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**Asia Pacific Commercial Real Estate Stays Resilient Against Trade Tensions and Economic Policy Volatility**

*Strong domestic consumption, capital inflows and supply chain diversification support resilience and long-term growth outlook*

**SINGAPORE, 30 April 2025 –** Hard policy shifts during the first 100 days of President Trump’s second term, especially around U.S. trade, tariffs and deregulation, have introduced significant volatility across global markets. Yet, despite these rising global economic uncertainties, Asia Pacific’s economy and property markets are demonstrating resilience, underpinned by domestic drivers and strong market fundamentals, according to Cushman & Wakefield’s report, [**Trump 2.0: The First 100 Days – Implications for the APAC Economy & Property Markets.**](https://cushwake.cld.bz/trump100days-04-2025-apac-regional-en-content-realestate)

The report offers a comprehensive look at how policy shifts under the new administration are reshaping the global economic landscape, with a particular focus on the Asia Pacific (APAC) region. It highlights rising uncertainty stemming from the changes to U.S. trade, taxation, and deregulation policies, which have already impacted economic confidence globally, with the APAC region facing varied implications. While APAC entered 2025 with strong momentum – buoyed by resilient domestic demand and continued investments in real estate – the policy turbulence is expected to moderate growth as businesses adopt a more cautious decision-making approach.

*"Uncertainty has been the dominant theme of the first 100 days,"* said **Dr. Dominic Brown, Head of International Research at Cushman & Wakefield.** *"While periods of heightened uncertainty typically dampen business and investment confidence, Asia Pacific’s strong fundamentals are helping to cushion the impact. Real estate markets in the region remain resilient but delays in decision-making by businesses and investors as they navigate the uncertainties are key risks in the near term.”*

Key highlights from the report include:

* **Slower Growth Outlook**: Rising U.S. recession risks and signs of stagflation point to softer global growth in 2025. However, stronger U.S. performance is anticipated in 2026, which could provide future tailwinds for APAC.
* **Trade Disruption**: With the evolving tariff situation and potential trade wars, manufacturing sectors exporting to the U.S. are most at risk. Nevertheless, ongoing supply chain diversifications are benefiting industrial hubs in Southeast Asia and India even as trade tensions persist. Manufacturers will continue to evaluate their supply chain design and seek further opportunities for optimisation.
* **Real Estate Resilience**: Occupier and investor demand for commercial real estate remains solid, with office space absorption continuing across key markets such as India, Indonesia, and the Philippines. Net absorption of office space across APAC in 1Q 2025 is approx. 26msf, a 20% year-on-year increase (1Q 2024 = approx. 22 msf).
* **Global Capital Flows**: U.S. dollar strength and relatively attractive yields are driving increased global capital inflows into APAC real estate, particularly into stable sectors like logistics, data centres, and multifamily. The downward trajectory in interest rates will also boost investments into the commercial real estate sector.

*“While risks are clearly elevated, historical trends suggest that Asia Pacific’s property markets are well-positioned to rebound quickly once greater global clarity emerges. It is therefore essential for occupiers and investors to stay nimble and adjust their strategies quickly so as to ride the wave of recovery once it happens,”* noted **Dr. Brown**.

Please click here for the full report: [Trump 2.0: The First 100 Days – Implications for the APAC Economy & Property Markets.](file:///C:\Users\Chekyee.Foo\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\V0WXFPHG\Trump%202.0:%20The%20First%20100%20Days%20–%20Implications%20for%20the%20APAC%20Economy%20&%20Property%20Markets)

About Cushman & Wakefield

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