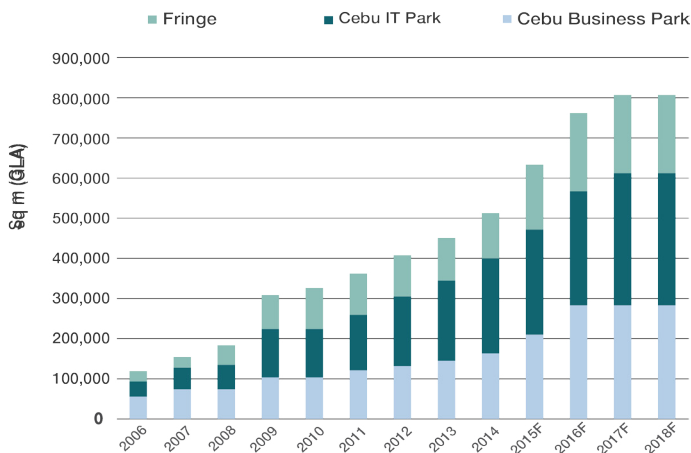


GRAPH 01

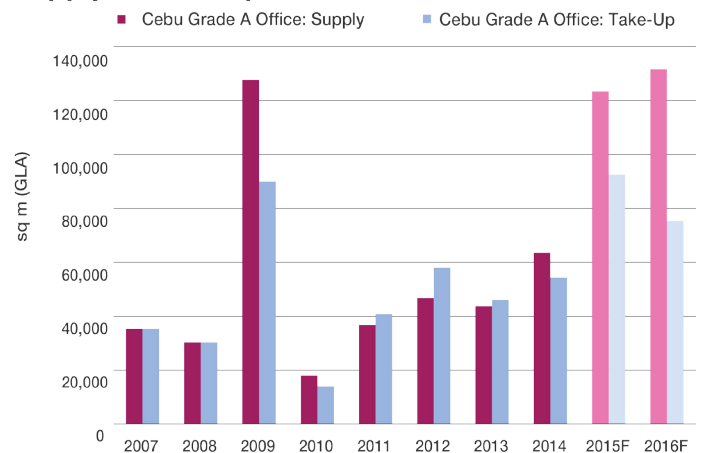
## Stock



Source: KMC Research & Consultancy

GRAPH 02

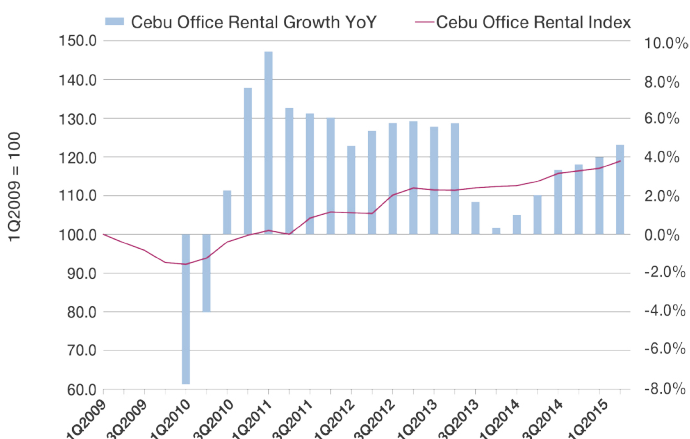
## Supply & Take-Up



Source: KMC Research & Consultancy

GRAPH 03

## Rental Performance



Source: KMC Research & Consultancy

TABLE 01

## Key Figures - Grade A Office

	Unit	Q2/2015
Average net rental rate	Php/sq m/month	500.0
Upper net rental rate	Php/sq m/month	695.0
Average capital value	Php/sq m	68,765
Equivalent yield	%	10.0
Vacancy rate	%	2.0
Current stock	sq m	532,359
Development pipeline 2015-2018	sq m	292,366

