

URBAN AGE CONFERENCE

GOVERNING URBAN FUTURES

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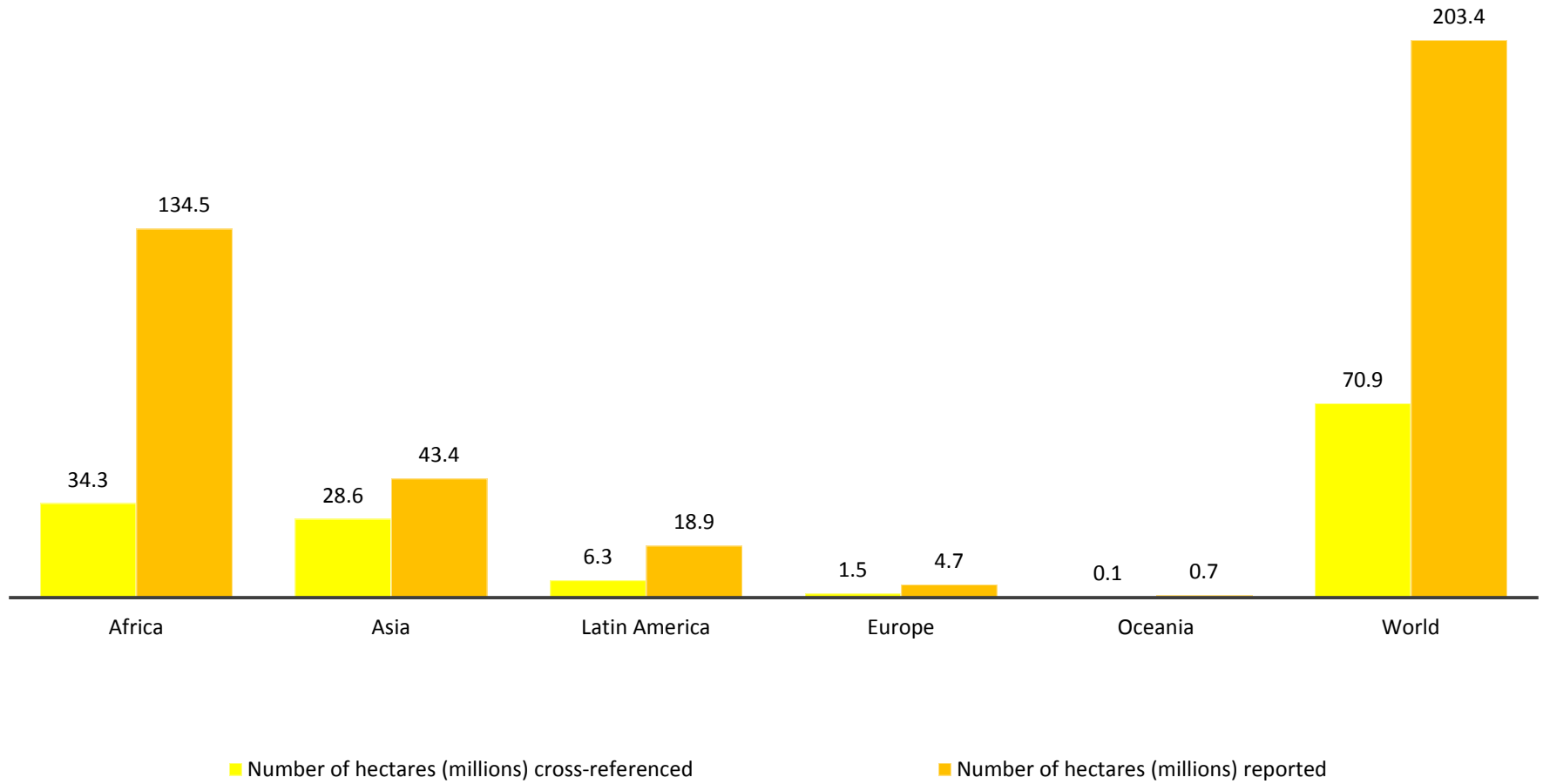
Columbia University

Who owns the city?

