

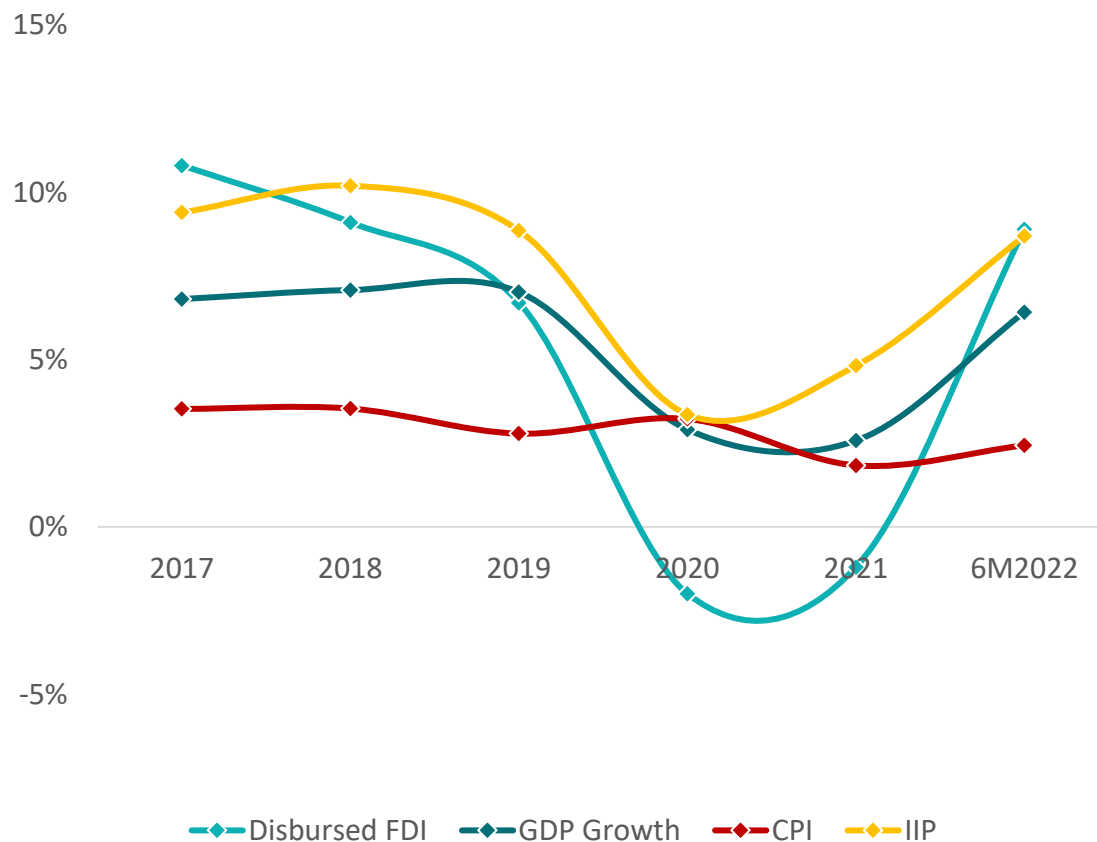
# HCMC Office Market Highlights

Q2 2022

# Vietnam Macroeconomics

Vietnam's economy continues to enjoy improving fundamentals notably with increasing GDP, high IIP, and major disbursed FDI despite headwinds from increasing CPI and inflation.

