



*Bangkok **Property Market** Overview 2Q14*

Mini MRE@TBS – Real Estate Market Facts and Information

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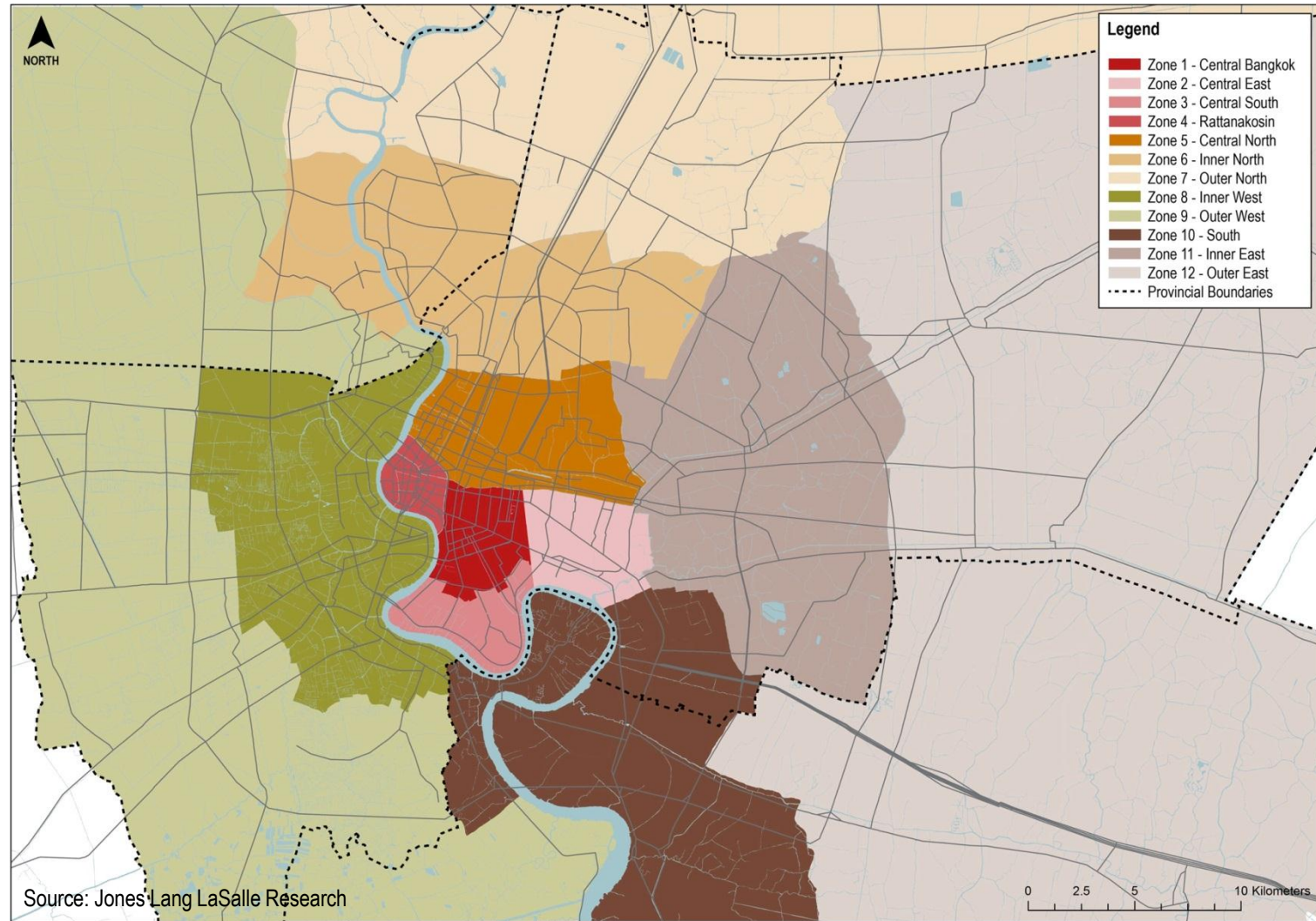
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1. Introduction – Taxonomy Map



1. Introduction – Taxonomy Definitions

| Zone | Taxonomy | Districts | Major Roads |
|------|-----------------|--|---|
| 1 | Central Bangkok | Bang Rak, Pathum Wan, Sathorn | Si Phraya, Surawongse, Silom, Sathorn, Rama IV, Phaya Thai, Wireless, Ploenchit, Rama I, Langsuan, Ruamrudee, Ratchadamri, Siam |
| 2 | Central East | Khlong Toey, Wattana | Rama IV, Sukhumvit, Nana, Asoke, Phrom Pong, Ekkamai, Thong Lor, Onnut |
| 3 | Central South | Bang Kho Laem, Yannawa | Rama III, Charoenkrung, Sathu Pradit, Charoen Rat |
| 4 | Rattanakosin | Phra Nakhon, Prom Pap Sattru Phai, Samphanthawong | Yaowarat, Charoenkrung, Warachak / Chakkrawat, Maha Chai, Lan Luang |
| 5 | Central North | Din Daeng, Dusit, Huay Kwang, Phaya Thai, Ratchathewei | Ratchadaphisek, Phahon Yothin, Petchaburi, Rama IX, Ratchawithi, Sri Ayutthaya, Pradipat / Sutthisan, Vibhavadee-Rangsit |
| 6 | Inner North | Bang Sue, Chatuchak, Lat Phrao, Muang Nonthaburi | Phahon Yothin, Ratchaphisek, Vibhavadee-Rangsit, Wong Sawang, Tiwanon, Rattanathibet / Ngamwongwan, Ratchapruek |
| 7 | Outer North | Bang Khen, Don Muang, Lak Si, Sai Mai, Pak Kret, Muang Pathum Thani, Khlong Luang, Thanyaburi, Nong Suea, Lat Lum Kaeo, Lam Luk Ka, Sam Khok | Phahon Yothin, Vibhavadee-Rangsit, Chaeng Wattana, Chaiya Pruek, Lam Luk Ka, Rangsit-Nakhon Nayok, Ram Intra |
| 8 | Inner West | Bang Phlat, Bangkok Noi, Bangkok Yai, Chom Thong, Khlong San, Pasi Charoen, Rat Burana, Taling Chan, Thonburi | Charansanitwongse, Petchkasem, Krung Thonburi, Ratchapruek, Borommaratchachonnan, Sirinthorn, Rama II, Nakhon In |
| 9 | Outer West | Bang Bon, Bang Khae, Bang Khun Thien, Nong Khaem, Thawi Wattana, Thung Khru, Phra Samut Chedi, Bang Kruai, Bang Yai, Bang Bua Thong, Sai Noi | Rama II, Petchkasem, Kanchanphisek, Ekchai, Pracha Uthit, Ratchapruek, Borommaratchachonnan, Nakhon In, Rattanathibet |
| 10 | South | Bang Na, Phra Kanong, Muang Samut Prakan, Phra Pradaeng | Suk Sawat, Sukhumvit, Bearing, Thepharak, Phraeksa |
| 11 | Inner East | Bang Kapi, Bung Kum, Khan Na Yao, Prawet, Saphan Sung, Suan Luang, Wang Thonglang | Ramkhamhaeng, Lat Krabang, Onnut, Srinagarinda, Phathanakan, Seri Thai, Ram Intra – Nawamin, Lat Phrao |
| 12 | Outer East | Khlong Sam Wa, Lat Krabang, Min Buri, Nong Chok, Bang Bo, Bang Sao Thong, Bang Phli | Ramkhamhaeng, Lat Krabang, Seri Thai, Nimit Mai, Rom Khiao, King Kaew, Suwinthawong |

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2. Thailand Overview – Introduction

Basic Facts



Source: Jones Lang LaSalle Research

| Indicator | Description |
|--------------------------|--|
| Population (2013 Est.) | 68,577,820 (48.32% Urban) |
| Land Area | 513,120 sqkm (Density - 137 persons / sqkm) |
| Administrative Geography | 77 Provinces; grouped in 6 Administrative regions |
| Government | Constitutional Monarchy (Parliamentary) |
| Language | Thai, English (secondary), ethnic & regional dialects |
| Ethnic Diversity | Thai 75%, Chinese 14%, other 11% |
| Religion (2010) | Buddhism (93.58%), Islam (4.94%), Other (1.48%) |
| Literacy (2010) | 96.42% |
| Higher Education (2013E) | 9.57% of Population with Bachelor's Degree or higher |
| Currency | Thai Baht (THB) // 1 USD = 32.96 THB (4Q2013) |
| GDP (2013) | 387 Billion USD |
| GDP per Capita (2013) | 5,651 USD |
| Capital City | Bangkok |
| Key Tourism Destinations | Bangkok, Phuket, Koh Samui, Pattaya, Chiang Mai, Hua Hin |

Source: Jones Lang LaSalle Research, National Statistics Office (NSO), National Economic and Social Development Board (NESDB), Bank of Thailand (BOT), International Monetary Fund (IMF)

2. Thailand Overview – Current Economic Conditions

Basic Facts

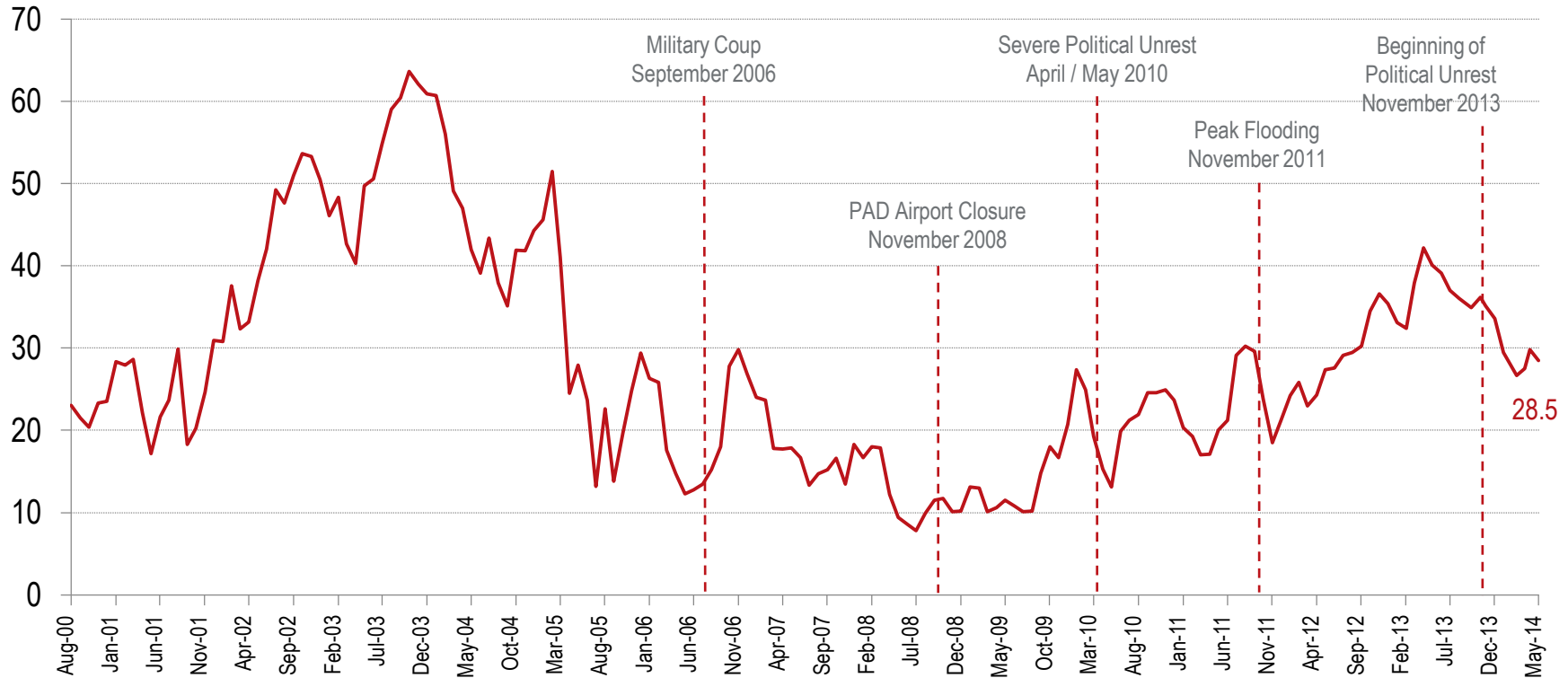
| Indicator | 2010 | 2011 | 2012 | 2013 | 1Q13 | 1Q14 |
|---|------------|------------|------------|------------|---------|--------|
| Population (2010 Census, 2011-13 Est.) | 65,981,659 | 66,784,196 | 67,648,791 | 68,577,820 | n/a | n/a |
| Unemployment Rate | 1.04% | 0.68% | 0.66% | 0.72% | 0.72% | 0.88% |
| Real GDP Growth (Y-O-Y change) | 7.8% | 0.1% | 6.5% | 2.9% | 5.4% | -1.4% |
| Nominal GDP (Million USD) | 319,339 | 345,833 | 355,060 | 387,534 | 100,652 | 92,966 |
| Nominal GDP per Capita (USD) | 4,839 | 5,178 | 5,248 | 5,651 | n/a | n/a |
| Balance of Payments (Million USD) | 31,324 | 1,214 | 5,265 | -5,049 | 2,602 | -462 |
| Current Account Balance (Million USD) | 10,023 | 4,105 | -1,470 | -2,790 | 70 | 8,226 |
| Current Account Balance (Share of GDP) | 3.14% | 1.19% | -0.41% | -0.72% | n/a | n/a |
| Exports (Goods & Services, Real Y-O-Y change) | 14.69% | 9.49% | 3.08% | 4.20% | 8.31% | -0.04% |
| CPI – Headline Inflation (Y-O-Y change) | 3.28% | 3.81% | 3.00% | 2.18% | 3.10% | 2.11% |
| Policy Interest Rate (Level, End-Period) | 2.00% | 3.25% | 2.75% | 2.25% | 2.75% | 2.00% |
| Exchange Rate (THB to 1 USD) | 31.73 | 30.49 | 31.08 | 30.73 | 29.80 | 32.66 |

Source: Jones Lang LaSalle Research, National Statistics Office (NSO), National Economic and Social Development Board (NESDB), Bank of Thailand (BOT), International Monetary Fund (IMF) – Last updated 25 June 2014

The Thai economy in the first quarter 2014 decreased by 0.6%, in contrast to a rise of 0.6% in the previous quarter. Such decrease was a result of contractions in both domestic and external demand. Household consumption dropped by 3.0%, compared to a fall of 4.1% in the previous quarter as consumption on durable goods continuously decreased. Meanwhile, consumption on semi-durable goods, non-durable goods and net services grew in favorable pace. Total investment declined by 9.8%, compared to a fall of 11.4% in the previous quarter, due to drops in public and private investment by 19.3% and 7.3%, respectively. Government consumption grew by 2.9%. Net exports of goods and services increased by 28.8%, compared to a rise of 25.6% in previous quarter. This comprised of a 0.8% rise in exports of goods, a 4.2% fall in service receipt, a 12.0% fall in imports of goods and an 11.2% increase in service payment.

2. Thailand Overview – Consumer Confidence

Recent Historical Events and the CCI

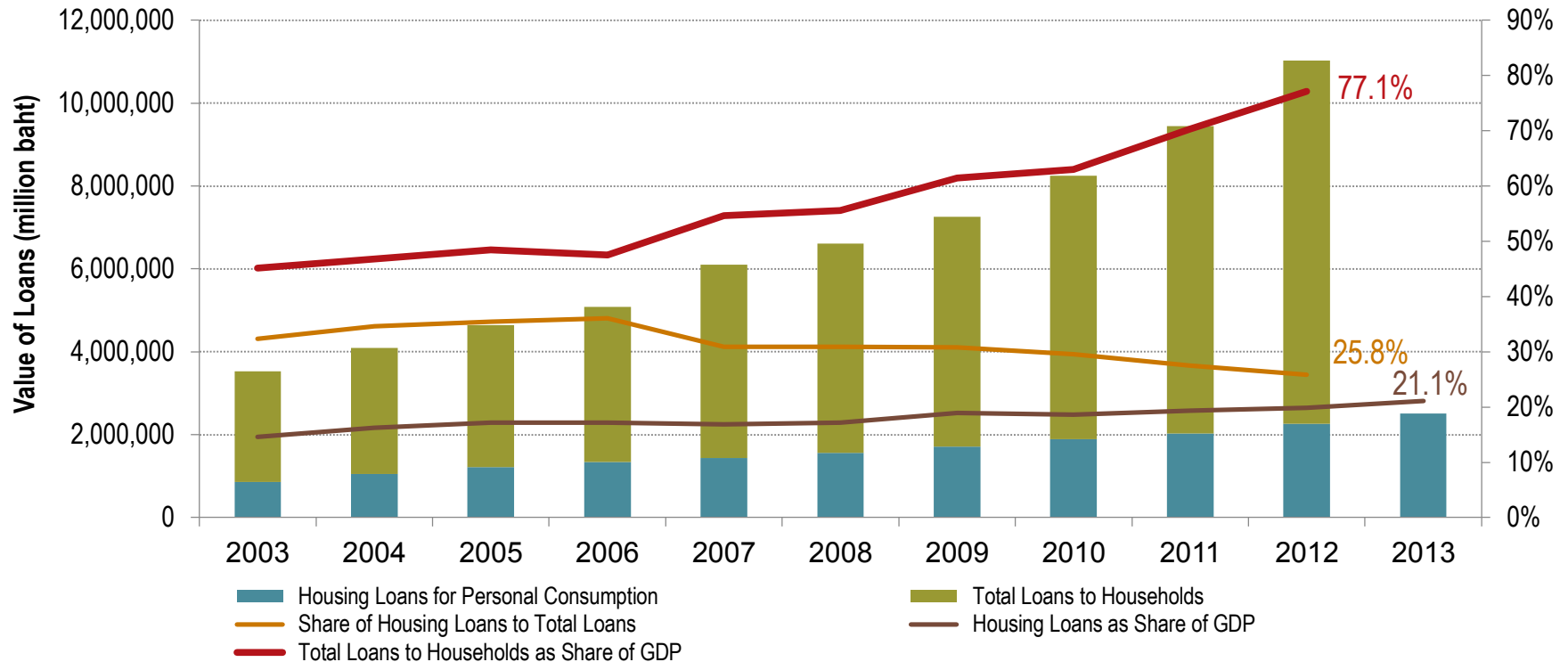


Source: Jones Lang LaSalle Research, Bureau of Trade and Economic Indices (Ministry of Commerce) – Last updated 25 June 2014

The Consumer Confidence Index in Thailand fell to 28.5 in May 2014, down from 29.8 in April 2014 as consumers expressed mixed reactions to the military coup on 22 May 2014. The overall general decline in CCI, which began in April 2013, has been exacerbated and indeed largely driven by the current round of political tension which began in November 2013.

2. Thailand Overview – Household Finances

Mortgages and Household Loans

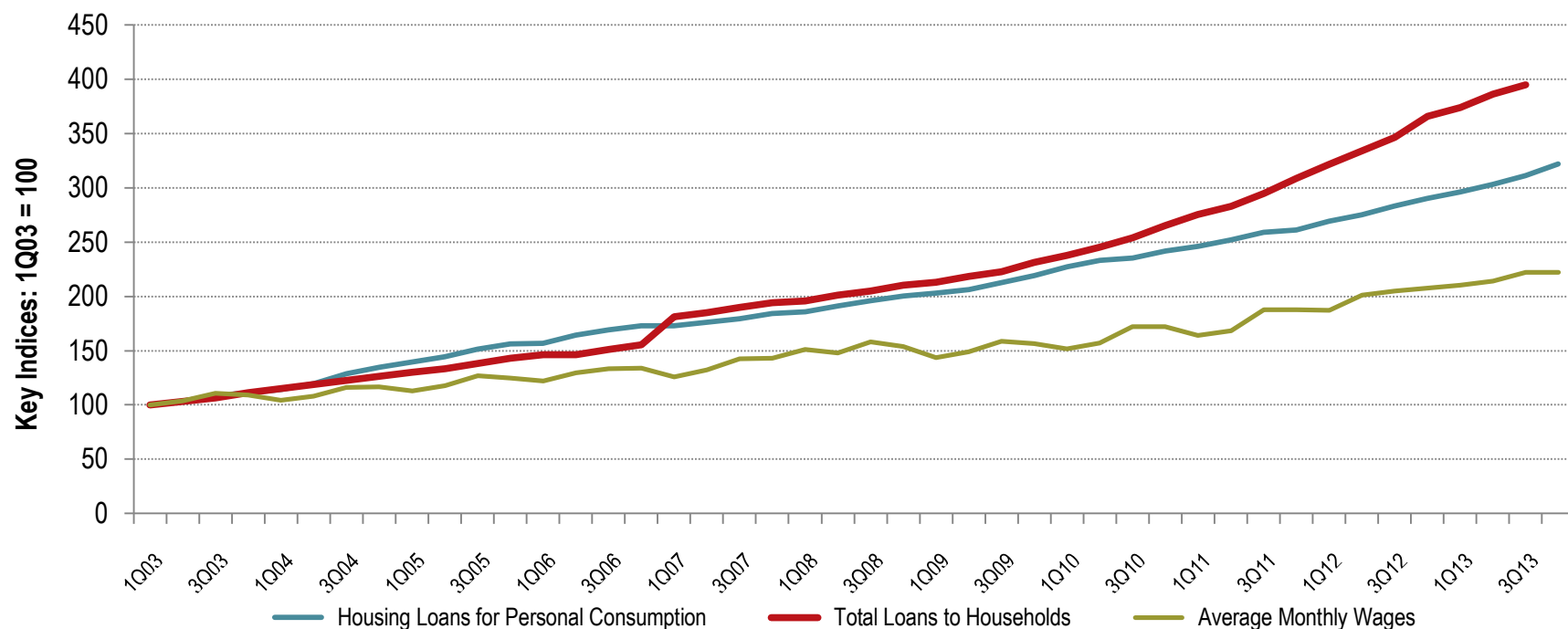


Source: Jones Lang LaSalle Research, Bank of Thailand (BOT) – Last updated 19 February 2014.

