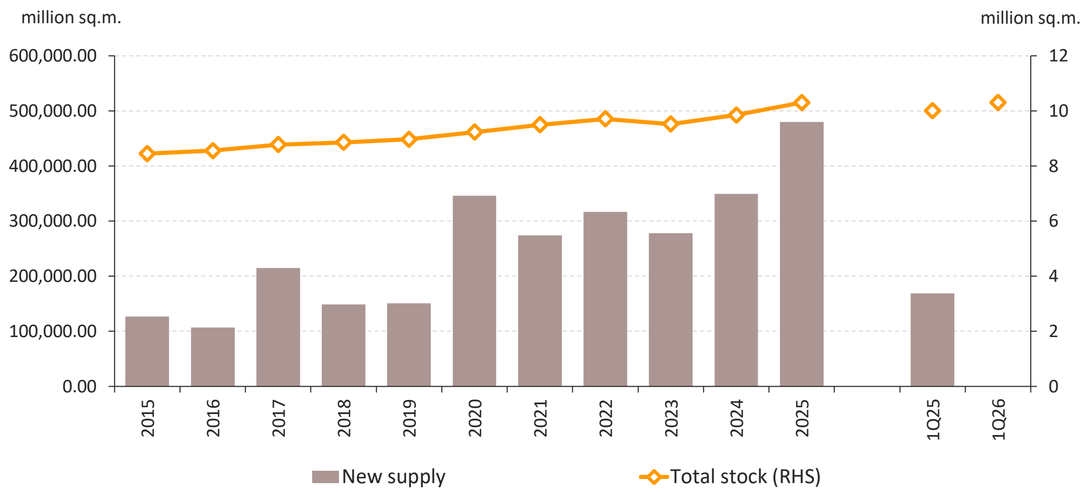
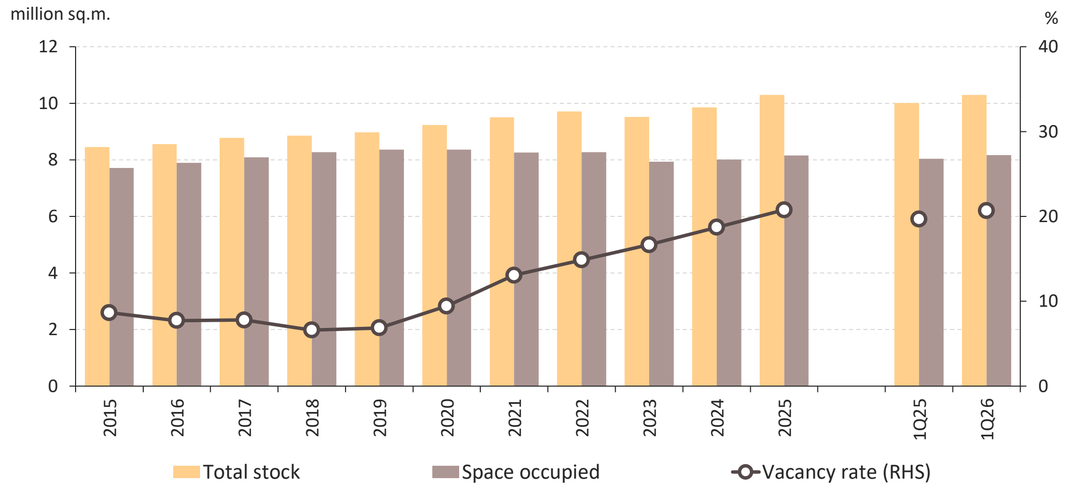
Office Building in BMR (อาคารสำนักงาน)

