

MARKETBEAT CONDOMINIUM SNAPSHOT

BANGKOK, THAILAND

nexus
innovative real estate solutions

H2 2018

MARKET OVERVIEW

Economy

The Thai economy in the third quarter of 2018 expanded by 3.3% (%YoY), Compared with 4.6% in the previous quarter. After seasonally adjusted, the economy plateaued from the second quarter (%QoQ sa). For the first nine months of 2018, the Thai economy grew on average by 4.3%.

The overall for 2018 is expected to grow by 4.2%, with 7.2% growth of export value, 4.7% for private consumption and 3.6% of total investment. Headline inflation will be 1.1% and the current account will record a surplus of 6.4% of GDP. All in all, the Thai economy in 2019 is projected to grow in the range of 3.5-4.5%.

Market Overview

In the second half of 2018, the condominium was continuously grow with the new total supply in Bangkok increased by 38,400 units from 80 projects, resulting in 593,700 units in total. The growth rate of supply was around 10% on average and the price increased 6-8% per annum. The locations that attract a lot of new projects are Ratchadapisek and Saphan Khwai-Jatujak, the surrounding area of the city's center.

In term of demand, the number of sold rate was slowed down. Because of the new regulation, the loan-to-value (LTV) ratio will be reduced so many buyers were delay decision.

The average price of condominium market increased by 6% Year-on-Year (Y-o-Y) to 141,000 baht per square meter in the second half of this year. However, the city's center marked the highest increase by 7% Y-o-Y to 231,000 baht per square meter. The surrounding area of the city's center surged by 6% Y-o-Y to 113,000 baht per square meter and the outskirt of Bangkok increased by 1% Y-o-Y to 74,000 baht per square meter, respectively.

Outlook

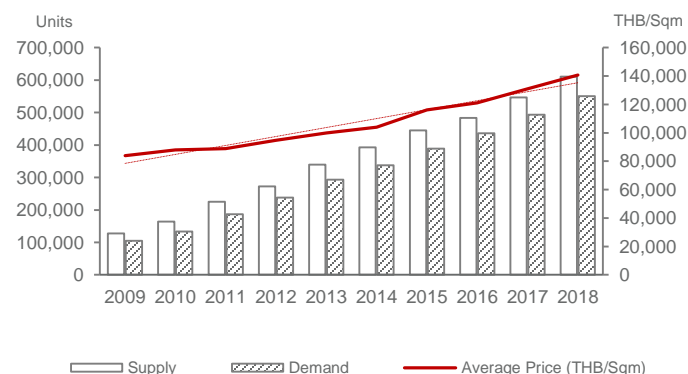
The Bank of Thailand imposed a new requirement on mortgage lending to reduce loan-to-value (LTV) ratio which may have a negative impact, especially on the low-middle market. It will be effective next year. However, the overall market is still expected to be positive.

Economic Indicators

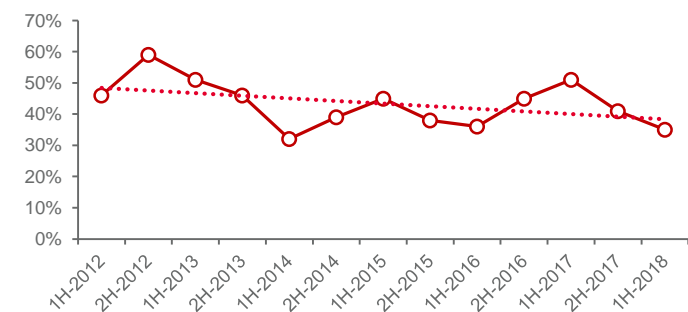
	Q2 18	Q3 18	12-Month Forecast
GDP Growth	4.6%	3.3%	■
CPI Growth	1.2%	1.1%	▼
Unemployment	1.1%	1.0%	▼

Source: National Economic and Social Development Board, Bank of Thailand

Accumulated Condominium Supply in Bangkok



Bangkok Condominium Sale Rate



Bangkok Condominium Price As of June 2018

Location	Price THB/Sqm	% Growth Y-o-Y	Short term Trend
Inner Area	223,000	6%	▲
Outer Area	95,500	3%	■
Overall Bangkok	137,100	5%	▲

Source: Nexus

MARKETBEAT CONDOMINIUM SNAPSHOT

BANGKOK, THAILAND



H2 2018

NEW PROJECTS	DEVELOPER	LAUNCH	LOCATION	UNITS	BUILDING TYPE	PRICE (THB/SQM)	SEGMENT
INNER AREA							
Chewathai Residence Thonglor	Chewathai	2018	Thonglor	130	Low-rise	175,000	High-end
Park Origin Thonglor	Origin	2018	Thonglor	1,164	High-rise	230,000	Luxury
Park Origin Thonglor	Origin	2018	Thonglor	550	High-rise	250,000	Luxury
AESTIQ Thonglor	Real Asset	2018	Thonglor	203	High-rise	280,000	Luxury
The STRAND Thonglor	1.6 Development	2018	Thonglor	198	High-rise	330,000	Super-luxury
Whizdom Asoke-Sukhumvit	MQDC	2018	Asoke	601	High-rise	300,000	Super-luxury
The Collection 16	Siamese Asset	2018	Asoke	443	High-rise	280,000	Luxury
Life Asoke Hype	AP	2018	Asoke	1,253	High-rise	135,000	High-end
EYSE Sukhumvit 43	Singha Estate	2018	Sukhumvit	107	Low-rise	267,000	Luxury
OUTER AREA							
Supalai Veranda Ramkhumheang	Supalai	2018	Ramkhumheang	2,073	High-rise	67,500	Medium-end
IDEO Ratchada-Suttisan	Ananda	2018	Ratchada	410	High-rise	100,000	High-end

Remark: Inner area is followed by;
Sathorn – Bangrak
Pathumwan – Ratchathewi
Wattana – Khlongtoey

Outer area is followed by;
Prakanong – Suan Luang – Bearing
Phayathai – Ratchadapisek
Yannawa – Bangkolam – Klongsan
Ladprao – Wangthonglang
Thonburi – Ratchapruk – Petchkasem

Nexus Real Estate Advisory
Research Publication
www.nexus.co.th

Nexus is a team of highly experienced professionals with access to a worldwide network. We pride ourselves on delivering the best possible real estate solution that fits our clients' objectives.

We are an integrated team of specialized real estate professionals who focus on providing the best solutions for our clients. Equipped with an integrated team of the most talented professionals, over 15 years of reliable services, and global network; Nexus teams currently provide services to many corporations, developers, entrepreneurs, government entities, and financial institutions all around the globe. To learn more, visit www.nexus.co.th

For more information, contact:

Nexus Real Estate Advisory
Teerawit Limthongsakul
Managing Director,
31st Fl., BKK Building/ Y.W.C.A.
25 South Sathorn Road, Thungmahamek,
Sathorn, BKK 10120, Thailand
T. +662 286 8899
E. teerawit@nexus.co.th
W. www.nexus.co.th