

MARKET FUNDAMENTALS

YoY Chg

74.6B

YTD Investment Volume (NTD)

28.7%

31.3B

Q2 Investment Volume (NTD)

-7.9%

28

Q2 Deals

-50.0%

Source: Cushman & Wakefield Research

ECONOMIC INDICATORS

Q1 2025	YOY Chg	12-Month Forecast
5.5%	▼	▼
GDP growth		
2.2%	▼	▼
CPI growth		
3.3%	▲	N/A
Prime Leading Loan Rate		

Source: Ministry of the Interior, Moody's Analytics

CAPITAL ACTIVITY HOLDS STEADY, END-USERS LEAD DEMAND

Taiwan’s commercial real estate transaction volume totaled NT\$31.31 billion in Q2 2025. The largest deal was Global View Co., Ltd.’s NT\$6.24 billion acquisition of a modern logistics facility in Yangmei Dist., Taoyuan City, from Success Leo Company Limited. Pegatron Corporation’s NT\$5.64 billion purchase of an industrial property in Taoyuan Dist., Taoyuan City from HTC Corporation was the second-largest deal, followed by Pegatron’s NT\$2.81 billion sale of its Xindian Dist., New Taipei City asset in New Taipei City to Kuo Hung Real Estate Development Co., Ltd. Despite external headwinds from global economic and geopolitical uncertainties, Taiwan’s industrial fundamentals have remained resilient. The momentum of AI-related developments has seen demand from end-users continue to support the market, helping to sustain steady transaction activity

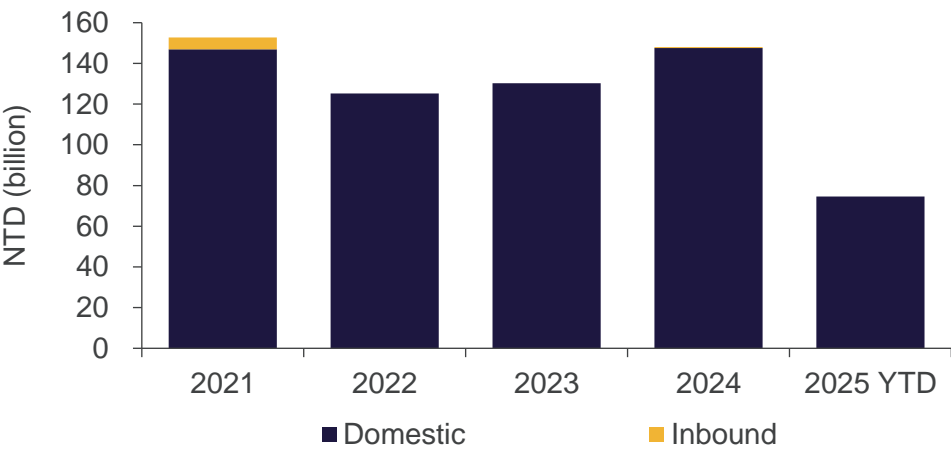
TIGHT CREDIT POLICY SUSTAINS, DEVELOPERS STAY CAUTIOUS

Taiwan’s land market transaction volume reached NT\$29.84 billion in Q2 2025, down 23.6% y-o-y. The largest deal was Feng Hsin Steel Co., Ltd.’s NT\$3.26 billion purchase of industrial land in Changhua Coastal Industrial Park. Bo-Yuan Construction Corp. followed with a NT\$3.21 billion acquisition of commercial land in Xitun Dist., Taichung City from a private seller. The third-largest transaction was Mayer Steel Pipe Corp.’s NT\$2.24 billion purchase of residential land in Zhonghe Dist., New Taipei City. With the central bank maintaining tight credit controls and global macro uncertainty persisting, housing demand has shifted back to end-users. Developers have adopted a more cautious stance, slowing land acquisition and capital deployment.

CAUTIOUS MARKET SENTIMENT SHIFTS FOCUS TOWARDS CORE ASSETS

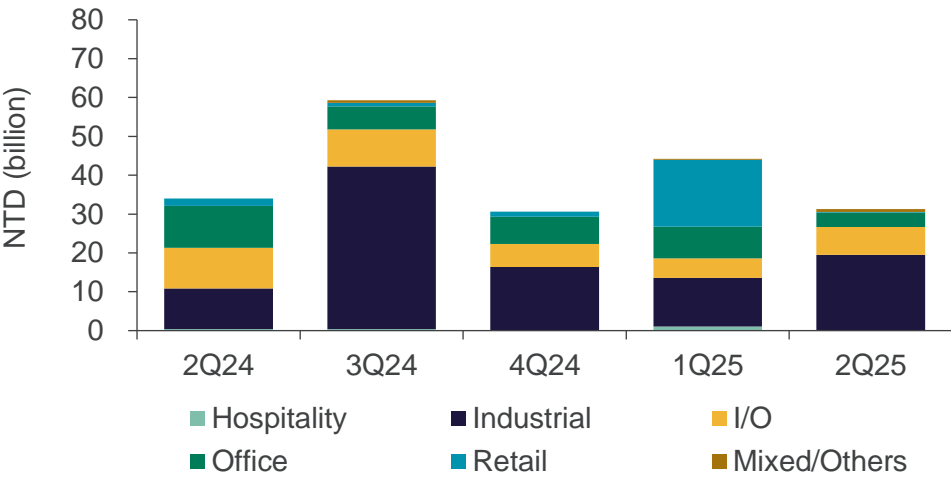
Global economic slowdown, geopolitical instability, and uncertainty over interest rate trends continue to weigh on investor sentiment. The market remains cautious, with end-user demand providing stable support for core transactions, while investment-driven activity remains subdued. In the land sector, capital constraints and slower presales have led to a period of consolidation. Looking ahead, the second half of the year is expected to present a dual-track scenario of steady demand in the industrial sector combined with a cooling land market. Investor focus will likely concentrate on assets with solid industrial fundamentals and clear development potential.

