



India **Office** Snapshot

Q1 2024

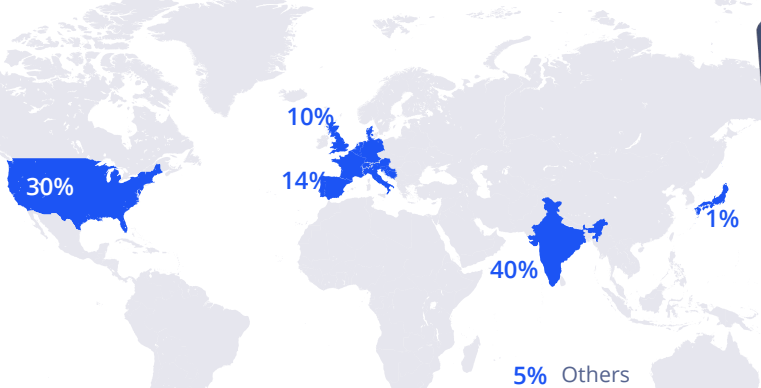


Q1 2024



Pan India Office Market Snapshot

Origin centres of office occupiers in India (Q1 2024)



Other origin centre countries include S.Korea, Australia, Switzerland, UAE etc. Data pertains to Grade A office buildings. | Gross absorption does not include lease renewals, pre-committments and deals where only a Letter of Intent has been signed. | Weighted Average Quoted (WAQ) Rents are in INR per square feet per month for warm shell offices and do not include common area maintenance (CAM) or taxes.

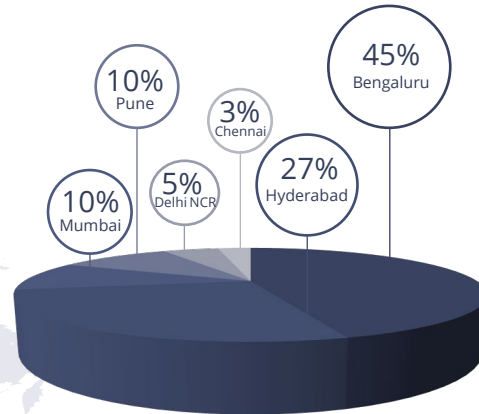
Stock
716.3msf

Supply

Q1 2024

9.8msf — 3% YOY

Q1 2024 Supply Share



Vacancy
17.3%

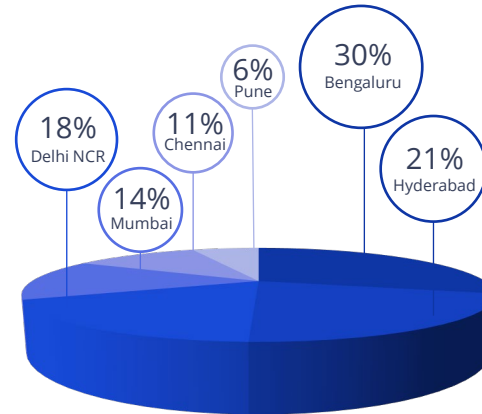
90 bps YOY

Gross Absorption

Q1 2024

13.6msf — 35% YOY

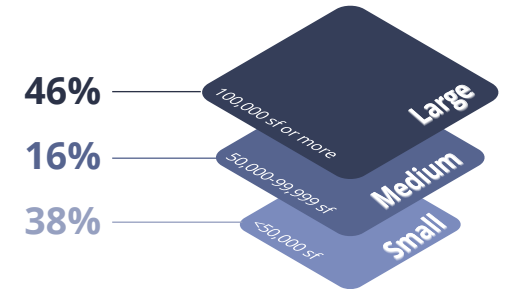
Q1 2024 Leasing Share



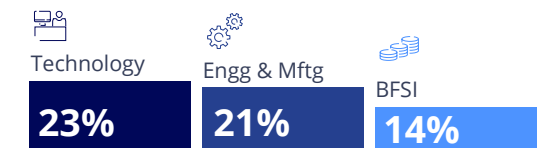
Avg WAQ Rent

₹100.5 4% YOY

Volume Share
Size of deals (Q1 2024)

