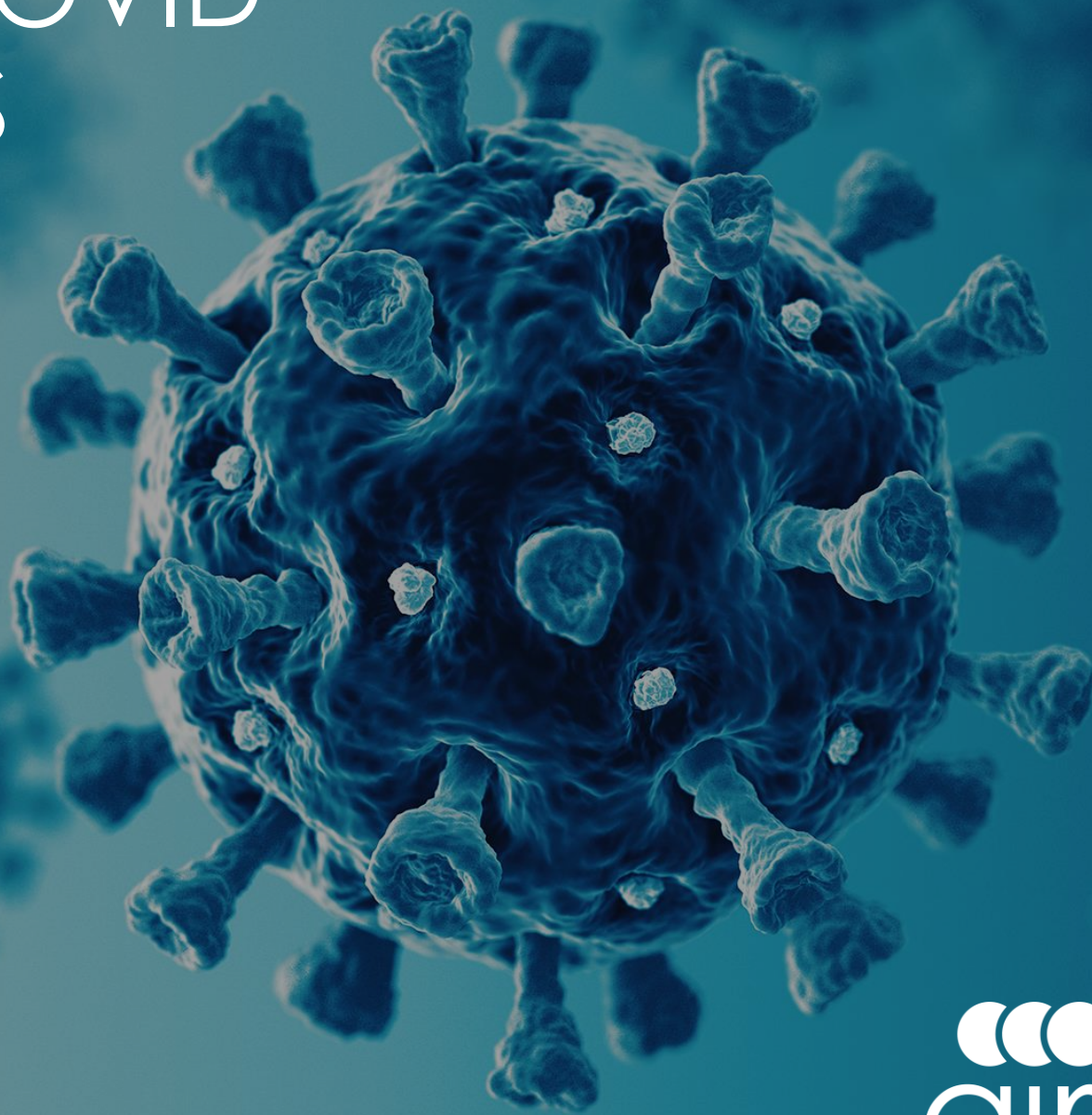


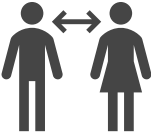




APAC COVID UPDATES



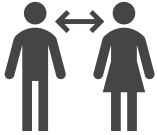





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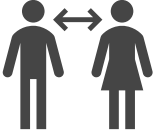


