

FIGURES | PHILIPPINES INDUSTRIAL & LOGISTICS | Q1 2026

Demand remains dormant for two quarters after a robust Q3 outing

▲ 7.6%

Vacancy Rate, CALABA

▼ 0

SQM New Completions, CALABA

▶ Php 160-335

Range of Published Rates, CALABA

Note: Arrows indicate change from previous quarter.

QUARTERLY HIGHLIGHTS

- 51,000 sq. m. worth of transactions were recorded for Q1, a mere increase of 1% q-o-q but a decrease of 6% y-o-y.
- 78% of the transactions this quarter are in industrial parks. In addition, majority of the transactions were in aging warehouses at 45%. Manufacturing occupiers was the major driver of demand with 51% of the transactions.
- Cavite is the strongest performing subdistrict within the CALABA corridor, having transacted a total of 30,000 sq. m. including the largest transaction recorded for this quarter by an FMCG warehousing worth 14,380 sq. m. Batangas trails behind with more than half lower in area at 14,000 sq. m, followed lastly by Laguna at 7,000 sq. m., its least quarterly output since tracking.
- Vacated spaces accounted 25% of the total availability with 134,000 sq. m. of new additions this quarter. 52% of the newly vacated spaces are standalone warehouse units/complex.
- No new completion was recorded in the CALABA corridor after having completed 14,000 sq. m. of new warehouses from the past quarter.

TABLE 1: CALABA Industrial & Logistics Market – Quick Stats

	2025 Q4	2026 Q1
Existing Supply (in '000 sqm)	475,000	537,000
New Supply (in '000 sqm)	14,000	0
Vacated Spaces (in '000 sqm)	35,000	134,000
Total Demand - New Leases (in '000 sqm)	50,000	51,000
Overall Vacancy	7.1%	7.6%

CALABA Availability

Total warehouse stock in CALABA reached 7 million sq. m. this quarter, 537,000 sq. m. or 7.6% of which are currently available in the market. Of this available supply, 70% are vacated while the rest are unleased spaces. 65% of the currently available stock are situated within industrial parks, more than half of which being PEZA-accredited.

CALABA Vacancy

CALABA vacancy slightly increased to 7.6% from 7.1% last quarter with virtually no new completions on record but vacated spaces returning in the market. On a subdistrict basis, Laguna continues to lead all locations, with a balanced supply of new completions and vacated spaces recorded across the past quarters. A significant 19% increase this quarter, or 11.7% from its previous 9.8% vacancy, however, points to the influx of newly vacated spaces against a lackluster demand in the area. Cavite drove its vacancy down due to demand in aging and more affordable supply. Inflation in fuel costs and freight insurance premiums have prompted more aggressive rent and fit-out structure negotiations, compelling occupiers to gravitate towards Cavite supply over Laguna’s and Batangas’s.

CALABA Demand

Warehouse market in CALABA recorded a total of 51,000 sq. m. of transactions this quarter, a mere percentage of increase from its past quarter value. While almost similar in transaction sum, this quarter’s demand count increased by 35% with 23 transactions from last quarter’s 17. Average transaction size decreased, with 2,210 sq. m. from past quarter’s 2,950 sq. m.

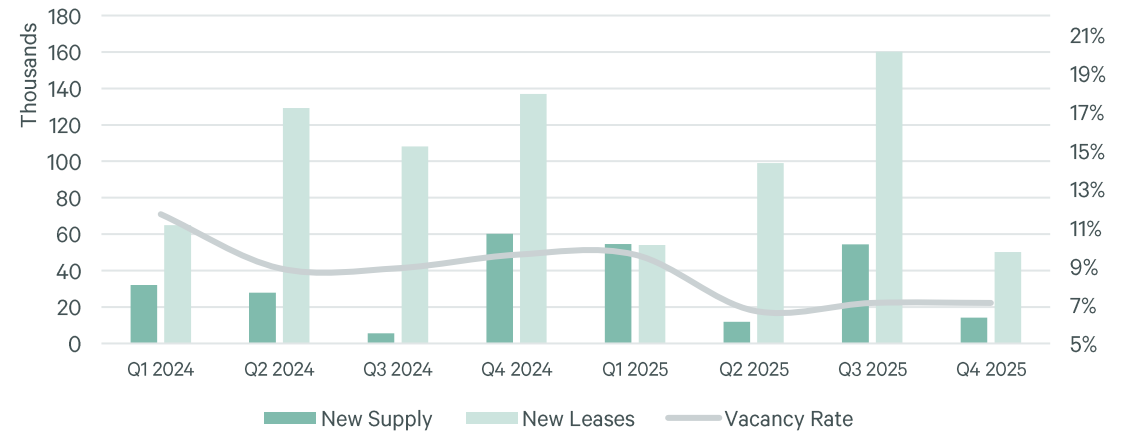
Looking into the sector’s full-year performance, warehouse demand decreased 6% y-o-y primarily due to the absence of large-scale deals to drive demand as was the case in previous quarters. Cavite leading the demand this quarter and Laguna placing last, both for the first time since tracking, marks a dramatic shift in location driver. Laguna’s current dip in demand primarily points to its comparatively high concentration of warehouses dedicated to distribution/logistics operations, the same sector which has not taken up half of the total demand since a whopping 80% share in Q3 2025.

