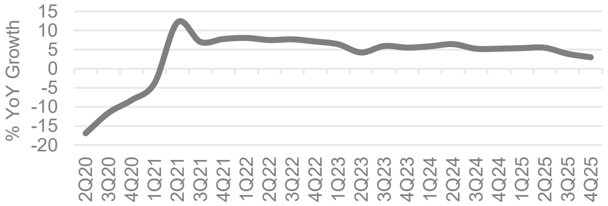
PROPERTY MARKET NEWS
PHILIPPINES

MARCH 2026

GENERAL PROPERTY

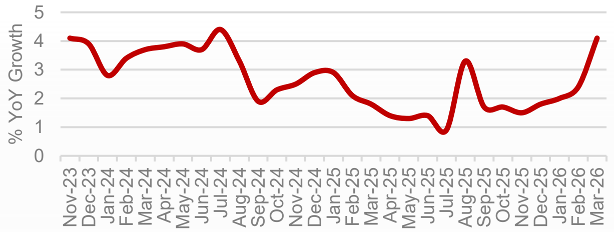
3.0% YoY

4Q 2025 Real GDP



4.1% YoY

Mar 2026 Headline Inflation



Source: Philippine Statistics Authority

- ❑ The Philippines experienced the severe consequences of its import dependence and market deregulation as it was heavily impacted by the oil shock triggered by the war crisis. Among Southeast Asian nations, the country maintains the most liberalized fuel market, where the government has no direct control over pricing and holds petroleum reserves that fall below the International Energy Agency's 90-day stockpiling recommendation. As a result, the vulnerabilities exposed by the crisis translated directly into higher costs borne by Filipino consumers. Moving forward, Oxford Economics recommends that the Philippines diversify its oil import routes to the US, Canada, Malaysia, and India, among others, while addressing profiteering in the short term. In parallel, the Philippine National Oil Company should strengthen and expand strategic reserves to help bridge the country's structural energy security gap.
  [Read the original article]

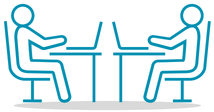
- ➢ *The country's heavy reliance on oil imports has created a precarious situation, leaving it vulnerable to disruptions in global oil markets. While the real estate sector remains unaffected in the short term, a prolonged lack of government intervention could lead to a ripple effect, eventually impacting the segment. Proactive measures are essential to mitigate long-term economic vulnerabilities.*

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

OFFICE

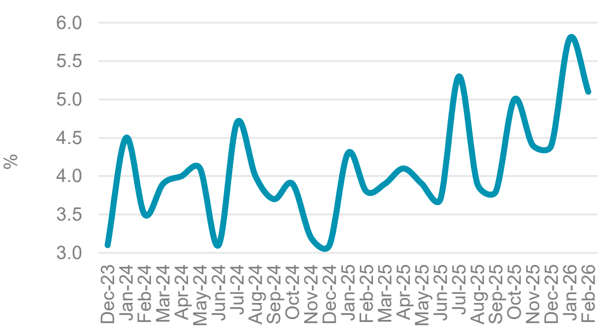
- ❑ The Philippines topped as the world's leading outsourcing destination for its deep talent pool, strong English proficiency, and cost competitiveness. In the Global Outsourcing Talent Index by Ataraxis Global, the country ranked first out of 193 economies and was classified as an "elite sourcing hub" as it scored highly across key indicators, particularly in labor cost efficiency, workforce quality, and talent availability. With an estimated 1.9 million digital professionals, the country is well-equipped to support both large-scale outsourcing operations and higher-value services. Other countries such as Malaysia, India, and Chile also performed well. Sustaining this top ranking will depend on continued investments in digital infrastructure, policy consistency, and workforce upskilling to ensure long-term competitiveness.
  [Read the original article]

- ➢ *Despite the Philippines' competitive workforce advantage, its low scores in digital infrastructure and business stability highlight underlying vulnerabilities that could challenge its ability to sustain long-term growth. As the global outsourcing market shifts towards more digitally advanced and stable environments, prompt action is required to address these gaps, ensuring the country remains competitive in an increasingly globalized and technology-driven landscape.*



