

Savills Property Price Index (SPPI)

May 2019

Residential Index

In Q1/2019, The Residential Index increased by approximately 1 point (pt) quarter-on-quarter (QoQ) and 3 pts year-on-year (YoY) to 107.2.

Total transaction volume increased 70% YoY but decreased -14% QoQ. The average absorption rate was 29%, down -3 ppts QoQ but up 4 ppts YoY.

Strong demand resulted in high Grade B sales, accounting for a 70% market share and growth of 99% YoY, the highest amongst the three grades.

Approximately 44,000 units from 34 existing and future projects will enter. With rapid infrastructure development in Gia Lam and Tu Liem districts, strong competition is expected.

Office Index

In Q1/2019, the Office Index was 69.6 pts, stable QoQ and up 2 pts YoY as rent increased 2% QoQ and 5% YoY.

The CBD index fell by -3 pts QoQ and -1 pts YoY, due to the soft performance of newly launched projects. The non-CBD index was stable QoQ and up 3 pts YoY.

One project in the CBD will come online in 2020, increasing rent. A surge of new non-CBD supply suggests a dynamic market in the future.

Office buildings of higher grades in the non-CBD are attractive to occupiers, including those relocating from the CBD.

FIGURE 1
Residential QoQ Index

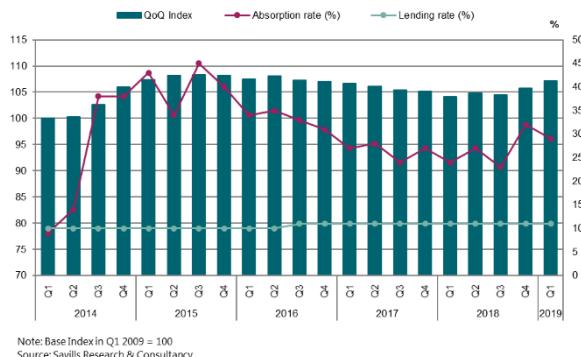


FIGURE 2
Office QoQ Index



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Savills plc.

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