

Talking Points

APAC – How are APAC technology hubs reshaping regional real estate?

The technology sector is the key driver of office leasing demand in APAC.

We see Shanghai, Beijing, Bengaluru, Shenzhen and Singapore as the top five technology centres in APAC, offering a compelling balance of infrastructure and talent for occupiers, and well-positioned to deliver future growth and investment opportunities for owners. The status of these cities reflects their large technology workforces, famous universities with a science focus and robust investment in research and development (R&D).

However, other APAC cities are developing strengths in specific areas of technology, e.g. Seoul and Hong Kong in fintech. Meanwhile, new technology centres are emerging such as Hyderabad and Sydney – which deserve close attention.

Based on a new methodology, this report ranks the top 10 established technology submarkets (where technology occupancy currently exceeds 15% of total office space) and top 10 upcoming technology submarkets (where we expect technology occupancy to exceed 15% of office space over the next five years) within major APAC cities, which occupiers should target for expansion.

Among the established submarkets, we highlight Shangdi in Beijing. For upcoming submarkets, we highlight Yangpu in Shanghai, together with Whitefield and North Bengaluru in Bengaluru. Another upcoming submarket deserving mention is Sydney's CBD South.

For further details, please see Colliers' report:

 Growth Engines of Innovation (22 June)

Top 10 technology submarkets in APAC with scores

■ Established technology submarkets

■ Upcoming technology submarkets



Legend:

Scores: Scores out of 5 in Colliers' technology location ranking;

Stock: Total office stock in millions of sq metres;

Rent: Monthly NFA rent (US\$ per square metre);

Supply: Cumulative supply (2021–2025) in millions of sq metres.

▲ Rent rising ◁ Rent stable

Manila – Survey on multi-sector

Our survey, conducted during the Colliers Q1 2021 Metro Manila Property Market Presentation reveal occupiers are expanding outside of Metro Manila, providing an opportunity beyond 2021 for office developers in the provinces. We recommend developers landbank in strategic locations such as Pampanga.

Retailers and mall operators are aggressively expanding their online presence. We recommend they be quick in capturing new trends in the market influenced by a lockdown and a household consumption-driven economy including repositing assets to logistics use to support rapid, last-mile deliveries.

Meanwhile, Colliers has observed that investors continue to acquire house and lot and lot only projects in key urban areas outside Metro Manila. We recommend that developers continue to implement strategic landbanking and follow the national government's massive infrastructure implementation program¹.

¹Results cover 381 respondents out of 693 attendees during the Colliers Q1 2021 Philippine Property Market Briefing.

Highlights on the sectors:



Retail

Colliers believes that the currently still strict quarantine protocols are among the factors pushing consumers to prefer subscription-based delivery programs and online shopping will likely continue to thrive even post-Covid.



Residential

We encourage developers to be more strategic with their landbanking strategies and explore pent up demand beyond 2021.



Office

We recommend that developers further explore opportunities to build office towers in Pampanga, Laguna, and Cebu areas.

For further details, please see Colliers' report:



[Capturing Post-Covid Gains \(23 June\)](#)



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About Colliers

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