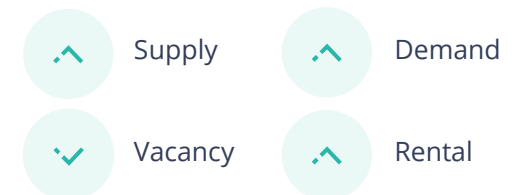


Key Demand Drivers (Q1 2024)



Others include Flex Space, Healthcare, Consulting etc

Outlook (Q2 2024)



- Bengaluru and Hyderabad collectively drove office market activity, with around half of leasing and three-fourths of the supply in Q1 2024, signalling heightened developer-occupier confidence in these markets
- Amidst robust demand-supply equilibrium, vacancy levels remained rangebound, whereas rental rates surged by up to 8% year-on-year across key markets
- Global firms captured a significant 61% share, capitalizing on India's favoured ecosystem for Global Capability Centers (GCC)

Q1 2024



Bengaluru Office Market Snapshot

Stock
206.7msf

Vacancy
17.4%

460 bps
YOY

Avg WAQ Rent
₹95.5

4%
YOY

Supply

Q1 2024

4.4msf

11% YOY

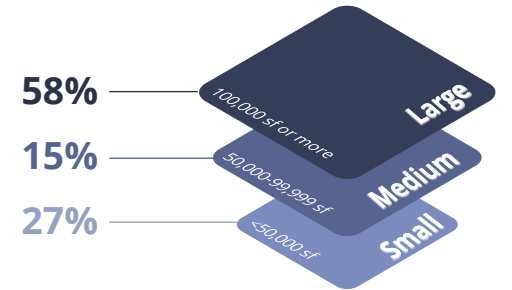
Gross Absorption

Q1 2024

4.0msf

25% YOY

Volume Share
Size of deals (Q1 2024)

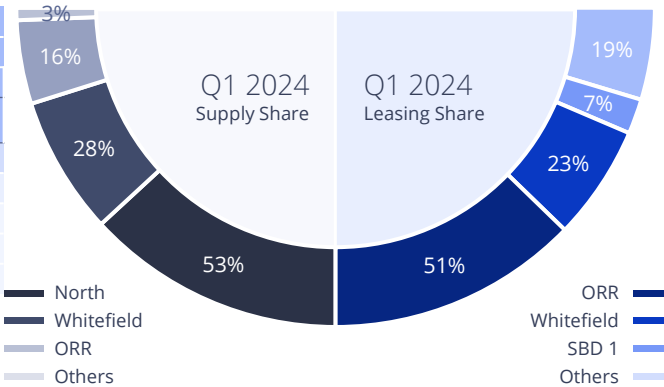


WAQ Rent Snapshot
(INR/sf/month)

CBD ¹	146.6
SBD 1 ²	141.7
ORR ³	105.7
Average City Rent	95.5
SBD 2 ⁴	86.4
North Bengaluru ⁵	71.7
PBD ⁶	69.6
Whitefield ⁷	66.3
Electronic City ⁸	61.5

Above Dollar | Near Dollar | Sub Dollar

Most Active Micro Markets



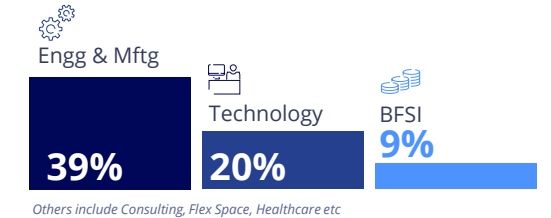
Select Transactions Q1 2024*

Tenant	Area (sf)	Property	Micro market
Mercedes Benz	418,000	Brigade Tech Garden	Whitefield
ANSR	197,000	Manyata Tech Park	ORR
TATA Agratas	182,000	Prestige Tech Cloud	North Bengaluru