Annual Supply and Total Stock



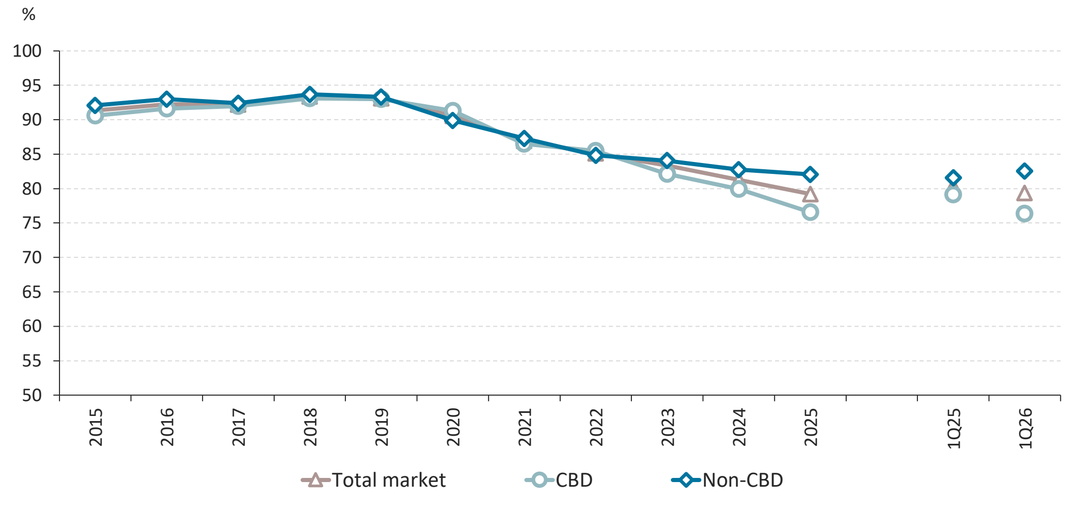
Source: CBRE

Accumulated Stock



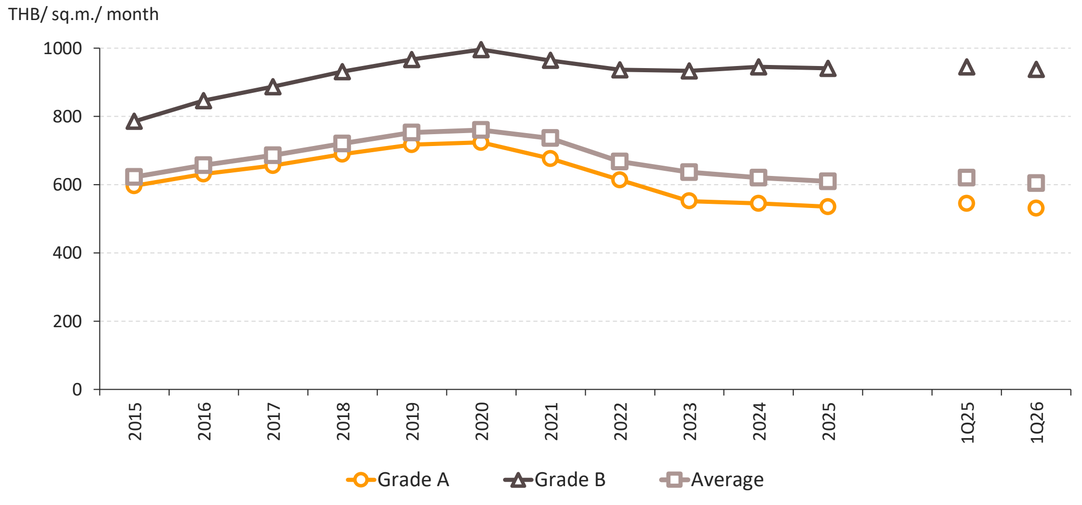
Source: CBRE

Occupancy Rates



Source: CBRE

Rental Rates



Source: CBRE

Latest update: August 10, 2026

Office Building in BMR (อาคารสำนักงาน)

Occupancy Rate and Rental Rate

Year	Occupancy rate	Rental rate
	Average (%)	Average (THB/ sq.m./ month)
2010	86.31	532
2011	85.87	537
2012	87.85	574
2013	90.37	622
2014	90.39	658
2015	91.35	704
2016	92.28	751
2017	92.21	787
2018	93.40	826
2019	93.14	860
2020	90.56	878
2021	86.92	850
2022	85.13	802
2023	83.33	815
2024	81.29	815
2025	79.22	809
1Q26	79.32	805
2Q26		
3Q26		
4Q26		

Source: CBRE

Occupancy Rate by Area (as of 1Q26)

Location	Total supply	Occupied space	Occupancyrate
	(million sq.m.)	(million sq.m.)	(%)
CBD			
Silom/ Sathon	1.83	1.40	76.6
Early Sukhumvit	1.01	0.81	80.9
Central Lumpini	1.25	0.79	63.4
Others CBD	1.28	1.09	85.2
Non-CBD			
Inner Northern Corridor	1.39	1.18	85.0
Ratchada North	0.93	0.76	81.7
Outer Northern Corridor	0.33	0.29	87.1
Late Sukhumvit	0.71	0.55	77.4
Bangna-Trad	0.45	0.34	75.8
East Bangkok	0.27	0.21	77.6
City South	0.56	0.46	82.5
Others	0.30	0.28	95.4
Total	10.30	8.17	79.3

Source: CBRE

Annual Supply & Accumulative Stock

Year	New supply	Total stock	Space occupied	Vacancy rate
	(sq.m.)	(million sq.m.)	(million sq.m.)	(%)
2010	0	7.98	6.89	13.69
2011	134,990	8.12	6.97	14.13
2012	0	8.09	7.11	12.15
2013	20,000	8.11	7.33	9.63
2014	208,919	8.32	7.52	9.61
2015	126,605	8.45	7.72	8.65
2016	106,616	8.56	7.90	7.72
2017	215,000	8.78	8.09	7.79
2018	149,000	8.86	8.28	6.60
2019	151,000	8.97	8.36	6.86
2020	345,900	9.23	8.36	9.44
2021	273,900	9.50	8.26	13.08
2022	316,500	9.71	8.27	14.87
2023	278,142	9.52	7.93	16.67
2024	349,586	9.85	8.01	18.71
2025	479,812	10.30	8.16	20.78
1Q26	0	10.30	8.17	20.68
2Q26				
3Q26				
4Q26				

Source: CBRE