PROPERTY MARKET NEWS

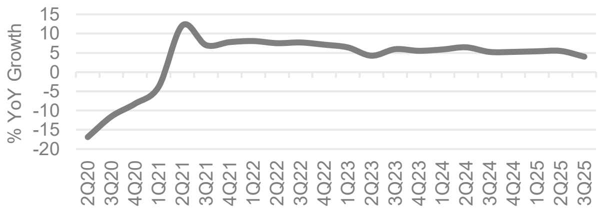
PHILIPPINES

NOVEMBER 2025

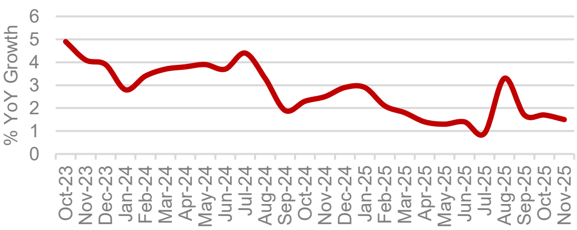
CUSHMAN & WAKEFIELD

GENERAL PROPERTY

4.0% YoY 3Q 2025 Real GDP



1.5% YoY Nov 2025 Headline Inflation



Source: Philippine Statistics Authority

❑ The S&P Global Ratings maintained its positive outlook for the Philippines amidst the public works-related corruption scandals weighing the Philippine government. During the third quarter, the Philippines faced its slowest economic movement since 2021, only expanding by 4%, due to a plunge in infrastructure spending and an escalation in public outrage caused by the flood control issues. This slowdown is expected to continue in 2026 as S&P's GDP growth projection adjusted from 5.8% to 5.7%. In terms of credit rating, the firm retained the country's "BBB+" investment grade level. While this is a point below the government's target, they affirmed that an upward economic movement could be expected should the administration continue its efforts to rebuild investor and consumer confidence. Similarly, with the nation's diversified economy and robust, dynamic fiscal policies, their long-term position of the country remains strong, expecting that the Philippines will still perform better than its peers at the same development level on a weighted per-capita basis. [Read the original article]

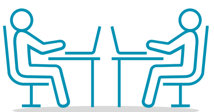
➢ *Signals of economic stability, such as credit rating upgrades and improving macroeconomic indicators, are expected to strengthen investor confidence in real estate. Although short-term disruptions such as inflationary pressures and geopolitical uncertainties may persist, investors who align with a stabilizing environment could benefit from early positioning, reinforcing real estate as one of the most compelling options for portfolio diversification and long-term value creation in the near term.*

❑ *News article cited* ➢ *C&W Philippines Research view*

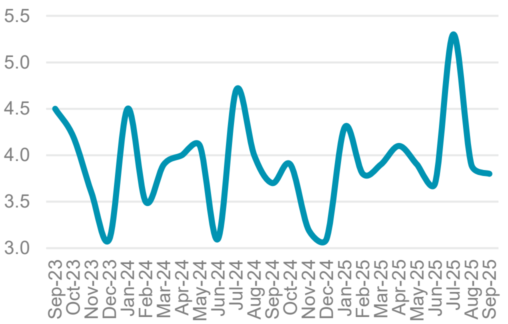
OFFICE

❑ The Philippines improved its standing in the Global Talent Competitiveness Index (GTCI) 2025. It ranked 75th out of 135 countries in terms of its ability to attract and retain talent and was the lone lower middle-income country amongst the high-income nations to be included in the top 10 economies with the best human-centric capabilities. Improvements can also be seen in the "Grow" pillar: lifelong learning (27th), employee development (27th), and digital engagement (20th). Likewise, market competitiveness advanced with market dominance being in the 35th place, and sustainability in the 54th. The country's strong performance is also reflected in its private sector's management practices, highlighting current efforts to strengthen various aspects in the workplace including managerial skills, workforce development, and digital connectivity. However, gaps from labor migration, foreign talent attractiveness, and governance and regulatory practices were emphasized as the country significantly scored lower in these aspects. Institut Européen d'Administration des Affaires (INSEAD) and the Portulans Institute explained that economies with relatively low income per capita can still achieve high performance through innovating and capacitating their workforce to be more adaptive of the global demands. For the Philippines, increasing budget allocation to education and rationalizing Tec-Voc education for a lifelong learning will bridge gaps and sustain progress.
[Read the original article]

