

The background of the entire image is a photograph of a modern skyscraper's glass facade. The facade is composed of many small, rectangular glass panels that reflect the surrounding environment. The sky above is blue with scattered white clouds. The perspective is from a low angle looking up at the building.

Investing in Thailand's Future: Land or Ledger

ECONOMICS

INVESTMENT

PREDICTIONS

AGENDA

Problems



vs.



Analysis

- Real estate market overview
- Factors to consider when purchasing a property
- Future outlooks

Recommendation

- Type of property suggested for invest
- The potential location
- Comparing investment return

AREAS OF FOCUS

TARGETS PROVINCES



PROPERTY TYPES



CONDO



DETACHED HOUSE



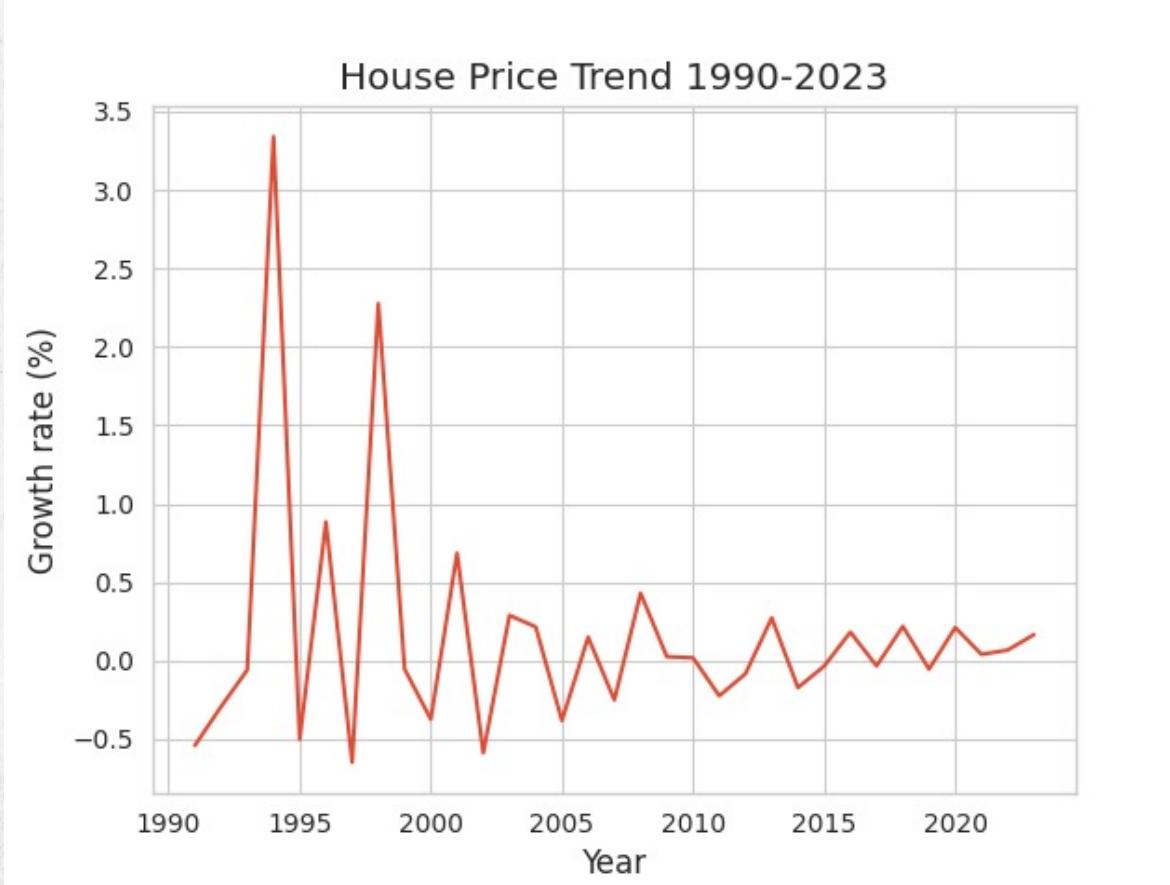
TOWNHOUSE



**What is the state of the real estate market
in Bangkok and vicinities?**

OVERVIEW MARKET IN BKK & VICINITIES

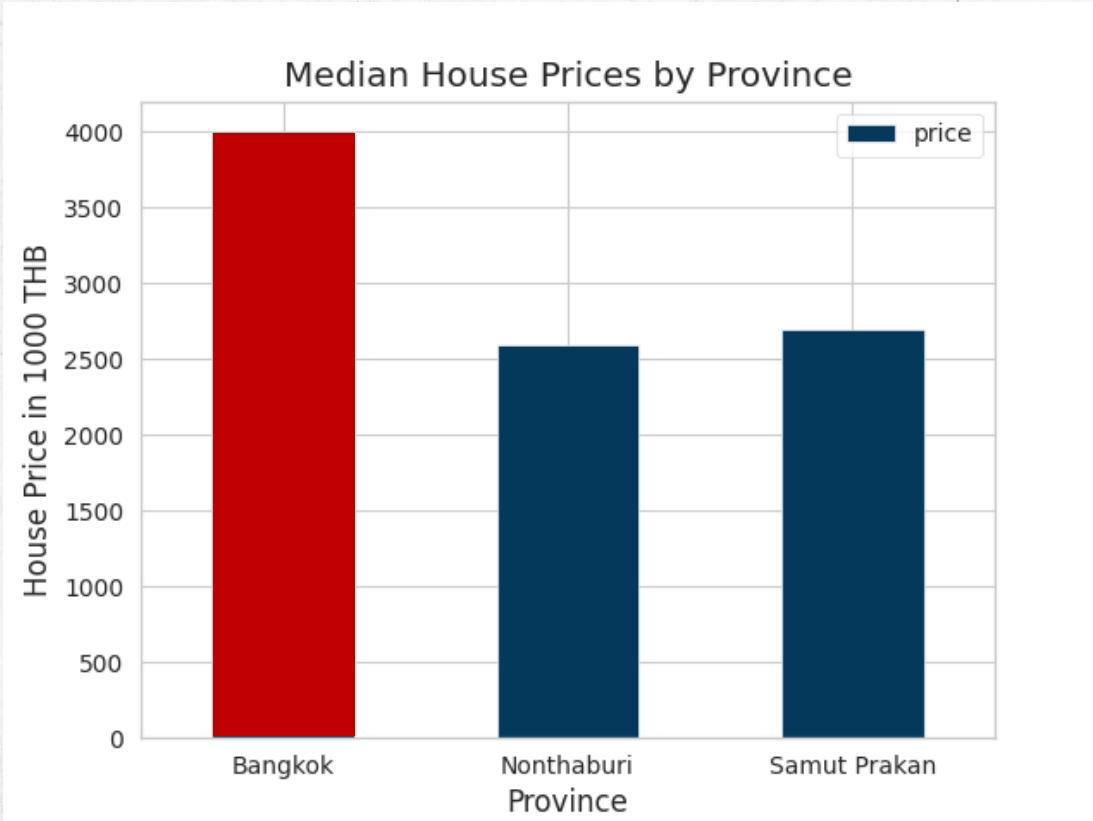
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Market Situation

- Early 1990s Boom
- Asian Financial Crisis Impact
- Low and Fluctuating Growth in 2000s
- Stable but Modest Growth Post-2010