Note: Housing Loans for Personal Consumption are assumed to be equivalent to mortgage loans while Total Loans include other types of credit, including automobiles loans and credit cards.

2. Thailand Overview – Household Finances

Average Monthly Wages and Household Debt



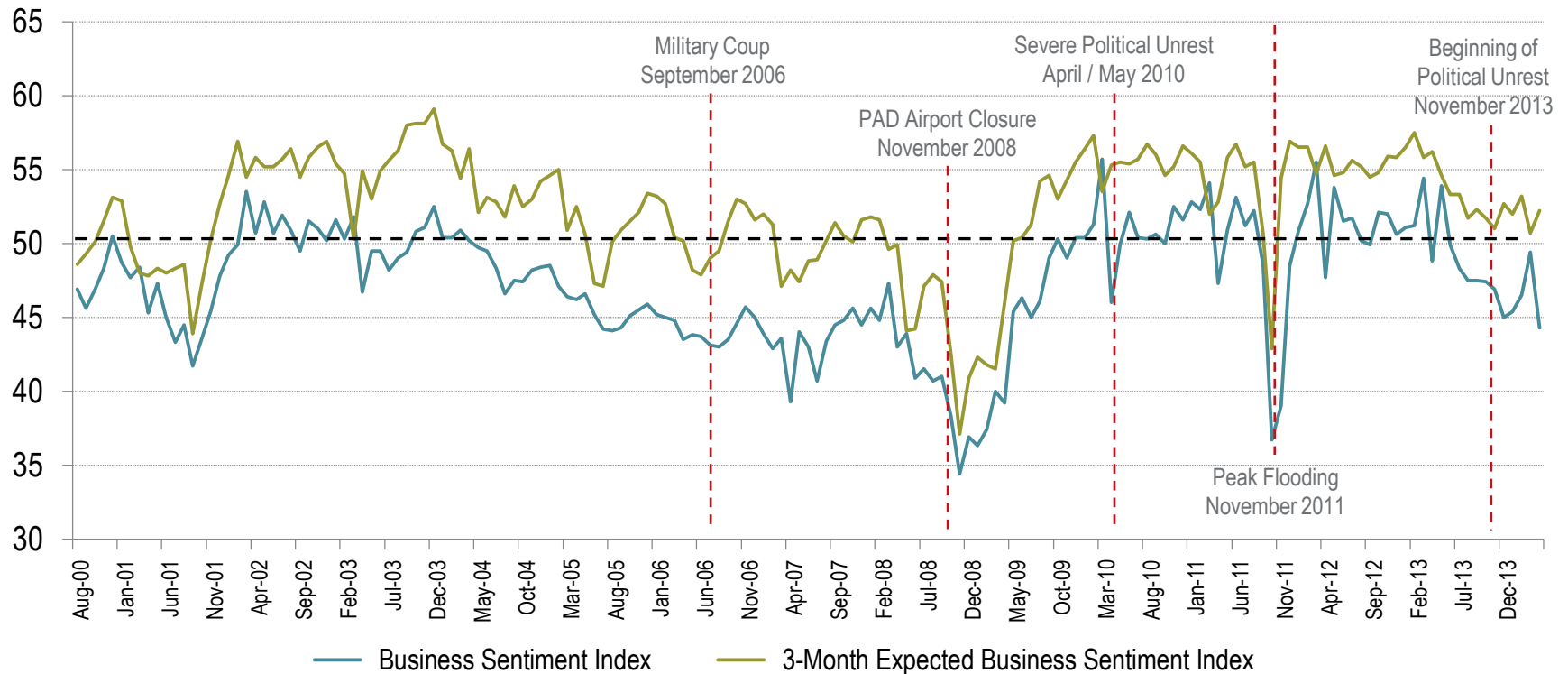
Source: Jones Lang LaSalle Research, Bank of Thailand (BOT) – Last updated 25 June 2014

*Note: Wages represent occupation-based income across all economic sectors, both public and private, and do not include other sources such as investments, remittances, etc.

| Key Indicators | CAGR | | |
|--|-------------|-------------|-------------|
| | 2003 – 2008 | 2008 – 2013 | 2003 – 2013 |
| Total Loans to Households | 11.60% | 13.81% | 12.41% |
| Housing Loans for Personal Consumption | 15.08% | 9.76% | 14.72% |
| Average Monthly Wages (Nominal) | 8.05% | 6.83% | 8.32% |

2. Thailand Overview – Business Sentiment

Recent Historical Events and the BSI



Source: Jones Lang LaSalle Research, Bank of Thailand (BOT);

Note: An Index level of 50 indicates unchanged sentiment, thus a level more than 50 is positive and less than 50 is negative *Last updated 25 June 2014*

The Business Sentiment Index rose to 44.3 in April 2014, down from 49.4 in March 2014. Despite concerns over a weak economy and ongoing political tension, the 3-month outlook in April *remains positive at 52.2, up from 50.7 in March.*

2. Thailand Overview – Economic Outlook

Key Economic Indicators – Annual Forecast (Percent Change)

| | 2009 | 2010 | 2011 | 2012 | 2013F | 2014F | 2015F | 2016F | 2017F | 2018F |
|--|-------|------|------|------|-------|-------|-------|-------|-------|-------|
| <i>Real Growth of GDP and Its Components</i> | | | | | | | | | | |
| Gross Domestic Product (GDP) | -2.3 | 7.8 | 0.1 | 6.5 | 2.9 | -0.2 | 5.2 | 4.7 | 4.5 | 4.5 |
| Domestic Demand | -6.7 | 10.2 | 0.9 | 9.4 | 1.4 | -5.4 | 5.2 | 4.6 | 4.6 | 4.7 |
| Private Consumption | -1.1 | 4.8 | 1.3 | 6.7 | 0.3 | -0.8 | 4.3 | 4.5 | 4.4 | 4.5 |
| Government Consumption | 7.5 | 6.4 | 1.1 | 7.5 | 4.9 | -2.2 | 7.4 | 3.7 | 3.2 | 3.2 |
| Real Fixed Investment | -9.2 | 9.4 | 3.3 | 13.2 | -2.0 | -6.5 | 7.7 | 5.3 | 5.2 | 5.2 |
| Exports of Goods & NF Services | -12.5 | 14.7 | 9.5 | 3.1 | 4.2 | 1.6 | 8.0 | 7.2 | 6.5 | 5.9 |
| Imports of Goods & NF Services | -21.5 | 21.5 | 13.7 | 6.2 | 2.3 | -5.3 | 8.9 | 7.9 | 7.3 | 6.7 |
| GDP Deflator | 1.9 | 3.7 | 4.2 | 1.4 | 1.7 | 2.3 | 2.5 | 2.6 | 2.7 | 2.7 |
| Consumer Price Index | -0.9 | 3.3 | 3.8 | 3.0 | 2.2 | 2.3 | 2.5 | 2.6 | 2.7 | 2.7 |
| <i>Unemployment</i> | | | | | | | | | | |
| Unemployment Rate | 1.5 | 1.0 | 0.7 | 0.7 | 0.7 | 1.7 | 1.5 | 1.5 | 1.5 | 1.4 |
| <i>Interest Rates</i> | | | | | | | | | | |
| Policy Interest Rate | 1.4 | 1.5 | 3.0 | 3.0 | 2.6 | 2.0 | 2.5 | 4.3 | 5.5 | 5.5 |
| Short-term Rate | 1.6 | 1.6 | 3.1 | 3.1 | n/a | n/a | n/a | n/a | n/a | n/a |
| Long-Term Gov. Bond Yield (12-Yr) | 3.9 | 3.6 | 3.7 | 3.5 | 3.8 | 4.2 | 5.8 | 6.1 | 6.2 | 6.2 |

Source: Oxford Economics, Last Revised 25 June 2014

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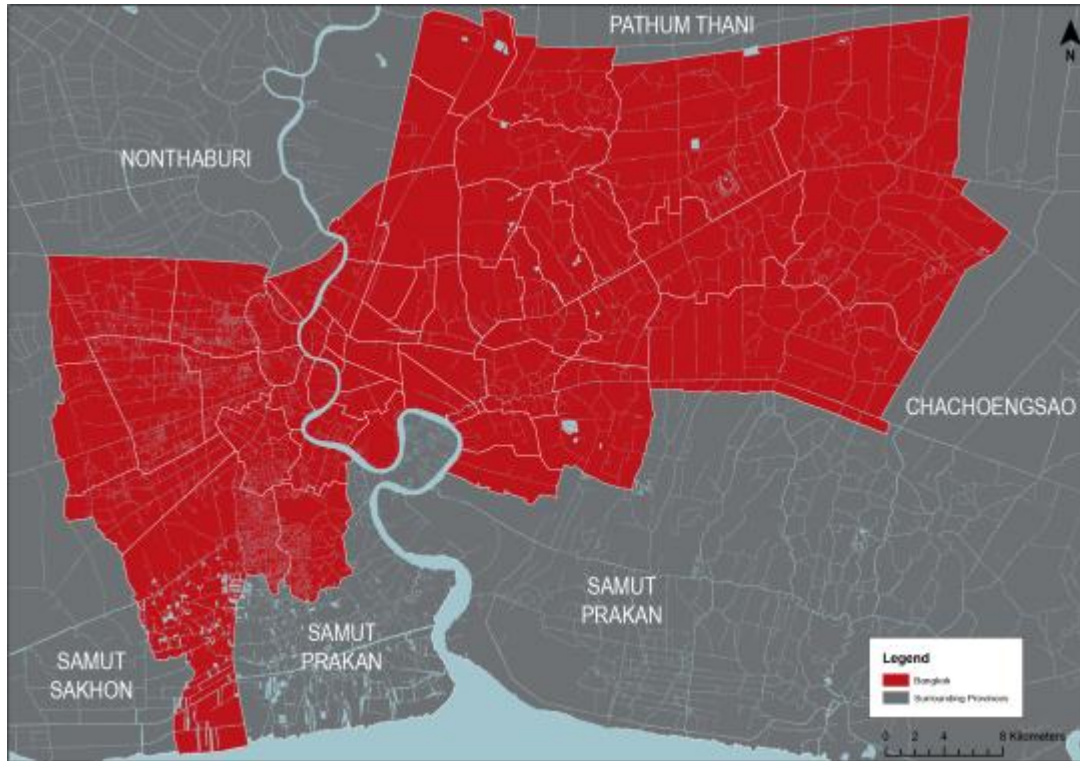
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3. Bangkok Overview – Introduction

Basic Provincial Facts



Bangkok is the capital and largest city in Thailand, with an estimated population of nearly 9 million (2013).

It lies at the heart of the Bangkok Metropolitan Region, which has a population of 16.3 million people, encompassing the neighbouring provinces of Nakhon Pathom, Nonthaburi, Pathum Thani, Samut Prakan, and Samut Sakhon.

Bangkok alone accounts for 32% of national GDP and is home to more than 34% of Thailand's college-educated population.

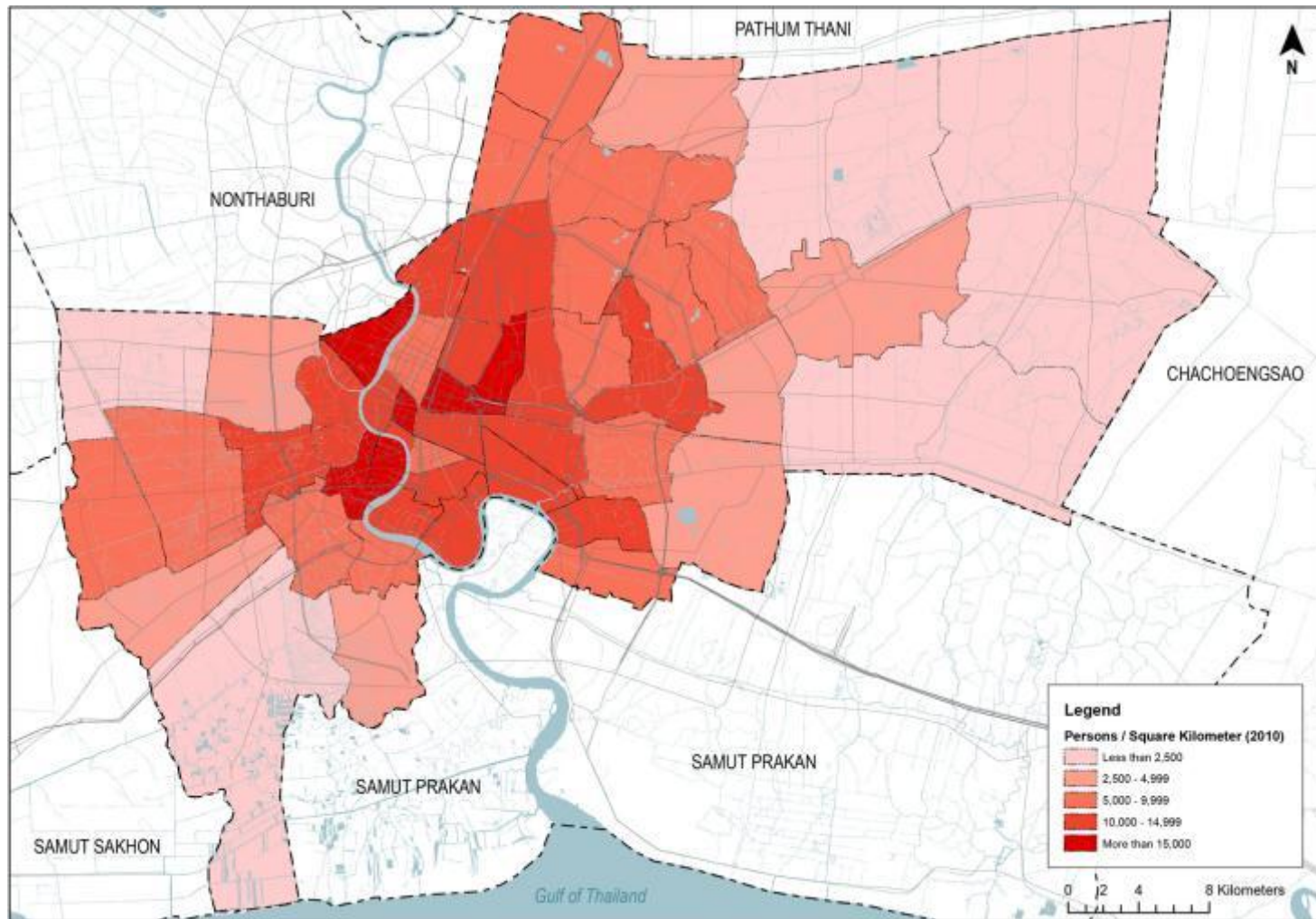
| Indicator | Description |
|--------------------------|---|
| Population (2013 Est.) | 8,999,507 |
| Land Area | 1,589 sqkm (Density – 5,293 persons / sqkm) |
| Administrative Geography | 50 Districts (Khet) |
| Government | Self-Administered |

| Indicator | Description |
|--------------------------|---|
| Literacy (2010) | 97.50% |
| Higher Education (2013E) | 24.68% of Population with Bachelor's Degree or higher |
| GDP (2011) | 3.3 Trillion THB // 122 Billion USD |
| GDP per Capita (2011) | 390,508 THB // 12,588 USD |

Source: Jones Lang LaSalle Research, National Statistics Office (NSO), National Economic and Social Development Board)

3. Bangkok Overview – Provincial Demography

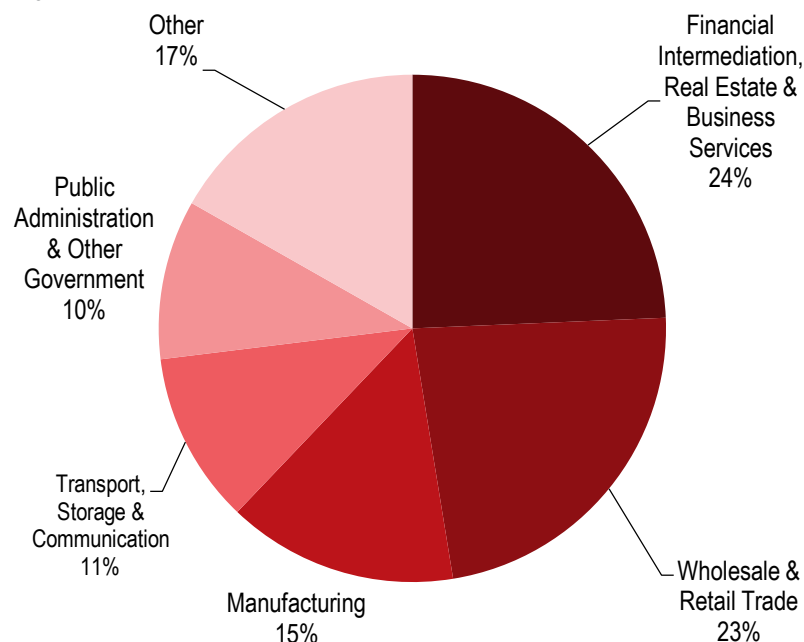
Population Density by District (2010)



Source: Jones Lang LaSalle Research, National Statistics Office (NSO)

3. Bangkok Overview – Economic Structure (2011)

Key Provincial Economic Indicators



Bangkok's economy is considerably more diverse than Thailand's as a whole. As the national capital, its professional services (FIRE) sector and Public Administration / Gov't sector are much larger, relative to national shares. This diversity is reflected in Bangkok's considerably higher than (national) average household incomes and its large share of the nation's educated population.

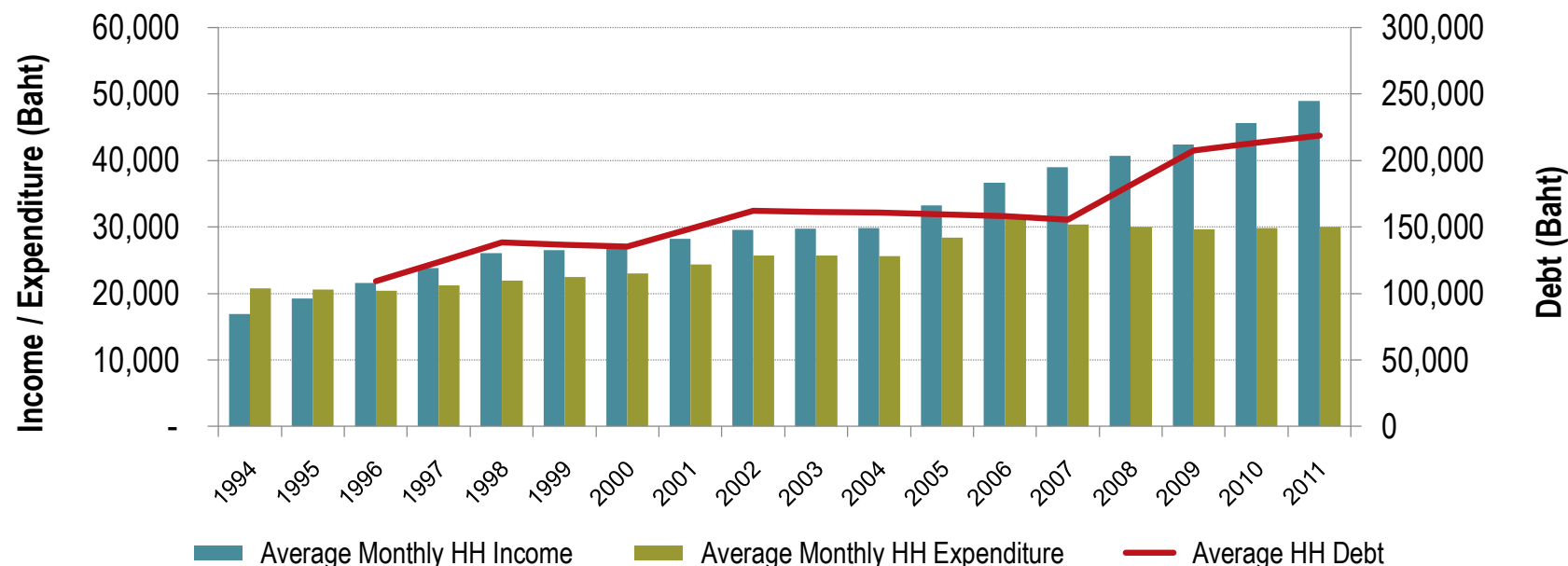
| Indicator | 2008 | 2009 | 2010 | 2011 |
|--------------------------------|--------|--------|--------|--------|
| Nominal GDP (Billion THB) | 2,926 | 2,927 | 3,107 | 3,331 |
| Nominal GDP Growth (Y-O-Y) | 4.10% | 0.03% | 6.13% | 7.23% |
| FIRE (Services) Share | 23.61% | 23.21% | 23.54% | 24.33% |
| FIRE Growth (Y-O-Y) | 4.90% | -1.67% | 7.61% | 10.86% |
| Trade Share | 22.51% | 22.84% | 23.40% | 23.10% |
| Trade Growth (Y-O-Y) | 5.21% | 1.50% | 8.74% | 5.83% |
| Manufacturing Share | 14.62% | 14.44% | 14.12% | 14.69% |
| Manufacturing Growth (Y-O-Y) | -3.07% | -1.18% | 3.75% | 11.57% |
| Transport etc., Share | 11.84% | 11.65% | 11.44% | 10.93% |
| Transport etc., Growth (Y-O-Y) | 2.69% | -1.51% | 4.19% | 2.47% |
| Public Admin / Gov't Share | 9.98% | 10.76% | 10.25% | 10.16% |
| Public Admin / Gov't (Y-O-Y) | 13.78% | 7.86% | 1.10% | 6.33% |
| Other Share | 17.44% | 17.09% | 17.25% | 16.78% |
| Other Growth (Y-O-Y) | 3.98% | -2.00% | 7.13% | 4.32% |

Source: Jones Lang LaSalle Research, National Economic and Social Development Board (NESDB)

Wholesale and Retail Trade accounted for 23.10% of total output in 2011 (making it the 2nd largest sector) though it grew relatively slowly due to the severe flooding in 2H11.

