to 19  
 00:05:35 --> 00:05:38: levels.  
 00:05:38 --> 00:05:42: 523 Bushing high is not expected to return to its  
 00:05:42 --> 00:05:46: 19 level in the Fort in the forecast period.  
 00:05:46 --> 00:05:48: Tokyo experienced only slight increases in employment in  
 00:05:48 --> 00:05:48: 20,  
 00:05:48 --> 00:05:48: unemployment in 20 and is equally expected to experience  
 00:05:48 --> 00:05:48: only  
 00:05:48 --> 00:05:48: slight improvements by 23.

00:05:48 --> 00:05:52: Not yet, but not yet down to 19 levels.  
00:05:52 --> 00:05:56: So moving on to inflation.  
00:05:56 --> 00:06:00: Overall, I returned to positive inflation after negative or flat  
00:06:00 --> 00:06:04: year in 20 with Singapore forecast to exceed his 10  
00:06:04 --> 00:06:07: year average over the forecast period and China forecast to  
00:06:07 --> 00:06:11: exceed its 10 year average by 22 and 23.  
00:06:11 --> 00:06:15: Hong Kong and Japan are forecast during main below their  
00:06:15 --> 00:06:18: ten year averages over the forecast period.  
00:06:18 --> 00:06:23: And look just taking a quick peek at the US  
00:06:23 --> 00:06:24: forecast,  
00:06:24 --> 00:06:27: which is next next slide.  
00:06:27 --> 00:06:31: This is just this is we have our forecast years  
00:06:32 --> 00:06:36: in blue to the right and the inflation is higher.  
00:06:36 --> 00:06:39: You can see the inflation is higher than in Asia  
00:06:39 --> 00:06:40: in the first two years,  
00:06:40 --> 00:06:44: although we're actually likely to end up even higher than  
00:06:44 --> 00:06:47: than what is shown here as forecasts for 21 and  
00:06:47 --> 00:06:48: then some similar.  
00:06:51 --> 00:06:56: Turning turning to real estate indicators and starting with  
office  
00:06:56 --> 00:06:57: sector and cap rates.  
00:06:57 --> 00:07:02: The forecast is for fairly stable and slightly compressing cap  
00:07:02 --> 00:07:05: rates over the next three years,  
00:07:05 --> 00:07:09: especially in especially interesting given some of the next few  
00:07:09 --> 00:07:10: metrics.  
00:07:10 --> 00:07:14: So looking at moving on to office vacancy rate.  
00:07:16 --> 00:07:20: Tokyo is expected, low rates are nonetheless a continuation  
of  
00:07:20 --> 00:07:22: the upward trend of 20,  
00:07:22 --> 00:07:26: up from its 19 low of of .57%.  
00:07:26 --> 00:07:30: Singapore is also continuing to move up again in 21,  
00:07:30 --> 00:07:34: but settling down a bit in 22 and 23.  
00:07:34 --> 00:07:39: Hong Kong. Vacancies are expected to remain elevated and  
continue  
00:07:39 --> 00:07:43: to notch up over the forecast period in Shanghai with  
00:07:43 --> 00:07:47: the highest vacancy rate shown here shows improvement in  
21  
00:07:47 --> 00:07:51: / 20 and forecasts are for some reversal of that  
00:07:51 --> 00:07:54: and subsequent 2 years.  
00:07:54 --> 00:07:59: And next, taking a look at US office vacancy,  
00:07:59 --> 00:08:03: you can see it's much higher and not expected to  
00:08:03 --> 00:08:05: improve much.  
00:08:05 --> 00:08:07: OK, moving on to rent growth office,

00:08:07 --> 00:08:10: rent growth among the four geographies,  
00:08:10 --> 00:08:13: all of which experienced negative rank growth in 20.  
00:08:13 --> 00:08:16: Singapore will be the fastest to recover rental rate.  
00:08:16 --> 00:08:20: Growth and experience rates at higher levels and inflation.  
00:08:20 --> 00:08:24: Shanghai, which experienced negative growth in 19 and 20,  
00:08:24 --> 00:08:29: is expected to stabilize at those low levels and only  
00:08:29 --> 00:08:32: show minimal improvement by 23 on Kong,  
00:08:32 --> 00:08:35: which also experienced negative growth in 19 and.  
00:08:35 --> 00:08:39: Funny. Has a third year of rent decline in 21  
00:08:39 --> 00:08:43: a year of stabilization and then only minimal growth by  
00:08:44 --> 00:08:45: 23 in Tokyo.  
00:08:45 --> 00:08:49: Experience decline in 20 is expected to continue negative  
growth  
00:08:49 --> 00:08:53: this year and next with only minimal growth in 23.  
00:08:53 --> 00:08:56: So altogether rent levels stay depressed by the end of  
00:08:56 --> 00:08:58: the forecast period,  
00:08:58 --> 00:09:00: with the exception of Singapore,  
00:09:00 --> 00:09:06: which is forecast to exceed a 19 rent levels by  
00:09:06 --> 00:09:06: 23.  
00:09:06 --> 00:09:10: Then taking a quick look at the next slide,  
00:09:10 --> 00:09:13: which is US rent growth and you can see just  
00:09:13 --> 00:09:17: not a lot of movement over the forecast period either  
00:09:18 --> 00:09:19: and staying depressed.  
00:09:19 --> 00:09:23: Going back to Asia next slide,  
00:09:23 --> 00:09:26: moving onto logistics and cap rates.  
00:09:26 --> 00:09:31: All four geographies. Experience stable or slightly  
compressing cap rates.  
00:09:31 --> 00:09:34: In the three years prior to the forecast,  
00:09:34 --> 00:09:37: including in 20 or 4 geographies,  
00:09:37 --> 00:09:42: are expected to end 21 with further compression and then  
00:09:43 --> 00:09:48: even further compression or stability through 23 next.  
00:09:48 --> 00:09:54: Vacancy rates. Tokyo is extremely tight logistics vacancies of  
19  
00:09:54 --> 00:10:00: and in 19 and 20 continue through the forecast period  
00:10:00 --> 00:10:04: with minimal upward movement on Congress,  
00:10:04 --> 00:10:08: up slightly by 23. Other remains relatively tight.  
00:10:08 --> 00:10:13: Shanghai's vacancy rate increased in 20 from a low of  
00:10:13 --> 00:10:13: 6.65%  
00:10:13 --> 00:10:19: in 19 and is expected to end 21 above 10%.  
00:10:19 --> 00:10:24: Improve. Improvement is expected of the forecast period,  
00:10:24 --> 00:10:26: but not returned to 19th low.  
00:10:26 --> 00:10:29: Singapore on the other hand has been in the 10  
00:10:29 --> 00:10:30: to 12%

00:10:30 --> 00:10:32: vacancy range in the last few years.

00:10:32 --> 00:10:36: The forecast is for consistent improvement over the three year

00:10:36 --> 00:10:36: period.

00:10:39 --> 00:10:43: Moving on to rental rate change forecast for all cities.

00:10:44 --> 00:10:48: Show positive rental rate growth over the forecast period with the strongest in Singapore and Hong Kong for 21.

00:10:48 --> 00:10:51: Both of those cities experienced negative affect rent growth in

00:10:51 --> 00:10:57: 20.

00:10:57 --> 00:11:02: Moving on to the next one and taking again a

00:11:02 --> 00:11:03: look at the US,

00:11:03 --> 00:11:06: this is visually kind of a different scale,

00:11:06 --> 00:11:10: but it shows a somewhat stronger forecast over the three

00:11:10 --> 00:11:14: years and stronger than what we just saw in the

00:11:14 --> 00:11:15: previous slides.

00:11:15 --> 00:11:19: So moving on back to Asia and turning to retail

00:11:19 --> 00:11:23: and starting with cap rates for those cities with recent

00:11:23 --> 00:11:23: data,

00:11:23 --> 00:11:27: the comparison of the previous few years to the forecast

00:11:27 --> 00:11:28: period is interesting.

00:11:28 --> 00:11:33: Hong Kong forecast shows significant compression from the previous few

00:11:33 --> 00:11:33: years.

00:11:33 --> 00:11:35: From the four point 8%

00:11:35 --> 00:11:37: range down to the three point 8%

00:11:37 --> 00:11:42: range, the Singapore expected to go the other direction from

00:11:42 --> 00:11:43: the 3.6%

00:11:43 --> 00:11:46: range of the previous two years to the four,

00:11:46 --> 00:11:52: plus rain percent range. During the forecast period and moving

00:11:52 --> 00:11:54: onto vacancy rates.

00:11:54 --> 00:11:58: Three cities experienced a jump and vacancy rates in 20.

00:11:58 --> 00:12:02: Singapore and Shanghai are expected to improve over the forecast

00:12:02 --> 00:12:02: period,

00:12:02 --> 00:12:07: although not returning to their 19 level by 23.

00:12:07 --> 00:12:10: On Congress forecast to show some improvement 21.

00:12:10 --> 00:12:15: That reversed direction remaining just below the 20 high.

00:12:15 --> 00:12:18: And just moving on now to the final one.

00:12:18 --> 00:12:25: Rental rate change. So altogether there appears to be consistent

00:12:25 --> 00:12:30: optimism for rent activity by 2023,

00:12:30 --> 00:12:35: and certainly not before. And with that.  
00:12:35 --> 00:12:38: I would just wrap it up by saying there's reason  
00:12:39 --> 00:12:40: for optimism in 2021,  
00:12:40 --> 00:12:43: for many across the region,  
00:12:43 --> 00:12:46: but not for all and but far more by 23  
00:12:46 --> 00:12:50: and just a reminder that these charts and all other  
00:12:50 --> 00:12:55: and many more charts are available on knowledge Finder.  
00:12:55 --> 00:12:58: Thank you so much. This was such a great presentation.  
00:12:58 --> 00:13:02: I certainly took a lot of notes and with that  
00:13:02 --> 00:13:05: I would like to move on to our response panel.  
00:13:05 --> 00:13:07: We have an amazing panel for you this  
00:13:07 --> 00:13:13: morning. Rodney Allen from Joel Milan Country Phoenix  
property investors  
00:13:13 --> 00:13:14: Lewis Cuges,  
00:13:14 --> 00:13:18: Oxford Economics and Glen Nelson from AW.  
00:13:18 --> 00:13:20: With that I would like to pass it to our  
00:13:20 --> 00:13:21: moderator for this morning.  
00:13:21 --> 00:13:24: Rodney Allen Roddy over to you.  
00:13:24 --> 00:13:27: Thanks very much Ariel. And yeah indeed some some really  
00:13:27 --> 00:13:28: interesting insights there.  
00:13:28 --> 00:13:30: That thanks Anita and and thanks,  
00:13:30 --> 00:13:33: definitely to the the panelists for joining today.  
00:13:33 --> 00:13:35: I mean, I think what we're going to try and  
00:13:35 --> 00:13:38: focus on is this sort of broader picture around some  
00:13:38 --> 00:13:39: of these numbers that would,  
00:13:39 --> 00:13:41: that that we've shared today.  
00:13:41 --> 00:13:43: So maybe maybe I'll kick off with with you,  
00:13:43 --> 00:13:46: Louis, if that's OK, just from a sort of an  
00:13:46 --> 00:13:47: economic point of view.  
00:13:47 --> 00:13:51: So as markets continue to to recover and governments  
continue  
00:13:51 --> 00:13:53: to have varying stances,  
00:13:53 --> 00:13:55: how do you see this up?  
00:13:55 --> 00:13:59: Economics prospects differing around the region and and  
maybe any  
00:13:59 --> 00:14:02: particular comments that you have around a policy.  
00:14:02 --> 00:14:05: Responses from governments and and and maybe a little bit  
00:14:05 --> 00:14:06: on China as well,  
00:14:06 --> 00:14:07: if that's if that's OK.  
00:14:07 --> 00:14:08: Quite a lot to cover there,  
00:14:08 --> 00:14:09: so I'll pass to you Louis.  
00:14:10 --> 00:14:15: Yes, thanks ready. So I think in General 2022 is  
00:14:15 --> 00:14:19: going to be a relatively good year for Asia.