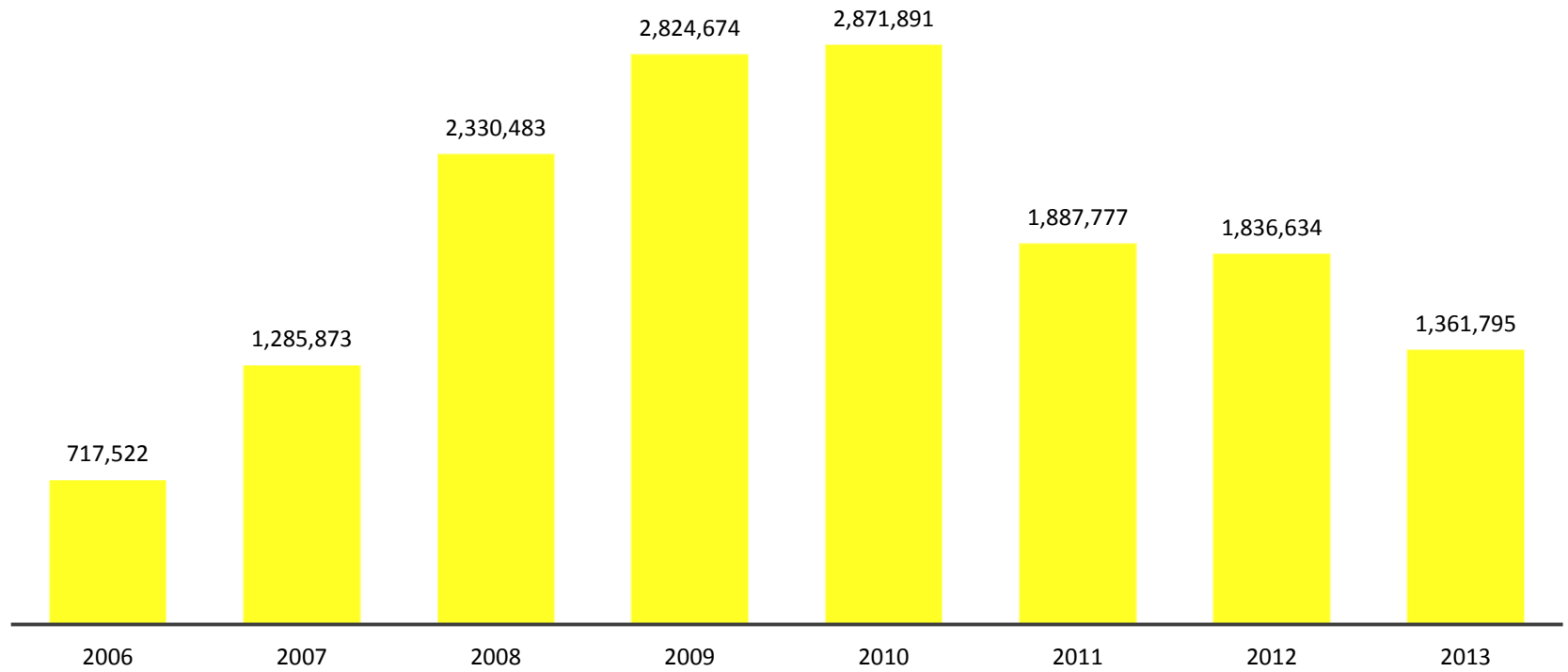
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LAND GRABS



