



សមាគមអ្នកវាយតម្លៃ និងភ្នាក់ងារអចលនវត្ថុកម្ពុជា
CAMBODIA VALUERS AND ESTATE AGENTS ASSOCIATION

Cambodia Property Report 2012

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Contents

- Cambodia Overview
- Cambodian Economy
- Potential Sectors for Investment
- Property Market Overview
 - Commercial
 - Residential
 - Industrial
- 2013 Market outlook

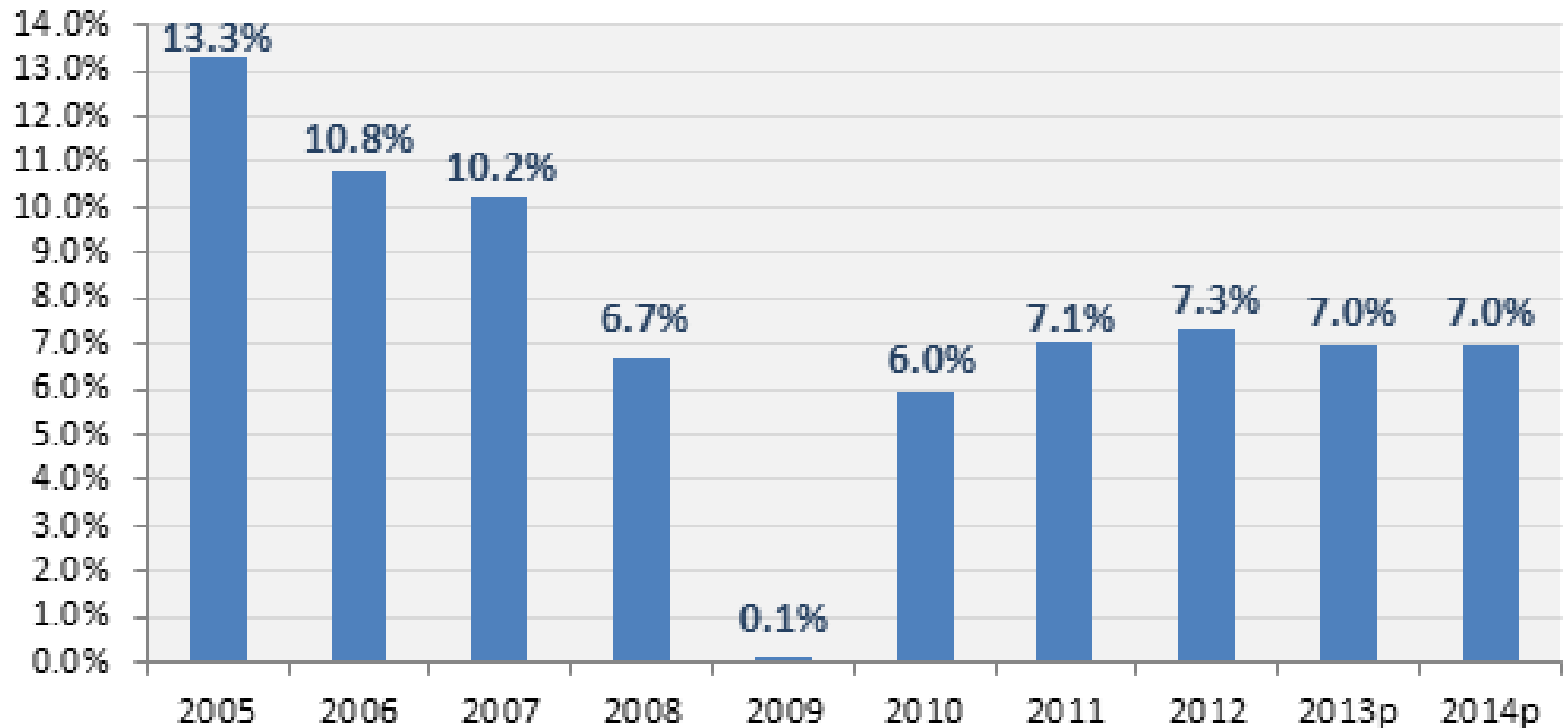
Cambodia Overview



- Land area : 181,035 sq.km.
- Population: 14.2 Million
- Labor force (young) : 7,053,398 (Female: 3,608,345)
- Age structure : 0-14 years: 31.9%; 15-24 years: 21.9%; 25-54 years: 37.5%; 55-64 years: 4.9%; 65 years and over: 3.8%
- Population growth rate : 1.54%
- GDP (2012) : 7.30%
- GDP (2012) : 14.038 USD billion
- Inflation (2012) : 5%
- Exchange rate: USD 1= 4,020 Riels