3. Bangkok Overview – Household Finances

Key Provincial Economic Indicators



Source: Jones Lang LaSalle Research, National Statistics Office (NSO)

Average Monthly Household (HH) income in Bangkok has been steadily increasing (in nominal terms) since at least 1994. Between 2006 and 2011, average incomes increased by 5.95%, reaching 48,951 baht per HH in 2011. At the same time, expenditures declined slightly while disposable income (income minus expenditure) grew rapidly, at 28.31% per year. Notably, the debt to income ratio has also increased.

| Indicator | 2006 | 2011 | CAGR* |
|--|---------|---------|--------|
| Average Monthly HH Income (Baht) | 36,658 | 48,951 | 5.95% |
| Average Monthly HH Expenditure (Baht) | 31,199 | 29,969 | -0.80% |
| Average Monthly Disposable Income (Baht) | 5,459 | 18,982 | 28.31% |
| Average Annual HH Income (Baht) | 439,896 | 587,412 | 5.95% |
| Average HH Debt (Baht) | 158,059 | 218,741 | 6.71% |
| Average HH Debt to Income Ratio | 35.93% | 37.24% | n/a |

* Note: CAGR = Compound Annual Growth Rate

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4. Bangkok Office Market – Overall Market 2Q14

Market-Wide Summary, 2Q14

| | Overall Bangkok | | | | |
|--|-----------------|-----------|-----------|--------------|--------------|
| | 2Q14 | 1Q14 | 2Q13 | Q-O-Q Change | Y-O-Y Change |
| Net Absorption (sqm) | 17,056 | 35,963 | n/a | -60.2% | n/a |
| Prime Grade (Grade A) | 16,056 | 24,962 | n/a | -49.5% | n/a |
| Non-Prime Grade | 1,000 | 11,001 | n/a | -90.9% | n/a |
| Total Supply (sqm, NLA) | 8,189,654 | 8,189,654 | 8,079,553 | 0.0% | 1.4% |
| Prime Grade (Grade A) | 2,716,409 | 2,716,409 | 2,770,900 | 0.0% | -2.0% |
| Non-Prime Grade | 5,473,245 | 5,473,245 | 5,308,653 | 0.0% | 3.1% |
| Vacancy Rate | 9.7% | 10.0% | 11.7% | -21 bps | -205 bps |
| Prime Grade (Grade A) | 7.3% | 7.9% | 9.1% | -59 bps | -178 bps |
| Non-Prime Grade | 10.9% | 10.9% | 13.1% | -2 bps | -226 bps |
| Average Gross Rent (THB / sqm / month) | 475 | 468 | 439 | 1.4% | 8.2% |
| Prime Grade (Grade A) | 554 | 550 | 511 | 0.7% | 8.2% |
| Non-Prime Grade | 447 | 440 | 416 | 1.5% | 7.4% |

Source: JLL Research

4. Bangkok Office Market – CBA 2Q14

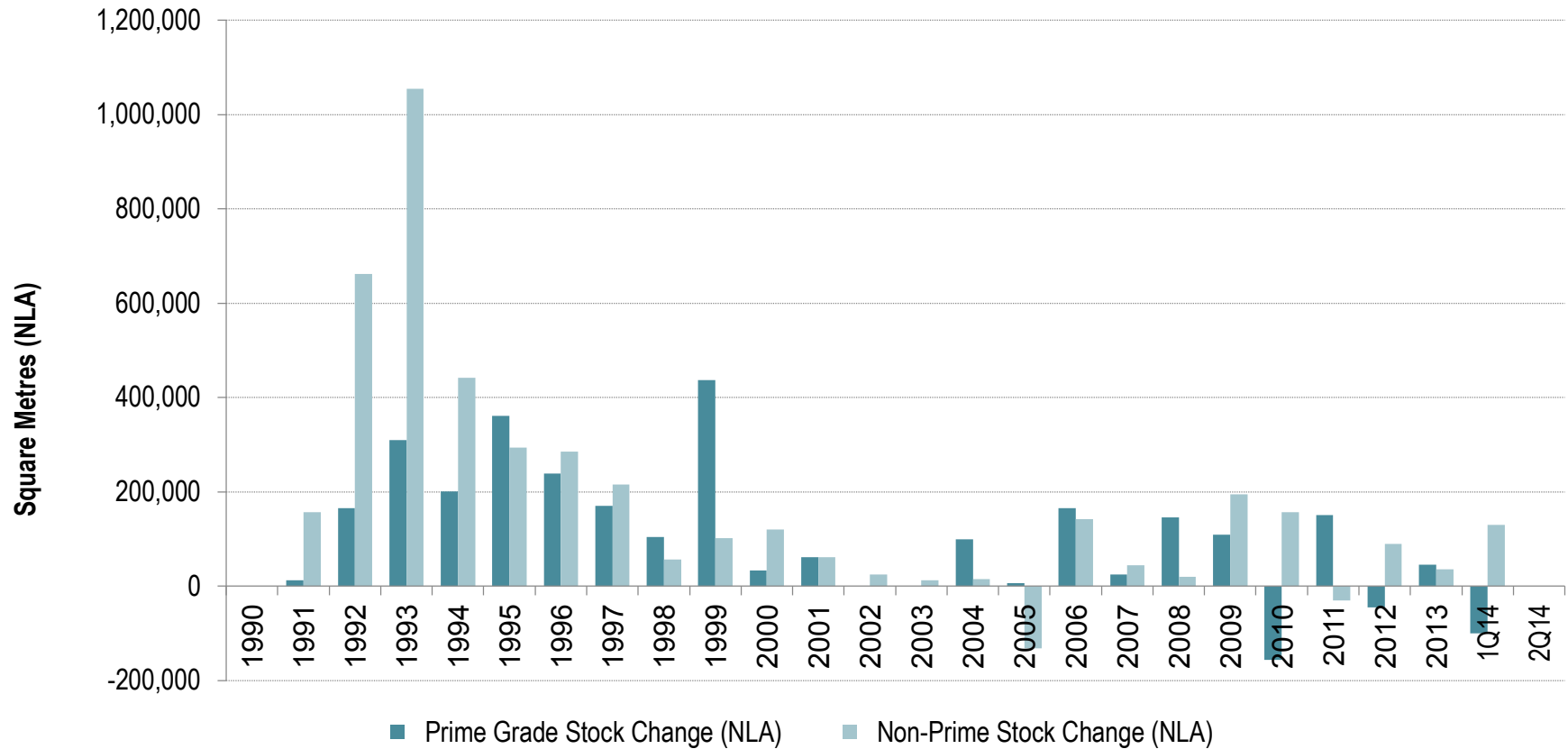
Central Business Areas (CBA) Summary, 2Q14

| | Central Business Areas (Central Bangkok + Central East) | | | | |
|--|---|-----------|-----------|--------------|--------------|
| | 2Q14 | 1Q14 | 2Q13 | Q-O-Q Change | Y-O-Y Change |
| Net Absorption (sqm) | 187 | 15,396 | n/a | -98.8% | n/a |
| Prime Grade (Grade A) | 4,459 | 12,997 | n/a | -65.7% | n/a |
| Non-Prime Grade | -4,272 | 2,399 | n/a | n/a | n/a |
| Total Supply (sqm, NLA) | 4,330,794 | 4,330,794 | 4,331,903 | 0.0% | -0.0% |
| Prime Grade (Grade A) | 1,738,273 | 1,738,273 | 1,938,575 | 0.0% | -10.3% |
| Non-Prime Grade | 2,592,521 | 2,592,521 | 2,393,328 | 0.0% | 8.3% |
| Vacancy Rate | 10.3% | 10.3% | n/a | 0 bps | n/a |
| Prime Grade (Grade A) | 8.2% | 8.5% | n/a | -24 bps | n/a |
| Non-Prime Grade | 11.6% | 11.4% | n/a | 16 bps | n/a |
| Average Gross Rent (THB / sqm / month) | 672 | 668 | 637 | 0.6% | 5.6% |
| Prime Grade (Grade A) | 739 | 733 | 700 | 0.9% | 5.7% |
| Non-Prime Grade | 572 | 569 | 551 | 0.6% | 3.9% |

Source: JLL Research

4. Bangkok Office Market – Historical Supply Dynamics

Overall Net Supply Change – Additions, Downgrades, Upgrades, and Withdrawals

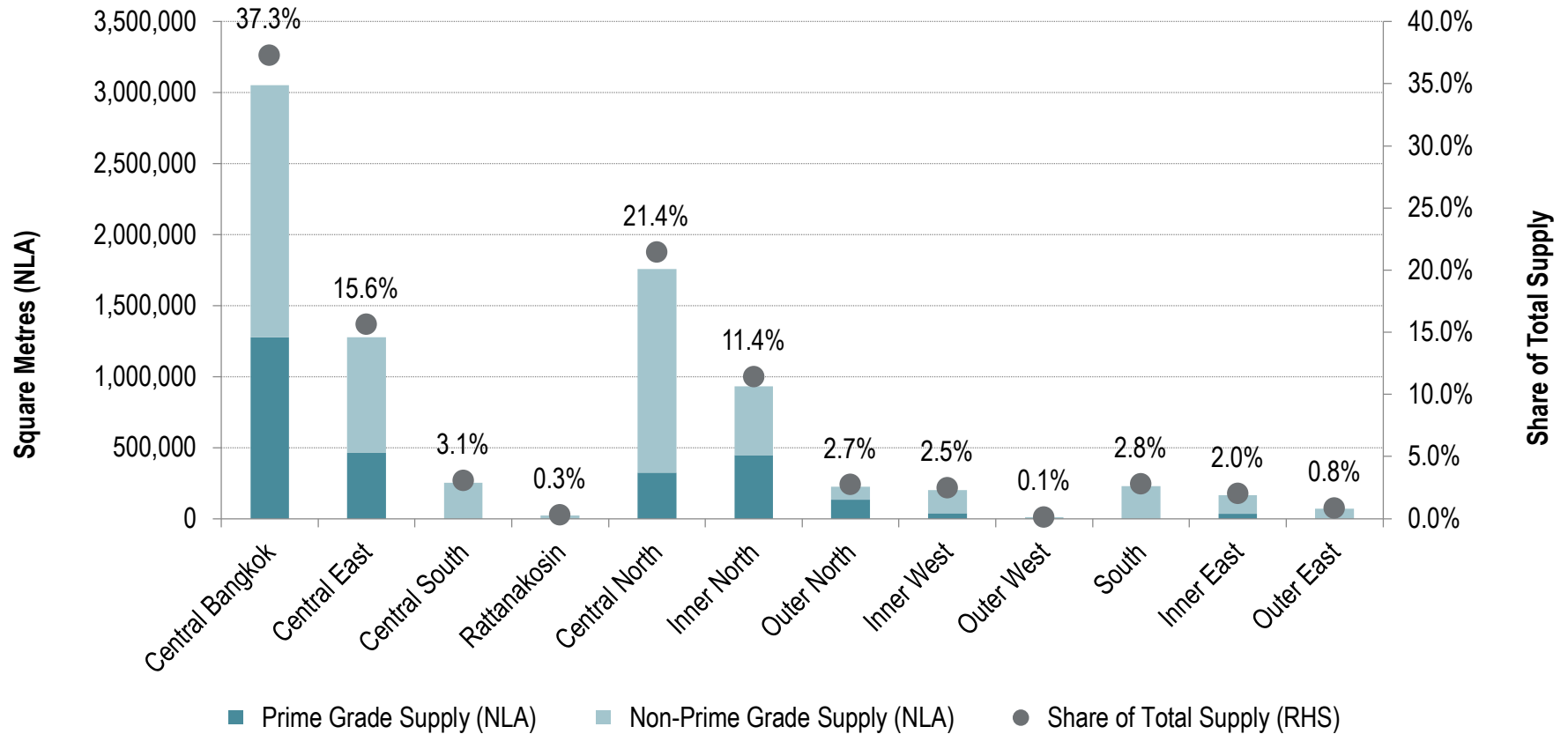


Source: JLL Research

- 74% of the Total office supply in Bangkok was completed before the 1997 Financial Crisis
- 60% of total Prime Grade office supply in Bangkok was completed before the 1997 Financial Crisis

4. Bangkok Office Market – Current Supply, 2Q14

Overall Supply Distribution by Zone, 2Q14

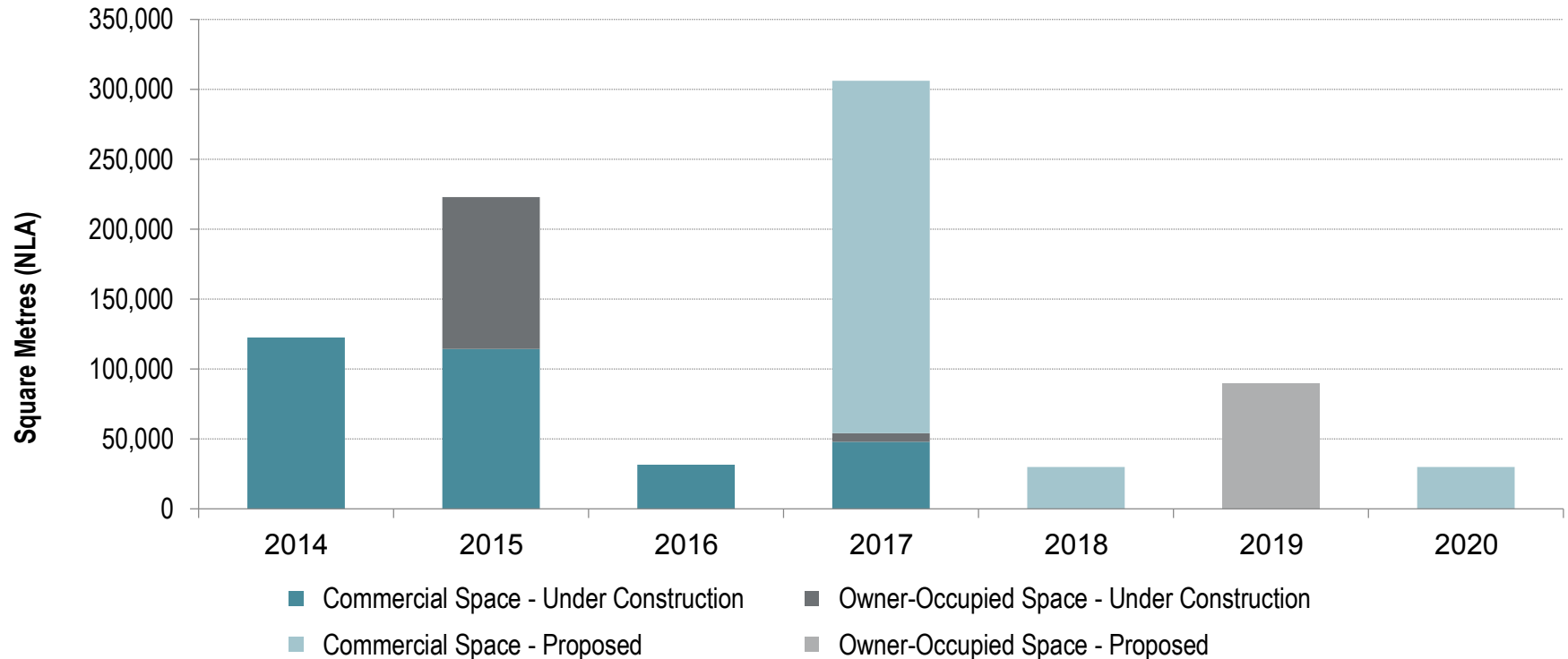


Source: JLL Research

- The Central Business Areas (CBA) of Central Bangkok and the Central East account for 52.9% of total market-wide office supply and 70.0% of market-wide Prime Grade space.

4. Bangkok Office Market – Future Supply Dynamics

Supply Pipeline by Project Type and Status



Source: JLL Research

- In total, there are 21 office projects encompassing 782,323 sqm current at various stages of development with planned completion dates between 2Q14 and 2020, equivalent to 9.6% of current office supply.
- Commercially Lettable Space currently under construction (~317,000 sqm) is slightly less than **TWO YEARS** of total average net absorption over the last decade (2004 – 2013) and roughly equal to **THREE YEARS** of average Prime Grade net absorption during the same period

4. Bangkok Office Market – Future Supply Dynamics

Supply Pipeline Project List

| Project Name | Building Grade | Expected Tenancy Type | Project Status | Quarter / Year Completion | NLA – Square Metres |
|-----------------------------------|----------------|-----------------------|--------------------|---------------------------|---------------------|
| Central Bangkok | | | | | |
| AIA Sathorn | A | Commercial | Under Construction | 1Q15 | 38,500 |
| Magnolia Ratchadamri | A | Owner-Occupied | Under Construction | 2Q15 | 6,000 |
| Noble Ploenchit | A | Owner-Occupied | Under Construction | 1Q17 | 3,000 |
| AUA – Ratchadamri Site | A | Owner-Occupied | Proposed | 2017 | 3,000 |
| Suan Lum Night Bazaar Site | A | Commercial | Proposed | 2017 | 150,000 |
| Gaysorn II (Narai Phand Site) | A | Commercial | Proposed | 2017 | 63,000 |
| Bhiraj Sathorn | A | Commercial | Proposed | 2020 | 30,000 |
| Central East | | | | | |
| Bhiraj Tower | A | Commercial | Under Construction | 4Q14 | 47,442 |
| Major Tower | B | Commercial | Under Construction | 3Q15 | 10,415 |
| Central North | | | | | |
| AIA Capital Centre – Ratchada | A | Commercial | Under Construction | 3Q14 | 54,000 |
| G-Land Tower – Rama 9 | A | Commercial | Under Construction | 3Q15 | 65,630 |
| SET Capital Market Center | A | Owner-Occupied | Under Construction | 4Q15 | 60,000 |
| U-Place (Unilever HQ) | B | Owner-Occupied | Under Construction | 4Q15 | 22,500 |
| Channel 5 Building | B | Owner-Occupied | Under Construction | 4Q15 | 20,000 |
| Shinawatra Tower 4 | A | Commercial | Proposed | 1Q17 | 13,060 |
| Singha Complex (ex-Japan Embassy) | A | Commercial | Proposed | 2017 | 25,890 |