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*Area given is approximate and indicative
1 CBD includes MG Road, Richmond Road, Infantry Road, Cunningham Road, Sankey Road, Palace Road, Vittal Mallaya Road and others 2 SBD 1 includes Koramangala, CV Raman Nagar, IRR, Indiranagar, Old Airport road, Old Madras Road, Rajajinagar and others 3 Outer Ring Road stretches from Silk Board to Hebbal 4 SBD 2 includes Bannerghatta Road, JP Nagar, Jayanagar, Banashankari 5 North Bengaluru includes Yelahanka, Hebbal, Thanisandra Road 6 PBD includes Mysore road & Sarjapur Road 7 Whitefield includes Brookfield, Whitefield and Hoodi 8 Electronic city includes Electronic City phase I and II, Hosur road

- Outer Ring Road led leasing while North Bengaluru led supply in Q1 2024, accounting for over 50% share each in overall leasing and supply of the city.
- Engineering & Manufacturing sector dominated leasing activity with a significant 39% share, fuelled by notable large transactions
- Rentals in the city remained rangebound as demand and supply harmonized, presenting a occupiers with a wide array of options across the city

Key Demand Drivers (Q1 2024)



Others include Consulting, Flex Space, Healthcare etc

Outlook (Q2 2024)



Q1 2024



Chennai Office Market Snapshot

Stock
80.2msf

Vacancy
17.0%

40 bps
YOY

Avg WAQ Rent
₹77.4

6%
YOY

Supply

Q1 2024

0.3msf

-63% YOY

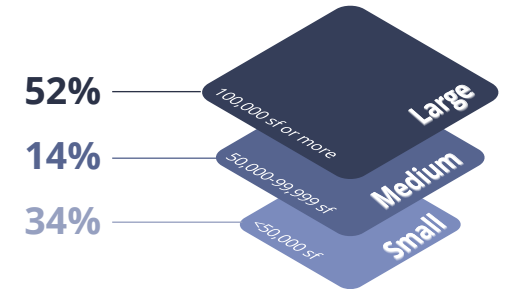
Gross Absorption

Q1 2024

1.5msf

-6% YOY

Volume Share
Size of deals (Q1 2024)

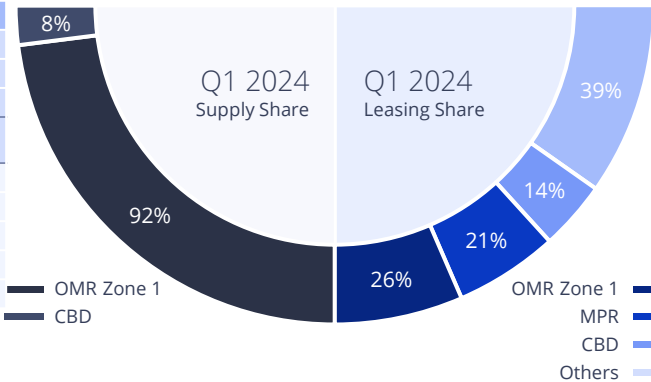


WAQ Rent Snapshot
(INR/sf/month)

OMR Zone 1 ¹	96.5
CBD ²	88.7
Guindy	85.0
MPR ³	81.3
Average City Rent	77.4
Off CBD ⁴	70.6
PTR ⁵	69.8
OMR Zone 2 ⁶	53.5
GST ⁷	52.4
Ambattur	45.8

Above Dollar | Near Dollar | Sub Dollar

Most Active Micro Markets



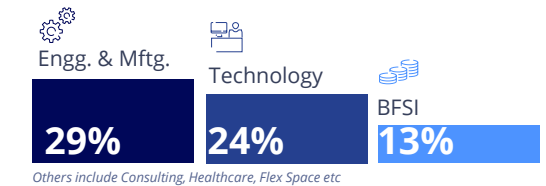
Select Transactions Q1 2024*

Tenant	Area (sf)	Property	Micro market
Boeing India	115,000	DLF Cybercity	MPR
Renault Nissan (RNTBCI)	114,000	Ascendas Cybervale	GST
Guidehouse	73,000	Ramanujan Intellion Park	OMR Zone 1

