

# Thailand Real Estate Report Q2 2014

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## Abstracts

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**BMI View:** As political protests continue in the Thai capital, the commercial real estate sector is in general proving resilient. However, our key downside risk for the sector this quarter is that the impact of the protests on investor confidence in the country as a whole increases.

While we believe that the commercial real estate market in general will hold up well in the face of the ongoing political turmoil in Thailand, the longer it lasts the more of an impact it will have. The Bank of Thailand cut interest rates, and its GDP growth forecast for 2014, again in March 2014, amid increasing concerns of the impact of the protests on investor confidence.

We note that the protests are beginning to have an impact on retail in Bangkok, with reports of declining retail sales and reductions in rents. However, in other areas we believe that investors may retain a view that bouts of political unrest, which have largely been confined to Bangkok, are 'the new normal' in Thailand, and the country's attractions may compensate.

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