

MARKETBEATS



0.0%
RENT GROWTH (YOY)

2.9%
VACANCY RATE

0.0 msf
NEW COMPLETION (YTD)

WHAT'S
NEXT

HIGHLIGHTS

Economic growth supports demand

According to the National Economic and Social Development Board (NESDB), in the first quarter of 2019, the Thai economy expanded 2.8% (YoY) compared to 3.6% in the previous quarter. After seasonal adjustments, the economy grew by 1.0% from the fourth quarter (QoQ sa).

In 2019, the Thai economy is projected to grow in the range of 3.3-3.8%. It is expected that the export value will grow by 2.2%, private expenditure and total investment will expand by 4.2% and 4.5%, respectively. Headline inflation is forecasted to lie in the range of 0.7-1.2% and the current account will record a surplus of 5.9% of GDP.

Slower Chinese tourism figures

The tourism sector continued to play an important role in driving the Thai economy. The total number of tourists was recorded at 10.8 million people, increased by 1.8% from the last quarter. This was mainly attributed to tourists from India (25%), Taiwan (17.3%) and Japan (9.6%). In contrast, the number of Chinese tourists declined by 1.7% due to a slow down of the Chinese economy. However, the total amount of tourist revenue rose by 2.3% to 850.2 billion baht.

Market overview

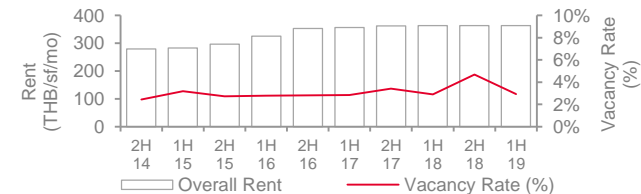
In the first half of 2019, there was no new supply added in Bangkok's Central Retail District (CRD) area. The average rental rate remained unchanged at THB 363.20psf/mo. Additionally, the overall retail market has expanded slightly with the vacancy rate lower than 10%.

ECONOMIC INDICATORS

	Q4 18	Q1 19	12-month Forecast
GDP Growth	3.6%	2.8%	▲
CPI Growth	1.1%	0.9%	■
Unemployment	0.9%	0.9%	▼

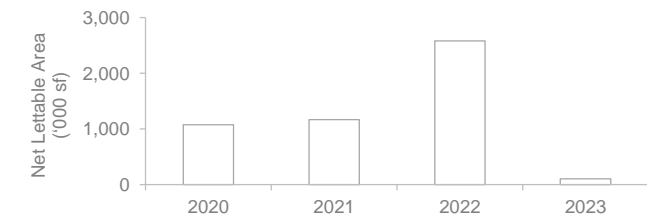
Source: NESDB

OVERALL RENT AND VACANCY



Source: NEXUS

TOTAL BANGKOK SUPPLY PIPELINE



Source: NEXUS



Teerawit Limthongsakul

Executive Director
31st Fl., BKL Building/ Y.W.C.A.
25 South Sathorn Road, Thungmahamek,
Sathorn, BKK 10120, Thailand
Tel: +662 286 8899
teerawit@nexus.co.th

SUBMARKET	INVENTORY (SF)	VACANCY RATE	PLANNED & UNDER CONSTRUCTION (SF)	GRADE A ASKING RENT		
				THB/SF/MO	US\$/SF/MO	EUR/SF/MO
Siam Square	2,612,797	1.9%	-	THB381.04	US\$12.38	€10.88
Ratchaprasong & Ploenchit	3,181,947	4.2%	-	THB360.13	US\$11.70	€10.28
Phrom Phong	1,301,960	2.5%	645,840	THB348.51	US\$11.32	€9.95
BANGKOK CRD TOTAL	7,096,704	4.7%	645,840	THB363.20	US\$11.80	€10.37

US\$/THB = 30,77937; €/THB = 35,03217

Key Leasing Transaction H1 2019

PROPERTY	SUBMARKET	TENANT	SF	LEASE TYPE
The Market Bangkok by Platinum	Non-CRD Pratunam	Let's Relax	8,231	New Lease
Don Don Donki	Non-CRD Sukhumvit	Hello Kitty	16,847	New Lease
Whizdom 101	Non-CRD Sukhumvit	Virgin Active	215,280	New Lease

Significant Projects Under Construction

PROPERTY	SUBMARKET	MAJOR TENANT	SF	COMPLETION DATE
Central Village	Non-CRD Bangna	N/A	430,560	3Q 2019
Silom Centre	Non-CRD Rama IV	N/A	103,296	4Q 2019
Samyan Mitrtown	Non-CRD Rama IV	N/A	699,400	4Q 2019
Simon Outlet Mall	Non-CRD Bangna	N/A	398,120	4Q 2019
The PARQ – 1 st Phase	Non-CBD Rama IV	N/A	118,404	1Q 2020
Siam Scape	CRD Siam Square	N/A	48,140	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
Marketplace Thonglor	Non-CRD Sukhumvit	N/A	39,210	4Q 2021
The Forestias	Non-CBD Bangna	N/A	N/A	2022
EmSphere (Emporium 3)	CRD Phrom Phong	N/A	645,840	2022
Silom Square	Non-CBD Silom	N/A	104,066	1Q 2023
One City Center	CRD Ratchaprasong & Ploenchit	N/A	40,356	1Q 2023
Central Dusit	Non-CRD Rama IV	N/A	N/A	4Q 2024
Central M	CRD Ratchaprasong & Ploenchit	N/A	N/A	N/A

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