5.1%

Feb 2026 Unemployment Rate



Source: Philippine Statistics Authority

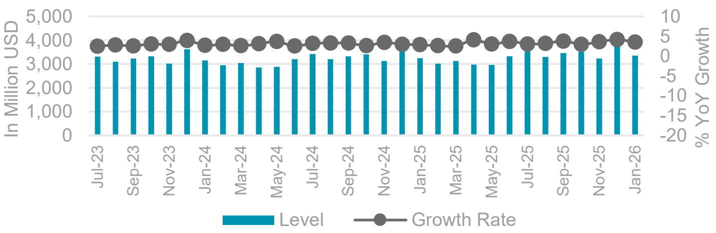
❑ *News article cited* ➢ *C&W Philippines Research view*

PROPERTY MARKET NEWS

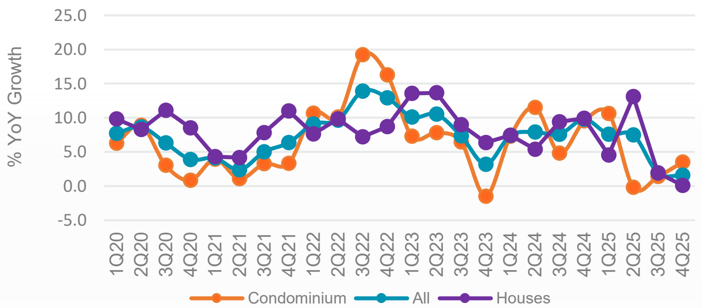
PHILIPPINES

MARCH 2026

3.5% YoY Jan 2026 OF Personal Remittances



1.6% YoY 4Q 2025 Residential Property Price Index (2019= 100)



Source: Bangko Sentral ng Pilipinas

RESIDENTIAL

- Residential property price growth in the Philippines continued to ease in the fourth quarter of 2025 as data from the Bangko Sentral ng Pilipinas showed that the Residential Property Price Index (RPPI) rose by 1.6% year-on-year, down from 1.9% YoY in the previous quarter, and marking the slowest expansion since 2019. Quarter-on-quarter, prices contracted by 1.3%, though this was an improvement from the 3.8% decline in the previous quarter. The slowdown was more evident outside Metro Manila, where price growth weakened significantly, while the capital region continued to post relatively firmer gains. Performance also varied across property segments with house prices remaining largely flat, increasing by just 0.1% YoY. In contrast, condominium prices remained more resilient, rising by 3.5% YoY and outperforming other residential segments. [Read the original article]

➢ *The prolonged recovery in residential price growth can largely be attributed to subdued demand, driven by persistently high financing costs, as the effects of recent policy rate cuts have yet to materialize, in addition to the persisting oversupply in Metro Manila which continues to exert downward pressure on prices. Outside Metro Manila, the weaker price growth observed, particularly in the house and lot segment, which previously performed relatively well, signals a decline in overall buyer appetite. This trend reflects the impact of market uncertainties weighing heavily on consumer sentiment.*

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

HOSPITALITY

- The World Bank's recent approval of an USD 800 million loan to the Philippines comes as the country's gross national income (GNI) per capita approaches the upper middle income threshold of USD 4,496 to USD 13,935, thereby making this classification increasingly attainable for the country. The loan will allow for a stronger economy to prosper through improved worker capacity, better fiscal resilience, and higher quality investments – measures that are especially critical amid prevailing internal and external vulnerabilities. However, elevated inflation and a weakening peso, partly driven by the ongoing war, continue to dampen economic momentum by eroding consumer purchasing power and constraining demand. Ultimately, China Banking Corporation suggests that the country's development agenda should extend beyond achieving a higher income classification to prioritizing inclusive growth, improving the quality of life of Filipinos, and ensuring that progress is both resilient and sustainable. [Read the original article]

➢ *Nearing upper middle-income country (UMIC) status could lead to higher disposable income for Filipinos and create greater opportunities for domestic tourism, further boosting local travel and leisure activities, which are currently the lifeblood of the Philippine tourism market. Nonetheless, global instability poses challenges that significantly heighten inflation expectations. To ensure that domestic tourism benefits from the country's progress toward UMIC status, economic gains must translate into real purchasing power and be accompanied by sustained job creation.*