Source: JLL Research

4. Bangkok Office Market – Future Supply Dynamics

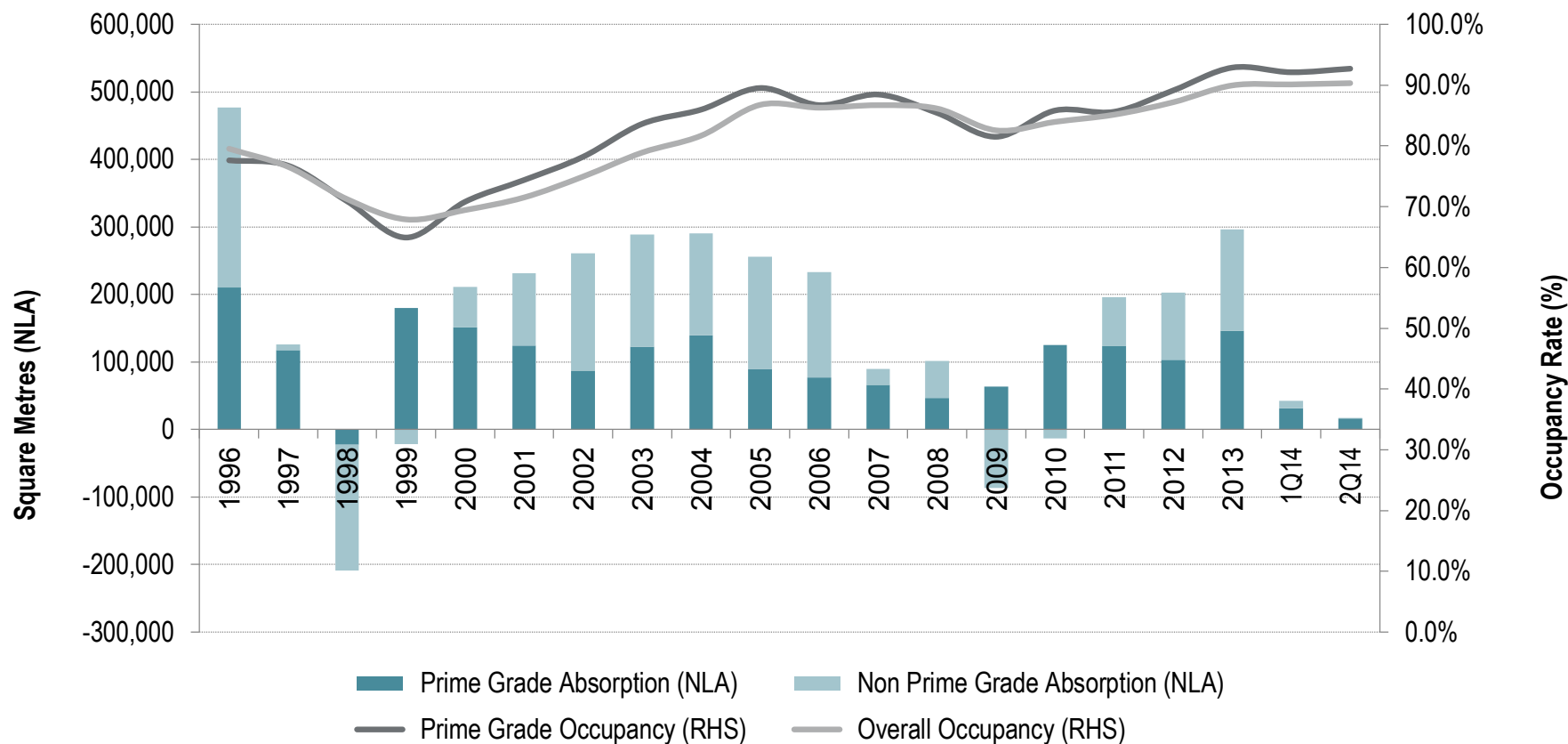
Supply Pipeline Project List (Continued)

| Project Name | Building Grade | Expected Tenancy Type | Project Status | Quarter / Year Completion | NLA – Square Metres |
|---|----------------|-----------------------|--------------------|---------------------------|---------------------|
| Inner North | | | | | |
| Equinox | B | Commercial | Under Construction | 2Q14 | 21,400 |
| Energy Complex Phase II | A | Owner-Occupied | Proposed | 2019 | 89,898 |
| South | | | | | |
| Bhiraj BITEC | A | Commercial | Under Construction | 2016 | 31,880 |
| Total Future Office Supply | | | | | 833,301 |
| Total Future Commercial Office Supply | All | Commercial | U/C + Proposed | 2014 – 2020 | 629,312 |
| Commercial | All | Commercial | Under Construction | 2014 – 2020 | 317,362 |
| Commercial | All | Commercial | Proposed | 2014 – 2020 | 311,950 |
| Total Future Owner-Occupied Office Supply | All | Owner Occupied | U/C + Proposed | 2014 – 2020 | 204,489 |
| Owner-Occupied | All | Owner Occupied | Under Construction | 2014 – 2020 | 114,500 |
| Owner-Occupied | All | Owner Occupied | Proposed | 2014 – 2020 | 89,989 |

Source: JLL Research

4. Bangkok Office Market – Historical Demand

Overall Annual Net Absorption and Occupancy Rate

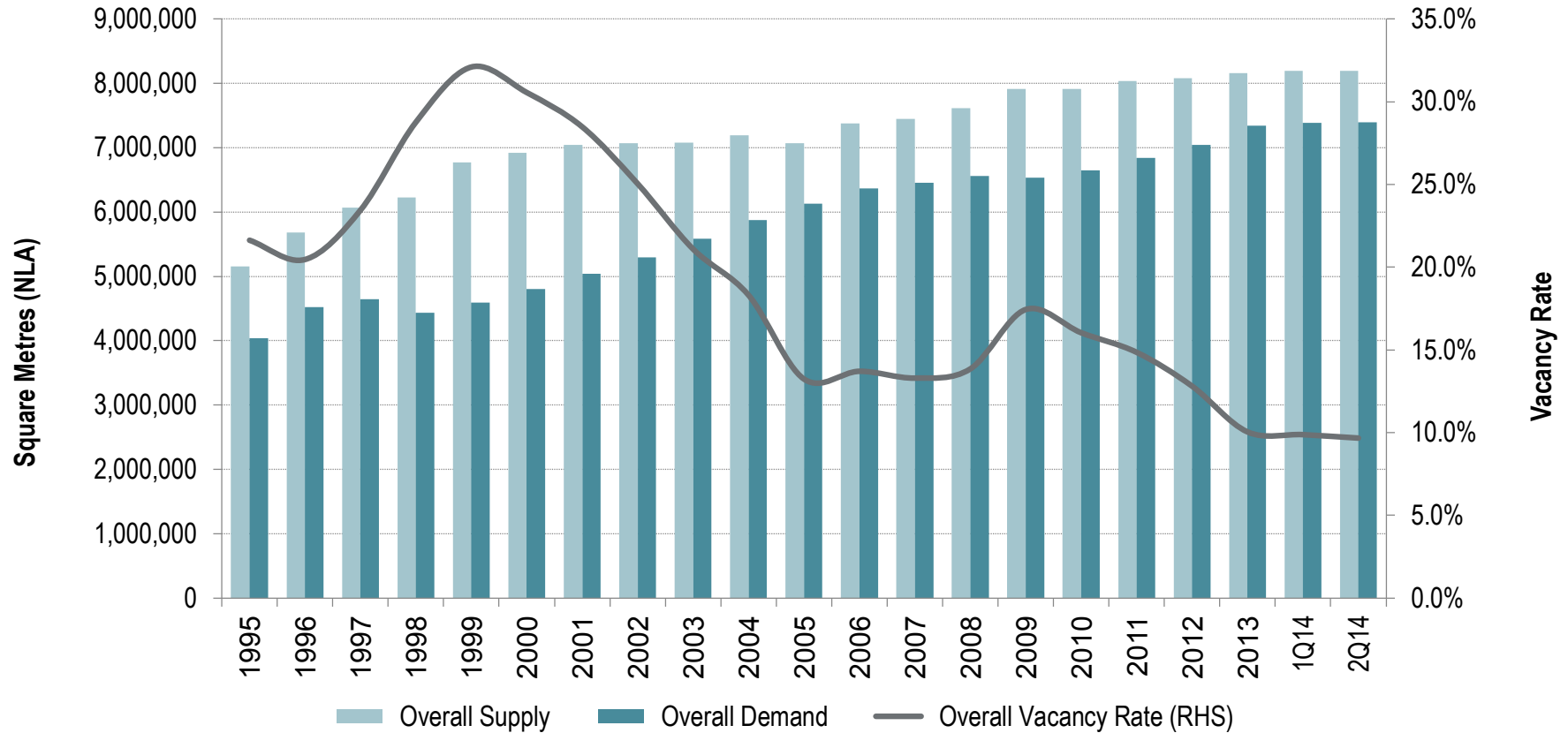


Source: JLL Research

- 94% of market-wide net absorption in 2Q14 come in the Prime Grade segment with only one-quarter taking place in the CBA (the majority of Prime Grade net absorption occurred in the Central North submarket).

4. Bangkok Office Market – Historical Demand

Overall Supply, Demand and Vacancy in Bangkok

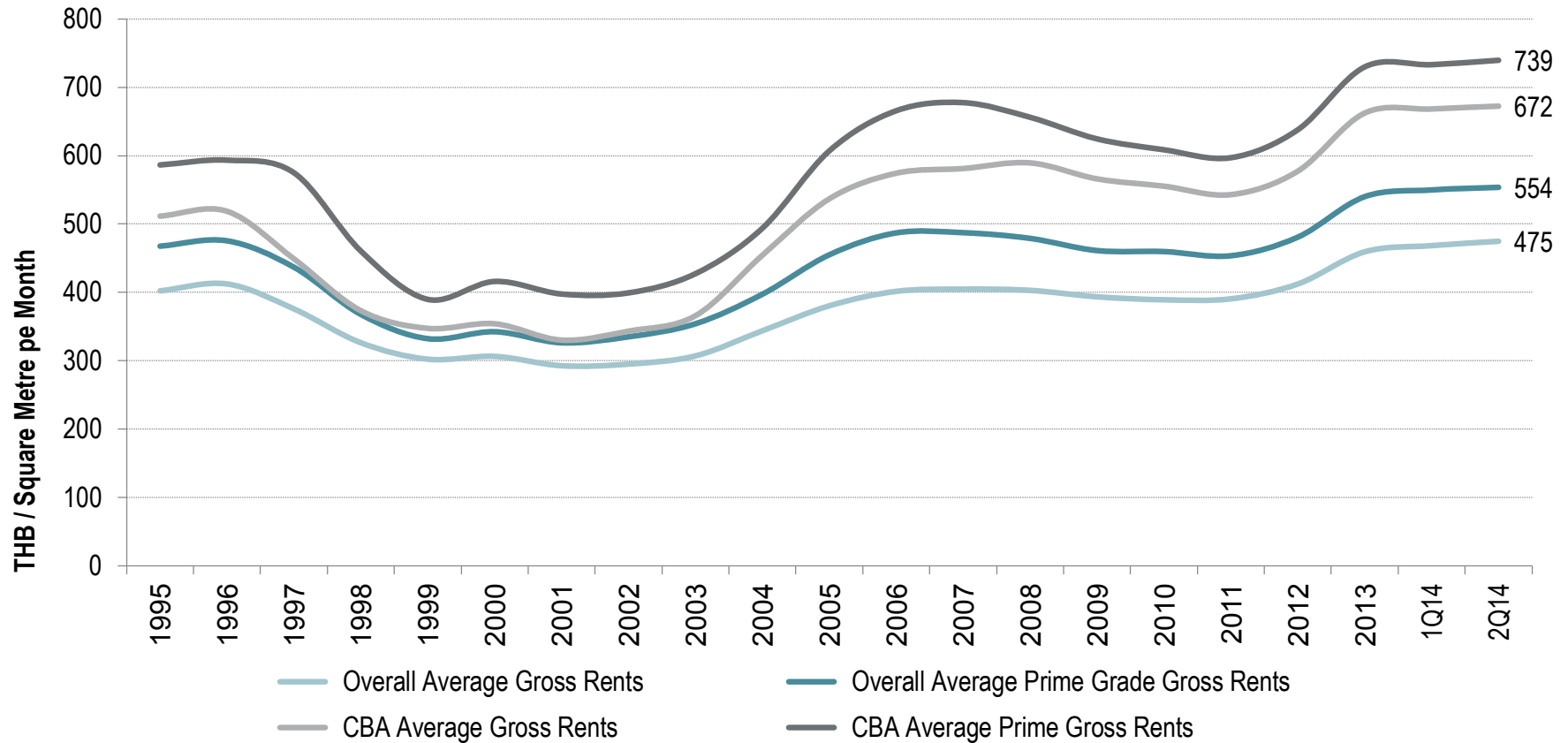


Source: JLL Research

- Market-wide vacancy in 2Q14 declined to 9.7%, a record low since JLL began tracking market-wide vacancy in 1995,
- Market-wide Prime Grade vacancy in the quarter held steady at 10.3%, also a record low level.

4. Bangkok Office Market – Gross Rents

Historical Gross Rents in Bangkok and the CBA

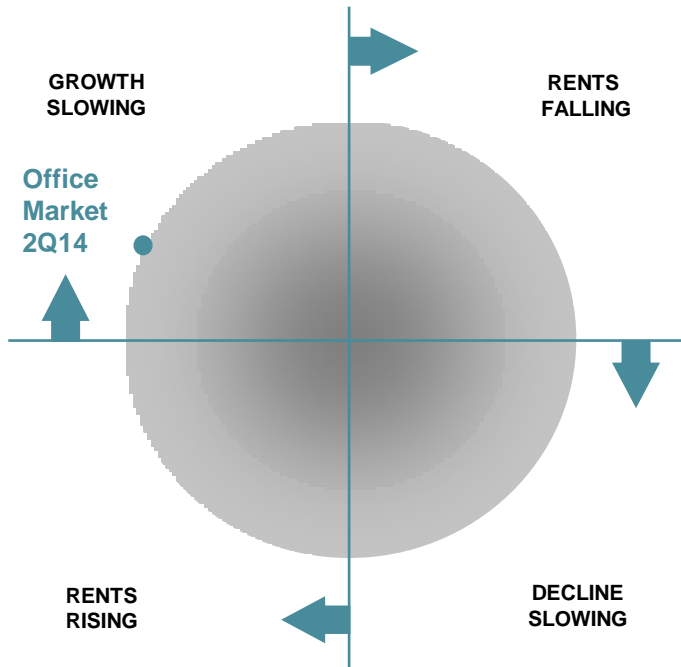


Source: JLL Research

4. Bangkok Office Market – Outlook

Views on the Remainder of 2014

Office Property Clock



Source: Jones Lang LaSalle Research, July 2014

Key Factors Affecting the Bangkok Office Market

- Limited new supply completions with strong commitments to recently completed space (e.g., The Ninth Towers A and B).
- Occupiers have locked into existing contracts to take advantage of relatively low rents in order to relocate/expand in the face of steadily increasing rents.
- Despite strong demand driving rents upward, some landlords also adjusting incentives, such as rent-free periods, in order to satisfy their tenants, both new and existing.
- Macroeconomic conditions, particularly the increasingly dim outlook for private consumption, private investment, and public investment (infrastructure) → Tied to resolution of ongoing political tensions
- As the Thai baht weakens in the face of unrest and the global economy recovers, export growth to key markets may buoy the economy in the short term.

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5. Bangkok Retail Market – Overall Market 1Q14

Market-Wide Summary, 1Q14

| | Overall Bangkok | | | | |
|--|-----------------|-----------|-----------|--------------|--------------|
| | 2Q14 | 1Q14 | 2Q13 | Q-O-Q Change | Y-O-Y Change |
| Net Absorption (sqm) | n/a | 22,765 | n/a | n/a | n/a |
| Prime Grade | n/a | 12,455 | n/a | n/a | n/a |
| Total Supply (sqm, NLA) | 5,086,737 | 4,960,683 | 4,887,804 | 2.5% | 4.1% |
| Prime Grade | 2,567,759 | 2,494,159 | 2,476,339 | 3.0% | 3.7% |
| Vacancy Rate | n/a | 8.3% | n/a | n/a | n/a |
| Prime Grade | n/a | 3.3% | n/a | n/a | n/a |
| Average Gross Rent (THB / sqm / month) | n/a | n/a | n/a | n/a | n/a |
| Prime Grade | 2,256 | 2,176 | 2,274 | 3.7% | -0.8% |

Source: JLL Research

5. Bangkok Retail Market – CBA 1Q14

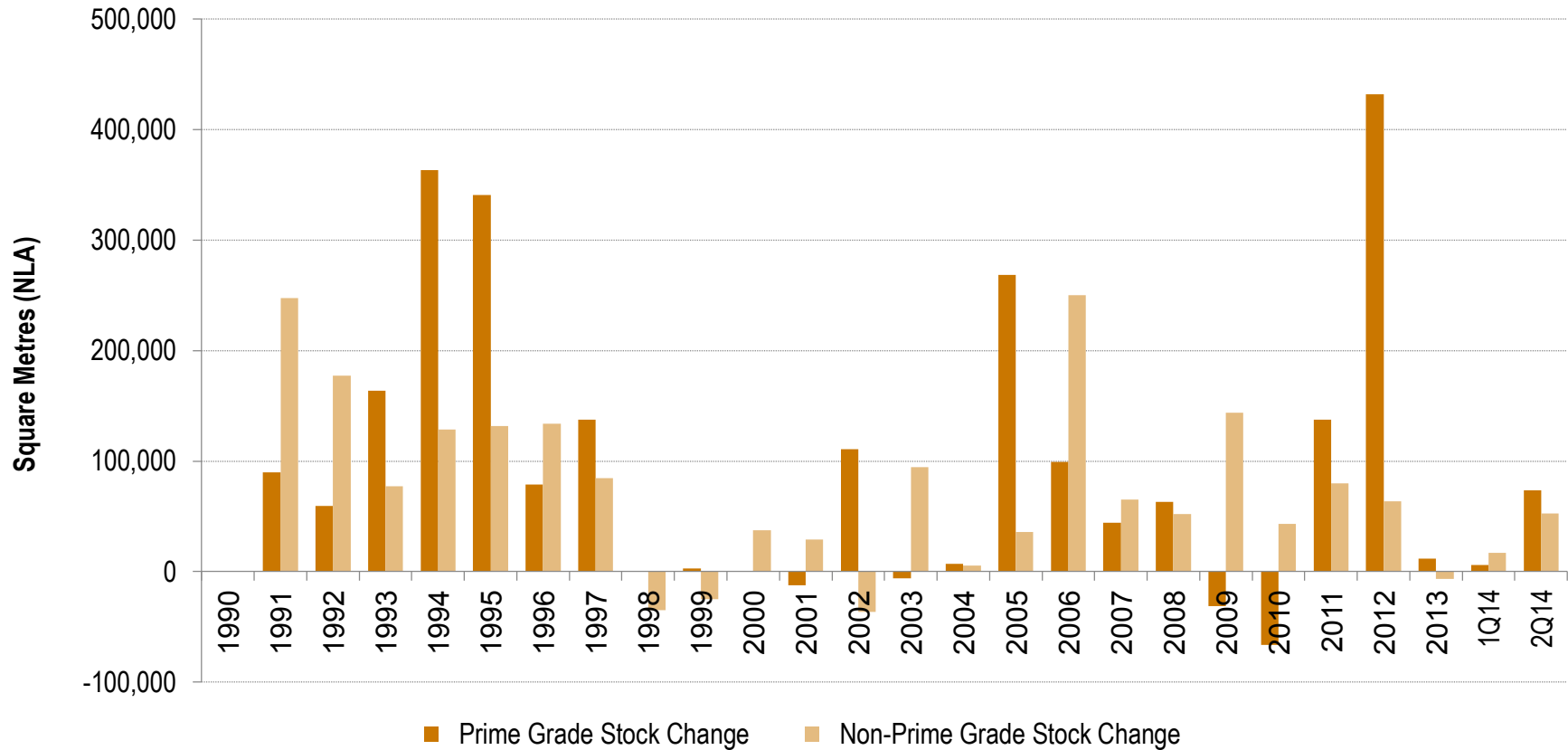
Central Business Areas (CBA) Summary, 1Q14

| | Central Business Areas (Central Bangkok + Central East) | | | | |
|--|---|-----------|-------|--------------|--------------|
| | 2Q14 | 1Q14 | 2Q13 | Q-O-Q Change | Y-O-Y Change |
| Net Absorption (sqm) | n/a | 22,502 | n/a | n/a | n/a |
| Prime Grade | n/a | 8,834 | n/a | n/a | n/a |
| Total Supply (sqm, NLA) | n/a | 1,264,267 | n/a | n/a | n/a |
| Prime Grade | n/a | 708,309 | n/a | n/a | n/a |
| Vacancy Rate | n/a | 6.1% | n/a | n/a | n/a |
| Prime Grade | n/a | 4.5% | n/a | n/a | n/a |
| Average Gross Rent (THB / sqm / month) | n/a | n/a | n/a | n/a | n/a |
| Prime Grade | 2,256 | 2,176 | 2,274 | 3.7% | -0.8% |