HOUSE PRICE IN BKK & VICINITIES

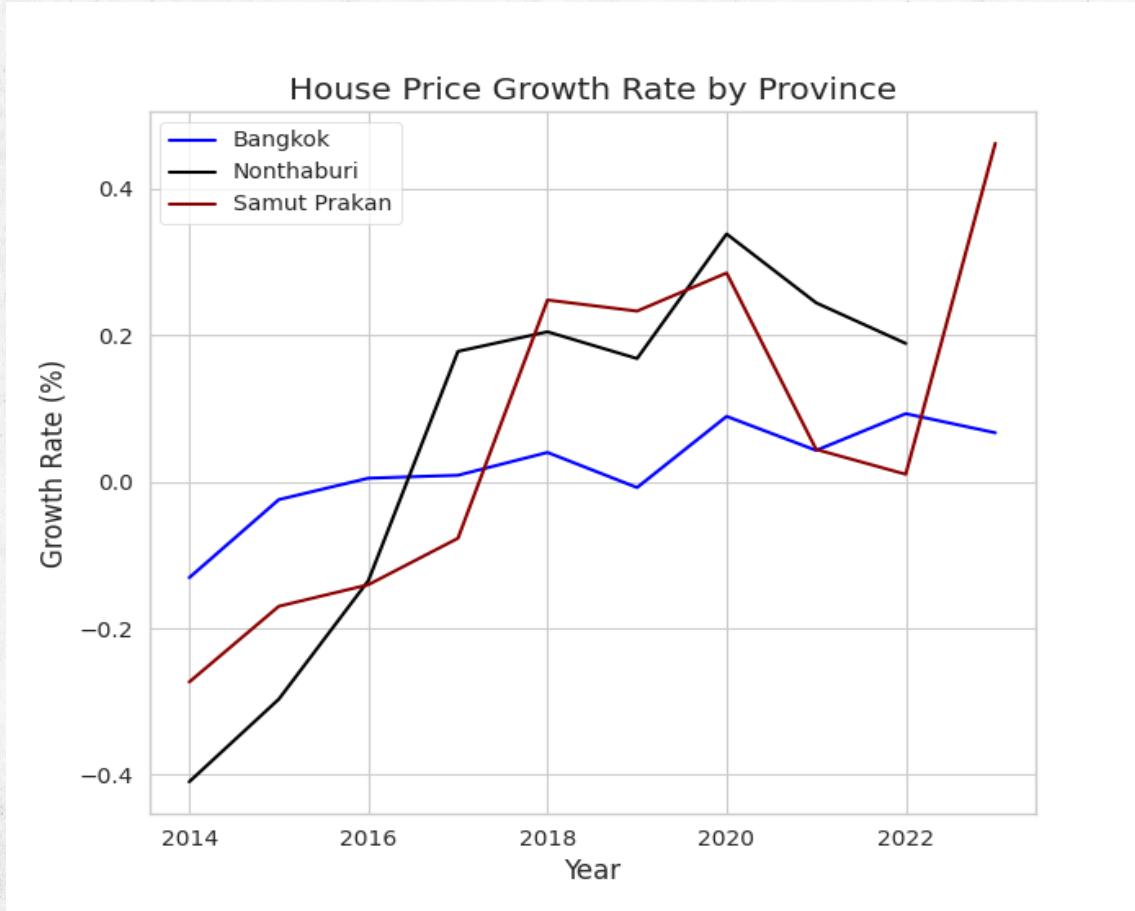


House price in Bangkok is

1.5X >

Nonthaburi and Samut Prakan's
house prices

HOUSE PRICE GROWTH RATE



Analysis

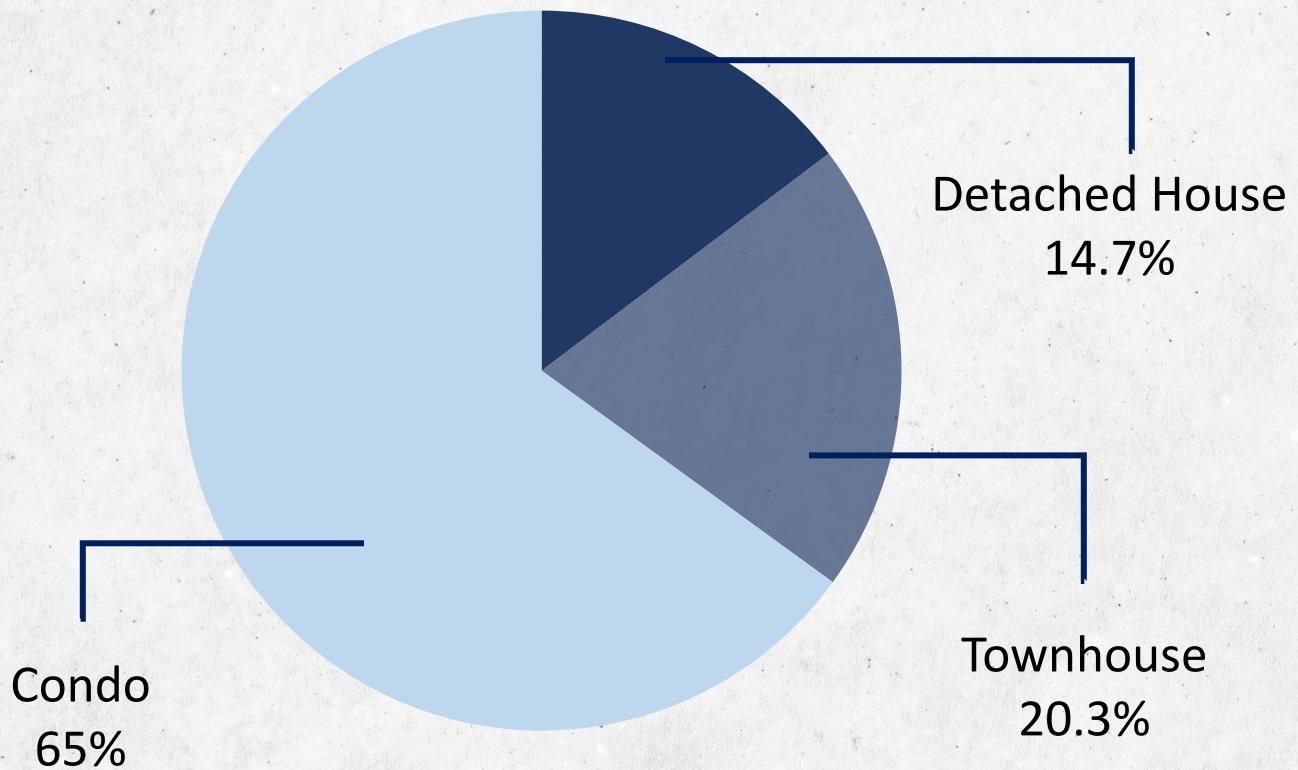
- Three provinces have consistent price growth
- Samut Prakan's price growth surged in 2023