FORECLOSURES USA 2006-2013



FORECLOSURES EUROPE 2007-2009

Number of foreclosures

2007

2008

2009

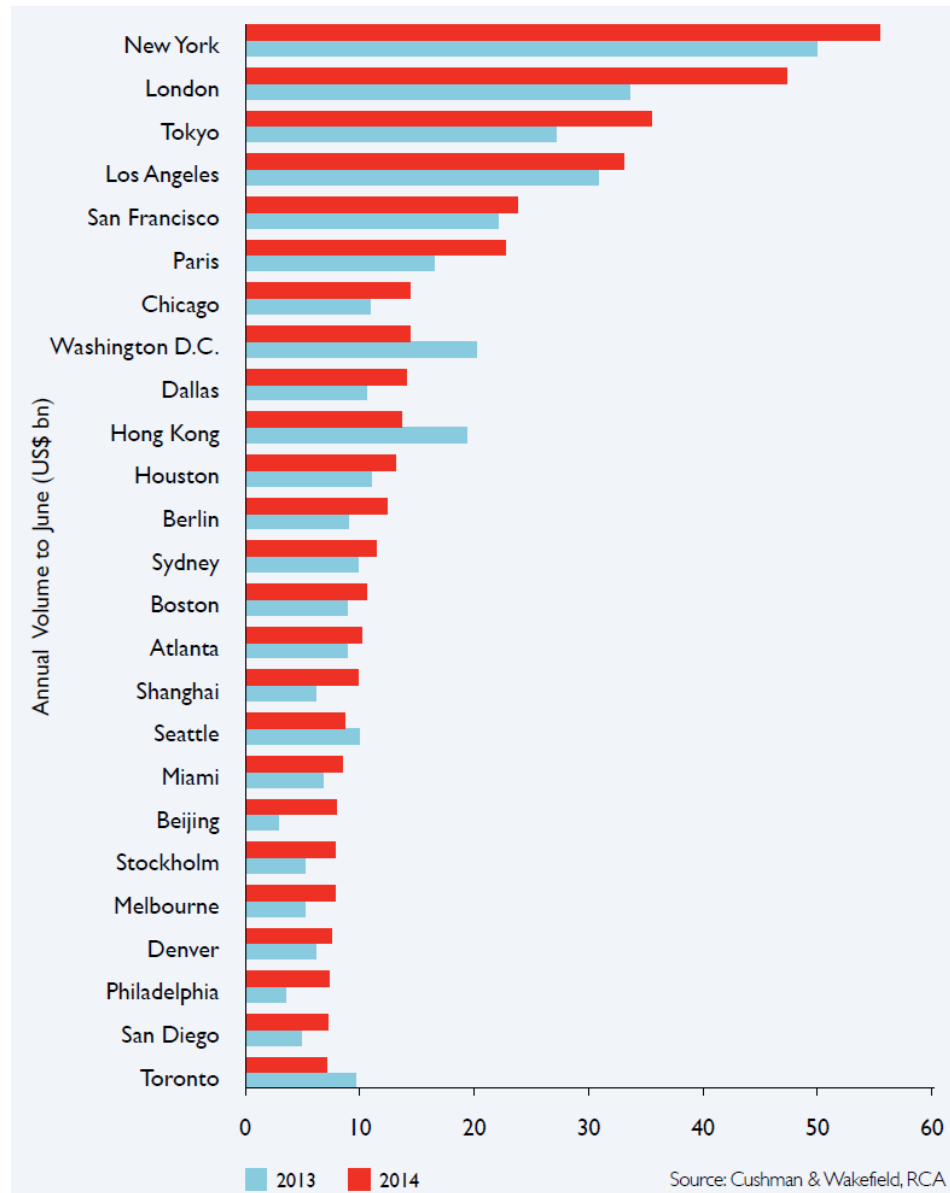
Highest foreclosures:

Hungary	225,663	245,597	71,683
Germany	91,788	88,379	86,617
Spain	25,943	58,686	93,319
United Kingdom	27,869	46,984	54,014

Lowest foreclosures:

Bulgaria	449	886	1,570
Finland	506	825	1,036
Denmark	1,015	1,942	2,860
Netherlands	1,811	1,961	2,256