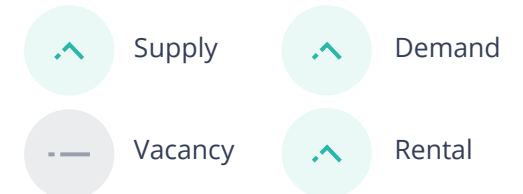
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*Area given is approximate and indicative
1 Old Mahabalipuram Road Pre-Toll: Madhya Kailash - Perungudi 2 Central Business District: Nungambakkam, Nandanam, Teyampet, RK Salai, Alwarpet, Egmore, T Nagar, Chetpet 3 Mount-Poonamallee High Road 4 Off CBD: Anna Nagar, Kilpauk, Nelson Manikam Road, Vadapalani, Guindy, MRC Nagar, Adyar 5 Pallavaram Thoraipakkam Road 6 Old Mahabalipuram Road Post-Toll: Thoraipakkam to Sholinganallur; Semmencherry to Siruseri 7 Grand Southern Trunk Road

- Office leasing moderated in the city at 1.5 million sq ft in Q1 2024 with about 47% of the demand coming from OMR Zone 1 and MPR micro-markets
- Engineering & Manufacturing sector witnessed a 28% YoY rise in leasing activity outpacing Technology sector in the overall demand share
- Vacancy levels are likely to remain rangebound amidst robust demand and supply dynamics in the upcoming quarter

Key Demand Drivers (Q1 2024)



Outlook (Q2 2024)



Q1 2024



Delhi NCR Office Market Snapshot

Stock
134.3 msf

Vacancy
19.8%
-20 bps YOY

Avg WAQ Rent
₹101.5
9% YOY

Supply

Q1 2024

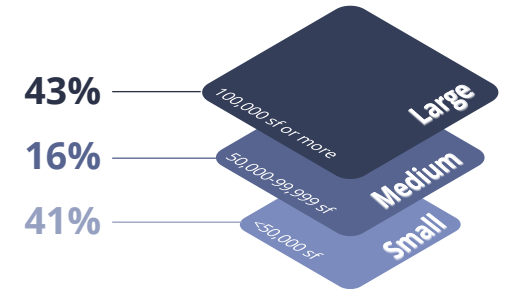
0.5 msf — -62% YOY

Gross Absorption

Q1 2024

2.5 msf — 14% YOY

Volume Share
Size of deals (Q1 2024)

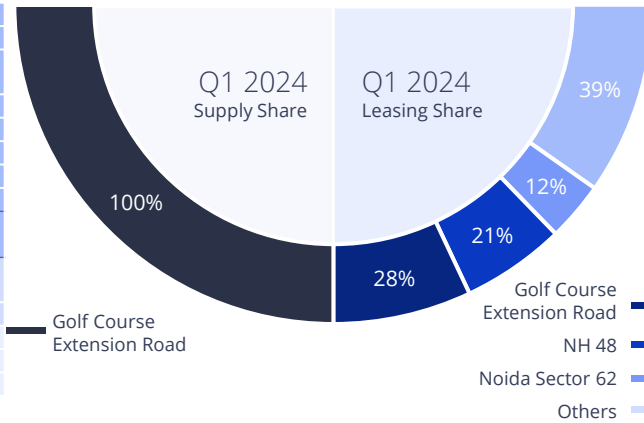


WAQ Rent Snapshot
(INR/sf/month)

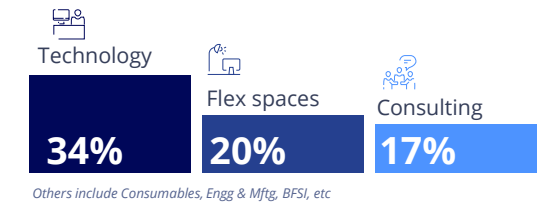
Delhi - Connaught Place	319.8
Delhi - Aerocity	249.3
Gurugram-Golf Course road	157.5
South Delhi ¹	143.7
Gurugram-MG Road	132.1
Gurugram-Cyber City	125.0
Gurugram-NH 48	120.1
Noida - Sector 16A and 16B	114.2
Average City Rent	101.5
Gurugram - Golf Course Extension Road	80.9
Gurugram- Others ²	79.5
Gurugram - Sohna Road	72.0
Noida Expressway	63.4
Noida - Sector 62	59.4

