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Abstracts

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BMI View: The Philippines' commercial real estate sector is well placed for long-term growth, with demand driven by a rapidly-expanding services sector and a growing and increasingly mobile population. While less developed than other property markets in South East Asia, the Philippines' commercial real estate sector is enjoying a sustained period of expansion, with a number of factors helping the sector to close the gap on more mature markets in the region. These trends include high levels of growth across the Philippine economy. In particular, we note the rapid expansion of the services sector as the country establishes itself as a leading base for business process outsourcing (BPO). Industry association IBPAP is forecasting that the industry will make revenues of USD25bn by 2016, employing a rising number of Filipinos. The success of the industry will have a direct impact on the strength of the office real estate market, as well as indirectly on the retail market.

Other positives for the commercial real estate market include stable monetary policy, increasingly close regional economic links as well as growing numbers of tourists and remittances from Filipinos working abroad. These should boost demand for commercial space across the real estate sub-sectors we cover: office, retail and industrial.

Contents

BMI Industry View

SWOT

Political

Business Environment

Economic

Industry Forecast

Office

Table: Forecast Office Rents, 2014-2015 (USD per square metre per month)

Table: Short-Term Office Net Yields, 2014-2015 (%)

Table: Long-Term Office Net Yields, 2010-2018 (%)

Retail

Table: Forecast Retail Rents, 2014-2015 (USD per sq m per month)

Table: Short-Term Retail Net Yields, 2014-2015 (%)

Table: Long-Term Retail Net Yields, 2010-2018 (%)

Industrial

Table: Forecast Industrial Rents, 2014-2015 (USD per sq m per month)

Table: Short-Term Industrial Net Yields, 2014-2015 (%)

Table: Long-Term Industrial Net Yields, 2010-2018 (%)

Construction And Infrastructure Forecast Scenario

Table: Construction And Infrastructure Industry Data (Philippines 2012-2017)

Table: Construction And Infrastructure Industry Data (Philippines 2018-2023)

Macroeconomic Forecasts

Economic Analysis

Remittances To Remain Supportive Of Private Consumption Growth

Modest Export Rebound On The Cards

Investment To Recover Amid Rising Business Confidence

Rebuilding Efforts To Spur Government Spending

Risks To Outlook

Table: Economic Activity (Philippines 2009-2018)

Industry Risk Reward Ratings

Asia - Risk/Reward Ratings

Table: Asia - Real Estate Risk/Reward Ratings

Philippines - Risk/Reward Ratings

Rewards

Risks

Market Overview

Office

Table: Historical Rental Costs, 2012-2014 (USD per square metre per month)

Table: Historical Net Yields, 2012-2014 (%)

Table: Terms Of Rental Contract/Leases, H213

Retail

Table: Historical Rental Costs, 2012-2014 (USD per square metre per month)

Table: Historical Net Yields, 2012-2014 (%)

Table: Terms Of Rental Contract/Leases, H213

Industrial

Table: Historical Rental Costs, 2012-2014 (USD per square metre per month)

Table: Historical Net Yields, 2012-2014 (%)

Table: Terms Of Rental Contract/Leases, H213

Competitive Landscape

Office

Retail

Industrial

Construction

Company Profile

Ayala Land

Filinvest Land Incorporated

First Balfour Inc

Robinsons Land Corporation

Demographic Forecast

Demographic Outlook

Table: The Philippines' Population By Age Group, 1990-2020 ('000)

Table: The Philippines' Population By Age Group, 1990-2020 (% of total)

Table: The Philippines' Key Population Ratios, 1990-2020

Table: The Philippines' Rural And Urban Population, 1990-2020

Methodology

Industry Forecast Methodology

Sources

Risk/Reward Ratings Methodology

Table: Real Estate Risk/Reward Ratings Indicators

Table: Weighting Of Indicators

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