CHINA

<p>Border Control</p> 	<p>China is facing its largest COVID-19 outbreak since the original containment of the virus almost two years ago, but borders remain partially open at present. Chinese Mainland passport holders and foreign nationals with a current valid work/residence permit can enter China. Embassies are issuing limited visa categories for the time being. New work permit applications are possible with a PU Letter, and assignments to China can take place if supported by the business. Chinese embassies issue business (M visa) and dependents (S1/ S2 visa) as long as the applicant's PU Letter is in place. It is still hard to obtain the PU invitation letters for family members; if successfully obtained, they can submit the visa applications with all required documents to the Chinese Embassy/Consulate. The outcome will be at the discretion of each Chinese Embassy/Consulate after the documents are reviewed.</p>
<p>Arrival Requirements</p> 	<p>Antibodies test, COVID-19 test 48 hours before arrival, green health code from government app – please check with your airline for any specific requirements well before your departure</p>
<p>Quarantine</p> 	<p>Upon arrival, all travelers are placed into a mandatory, government-organized quarantine stay. Duration varies between entry points (14+7, 21+7, 28 +7 days). The +7 additional days are under home-supervision; during this time transferees need to avoid public transportation and public places such as malls and restaurants (i.e., limit the outings to only necessities such as getting groceries).</p>
<p>DSP Services</p> 	<p>Once quarantine period is cleared, all on-the-ground services are delivered as usual with social distancing measures in place. Additional Quarantine Support Services are available from Dwellworks.</p>
<p>Market Update</p> 	<p>With the recent COVID-19 outbreak, there are some restrictions on daily life in mainland China – business and social/free time have social distancing measures in place and there are some restrictions on domestic travel. The housing market remains active and immigration, destinations, and corporate housing services are ongoing as usual. While the process to enter the country is quite demanding and the quarantine periods are long, there is a steady flow of arrivals, and the market is active.</p>



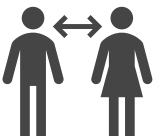


BANGLADESH

<p>Border Control</p> 	<p>Borders are open for all international travelers.</p>
<p>Arrival Requirements</p> 	<p>Incoming passengers from all destinations, except children below 12 years old, shall mandatorily possess a Vaccination Certificate and RT PCR-based COVID-19 negative certificate. The test needs to be done within 48 hours of the flight departure.</p>
<p>Quarantine</p> 	<p>Travelers who originated/transited from or visited Botswana, Eswatini, Ghana, Lesotho, Namibia, South Africa or Zimbabwe within the last 14 days will have to complete a mandatory 14 days institutional quarantine at government nominated hotels at the traveler's own expense. Other travelers have to serve the self-quarantine of 7-14 days.</p>
<p>DSP Services</p> 	<p>Area Orientation (Accompanied) – Yes Home Search (Accompanied) – Yes Settling In (Accompanied) - Yes</p>
<p>Market Update</p> 	<p>Popular areas are Baridhara, Gulshan, and Banani. Dhaka (Bangladesh) is a landlord driven market. Rentals could fluctuate based on demand and supply. Corporate leases are preferred over personal/individual leases. The rentals went down during the initial phase of COVID-19. However, the average rentals are back to normal due to less supply.</p>