00:14:19 --> 00:14:24: Asia generally has faced a bit of a challenge in  
00:14:24 --> 00:14:25: 2021.  
00:14:25 --> 00:14:28: You know, if you think about the US and Europe  
00:14:28 --> 00:14:30: they had vaccination doing well,  
00:14:30 --> 00:14:33: opening up the economy, broadly speaking.  
00:14:34 --> 00:14:37: In Asia we we we we lag behind we lag  
00:14:37 --> 00:14:41: behind on vaccination and many governments.  
00:14:41 --> 00:14:43: Remained reluctant to open up,  
00:14:43 --> 00:14:47: of course. In many emerging market Asian economies we've  
seen  
00:14:48 --> 00:14:48: this year.  
00:14:48 --> 00:14:52: You know, some very, very heavy breakouts of COVID that  
00:14:52 --> 00:14:57: that further delayed that that economic recovery as  
governments locks  
00:14:57 --> 00:14:59: down and and post restrictions.  
00:14:59 --> 00:15:02: It's looking better for 2022 because we have seen a  
00:15:03 --> 00:15:06: very good pickup in vaccination all across Asia,  
00:15:06 --> 00:15:08: even among the, you know.  
00:15:11 --> 00:15:13: There's a. There's a laggards like like like,  
00:15:13 --> 00:15:16: Vietnam and Taiwan. So overall we we see the vaccination  
00:15:16 --> 00:15:19: prospects having improved quite a bit.  
00:15:19 --> 00:15:22: Governments have taken advantage of that by opening up  
some  
00:15:22 --> 00:15:23: faster than others.  
00:15:23 --> 00:15:26: Of course, we've seen Singapore is an interesting example.  
00:15:26 --> 00:15:29: I know the Singaporean colleagues are not yet very happy  
00:15:29 --> 00:15:31: that they can't meet up with many people,  
00:15:31 --> 00:15:34: but if you look at Singaporean.  
00:15:34 --> 00:15:38: Singapore opening up in terms of the border and and  
00:15:38 --> 00:15:39: and travel,  
00:15:39 --> 00:15:42: that is really a reflection of that movement to a  
00:15:42 --> 00:15:43: containment policy.  
00:15:43 --> 00:15:46: Looking at, you know, dealing with COVID in terms of  
00:15:46 --> 00:15:49: containing it rather than having a 0 tolerance policy and  
00:15:49 --> 00:15:52: then we have on the other side of the spectrum.  
00:15:52 --> 00:15:55: Of course China, which has the vaccination,  
00:15:55 --> 00:15:58: but perhaps because people are not 100%  
00:15:58 --> 00:16:02: convinced about the efficacy of the vaccination and there is  
00:16:02 --> 00:16:03: among the government.  
00:16:03 --> 00:16:07: But even in the. I would say among the population  
00:16:07 --> 00:16:10: I would say there is less of a a buy  
00:16:10 --> 00:16:13: in for that approach to container,  
00:16:13 --> 00:16:15: so it's going to be much slower in China.



00:16:15 --> 00:16:19: And of course whatever happens in China has an impact  
00:16:19 --> 00:16:22: on Hong Kong as well because the Hong Kong government  
00:16:23 --> 00:16:27: decided basically that on opening up the borders to mainland  
00:16:27 --> 00:16:31: China was more important was really the the the the  
00:16:31 --> 00:16:34: the prime objective and that if if.  
00:16:34 --> 00:16:37: A delayed opening up to the rest of the world  
00:16:37 --> 00:16:39: had to be sacrificed for that,  
00:16:39 --> 00:16:42: that that was worth going for,  
00:16:42 --> 00:16:45: and that's why in Hong Kong we also expect that  
00:16:45 --> 00:16:47: opening up to the rest of the world to be  
00:16:47 --> 00:16:47: much slower.  
00:16:47 --> 00:16:49: So these are, you know,  
00:16:49 --> 00:16:53: some factors on the policy side that have affected how  
00:16:53 --> 00:16:55: these economies are opening up,  
00:16:55 --> 00:16:57: but if you look at the forecast that Anita just  
00:16:57 --> 00:16:57: shared,  
00:16:57 --> 00:17:02: you can see how generally in Asia we are we  
00:17:02 --> 00:17:05: can look forward to quite good.  
00:17:05 --> 00:17:09: Economic growth I pick up in economic growth and some  
00:17:09 --> 00:17:12: of the some of the improvement that the US and  
00:17:12 --> 00:17:13: Europe saw in 2001.  
00:17:14 --> 00:17:18: In Asia we will get we will get that in  
00:17:18 --> 00:17:18: 2022.  
00:17:18 --> 00:17:23: So relatively speaking, 2022 will be better for Asia than  
00:17:23 --> 00:17:23: 2021.  
00:17:25 --> 00:17:28: Thank thank Thanks Lynn, just a quick question around that  
00:17:28 --> 00:17:29: vote from I I think we got one of the  
00:17:30 --> 00:17:32: questions from from the from the audience here.  
00:17:32 --> 00:17:35: It just you know why the decrease in the GDP  
00:17:35 --> 00:17:37: growth for 22 versus 21.  
00:17:37 --> 00:17:40: I think I know a little bit around that,  
00:17:40 --> 00:17:42: but I'll pass that to you.  
00:17:42 --> 00:17:44: Being being the Economist on on the panel here.  
00:17:45 --> 00:17:48: Yeah, I mean you know.  
00:17:48 --> 00:17:50: So we've had quite a rough ride,  
00:17:50 --> 00:17:52: right? We had a you know,  
00:17:52 --> 00:17:56: a spectacular plunge in activity in 2020 all across the  
00:17:56 --> 00:17:57: world.  
00:17:57 --> 00:17:59: I think China, and yet China,  
00:17:59 --> 00:18:04: Vietnam and Taiwan were pretty much the only you know  
00:18:04 --> 00:18:09: G40 economists where GDP did not fall a lot in  
00:18:09 --> 00:18:09: 2020.

00:18:10 --> 00:18:13: So some of that, you know the headline numbers for  
00:18:13 --> 00:18:16: 2021 look a bit too good to be true.  
00:18:16 --> 00:18:18: It's it's just coming out of a hole.  
00:18:18 --> 00:18:22: Sometimes we look at, you know what happened quarter on  
00:18:22 --> 00:18:23: quarter.  
00:18:23 --> 00:18:27: So if you were to take the average of quarter  
00:18:27 --> 00:18:31: on quarter growth in 2021 and you compare,  
00:18:31 --> 00:18:35: you know how that looked to 2020 and also to  
00:18:35 --> 00:18:35: 2022,  
00:18:36 --> 00:18:39: then you you will see that we had a huge,  
00:18:39 --> 00:18:43: you know crawling out of a hole in the early  
00:18:43 --> 00:18:43: 2021.  
00:18:43 --> 00:18:45: Or you know in some countries a bit later,  
00:18:45 --> 00:18:48: but at least. At some point and we are now,  
00:18:48 --> 00:18:52: you know, starting to move more to a more normal  
00:18:52 --> 00:18:53: pattern.  
00:18:53 --> 00:18:55: A more normal part of the recovery,  
00:18:55 --> 00:18:59: and so 2021. It's probably it's probably good to,  
00:18:59 --> 00:19:02: and actually we do that for many countries to look  
00:19:03 --> 00:19:04: at it in combination to 2020,  
00:19:04 --> 00:19:08: so some of the countries that saw the biggest plunge  
00:19:08 --> 00:19:11: like India and others see a lot of catch up  
00:19:11 --> 00:19:11: growth,  
00:19:11 --> 00:19:16: but they still if you compare the level of activity.  
00:19:16 --> 00:19:17: At the moment, compared to,  
00:19:17 --> 00:19:21: say, 2019, you'll see that in in many countries,  
00:19:21 --> 00:19:23: especially in these countries like India,  
00:19:23 --> 00:19:25: we still need to move a bit more before we  
00:19:25 --> 00:19:27: actually are above the water.  
00:19:28 --> 00:19:30: Yeah yeah, and I'm absolutely so.  
00:19:30 --> 00:19:33: I mean, as borders open up and do we have  
00:19:33 --> 00:19:36: any specific thoughts on on how this might affect the  
00:19:36 --> 00:19:38: real estate markets?  
00:19:38 --> 00:19:40: Maybe I'll pass to you first Milan if that's OK,  
00:19:41 --> 00:19:42: sure, and thank you for that.  
00:19:42 --> 00:19:45: Roddy and I think one of the key areas which  
00:19:45 --> 00:19:47: may expecting quite a big impact,  
00:19:47 --> 00:19:50: is just the ability to travel of when it comes  
00:19:50 --> 00:19:51: to investors.  
00:19:51 --> 00:19:54: Wanted to buy into assets.  
00:19:54 --> 00:19:57: I think one of the impediments in the last year  
00:19:57 --> 00:19:59: or two has been a fact that.

