

MARKETBEAT

BANGKOK INDUSTRIAL

THB 4.6 Mil.

Average Price of SLP per Rai

4.4%

RBF Rent Growth Y-o-Y

0.6%

RBW Rent Growth Y-o-Y

nexus
innovative real estate solutions

H1 2018

HIGHLIGHTS

Economy

The Thai economy in the first quarter of 2018 expanded by 4.8%. It is expected to expand in the range of 4.2-4.7% (with the midpoint of 4.5%) in 2018, improving from 3.9% and 3.3% in 2017 and 2016 respectively. Most of increased GDP in Q1 2018 come from international trade from import and export sector

Market Overview

In the first half of 2018, the industrial market in Thailand slightly increased. The average price of Service Land Plots (SLP) was increased by 15% Y-o-Y. The average rental rates of Ready Built Factories (RBF) was increased by 4.4% Y-o-Y, especially in Northern zone due to a new motorway construction project linking Bangkok with Korat. It is expected to be done at 2019. Moreover, Ready Built Warehouses (RBW) market was slightly increased by 0.6% Y-o-Y.

Conversion of property funds into REITs

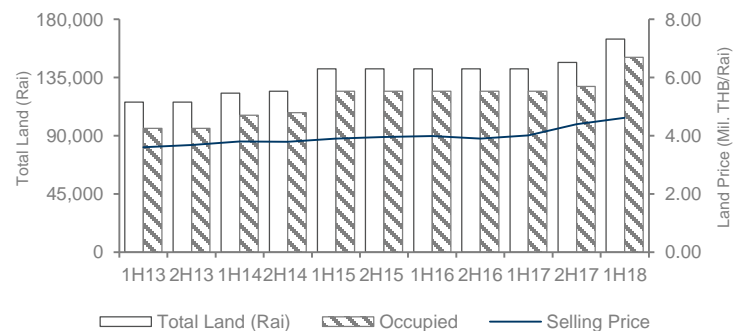
TICON converted three property funds - TFUND, TLOGIS, TGROWTH into TREIT (Ticon Real Estate Investment trust) by fixing a swap ratio at rate of 1 investment units of funds to 0.9874 / 1.0129 / 0.8673 trust units of TREIT by the end of 2017. TREIT's assets were spread in first class industrial area in Thailand, and value of TRIET keep slightly increased which is suitable for investment.

ECONOMIC INDICATORS

	Q4 17	Q1 18	12-Month Forecast
GDP Growth	4.0%	4.8%	▲
CPI Growth	0.7%	1.2%	▲
Unemployment	1.1%	1.2%	■

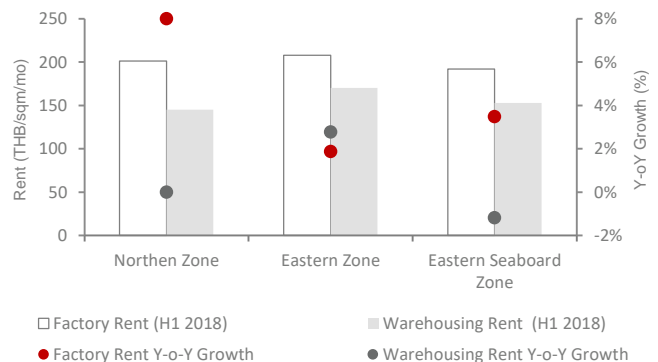
Source: NESDB, Bank of Thailand

SERVICED LAND PLOT MARKET



Source: Nexus Real Estate Advisory

READY BUILT INDUSTRIAL RENTAL MARKET



Source: Nexus Real Estate Advisory

MARKETBEAT

BANGKOK INDUSTRIAL

4.4%

RBF Rent Growth Y-o-Y

0.6%

RBW Rent Growth Y-o-Y

nexus
innovative real estate solutions

H1 2018

SUBMARKET	INVENTORY (SQM)	VACANCY RATE	PLANNED & UNDER CONSTRUCTION (SQM)	GRADE A EFFECTIVE RENT		
				THB/SQM/MO	US\$/SF/MO	EUR/SF/MO
READY BUILT FACTORY						
Northern	686,226	33%	n/a	THB 181	US\$0.57	€ 0.48
Eastern	772,843	10%	n/a	THB 200	US\$0.59	€ 0.50
Eastern Seaboard	852,515	18%	n/a	THB 188	US\$0.54	€ 0.46
READY BUILT FACTORY TOTAL	2,311,584	20%	n/a	THB 189	US\$0.57	€ 0.48
READY BUILT WAREHOUSE						
Northern	711,506	11%	n/a	THB 145	US\$0.41	€ 0.35
Eastern	2,135,812	8%	n/a	THB 165	US\$0.48	€ 0.41
Eastern Seaboard	1,143,648	35%	n/a	THB 153	US\$0.43	€ 0.37
READY BUILT WAREHOUSE TOTAL	3,990,966	13%	n/a	THB 154	US\$0.44	€ 0.37

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 = 32.92; €/THB = 38.68