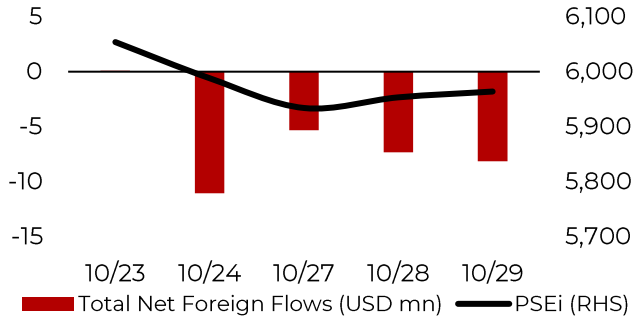


The Morning View

October 30, 2025

Philippine Stock Exchange Index

+0.18% DoD; Net foreign selling: \$8.16mn



	Level	DoD
PSEi	5,963.77	+0.18%
3-mo bond yield	4.90%	-1.76 bps
2-yr bond yield	5.40%	-1.51 bps
5-yr bond yield	5.71%	-0.85 bps
10-yr bond yield	5.98%	-1.17 bps
USDPHP	58.69	-0.74%
Oil (Brent, \$ / barrel)	64.92	+0.81%

Colliers expects Metro Manila residential vacancy to steadily decline to 24.9% by 2027, driven by renewed mid-income condo demand. However, residential vacancy rate is expected to inch higher to 26.5% by end-2025 due to additional units in the Bay Area, Alabang, and the Makati Central Business District. Nonetheless, Colliers is hopeful that greater take-up for affordable, lower mid-income, and upper mid-income condominium units will support lower residential vacancies towards 2026.

AREIT, Inc. (PSE Ticker: AREIT) announced a property-for-share swap with its Sponsor, Ayala Land, Inc. (PSE Ticker: ALI), and ALI's subsidiary, Summerhill Commercial Ventures Corp. The infusion of Ayala Center Cebu and Ayala Malls Feliz, valued at Php19.5 billion, will add 375 thousand square meters (sqm) and lift AREIT's gross leasable area ex-industrial land by 27% to 1.8 million sqm. The deal is targeted to be completed by 1H26.

Local equities inched up, and **local fixed income yields** fell, and the **Philippine peso** strengthened as investors anticipated a rate cut from the US Federal Reserve overnight.

The PSEi closed at 5,963.77 (+0.18% DoD).

On average, yields fell by 1.02 bps, with the 2Y closing at 5.40% (-1.51 bps) and the 10Y closing at 5.98% (-1.17 bps).

The USD/PHP pair closed at 58.69 (-0.74% DoD).

The US Federal Reserve cut its key policy rate by 25 basis points to the 3.75%-4.00% range, in line with market expectations. Fed Chair Jerome Powell acknowledged that the lack of federal data amid the ongoing government shutdown complicates their decision-making and said that a December cut is 'not a foregone conclusion.' The Fed also announced an end to its balance sheet drawdown on December 1.

The National Association of Realtors (NAR) reported that pending home sales were unchanged MoM in September against the consensus expectation of +1.2% (August: revised +4.2%). This was attributed to prospective buyers being held back by growing concerns over a softening job market and economic uncertainty despite lower mortgage rates.

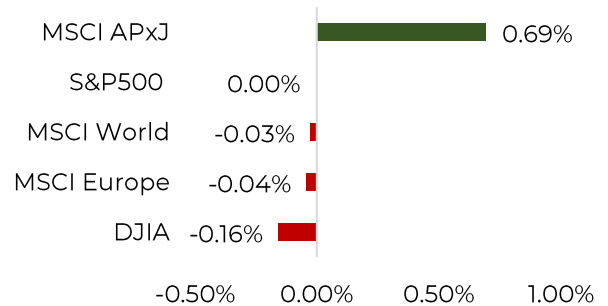
US equities inched down, **US Treasury yields** rose, and the **US dollar** strengthened as investors digested Fed Chair Powell's comments that a December rate cut is "not a foregone conclusion," tempering rate cut expectations.

The S&P 500 closed at 6,890.59 (-0.00% DoD), while the DJIA ended at 47,632. (-0.16% DoD).

On average, yields rose by 8.05 bps, with the 2Y closing at 3.6% (+10.80 bps) and the 10Y closing at 4.08% (+10.20 bps).

The DXY closed at 99.22 (+0.56% DoD).

Global Stock Indices



	Level	DoD
S&P 500	6,890.59	-0.00%
DJIA	47,632.00	-0.16%
3-mo US Treasury yield	3.88%	+6.90 bps
2-yr US Treasury yield	3.60%	+10.80 bps
5-yr US Treasury yield	3.71%	+10.20 bps
10-yr US Treasury yield	4.08%	+10.20 bps
DXY	99.22	+0.56%

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