00:19:59 --> 00:20:03: Investors cannot travel, do due diligence on the assets they  
00:20:03 --> 00:20:05: may be interested in buying.  
00:20:05 --> 00:20:07: So I think that first he will be quite key  
00:20:07 --> 00:20:08: impact within the region.  
00:20:08 --> 00:20:09: For example, we've seen that,  
00:20:09 --> 00:20:13: for example, with South Korean investors who've been  
reluctant to  
00:20:13 --> 00:20:16: buy assets overseas and then focus more on their domestic  
00:20:16 --> 00:20:17: market.  
00:20:17 --> 00:20:19: So I think that will start to change.  
00:20:19 --> 00:20:22: And obviously I think the other key impact of border  
00:20:22 --> 00:20:25: borders opening up will be on hospitality and tourism.  
00:20:25 --> 00:20:29: Obviously traveling towards him was a huge growth driver  
with.  
00:20:29 --> 00:20:33: Within the region and so as travel comes back,  
00:20:33 --> 00:20:35: that will have quite an impact as well,  
00:20:35 --> 00:20:39: although I would point out that in certain key markets  
00:20:39 --> 00:20:40: like Japan,  
00:20:40 --> 00:20:43: but even Australia, domestic tourism is actually relatively high  
and  
00:20:43 --> 00:20:46: so that's really been sustaining the industry.  
00:20:46 --> 00:20:50: But I think we've traveled becoming more normal again.  
00:20:50 --> 00:20:51: Hopefully in the next few years.  
00:20:51 --> 00:20:54: That will be an additional driver of recovery.  
00:20:55 --> 00:20:57: Thanks, Melinda, maybe maybe the same question to you  
Glenn  
00:20:57 --> 00:20:58: as well.  
00:20:58 --> 00:21:00: If you have any other thoughts around that.  
00:21:02 --> 00:21:05: Yeah, I think Asia is a is a big place  
00:21:05 --> 00:21:08: and it requires a lot of cross border travel and  
00:21:08 --> 00:21:10: activity and not,  
00:21:10 --> 00:21:13: you know, the pandemic really hasn't stopped any of that.  
00:21:13 --> 00:21:15: And that and that is both on,  
00:21:15 --> 00:21:18: like Milan said on the transaction side from investors,  
00:21:18 --> 00:21:23: but also on tenants and occupiers of commercial real estate.  
00:21:23 --> 00:21:26: I expect you know, opening of those borders will create  
00:21:26 --> 00:21:29: more contact with their businesses with their clients and their  
00:21:29 --> 00:21:30: counterparties,  
00:21:30 --> 00:21:32: and with their staff and other locations.  
00:21:32 --> 00:21:34: And that will then increase confidence,  
00:21:34 --> 00:21:38: which will hopefully then in turn lead to more decision  
00:21:38 --> 00:21:40: making around leases,  
00:21:40 --> 00:21:43: perhaps expansion. If not, then at least renewals.

00:21:43 --> 00:21:47: And more confidence to make those decisions and then at  
00:21:47 --> 00:21:49: least as Milan said.  
00:21:49 --> 00:21:53: Like directly, retail hospo, we've seen maybe a transaction  
the  
00:21:53 --> 00:21:56: last couple of weeks and and Sydney that's it's in  
00:21:56 --> 00:21:59: and around an expectation that that we're past the worst  
00:21:59 --> 00:22:02: of it, and that there will be an increased tourist  
00:22:02 --> 00:22:04: travel to to major gateway cities.  
00:22:04 --> 00:22:07: So that would be an interesting thing to watch,  
00:22:07 --> 00:22:11: and then I think lastly is is behind those transaction  
00:22:11 --> 00:22:13: activity is intra regional travel.  
00:22:13 --> 00:22:17: So those investors based outside of Asia being able to  
00:22:17 --> 00:22:20: come into Asia and visit their managers and visit their  
00:22:20 --> 00:22:22: counterparties and visit assets.  
00:22:22 --> 00:22:25: I think all that again is interrelated.  
00:22:26 --> 00:22:28: Yeah, I mean definitely. I think there's been a lot  
00:22:28 --> 00:22:30: of delay in kind of Wheaton sequence,  
00:22:30 --> 00:22:31: so it's yeah and thanks for that.  
00:22:31 --> 00:22:33: I mean just just talking about and jumping back to  
00:22:33 --> 00:22:35: the slides that we that we looked at.  
00:22:35 --> 00:22:39: I mean, inflation certainly is a large consideration,  
00:22:39 --> 00:22:42: so I mean, any thoughts with regard to how things  
00:22:42 --> 00:22:44: are likely to play out in any pack and indeed  
00:22:44 --> 00:22:46: impact versus that.  
00:22:46 --> 00:22:47: The rest of the the world,  
00:22:47 --> 00:22:50: and maybe Louis. I'll I'll put that to you if  
00:22:50 --> 00:22:50: that's OK.  
00:22:51 --> 00:22:54: Yeah, sure, yeah. So you know.  
00:22:54 --> 00:22:58: Globally speaking, inflation has been very much on the on  
00:22:58 --> 00:22:58: the agenda.  
00:22:58 --> 00:23:00: People are anxious about it.  
00:23:00 --> 00:23:03: They see in place in the US and even in  
00:23:03 --> 00:23:07: Europe reaching levels that haven't been reached in God  
knows  
00:23:07 --> 00:23:08: how many years.  
00:23:08 --> 00:23:11: It's a bit different and we we haven't seen that  
00:23:11 --> 00:23:15: big mismatch between supply and demand that we saw in  
00:23:15 --> 00:23:16: the US and Europe.  
00:23:16 --> 00:23:21: You know, we haven't seen these gigantic government  
expansions.  
00:23:21 --> 00:23:26: We haven't seen some of the distortions that that created,  
00:23:26 --> 00:23:29: and also of course I would say in general,  
00:23:29 --> 00:23:33: Asian economies are quite good in making sure the supply

00:23:33 --> 00:23:36: side is actually keeping up with demand,  
00:23:36 --> 00:23:39: so we haven't really seen.  
00:23:39 --> 00:23:43: Major pressures on the inflation front in Asia and I  
00:23:43 --> 00:23:45: would say going forward,  
00:23:45 --> 00:23:48: even at the global level we at Oxford economics are  
00:23:48 --> 00:23:50: not so worried about inflation.  
00:23:50 --> 00:23:52: We do think it is largely transient,  
00:23:52 --> 00:23:54: so we if you look for instance,  
00:23:54 --> 00:23:57: at the spectacular increase in producer prices,  
00:23:57 --> 00:24:00: you know what comes out of the factories that that  
00:24:00 --> 00:24:04: that increase has been really quite spectacular across the  
world.  
00:24:04 --> 00:24:07: But we think that that will be reversed next year  
00:24:07 --> 00:24:09: and that will basically.  
00:24:09 --> 00:24:12: Take away a lot of that initial impetus in the  
00:24:12 --> 00:24:13: whole,  
00:24:13 --> 00:24:18: you know, price. Setting arrangements and so taking into  
account  
00:24:18 --> 00:24:22: that globally we don't think it's going to be,  
00:24:22 --> 00:24:25: you know, a regime shift towards our inflation,  
00:24:25 --> 00:24:28: but also taking into account that that situation in Asia  
00:24:29 --> 00:24:31: we don't really have a lot of you know,  
00:24:31 --> 00:24:34: tight economy. There is still quite a bit of slack.  
00:24:34 --> 00:24:39: We are generally not so worried about inflation really  
impinging  
00:24:39 --> 00:24:42: on the ability of monetary policymakers,  
00:24:42 --> 00:24:46: to, you know, to to basically continue to support growth.  
00:24:46 --> 00:24:49: So overall I would say there are a lot of  
00:24:49 --> 00:24:50: things to worry about,  
00:24:50 --> 00:24:53: and inflation does seem scary if you look at US  
00:24:53 --> 00:24:54: CPI numbers,  
00:24:54 --> 00:24:57: but I would say don't worry too much about it  
00:24:57 --> 00:25:01: because one thing is also that central bankers look at  
00:25:01 --> 00:25:04: this right and central bankers even in the USI think  
00:25:04 --> 00:25:09: are responding to it and we definitely expect interest rates  
00:25:09 --> 00:25:10: to increase,  
00:25:10 --> 00:25:13: but even even on that front we don't think that  
00:25:13 --> 00:25:15: interest rates are going to,  
00:25:15 --> 00:25:18: you know, go back. To the levels that we saw  
00:25:19 --> 00:25:20: in the 2000s or earlier on.  
00:25:20 --> 00:25:23: Like if you look at our estimations on where where  
00:25:23 --> 00:25:25: we think interest rates in the US,  
00:25:25 --> 00:25:29: for instance, will be when everything is set and done

00:25:29 --> 00:25:31: in the economy is totally normalized.

00:25:31 --> 00:25:34: We're talking about 2% or so for the policy rate,

00:25:34 --> 00:25:36: so that's still so I would say.

00:25:36 --> 00:25:41: Inflation is on everybody's mind and interest rates will rise,

00:25:41 --> 00:25:44: but we still don't think that interest rates are going

00:25:44 --> 00:25:45: to rise to,

00:25:45 --> 00:25:49: you know, levels far beyond two 2 1/2%.

00:25:50 --> 00:25:53: Thanks Lewis, and you set that up for for our

00:25:53 --> 00:25:56: support site perfect follow on question and maybe Glenn I'll

00:25:56 --> 00:25:57: come to you first.

00:25:57 --> 00:25:59: But in terms of that interest rate question,

00:25:59 --> 00:26:02: you know if if we do see a rise in

00:26:02 --> 00:26:03: interest rates,

00:26:03 --> 00:26:06: how do you see that sort of impacting real estate

00:26:06 --> 00:26:10: markets where we will it play out differently in different

00:26:10 --> 00:26:12: locations where your thoughts?

00:26:12 --> 00:26:12: Yeah,

00:26:12 --> 00:26:14: differently in different locations for sure.

00:26:14 --> 00:26:17: I think broadly across the region,

00:26:17 --> 00:26:22: is Louis highlighted that nominal interest rate is in that

00:26:22 --> 00:26:22: 2 to 3%

00:26:22 --> 00:26:24: range, at least over a short term,

00:26:24 --> 00:26:29: medium term timeframe. But the real rate underneath that is

00:26:29 --> 00:26:30: like half a percent,

00:26:30 --> 00:26:33: and that's important for property.

00:26:33 --> 00:26:35: But even that those policy rates that that Lewis was

00:26:36 --> 00:26:36: talking about,

00:26:36 --> 00:26:40: you're still God. They really positive and widespread from a

00:26:40 --> 00:26:44: real estate perspective over both at risk free rate.

00:26:44 --> 00:26:46: Whenever that ends up being.

00:26:46 --> 00:26:48: And then of course cost of debt.

00:26:48 --> 00:26:51: So you know, debt will still continue to be accretive

00:26:51 --> 00:26:52: to to returns,

00:26:52 --> 00:26:55: and so you know there's no and.

00:26:55 --> 00:26:58: And my view, at least there's no immediate reason to

00:26:58 --> 00:27:01: think that will possibly see a narrowing of that spread

00:27:01 --> 00:27:04: that will translate into a buyer seller dynamic.

00:27:04 --> 00:27:07: In other words, your buyers asking for a lower price

00:27:07 --> 00:27:10: and sellers being willing to accept it.

00:27:10 --> 00:27:12: I think you know on an absolute basis,

00:27:12 --> 00:27:15: property yields in this you know 4.3 to 4%

00:27:16 --> 00:27:20: range liver that get a cash return for the 5%.