Cambodia Economic

Cambodia's Real GDP Growth Rate



Source MEF

Potential Sectors for Investment

- Agriculture and agro-industry
- Real Estate
- Transport and telecommunications
- Energy and electricity
- Labor-intensive industries, processing and manufacturing;
- Tourism
- Human resource development
- Oil & Gas, Mining

Property Market Overview

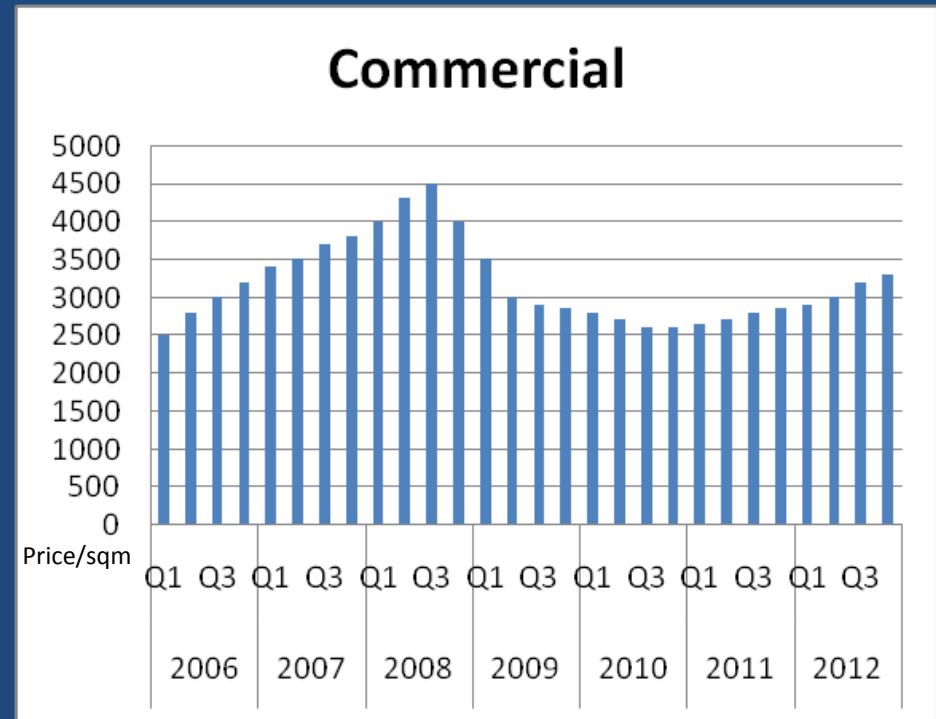


Property Market Overview

- The Real estate market in general is showing a positive signs of growth about 10% to 15% compare to the same period in 2011.
- Prime commercial increased up to 15%.
- Residential increased by 10%.
- Industrial Zones increased by 12%.
- The demand in 2012 increased 9.5%.
- Rental prices increased 5%.
- Construction approvals increased 32%.
- New Supply increased 18%.

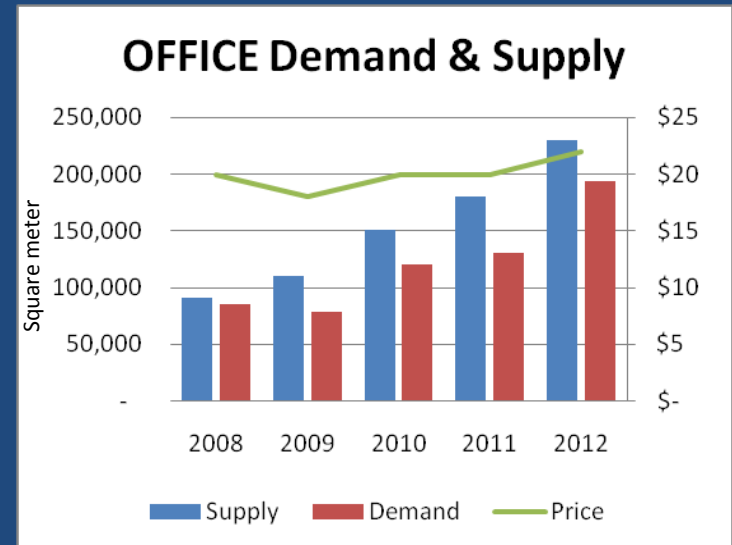
Commercial Sector-Land

- In 2012 land prices along commercial and sub-commercial road increased 15%.
- Current average land price USD 3,200 per square meter.
- Demand for commercial land increased by 18%.



