

THAILAND INDUSTRIAL

Industrial Q4 2019

THB 5.7 Mil
Avg Price of SILP per Rai

YoY Chg
12-Mo. Forecast



2.5%
RBF Rent Growth Y-o-Y



1.9%
RBW Rent Growth Y-o-Y



Source: Nexus Real Estate Advisory

THAILAND ECONOMIC INDICATORS Q3 2019

2.5%
GDP Growth

YoY Chg
12-Mo. Forecast



0.8%
Consumer Spending Growth



1.1%
unemployment



Source: NESDB (National Economic and Social Development Board)

ECONOMY OR SUPPLY

According to the National Economic and Social Development Board (NESDB), the Thai economy in the third quarter of 2019 expanded by 2.4%(YoY), continuing from 2.3% in the previous quarter. After seasonally adjusted, the economy grew by 0.1% from the second quarter (QoQ sa). In the first 9 month of 2019, the Thai economy expanded by 2.5%.

The Thai economy in 2020 is forecasted to expand by 2.7 - 3.7% In all, it is expected that export value will grow by 2.3% while private consumption and total investment will increase by 3.7% and 4.8% respectively. Headline inflation will lie in the range of 0.5 - 1.5% and the current account will record a surplus of 5.6% of GDP.

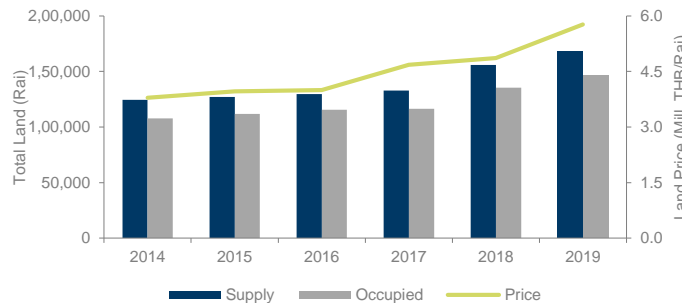
SERVICED INDUSTRIAL LAND PLOT MARKET OVERVIEW

In the year 2019, the serviced industrial land plot market is continuously expanding due to the accelerating of government infrastructure development projects including roads, railways, seaports, and airports. As well as the announcement of special promotion zones which provides benefits to investors who invest in the target business that focuses on using advanced technology and modern innovation. Currently, there are a list of 24 promoted zones in the EEC area, which give a lot of confidence to Thai and foreign investors.

READY-BUILT INDUSTRIAL MARKET OVERVIEW

Factories and ready-built warehouses for rent tend to be more in demand because Thailand is a country in a good location for investment ,and is a transportation hub located in the center of Asia, and have a good infrastructure system. Combined with the growth of the e-commerce business has made the warehouse rental business grow significantly. Because the e-commerce business needs a lot of warehouse space in order to store, sort, and forward various products to both domestic and international consumers.

SERVICED INDUSTRIAL LAND PLOT MARKET



Source: Nexus Real Estate Advisory

READY-BUILT INDUSTRIAL MARKET



Source: Nexus Real Estate Advisory

MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	YTD OVERALL NET ABSORPTION (SF)	OVERALL AVG ASKING RENT (NNN)*
READY BUILT FACTORY					
Northern	8,079,000	3,178,993	39.35%	183,415	\$0.61
Eastern	8,805,371	963,666	10.94%	-110,398	\$0.66
Eastern Seaboard	9,976,295	1,980,023	19.85%	177,551	\$0.62
READY-BUILT FACTORY TOTALS	26,860,666	6,122,682	22.79%	250,568	\$0.63
READY BUILT WAREHOUSE					
Northern	7,550,163	671,263	8.89%	210,681	\$0.46
Eastern	23,047,360	1,736,866	7.54%	-353,175	\$0.52
Eastern Seaboard	11,551,893	1,233,871	10.68%	2,455,421	\$0.48
READY-BUILT WAREHOUSE TOTALS	42,149,416	3,642,000	8.64%	2,312,927	\$0.49

*Rental rates reflect full service asking

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 = 30.1710;

KEY SALES TRANSACTIONS Q4 2019

PROPERTY	SUBMARKET	TENANT	SF	PROPERTY TYPE
WHA Warehouse	Eastern	Alibaba	1,398,800 SF	Warehouse
WHA ESIE 3	Eastern Seaboard	Prinx Chengshan	44.8 HA	Industrial Land

SERVICED INDUSTRIAL LAND PLOT PROJECTS UNDER DEVELOPMENT

PROPERTY	SUBMARKET	OWNER/DEVELOPER	RAI	COMPLETION DATE
Prakasa Industrial	Eastern	VNS Property	1,000	2021
Smart Park Industrial Estate	Eastern Seaboard	IEAT	1,466	2021
Map Ta Phut Industrial Port (Phase 3)	Eastern Seaboard	IEAT	1,000	2024
Asia Industrial Suvarnabhumi (Phase 3)	Eastern	Asia Industrial Estate	800	N/A
WHA Industrial Estate Rayong	Eastern Seaboard	WHA & IRPC	2,152	N/A
Digital Park Thailand	Eastern Seaboard	IEAT & CAT	622	N/A
Rojana Industrial Estate, Nong Yai	Eastern Seaboard	IEAT & Rojana	1,900	N/A

Unit Conversion: 1 Acre = 2.53 Rai

LOCAL MARKET RESEARCH LEAD

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