INVESTMENT VOLUME BY CAPITAL SOURCE



Source: Cushman & Wakefield Research

INVESTMENT VOLUME BY SECTOR



Source: Cushman & Wakefield Research

SIGNIFICANT SALES

PROPERTY	LOCATION	SECTOR	PRICE (NTD BN)	VENDOR	PURCHASER	DEAL TYPE
Logistics Facility in Yangmei Dist., Taoyuan City	Yangmei Dist., Taoyuan City	Industrial	6.24	Success Leo Company Limited	Global View Co., Ltd.	Self-used
Factory in Taoyuan Dist., Taoyuan City	Taoyuan Dist., Taoyuan City	Industrial	5.64	HTC Corporation	Pegatron Corporation	Self-used
Factory in Xindian Dist., New Taipei City	Xindian Dist., New Taipei City	Industrial	2.81	Pegatron Corporation	Kuo Hung Real Estate Development Co., Ltd.	Investment
Factory in Daya Dist., Taichung City	Daya Dist., Taichung City	Industrial	2.10	Taiwan Green Point Enterprises Co., Ltd.	Universal Textile Co., Ltd.	Self-used
V-Park Building	Neihu Dist., Taipei City	Office	1.79	Homax Development Corp.	Good Finance Securities Co., Ltd.	Self-used

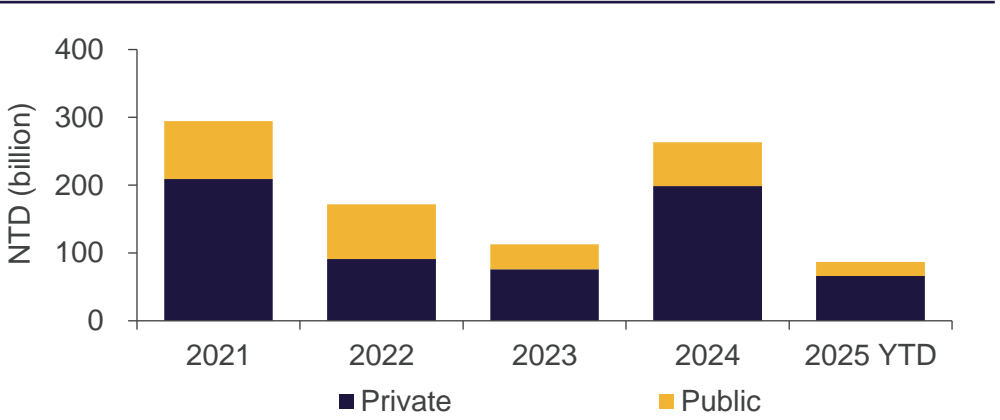
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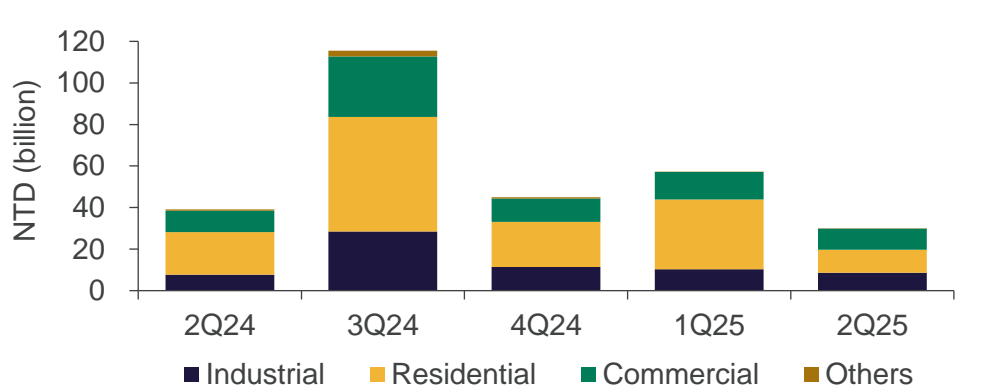
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Land Transactions Volume by Supply Source



Land Transactions Volume by Land Use



Source: Cushman & Wakefield Research

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