

THB 4.4 Mil.

Average Price of SLP per Rai

H2 2017

HIGHLIGHTS

Economy

Thailand's economy grew by 4.3 % in Q3 2017, speeding up from 3.8 % in the previous quarter. In 2018, the Thai economy is projected to grow by 3.6% – 4.6%, supported by a favorable growth of the global economy, an acceleration of public investment, the improving trend of private investment, the continual expansion of key production sectors, and the improvement of employment and household income conditions.

Market Overview

In second half of 2017, the industrial market in Thailand still stable. The average price of Serviced Land Plots (SLP) was stable while the average rental rates of Ready Built Factories (RBF) and Ready Built Warehouses (RBW) were slightly decreased by 1.4% and 0.3% from the same period of last year.

Outlook

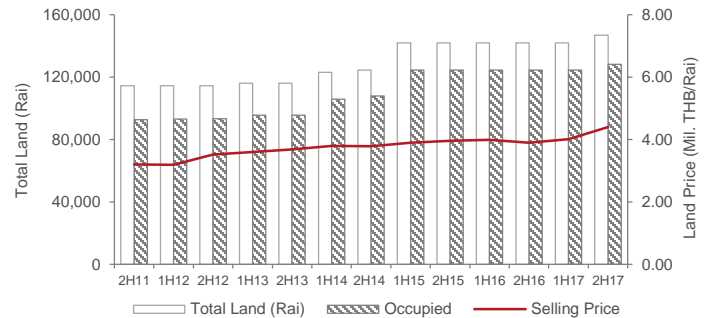
There is a strong invested in the Eastern Economic Corridor (EEC) project in Chonburi, Chachoengsao, and Rayong by thai government includes the expansion of U-Tapao Airport, Laem Chabang Sea Port, Map Taphut Sea Port, and railway projects. According to Thailand Board of Investment (BOI), investments in the EEC in the same period were 150 applications totaling THB87 billion, which accounted for 30% of overall investment applications. It is expected to reach the goal of THB150 billion by the end of this year.

ECONOMIC INDICATORS

	Q2 17	Q3 17	12-Month Forecast
GDP Growth	3.8%	4.3%	▲
CPI Growth	0.67%	0.70%	▲
Unemployment	1.2%	1.2%	■

Source: National Economic and Social Development Board, 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

0.0%

RBF Occupancy
Increase Y-o-Y

4.7%

RBW Occupancy
Increase Y-o-Y

nexus
innovative real estate solutions

H2 2017

SUBMARKET	INVENTORY (SQM)	VACANCY RATE	PLANNED & UNDER CONSTRUCTION (SQM)	GRADE A EFFECTIVE RENT		
				THB/SQM/MO	US\$/SQM/MO	EUR/SQM/MO
READY BUILT FACTORY						
Northern	686,226	42%	n/a	THB 181	US\$5.50	€ 4.67
Eastern	743,143	13%	n/a	THB 200	US\$6.10	€ 5.17
Eastern Seaboard	852,515	29%	n/a	THB 188	US\$5.72	€ 4.85
READY BUILT FACTORY TOTAL	2,281,884	28%	n/a	THB 189	US\$5.77	€ 4.90
READY BUILT WAREHOUSE						
Northern	672,506	12%	n/a	THB 145	US\$4.42	€ 3.75
Eastern	2,081,267	6%	n/a	THB 165	US\$5.02	€ 4.25
Eastern Seaboard	1,099,230	31%	n/a	THB 153	US\$4.67	€ 3.96
READY BUILT WAREHOUSE TOTAL	3,853,003	14%	n/a	THB 154	US\$4.70	€ 3.99

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 = 32.81; €/THB = 38.68