00:27:20 --> 00:27:22: It's still a premium over what you might get on  
00:27:22 --> 00:27:24: a on a risk for your on a fixed income  
00:27:24 --> 00:27:25: product.  
00:27:25 --> 00:27:29: And as we know over many years now,  
00:27:29 --> 00:27:33: people are only increasing their allocations to real assets,  
00:27:33 --> 00:27:36: real estate and they consider themselves unallocated.  
00:27:36 --> 00:27:40: Or under allocated versus their target as all of that  
00:27:40 --> 00:27:42: as as a game buying pressure.  
00:27:42 --> 00:27:44: It's just despite what we might be happening in that  
00:27:44 --> 00:27:47: relationship between Saudi real estate yield and fixed income  
yields.  
00:27:47 --> 00:27:50: So, no, I don't think you'll be too much,  
00:27:50 --> 00:27:54: too much pressure or results as a result of those.  
00:27:54 --> 00:27:56: Those come changes.  
00:27:56 --> 00:27:59: And definitely no thanks then and and definitely that under  
00:27:59 --> 00:28:03: allocation be much greater here in APAC arguably than than  
00:28:03 --> 00:28:04: the rest of the world.  
00:28:04 --> 00:28:06: If you if you look at the numbers Milan is.  
00:28:06 --> 00:28:08: Anything else that you would want to add to add  
00:28:09 --> 00:28:10: to that from your side?  
00:28:10 --> 00:28:13: Sure, I mean I think you know the there will  
00:28:13 --> 00:28:15: be a differentiated response,  
00:28:15 --> 00:28:16: so I mean, as US interest rates rise,  
00:28:16 --> 00:28:20: obviously there are certain countries or locations in Asia  
which  
00:28:20 --> 00:28:22: would be more impacted than others.  
00:28:22 --> 00:28:26: So obviously Hong Kong has a peg which currency to  
00:28:26 --> 00:28:27: the US dollar,  
00:28:27 --> 00:28:30: so they'll be following in more or less in lockstep.  
00:28:30 --> 00:28:33: Singapore to some degree, but in other markets there'll be  
00:28:33 --> 00:28:34: no impact at all.  
00:28:34 --> 00:28:38: So for example, Japan. There's no inflation to speak of  
00:28:38 --> 00:28:39: at all.  
00:28:39 --> 00:28:43: Interest rates remain rock bottom for a very long time.  
00:28:43 --> 00:28:45: Other countries are actually already started raising interest  
rates.  
00:28:45 --> 00:28:49: For example, South Korea. They're concerned about their  
real estate  
00:28:49 --> 00:28:51: market becoming a bit overheated,  
00:28:51 --> 00:28:54: so they will obviously reacted and actually already increase  
rates.  
00:28:55 --> 00:28:58: What I would point out is that previous rate cycles  
00:28:58 --> 00:28:59: where the Fed U.S.

00:28:59 --> 00:29:02: central Bank has been raising interest rates over the last  
00:29:02 --> 00:29:03: sort of decade and a half or so.  
00:29:03 --> 00:29:08: Typically those are periods where global economy is heating  
up.  
00:29:08 --> 00:29:11: Labor markets are improving and age is no different and  
00:29:11 --> 00:29:14: So what you find is that even as interest rates  
00:29:14 --> 00:29:15: increase,  
00:29:15 --> 00:29:18: real estate markets actually tend to perform pretty well.  
00:29:18 --> 00:29:20: Capital values tend to rise,  
00:29:20 --> 00:29:23: and so I think that sort of just speaks to  
00:29:23 --> 00:29:27: the fact that a more positive economic environment will help  
00:29:27 --> 00:29:29: to drive real estate market returns,  
00:29:29 --> 00:29:31: and that being speaking about Glynn said.  
00:29:31 --> 00:29:35: Also, recent Glynn said there's still that significant spread in  
00:29:35 --> 00:29:37: yields over risk free rates,  
00:29:37 --> 00:29:40: and so I think that will also be an additional.  
00:29:40 --> 00:29:42: Drive as well as recovery in the economy or the  
00:29:42 --> 00:29:45: sort of really supporting real estate markets across much of  
00:29:45 --> 00:29:46: a developed age,  
00:29:46 --> 00:29:47: or at least.  
00:29:48 --> 00:29:52: Yep, thanks Milan and and maybe jumping death slightly  
different  
00:29:52 --> 00:29:53: topic entirely,  
00:29:53 --> 00:29:55: but I mean I think we we keep hearing about  
00:29:55 --> 00:29:56: the logistics market.  
00:29:56 --> 00:29:58: The fact it's it's very flavor of the month.  
00:29:58 --> 00:30:01: We looked at some numbers there and but I mean,  
00:30:01 --> 00:30:04: given the challenges that we've seen to to officers and  
00:30:04 --> 00:30:08: certainly across the the pandemic and the whole work from  
00:30:08 --> 00:30:10: home piece and do do from your side,  
00:30:10 --> 00:30:14: do you think there's still an opportunity in in in  
00:30:14 --> 00:30:14: office?  
00:30:14 --> 00:30:16: And maybe Milan will will stick with you if that's  
00:30:16 --> 00:30:17: OK?  
00:30:17 --> 00:30:18: Sure, thank you for that.  
00:30:18 --> 00:30:21: Robbie, I mean I think what's been interesting is in  
00:30:21 --> 00:30:22: the last sort of year,  
00:30:22 --> 00:30:25: year and a half. If you look at office demand  
00:30:25 --> 00:30:27: and absorption of space,  
00:30:27 --> 00:30:30: it's actually being relatively stable in many markets across  
Asia,  
00:30:30 --> 00:30:33: particularly North Asia. And and actually this year,  
00:30:33 --> 00:30:35: you see quite a strong recovery,



00:30:35 --> 00:30:38: so I would point to the key Chinese markets such  
00:30:38 --> 00:30:39: as Shanghai,  
00:30:39 --> 00:30:43: Beijing, very strong demand soul actually has performed  
really well  
00:30:43 --> 00:30:45: throughout the pandemic,  
00:30:45 --> 00:30:48: and this selflessly speaks to the fact that much of  
00:30:48 --> 00:30:49: Asia is control the pandemic.  
00:30:49 --> 00:30:53: Really well, and so I think that's really helped to  
00:30:53 --> 00:30:54: limit to some degree,  
00:30:54 --> 00:30:59: to work to home sort of activity and sort of.  
00:30:59 --> 00:31:01: Looking ahead, I think the demand for officers will sort  
00:31:02 --> 00:31:04: of keep on going out with the upswing in the  
00:31:04 --> 00:31:04: economy.  
00:31:04 --> 00:31:07: Although there's going to be a differentiated demand,  
00:31:07 --> 00:31:11: so certainly the demand and focuses more on high quality  
00:31:11 --> 00:31:12: space.  
00:31:12 --> 00:31:17: It's on location. Specifically, Tokyo is a good example where  
00:31:17 --> 00:31:17: you know,  
00:31:17 --> 00:31:20: interesting enough, you know there has been.  
00:31:20 --> 00:31:22: Some degree of weakness in the grade,  
00:31:22 --> 00:31:25: A market in Tokyo I think to some degree that  
00:31:25 --> 00:31:26: reflects the operation.  
00:31:26 --> 00:31:30: Big multinationals, big core Japanese corporates.  
00:31:30 --> 00:31:32: But then if you look at a grade B market  
00:31:32 --> 00:31:35: in good locations at in actual fact that demand is  
00:31:35 --> 00:31:36: still there.  
00:31:36 --> 00:31:39: Rents have held up relatively well as well as capital  
00:31:39 --> 00:31:42: values and so the yields have stayed pretty low as  
00:31:42 --> 00:31:42: well.  
00:31:42 --> 00:31:44: So I think it is quite differentiated.  
00:31:44 --> 00:31:48: But overall we're pretty optimistic on the office market looking  
00:31:48 --> 00:31:49: head for Asia.  
00:31:50 --> 00:31:53: And Glenn, maybe I'll pass to you if that's OK.  
00:31:55 --> 00:31:58: Yeah, same question then. I think Milan touched on a  
00:31:58 --> 00:31:59: lot of those.  
00:31:59 --> 00:32:02: Those good points. I think generally we accept as a  
00:32:02 --> 00:32:06: region as investors in the region that our expectation of  
00:32:06 --> 00:32:10: where office will be over the short term will be  
00:32:10 --> 00:32:13: different than perhaps it says in other regions.  
00:32:13 --> 00:32:16: And I I noticed in the the presentation that that  
00:32:16 --> 00:32:18: opened the session today.  
00:32:18 --> 00:32:20: You know there's what was it like 16%

00:32:21 --> 00:32:26: vacancy in inunguis officers. The survey has Asian officers  
vacancy

00:32:26 --> 00:32:26: at.

00:32:26 --> 00:32:30: You know a third. Those levels 1/3 to 1/2 those  
levels so.

00:32:30 --> 00:32:31: levels so.

00:32:31 --> 00:32:34: Again, I think they just speaks to that.

00:32:34 --> 00:32:36: We do expect people back in the office.

00:32:36 --> 00:32:39: It's been in voluntary work from home when it becomes  
a question of voluntary.

00:32:39 --> 00:32:41: a question of voluntary.

00:32:41 --> 00:32:43: I think more people will be back in the office

00:32:43 --> 00:32:46: more at the time and then on top of that

00:32:46 --> 00:32:48: is just something Lewis was speaking about.

00:32:48 --> 00:32:49: Was you know all of us,

00:32:49 --> 00:32:53: you know expansion of economic activity Asia going to have

00:32:53 --> 00:32:54: a good 2022 and then,

00:32:54 --> 00:32:58: uh, you know, perhaps even a a pretty good robust

00:32:58 --> 00:33:02: 2023 versus trend and that speaks again to recovery in

00:33:02 --> 00:33:03: labor markets.

00:33:03 --> 00:33:06: And then those employment and those job growth forecasts  
you

00:33:06 --> 00:33:08: know can speak to expansion demand.

00:33:08 --> 00:33:11: Perhaps building over over a 2 two to three year

00:33:11 --> 00:33:13: time frame as well so you know,

00:33:13 --> 00:33:16: I think there there may be some challenges short term,

00:33:16 --> 00:33:18: but I think we're getting to the end of that.

00:33:18 --> 00:33:20: That office cycle and we should be looking at hopefully

00:33:20 --> 00:33:21: will be.

00:33:21 --> 00:33:23: There are operating conditions for those office assets.

00:33:24 --> 00:33:26: Yeah, I mean I, I definitely agree.

00:33:26 --> 00:33:28: Just even looking at the at the numbers we've been

00:33:28 --> 00:33:31: looking at 'cause it's certainly a question that I'm getting

00:33:31 --> 00:33:31: almost daily.

00:33:31 --> 00:33:33: And I mean picking up a couple of points that

00:33:33 --> 00:33:34: you made there.

00:33:34 --> 00:33:37: Glenn in terms of employees wanting to get back to

00:33:37 --> 00:33:37: offices,

00:33:37 --> 00:33:39: we surveyed employees at the start of the pandemic and

00:33:39 --> 00:33:42: they were telling us that they wanted to work from

00:33:42 --> 00:33:42: home.