GDP, FDI, CPI, and IIP Growth



**Q2 2022 GDP at US\$99.2 Billion**

↑ **7.5%** q-o-q    ↑ **12.1%** y-o-y

↑ **5.3% by 2022F (World Bank)**  
**6.5% by 2022F (ADB)**

**Q2 2022 Disbursed FDI at US\$6.2 out of US\$5.1 Billion Total Registered FDI**

↑ **40.9%** q-o-q    ↑ **20.6%** y-o-y

↑  Top contributors with **Pandora (Denmark)** investing **US\$100 Million**

↑ **Q2 2022 Index of Industrial Production (IIP) at 10.8% y-o-y**

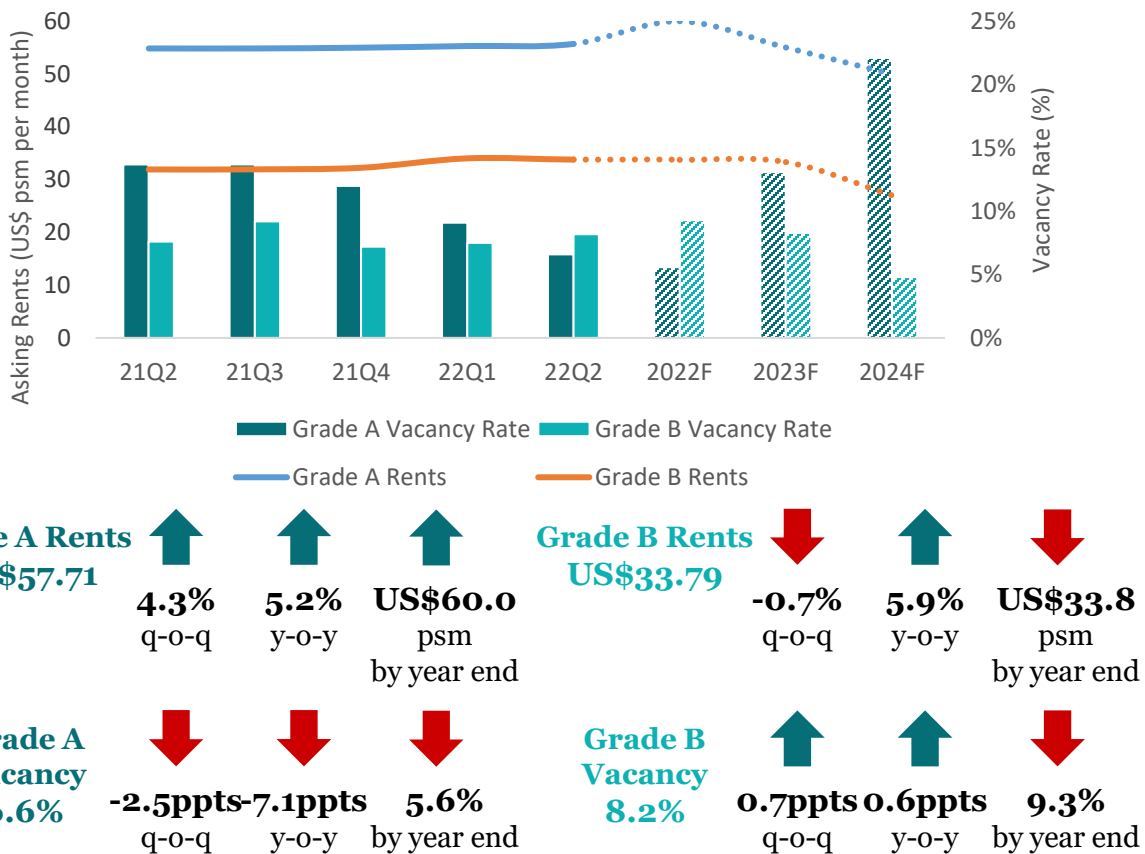
↑ **Q2 2022 Consumer Price Index (CPI) at 3.0% y-o-y**