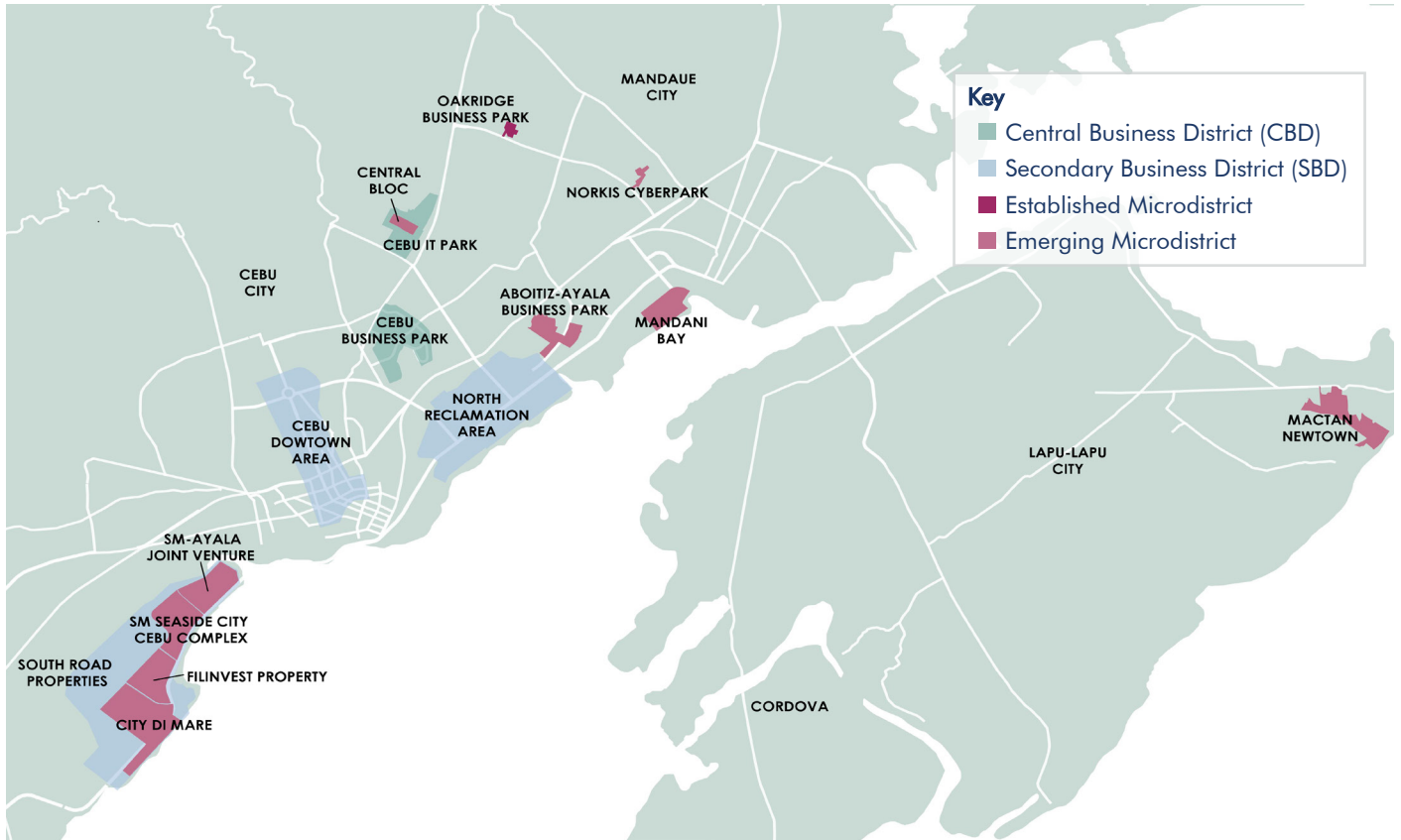
Source: KMC Research & Consultancy

## Cebu Market in Minutes

- Overall vacancy rate across all districts dipped to 2.0% in Q2/2015. This is due to the solid take-up of 26,808 sq m and limited supply, with only 8,264 sq m of leasable space introduced to the market in Q2/2015.
- Rental rates grew 4.6% YoY at Php 500.0 per sq m/month across all districts. Cebu Business Park and Cebu IT Park rental rates charged the most at Php 528.6 and Php 526.4 per sq m/month, respectively. However, the additional 246,766 sq m of space, which will hit the market from 2H2015 to 2016, will likely lead to modest rental rate growth and increased vacancies in the medium term.
- The biggest announcement of the quarter was the local city government's auction of two South Road Properties. The 26-hectare property (Php 10 billion) ended up being bought by the Ayala Land-SM consortium while the 19.2-hectare parcel (Php 6.7 billion) was won by Filinvest. These deals will certainly influence the dynamics of Cebu's real estate market as the South Road Properties complex will account for significant real estate activity in the future, transforming the reclaimed land into a mixed-use central business district.

MAP 01

## Cebu Business Districts



Source: KMC Research & Consultancy

FIG 01

## Upcoming Supply



8 Newtown Boulevard  
Q3 2015  
Mactan Newtown



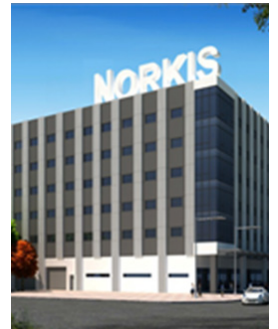
FLB Corporate Center  
Q3 2015  
Cebu Business Park



Skyrise Beta  
Q3 2015  
Cebu Business Park



Park Centrale  
Q3 2015  
Cebu IT Park



Norkis One  
Q3 2015  
Norkis Cyberpark

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