

# Globalisation of Real Estate

## How is it impacting our cities?



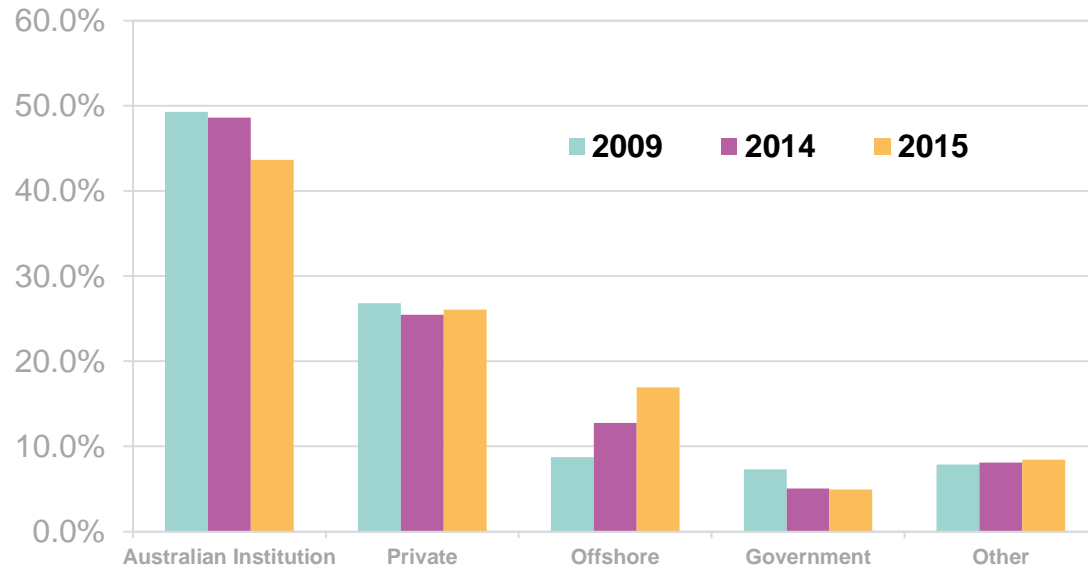
realestate.com.au

A blurred background image of a stock exchange floor. Multiple computer monitors are visible, displaying various financial data, stock prices, and market indices. The text is overlaid in the center of the image.

Why are we seeing global capital flows to property increasing?

# Impact 1: Greater concentration of ownership

Australian CBD Office Ownership, 2009 - 2015



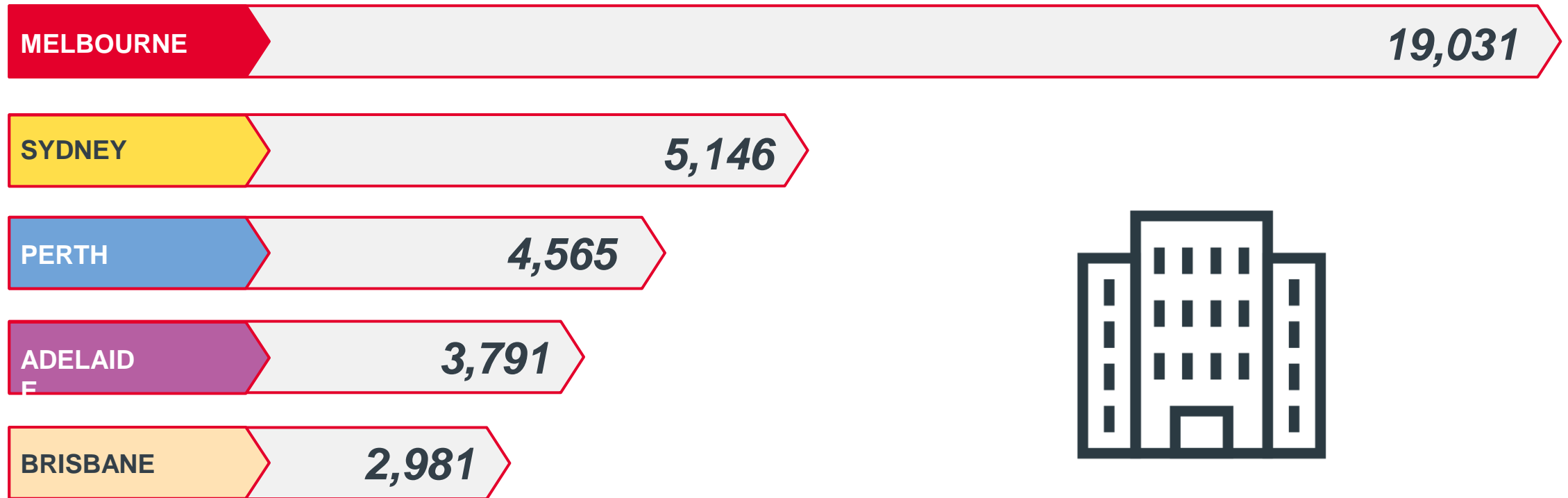
Source: Colliers Edge

Top 10 Owners (CBD Office)

1. 
2. 
3. 
4. 
5. 
6. 
7. 
8. 
9. 
10. 

## Impact 2: More Residential Development 2015 – 2020

How many apartments in the pipeline?



Source: Colliers International Research

HOW IS THIS CHANGING OUR CBDS?

## Impact 3: Offshore buyers look for greater diversity

**Move up the  
risk curve**

**Partner with  
Government**

**Capital  
partnering**

**Company  
takeover**

# Outlook: Who is dominating offshore investment?

## TOP BUYERS IN 2015



## WHO ARE THE NEW BUYERS IN 2016?



Outlook: Which cities are most popular with offshore groups?

1

*New York*

2

*Los Angeles*

3

*London*

4

*San Francisco*

Sydney ranks 24<sup>th</sup> with strong buyer interest from China and United States

# Outlook: Chinese buyers continue to look for greater diversity