00:33:42 --> 00:33:45: So at least three days a week that's already flipped

00:33:45 --> 00:33:45: with we,

00:33:45 --> 00:33:47: we resurveyed 8 months later,

00:33:47 --> 00:33:50: and that's already at that time flipped to to back

00:33:50 --> 00:33:52: to being in the office three days a week,  
00:33:52 --> 00:33:54: two days at home. And I I'm,  
00:33:54 --> 00:33:56: I'm quite sure if we ran that so we again  
00:33:56 --> 00:33:57: now.  
00:33:57 --> 00:33:59: That number would have moved more in the direction of  
00:33:59 --> 00:34:00: being back in the office,  
00:34:00 --> 00:34:03: and I think to that premium point as well,  
00:34:03 --> 00:34:05: and I think when you when you break down the  
00:34:05 --> 00:34:07: numbers and we've been looking at how we we break  
00:34:07 --> 00:34:08: down the numbers,  
00:34:08 --> 00:34:12: there's definitely a sign. Now that these premium office  
assets  
00:34:12 --> 00:34:15: are more resilient than some of the other,  
00:34:15 --> 00:34:16: the other assets in the market,  
00:34:16 --> 00:34:19: and I think there's certainly a number of drivers around  
00:34:19 --> 00:34:19: that,  
00:34:19 --> 00:34:21: whether that be the ESG agenda,  
00:34:21 --> 00:34:24: because we certainly know that a lot of major corporates,  
00:34:24 --> 00:34:26: despite the the the the pandemic,  
00:34:26 --> 00:34:29: we thought. They might go into cost saving more than  
00:34:29 --> 00:34:32: actual fact they've driven forward with their their net carbon  
00:34:32 --> 00:34:35: 0 agendas and and also I think there's that Wellness  
00:34:35 --> 00:34:39: piece as well that when we asked occupiers when it  
00:34:39 --> 00:34:41: comes to the lease renewals,  
00:34:41 --> 00:34:43: what would their focus be in 92%  
00:34:43 --> 00:34:46: of these occupiers, telling us actually unreleased renewal?  
00:34:46 --> 00:34:49: We will look at higher quality space and one of  
00:34:49 --> 00:34:51: the key drivers is really that war for talent,  
00:34:51 --> 00:34:54: peace and also that that that the health and well  
00:34:54 --> 00:34:54: being peace.  
00:34:54 --> 00:34:57: So I I think I very much agree.  
00:34:57 --> 00:34:58: I think it's. If any pack,  
00:34:58 --> 00:35:01: definitely it's it's. It bodes well for the office sector  
00:35:01 --> 00:35:05: going forward and there's one interesting point that we that  
00:35:05 --> 00:35:07: we talked about earlier in Milan.  
00:35:07 --> 00:35:09: You kind of picked up on it and it was  
00:35:09 --> 00:35:11: that difference between Hong Kong and Singapore.  
00:35:11 --> 00:35:14: And and you know whether that be the economy or  
00:35:14 --> 00:35:15: real estate markets,  
00:35:15 --> 00:35:19: but any thoughts around the economies in both of these,  
00:35:19 --> 00:35:21: these, these locations and the outlook?  
00:35:21 --> 00:35:23: And maybe I'll pick that one up with you Louis

00:35:23 --> 00:35:25: to start off with and then maybe passed it to  
00:35:25 --> 00:35:27: you and Milan and Glenn for your thoughts.  
00:35:27 --> 00:35:28: Are real estate wise? Because we.  
00:35:28 --> 00:35:32: We often in the past compare both of these cities,  
00:35:32 --> 00:35:33: but it's interesting. You know what,  
00:35:33 --> 00:35:35: what the, what the nuance might be now and and  
00:35:35 --> 00:35:37: what the story might be going forwards.  
00:35:38 --> 00:35:42: Yes, ready so you know it's always interesting and we.  
00:35:42 --> 00:35:45: I mean we we keep on comparing them right in  
00:35:45 --> 00:35:46: many in many ways.  
00:35:46 --> 00:35:49: These two cities. They're often on people's minds and you  
00:35:49 --> 00:35:49: know,  
00:35:49 --> 00:35:51: I think if you look if you if you think  
00:35:51 --> 00:35:54: about 2022 the situation is going to be very different  
00:35:54 --> 00:35:55: in those two.  
00:35:55 --> 00:36:00: As I mentioned before, Singapore has basically moved to a  
00:36:01 --> 00:36:03: containment strategy.  
00:36:03 --> 00:36:05: They're not yet completely there because they had an  
00:36:05 --> 00:36:07: outbreak,  
00:36:07 --> 00:36:09: but that that's really the government.  
00:36:09 --> 00:36:13: Has you know, prepared everything to move in that direction.  
00:36:13 --> 00:36:14: And Hong Kong is very explicitly not doing that very  
00:36:14 --> 00:36:17: explicitly,  
00:36:17 --> 00:36:19: and merging or like like you know,  
00:36:19 --> 00:36:23: being consistent with the Chinese approach,  
00:36:23 --> 00:36:27: which means really Hong Kong is quite excited at the  
00:36:27 --> 00:36:32: moment because there are some signs that there will be  
00:36:32 --> 00:36:36: arrangements between Hong Kong and the mainland for  
00:36:36 --> 00:36:40: there to  
00:36:40 --> 00:36:43: be business traffic, other traffic to start moving across the  
00:36:43 --> 00:36:46: borders and on the Hong Kong government feels that.  
00:36:46 --> 00:36:46: You know, we will absolutely not jeopardize anything on that  
00:36:46 --> 00:36:50: front by by means of opening up to the rest  
00:36:50 --> 00:36:53: of the world.  
00:36:53 --> 00:36:55: So it's going to be tough to to.  
00:36:55 --> 00:36:58: It's going to continue to be tough to travel from  
00:36:58 --> 00:37:00: and to Hong Kong from.  
00:37:00 --> 00:37:03: The connection to you know cities and and and countries  
00:37:03 --> 00:37:07: other than mainland China.  
00:37:07 --> 00:37:08: And the interesting thing though is that if you look  
at the economic performance or in the for instance Office  
employment performance,

00:37:08 --> 00:37:11: it's slightly boring in the sense that both have moved  
00:37:11 --> 00:37:13: in a broadly similar way.  
00:37:13 --> 00:37:15: I was a little bit surprised about that in even  
00:37:15 --> 00:37:17: our forecast is rather similar.  
00:37:17 --> 00:37:20: I was a bit surprised about it because I have  
00:37:20 --> 00:37:23: a feeling that the reputation or the the press on  
00:37:23 --> 00:37:25: Hong Kong is not as good as on Singapore.  
00:37:25 --> 00:37:28: But somehow the numbers are are are,  
00:37:28 --> 00:37:31: I think better than what you would think from reading  
00:37:31 --> 00:37:34: the newspaper in terms of office employment,  
00:37:34 --> 00:37:37: the overall economy, and that is true also for our  
00:37:37 --> 00:37:37: forecast,  
00:37:37 --> 00:37:40: I think Anita's forecast is is quite,  
00:37:40 --> 00:37:42: you know it's it's not that far off from our  
00:37:42 --> 00:37:44: own and from other people,  
00:37:44 --> 00:37:47: so it's interesting to see that are quite different.  
00:37:47 --> 00:37:50: You know outlook in terms of the borders which somehow  
00:37:50 --> 00:37:53: offers employment seems to be doing OK in both ways.  
00:37:53 --> 00:37:55: I'm Glenn maybe from a real estate perspective.  
00:37:55 --> 00:37:57: Any trends that you see you know versus the past  
00:37:57 --> 00:38:00: and and and on the outlook and what what your  
00:38:00 --> 00:38:02: thoughts are on both of those cities?  
00:38:02 --> 00:38:05: Yeah, I mean they are.  
00:38:05 --> 00:38:08: They are similar but but also very different in terms  
00:38:08 --> 00:38:12: of the cliché.  
00:38:12 --> 00:38:13: I know it's very easy to think of them as  
00:38:13 --> 00:38:15: being as interchangeable,  
00:38:15 --> 00:38:17: but I I I personally think they're probably more different  
00:38:17 --> 00:38:20: than they are have then they have similarities.  
00:38:20 --> 00:38:23: Lewis was just highlighting Hong Kong,  
00:38:23 --> 00:38:26: active steps, becoming much more aligned with China itself.  
00:38:26 --> 00:38:31: It's it's beyond become the border decisions made,  
00:38:31 --> 00:38:33: but it's also those stock and bond connects the the  
00:38:33 --> 00:38:36: wealth management connect that's it's in place in in a  
00:38:36 --> 00:38:39: lot of that is in and around Hong Kong place  
00:38:39 --> 00:38:42: in the in the GPA plan,  
00:38:42 --> 00:38:44: which is obviously a key pillar for where the direction  
00:38:44 --> 00:38:47: of of Hong Kong is going.  
00:38:47 --> 00:38:49: Singapore is different. It's called the highly supportive  
00:38:49 --> 00:38:52: government,  
00:38:52 --> 00:38:55: which you know is. Is very active in many parts  
00:38:55 --> 00:38:56: of the economy,

00:38:56 --> 00:39:01: including attractive attracting FDI which again we can see in  
00:39:01 --> 00:39:03: the real estate sector.  
00:39:03 --> 00:39:07: Because it's quite obvious in parts of the net absorption  
00:39:07 --> 00:39:11: numbers and just on on demand for office space that  
00:39:11 --> 00:39:14: that there's beneficial for decentralised locations.  
00:39:14 --> 00:39:18: And that's probably 1 area where they are are quite  
00:39:18 --> 00:39:21: similar and they they both are looking to build out  
00:39:21 --> 00:39:24: decentralised office or business park.  
00:39:24 --> 00:39:28: Locations to help supplement are a pretty good,  
00:39:28 --> 00:39:31: solid CPD. Location. Your central and Hong Kong or CPD  
00:39:31 --> 00:39:33: here in Singapore,  
00:39:33 --> 00:39:36: but there are benefits to an office market to have  
00:39:36 --> 00:39:37: more broader options available,  
00:39:37 --> 00:39:42: be at suburban office or more business park kind of  
00:39:42 --> 00:39:42: style.  
00:39:42 --> 00:39:46: Then that ecosystem is much more beneficial over over the  
00:39:46 --> 00:39:50: term and you know both are trying to build those  
00:39:50 --> 00:39:51: out at the same time,  
00:39:51 --> 00:39:53: so I think there's there's a place for both.  
00:39:53 --> 00:39:56: They they obviously have. A different,  
00:39:56 --> 00:40:01: longer term return characteristics. One is more cyclical than  
the  
00:40:01 --> 00:40:02: other perhaps,  
00:40:02 --> 00:40:06: but they you know. I think there's a place probably  
00:40:06 --> 00:40:09: for people and and and and portfolios will be at.  
00:40:09 --> 00:40:13: Probably Singapore is more of an income generating.  
00:40:13 --> 00:40:17: Stylus strategy versus Hong Kong show or a value creation  
00:40:17 --> 00:40:18: or appreciation strategy.  
00:40:18 --> 00:40:21: Just because it's it's, it's always going to have low  
00:40:21 --> 00:40:21: yields.  
00:40:21 --> 00:40:24: It will never have a high yield compared to other  
00:40:24 --> 00:40:25: regional cities.  
00:40:26 --> 00:40:27: Yeah, for  
00:40:27 --> 00:40:29: sure I'm melana any any thoughts from your size?  
00:40:30 --> 00:40:33: Yeah, I think it's quite interesting looking at the forecast.  
00:40:33 --> 00:40:36: Obviously Singapore is well ahead when it compared to  
Hong  
00:40:36 --> 00:40:37: Kong on those numbers,  
00:40:37 --> 00:40:40: but I've I'm imagine I think it may be actually  
00:40:40 --> 00:40:43: a lot closer than those data debate.  
00:40:43 --> 00:40:46: I mean, obviously Hong Kong is now opening up its  
00:40:46 --> 00:40:50: border to China and and so with that quarantine effectively  
00:40:51 --> 00:40:52: reduce the zero.

