

MARKET FUNDAMENTALS

NT\$1,535
Xihu Section rents (NTD/ Ping/ month)

3.3%
Xihu Section vacancy (vacancy rate in %)
Source: Cushman & Wakefield Research

TAIWAN ECONOMIC INDICATORS Q2 2024

	Q1 2024	12-Month Forecast
5.1% GDP Growth	6.6%	▼
9.3% Secondary Sector Growth	6.0%	N/A
2.2% CPI Growth	2.3%	▼

*Note: Growth figure is y-o-y growth
Source: Directorate-General of Budget, Accounting and Statistics, Moody's Analytics*

NHTP VACANCY RATE DECLINES SLIGHTLY

The vacancy rate in Xihu Section decreased by 0.2 percentage points to 3.3% in Q3 2024, primarily due to the absorption of 840 pings by the IT software industry at Honhui Sparkle Square. In Wende Section, the vacancy rate fell by 0.3 percentage points to 6.0%, with the main absorption being 280 pings leased by the IT software industry at Loyal Chemical Building and 150 pings leased at Golden Plaza. In Jiuzong Section, the vacancy rate dropped by 0.3 percentage points to 11.4%, primarily due to the occupancy of 620 pings by an electronics component company and an interior design firm at Lianhong Technology Building.

RENTALS HOLD STEADY, CAPITAL VALUES EDGE UP

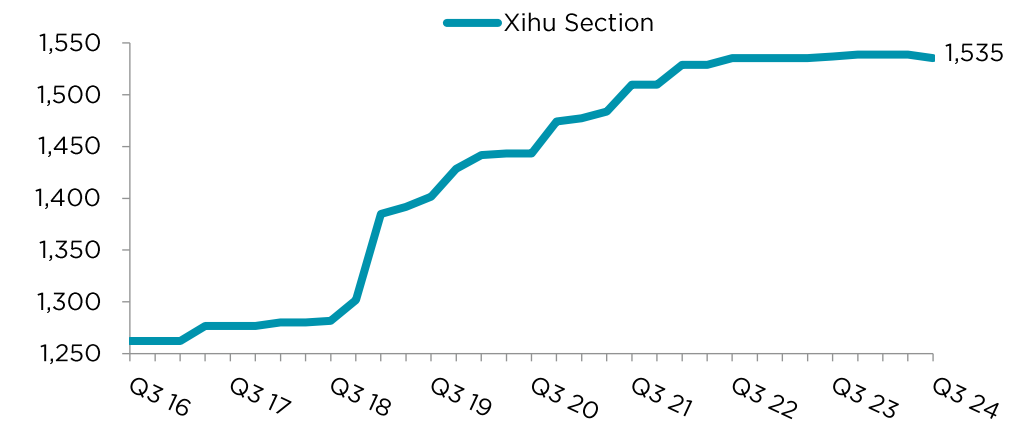
Rental levels remained steady in Q3. The average rent in Xihu Section fell slightly to NT\$1,535 per ping per month, while the average rent in Wende Section was steady at NT\$1,100 per ping per month, and in Jiuzong Section remained at NT\$1,000 per ping per month. Capital values in each section also stayed stable, with Xihu Section ranging between NT\$630,000 and NT\$770,000 per ping, Wende Section between NT\$470,000 and NT\$560,000 per ping, and Jiuzong Section ranging from NT\$440,000 to NT\$540,000 per ping. No significant market transactions were recorded in Q3.

NHTP GROWTH DRIVEN BY EXPANSION DEMAND

Expansion demand from existing technology industries continues to drive space needs in NHTP. Limited supply of new I/O buildings in Xihu Section is expected to keep vacancy rates low and rents stable. Two I/O buildings transacted in Q1 in Wende Section will be used by Delta Electronics for self-use, with the original tenants likely to relocate to nearby buildings, further reducing vacancy. In the Jiuzong Section, as more buildings are completed over the coming years, absorption pressure will persist, and rental rates are expected to remain stable.

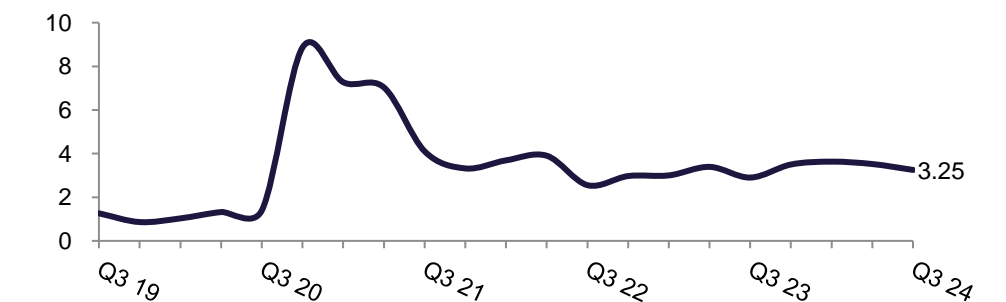
Rent Level in Xihu Section

Average Rents (NTD/ Ping/ month)



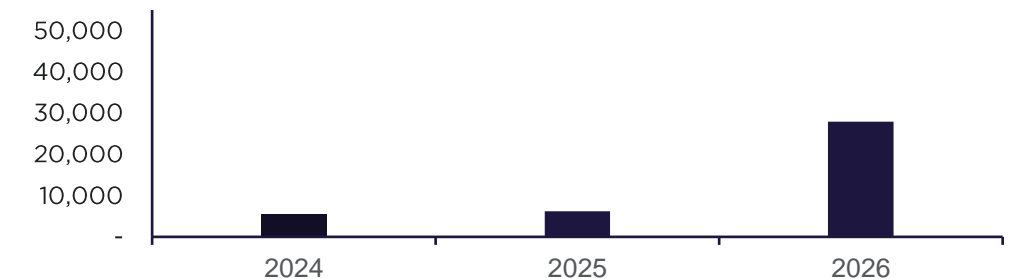
Vacancy Rate in Xihu Section (%)

Vacancy Rate (by %)



Future Supply

Area (Ping)



RENT LEVELS Q3 2024

	I/O RENT			Q-O-Q CHANGE
	NTD/PING/MO	USD/SF/MO	EUR/SF/MO	
Xihu	1,535	1.34	1.22	-0.2%
Wende	1,100	0.96	0.87	0.0%
Jiuzong	1,000	0.88	0.79	0.0%
NHTP AVERAGE	1,200	1.0	1.0	0.0%

Exchange Rate: 1USD = 0.9040EUR = 32.0979NTD (as of Sep 9, 2024)

VACANCY RATE Q3 2024

	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024
Xihu	2.9%	3.5%	3.6%	3.5%	3.3%
Wende	6.3%	6.4%	6.1%	6.3%	6.0%
Jiuzong	11.9%	12.2%	12.3%	11.7%	11.4%
NHTP AVERAGE	5.8%	6.1%	6.1%	6.0%	5.7%

KEY LEASE TRANSACTIONS Q3 2024

PROPERTY	SECTION	TENANT INDUSTRIAL CLASSIFICATION	PING	Type
Honhui Sparkle Square	Xihu	IT Software	840	Expansion
SIT Technology Building	Xihu	International Trade	150	New Lease
Loyal Chemical Bldg	Wende	IT Software	280	New Lease
Golden Plaza	Wende	IT Software	150	New Lease
Lianhong Technology Building	Jiuzong	Electronics Component / Interior Design	620	New Lease

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