

Savills 12 Cities in numbers

THE CITY X-FACTOR RANKING		RESIDENTIAL INVESTMENT RANKING*					COMMERCIAL INVESTMENT RANKING*			COST OF ACCOMMODATING BUSINESS	
Savills Overall World City characterisation		Resi cap growth H2 2013	Resi rental growth H2 2013	Gross resi yield	Gross resi yield net of 10 year Govt Bond Yield (net of gilt)	World city ranking for resi investors <i>(based on net of gilt measure)</i>	Office yield	Office yield net of 10 year Govt Bond Yield (net of gilt)	World city ranking for office investors <i>(based on net of gilt measure)</i>	Live-work space cost per employee per year	Live-work cost ranking
1=	New York	3.7%	1.0%	6.1%	3.1%	2	4.8%	1.8%	4	\$112,000	3
1=	London	7.1%	2.3%	4.5%	1.5%	4	3.5%	0.5%	7	\$115,000	2
3=	Paris	-0.8%	0.4%	5.0%	2.4%	3	5.0%	2.4%	3	\$107,000	4
3=	Singapore	0.4%	-0.3%	3.8%	1.2%	5	4.1%	1.6%	5	\$76,000	5
5	Hong Kong	-3.6%	-1.1%	2.9%	0.5%	6	2.7%	0.3%	8	\$123,000	1
6	Tokyo	2.8%	0.4%	4.6%	3.9%	1	4.2%	3.5%	1	\$74,000	6
7	Shanghai	2.7%	-1.1%	2.3%	-2.3%	10	4.3%	-0.2%	9	\$44,000	10
8	Dubai	20.4%	28.7%	5.5%	0.1%	8	4.1%	-1.3%	11	\$72,000	7
9	Sydney	5.2%	3.5%	4.8%	0.5%	7	7.5%	3.3%	2	\$60,000	9
10	Mumbai	-5.0%	-9.2%	3.3%	-5.5%	11	8.5%	-0.3%	10	\$28,000	12
11	Moscow	2.2%	2.6%	5.8%	-2.0%	9	9.3%	1.4%	6	\$70,000	8
12	Rio de J	7.1%	0.0%	5.1%	-9.6%	12	8.5%	-6.2%	12	\$30,000	11

Source: Savills World Research

Taking the market temperature (based on GDP to residential capital values measure)