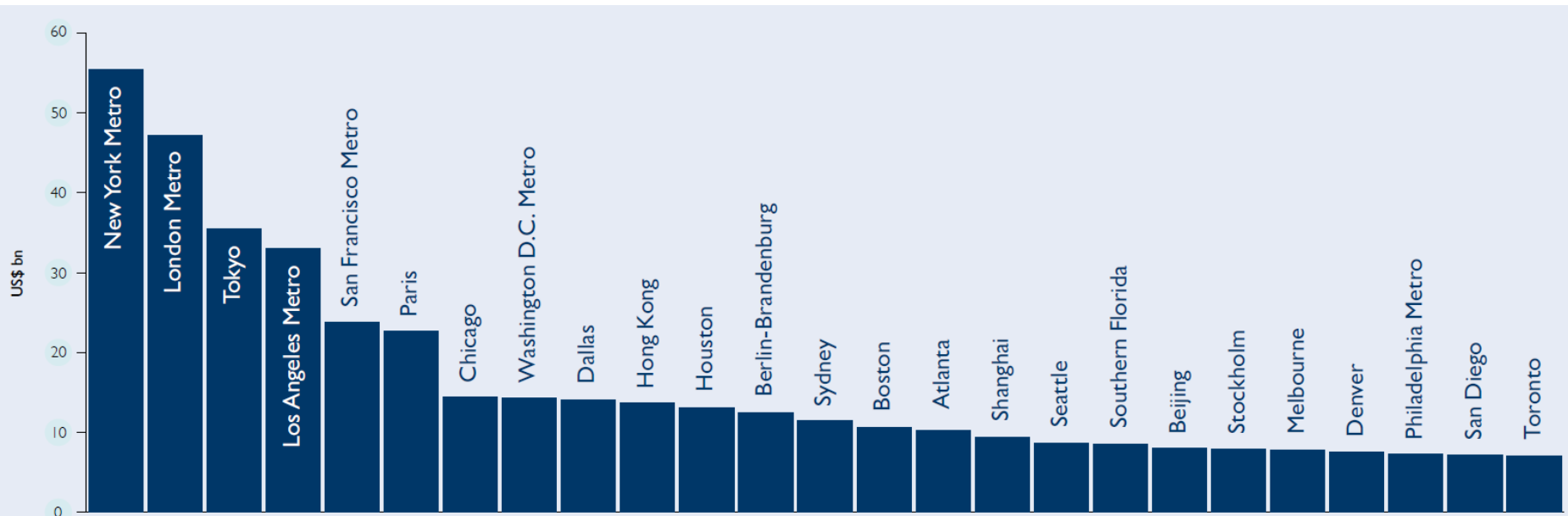
TOP CITIES FOR TOTAL INVESTMENT (EX DEVELOPMENT SITES)