- Increase in urbanization

Source: <https://www.interhome.co.th/newsdetail.php?newsid=333>, <https://positioningmag.com/1470250>

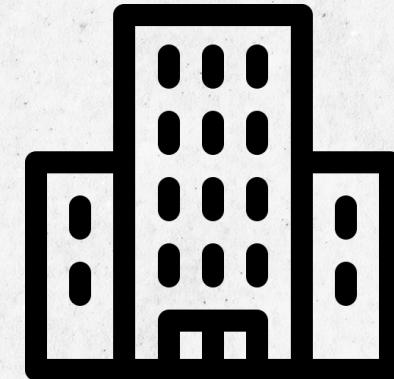
PROPORTION BY PROPERTY TYPES

-

Proportion by Property Type in %



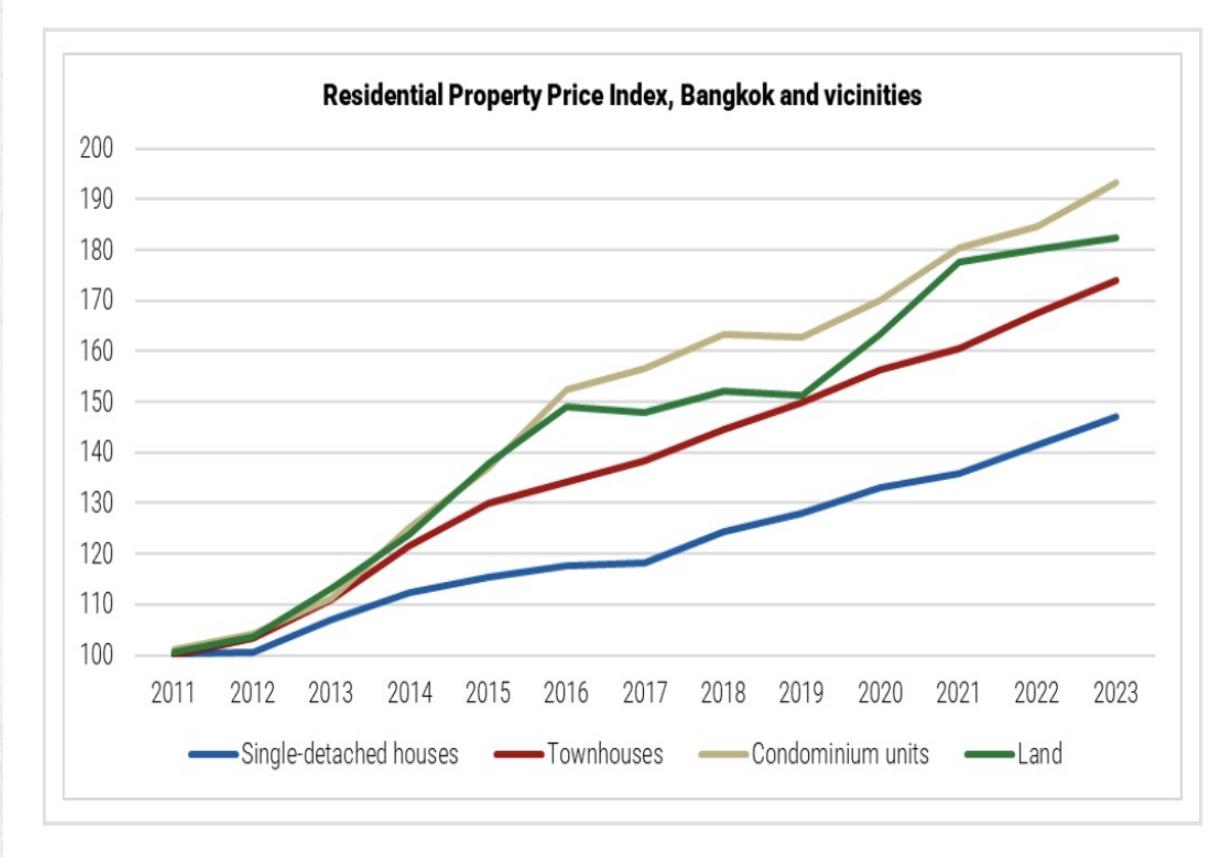
Most
popular property type is
Condominium



