

Press Release



13/11/2015

SAVILLS PROPERTY PRICE INDEX IN HANOI (SPPI)

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1. Residential Index

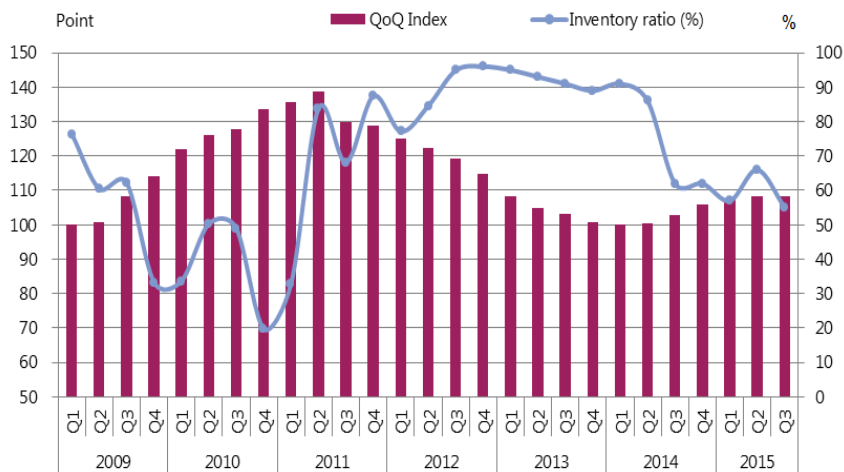
The residential index increased 0.03 pts quarter-on-quarter (QoQ) and 6 pts year-on-year (YoY) to 108.3 pts. The quarter-on-base (QoB) index was 92 pts, down -2 pts compared to Q2/2015.

The inventory ratio declined sharply -11 ppts QoQ and -7 ppts YoY due to continued strong performance.

The average primary price was VND26 million/m², increasing 6% QoQ and down -2% YoY mainly due to the majority of newly launched projects being Grade B that had higher than average prices. The average secondary price decreased -2.3% QoQ due to the decline in greater than 50% of secondary market projects.

Ba Dinh had the highest average asking price, followed by Dong Da and Hai Ba Trung.

Figure 1 - Residential QoQ Index



Source: Savills Research & Consultancy
Note: Base Index in Q1 2009 = 100

Savills Vietnam

Savills Vietnam is the largest and most experienced real estate practice with offices in Hanoi and Ho Chi Minh City. The company provides comprehensive property services such as: Residential Sales, Commercial Leasing, Residential Leasing, Research & Consultancy, Valuation & Feasibility Study, Banking & Corporate Services, Investment Brokerage & Advisory, Retail Consultancy & Leasing, Property & Asset Management, Tenant Advisory & Representation, Industrial Consultancy & Leasing, Marketing & Creative services. Savills Vietnam has won the Asia Pacific Property Awards 2015 - 2016 for **“Best Real Estate Agency in Vietnam”**, and **“Best Property Consultancy in Vietnam”**. 2015 is also a milestone for Savills Vietnam when the company celebrates its 20 years of operations and growth with the Vietnam market. Currently, Savills Vietnam consists of over 1,000 experienced and professional staff nationwide.

2. Office Index

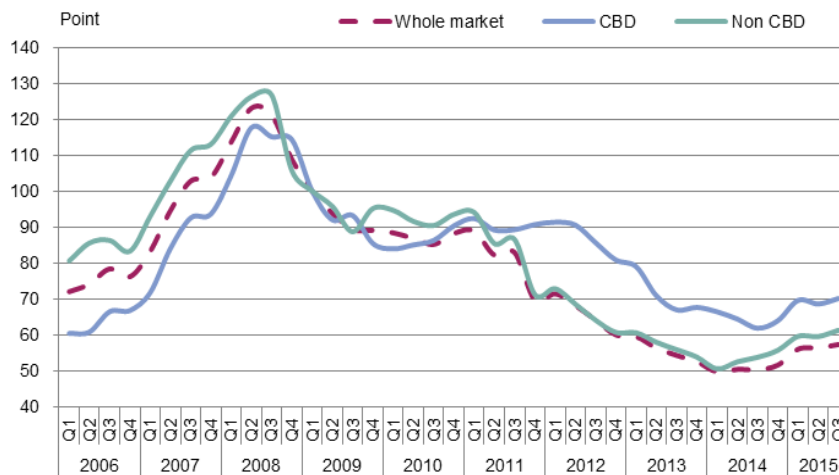
In Q3/2015, the Office Index was 57.3 pts, up 0.9 pts QoQ and 7 pts YoY. The improvement was due to average occupancy increasing 3 ppts QoQ.

The CBD index moved up 1.6 pts QoQ and 8.3 pts YoY, whilst the non CBD index grew 1.8 pts QoQ and 7.5 pts YoY. All grades increased in occupancy QoQ and YoY.

There is limited future supply in the CBD, however the non-CBD will experience fierce competition due to substantial amounts of future supply.

With improved macro economic conditions, rents should increase in the coming quarters.

Figure 2 - Office QoQ Index



Source: Savills Research & Consultancy
 Note: Base index in Q1/2009 = 100

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