

**2,620**

Average Rent (NTD/PING/MO)

12-Mo.  
Forecast**0.0%**

Rental Growth Rate (QOQ)

**4.2%**

Vacancy Rate

Source: Cushman &amp; Wakefield Research

**TAIWAN ECONOMIC INDICATORS**  
**Q1 2022**
**3.1%**

GDP Growth

**5.3%****1.6%**Service Sector  
GDP Growth**2.7%****N/A****2.8%**

CPI Growth

**2.7%****3.7%**Unemployment Rate  
(March)**3.7%****N/A**

Note: Growth figure is y-o-y growth

Source: Ministry of the Interior, Moody's Analytics

**Overall Vacancy Remains Low**

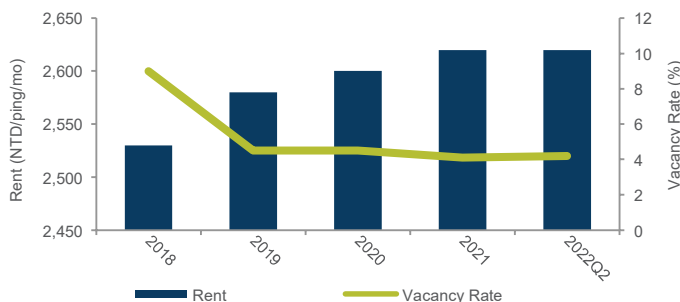
The E.SUN Bank Second Headquarters project for self-use in the Dunbei/Minsheng submarket launched in Q2, adding 8,700 pings of new supply to the Grade A office market. Overall vacancy in the office market remained at a low 4.2%. Among the submarkets, Western saw the biggest vacancy drop of 1.0 percentage points, followed by Dunnan with a drop of 0.8 percentage points. The reappearance of COVID-19 cases in Taiwan from April 2022 again impacted office market rental demand, with most leasing transactions consequently focused on small- to medium-size spaces.

**Average Rental Level Remains Stable**

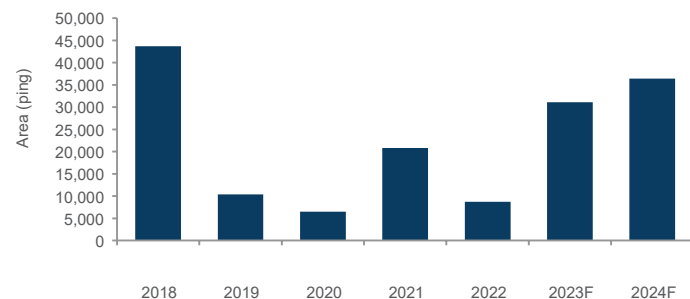
Rental demand dropped off in Q2 from the renewed negative impacts of COVID-19. However, average rent for Grade A office space remained stable at NT\$2,620 per ping per month, unchanged from the previous quarter. Xinyi submarket led the way with a rental level of NT\$3,220 per ping per month, followed by Dunnan at NT\$2,420 per ping per month.

**Co-Working Spaces Provide an Office Alternative in Post-Pandemic Era**

International companies generally slowed their expansion plans due to the pandemic situation in Taiwan in the quarter, while some enterprises dropped remote office projects in favor of renting more flexible co-working spaces. Co-working and flexible working spaces are in high demand in the post-pandemic era as working models change, combined with the rise of startup companies.

**RENT & VACANCY RATE**


Source: Cushman &amp; Wakefield Research

**SUPPLY PIPELINE**


Source: Cushman &amp; Wakefield Research

SUBMARKET	INVENTORY (PING)	VACANCY RATE	UNDER CONSTRUCTION (PING)	GRADE A RENT		
				NTD/PING/MO	US\$/SF/MO	EUR/SF/MO
Western	46,800	7.6%	0	2,250	US\$2.13	€ 2.04
Nanjing/Songjiang	41,200	1.0%	0	2,130	US\$2.01	€ 1.93
Dunbei/Minsheng	232,400	8.8%	0	2,360	US\$2.23	€ 2.14
Dunnan	95,100	0.3%	0	2,420	US\$2.29	€ 2.19
Xinyi	343,800	2.2%	31,100	3,220	US\$3.05	€ 2.92
Taipei City	759,300	4.2%	31,100	2,620	US\$2.48	€ 2.37

1 USD = 29.7170 TWD; 1 EUR = 31.0273 TWD as of June 15, 2022

## KEY LEASING TRANSACTIONS Q2 2022

PROPERTY	SUBMARKET	TENANT	PING	LEASE TYPE
Taipei 101	Xinyi	Coupang	1,060	New Lease
Taiwan Life Insurance Zhongshan Bldg.	Western	Brown-Forman	320	Relocation

## SIGNIFICANT PROJECTS UNDER CONSTRUCTION

PROPERTY	SUBMARKET	MAJOR TENANT	PING	COMPLETION DATE
A25 Fubon	Xinyi	-	31,100	2023

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