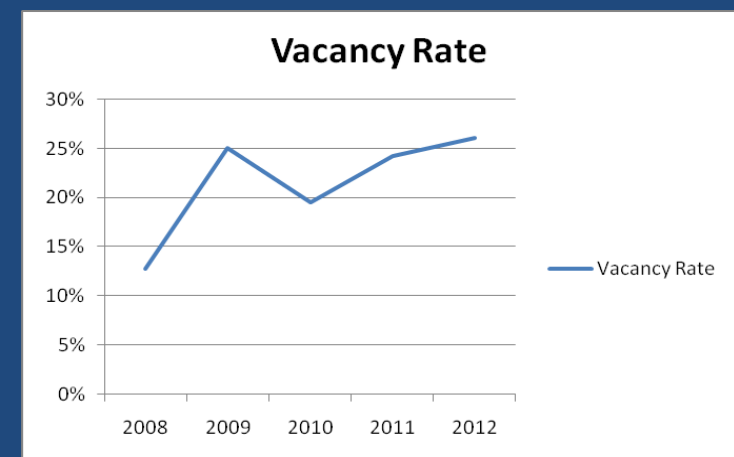
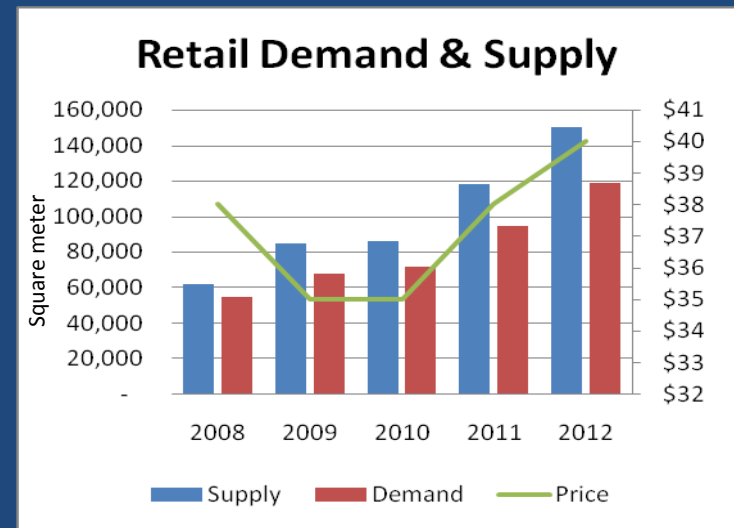
Commercial Sector-Office

- The occupancy has continued to increase for grade A&B offices.
- Vacancy rates dropped to 19% as the demand increased by 43% y-o-y.
- Rental market prices increased by 10% y-o-y.
- The majority of the market is still class C with a 57% share of current supply. Class A/B currently has a 43% share.