↑ **6M 2022 Inflation rose by 1.25% y-o-y**

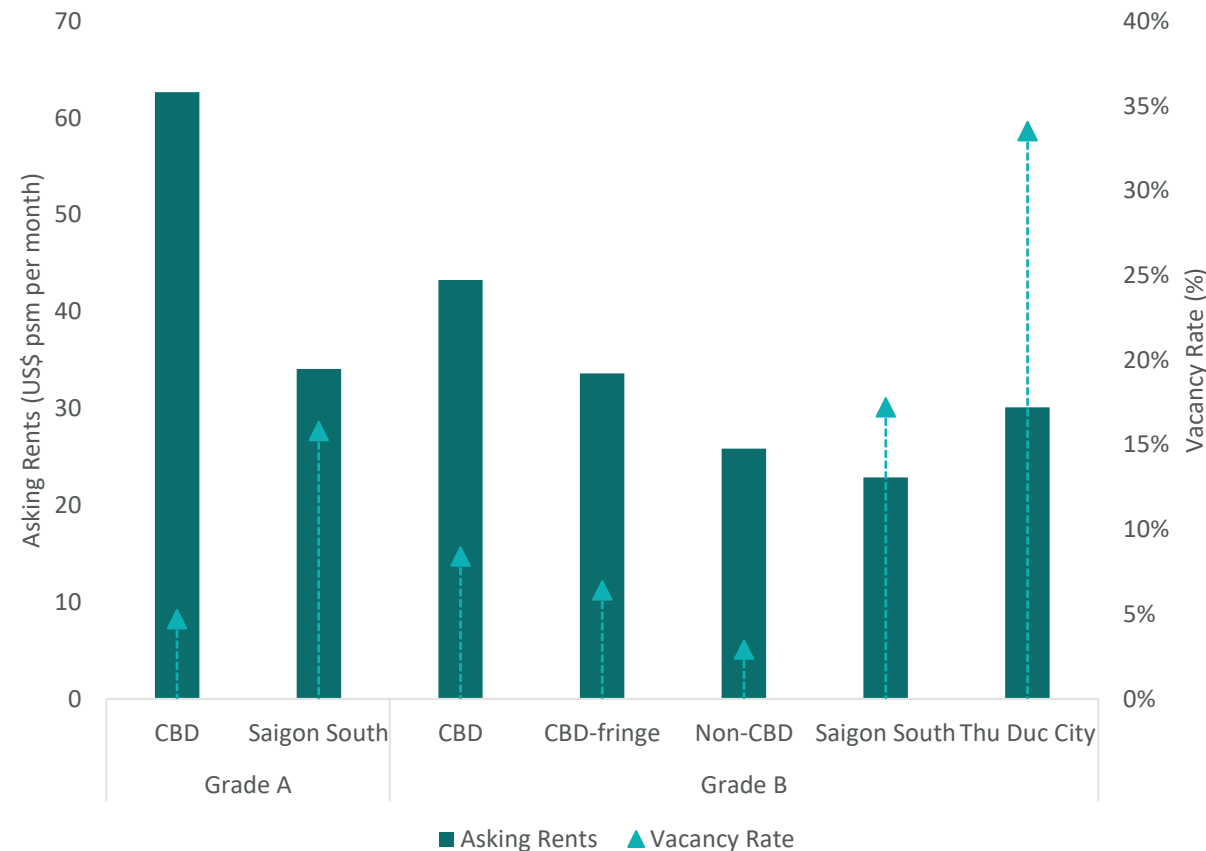
# HCMC Office Market Performance

Grade B rents are looking forward to stabilization through out 2023F before dropping in 2024F to accommodate new supply pressure coming from both Grade A and B whereas Grade A rents will peak up before dropping down in tandem with increasing vacancy rate.