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

633.0TH Persons Jan 2026 Visitor Arrivals

Source: Department of Tourism

PROPERTY MARKET NEWS

PHILIPPINES

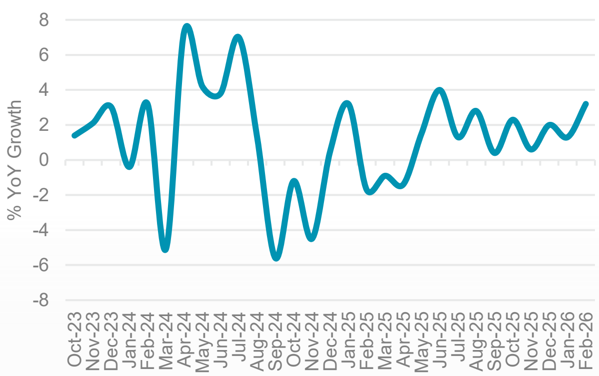
MARCH 2026

CUSHMAN & WAKEFIELD

INDUSTRIAL/LOGISTICS

3.2% YoY

Jan 2026 Volume of Production Index (2018 = 100)



Source: Philippine Statistics Authority

- The Philippines has lagged behind its Southeast Asian peers in adapting to the evolving global trade environment shaped by tensions between the US and China. According to DHL Group, while supply chains are gradually shifting toward the region, countries like Vietnam have captured a larger share of redirected investments and manufacturing activity. The country's structural constraints, such as infrastructure gaps, regulatory inefficiencies, and limited global integration, continue to dampen its competitiveness relative to neighboring economies. Analysts emphasize the need for reforms to improve the business environment, enhance connectivity, and strengthen participation in regional trade networks. Despite current limitations, the outlook remains cautiously optimistic. Ongoing shifts in global production and trade patterns continue to favor Southeast Asia, offering the Philippines an opportunity to catch up.
  [Read the original article]

➢ *While other economies, such as Vietnam, have capitalized on the US-China trade fallout, largely due to their proximity advantage, the Philippines has also taken steps to enhance its international openness. Initiatives like the 99-year foreign lease policy and the expansion of industries open to foreign ownership, as outlined in the foreign negative list, are promising measures to attract more logistics and industrial locators. However, addressing long-standing structural issues that have hindered the Philippines from reaching its full potential remains critical. By resolving these challenges, the country can fully leverage its inherent strengths, such as a skilled labor pool and competitive costs, to achieve sustainable economic growth.*

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

RETAIL

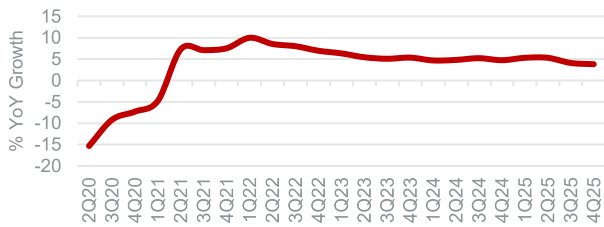
- Foot traffic across Philippine malls moderated in 2025, signaling a shift toward more cautious consumer behavior even as overall visitation remained substantial. SM Supermalls reported that total visits reached around 1.4 billion for the year, which is still high, but below the peak levels recorded previously. The deceleration was largely driven by softer household spending, as persistent inflation and broader economic uncertainty encouraged consumers to be more deliberate in their purchases. While mall visits continued, spending patterns leaned more toward essentials and value-driven options. Despite this moderation, foot traffic remained above pre-pandemic benchmarks, underscoring the enduring role of malls as key social and commercial hubs in the Philippines. Operators have responded by enhancing the in-mall experience through curated dining, entertainment, and lifestyle offerings to sustain engagement and attract visitors. Looking ahead, industry players remain cautiously optimistic. A gradual recovery in consumer confidence, complemented with ongoing mall expansions and asset enhancements, is expected to support a rebound in foot traffic.
  [Read the original article]

➢ *Amid ongoing market challenges, the growth of foot traffic in shopping malls is anticipated to remain subdued. The prevailing energy crisis, coupled with restrained economic prospects, continues to impact consumer mobility and dampen spending enthusiasm. These factors collectively contribute to a cautious retail environment, where both shoppers and businesses are navigating uncertainties with measured optimism.*

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

3.8 % YoY

4Q 2025 Real Household Spending



Source: Philippine Statistics Authority

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