REAL ESTATE MARKET IN BKK & VICINITIES

Analysis

- The house price index of Townhouse & Detached House has continuously increased
- Condo's price has a slight fluctuation



Source: <https://www.globalpropertyguide.com/asia/thailand/price-history>

Agenda

Overview

Analysis

Recommendation

Outcomes

A photograph of a modern architectural structure, likely a glass and steel building, set against a backdrop of a blue sky with scattered white clouds. The building's facade is composed of many dark, angular panels that create a complex geometric pattern.

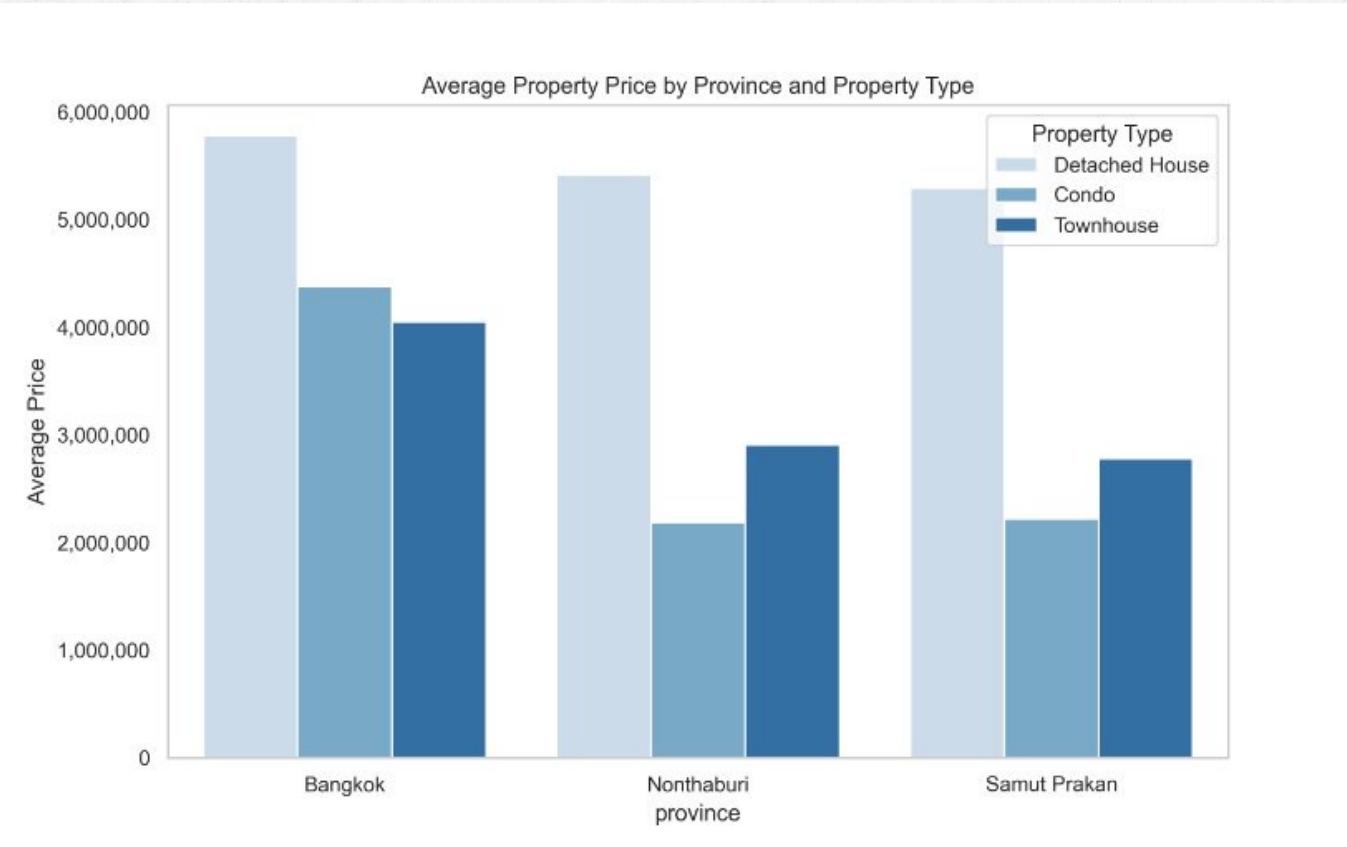
What are the **FACTORS** to consider
when buying a house?

