

Philippines Real Estate Report Q2 2014

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Abstracts

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BMI View: We have a positive outlook for the Philippines' commercial real estate sector, as the country's strong economic growth, growing business process outsourcing (BPO) and offshoring industries and increasing integration with the Association of South East Asian Nations (ASEAN) region combine to make the country an attractive investment destination. These factors, as well as increasing numbers of tourists and remittances from Filipinos working abroad, should boost all the commercial real estate sub-sectors we cover: office, retail and industrial.

However, there are downsides to our optimistic outlook. Foreign direct investment remains fairly low, and political instability can dampen investor interest. Meanwhile, the business environment remains opaque, and clarity on planning rules would be a positive. The country still has no real estate investment trusts (REITs), which reduces opportunities for investment in the sector. Although REIT guidelines were introduced in 2009, no REITs are yet registered. However, in early 2014 it was reported that the Philippine Stock Exchange was planning to request that REIT legislation be made less stringent, and we are optimistic that there will be some development in creating a REITs market.

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