Above Dollar | Near Dollar | Sub Dollar

Most Active Micro Markets



Key Demand Drivers
(Q1 2024)



Select Transactions Q1 2024*

Tenant	Area (sf)	Property	Micro market
Deloitte	350,000	Ambience Corporate Tower 2	NH 48
Tech Mahindra	300,000	Galaxy Business Park	Noida Sector 62
WeWork	100,000	HQ27	Gurugram Sector Road

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Dollar market classification for rental trends followed as per NSE/ RBI conversion rates. 1USD=INR 83.4 (As of 31st March 2024). Monthly rentals per sf have been indicated for respective micro market
*Area given is approximate and indicative
1 South Delhi: Jasola, Saket, Nehru Place and Okhla
2 Gurugram Others: Institutional Sectors 32 and 44, Udyog Vihar, Dundaheera, Southern Peripheral Road and Sector Road

- In the first quarter of 2024, Golf Course Extension Road in Gurugram witnessed highest space take up of 0.7 mn sq. ft, constituting 28% of the total leasing in Delhi NCR
- Technology firms continued to dominate the leasing activity in Delhi NCR in Q1 2024, witnessing nearly 3X growth in gross absorption compared to same period last year
- Vacancy inched downwards and rentals surged by about 9% in Q1 2024, amidst high demand and limited new supply

Outlook (Q2 2024)



Q1 2024



Hyderabad Office Market Snapshot

Stock
104.3msf

Vacancy
22.6%
260 bps YOY

Avg WAQ Rent
₹75.2
2% YOY

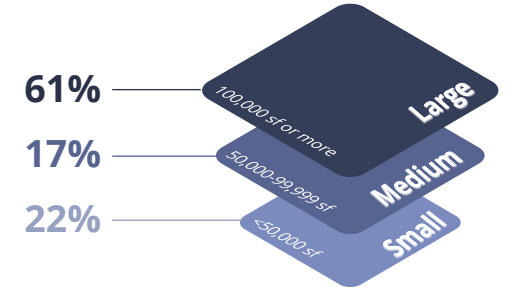
Supply

Q1 2024
2.6msf
8% YOY

Gross Absorption

Q1 2024
2.9msf
>100% YOY

Volume Share
Size of deals (Q1 2024)

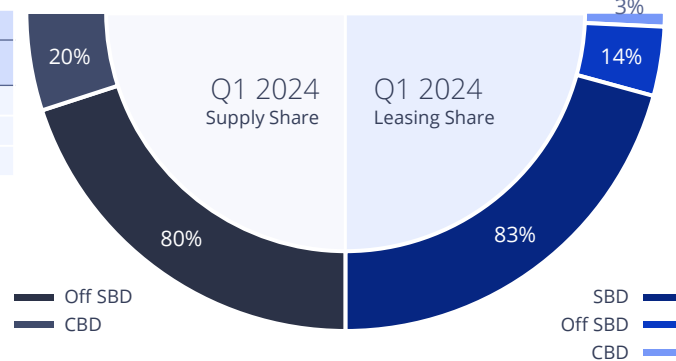


WAQ Rent Snapshot
(INR/sf/month)

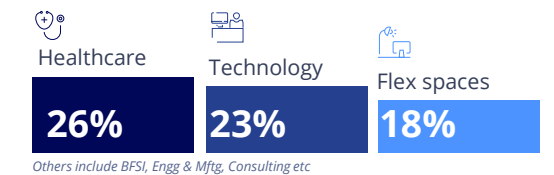
SBD ¹	80.0
Average City Rent	75.2
Off SBD ²	69.7
CBD ³	57.2
PBD ⁴	35.9

Above Dollar Near Dollar Sub Dollar

Most Active Micro Markets



Key Demand Drivers
(Q1 2024)



Outlook (Q2 2024)