00:40:52 --> 00:40:55: What that means that you'll start to see a significant  
00:40:55 --> 00:41:00: more capital Flow mainland corporate expansion into Hong  
Kong itself.

00:41:00 --> 00:41:02: Obviously that hasn't happened for a number of years.  
00:41:02 --> 00:41:05: Firstly, because of COVID obviously and the board is  
shutting  
00:41:06 --> 00:41:08: down and prior to that we had the social protests  
00:41:08 --> 00:41:08: as well.  
00:41:08 --> 00:41:12: So obviously that really had quite a big impact on  
00:41:12 --> 00:41:15: economic impact in terms of expansion plans also on tourism  
00:41:15 --> 00:41:16: as well.  
00:41:16 --> 00:41:18: Obviously, tourism in Hong Kong collapsed,  
00:41:18 --> 00:41:21: which is very important. Sort of gone from 60 million  
00:41:21 --> 00:41:22: down to almost nothing,  
00:41:22 --> 00:41:26: and so with the with the sort of more normalization  
00:41:26 --> 00:41:28: with mainland China,  
00:41:28 --> 00:41:31: I definitely think they'll have it in a positive impact  
00:41:31 --> 00:41:32: on the demand for office.  
00:41:32 --> 00:41:35: Place in Hong Kong and we may well see a  
00:41:35 --> 00:41:40: stronger rental recovery than what these numbers are  
actually suggesting,  
00:41:40 --> 00:41:43: so I wouldn't be surprised at all that that if  
00:41:43 --> 00:41:44: that was the case,  
00:41:44 --> 00:41:47: and and definitely I think Speaking of what Luis said  
00:41:47 --> 00:41:50: and in the actual fact that Hong Kong when it  
00:41:50 --> 00:41:54: comes to the financial services business services area has  
held  
00:41:54 --> 00:41:56: up remarkably well when it comes to employment,  
00:41:56 --> 00:41:58: obviously the confidence hasn't been there.  
00:41:58 --> 00:42:01: So obviously rentals are really suffered,  
00:42:01 --> 00:42:04: but as that recovery? Sort of starts to come through.  
00:42:04 --> 00:42:06: That will have more of a positive impact.  
00:42:06 --> 00:42:08: I think in Hong Kong,  
00:42:08 --> 00:42:11: so yeah, absolutely. I think the recovery prospects probably  
just  
00:42:11 --> 00:42:13: equally as strong as Singapore.  
00:42:14 --> 00:42:16: Thanks Melanie and I are topical 1 coming in from  
00:42:16 --> 00:42:18: the from the audience here and I think this is  
00:42:18 --> 00:42:19: probably one for for you.  
00:42:19 --> 00:42:22: Louie and I don't think under real estate sphere we're  
00:42:22 --> 00:42:24: probably best place to answer this,  
00:42:24 --> 00:42:27: but any thoughts and wine China might shift at 0  
00:42:27 --> 00:42:31: COVID policy of from from from containment.

00:42:32 --> 00:42:34: Yes, it's a great question.  
00:42:34 --> 00:42:36: I wish I had the answer and I.  
00:42:36 --> 00:42:38: I mean we have a few elements of an answer,  
00:42:38 --> 00:42:40: but I don't think we have the full answer because  
00:42:40 --> 00:42:40: it's,  
00:42:40 --> 00:42:42: you know, we just don't know enough at the moment.  
00:42:42 --> 00:42:44: But I would say you know nothing is going to  
00:42:44 --> 00:42:46: happen until the end of the Olympics.  
00:42:46 --> 00:42:51: That's pretty clear. Local governments are already preparing  
heavily for  
00:42:51 --> 00:42:51: that,  
00:42:51 --> 00:42:54: and then we have in the fall.  
00:42:54 --> 00:42:57: You know the very important Congress,  
00:42:57 --> 00:43:00: politically. Super important, we don't.  
00:43:00 --> 00:43:04: I mean, we don't think that there's going to be  
00:43:04 --> 00:43:05: a wholesale.  
00:43:05 --> 00:43:09: Change in policy. You know on something that China's  
leaders  
00:43:09 --> 00:43:13: have invested so much political capital in and so we  
00:43:13 --> 00:43:17: don't think there's going to be a wholesale change in  
00:43:17 --> 00:43:21: the approach you know until at at the very earliest  
00:43:21 --> 00:43:22: late 2022.  
00:43:22 --> 00:43:26: But I do think that after the Olympics there is  
00:43:26 --> 00:43:26: room,  
00:43:26 --> 00:43:30: especially on the domestic front to have a bit of  
00:43:30 --> 00:43:32: more a bit more opening up.  
00:43:32 --> 00:43:34: I think that local governments in the central government will  
00:43:34 --> 00:43:35: be a bit.  
00:43:35 --> 00:43:37: Less conservative after the Olympics,  
00:43:37 --> 00:43:39: so I think we will see in terms of the  
00:43:39 --> 00:43:40: domestic economy,  
00:43:40 --> 00:43:46: some improvement in mobility, as as the government is,  
00:43:46 --> 00:43:50: you know, glad that the Olympics are over without too  
00:43:50 --> 00:43:51: many hiccups.  
00:43:51 --> 00:43:54: But yeah, I see that overall switch.  
00:43:54 --> 00:43:57: The kind of switch that that Singapore made.  
00:43:57 --> 00:43:58: I think at the very,  
00:43:58 --> 00:44:00: very earliest late 2022.  
00:44:02 --> 00:44:03: Yeah no that thankfully. I mean,  
00:44:03 --> 00:44:05: it's yeah definitely. I mean certainly sitting here in Hong  
00:44:05 --> 00:44:05: Kong.  
00:44:05 --> 00:44:08: I certainly look forward to when I can can travel



00:44:08 --> 00:44:12: and maybe maybe maybe focusing on the that I mentioned  
00:44:12 --> 00:44:12: earlier,  
00:44:12 --> 00:44:15: but certainly logistics is very much flavor of the month  
00:44:15 --> 00:44:17: I thought was really interesting in the slides that that  
00:44:17 --> 00:44:19: I need to went through earlier.  
00:44:19 --> 00:44:22: I mean certainly what we've seen over over the cycle  
00:44:22 --> 00:44:26: is that that ourselves our considerable compression and  
yields when  
00:44:26 --> 00:44:27: it comes to logistics.  
00:44:27 --> 00:44:30: But yeah, in the forecast that we looked at today,  
00:44:30 --> 00:44:32: that consensus forecast we're not seeing much.  
00:44:32 --> 00:44:36: Compression and yields there, so maybe jumping to to you.  
00:44:36 --> 00:44:39: Glenn, if that's OK for us to kick off and  
00:44:39 --> 00:44:39: you know,  
00:44:39 --> 00:44:41: in terms of that forecast that we that we looked  
00:44:41 --> 00:44:42: at for these key markets.  
00:44:42 --> 00:44:45: And also you know what are your thoughts on how  
00:44:45 --> 00:44:46: this may play out?  
00:44:46 --> 00:44:50: Do you think there's much more room for yield compression  
00:44:50 --> 00:44:52: in the logistics sector?  
00:44:52 --> 00:44:54: Yeah, and I look at the numbers  
00:44:54 --> 00:44:56: and I know it's a survey or a consensus,  
00:44:56 --> 00:44:59: but I I might agree with that sense whether the  
00:44:59 --> 00:45:02: question right there that there might be room for those  
00:45:03 --> 00:45:05: yields to surprise on the upside,  
00:45:05 --> 00:45:08: so to speak, right, lower then then the survey is  
00:45:08 --> 00:45:12: is suggesting and it's really just again like the depth  
00:45:12 --> 00:45:14: of bidding for assets.  
00:45:14 --> 00:45:17: Is is pretty strong and there's no reason to immediately  
00:45:17 --> 00:45:19: think that that is going to shift in the next.  
00:45:19 --> 00:45:23: You know, 1212 months or so I I would be  
00:45:24 --> 00:45:29: unsurprised if people continue to pile into the sector next  
00:45:29 --> 00:45:30: year.  
00:45:30 --> 00:45:31: For lots of different reasons,  
00:45:31 --> 00:45:35: ramming it's really proven itself this year.  
00:45:35 --> 00:45:36: Demand a surprise on the upside,  
00:45:36 --> 00:45:38: and I think there's a forecast that's got it right  
00:45:38 --> 00:45:39: because it's just,  
00:45:39 --> 00:45:43: you know, being much higher than everyone expected.  
00:45:43 --> 00:45:46: And and there's there's low some markets.  
00:45:46 --> 00:45:48: They're very, very low vacancy and just look at,  
00:45:48 --> 00:45:51: say you know in and around Tokyo when there's essentially