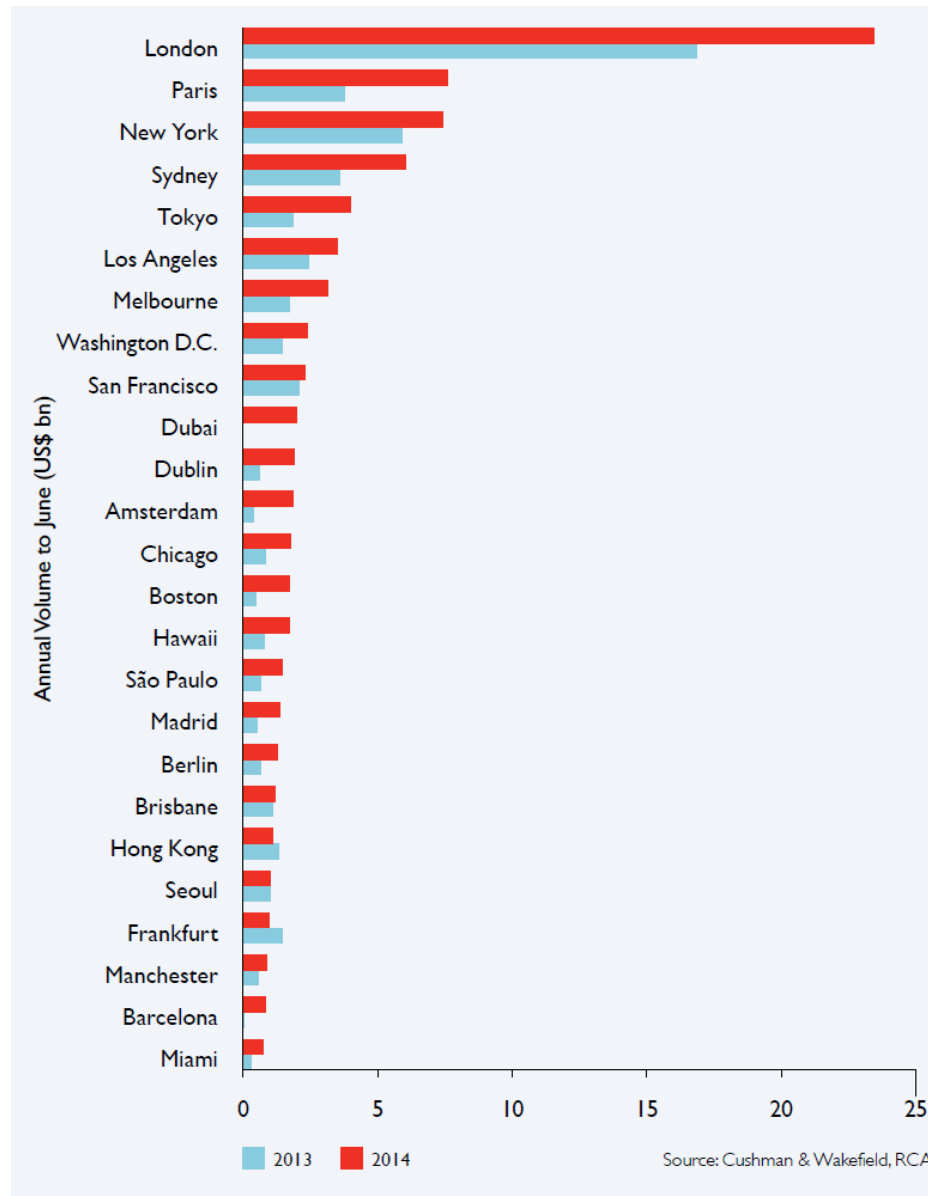
TOTAL INVESTMENT VOLUMES (EXCEPT DEV. SITES, Q3 2013 – Q2 2014)

METRO	VOLUMES (US\$)	GROWTH*
1 New York Metro, United States	55,438,566,041	10.9%
2 London Metro, United Kingdom	47,253,731,038	40.5%
3 Tokyo, Japan	35,466,760,763	30.4%
4 Los Angeles Metro, United States	33,058,667,672	6.9%
5 San Francisco Metro, United States	23,788,360,196	7.8%
6 Paris, France	22,668,417,844	37.2%
7 Chicago, United States	14,379,076,128	31.9%
8 Washington D.C. Metro, United States	14,353,183,299	-29.0%
9 Dallas, United States	14,076,849,569	32.5%
10 Hong Kong, China	13,725,693,505	-28.9%

TOP 25 CITIES FOR TOTAL PROPERTY INVESTMENT (EXCEPT DEV. SITES, Q3 2013 – Q2 2014)



TOP CITIES FOR GLOBAL INVESTORS (EX DEV. SITES)



TOTAL GLOBAL INVESTMENT VOLUMES (Q3 2013 – Q2 2014)

METRO	VOLUMES (US\$)	GROWTH*
1 London Metro, United Kingdom	29,370,466,865	37.67%
2 New York Metro, United States	11,364,607,926	68.53%
3 Paris, France	11,057,422,477	47.75%
4 Shanghai, China	10,039,035,493	150.25%
5 Sydney, Australia	6,660,953,814	75.81%
6 Los Angeles Metro, United States	5,994,728,581	65.09%
7 Shenzhen, China	4,968,623,569	426.35%
8 Tokyo, Japan	4,632,840,984	66.19%
9 Amsterdam/Randstad, Holland	3,991,616,088	248.30%
10 Melbourne, Australia	3,603,892,879	80.01%