Source: JLL Research

5. Bangkok Retail Market – Historical Supply Dynamics

Overall Net Supply Change – Additions, Downgrades, Upgrades, and Withdrawals

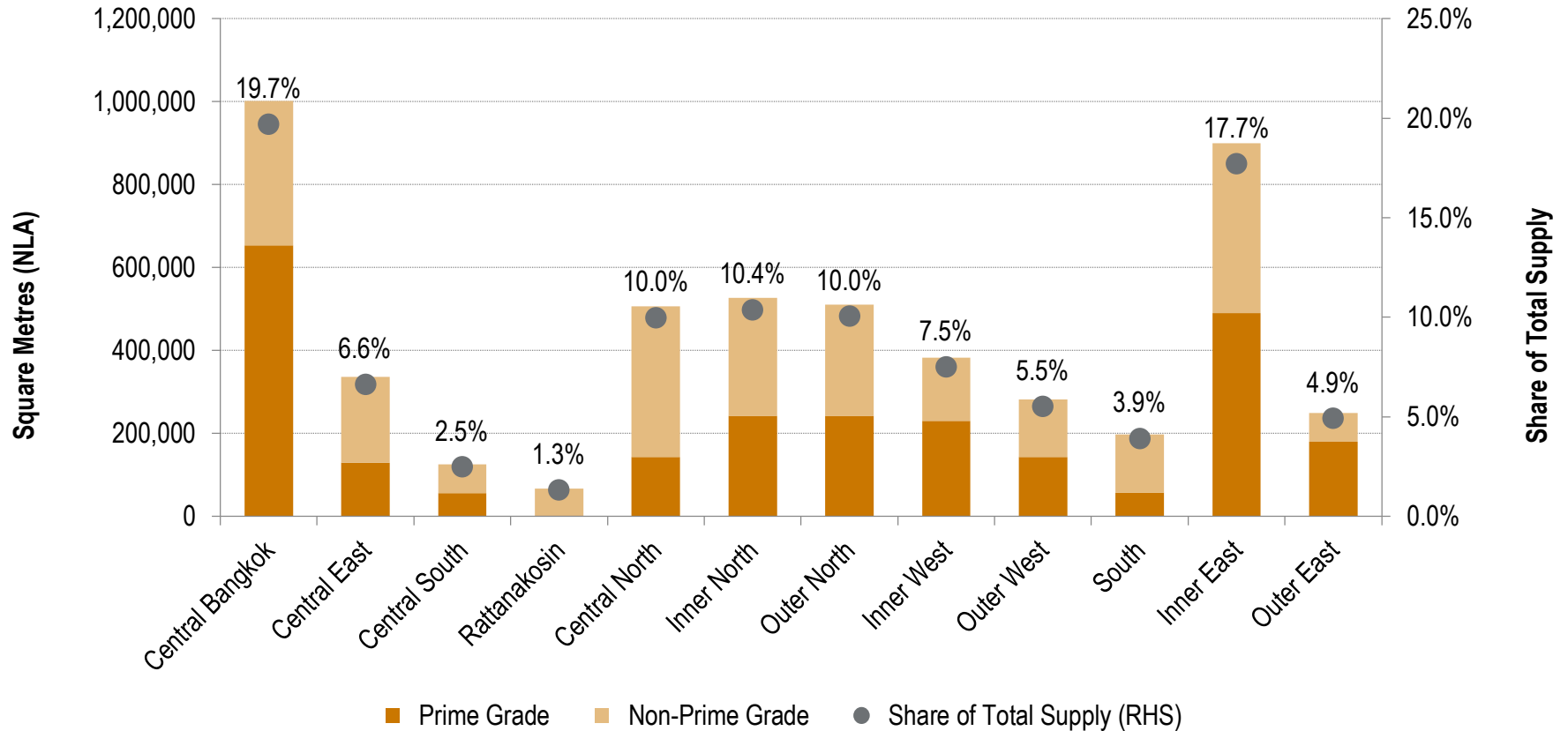


Source: JLL Research

- Central Embassy and Siam Square One represented the bulk of new Prime Grade supply coming online in 2Q14 while various smaller projects accounted for the new supply in the Non-Prime segment.

5. Bangkok Retail Market – Current Supply, 2Q14

Overall Supply Distribution by Zone, 2Q14

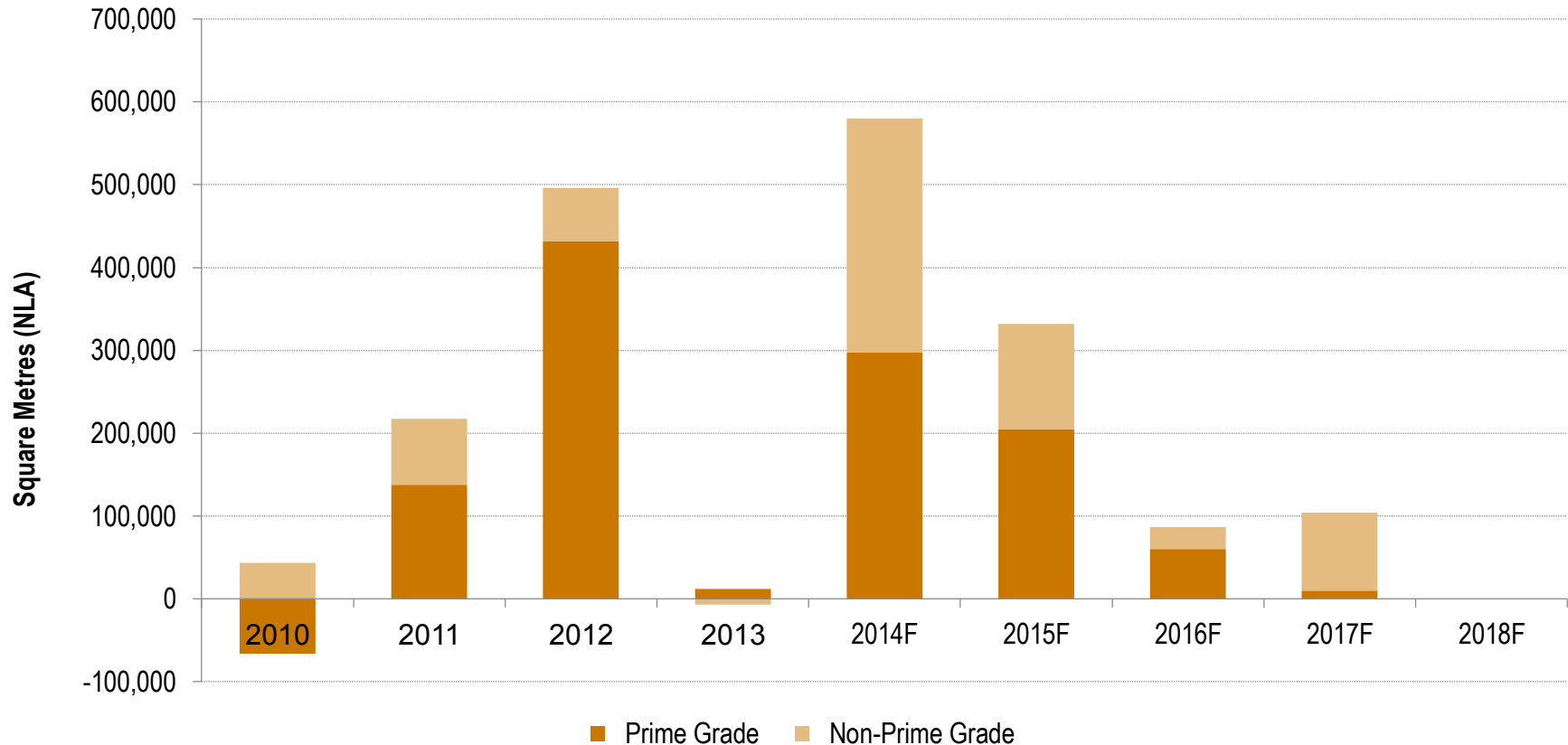


Source: JLL Research

- The Central Business Areas (CBA) of Central Bangkok and the Central East account for 26.3% of total market-wide retail supply and 30.5% of market-wide Prime Grade space.

5. Bangkok Retail Market – Future Supply Dynamics

Supply Pipeline by Grade through 2018



Source: JLL Research

5. Bangkok Retail Market – Future Supply Dynamics

Supply Pipeline Project List

| Project Name | Market Segment | Type of Centre | Period Completed | NLA (sqm) |
|----------------------------|----------------|----------------|------------------|-----------|
| Central Bangkok | | | | |
| I'm Park Samyan | NP | N | 3Q14 | 8,525 |
| Zy Walk | NP | n/a | 3Q14 | 27,000 |
| Suan Lum Night Bazaar Site | NP | n/a | 2Q17 | 54,000 |
| Gaysorn II | P | S | 4Q17 | 6,000 |
| Central East | | | | |
| EmQuartier | P | R | 4Q14 | 100,000 |
| MAZE Thonglor | NP | C | 4Q14 | 3,000 |
| The EmSphere | P | n/a | 4Q16 | n/a |
| Central South | | | | |
| Rattanakosin | | | | |
| Yodpiman River Walk | NP | N | 4Q14 | 6,000 |
| The Canali | NP | n/a | n/a | n/a |

Source: JLL Research

5. Bangkok Retail Market – Future Supply Dynamics

Supply Pipeline Project List (Continued)

| Project Name | Market Segment | Type of Centre | Period Completed | NLA (sqm) |
|--------------------------------|----------------|----------------|------------------|-----------|
| Central North | | | | |
| Show DC | NP | S | 4Q14 | 78,000 |
| G Land Tower | NP | n/a | 3Q15 | n/a |
| Smile Square | NP | S | 1Q16 | 27,000 |
| Inner North | | | | |
| Venice Di Iris | NP | N | 4Q14 | 9,200 |
| The JAS (Wanghin) | NP | N | 4Q14 | 5,000 |
| Suan Lum Night Bazaar Ratchada | n/a | n/a | 4Q14 | n/a |
| The Jas (Lat Pla Khao) | NP | N | 2Q15 | 6,000 |
| CentralFestival East Ville | P | n/a | 4Q15 | 25,000 |
| Outer North | | | | |
| Bobae Tower Rangsit | NP | S | 4Q14 | 9,000 |

Source: JLL Research

5. Bangkok Retail Market – Future Supply Dynamics

Supply Pipeline Project List (Continued)

| Project Name | Market Segment | Type of Centre | Period Completed | NLA (sqm) |
|--------------------------------------|----------------|----------------|------------------|-----------|
| Inner West | | | | |
| Metro West Town | NP | C | 4Q14 | 10,458 |
| Bangkok Chaophraya Riverfront I-CITY | P | n/a | 2Q15 | n/a |
| The Maharaj | NP | n/a | 4Q14 | n/a |
| Asiatique II (Charoen Nakhon) | P | n/a | n/a | n/a |
| Outer West | | | | |
| Central Plaza Salaya | P | R | 3Q14 | 100,000 |
| Nusa Avenue | NP | N | 3Q14 | 4,396 |
| Central Westgate | P | SR | 2Q15 | 100,000 |
| South | | | | |
| The Phyll | NP | N | 4Q14 | 6,000 |
| Central Plaza Bangna (expansion) | P | R | 2Q17 | 62,000 |
| The Bangkok Mall | P | SR | 2017 | n/a |

Source: JLL Research

5. Bangkok Retail Market – Future Supply Dynamics

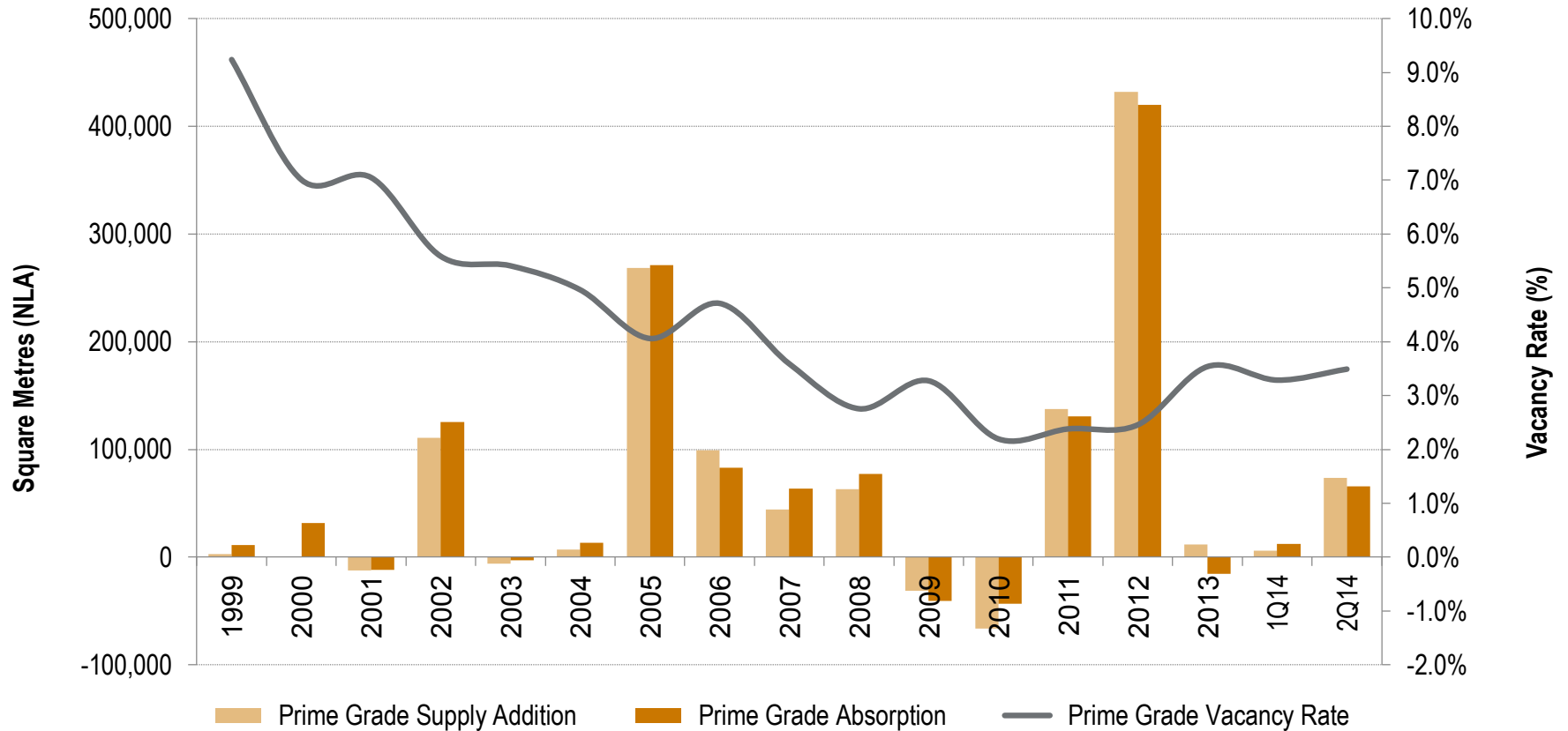
Supply Pipeline Project List (Continued)

| Project Name | Market Segment | Type of Centre | Period Completed | NLA (sqm) |
|--------------------------------------|----------------|----------------|------------------|-----------|
| Inner East | | | | |
| Sport Mall Parc Exo | NP | S | 2Q14 | 4,498 |
| A-Link Square | NP | S | 2Q14 | 10,820 |
| Ha Ha Market | P | n/a | 3Q14 | 18,000 |
| Chic District Ram 53 | NP | N | 2Q15 | 3,000 |
| People Park Onnut | NP | C | 2Q15 | 17,000 |
| Seacon Square Srinakarin (expansion) | P | SR | 2Q15 | 40,000 |
| Raffles @ Nara | NP | N | n/a | n/a |
| Outer East | | | | |
| Metro East Town | NP | C | 4Q14 | 10,255 |
| The Old Bangkok Bazaar Site | NP | n/a | n/a | n/a |
| Total Future Supply | | | | |
| Prime Grade | P | n/a | n/a | 632,600 |
| Non-Prime Grade | NP | n/a | n/a | 482,058 |

Source: JLL Research

5. Bangkok Retail Market – Historical Demand

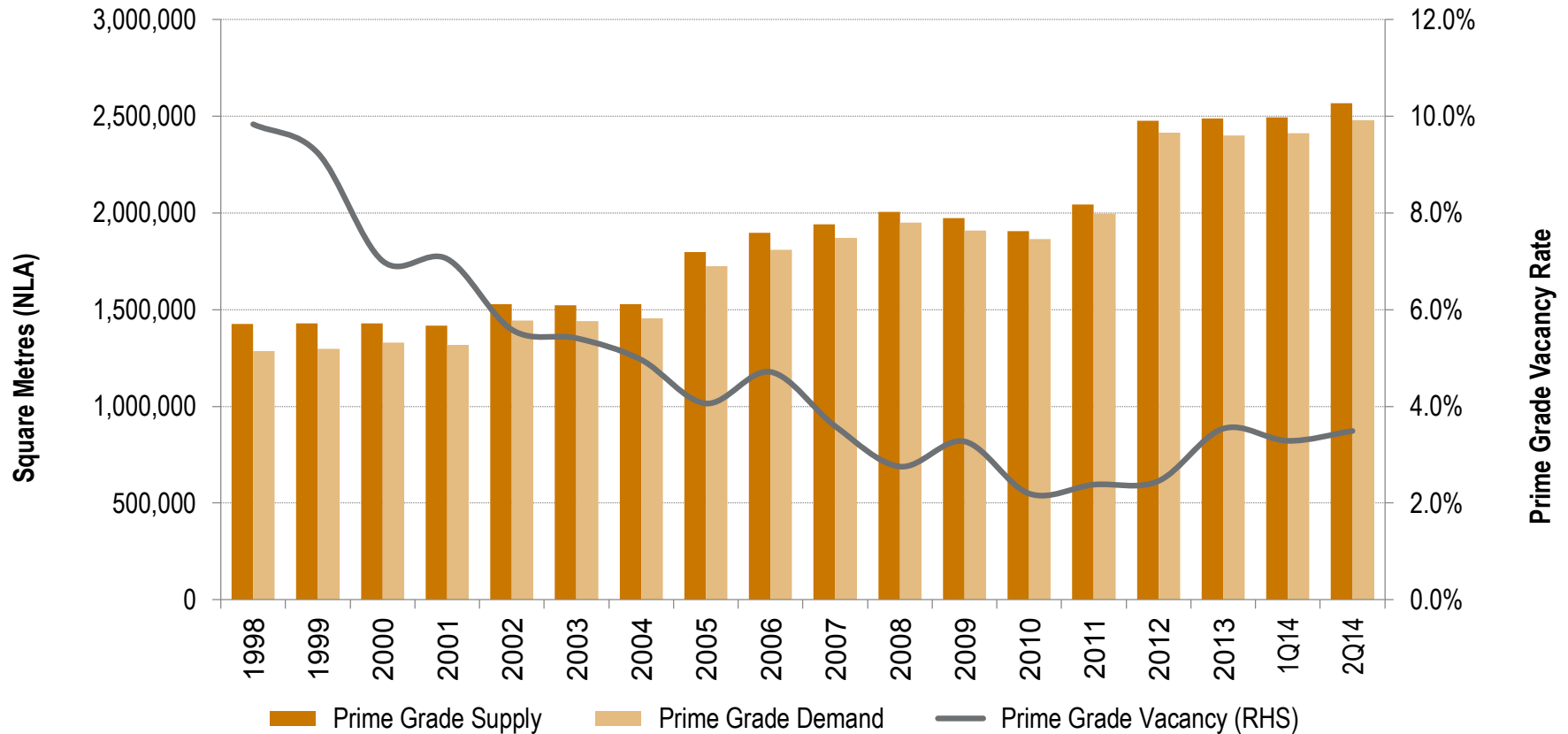
Prime Grade Annual Net Absorption and Vacancy Rate