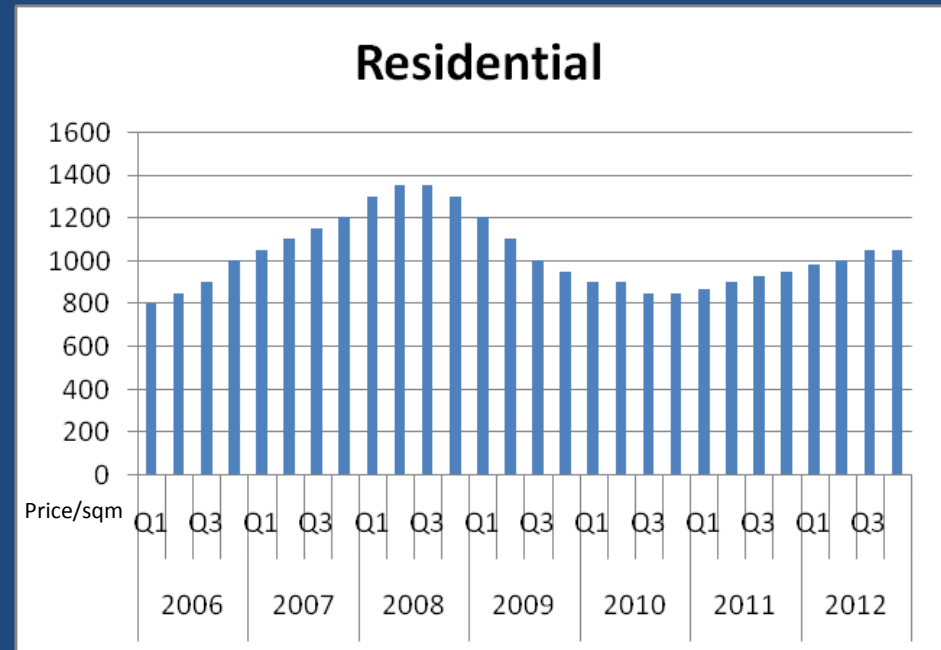
Commercial Sector-Retail

- The retail market has increased considerably in 2012.
- Some outlets have chosen standalone space due to the lack of availability of quality mall space.
- The market supply increased by 27% and demand increased by 25% y-o-y.
- Average floor rental for ground floor are achieving \$30/sqm.



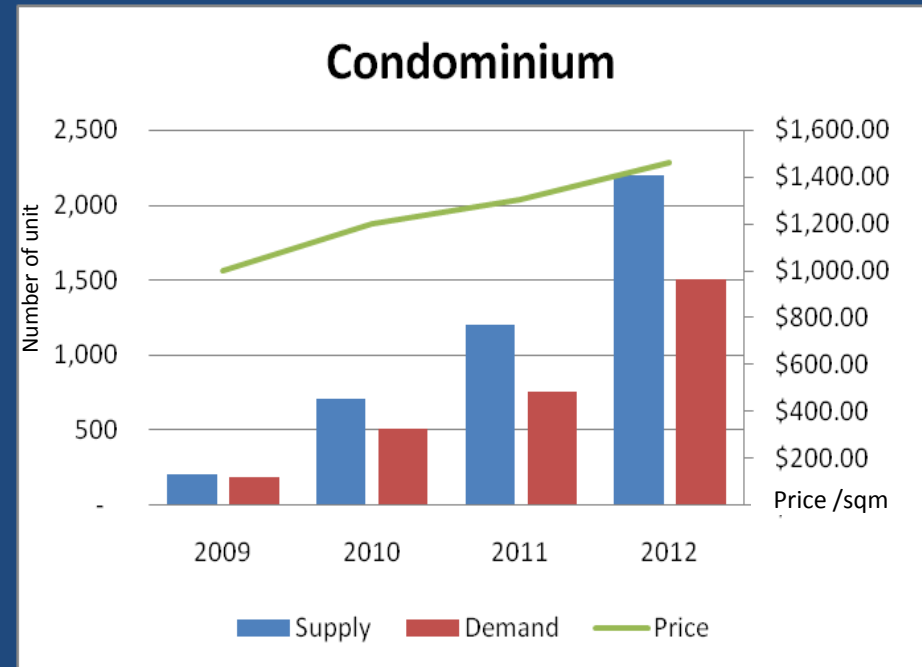
Residential Sector-Land

- In 2012 land prices in residential areas increased by 10%
- Land price average 1,050 USD per square meter.
- Demand for residential land increased by 9%.



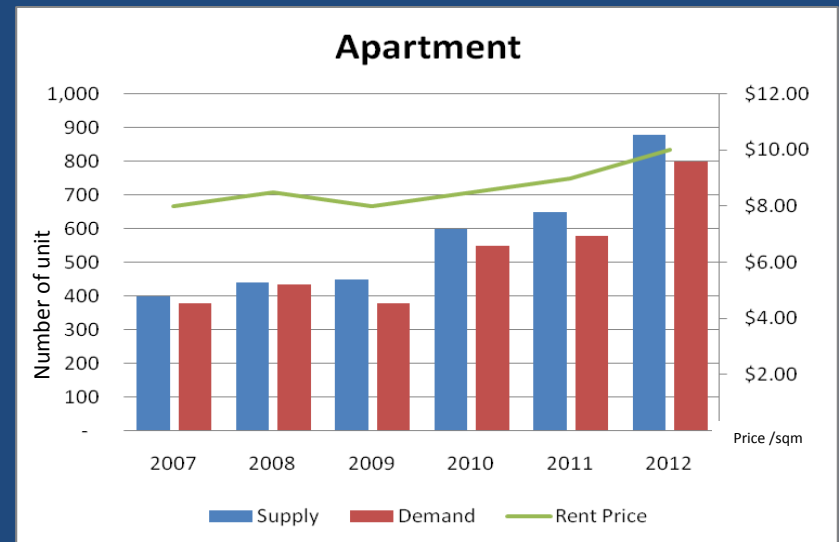
Residential Sector- Condominium

- In 2012 condo releases increased by 29.25%
- Units sold increased by 61%, including new projects in 2012.
- In 2012 sales figures increased by 65%
- Prices averaged 1,450 USD per square meter based on net area.