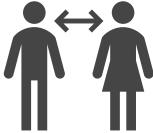


SOUTH KOREA

<p>Border Control</p> 	<p>Depending on nationality, visa-free entry is possible. Please note due to COVID-19, some of these bilateral agreements have been suspended. Therefore, it is recommended to check the topical applicable regulations. Travelers under a visa-free/visa-waiver agreement are required to obtain Electronic Travel Authorization (K-ETA) before traveling. Additional health screenings and health questionnaires need to be passed upon arrival.</p>
<p>Arrival Requirements</p> 	<p>All travelers will still take three COVID-19 tests as part of their journey to Korea:</p> <ul style="list-style-type: none">- Pre-travel NAAT COVID-19 test (most common is RT-PCR) within 48 hours of flight departure from origin. The test results must include full traveler passport name, date of birth, date/time of the test and the negative result.- PCR at district health center within 24 hours of arrival in Korea- COVID-19 test on day 6 or 7 post-arrival – for this third test, the government now allows a rapid antigen test
<p>Quarantine</p> 	<p>Fully vaccinated travelers who don't yet have their vaccinations registered in Korea will be exempted from 7-day quarantine but should register via the Q-code system prior to travel. The exemption applies to those with WHO-approved vaccinations only. Certain countries are excluded, currently including Ukraine, Pakistan, Uzbekistan, and Myanmar; list subject to change. Eligibility rules for exemption include:</p> <ul style="list-style-type: none">- If the traveler did not have the booster, the vaccination must have been within 180 days (applies to all travelers age 6+).- If the traveler has had the booster, the 180-day period does not currently apply. Any time period is okay if boosted.- There is no exemption for unvaccinated travelers age 6+ years. Unvaccinated children age 6+ are required to quarantine.- Children under age 6 are exempt if both parents are exempt through their vaccinations.
<p>DSP Services</p> 	<p>DSP services can still take place in-person when adhering to the currently applicable social distancing measures and mask mandate. Please note, however, that there might be some limitations regarding settling-in services such as visiting medical facilities or shopping malls as they are subject to stricter access regulations. Limitations might also arise for high-risk groups such as infants or older people.</p>
<p>Market Update</p> 	<p>The Korean housing market has not only become very volatile, but prices have also risen exponentially within the last couple of years. There are 2 major factors contributing to a shortage of available rental properties:</p> <ol style="list-style-type: none">1. New tax law: The Korean government gives tax breaks to homeowners who choose to live in their purchased properties instead of renting them out.2. Tenant protection law: The Korean government also strengthened the rights of tenants who can now extend their rental contracts for up to 2 years with a capped increase of rent of max. 5% (not applicable for corporate contracts).

VIETNAM

<p>Border Control</p> 	<p>The bilateral visa exemption policy for 88 countries and territories, as prior to the pandemic, resumes. Visitors from most other ASEAN countries do not require a visa for up to 30 days. The waiver is 21 days for visitors from the Philippines and 14 days for those from Brunei and Myanmar. Resume pre-pandemic immigration procedures for foreigners and overseas Vietnamese.</p>
<p>Arrival Requirements</p> 	<p>All travelers are still required to comply with the prevailing immigration and health measures. Foreign arrivals will be required to take an RT-PCR or RT-LAMP COVID-19 test within 72 hours before departure or with an antigen rapid test within 24 hours. The test results must be certified by competent authorities of the country in which the test is done. This requirement is not applicable to children under two years of age. Foreign arrivals will be required to make a health declaration before entry and download and use the PC-COVID app during their stay in Vietnam. Foreign arrivals will also be required to regularly wear masks and disinfect their hands.</p>
<p>Quarantine</p> 	<p>For 10 days from the date of entry, foreign arrivals will need to monitor their health themselves and immediately inform the nearest medical facilities if they experience symptoms such as a fever, cough, throat pain, runny nose, chills, or headaches.</p>
<p>DSP Services</p> 	<p>DSP services such as home search, orientation, settling-in, and school search can be conducted as normal. Face mask is mandatory in all places.</p>
<p>Market Update</p> 	<p>Vietnam reopened for international tourism with the health ministry releasing entry procedures for foreign arrivals. There are a number of foreigners planning to come to Vietnam. The rental of non-serviced apartments market is quite stable while the serviced apartment is more flexible and negotiable with 3-5% lower costs.</p>