Source: JLL Research

5. Bangkok Retail Market – Historical Demand

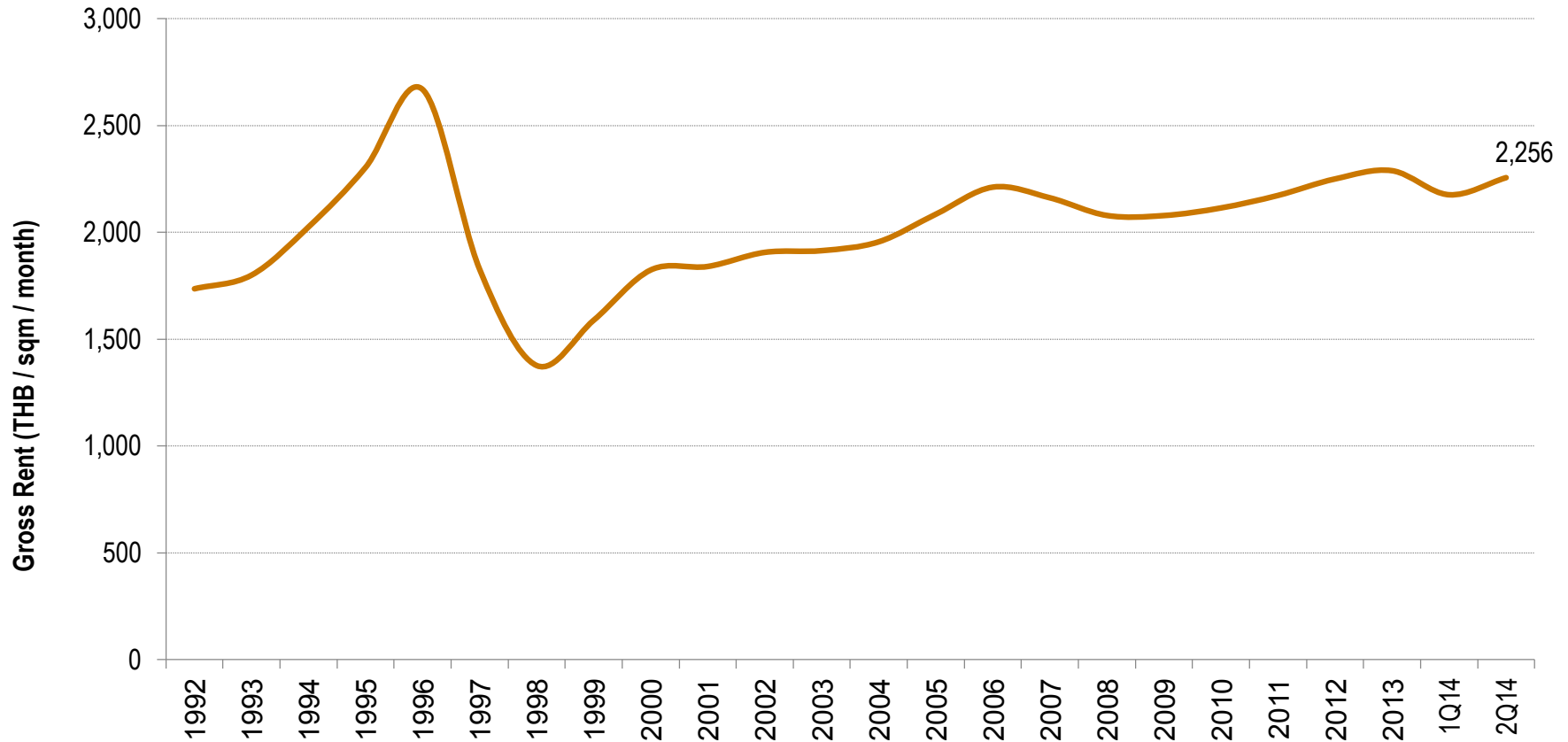
Prime Grade Supply, Demand and Vacancy in Bangkok



Source: JLL Research

5. Bangkok Retail Market – Gross Rents

Historical Ground Floor Gross Rents in Prime Shopping Centres



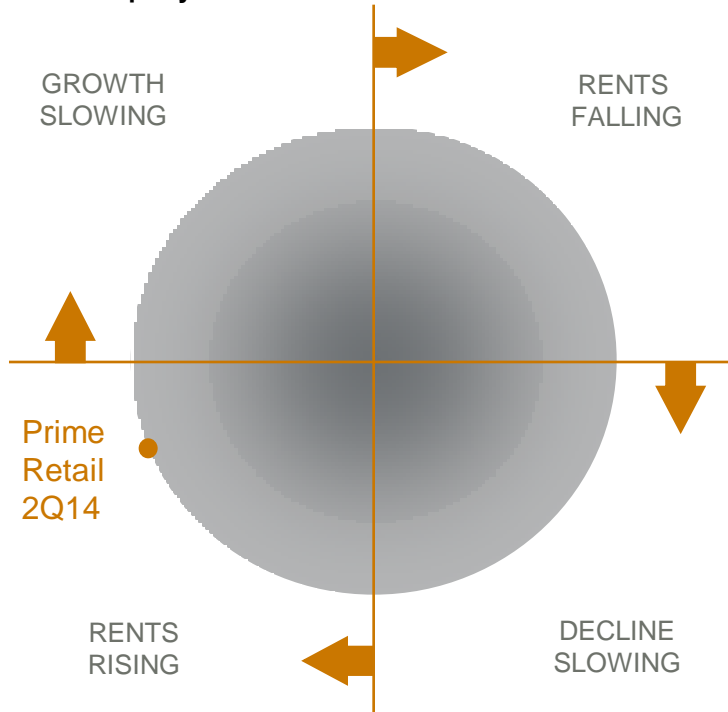
Source: JLL Research

- Gross Rents in Prime Grade retail centres recovered in 2Q14 as street protests waned.

5. Bangkok Retail Market – Outlook

Views on the Remainder of 2014

Retail Property Clock



Source: Jones Lang LaSalle Research, July 2014

Key Factors Affecting the Bangkok Retail Market

- Political tensions have seriously impacted international visitor arrivals and domestic spending, both negatively affecting retail operators in Bangkok, particularly those located in Central Bangkok. **IF** tensions wane, we maintain a positive outlook for retail business should remain throughout 2014.
- Growing domestic demand and strong leasing activities, especially from international brands, should continue to be major growth drivers for the retail sector.
- The vacancy rate is expected to spike only in the short term and is expected to decline relatively quickly when a number of key projects come on-line, many with significant pre-commitments
- Most pre-commitments in new projects are Fashion and F&B segment from international brands, including newcomers, brands re-entering and brands expanding
- Rents should continue to rise, as prime retail spaces will become scarcer and leasing demand should remain strong. However, extended political turmoil could negatively impact the sector.

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6. Bangkok Condo Market – Overall Market 2Q14

Market-Wide Summary, 2Q14

| | Overall Bangkok | | | | |
|--|-----------------|---------|---------|--------------|--------------|
| | 2Q14 | 1Q14 | 2Q13 | Q-O-Q Change | Y-O-Y Change |
| Total Net Absorption (# of new units sold) | 11,790 | 9,018 | n/a | 30.9% | n/a |
| Prime | 1,814 | 734 | n/a | 132.4% | n/a |
| Total Supply (number of units) | 279,387 | 267,503 | 241,847 | 4.4% | 15.5% |
| Prime | 42,857 | 41,074 | 38,879 | 4.3% | 10.2% |
| Overall Sold Rate (%) | 97.4% | 97.3% | 90.0% | 9 bps | 640 bps |
| Prime | 98.5% | 98.3% | 95.6% | 14 bps | 287 bps |
| Average Selling Price (THB / sqm) | 98,051 | 97,139 | 101,124 | 0.9% | -3.0% |
| Prime | 154,627 | 149,973 | 143,697 | 3.1% | 7.6% |

Source: JLL Research

6. Bangkok Condo Market – CBA 2Q14

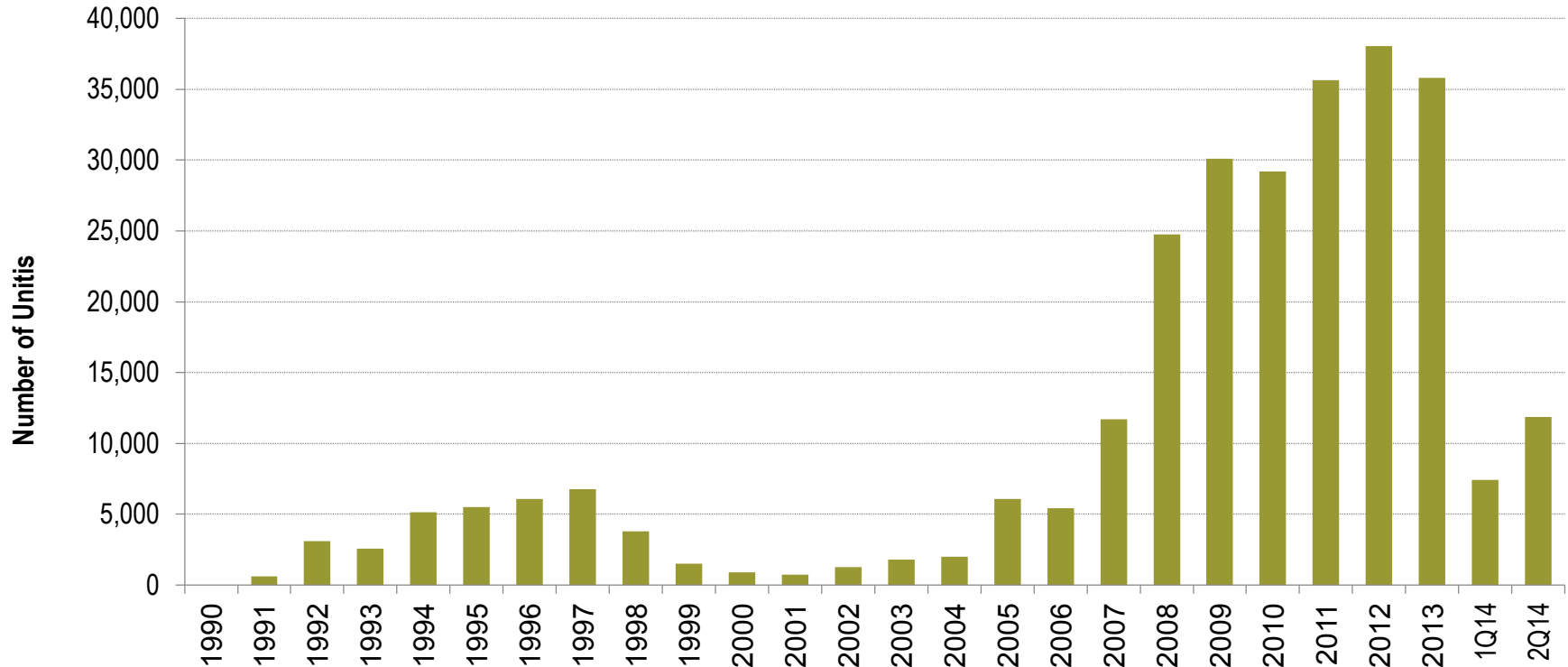
Central Business Areas (CBA) Summary, 1Q14

| | Central Business Areas (Central Bangkok + Central East) | | | | |
|--|---|---------|---------|--------------|--------------|
| | 2Q14 | 1Q14 | 2Q13 | Q-O-Q Change | Y-O-Y Change |
| Total Net Absorption (# of new units sold) | 2,149 | 983 | n/a | 118.6% | n/a |
| Prime | 529 | 640 | n/a | -17.3% | n/a |
| Total Supply (number of units) | 72,743 | 70,548 | 65,512 | 3.1% | 11.0% |
| Prime | 28,640 | 28,135 | 26,347 | 1.8% | 8.7% |
| Overall Sold Rate (%) | 97.2% | 97.2% | 95.2% | 3 bps | 208 bps |
| Prime | 98.5% | 98.4% | 96.4% | 11 bps | 204 bps |
| Average Selling Price (THB / sqm) | 143,660 | 140,168 | 134,410 | 2.5% | 6.9% |
| Prime | 160,507 | 160,813 | 150,113 | -0.2% | 4.8% |

Source: JLL Research

6. Bangkok Condo Market – Historical Supply Dynamics

Overall Net Supply Change

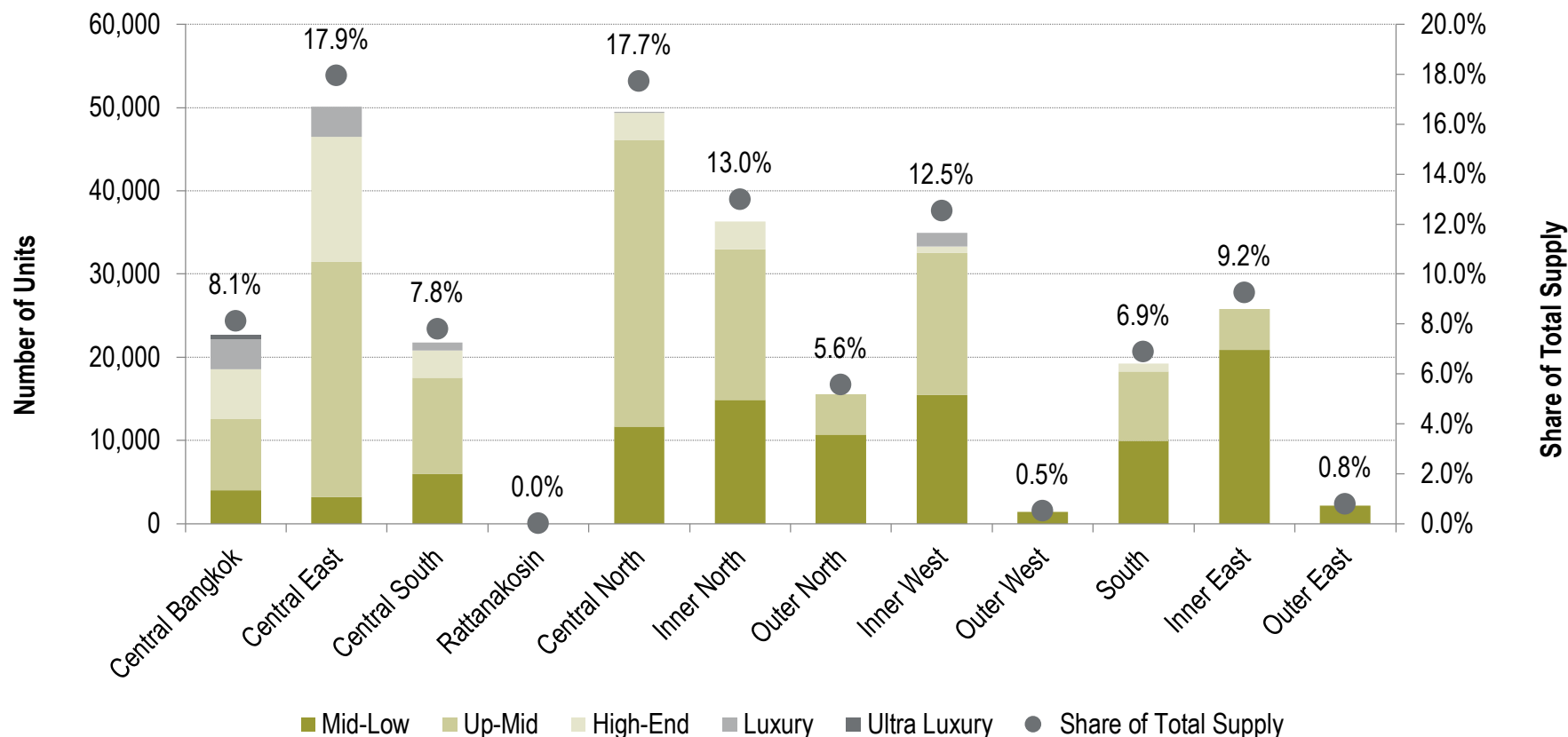


Source: JLL Research

- Strong demand for new condo supply since 2007 is largely the result of rising income and changing demographics and lifestyle preferences among Bangkok's residents, including a growing propensity to reside near mass transit.
- Bangkok's population increased by 2 million people between 2000 and 2010 while the average household size decreased from 3.7 to 2.9, creating new natural demand for as many as 600,000 dwelling units, driving condo demand.

6. Bangkok Condo Market – Current Supply, 2Q14

Overall Supply Distribution by Zone, 2Q14

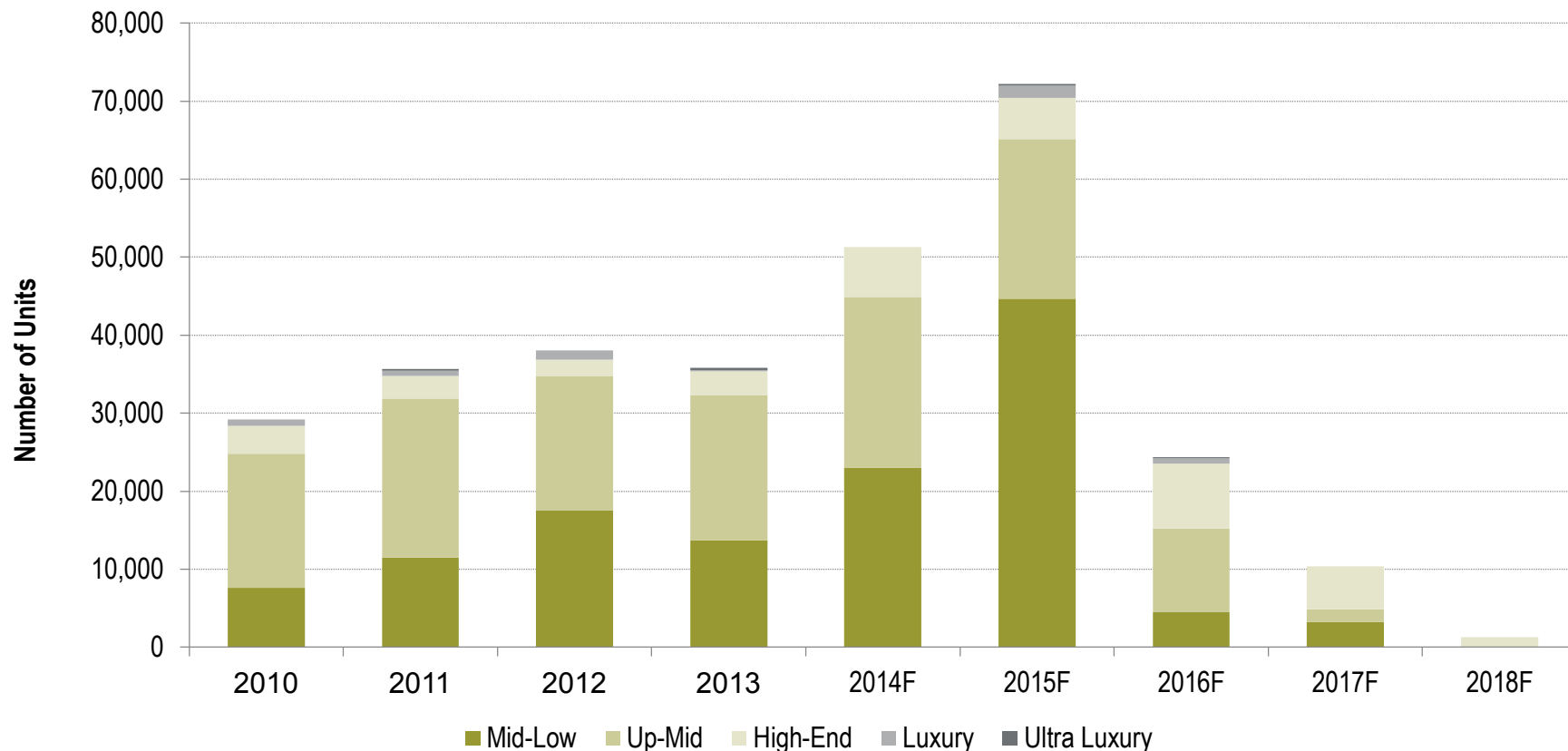


Source: JLL Research

- The bulk of condo supply is located in the Central East, Central North, Inner North, and Inner West submarkets, all of which feature excellent mass transit access and relatively large amounts of freehold land available for development.

6. Bangkok Condo Market – Future Supply Dynamics

Supply Pipeline by Grade through 2018

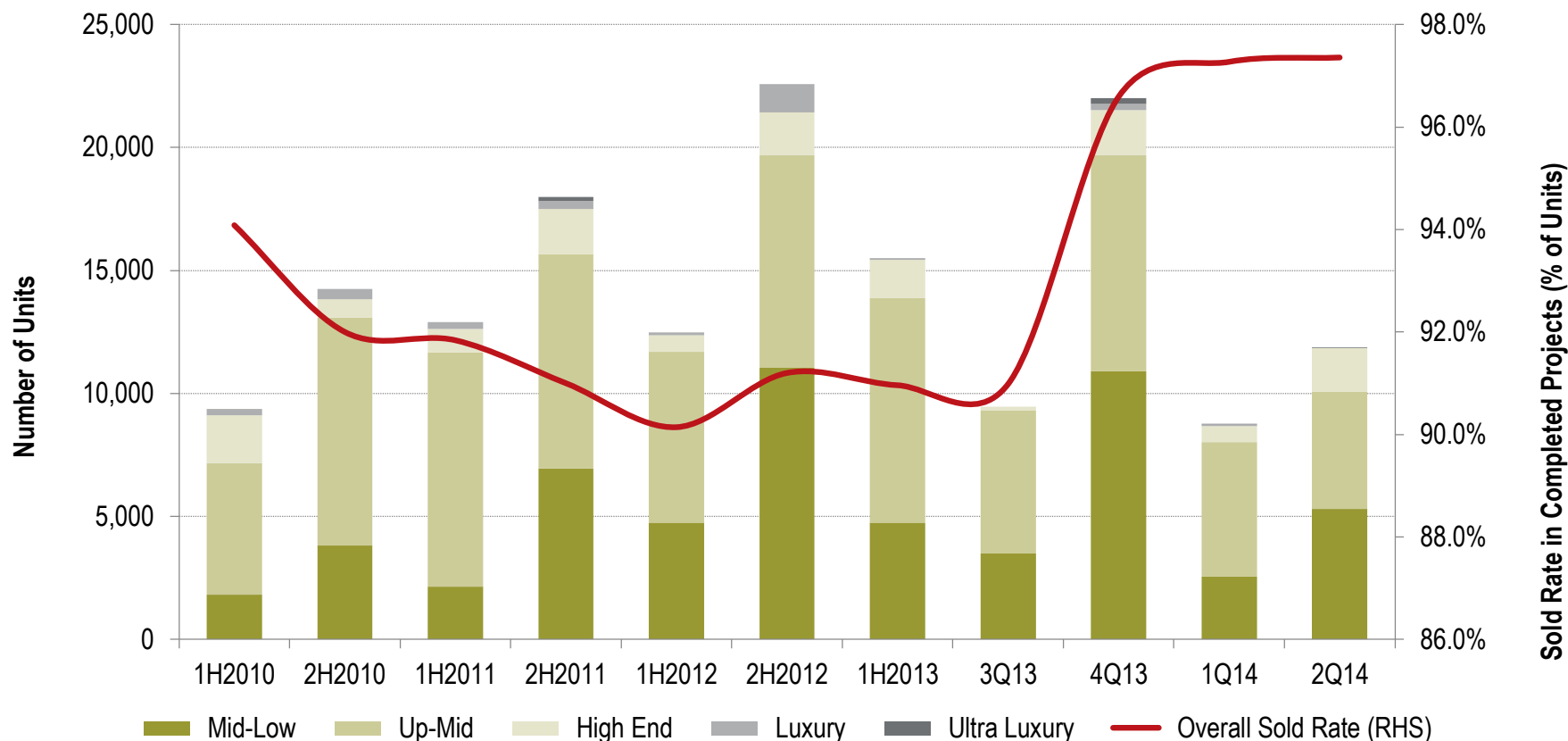


Source: JLL Research

- 2014 is expected to be a record year for new condo unit completions, with more than 50,000 due to completed by year-end.
- We expect 2015 to set a new record with more than 70,000 new units completing before the number new completions begins to trail off in 2016.

