

MARKET FUNDAMENTALS

12,400

Average Rent
(NTD/PING/MO)

6.3%

Vacancy Rate

Source: Cushman & Wakefield

ECONOMIC INDICATORS
Q1 2025 TAIWAN

5.5%

GDP Growth

2.2%

CPI Growth

3.7%

Cumulative Sales of
General Merchandise

Source: Directorate-General of Budget, Accounting and
Statistics, Moody's Analytics

MODEST RETAIL SALES GROWTH AMID GLOBAL UNCERTAINTY

General merchandise retail sales rose by 3.7% y-o-y for the January to May 2025 period. Supermarkets and hypermarkets recorded steady growth of 6.7% and 5.5%, respectively, while convenience store sales increased by 4.6%. Department stores faced pressure from outbound spending and softer demand for high-value goods amid economic uncertainty, resulting in flat growth. Other general merchandise retailers saw a 2.2% sales increase. Overall, retail sales maintained a moderate upward trend.

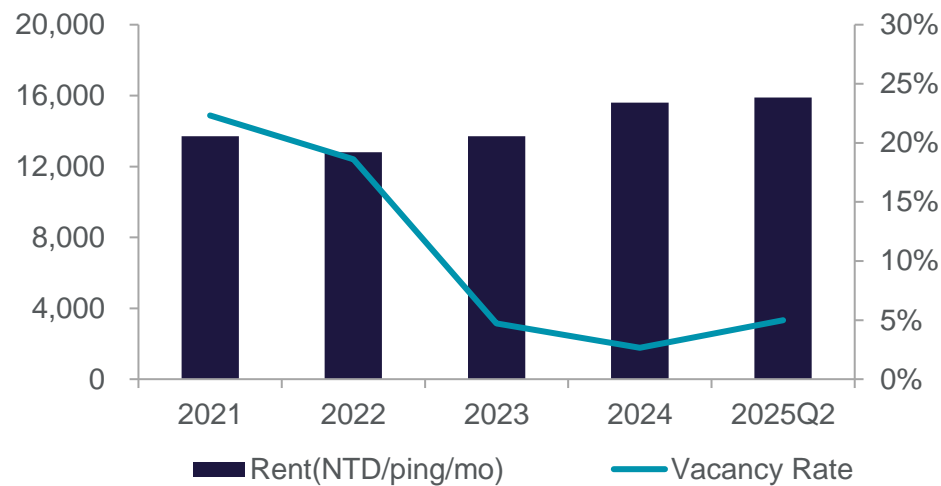
SLIGHT VACANCY SHIFTS AS ZHONGSHAN AND XIMEN REMAIN STEADY

The Zhongxiao district vacancy rate moved back up to 10.06% in Q2, following its drop to 8.94% in Q1. While events at the Taipei Dome continue to draw crowds, the longer-term positive impact on surrounding storefronts remains to be seen. Ximen district maintained a low vacancy rate of 4.99%, supported by strong commercial activity. Despite high rents prompting some tenant turnover, prime units were quickly absorbed. The Zhongshan/Nanjing district benefited from consistent pedestrian traffic from nearby linear parks, with vacancy moving down to 4.73%, demonstrating general market stability.

MICRO-UNITS AND WALKABILITY AS KEY COMPETITIVE STRATEGIES

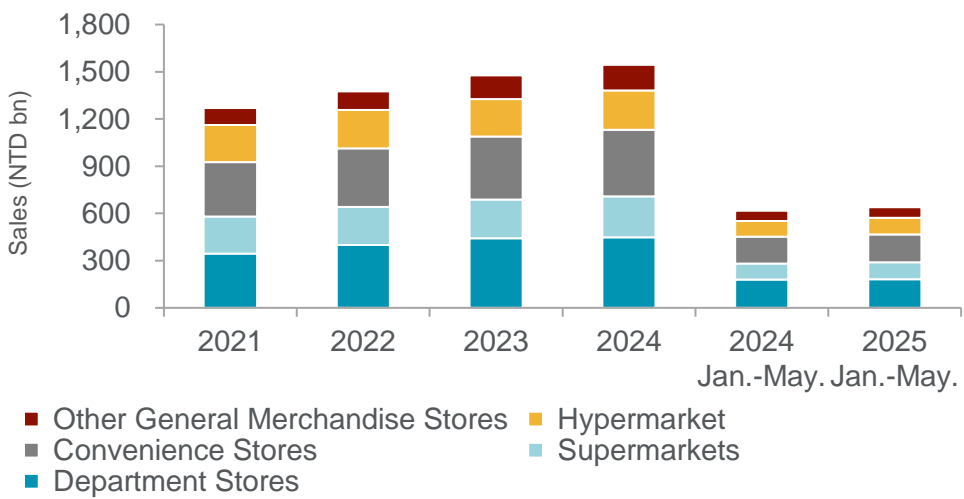
Despite economic uncertainty and outbound spending, overall Taipei retail demand has remained steady. Large malls, such as LaLaport Nangang, continue to attract crowds with grand openings, diverse retail offerings, and comfortable shopping environments. In response, street-level retail is shifting toward smaller units, more flexible leasing strategies, and improved walkability — including pedestrian zones and linear parks — to enhance the shopping experience and stay competitive in a challenging retail landscape.

RENT / VACANCY RATE IN XIMEN



Source: Cushman & Wakefield

CUMULATIVE SALES OF GENERAL MERCHANDISE



Source: Directorate-General of Budget, Accounting and Statistics

MARKET STATISTICS

RETAIL HUB	VACANCY RATE	RETAIL RANGE		12- MONTH OUTLOOK
		NTD/ PING/ MO	USD/ SF/ MO	
Zhongxiao	10.06%	8,000~11,000	7.6~10.5	■
Zhongshan/Nanjing	4.73%	7,200~12,300	6.8~11.7	■
Ximen	4.99%	9,600~16,000	9.1~15.2	■

**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 = 0.8669EUR = 29.5565NTD (as of Jun 16, 2025)

SIGNIFICANT OPENINGS IN Q2 2025

RETAIL HUB	LOCATION	TENENT	SIZE (PING)
Zhongxiao	Sec. 4, Zhongxiao E. Rd.	CHI YUAN TEA	15
Zhongshan/Nanjing	Sec. 1, Nanjing E. Rd.	GOLD PIG	95
Zhongshan/Nanjing	Nanjing W. Rd.	BRAND OFF	80
Ximen	Chengdu Rd.	JUELIN	16
Ximen	Hanzhong St.	COSMED	40

SIGNIFICANT RETAIL PROJECTS - UNDER CONSTRUCTION/DECORATION

PROJECT	LOCATION	EXPECTED OPENING YEAR	GFA (PING)
Dream Plaza	Xinyi District, Taipei City	2025	7,500
Far Eastern Garden City	Xinyi District, Taipei City	2026	42,000

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