00:45:51 --> 00:45:52: no vacancy at all.  
00:45:52 --> 00:45:55: I think sol's Greater souls vacancy rate.  
00:45:55 --> 00:45:58: There's also low single digits.  
00:45:58 --> 00:46:00: I know there's some supply in both those markets,  
00:46:00 --> 00:46:01: but pre leasing activity again,  
00:46:01 --> 00:46:04: pretty robust. More than half the space is as least  
00:46:04 --> 00:46:07: up already before construction is finished,  
00:46:07 --> 00:46:09: so all of that speaks to being able to get  
00:46:09 --> 00:46:12: through investment committees and investment decisions.  
00:46:12 --> 00:46:14: And I I would expect that just on the buying  
00:46:14 --> 00:46:17: pressure that those yields could come down again a little  
00:46:17 --> 00:46:20: bit more and and the last point I'd make is  
00:46:20 --> 00:46:22: we we often look at the the.  
00:46:23 --> 00:46:27: The relationship or that spread between logistics yields and  
office  
00:46:27 --> 00:46:29: prime logistics and prime office.  
00:46:29 --> 00:46:33: And then we look at what's happened in those those,  
00:46:33 --> 00:46:36: those spreads and other regions in there again informs us  
00:46:36 --> 00:46:40: that there's an ability whether Asia should or shouldn't.  
00:46:40 --> 00:46:44: But there's an ability for investors to price logistics even  
00:46:44 --> 00:46:47: a bit higher compared to where maybe prime officers stable  
00:46:48 --> 00:46:50: bring those yields down on logistic center.  
00:46:51 --> 00:46:53: I mean, maybe just sticking with you.  
00:46:53 --> 00:46:55: I mean, obviously there's quite a lot of variation across  
00:46:55 --> 00:46:57: the region when it comes to logistics.  
00:46:57 --> 00:46:58: Do you think there's more scope?  
00:46:58 --> 00:47:01: In certain markets than others.  
00:47:01 --> 00:47:03: For the yields too well,  
00:47:03 --> 00:47:05: yeah, yeah, just and. And yeah,  
00:47:05 --> 00:47:09: exactly. Yeah, I think  
00:47:10 --> 00:47:13: in markets like Australia there's probably some a little bit  
00:47:13 --> 00:47:13: more room,  
00:47:13 --> 00:47:17: but probably not as much as as,  
00:47:17 --> 00:47:19: say, compared to a soul.  
00:47:19 --> 00:47:21: I don't cover China logistics so closely,  
00:47:21 --> 00:47:23: so I couldn't speak to that too much,  
00:47:23 --> 00:47:25: although I know there's been a lot of activity in  
00:47:25 --> 00:47:26: that sector,  
00:47:26 --> 00:47:28: which again might translate into,  
00:47:28 --> 00:47:31: you know, the justik seals coming down and and in  
00:47:31 --> 00:47:32: and around.  
00:47:32 --> 00:47:35: So you're bigger cities and your tier one cities or

00:47:35 --> 00:47:38: your East Coast cities of of China.  
00:47:38 --> 00:47:41: So. I mean, if you had to kind of rank  
00:47:41 --> 00:47:41: them,  
00:47:41 --> 00:47:45: I'd imagine you know Tokyo a little bit down.  
00:47:45 --> 00:47:46: Australia a little bit down.  
00:47:46 --> 00:47:51: Just because Australian prime logistics yields are already  
under what  
00:47:51 --> 00:47:52: your your office ones are.  
00:47:52 --> 00:47:55: But you know market like soul with is.  
00:47:55 --> 00:47:57: It's still decent spread, they could come down a little  
00:47:58 --> 00:47:59: bit more then maybe those first two.  
00:47:59 --> 00:48:01: And potentially you know China,  
00:48:01 --> 00:48:04: Singapore. Again it's a. It's a it's very hard to  
00:48:04 --> 00:48:05: think about it.  
00:48:05 --> 00:48:07: 'cause it's all very much about the land tenure so  
00:48:07 --> 00:48:08: very much deal specific.  
00:48:08 --> 00:48:10: So I kind of hard to generalize.  
00:48:10 --> 00:48:11: It makes it makes sense.  
00:48:11 --> 00:48:15: Milan Milan maybe just putting both of.  
00:48:15 --> 00:48:17: Those questions to you as well for your perspective.  
00:48:18 --> 00:48:20: Sure, and and I think they're finally I think there  
00:48:20 --> 00:48:22: is room for years to come down,  
00:48:22 --> 00:48:25: and I think the weight of money that wants to  
00:48:25 --> 00:48:27: allocate to logistics is significant.  
00:48:27 --> 00:48:31: And I don't think that's going away anytime soon.  
00:48:31 --> 00:48:34: Mentioning what you know, what you're speaking about clinic  
Lynn  
00:48:34 --> 00:48:37: said about yields elsewhere mean prime logistics yields,  
00:48:37 --> 00:48:39: you know, East Coast and West Coast US.  
00:48:39 --> 00:48:41: If you look at sort of key markets in Europe,  
00:48:41 --> 00:48:43: we're sort of talking at 3%  
00:48:43 --> 00:48:45: or even lower, and so from that suggest.  
00:48:45 --> 00:48:48: Need that. There probably is more room to go in  
00:48:48 --> 00:48:50: Asia as well in the key gateway markets and then  
00:48:50 --> 00:48:52: this is the yield differentials.  
00:48:52 --> 00:48:55: I think China is still at a relative premium and  
00:48:55 --> 00:48:58: what is interesting is that even though the demand for  
00:48:58 --> 00:49:01: logistics tenant demand has been very strong in recent years  
00:49:01 --> 00:49:03: and there's no doubt about that,  
00:49:03 --> 00:49:07: I think the rental growth has been relatively moderate in  
00:49:07 --> 00:49:08: most cases.  
00:49:08 --> 00:49:10: I mean, you do see sort of occasional spurts,

00:49:10 --> 00:49:13: but I don't generally less than what we've been seeing  
00:49:13 --> 00:49:15: in Europe and the US,  
00:49:15 --> 00:49:17: but with vacancy rates remaining at.  
00:49:17 --> 00:49:20: Very low levels that may begin to change over the  
00:49:20 --> 00:49:23: next couple of years and we could see rental growth  
00:49:23 --> 00:49:24: starting to pick up.  
00:49:24 --> 00:49:27: Definitely the demand is there and it's accelerating for  
obvious  
00:49:27 --> 00:49:29: reasons relating to E commerce,  
00:49:29 --> 00:49:33: but obviously Asia has that additional driver where historically  
a  
00:49:33 --> 00:49:36: lot of distributions but being done in House and that's  
00:49:36 --> 00:49:40: being outsourced to third party logistics providers and a lot  
00:49:40 --> 00:49:44: of that is then creating additional demand for modern  
logistics  
00:49:44 --> 00:49:45: specifications.  
00:49:45 --> 00:49:47: So I think the demand trends.  
00:49:47 --> 00:49:48: There's no doubt about it.  
00:49:48 --> 00:49:51: I'm very strong. We may well see stronger rental growth  
00:49:51 --> 00:49:53: in the years ahead and that will help.  
00:49:53 --> 00:49:55: Additionally, to really drive down those yields as well.  
00:49:55 --> 00:49:58: So definitely I think a lot more optimistic on logistics  
00:49:58 --> 00:50:01: than what the survey evidence suggests.  
00:50:01 --> 00:50:03: Yeah yeah, I I definitely agree Milan.  
00:50:03 --> 00:50:05: And certainly if we look at where the demand is  
00:50:05 --> 00:50:06: coming from,  
00:50:06 --> 00:50:09: so of going forward into from into 2022 and and  
00:50:09 --> 00:50:11: we we estimate about 50%  
00:50:11 --> 00:50:14: of that demand is going to be coming from from  
00:50:14 --> 00:50:17: the new economic drivers and so the the new distribution,  
00:50:17 --> 00:50:20: modern logistics and demand for that.  
00:50:20 --> 00:50:24: But the the demand from traditional ends of pockets will  
00:50:24 --> 00:50:25: will continue as well.  
00:50:25 --> 00:50:28: And so I think it's probably no surprise that that  
00:50:28 --> 00:50:31: we're going to see in 2022 and a year of  
00:50:31 --> 00:50:32: record supply as.  
00:50:32 --> 00:50:35: As the market and really tries to keep up with  
00:50:35 --> 00:50:38: the demand from an end user perspective and so now  
00:50:38 --> 00:50:41: I think it's definitely a very interesting one.  
00:50:41 --> 00:50:43: And now I mean we we've talked about logistics,  
00:50:43 --> 00:50:45: I don't want to to to to miss this one  
00:50:45 --> 00:50:48: out because we we obviously have limited time for the  
00:50:48 --> 00:50:48: session,

00:50:48 --> 00:50:52: but when it comes to retail and that's obviously been  
00:50:52 --> 00:50:54: heavily hit by a by by COVID and not only  
00:50:55 --> 00:50:56: just the the rise in online,  
00:50:56 --> 00:50:59: but sort of challenging traditional bricks and mortar,  
00:50:59 --> 00:51:02: but just because of the fact that people can't get  
00:51:02 --> 00:51:02: out and about.  
00:51:02 --> 00:51:07: But certainly we've seen many markets and see reasonable  
rental  
00:51:07 --> 00:51:07: corrections.  
00:51:07 --> 00:51:10: Also in in values as well.  
00:51:10 --> 00:51:13: And do you Glenn see any sort of glimmers of  
00:51:13 --> 00:51:15: hope for the retail sector?  
00:51:15 --> 00:51:18: And if you do, and where might those areas are  
00:51:18 --> 00:51:19: pockets be?  
00:51:19 --> 00:51:21: Whether that's geographically or format or what?  
00:51:21 --> 00:51:24: Whatever it might be. Where is there an upside for  
00:51:24 --> 00:51:25: retail?  
00:51:26 --> 00:51:28: Yeah, yeah from where it is today for sure.  
00:51:28 --> 00:51:32: I think you know, generally speaking and retail covers a  
00:51:32 --> 00:51:34: broad range of uses,  
00:51:34 --> 00:51:39: right? So from shops to large format centers and  
neighborhood  
00:51:39 --> 00:51:39: and.  
00:51:39 --> 00:51:42: You know regional centers with lots of specialty shops to  
00:51:42 --> 00:51:43: have to lease,  
00:51:43 --> 00:51:45: so it captures a lot of different kind of real  
00:51:45 --> 00:51:46: estate product,  
00:51:46 --> 00:51:50: but generally retail in Asia has not had the same  
00:51:50 --> 00:51:52: price correction.  
00:51:52 --> 00:51:53: Definitely on the yield basis.  
00:51:53 --> 00:51:57: Then say few European region on a like for like  
00:51:57 --> 00:51:57: basis.  
00:51:57 --> 00:52:00: So we've held up comparatively well.  
00:52:00 --> 00:52:01: But you're not wrong right?  
00:52:01 --> 00:52:04: There's a softness to the sector obviously a fair amount  
00:52:04 --> 00:52:05: of headwinds,  
00:52:05 --> 00:52:07: but those headwinds are not new and they're not,  
00:52:07 --> 00:52:09: you know pandemic have added to them it wasn't.  
00:52:09 --> 00:52:12: The creation of many of those headwinds,  
00:52:12 --> 00:52:14: but it's interesting right there over there,  
00:52:14 --> 00:52:18: say the last 1218 months there has been some already  
00:52:18 --> 00:52:22: some repricing in in parts of retail in some countries,  
00:52:22 --> 00:52:27: so Australian neighborhood centers have repriced probably