6. Bangkok Condo Market – Historical Demand

Sales of New Units in Completed Projects by Grade

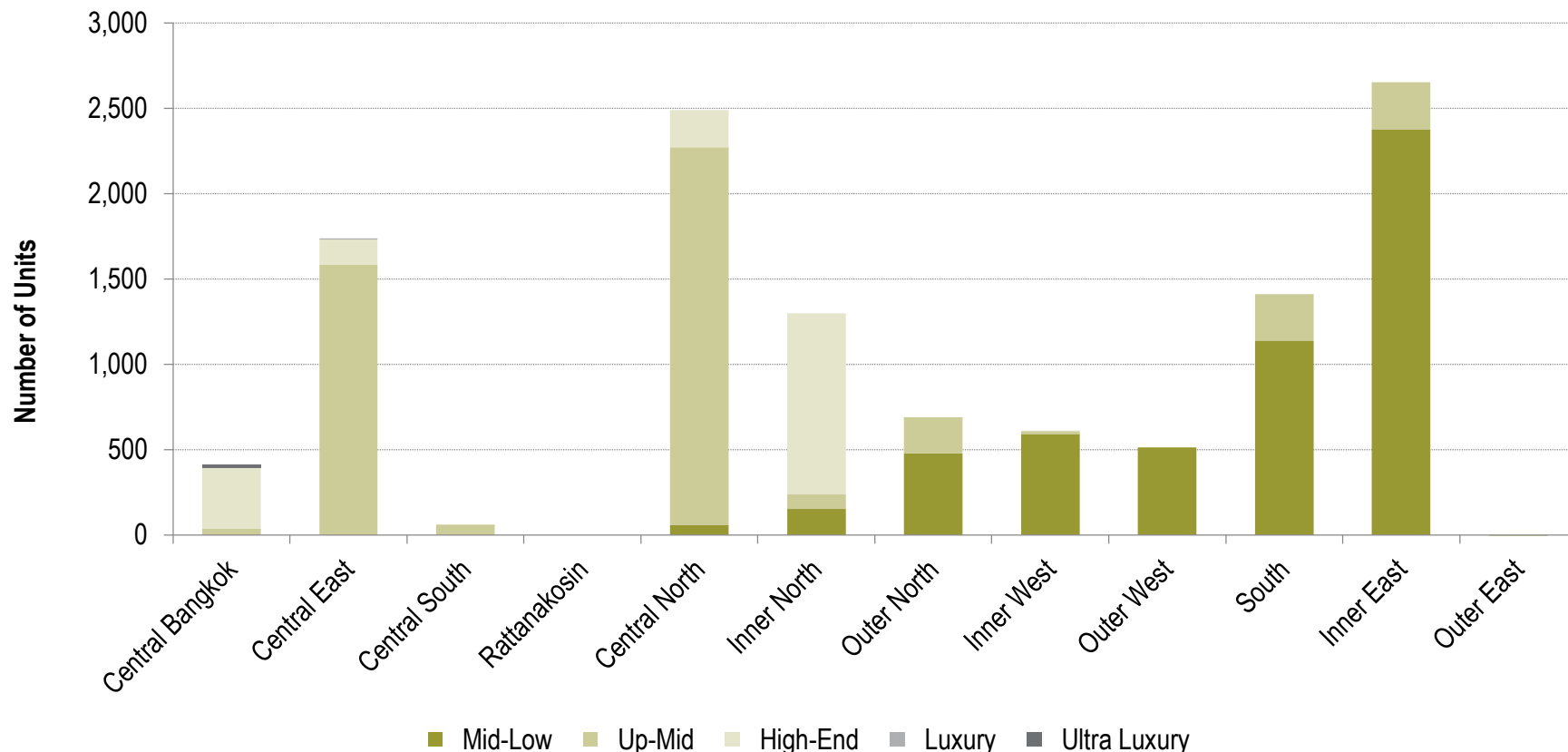


Source: JLL Research

- Note: the strong uptick in the overall sold rate between 3Q13 and 4Q13 is largely the result of adding a significant number of new projects in suburban areas to the database of projects tracked by JLL Thailand.
- As the projects contained large numbers of units coupled with high sold rates, the overall rate was thus affected.

6. Bangkok Condo Market – Current Demand, 2Q14

Sales of New Condo Units by Grade and Zone, 2Q14

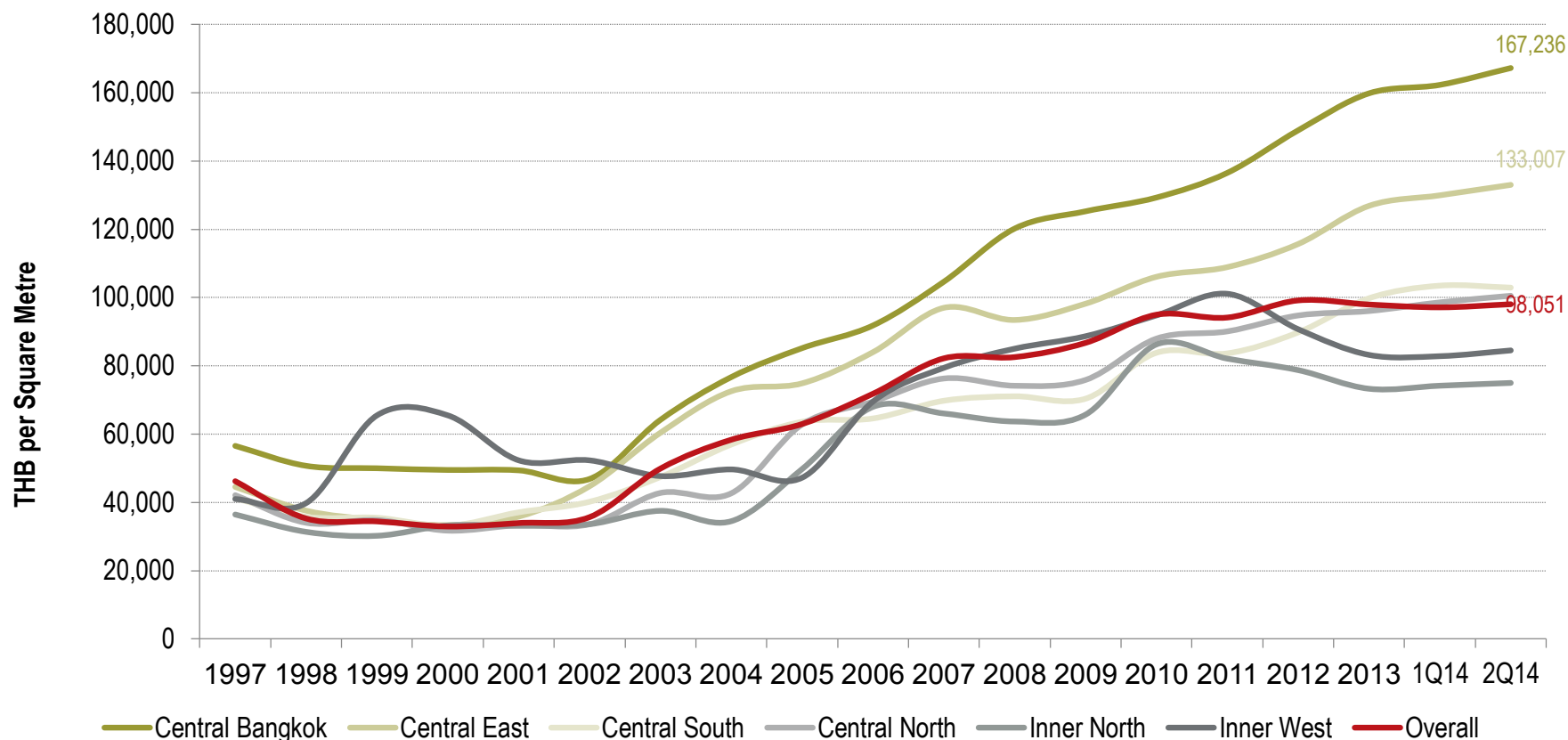


Source: JLL Research

- Demand for new condos in 1Q14 was highest in the Central North and Inner West, primarily for units/projects located near the MRT Blue Line and both the BTS Sukhumvit and Silom lines.
- The next strongest demand was seen in the South and Inner North, both which also have transit access

6. Bangkok Condo Market – Historical Selling Prices

Average Selling Prices per Square Metre in New Units in Key Zones

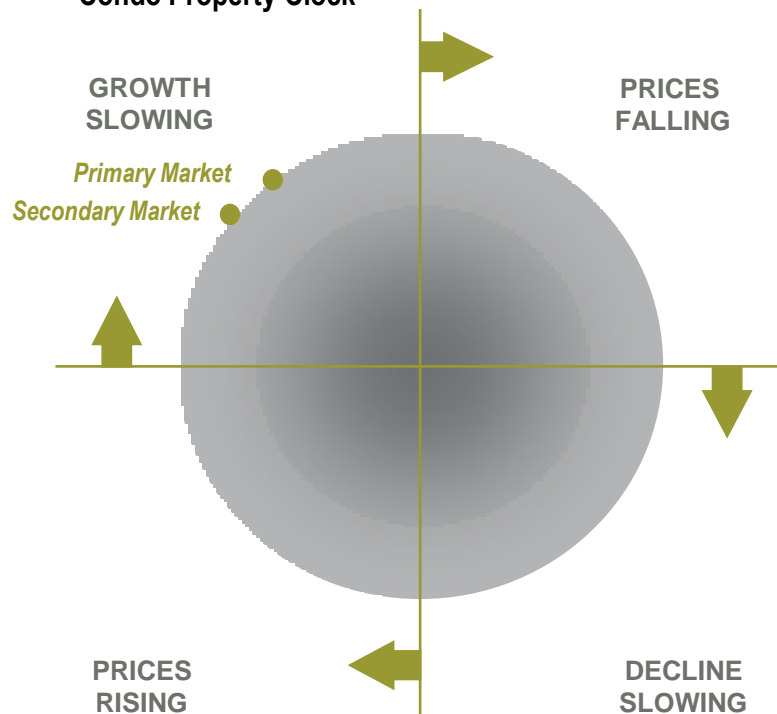


Source: JLL Research

6. Bangkok Condo Market – Outlook

Views on the Remainder of 2014

Condo Property Clock



Source: Jones Lang LaSalle Research, July 2014

Key Factors Affecting the Bangkok Condo Market

- Take-up is expected to remain sound across the market, though at lower levels than the records (or near records) set in 2013
- Continued increases in development costs (i.e. land and construction) have resulted in rising selling prices across Bangkok, especially in Central Bangkok and along mass rapid transit lines in other areas.
- Condominiums near mass rapid transit stations continue to attract buyers, resulting in higher absorption rates in these projects (e.g., Central North and Inner West) relative to those not near a station.
- The highest absorption rates are in the Up-Mid and Mid-Low market segments due to the affordable selling prices.
- More than 41,000 condominium units are scheduled to complete in 2014. Newly launched projects are most likely to be located near mass rapid transit stations owing to buyer preferences and incentives from the BMA in the new 2013 City Land Use Plan.

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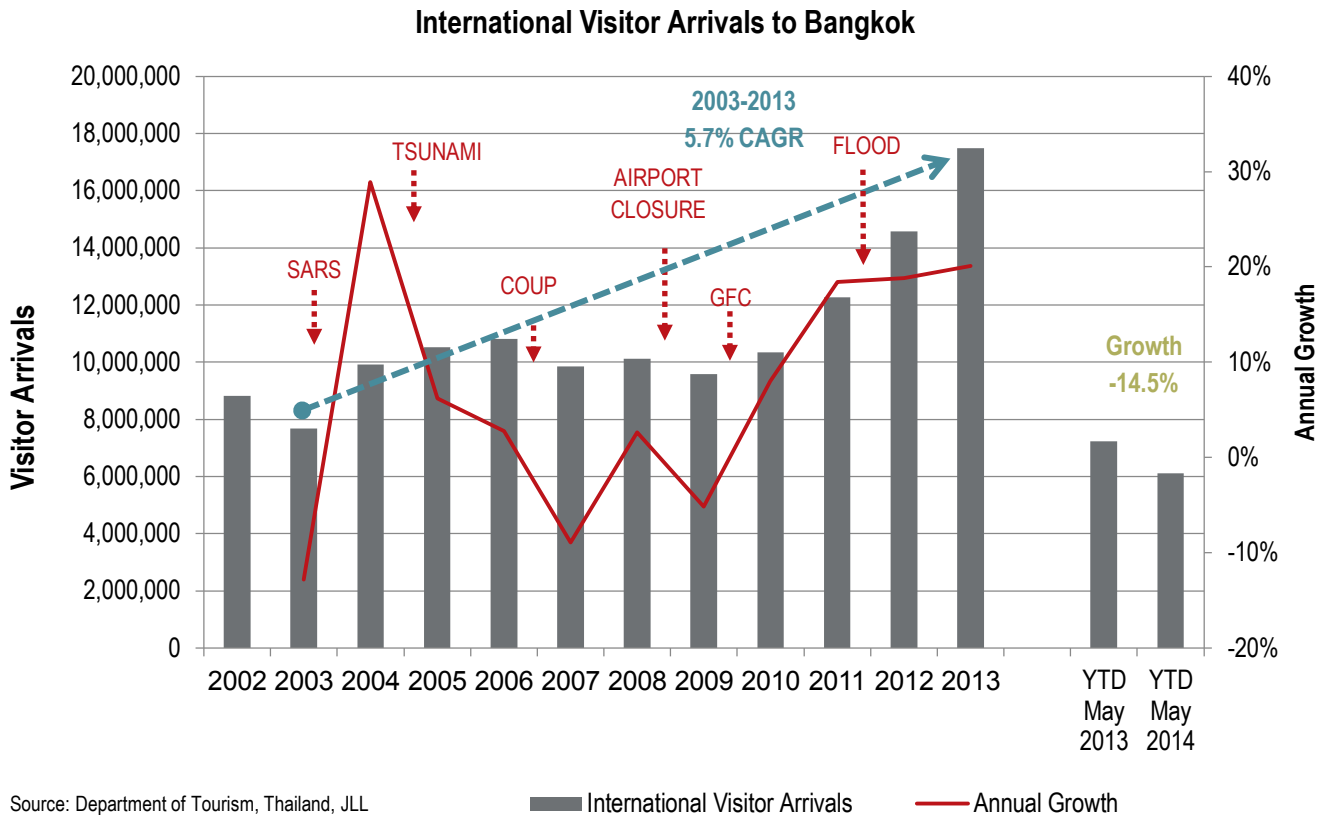
5. Bangkok Retail Market Overview

6. Bangkok Condo Market Overview

7. Bangkok Hospitality Market Overview

7. Bangkok Hotel Market – International Visitors

International Tourist Arrivals to Bangkok



Continued Strong Growth in Visitor arrivals in 2013 (16.7%), driven by China (PRC)

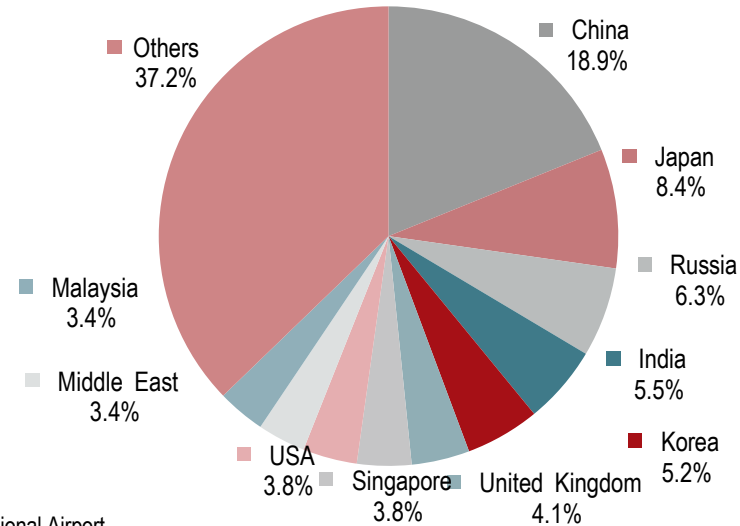
Slow down in YTD May 2014: Bangkok received 6.1 million visitors in YTD May 2014, a 15.4% decline y-o-y.

7. Bangkok Hotel Market – International Visitors

Comparison of Top Ten Source Markets for Bangkok

| Bangkok Top Source Markets | | | |
|----------------------------|-------------|-------------|-------------|
| Rank | Country | % Change | % Change |
| | | 2011 – 2012 | 2012 - 2013 |
| 1 | China | 60.1% | 52.7% |
| 2 | Japan | 23.3% | 11.5% |
| 3 | Russia | 11.4% | 29.9% |
| 4 | India | 12.7% | -0.2% |
| 5 | Korea | 17.4 | 11.1% |
| 6 | UK | 3.0% | 1.6% |
| 7 | Singapore | 41.4% | 13.2% |
| 8 | USA | 12.1% | 5.0% |
| 9 | Middle East | -0.6% | 3.6% |
| 10 | Malaysia | 5.4% | 13.3% |

Top Source Markets in 2013 - Bangkok

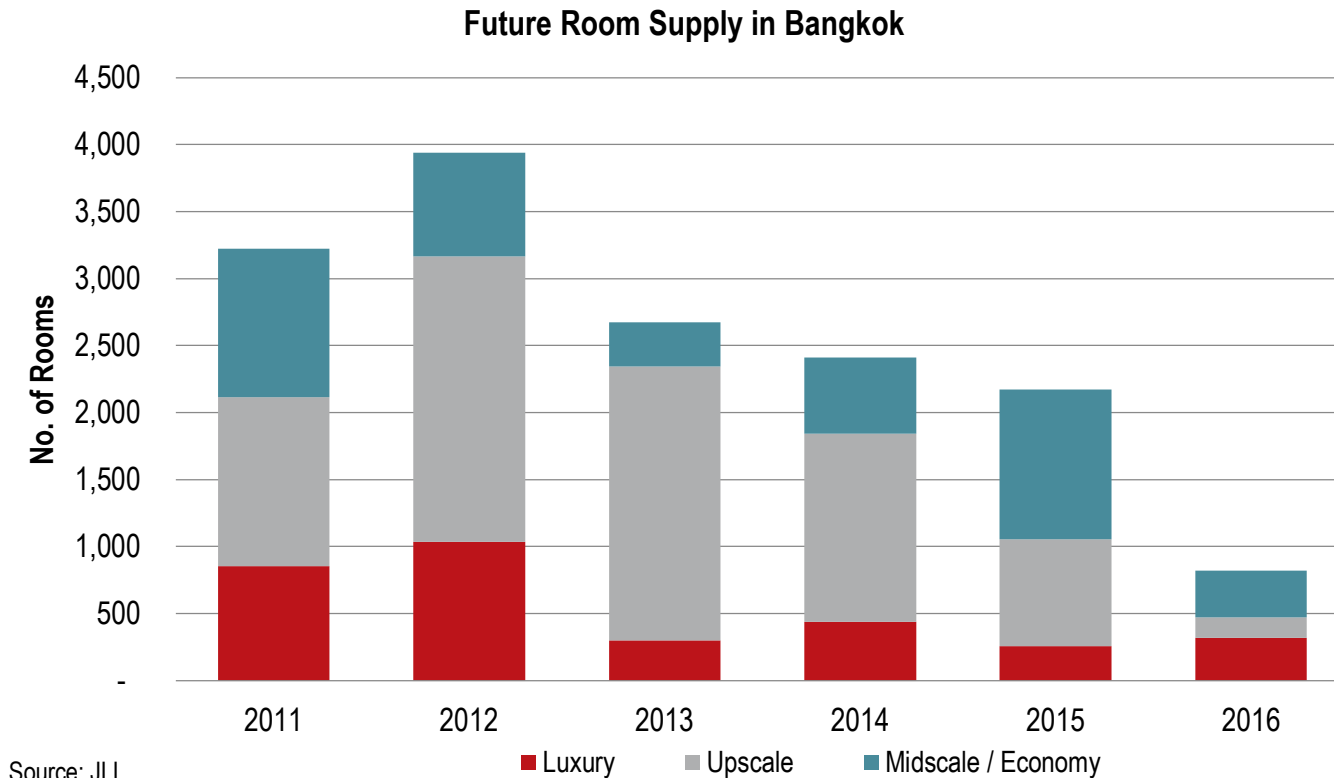


* Based on International Tourist Arrivals to Thailand by Nationality at Suvarnabhumi International Airport
Source: Department of Tourism, JLL

The number of tourist arrivals from China surpassed Japan for the first time in 2011.

