

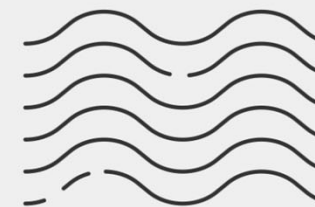


Interntional Group

Presented by
Annie



What we did?



Focus on the research or site selection of international real estate.

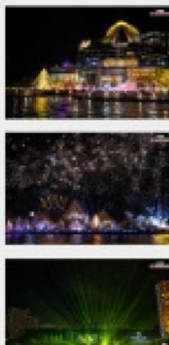


Charoen Nakhon as The Potential area in BKK

One of the tourism magnets

Charoen Nakhon Road draws developers' eyes to Thonburi

- The 4 major landmarks of Bangkok located near the bank of the Chao Phraya River which are the Temple of the Reclining Buddha, the Grand Palace, the Temple of Dawn, and the Temple of the Emerald Buddha were ranked in TripAdvisor top 25 landmarks of Asia
- There were many retails established along the banks of the Chao Phraya River including Asiatique The Riverfront, The Mall at Hong Kong 1919, Warehouse 90, and Yodpiman Riverwalk in the recent years
- Several key factors, such as the availability of large amenities and utilities and the opening of the iconiam shopping complex contributing to the area alongside Charoen Nakhon Road can become a real estate "hotspot" on a par with the central business district (CBD), according to the CBRE Thailand managing director.



Bangkok Investment Project

The rapid rise of the Australian flex space market

TOTAL FLEX SPA - CBD MARKETS



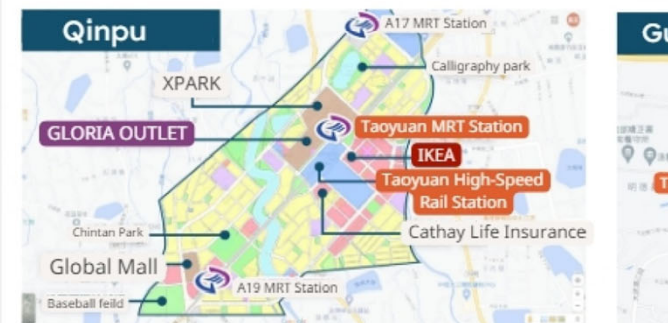
Source: CBRE Research

OVER 2018-19 FLEXIBLE SPACE ACCOUNT FOR 31% OF NET ABSORPTION IN AUSTRALIAN OFFICE MARKETS OVER THE TWO YEAR.

IT IS ESTIMATED THAT THERE IS NOW ~353,000SQM OF FLEX SPACE WITHIN THE FOUR CAPITAL CITY CBD MARKET

Future Flex

Why Gueiren?

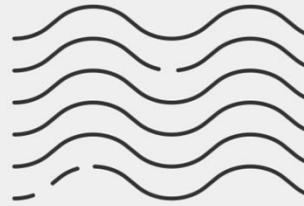


Similarities.

1. Located at a high-speed rail station
2. Both are located in redevelopment areas
3. Both have large shopping mall nearby

IKEA's site selection

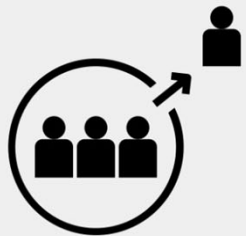
What I learn?



Get out of comfort zone

Make a comparison between others and us.

Different ways of thinkings



Thinking Process

Exact analysis from a macroscopic perspective.

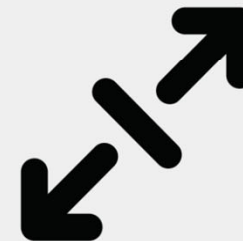
Learn from analysis and presentation



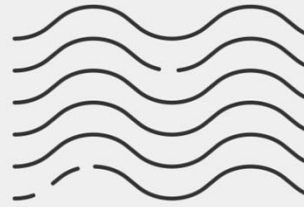
Massive Market

Idea of ESG and the guiding principles of urban planning divisions.

Improve market sensitivity



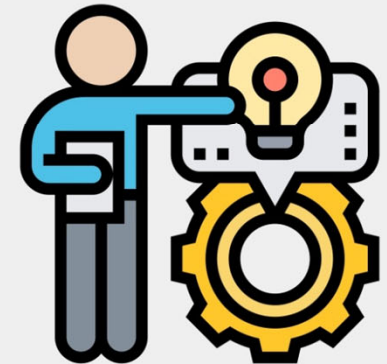
What I gained?



Comprehensive in
Thought



Open-Minded



Curiosity in driven



**Thanks For
Listening**