TABLE 2: CALABA Industrial & Logistics – Subdistrict Overview

	Total Existing Stock	Total Current Availability	Vacancy	Published Rent	Published CUSA
Cavite	2,719,000	140,000	5.2%	Php 160 – 175	Php 7 – 10
Laguna	2,590,000	302,000	11.7%	Php 220 – 290	Php 5 – 20
Batangas	1,715,100	94,000	5.5%	Php 260 – 335	Php 3 – 15

Note: Rent and CUSA are in PHP/sqm/month

FIGURE 1: CALABA Industrial & Logistics Supply, Demand, and Vacancy



Pipeline Supply

114,000 sqm of new warehouse supply is slated to be completed in Laguna (31%) and Batangas (69%) this year, with 87% situated within industrial parks.

For years 2027-2028, around 130,000 sq. m. of pipeline supply is expected to be added to the total stock, with 91% slated for 2027. Majority of the upcoming supply will be in Laguna. A significant 86% or 110,000 sq. m. of upcoming supply for said years comes from a single major developer rapidly expanding in the country.

Rental Rates

Rental rates in the CALABA show diverging trends across its three subdistricts. Cavite dropped by over 9% in its rates, indicating an influx of more competitively priced supply albeit still being the most cost-effective option amongst its neighboring areas. Laguna rates remained virtually flat with a negligible decrease which points to the consistently competitive quality of its warehouse supply. Lastly, Batangas leads all subdistricts with a 3% increase in its rates this quarter, settling in its position as a premium rental market in the corridor with the most number of new and top-grade warehouse supply.

FIGURE 2: CALABA Industrial & Logistics Market – Announced Pipeline by Area

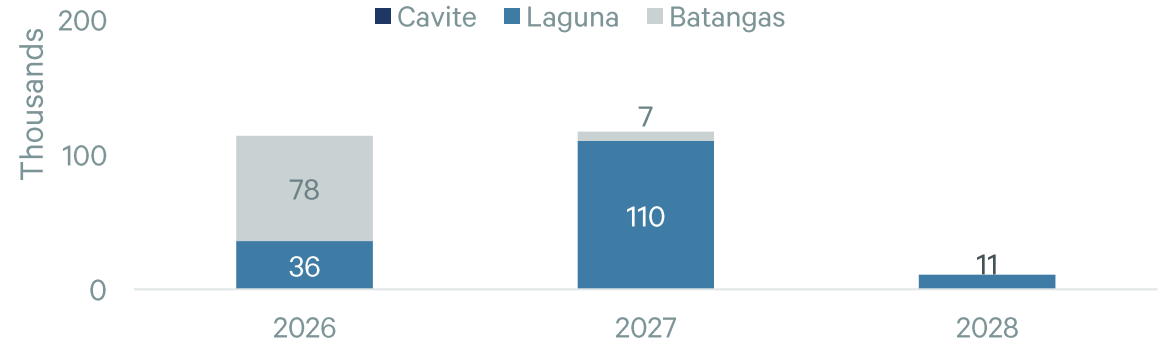
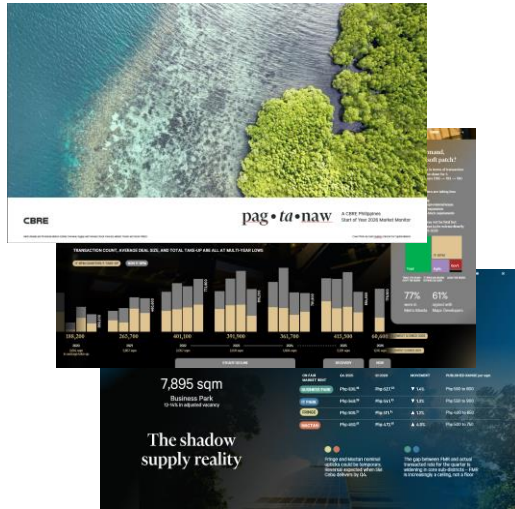


TABLE 3: CALABA Rental Rates

SUB-DISTRICT	PUBLISHED RATES IN PHP	FAIR MARKET RENT Q4 2025	FAIR MARKET RENT NOW	COMMON AREA CHARGES ⁱⁱⁱ PHP
CAVITE	160 - 175	227. ⁶¹	206. ⁴²	7 - 10
LAGUNA	220 - 290	273. ¹⁷	272. ⁴⁸	5 - 20
BATANGAS	260 - 335	291. ⁹¹	301. ⁶²	3 - 15

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Contacts - Philippines

AJ Sumalinog

Head - Research
+63 917 816 9598
AngelaJoyce.Sumalinog@cbre.com

Paul Matthew Santillan

Research Analyst
+63 917 847 2545
PaulMatthew.Santillan@cbre.com

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