7. Bangkok Hotel Market – Supply

Slowing Development Pipeline

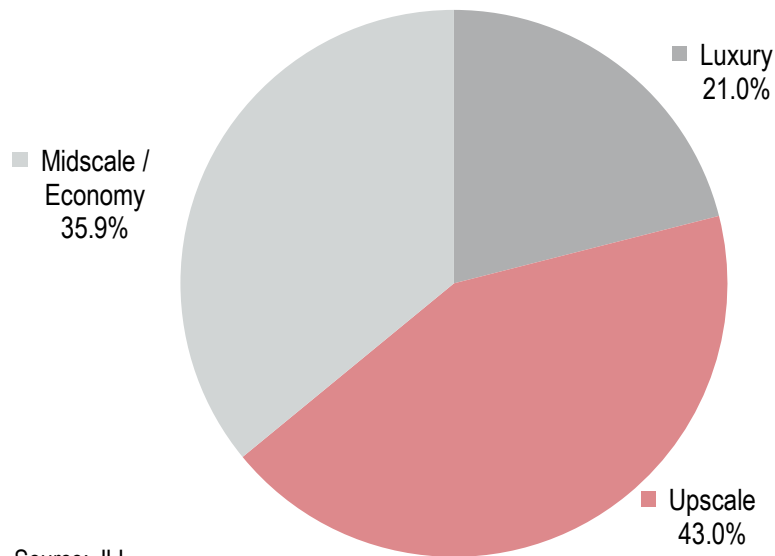


Room Supply growth slowing in 2014.

7. Bangkok Hotel Market – Future Supply Analysis

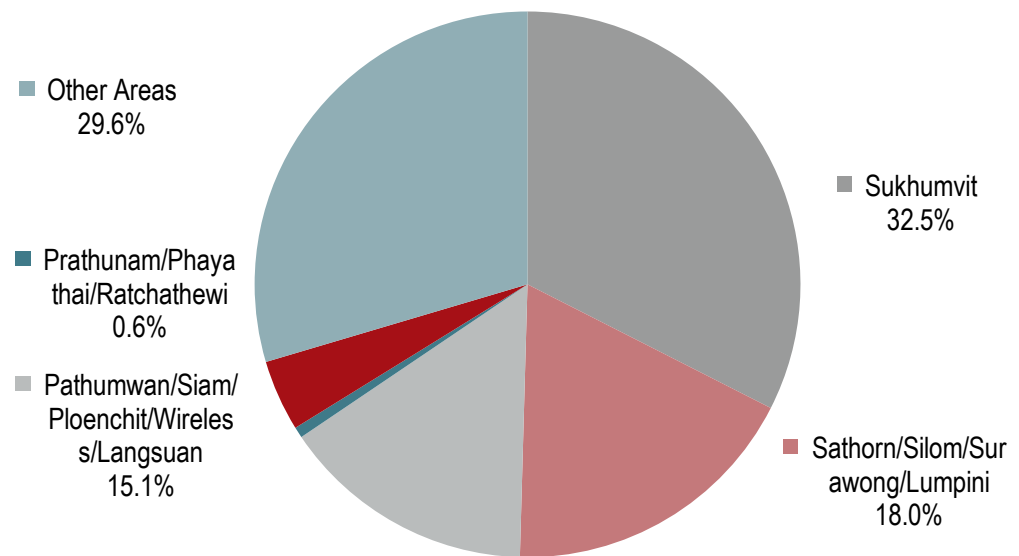
Supply Categorization and Location

Future Room Supply by Category from 2014 to 2016



Source: JLL

Future Supply in Bangkok by Location

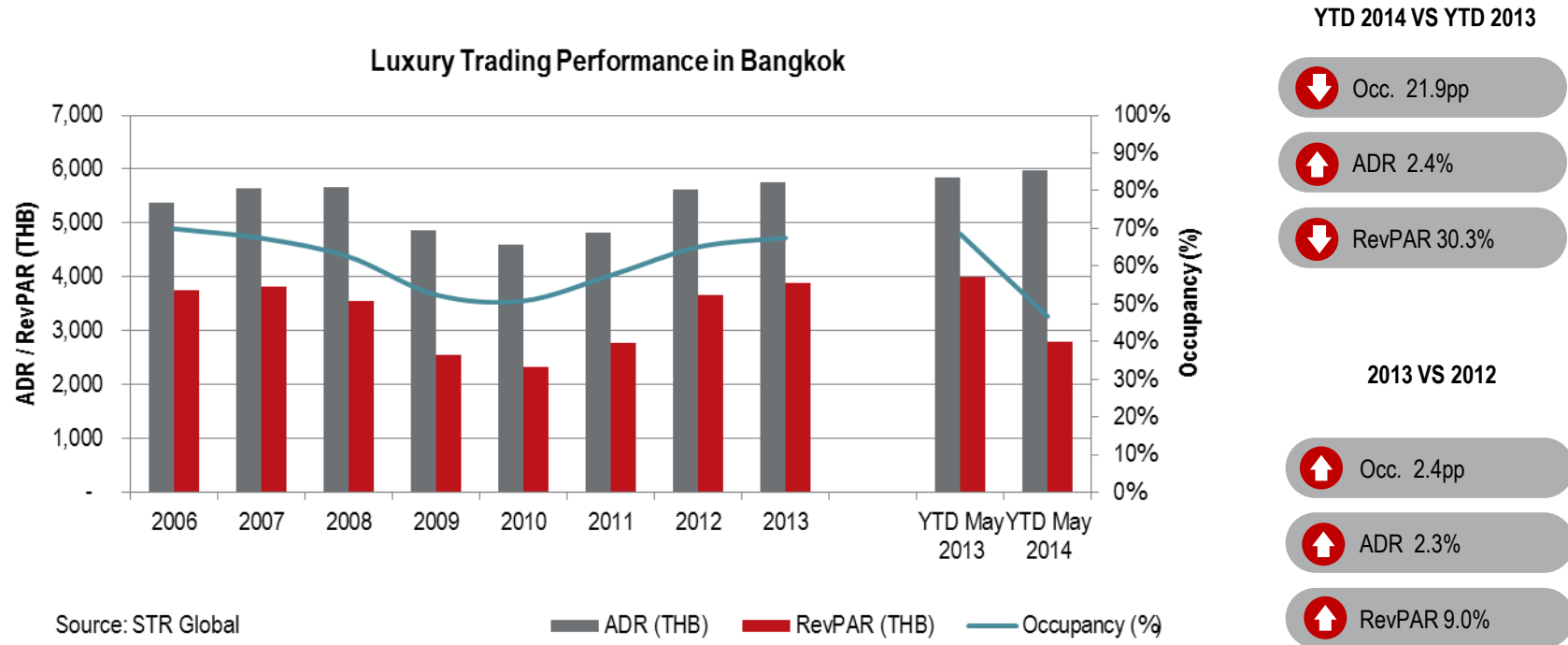


Source: JLL and Industry Sources

7. Bangkok Hotel Market – Luxury Performance

Occupancy, ADR, and RevPAR

Decline in market performance during YTD May 2014 owing to a dip in tourist arrivals

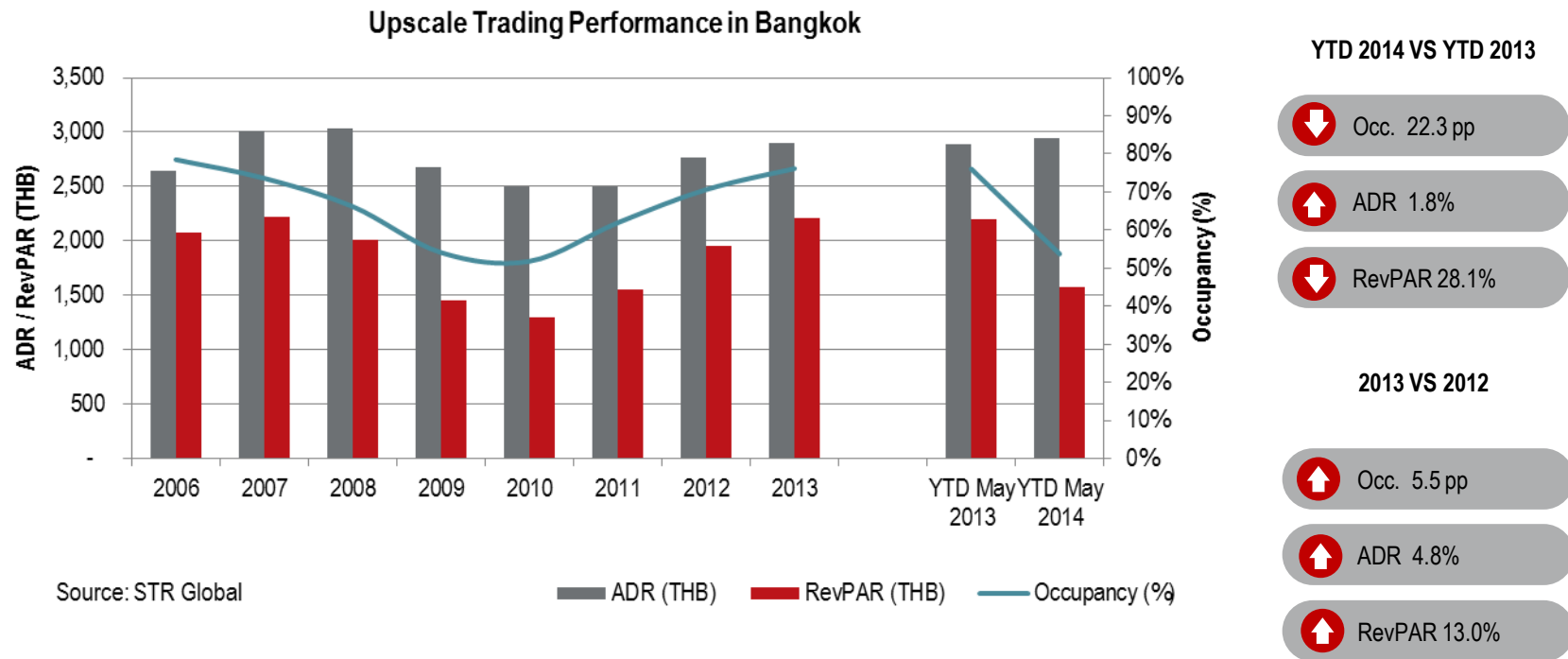


Dec. 2013 RevPAR down 11.2% due to drop of 18.6% in occupancy, ADR up 9.1% .

7. Bangkok Hotel Market – Upscale Performance

Occupancy, ADR, and RevPAR

Upscale hotel performance continued to grow in 2013 but declined in YTD May 2014.

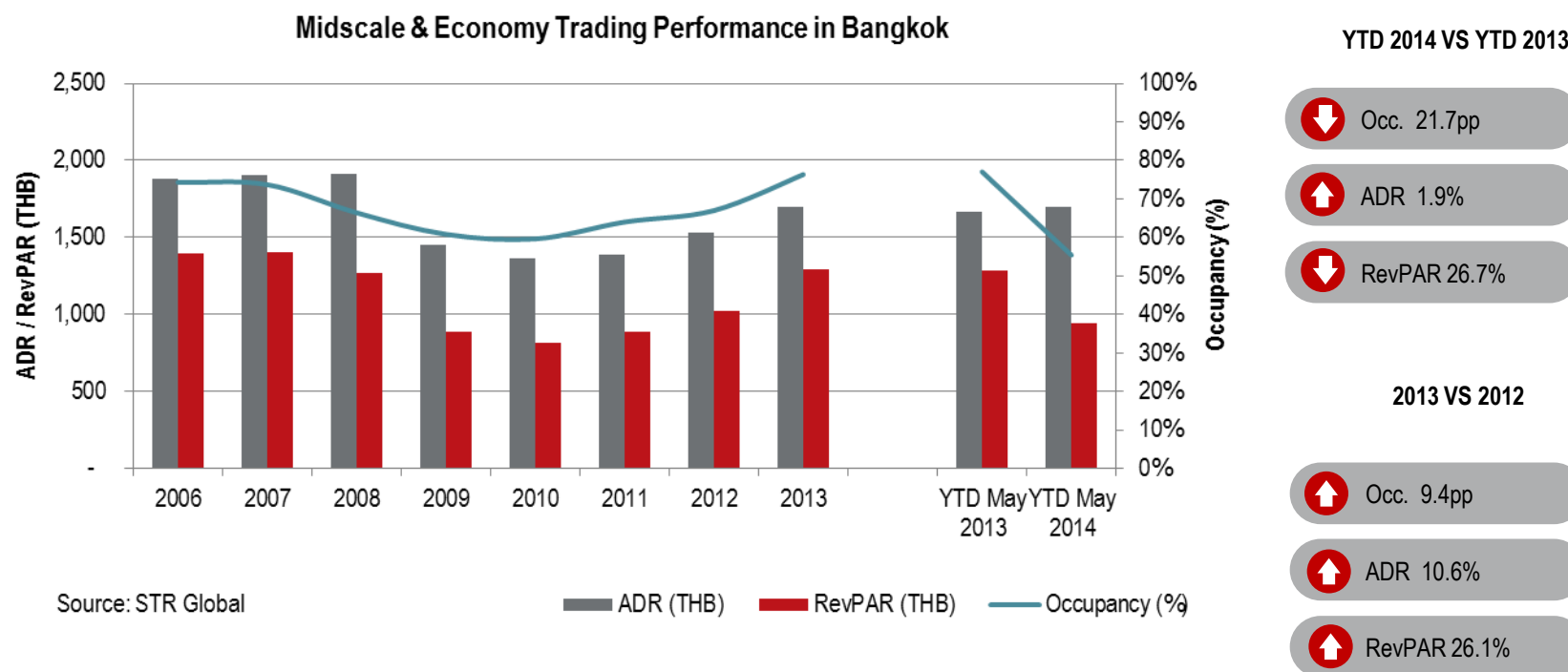


Dec. 2013 RevPAR down 2.5% due to drop of 9.9% in occupancy, ADR up 8.2% .

7. Bangkok Hotel Market – Midscale Performance

Occupancy, ADR, and RevPAR

Midscale / economy segment's RevPAR went down significantly in YTD May 2014.

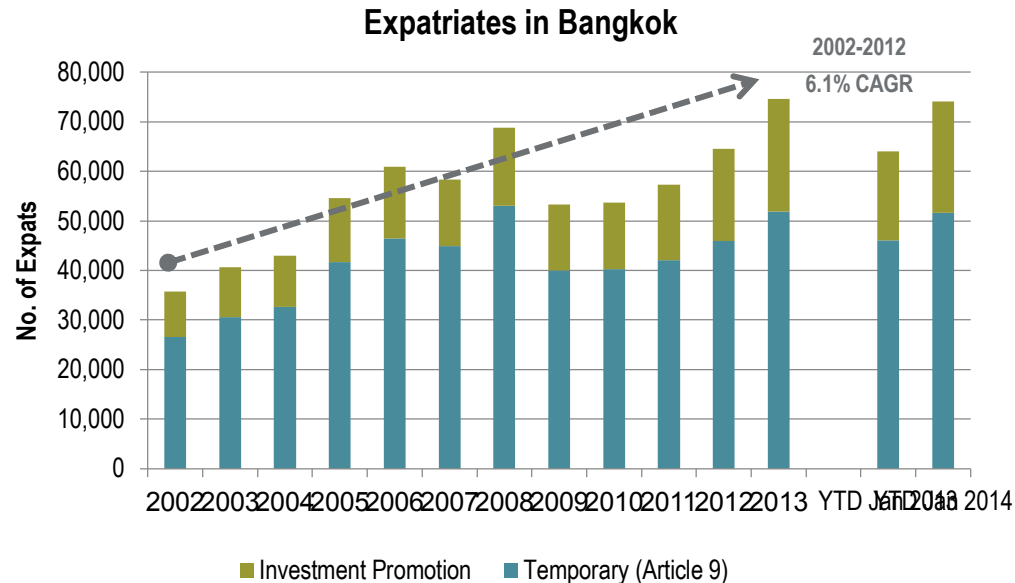


Dec. 2013 RevPAR down 0.9% due to drop of 10.8% in occupancy, ADR up 11.1% .

7. Bangkok Serviced Apartment Market – Expats

Expatriates Registered in Bangkok (Work Permits)

Expatriates in Bangkok



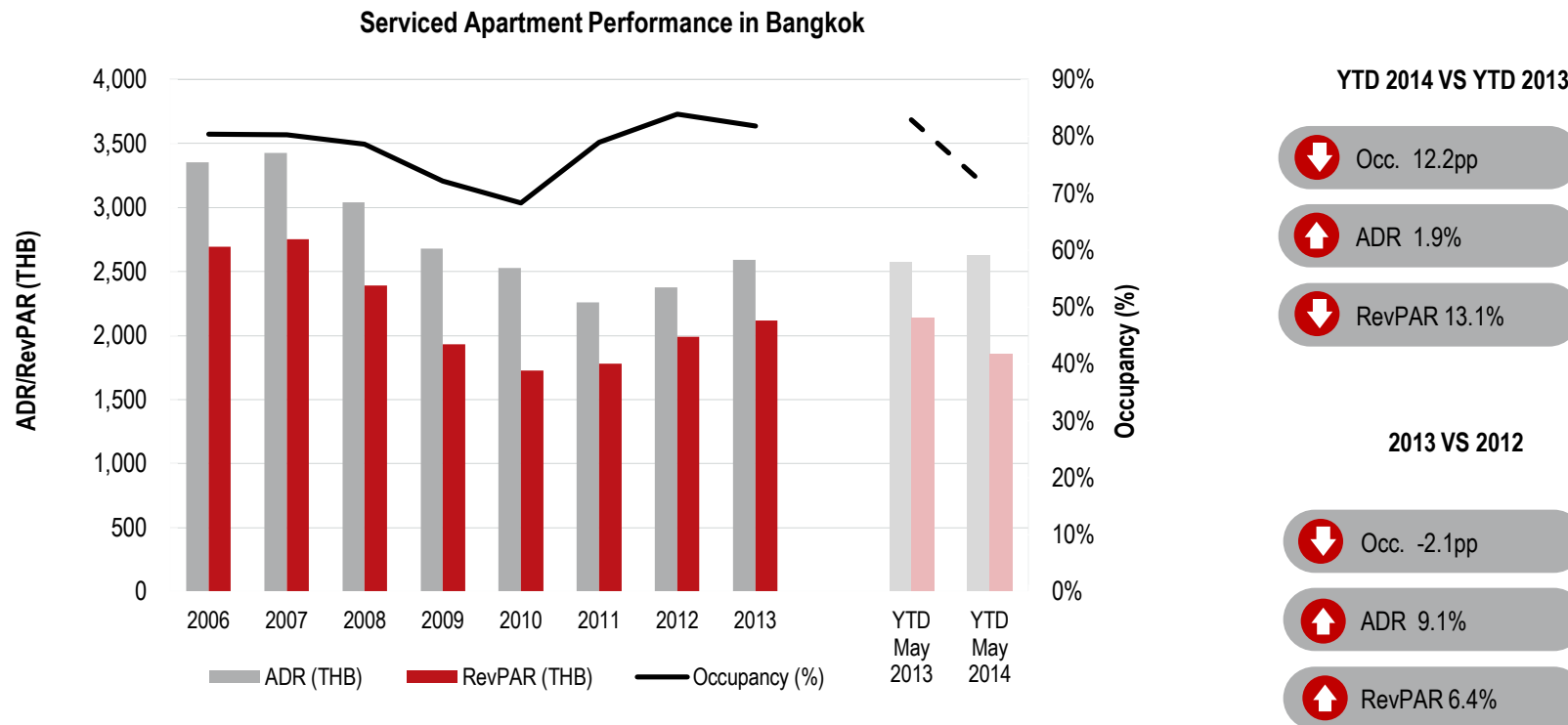
Source: Department of Employment, JLL

The number of expatriates in Bangkok reached a record high in 2008 of 68,746. However, the number dropped by 22.5% in 2009 to just over 50,000 following by the global financial crisis in 2008

7. Bangkok Serviced Apartment Market – Performance

Occupancy, ADR, and RevPAR

About 50% of business is Long-stay



Source: STR Global, JLL

Dec. 2013 RevPAR down 4.1% due to drop of 10.3% in occupancy, ADR up 6.9%.