Rents and Vacancy by Grade



Rents and Vacancy by Sub-markets

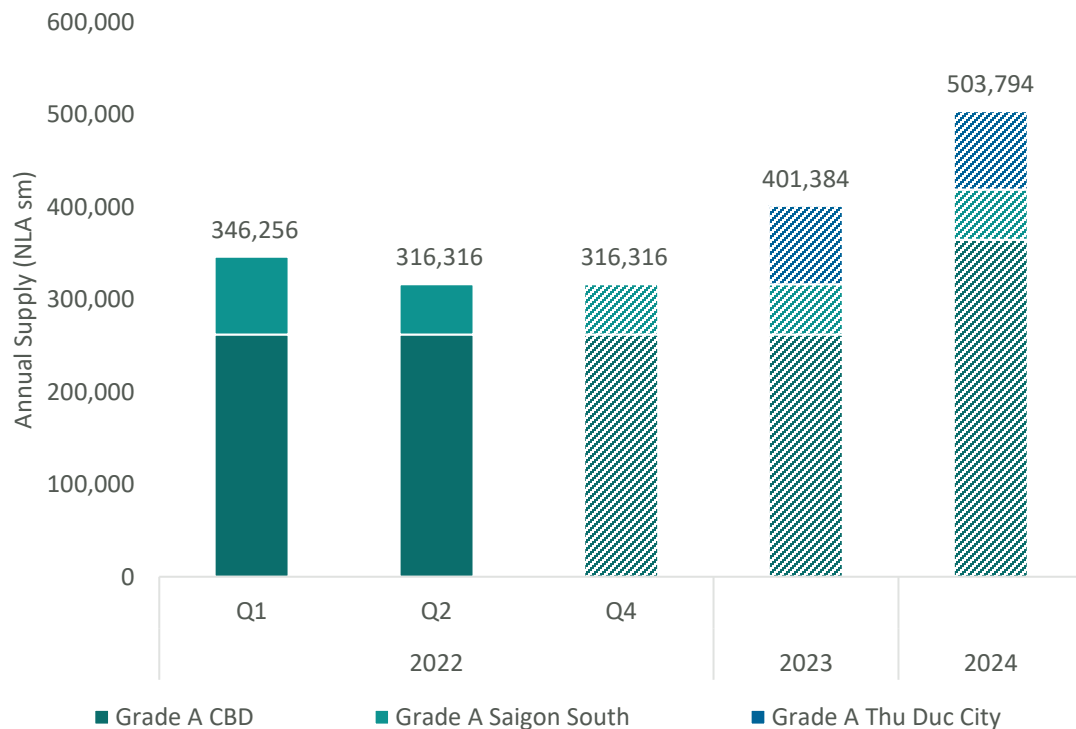


Rents are inclusive of Service Charge but exclusive of VAT

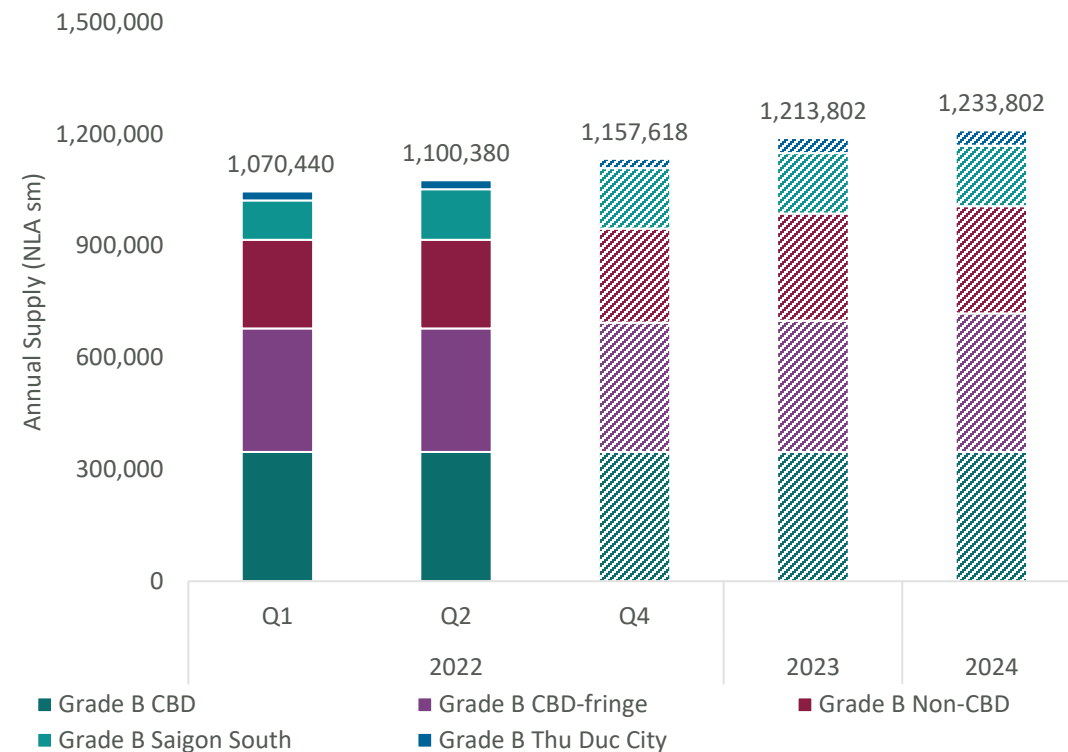
# HCMC Office Market Supply

No new supply was recorded for this quarter with 1 Grade A building in Saigon South got regraded to Grade B. Looking forward, Grade A will mostly be coming in Thu Duc City in 2023 and CBD in 2024 whereas Grade B will have supply coming in all other sub-markets except for CBD from Q3 2022 to 2024.

**Total Grade A Supply**



**Total Grade B Supply**

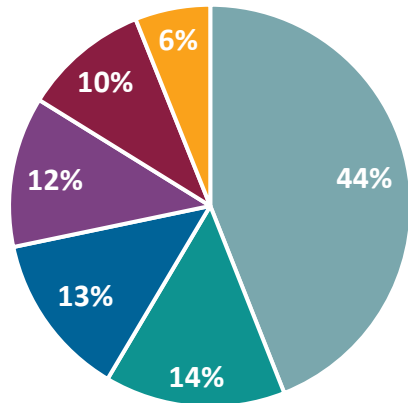


CBD consists of the area within District 1 surrounded by Cach Mang Thang Tam street, Ham Nghi street, Ton Duc Thang street, and Nguyen Thi Minh Khai street;  
 CBD-fringe consists of the remaining area of District 1, 3, 4, 5, and Binh Thanh District;  