➢ *The steady growth of the Philippine outsourcing industry has long been attributed to the country's competitive labor pool, which has fueled both the BPO sector and the real estate boom in major business hubs. However, workforce development is strongly encouraged, especially as business requirements become increasingly complex. This is essential to ensure adaptability to emerging trends and to maintain the country's attractiveness to foreign businesses.*



3.8% Sept 2025 Unemployment Rate



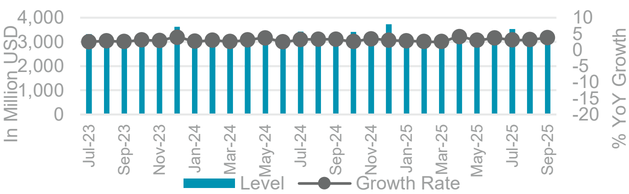
Source: Philippine Statistics Authority

❑ *News article cited* ➢ *C&W Philippines Research view*

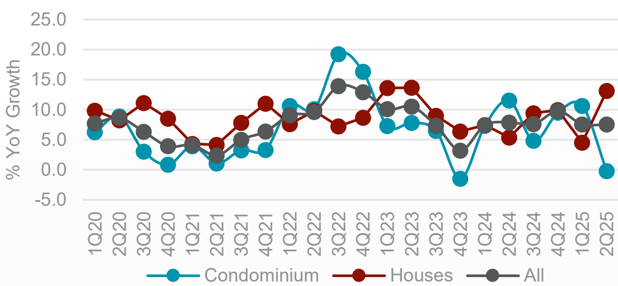
CUSHMAN & WAKEFIELD

RESIDENTIAL

3.8% YoY Sep 2025 OF Personal Remittances



7.5% YoY 2Q 2025 Residential Property Price Index (2019= 100)



Source: Bangko Sentral ng Pilipinas

❑ The Metro Manila Subway will not operate under the Marcos administration as the rail lines cannot accommodate commercial passengers until 2032. However, the Department of Transportation (DoTr) explained that an initial test run between East Valenzuela and Quirino Highway stations can still be conducted before the incumbent's term ends in 2028. When completed, the subway is expected to improve travel time from Ninoy Aquino International Airport (NAIA) to Quezon City by at least half an hour. The DoTr is currently reviewing ways to expedite the timeline and solve the delays caused by right-of-way (RoW) issues.
Read the original article

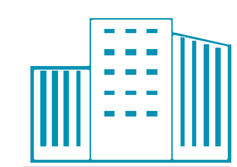
➢ *Major connectivity projects such as the Metro Manila Subway, which is anticipated to significantly enhance urban living, are expected to play a key role in giving the residential segment its much-needed boost. These projects are also likely to encourage more developments in previously hard-to-reach areas that have long suffered from heavy road congestion, particularly in the northern Metro Manila area and its immediate periphery.*

❑ *News article cited* ➢ *C&W Philippines Research view*

HOSPITALITY

❑ A collaboration between Megaworld Hotels & Resorts and Accor is set to transform Grand Westside Hotel to Mövenpick Manila Bay in 2026, the largest Mövenpick property in the world. Located at Megaworld's Westside City township in Parañaque City, the two-tower hotel is a move to strengthen and expand Accor's position in the hospitality industry of Southeast Asia, taking advantage of the growing tourism sector in the Philippines. Mövenpick Manila Bay aims to elevate visitor experience by providing guests with four specialty food and beverage options, an overlooking pool deck, and a bridge connecting Westside City Integrated Casino and Entertainment Complex and the Grand Opera House. Currently, Accor has presence in metro cities like Manila, Makati, Mandaluyong, Clark, Boracay, Panglao, and Cebu City.
Read the original article

➢ *Investors continue to bankroll the travel and hospitality industry despite a declining share of regional foreign arrivals, as they remain focused on long-term prospects. While short-term challenges persist, the sector's capacity for innovation and resilience positions it as an attractive avenue for strategic, future-oriented investments..*