Top 3 Factors

1. Location matters
2. Size and function
3. Accessibility

TOP 3 FACTORS TO CONSIDER WHEN BUYING A HOUSE

1. Location matters



Analysis

Nonthaburi

980,000 THB <

Bangkok

Samut Prakan

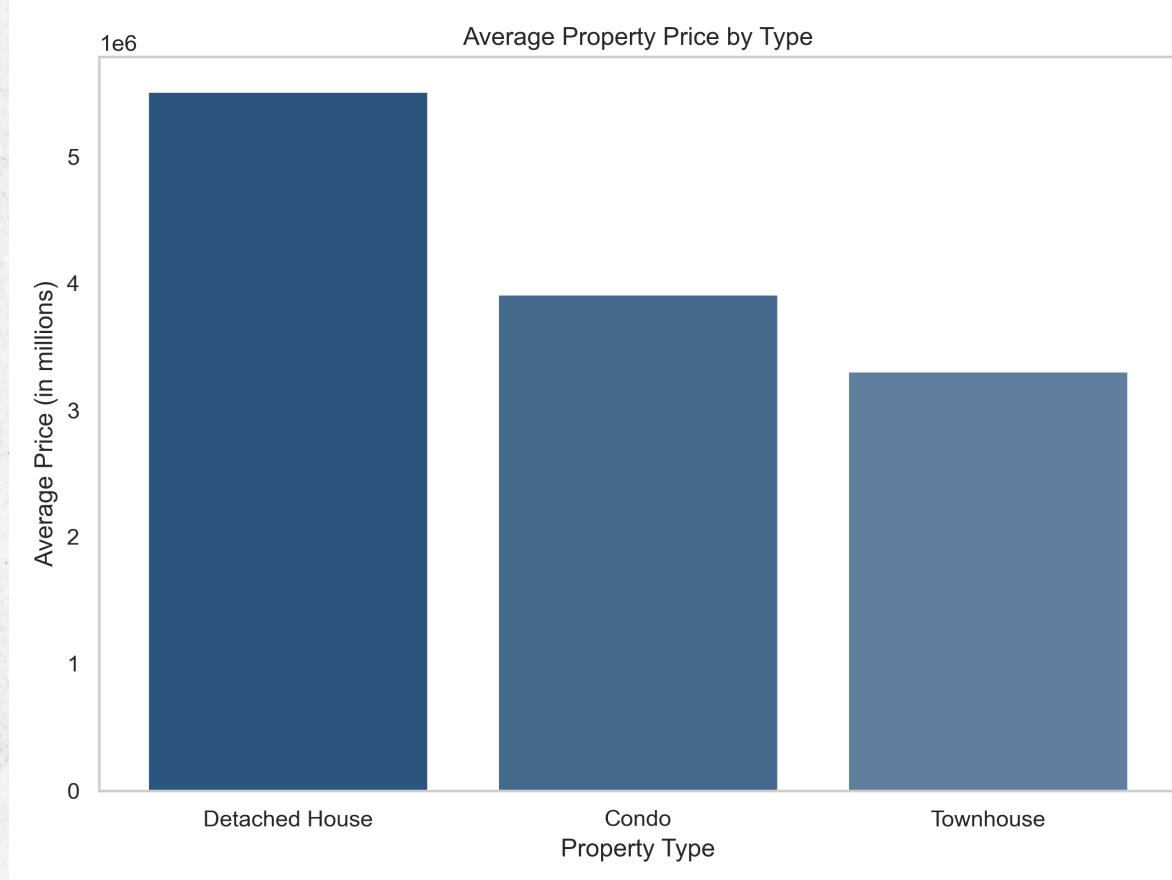
890,000 THB <

Bangkok

"Prices are estimates based on data and may not reflect actual values due to unaccounted factors."