Residential Sector-Apartment

- Most of the apartments are located in the CBD area in the southern part of Phnom Penh (BKK1 & TTP)
- Occupancy rates are very high, between 81.5% and 100%.
- Average occupancy rates of 92% for all types and classes of apartments.
- Rental prices between USD 8-19 per square meter.
- Rental prices average USD 11 per square meter.



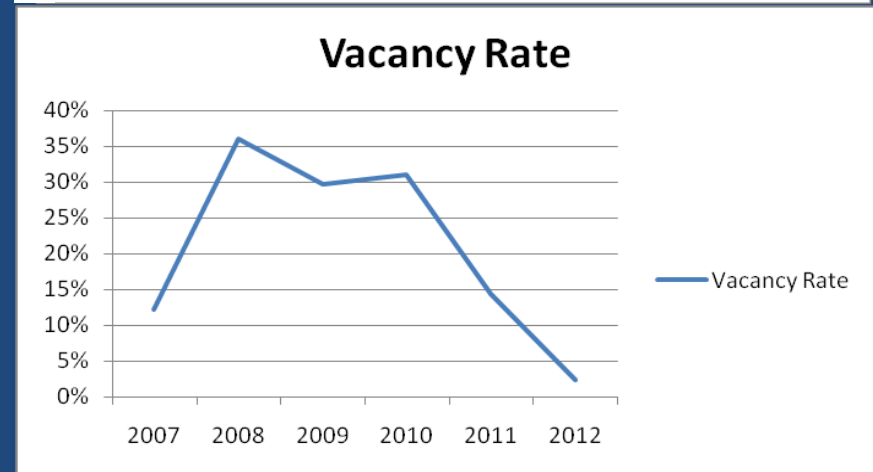
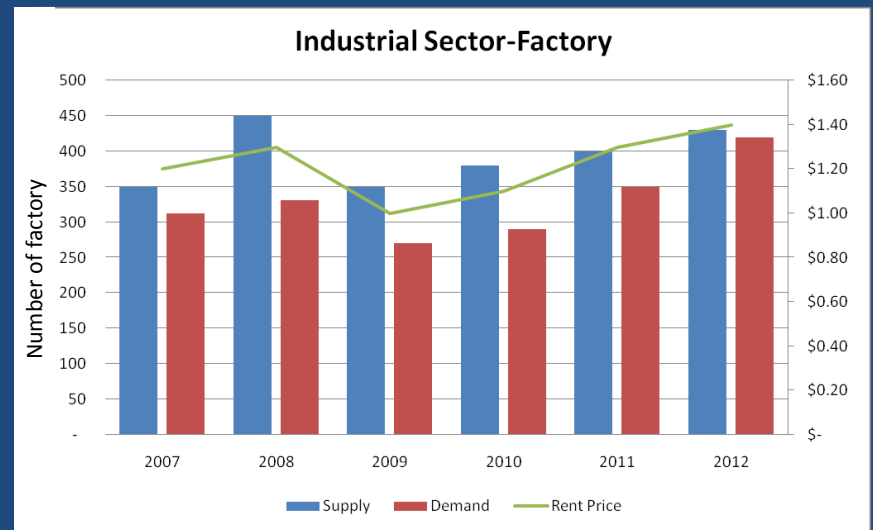
Industrial Sector-Land

- In 2012 land prices in the industrial zone increased by 12%.
- Average land price USD 80 per square meter.
- Demand for industrial land increased by 25%.



Industrial Sector-Factory

- In 2012 manufacturing demand increased by 20% .
- There is a shortage of supply as demand for factory space grew faster than supply in and around Phnom Penh.
- Major new factories are focused on labor intensive manufacturing
- Japanese manufacturing activity increased by 30%.



2013 Market Outlook

- The office market supply is set to increase by 27% in 2013. Vattanac Tower alone will contribute 18% of total supply.
- Demand for office space remains strong in Cambodia as changing trends from standalone offices to multi-floor office buildings take place.
- The retail space market has the highest demand as large-scale retail complexes will take a few years to complete.
- The condominium sector will see a large amount of new developments launched in 2013 as demand by foreign investors continues to grow following new laws allowing foreign ownership.
- The industrial sector is one of the most attractive currently as Japanese companies are actively looking for manufacturing facilities to be located in Cambodia.

Thank you