432.9TH Persons Oct 2025 Visitor Arrivals

Source: Department of Tourism

❑ *News article cited* ➢ *C&W Philippines Research view*

PROPERTY MARKET NEWS

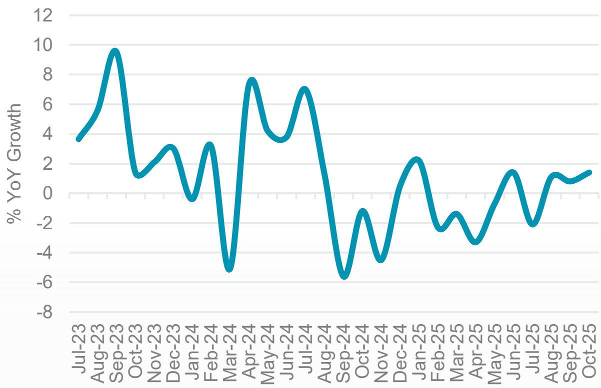
PHILIPPINES

NOVEMBER 2025

CUSHMAN & WAKEFIELD

INDUSTRIAL/LOGISTICS

1.4% YoY Oct 2025 Volume of Production Index (2018 = 100)



- ❑ Top South Korean firms in the manufacturing and technology sector have recognized the Philippines' role in semiconductor, electronics, and EV manufacturing industry's value chain as they expressed interest in broadening their network through a partnership with the Philippine Economic Zone Authority (PEZA). In a forum titled "Unlocking New Opportunities in the Philippines: A Roundtable for South Korean Investors", the local government and 16 South Korean companies, majority of which are part of Samsung Electro-Mechanics' (SEMCO) supply chain, facilitated a business-to-government (B2G) and business-to-business (B2B) discussions, exploring the country's potential of being an investment destination. Equipped with a strategic location, young, tech-savvy domestic workforce, and incentive-friendly business environment, PEZA positioned the Philippines as a partner of Korean industries in strengthening their regional presence. Likewise, both economies are seen to thrive in this partnership, creating an industrial ecosystem that fosters global competitiveness, sustainability, and innovation. [Read the original article]

➢ *The CREATE MORE Act and preferential trade access via the PH–Korea FTA provide the Philippines with strategic advantages in attracting foreign manufacturing investment, while streamlining incentive administration remains essential to enhance ease of doing business and promote the country's efficiency and operational resilience.*

Source: Philippine Statistics Authority

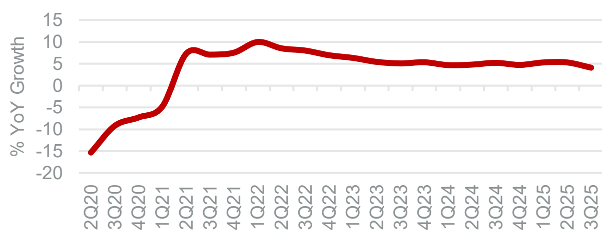
❑ *News article cited* ➢ *C&W Philippines Research view*

RETAIL

- ❑ The Philippines has emerged as one of the key drivers of Southeast Asia's (SEA) largely expanding e-commerce market. As more Filipino consumers opt to make their purchases online, traditional business models are being reshaped, embracing the shift towards digital retail. According to NielsenIQ (NIQ), Southeast Asia's digital economy, particularly the fast-moving consumer goods (FMCG) sector, has doubled in size over the past five years. Consistent growth level is projected to persist within the same time frame, with the Philippines, Thailand, and Vietnam propelling the momentum. Presently, the region holds the third largest e-commerce presence in the world, with Indonesia alone accounting for half of SEA's total online FMCG transactions. Looking ahead, e-commerce is expected to contribute 30% of FMCG retail sales in Asia by 2030. [Read the original article]

➢ *The eCommerce sector continues to demonstrate strong growth, while technology-based services are gaining significant traction, driven by rising digital adoption across diverse demographics and markets. This trend necessitates synergy across multiple touchpoints, such as online platforms and physical stores, to ensure the efficient management of orders, inventory, and fulfillment, allowing retailers to deliver consistent and personalized customer experience across all channels..*

4.1 % YoY 3Q 2025 Real Household Spending



Source: Philippine Statistics Authority

❑ *News article cited* ➢ *C&W Philippines Research view*

Contacts

Claro dG. Cordero Jr., MSc
Director & Head
Research, Consulting & Advisory Services
m: +63 998 518 5158
e: Claro.Cordero@cushwake.com

CUSHMAN & WAKEFIELD PHILS., INC.
11th Floor Ecotower, 32nd Street corner 9th Avenue
Bonifacio Global City, Taguig City, Metro Manila
Philippines 1630
t: +63 2 8554 2926
cushmanwakefield.com

About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of $9.4 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that Better never settles, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.