 Non-CBD consists of District 6, 8, 10, 11, 12, Tan Binh District, Phu Nhuan District, Tan Phu District, Nha Be District, Binh Chanh District, Can Gio District;  
 Saigon South consists of District 7;  
 Thu Duc City consists of District 2, 9, and Thu Duc District.  
 Supply is listed as NLA sm

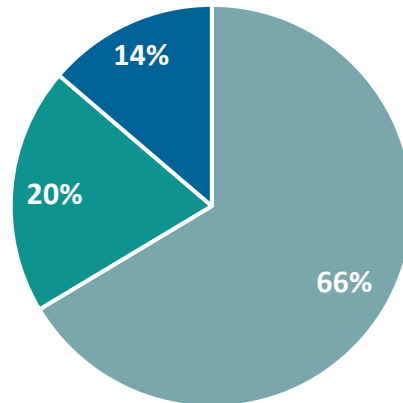
# HCMC Office Market Demand

Tech companies and Coworking Space operators are among major industries with high need for relocation and expansion for spaces from 1,000 and above.

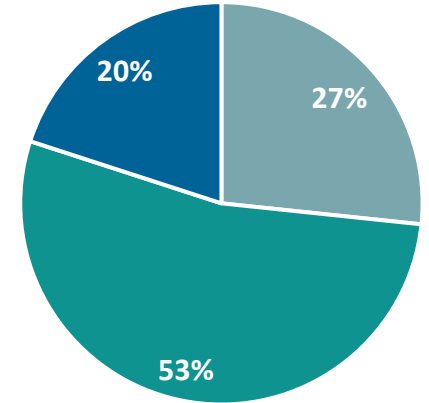
Major Transactions by Industry



Major Transactions by Leasing Purposes



Major Transactions by Leasing Sizes



- Tech
- Coworking
- Relocation
- Expansion
- Acquisition
- 500 - 1,000
- 1,000 - 2,000
- > 2,000
- Construction
- Real Estate
- Banking
- Others (Appliance, etc.)

# Thank you

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