Select Transactions Q1 2024*

Tenant	Area (sf)	Property	Micro market
HCL	320,000	Raheja Commerzone	SBD
Tablespace	135,000	Raheja Mindspace 4	SBD
Skootr	97,000	Raheja Commerzone	SBD

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1 Suburban Business District (SBD): Madhapur,HITEC City, Kondapur and Rai Durg | 2 Off SBD: Gachibowli, Nanakramguda, Manikonda and Kokapet | 3 Central Business District (CBD): Banjara Hills Road No.1, 2, 10, 12 and Begumpet, Somajiguda, Punjagutta, Jubilee Hills | 4 Peripheral Business District (PBD): Pocharam, Uppal and Shamshabad

- Hyderabad saw a 2.2x space uptake in Q1 2024 as compared to Q1 2023 driven by Healthcare and Technology sectors
- Hi-tec City accounted 80% of the total office leasing during the quarter
- Vacancy levels remained rangebound on a quarterly basis amidst strong performance on both demand and supply side

Q1 2024



Mumbai Office Market Snapshot

Stock
122.1msf

Vacancy
10.7%
-460 bps YOY

Avg WAQ Rent
₹156.1
4% YOY

Supply

Q1 2024

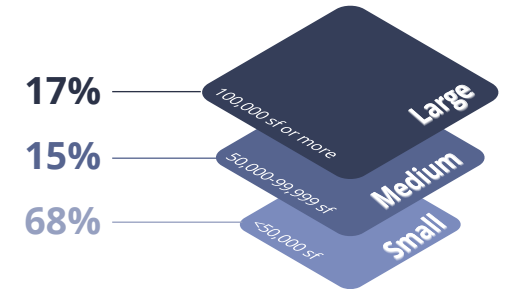
1.0msf >100% YOY

Gross Absorption

Q1 2024

1.9msf 90% YOY

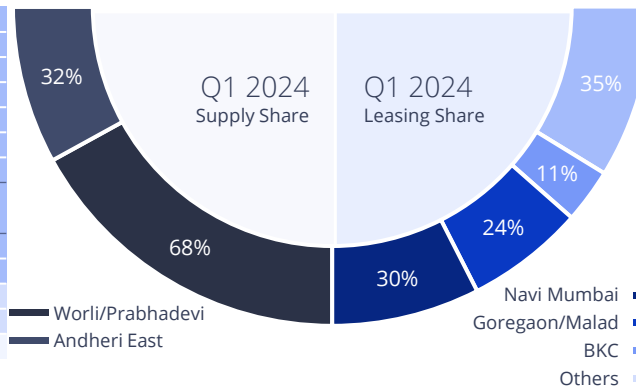
Volume Share
Size of deals (Q1 2024)



WAQ Rent Snapshot
(INR/sf/month)

Bandra Kurla Complex ²	249.8
CBD ^{1,2}	228.7
Worli/Prabhadevi ³	232.7
Lower Parel ³	217.2
LBS/Eastern Suburbs ³	164.3
Kalina ²	160.2
Goregaon/JVLR ³	157.3
Average city rent	156.1
Powai ³	141.7
Andheri East ³	133.0
Malad ³	88.9
Thane ³	75.4
Navi Mumbai ³	73.3

Most Active Micro Markets



Select Transactions Q1 2024*

Tenant	Area (sf)	Property	Micro market
ICICI Bank	193,000	Mindspace - Prism Tower	Malad
DP World	100,000	Q Parc 2	Navi Mumbai
IDFC	63,000	Gigaplex	Navi Mumbai

Key Demand Drivers
(Q1 2024)



Outlook (Q2 2024)



- o Navi Mumbai and Goregaon/Malad remained the most active micro markets, together accounting for about half of the gross absorption in Q1 2024
- o BFSI players dominated demand, accounting for the bulk of share at 39%. Flex space accounted for a significant share in leasing pie at 15%, surpassing Technology sector
- o Amidst limited new supply and healthy demand, vacancy levels dropped 460 basis points YoY

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1 Central Business District: Nariman Point, Ballard Estate, Cuffe Parade, Churchgate, Fort 2 Reflects rents for Non-IT developments | 3 Reflects rents for IT developments |

