

MARKETBEATS



0.2%

Rent Growth (YoY)

4.7%

Vacancy Rate

0.0 msf

New Cmplctions (YTD)

WHAT'S NEXT

HIGHLIGHTS

Economic growth supports demand

The Thai economy expanded by 3.3% (YoY) in the third quarter of 2018, compared to 4.6% in the previous quarter. On a seasonally adjusted basis, growth plateaued from the second quarter. The Thai economy grew by 4.3% in the first nine months of the year. Full year growth is expected to reach 4.2%, driven by the expectant growth of 7.2% in export value, 4.7% in private consumption and 3.6% in total investment. Headline inflation will remain low at 1.1% with the current account surplus at 6.4% of GDP. Economic growth is expected to remain steady at 3.5-4.5% in 2019.

Slower tourism figures

The tourism sector continued to play an important role in driving the Thai economy. However, the number of tourists and receipts slowed this quarter due to the drop in the number of tourists from China and Russia; tourists from other countries continued to expand. Still, foreign tourism receipts reached THB474.6 billion, growing by 0.5%.

Market overview

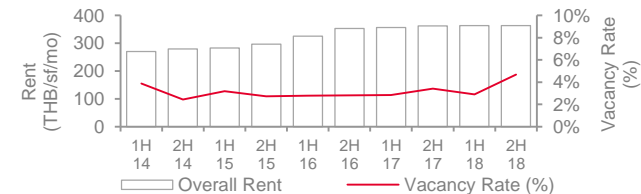
There was no new supply added in Bangkok's Central Retail District (CRD) area this year with the average rental rate at THB 363.20psf/mo. Additionally, the overall retail market has expanded slightly; vacancy rate rose marginally due to renovations but remained below 10%.

ECONOMIC INDICATORS

	Q2 18	Q3 18	12-month Forecast
GDP Growth	4.6%	3.3%	▲
CPI Growth	1.2%	1.1%	▼
Unemployment	1.1%	1.0%	▼

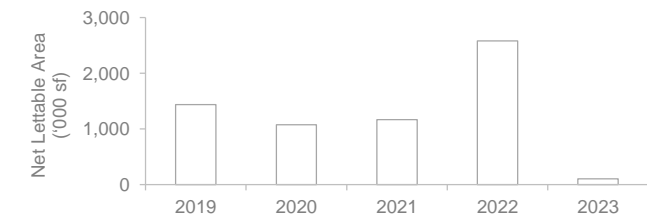
Source: NESDB

OVERALL RENT AND VACANCY



Source: NEXUS

TOTAL BANGKOK SUPPLY PIPELINE



Source: NEXUS

A Cushman & Wakefield Research Publication

DATA INTO ACTION


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A Cushman & Wakefield
Research Publication

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SUBMARKET	INVENTORY (SF)	VACANCY RATE	PLANNED & UNDER CONSTRUCTION (SF)	GRADE A EFFECTIVE RENT		
				THB/SF/MO	US\$/SF/MO	EUR/SF/MO
Siam Square	2,612,797	2.4%	-	THB381.04	US\$11.57	€10.13
Ratchaprasong & Ploenchit	3,181,947	7.9%	-	THB360.04	US\$10.93	€9.58
Phrom Phong	1,301,960	2.5%	645,840	THB348.51	US\$10.58	€9.28
BANGKOK CRD TOTAL	7,096,704	4.7%	645,840	THB363.20	US\$11.03	€9.66

US\$/THB = 32.9362; €/THB = 37.5997

Key Leasing Transaction H2 2018

PROPERTY	SUBMARKET	TENANT	SF	LEASE TYPE
Icon Siam	Non-CRD Thonburi	Takashimaya	387,360	Department Store
Gateway Bangsue	Non-CRD Bangsue	Major Cineplex	41,150	Anchor Tenant

Significant Projects Under Construction

PROPERTY	SUBMARKET	MAJOR TENANT	SF	COMPLETION DATE
Whizdom 101	Non-CRD Sukhumvit	Virgin Active	215,280	1Q 2019
The PARQ – 1 st Phase	Non-CBD Rama IV	N/A	118,404	3Q 2019
Central Village	Non-CRD Bangna	N/A	430,560	3Q 2019
Ekkamai Mall	Non CRD Ekkamai	Donkey Hotae	N/A	3Q 2019
Samyan Mitrtown	Non-CRD Rama IV	N/A	699,400	4Q 2020
Bangkok Mall	Non-CRD Bangna	The Mall Department Store	861,120	4Q 2020
One Bangkok	Non-CRD Rama IV	N/A	N/A	4Q 2021
The Forestias	Non-CBD Bangna	N/A	N/A	2022
EmSphere (Emporium 3)	CRD Phrom Phong	N/A	645,840	2022
CPN's Project At Silom-Rama 4 Junction	Non-CRD Rama IV	N/A	N/A	4Q 2024
Central M	CRD Ratchaprasong & Ploenchit	N/A	N/A	N/A