MALAYSIA

<p>Border Control</p> 	<p>Effective April 1, 2022, non-Malaysians may enter Malaysia without prior approval from the Malaysian authorities (i.e., MyTravelPass/MyEntry not required). Hong Kong and Macao passport holders may enter Malaysia visa-free for up to 30 days. For visa requirements for foreign nationals, please visit https://bit.ly/3J3JMQN. For visa inquiries, contact our immigration section at hongkong@imi.gov.my. Travelers must undergo a PCR test within 48 hours before departure or Rapid Test Kit-Ag professional test if the traveler was infected with COVID-19 within 60 days of departure. Download and activate the MySejahtera app and complete the pre-departure form in MySejahtera through the traveler icon.</p>
<p>Arrival Requirements</p> 	<p>International arrivals are required to have a temperature check and Rapid Test Kit-Ag professional test at a facility/hotel in 24 hours. Rapid Test Kit-Ag professional tests at private facilities at the airport upon arrival OR at a private facility upon leaving the border within 24 hours from the time of arrival.</p>
<p>Quarantine</p> 	<p>Malaysian authorities plan to ease entry restrictions for fully vaccinated international arrivals from April 1. Entrants will not need to undergo quarantine, but must provide a negative PCR test obtained within 48 hours before departure as well take a Rapid Test Kit-Ag professional test within 24 hours after arrival. Unvaccinated arrivals will need to quarantine for five days.</p>
<p>DSP Services</p> 	<p>With border eases, we are anticipating pre-visits/home overview program to resume like before. However, permanent housing searches have adopted a new normal process; we continue to offer various options for the home finding program in order to reduce unnecessary face to face meetings, and to ensure safety measures are in place when viewing the properties. Pre-searches by sharing property links, photos and/or videos with the assignee to review and narrow down preferred areas/developments remains as the new normal process. As part of safety measures, our team will do a self-test before meeting the assignee and we encourage the same gesture from the assignee as well.</p>
<p>Market Update</p> 	<p>With border eases, we are anticipating more expats arriving into Malaysia, and this will drive up the rental market during these 3 to 6 months. Landlords are renting with an increase of 10% to 20% or more than pre-covid period. Popular and good condition properties are taking up relatively quicker and we anticipate more activities will take place in the leasing market during this peak period.</p>

TAIWAN

Border Control



Travel Update Effective March 7, 2022

Foreign nationals may enter Taiwan for business activities including business visits, investment, fulfillment of contractual obligations, and employment; applicants should apply for a special entry permit at an R.O.C. overseas representative office.

*Macau, Hong Kong, and PRC passport holders can apply for special entry permit

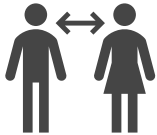
**Transit passengers are temporarily barred from entry

Arrival Requirements



- COVID-19 RT-PCR test reports required for inbound passengers must be issued within **two days** which is based on specimen collection date
- The two days is based on the incoming flight's scheduled departure time at the place of departure, that is, counting two calendar days backwards from the incoming flight's scheduled departure time (excluding the flight date). Passengers are urged to ensure their COVID-19 RT-PCR test report meets the above-mentioned requirements before boarding.

Quarantine



Effective March 7, 2022, non-high-risk countries* are required to have ten (10) days quarantine, with seven (7) days self-help management afterward.

- Travelers must take a quarantine taxi from the airport directly to their quarantine hotel or residence
- Family members who arrive together on the same day can quarantine together. The quarantine residence cannot be shared by anyone else

*as of March 25th, there are no high-risk countries

DSP Services





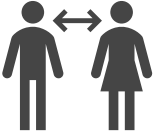


- Taiwan remains at a Level 2 lockdown; this means DSP services can proceed as normal
- Masks are mandatory and buildings will require registration, temperature check, and hand washing
- During the 7-day self-health monitoring, HF is possible with landlord's approval, however, the assignee cannot break for lunch at a restaurant

Market Update



- All major cities in Taiwan are low-inventory, high-demand markets
- We encourage assignees to make a decision fast as listings only last a few days on the market
- Price reductions and upgrades are not likely
- The tight rental market is predicted to continue throughout 2022

