

# MARKETBEATS



**1.0%**  
RBF RENT GROWTH  
Y-O-Y

**1.4%**  
RBW RENT GROWTH  
Y-O-Y

**THB 5.3 mil**  
AVERAGE PRICE OF SLP PER  
RAI

## WHAT'S NEXT

## HIGHLIGHTS

### Economics overview

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.

### Market overview

In the first half of 2019, the industrial market in Thailand was more active than it was last year. The average price of Service Land Plots (SLP) was increased by 16% Y-o-Y, especially in the EEC area. The average rental rates of Ready Built Factories (RBF) were increased by 1.0% Y-o-Y. Meanwhile, price of the Ready Built Warehouses (RBW) market was slightly increased by 1.4% Y-o-Y.

### Outlook

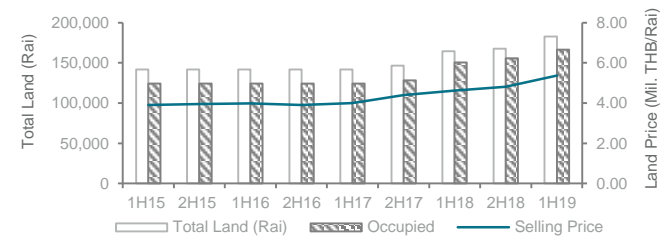
Eastern Economic Corridor (EEC) development policies have energized the market after the government made more progress following the national elections in March. The high-speed rail project linking the three airports (Don Mueang, Suvarnabhumi and U-Tapao) and the Map Ta Phut Industrial Port development project phase 3.1 both successfully passed their respective environmental impact assessments. As a result, industrial estate developers have accelerated the development of SLP to support more investments.

### 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%	▼

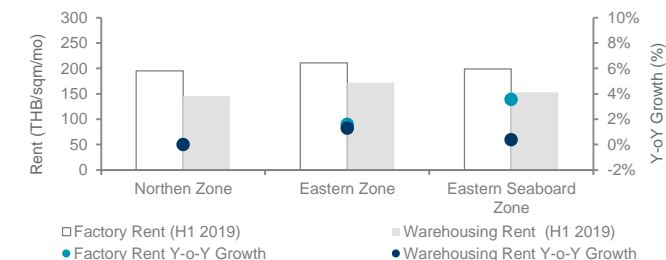
Source: NESDB

### SERVICED LAND PLOT MARKET



Source: Nexus

### READY BUILT INDUSTRIAL RENTAL MARKET



Source: Nexus



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SUBMARKET	INVENTORY (SF)	VACANCY RATE	PLANNED & UNDER CONSTRUCTION (SF)	GRADE A ASKING RENT		
				THB/SF/MO	US\$/SF/MO	EUR/SF/MO
<b>READY BUILT FACTORY</b>						
Northern	8,007,769	42%	n/a	THB 18.16	US\$0.59	€ 0.52
Eastern	8,805,371	10%	n/a	THB 19.63	US\$0.64	€ 0.56
Eastern Seaboard	9,581,941	18%	n/a	THB 18.51	US\$0.60	€ 0.53
<b>READY BUILT FACTORY TOTAL</b>	<b>26,395,081</b>	<b>22%</b>	<b>n/a</b>	<b>THB 18.78</b>	<b>US\$0.61</b>	<b>€ 0.54</b>
<b>READY BUILT WAREHOUSE</b>						
Northern	7,655,805	13%	n/a	THB 13.48	US\$0.44	€ 0.38
Eastern	24,704,949	5%	n/a	THB 16.01	US\$0.52	€ 0.46
Eastern Seaboard	11,551,893	28%	n/a	THB 14.25	US\$0.46	€ 0.41
<b>READY BUILT WAREHOUSE TOTAL</b>	<b>43,912,647</b>	<b>13%</b>	<b>n/a</b>	<b>THB 14.58</b>	<b>US\$0.47</b>	<b>€ 0.42</b>

Remark:

Northern Zone is Ayutthaya, Pathum Thani and Saraburi  
Eastern Zone is Samutprakarn, Chonburi and Chachoengsao  
Eastern Seaboard Zone is Lamchabang and Rayong

US\$/THB = 30.77937; €/THB = 35.03217

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