

2019
WEEK 37
07th SEP - 13th SEP

A NEW TREND: INDUSTRIAL REAL ESTATE



FDI firms have their pick of industrial properties

According to Savills, HCMC - Industrial properties are forecasted to meet the needs of foreign direct investment enterprises in Vietnam. By June 2019, Vietnam has 251 industrial parks (66,200 hectares) that are in operation with the average occupancy rates of ~74%. Additionally, there are 75 industrial parks (29,300 hectares) under construction.
(VIR)

According to Savills, in the first quarter of 2019, about **326** industrial zones were established, with a total area of **95,500 ha.**



Hanoi office and retail investors are looking West

According to CBRE, the West office submarket continues to expand. In the second quarter of 2019, two Grade B buildings entered the market, namely FLC Twin Towers and Leadvisors Tower providing ~29,000 sqm and 20,000 sqm each, NLA. Both buildings are in the West area making this submarket continue to be the major office supply hub of Hanoi with 50% of the total office stock as of Q2 2019.
(REALTIMES)



Non-CBD commercial podiums are hitting the rocks

According to JLL, rental demand for the retail space is still growing steadily. The total retail supply in HCMC and Hanoi is more than 2 million m2 of GFA, with occupancy rates reaching 90% and 88% respectively. But not all types of retail real estate can take advantage of this potential. Non-CBD retail podiums are experiencing long-term vacancy – some are not developed or suffer from very low occupancy rates, casting a shadow on the property and developer’s brand image.
(THELEADER)

HOT DEAL

Industrial Park

Type: IP

Location: Binh Thuan province, Viet Nam

Area: 433 ha

Price: Negotiation

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Real estate bonds attract the lowest investor interest

According to SSI, 44 real estate firms issued USD 2.06 billion worth of bonds between January and August, but only 77.3% of real estate bonds issued was bought, the lowest ratio among all sectors. Although real estate bonds have an average interest rate of 10% a year, higher than that of bank bonds at 6.7%, the bank had a success rate of 99.6%.
(VNEXPRESS)



South Koreans unveil smart urban plans for Long An province

According to Lavi E&C JSC, said South Korean investors have set their sights on 10,000ha of land near the Vam Co River. They plan to develop a self-sufficient urban area with smart farms, hi-tech agricultural processing plants, universities, smart flower gardens, and smart cattle breeding areas. They also plan to build the largest lake in the country.
(VIR)

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