SINGAPORE

<p>Border Control</p> 	<p>Determined by the traveler vaccination and residential status;</p> <p>Traveler: Vaccinated</p> <p>Traveler: Not-fully vaccinated or Certified Medically Exempted Vaccinated</p>
<p>Arrival Requirements</p> 	<p>VTL:</p> <ul style="list-style-type: none"> • Be fully vaccinated and have an acceptable proof of vaccination • Purchase a travel insurance, with a minimum of S\$ 30,000 COVID-19 related medical treatment and hospitalization in Singapore prior to traveling for short term visitor • Take a pre-departure COVID-19 Polymerase Chain Reaction test ("PCR test") or Antigen Rapid Test ("ART test") within 2 days before departure and obtain a copy of the negative COVID-19 test report <p>Not-fully vaccinated or Certified Medically Exempted vaccinated:</p> <ul style="list-style-type: none"> • Apply for entry permission • Medical discharge memo or a positive COVID-19 Polymerase Chain Reaction test ("PCR test") or Antigen Rapid Test ("ART test") result with date of infection between 14 to 90 days before date of departure • Purchase a travel insurance, with a minimum of S\$ 30,000 COVID-19 related medical treatment and hospitalization in Singapore prior to traveling for short term visitor • Take a pre-departure COVID-19 Polymerase Chain Reaction test ("PCR test") or Antigen Rapid Test ("ART test") within 2 days before departure and obtain a copy of the negative COVID-19 test report • Serve 7-day Stay-Home Notice (SHN) at place of residence, self-sourced hotel or serviced apartment • Take a Antigen Rapid Test ("ART test") upon arrival • Remain in self-isolation until a negative on-arrival ART test result is conveyed (typically within 1-2 hours) • Complete the full vaccination regimen within 2 months of arrival or obtain medical certification within 30 days of arrival for those medically exempted.
<p>Quarantine</p> 	<p>Vaccinated:</p> <ul style="list-style-type: none"> • No longer required <p>Not-fully vaccinated or Certified Medically Exempted vaccinated:</p> <ul style="list-style-type: none"> • Serve 7-day Stay-Home Notice (SHN) at place of residence, self-sourced hotel or serviced apartment
<p>DSP Services</p> 	<ol style="list-style-type: none"> 1. Serology test for those who are vaccinated overseas has become an essential activity. 2. TraceTogether token collection for the recently arrived assignee has also become an essential activity.
<p>Market Update</p> 	<ol style="list-style-type: none"> 1. Rents continue on the upward trend and expected to carry through until first half of 2023. 2. Demands for rental properties outweigh supply. 3. Physical viewings no longer have the restriction of 5 individuals at each viewing. 4. Virtual viewings are possible, subject to property. 5. Availability of properties for actual occupancy are expected to be between 1.5 to 2 – 2.5 months later from confirmation of the lease. 6. Agents representing Landlords are increasingly giving priority for viewings to direct tenants over tenants represented by tenants' agents. 7. Agents representing Landlords are moving towards not co-broking commission for leasing deals. Tenants will have to pay commission to Tenant's agent for successful closure of any lease. 8. Landlords are increasingly rejecting tenants with pets. 9. The Singapore BUDGET announcement on February 18, 2022, on the increase of property tax for both owner and non-owner-occupied units will have an impact on the leasing market. Landlords will pass on the costs of the increase in property tax to Tenants, thus raising rental price. The other impact is Landlords who are holding on to investment properties may decide to withdraw their properties from the leasing market and divest by putting the properties up for sale. This will reduce further the supply of properties for lease in an already tight supply market. 10. Due to the stringent COVID-19 policy in Hong Kong, Singapore is expected to be beneficiary of expats relocating from Hong Kong or MNCs moving their regional HQ from Hong Kong to Singapore. This potential increase in demand is expected to add further pressure on the leasing market with a tight supply.