

Overall Thailand Economic

GDP

Growth Rate

2.0% Y2025(F)

2.5% Y2024

GDP

Per Capita Income

\$7,940 Y2025(F)

\$7,816 Y2024

Population

Growth Rate

+1.85% Y2025

About 72 Million

Headline

Inflation

0.5% Y2025(F)

0.4% Y2024

Monthly

Household Income

\$417 Y2025(F)

\$442 Y2024

Population

>60 years

+20% Y2025

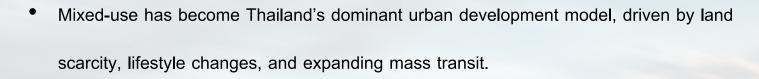
+18% Y2024

Ultra - Aged Society

Property Trend in 2025

Mixed – use Retail Leasehold

Mixed-use Project

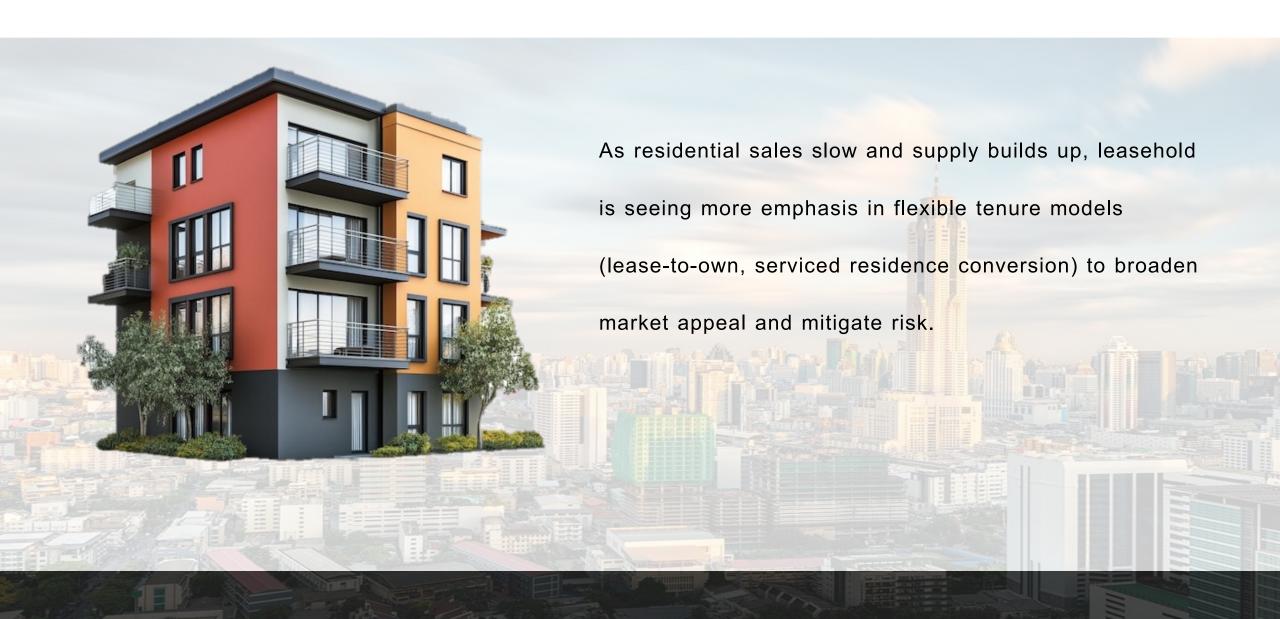


- Projects combine retail, residential, office, and hospitality uses to diversify income, with developers targeting new MRT/BTS corridors and urban regeneration zones.
- Recent projects increasingly highlight sustainability,
 smart technology, and wellness-focused design.

Retail Project



Leasehold Residential



Bangkok Office Market

Total Rental Supply

10.3 Million sqm.

+6.2% YoY

73% Average Occupancy Rate

-17% YoY

5.6% Average Market Yield

Average

Rental Rate

Grade A+

Rental Rate

Grade A

Rental Rate

Grade B

Rental Rate

\$29 /sqm./ month

Unchange YoY +28%

\$36 /sqm./ month Unchange YoY

+8%

\$27 /sqm./ month

Unchange YoY +7%

\$25 /sqm./ month

Unchange YoY +24%

Bangkok Retail Market

Total Retail Supply

9.1 Million sqm.

+9% YoY

97%

Average Occupancy Rate

+2% YoY

5.3%

Average Market Yield

Average Rental Rate

\$106/sqm./ month

Unchange YoY +3.4%

Trend of Retail

High occupancy in Bangkok's prime, driven by lifestyle-led formats

centered on F&B and entertainment.

Bangkok Condominium Market

NEW SUPPLY IN DOWNTOWN

774 Units H1/2025

+1.3% y-o-y

NEW SUPPLY IN MIDTOWN/ SUBURBAN

6,161 Units H1/2025

+5.2% y-o-y

AVERAGE PRICE IN DOWNTOWN

\$9,235 /sqm.

AVERAGE PRICE IN CITY FRINGE

\$3,069 /sqm.

6% Average Market Yield

On average rental at \$20/sqm./month

Bangkok Residential Market

New Supply in Bangkok and Vicinity

4,457 Units 1H/2025 (-75%)

55% Detached House (+10% YoY)

45% Town House (+15% YoY)

Active Transferred Unit

< \$285K/unit

Inactive Transferred Unit

> \$570K /unit

Key Issues

- High Backlogs
- Over supply of Luxury from last year
- Financial institution caution

Bangkok Hotel Market

Total Hotel Supply

85,780 keys in Y2025

+7.0% YoY

Average Occupancy Rate

72.3%

Average Daily Rate (All Classes)

\$114.37

Average ADR in CBD

\$150.52 per room per night

Average ADR in City Fringe

\$101.21 per room per night