Q1 2024



Pune Office Market Snapshot

Stock
68.6msf

Vacancy
15.7%
100 bps YOY

Avg WAQ Rent
₹79.7
4% YOY

Supply

Q1 2024

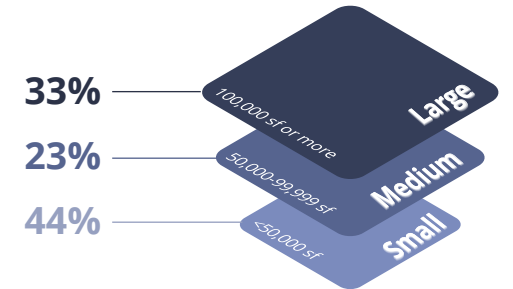
1.0msf — 67% YOY

Gross Absorption

Q1 2024

0.8msf — 0% YOY

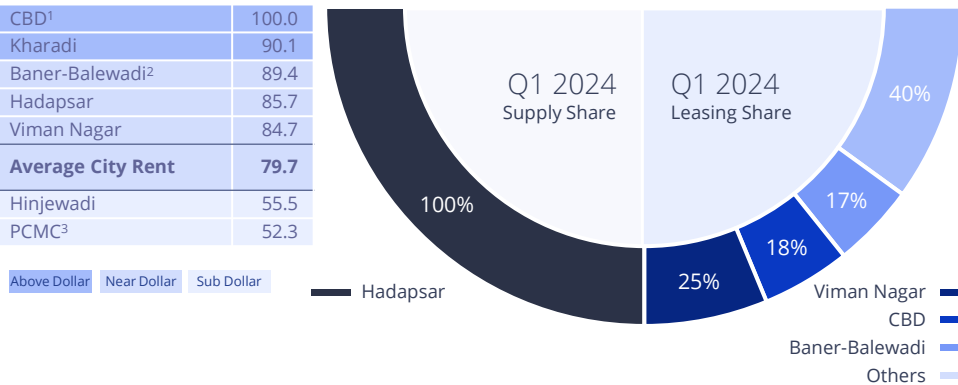
Volume Share
Size of deals (Q1 2024)



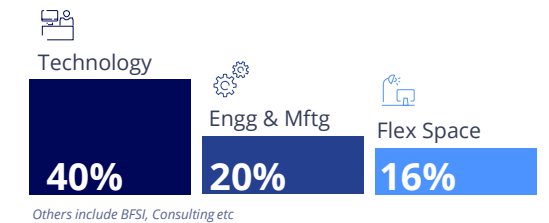
WAQ Rent Snapshot
(INR/sf/month)

CBD ¹	100.0
Kharadi	90.1
Baner-Balewadi ²	89.4
Hadapsar	85.7
Viman Nagar	84.7
Average City Rent	79.7
Hinjewadi	55.5
PCMC ³	52.3

Most Active Micro Markets



Key Demand Drivers
(Q1 2024)



Select Transactions Q1 2024*

Tenant	Area (sf)	Property	Micro market
eClerx	74,000	Embassy Quadron	Hinjewadi
Bajaj finance	55,000	Fountainhead Tower 3	Viman Nagar
WeWork	54,000	Eleven West	Baner - Balewadi

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1 CBD: Bund Garden Road, Camp, FC Road, JM Road, Koregaon Park, Kalyani Nagar, Shivaji Nagar, Swargate, Raja Bahadur Mills Road, Senapati Bapat Road, Wakdevadi, Yerwada 2 Baner-Balewadi: Aundh, Baner, Bavdhan, Pashan 3 PCMC: Bhosari, Chinchwad, Nigdi, Pimpri, Talawade

- Technology sector witnessed a notable 3.3X rise YoY, making a significant comeback
- Viman Nagar witnessed highest leasing during the quarter, at 25% share, led by BFSI, Technology and Engineering & manufacturing occupiers
- Majority of the markets witnessed 3-5% rental growth on a YoY basis
- Vacancy levels surged amidst lower space uptake and higher supply infusion

Outlook (Q2 2024)





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