TOP 3 FACTORS TO CONSIDER WHEN BUYING A HOUSE

2. Size and Functions



Analysis

Townhouse

1.69 MB THB <
Condo

Detached House

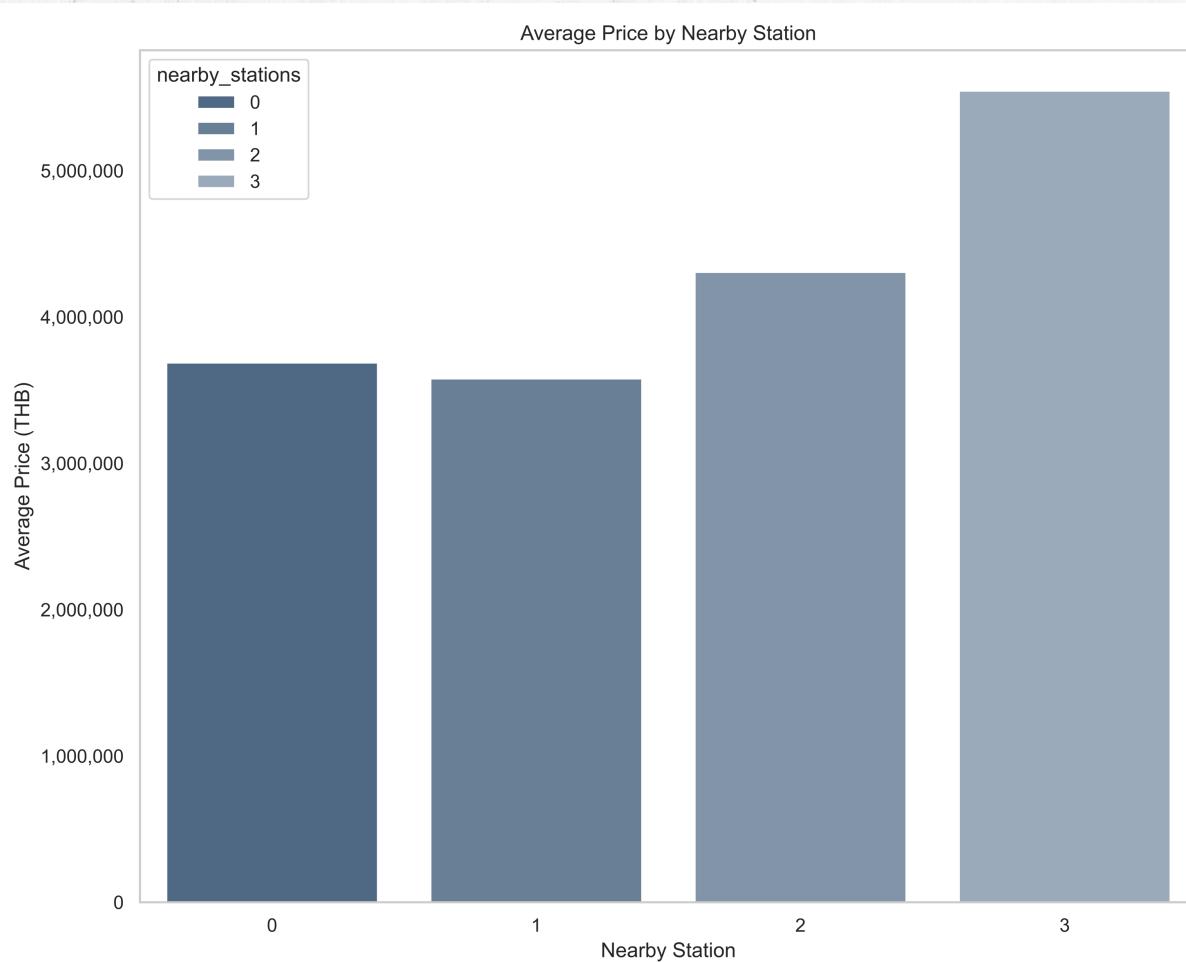
995,400 THB <
Condo

"Prices are estimates based on data and may not reflect actual values due to unaccounted factors."

TOP 3 FACTORS TO CONSIDER WHEN BUYING A HOUSE

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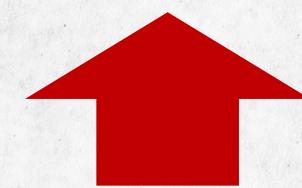
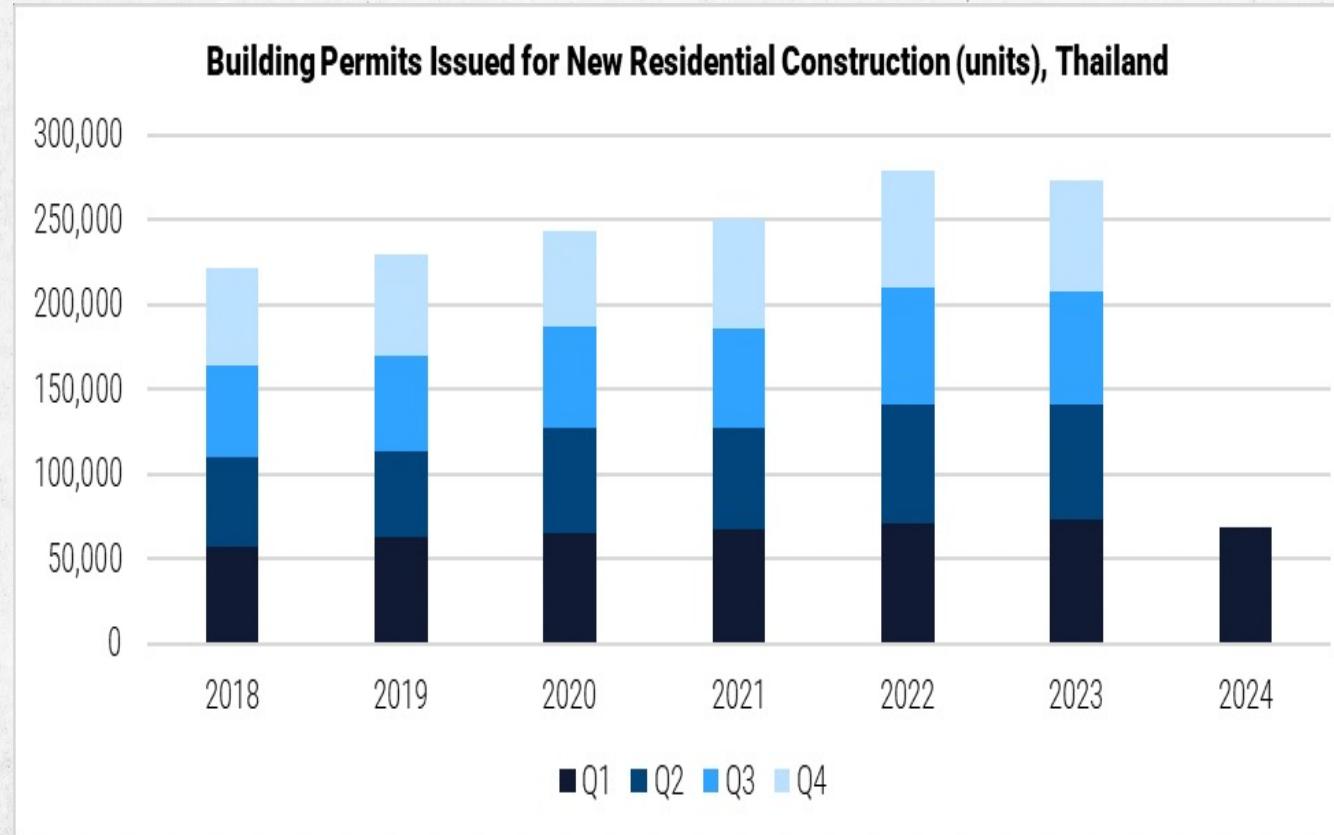
3. Accessibility