TOP 25 CITIES FOR GLOBAL PROPERTY INVESTMENT (EXCEPT DEV. SITES, Q3 2013 – Q2 2014)

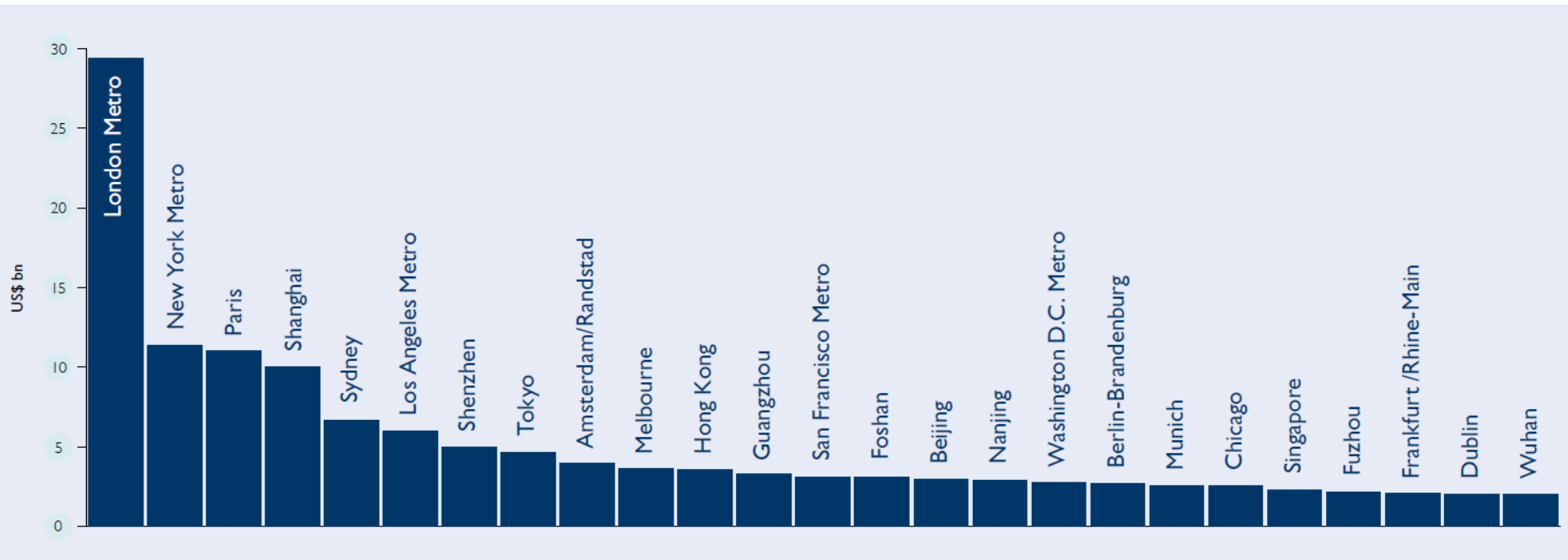


TABLE 2: MARKET POWER					
	CRE INVESTMENT HUB	GLOBAL BUSINESS HUB	TECHNOLOGY HUBS	TOURISM APPEAL	INNOVATION CITIES
	3 Year Average (RCA, C&W)	Ranking of Scale & Services (C&W)	Composite based on various studies (C&W)	Number of Tourist Arrivals (Euromonitor)	2014 Global Index (Zthinknow)
1	New York	London	London	Hong Kong	San Francisco
2	London	New York	San Francisco	Singapore	New York
3	Tokyo	Tokyo	Tel Aviv	Bangkok	London
4	Los Angeles	Shanghai	New York	London	Boston
5	San Francisco	San Francisco	Stockholm	Macau	Paris
6	Paris	Seoul	Berlin	Kuala Lumpur	Vienna
7	Hong Kong	Beijing	Singapore	Shenzhen	Munich
8	Washington D.C.	Toronto	Bangalore	New York	Amsterdam
9	Chicago	Hong Kong	Boston	Antalya	Copenhagen
10	Dallas	Paris	Seoul	Paris	Seattle
11	Houston	Chicago	Toronto	Istanbul	Toronto
12	Sydney	Singapore	Beijing	Rome	Seoul
13	Berlin	Shenzhen	Dublin	Dubai	Berlin
14	Boston	Osaka	Hong Kong	Guangzhou	Los Angeles
15	Toronto	Los Angeles	Moscow	Phuket	Tokyo
16	Shanghai	Moscow	Washington D.C.	Mecca	Stockholm
17	Atlanta	Houston	Austin	Pattaya	Sydney
18	Seattle	Washington D.C.	Amsterdam	Taipei	Hamburg
19	Seoul	Sydney	Los Angeles	Prague	Lyon
20	Singapore	São Paulo	Paris	Shanghai	Hong Kong
21	Miami	Dallas	Copenhagen	Las Vegas	Chicago
22	Stockholm	Melbourne	Seattle	Miami	Stuttgart
23	Moscow	Munich	Sydney	Barcelona	Melbourne
24	Denver	Zurich	Chicago	Moscow	Tel Aviv
25	Beijing	Atlanta	Eindhoven	Beijing	Helsinki
26	Frankfurt	Frankfurt	Melbourne	Los Angeles	Washington D.C.
27	Phoenix	Amsterdam	Mumbai	Budapest	Singapore
