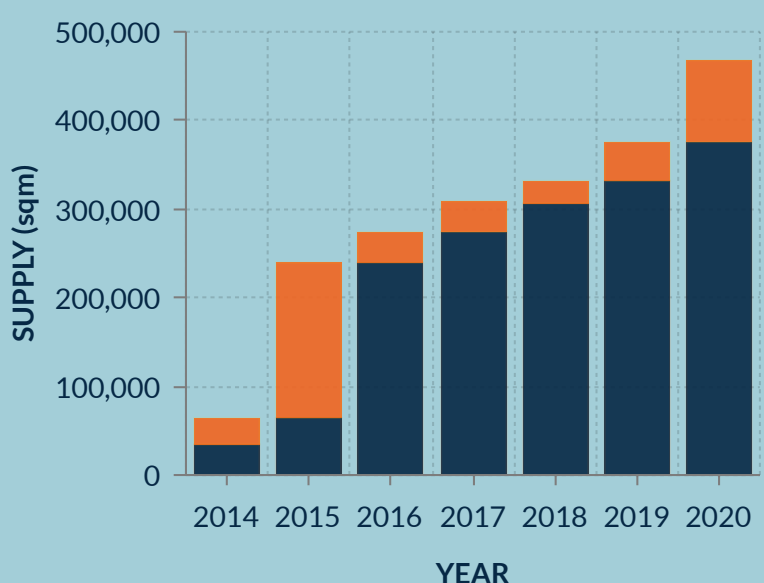


YANGON OFFICE MARKET SNAPSHOT

OCTOBER 2019

SUPPLY



- As of October 1st, 2019, there was a total of 374,925 sqm of purpose-built office space in Yangon.
- The most notable addition in 2019 has been Time City, which added approximately 40,000 sqm of office space.
- In 2020, approximately 90,000 sqm of office stock is due to come online. However, delays will likely see some of this forecasted stock come online in 2021.

Existing Stock
New Stock

(The figures in this graph are for Grade A + B office buildings only)

DEMAND

- Demand continues to be strong.
- Occupancy rates have bolstered to 76%.
- Occupancy rates at Sule Square and Junction City have now exceeded 80%, whilst Kantharyar Centre surges to 63%.
- New office stock becoming available in 2020 will likely see occupancy rates fall to 73%.

Total Office Occupancy

76%

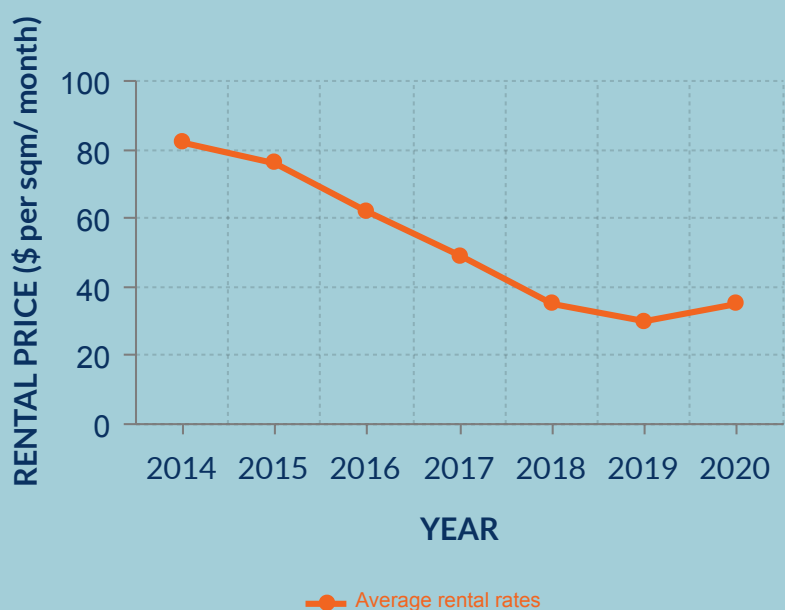
82%

Junction City

Kantharyar Centre

63%

RENT



- Average prime rental rates have continually fallen and have stabilised at US\$ 30 per sqm per month. However, there is evidence of deals being done at approximately US\$ 50 per sqm per month.
- It is likely that average prime rental rates will increase to US\$35 per sqm per month as we head into 2020.
- Demand is likely to increase due to the government's further liberalization of the insurance and banking sectors.

CONTACT US

Sales & Leasing | Valuation & Advisory | Market Research | Development Consultancy

Hugo Slade

Managing Director

+ 95 (0) 942 1058 866

hugo.slade@sps-myanmar.com

Theint Theint Thwin

Valuation & Research Manager

+95 (0) 95 026 722

theint.thwin@sps-myanmar.com

Yin Myat Thwe

Senior Leasing Manager

+95 (0) 997 1095 777

yinmyat.thwe@sps-myanmar.com

www.sps-myanmar.com