*"The easier the accessibility to **public transportation**, the higher the price will be."*

RESIDENTS THAT APPROVED TO CONSTRUCT

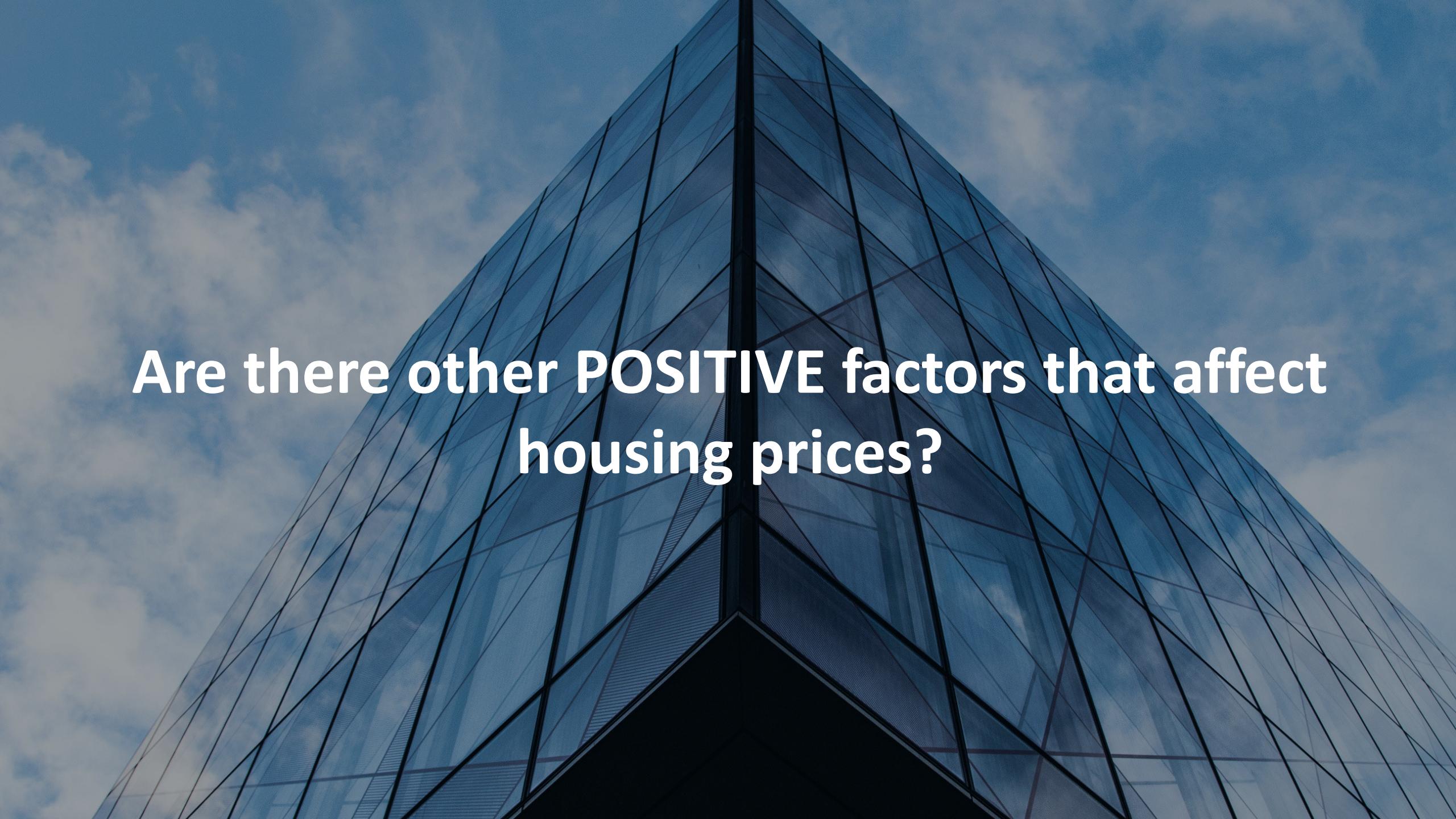
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Increasing