28	Melbourne	Mumbai	Oulu	Vienna	Dubai
29	San Diego	Montreal	Zurich	Amsterdam	Manchester
30	Munich	Atlanta	Santiago	Sofia	Frankfurt

TABLE 3: A RANKING OF MARKETS

	TOP CITIES FOR RETAIL	TOP CITIES FOR OFFICES	TOP CITIES FOR DISTRIBUTION	TOP CITIES FOR MULTIFAMILY RESIDENTIAL	TOP CITIES FOR HOSPITALITY
1	New York	New York	Shanghai	New York	London
2	London	Singapore	Singapore	Berlin	New York
3	Paris	London	Hong Kong	London	Dubai
4	Tokyo	Hong Kong	Tokyo	Stockholm	Singapore
5	Los Angeles	Paris	New York	Toronto	Hong Kong
6	Hong Kong	Tokyo	Paris	Paris	Paris
7	San Francisco	Boston	Chicago	Tokyo	Shanghai
8	Moscow	Chicago	London	Hong Kong	San Francisco
9	Singapore	San Francisco	Guangzhou	Sydney	Los Angeles
10	Sydney	Washington D.C.	Shenzhen	Singapore	Seoul
11	Miami	Zurich	Beijing	Los Angeles	Sydney
12	Seoul	Stockholm	Amsterdam	Chicago	Beijing
13	Milan	Sydney	Los Angeles	Houston	Madrid
14	Shanghai	Melbourne	Washington D.C.	San Francisco	Istanbul
15	Beijing	Los Angeles	Frankfurt	Tel Aviv	Chicago
16	Madrid	Toronto	Hamburg	Amsterdam	Kuala Lumpur
17	Barcelona	Seoul	Rotterdam	Dublin	Milan
18	Guangzhou	Vienna	Munich	Copenhagen	Amsterdam
19	Toronto	Frankfurt	Madrid	Auckland	Taipei
20	Istanbul	Amsterdam	Atlanta	Atlanta	Miami
21	Shenzhen	Copenhagen	San Francisco	Seattle	Barcelona
22	Amsterdam	Houston	Berlin	Zurich	São Paulo
23	Berlin	Montreal	Seoul	Geneva	Bangkok
24	Vienna	Taipei	Osaka	Melbourne	Munich
25	Zurich	Dallas	Busan	Madrid	Rome
26	Munich	Vancouver	Stockholm	Vienna	Johannesburg
27	Taipei	Berlin	Miami	Seoul	Stockholm
28	Melbourne	Geneva	Taipei	Helsinki	Mexico City
29	São Paulo	Seattle	Dubai	Moscow	Melbourne
30	Dubai	Madrid	Austin	Montreal	Moscow

