

12- Mo. Forecast

**12,700**  
Average Rent (NTD/PING/MO)



**-1.6%**  
Rental Growth Rate (QOQ)



**9.9%**  
Vacancy Rate



Source: Cushman & Wakefield

### Closed Borders Drive Robust Domestic Consumption Over Chinese New Year

The buying rush during the Lunar New Year and the long weekend of 228 Peace Memorial Day, coupled with curtailed overseas travel due to the international COVID-19 situation, stimulated consumption growth. As at February 2021, retail sales of general merchandise stores increased by 4.1% y-o-y. For department stores, sales jumped by 15.9%. As for convenience stores and wholesale stores, sales grew by 6.5% and 3.7% y-o-y respectively due to increased demand for festival merchandise over the Lunar New Year. However, still impacted by COVID-19, inbound tourism remained at a low level, leading to continued declining turnover at duty-free shops, and resulting in retail sales from other general merchandise stores to fall by 22.4% y-o-y.

### Ximen Retail Hub Remains Challenged but Welcomed Don Don Donki

The Zhongxiao retail hub saw no significant change in store mix, with one clothing brand entering, and vacancy at 12.6%. The Zhongshan / Nanjing retail hub continued its robust performance, welcoming several new clothing, skincare and F&B brands. Vacancy in the retail hub was consistent, with rapid replacement of vacant space. Ximen still suffered the effects from the pandemic, reaching 11.6% in vacancy and with rental levels dropping, especially seriously on Chengdu Road and Wuchang Street. Japanese chain store Don Don Donki rented three stories at Oman TiT, taking approximately 1,090 ping. The total monthly rent is estimated at NT\$4.62 million, strengthening the confidence of nearby landlords.

### Eastern Retail Hub Revival Expected With Entry of Shin Kong Mitsukoshi

Leading department store Shin Kong Mitsukoshi has announced plans of entering the Eastern by opening in Diamond Towers, an urban renewable project of Zhengyi public housing. The overall size of the department store is around 4,300 ping and is expected to open in the second half of 2022. Eastern retail hub, previously facing business outflows, is now expected to enjoy a revival.

### TAIWAN ECONOMICS INDICATORS Q4 2020

**+5.1%**  
GDP Growth

YoY Chg



12-Mo Forecast



**0.0%**  
CPI Growth



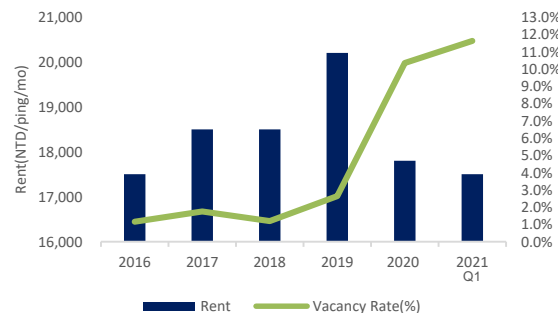
**+4.0%**  
Cumulative Sales of General Merchandise



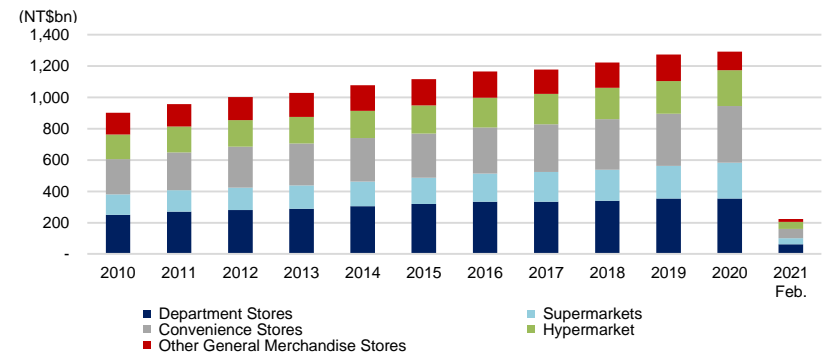
N/A

Source: Directorate-General of Budget, Accounting and Statistics

### RENT / VACANCY RATE IN XIMEN



### CUMULATIVE SALES OF GENERAL MERCHANDISE (NT \$ bn)





## PRIMARY RETAIL VACANCY AND AVERAGE RENTS IN Q1 2021

RETAIL HUB	VACANCY RATE	RETAIL RANGE (NTD/PING/MO)	RENTAL RANGE (USD/SF/MO)	12- MONTH OUTLOOK
Zhongxiao	12.6%	8,000~15,000	8.0~14.9	▼
Zhongshan/Nanjing	2.7%	7,000~12,000	7.0~11.9	■
Ximen	11.6%	15,500~19,000	15.4~18.9	▼

Note: Only high street store in prime retail hubs are taken into account. All data is based on gross floor area unless otherwise specified. Rentals are exclusive of management fees or other expenses.

Area Conversion: 1 Ping=35.58 Square Feet=3.3 Square Meters

Currency Exchange Rate: 1USD = 28.2715 NTD as of March 10, 2021

## SIGNIFICANT OPENINGS IN Q1 2021

RETAIL HUB	LOCATION	TENANT	SIZE (Ping)
Ximen	Xining S. Rd.	Don Don Donki	1,090
Ximen	Hanzhong St.	CACO	20
Zhongshan/Nanjing	Sec. 1, Nanjing E. Rd..	Vine-Vera	40
Zhongshan/Nanjing	Nanjing W. Rd.	QMOMO	70
Zhongxiao	Sec. 4, Zhongxiao E. Rd.	STAYREAL	200*

\* The space is shared with MLB Korea, 7-11 and MOSA Cosmetics.

## SIGNIFICANT RETAIL PROJECTS - UNDER CONSTRUCTION/DECORATION

PROJECT	LOCATION	EXPECTED COMPLETION	GFA (Ping)
Mitsui Shopping Park LaLaport (Nangang)	Nangang District, Taipei City	2022	61,900
Yulong Town	Xindian District, New Taipei City	2022	-
Diamond Towers	Da'an District, Taipei City	2022	4,300

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