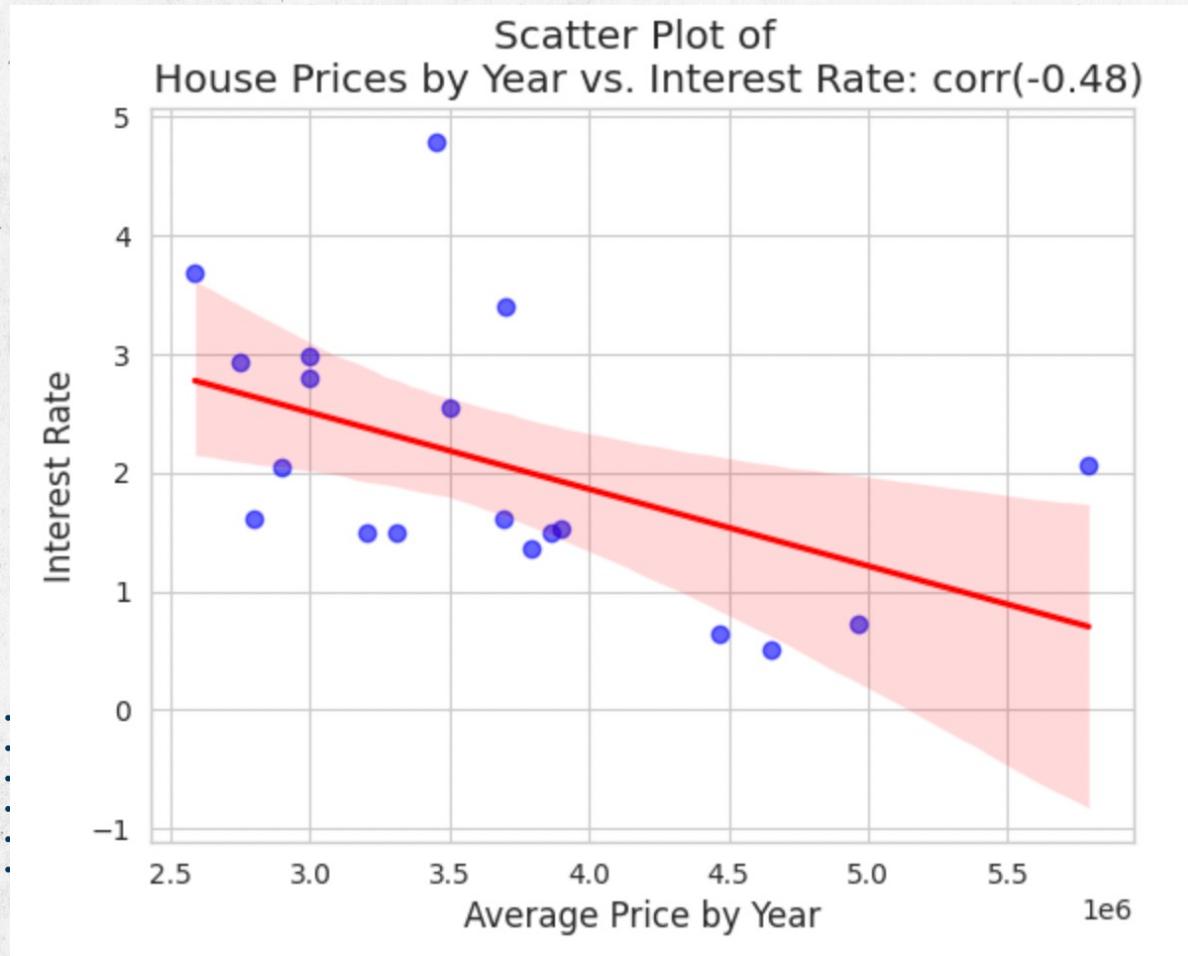
trend of new permits for
residential construction

Source: <https://www.globalpropertyguide.com/asia/thailand/price-history>

A photograph of a modern building's glass facade, showing a grid of dark frames against a bright blue sky with scattered white clouds.

Are there other **POSITIVE** factors that affect
housing prices?

POSITIVE FACTOR: INTEREST RATE



Analysis

- **Negative** relationship between interest rate and prices of the house
- **Outlook:** In 2025, the interest rate is forecasted to be lower

Source: <https://www.morningstarthailand.com>

POSITIVE FACTOR: OTHER POLICIES

-

Favorable Investment Policies

45% -> 75%

+

Foreign can own a larger proportion

+

Thailand proposes 99-year leases

Mega Project



Increase the price by
~ 8%

+

Area around EEC, prices expected to surge to **20%-30%**

Source: <https://osiris-investissements.com/real-estate-thailand/real-estate-market-trends-in-thailand/>

RECOMMENDATION

What to buy?

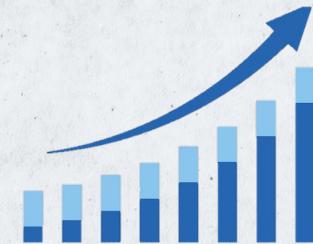


Where to buy?



**Samut
Prakan**

Anything else?



- Economics
- Population growth
- Infrastructure development

BENEFITS OF REAL ESTATE MARKET



The background image shows a close-up of a modern building's corner, featuring a glass facade with a grid of dark frames. The building is set against a sky filled with scattered, white and grey clouds.

What are the alternative
investment opportunities?

COMPARING INVESTMENT RETURN

Real Estate



Buy a house 3MB THB with 30% down (900K THB)



Investment goes up 10% in a year

Your property is now worth 3.3MB THB

Total ROI: 70%

Stocks



Buy 900K THB stocks in cash



Investment goes up 10% in a year



Your stock is now worth 990K THB

Total ROI: 10%

VS.

TO SUM UP...

Problems



VS.



Analysis

Recommendation

TO SUM UP...

Problems



VS.



Analysis

- Thailand's real estate market has a **positive** outlook
- **Factors** to consider:
 - Location
 - Size
 - Accessibility

Recommendation

TO SUM UP...

Problems



vs.



Analysis

- Thailand's real estate market has a **positive** outlook
- **Factors** to consider:
 - Location
 - Size
 - Accessibility

Recommendation

- **Condo** is suggested to invest.
- **Samut Prakan** is the potential location

A photograph of a modern architectural structure, likely a glass and steel building, viewed from a low angle looking up. The building's facade is composed of many dark, angular panels that create a complex geometric pattern. The sky above is a clear, pale blue with some wispy white clouds. In the center of the image, the words "THANK YOU" are written in a large, bold, white sans-serif font.

THANK YOU