down about 75  
00:52:27 --> 00:52:27: basis points.  
00:52:28 --> 00:52:30: I'd say over a 12 to 18 month period and  
00:52:30 --> 00:52:32: so some of that might be on.  
00:52:32 --> 00:52:35: It's just a pure yield basis.  
00:52:35 --> 00:52:37: You know, it's it's just those are kind of assets  
00:52:37 --> 00:52:39: where you can get to grips with them.  
00:52:39 --> 00:52:42: One, the income underwriting knows occupiers,  
00:52:42 --> 00:52:44: and as well as thinking about OK,  
00:52:44 --> 00:52:47: what are my vacancy risks of people leave and I'm  
00:52:47 --> 00:52:50: speaking more about the specialty there than than anchors,  
00:52:50 --> 00:52:53: because presumably the anchors have a long enough tenure  
on  
00:52:54 --> 00:52:56: them that you're happy with what what they'll income is  
00:52:56 --> 00:52:58: going to provide you.  
00:52:58 --> 00:53:00: So on the kind of a yield basis,  
00:53:00 --> 00:53:03: it's obviously struck a pouring or deep price to a  
00:53:03 --> 00:53:06: point where some investors have seen that as interesting.  
00:53:06 --> 00:53:09: Personally, I've been more interested in those assets which  
are  
00:53:09 --> 00:53:10: grocery anchored.  
00:53:10 --> 00:53:16: Can you speak to the neighborhood trade high frequency  
visitation  
00:53:16 --> 00:53:19: and some defensive to ecommerce growth?  
00:53:19 --> 00:53:21: And that that has proved that they were to be  
00:53:21 --> 00:53:21: pretty resilient?  
00:53:21 --> 00:53:25: Income hasn't been immune to to some softness in pricing,  
00:53:25 --> 00:53:29: but I think again compared comparing to other types of  
00:53:29 --> 00:53:32: retail format around the region that has been a good  
00:53:32 --> 00:53:33: idea and you know,  
00:53:33 --> 00:53:36: I think at the moment there there could be some  
00:53:36 --> 00:53:38: investors who are looking at well.  
00:53:38 --> 00:53:41: Then there could be some long hold opportunities.  
00:53:41 --> 00:53:44: In retail and in some markets,  
00:53:44 --> 00:53:47: say here in Singapore, that that could be could be  
00:53:47 --> 00:53:48: interesting,  
00:53:48 --> 00:53:51: and I think we've we've kind of already touched on  
00:53:51 --> 00:53:53: it at the outset of this that the reopening trade  
00:53:53 --> 00:53:56: is for sure going to create some opportunity in retail.  
00:53:56 --> 00:54:01: More around, say CBD locations or through tourist flows or  
00:54:01 --> 00:54:02: business travel.  
00:54:02 --> 00:54:04: Hong Kong I think Louie Louie spoke to that a  
00:54:05 --> 00:54:06: little bit earlier on as well,

00:54:06 --> 00:54:08: so the Japan as well,  
00:54:08 --> 00:54:10: you know when they open their borders,  
00:54:10 --> 00:54:12: tourism was a big part of their strategy.  
00:54:12 --> 00:54:15: Pre pandemic and and it could be again,  
00:54:15 --> 00:54:18: so in the later half of 22 into 23 there  
00:54:18 --> 00:54:21: there there could be that strike of the match on  
00:54:21 --> 00:54:23: on that particular front as well.  
00:54:23 --> 00:54:26: So some some areas to really kind of monitor and  
00:54:26 --> 00:54:28: consider where the pricing got to.  
00:54:29 --> 00:54:31: Yeah, no, that I totally agree.  
00:54:31 --> 00:54:34: Glenn and Louie. Maybe I'll just jump to you as  
00:54:34 --> 00:54:37: we sort of finish up in terms of anything other  
00:54:37 --> 00:54:39: than the than what we've covered today.  
00:54:39 --> 00:54:41: So from an economic perspective,  
00:54:41 --> 00:54:44: is that anything from a real estate investor's perspective that  
00:54:44 --> 00:54:46: you think that we haven't touched on today in terms  
00:54:46 --> 00:54:48: of the outlook that would be would be relevant to  
00:54:48 --> 00:54:51: highlight to to all of the audience today.  
00:54:54 --> 00:54:54: You  
00:54:54 --> 00:54:57: know when we look at,  
00:54:57 --> 00:54:59: especially on at the real estate side,  
00:54:59 --> 00:55:01: on some of the trends that we have seen in  
00:55:01 --> 00:55:02: the US.  
00:55:02 --> 00:55:06: For instance, maybe it's worth asking if something that we  
00:55:06 --> 00:55:10: haven't yet seen could at some point emerge.  
00:55:10 --> 00:55:12: So some one big trend in the US,  
00:55:12 --> 00:55:14: if you look at the,  
00:55:14 --> 00:55:17: say, office employment numbers has been that in the last  
00:55:17 --> 00:55:20: few years we've seen that move away from the very  
00:55:20 --> 00:55:21: big sentence.  
00:55:21 --> 00:55:22: If you look at New York,  
00:55:22 --> 00:55:26: Chicago. Los Angeles Office employment has been,  
00:55:26 --> 00:55:30: you know, moving quite quite,  
00:55:30 --> 00:55:34: quite disappointingly as many people chose to work in San  
00:55:34 --> 00:55:36: Jose or Boulder,  
00:55:36 --> 00:55:40: Co Denver and we haven't seen that such a trend  
00:55:40 --> 00:55:41: in in Asia.  
00:55:41 --> 00:55:42: I think there are reasons for that.  
00:55:42 --> 00:55:44: It's not so obvious, I think,  
00:55:44 --> 00:55:45: definitely not in a country.  
00:55:45 --> 00:55:49: I mean, in China, people will continue to prefer to  
00:55:49 --> 00:55:50: to work in Beijing,

00:55:50 --> 00:55:52: Shanghai, rather than in a smaller town.

00:55:52 --> 00:55:54: I don't know if this kind of trend.

00:55:54 --> 00:55:58: Could eventually emerge in in an economy like Japan,

00:55:58 --> 00:56:01: and I'm not sure I don't know what Glenn and

00:56:01 --> 00:56:02: Milan think about that.

00:56:03 --> 00:56:06: Thanks, Lee, I'll I'll maybe wrap up just on a

00:56:06 --> 00:56:10: slightly different topic and got a question coming in from

00:56:10 --> 00:56:13: from SS beta here in in the audience and around

00:56:13 --> 00:56:15: sort of mission critical or data centers.

00:56:15 --> 00:56:17: And it's actually something I really wanted to wrap up

00:56:17 --> 00:56:18: on as well,

00:56:18 --> 00:56:19: which is alternatives. I mean,

00:56:19 --> 00:56:23: the presentation covered all of the traditional sectors,

00:56:23 --> 00:56:26: but certainly alternatives. We've seen a huge rise in interest

00:56:27 --> 00:56:28: for alternatives.

00:56:28 --> 00:56:32: Many traditional investors now looking in this space arising

00:56:32 --> 00:56:32: target

00:56:32 --> 00:56:32: allocations.

00:56:32 --> 00:56:34: Glenn maybe for. From your side,

00:56:34 --> 00:56:37: just a one minute on what your thoughts are around

00:56:37 --> 00:56:41: that alternative piece and and what your thoughts are on

00:56:41 --> 00:56:42: on what the outlook might be,

00:56:42 --> 00:56:45: whether it be a specific sector like data centers or

00:56:45 --> 00:56:46: or just more broadly.

00:56:46 --> 00:56:47: Yeah,

00:56:47 --> 00:56:49: I think yeah, thanks for that.

00:56:49 --> 00:56:52: I think there are certainly some really strong tailwind

00:56:52 --> 00:56:55: fundamentals

00:56:52 --> 00:56:55: and then around alternatives coming out of this pandemic

00:56:55 --> 00:56:59: and

00:56:55 --> 00:56:59: these are structural shifts so unlikely to seek cyclically

00:56:59 --> 00:57:01: unwound

00:56:59 --> 00:57:01: and in the short term and the time frame,

00:57:01 --> 00:57:04: but it's it's certainly looks to be an expanding.

00:57:04 --> 00:57:08: Investable universe and the expectation is because of some

00:57:08 --> 00:57:12: of

00:57:08 --> 00:57:12: those drivers of behind demand that those returns would be

00:57:13 --> 00:57:14: less cyclically volatile,

00:57:14 --> 00:57:17: which you know it's some longer duration income attached to

00:57:17 --> 00:57:17: it.

00:57:17 --> 00:57:20: Perhaps some higher yields and returns,

00:57:20 --> 00:57:23: and then there's always opportunities to move up the risk

00:57:24 --> 00:57:28: return spectrum by going through into opera propco



structures,  
00:57:28 --> 00:57:29: and some of these sectors.  
00:57:29 --> 00:57:34: So you know. Personally, data centers is 1 very interesting,  
00:57:34 --> 00:57:37: very specialty. So you need to kind of educate yourself  
00:57:37 --> 00:57:37: on that.  
00:57:37 --> 00:57:41: I like life sciences, very big employment growth out of  
00:57:41 --> 00:57:42: you know,  
00:57:42 --> 00:57:46: expectations in that sector, lots of tailwind,  
00:57:46 --> 00:57:50: expectations from government spending and private sector  
capital raising.  
00:57:50 --> 00:57:55: And then just that acknowledgement that perhaps Asia needs  
more  
00:57:55 --> 00:57:56: R&D on shored,  
00:57:56 --> 00:57:59: more R&D and manufacturing production facilities.  
00:57:59 --> 00:58:02: All of that helps you know a life sciences or  
00:58:02 --> 00:58:05: cold storage and themes and then.  
00:58:05 --> 00:58:07: The expansion of living sector beyond Japan.  
00:58:07 --> 00:58:10: Multifamily into markets like tier one,  
00:58:10 --> 00:58:14: China or Australian boelter renters as they turn it down  
00:58:14 --> 00:58:15: there.  
00:58:15 --> 00:58:17: That all I think you know again speaks to an  
00:58:17 --> 00:58:19: expanding universe,  
00:58:19 --> 00:58:23: new options available and they know when I looked at  
00:58:23 --> 00:58:25: so the US Now kriegh index.  
00:58:25 --> 00:58:28: It was something like 7%  
00:58:28 --> 00:58:32: allocated to alternative uses. Looking at the industry here or  
00:58:32 --> 00:58:35: the fund industry that report to Andrew it's it's only  
00:58:35 --> 00:58:36: about.  
00:58:36 --> 00:58:40: Less than 1% so. Room for us to to add  
00:58:40 --> 00:58:42: additional users.  
00:58:43 --> 00:58:45: I'm very conscious. I would have come to Milan,  
00:58:45 --> 00:58:48: but I'm very conscious. We're now right on time and  
00:58:48 --> 00:58:51: so thank you very much panel for all of your  
00:58:51 --> 00:58:55: fantastic insights and I'll I'll pass back to to Ariel.  
00:58:55 --> 00:58:57: I know we're about to jump to the next session,  
00:58:57 --> 00:58:58: so thank you very much.  
00:58:58 --> 00:59:00: Everyone and thanks everyone for joining the session.

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