

MARKETBEAT


2.8%
**BASE RENT GROWTH
(YoY)**
15.8%
**VACANCY RATE
(Q1 2018)**
0 SQ.M.
**NEW COMPLETIONS
(YTD)**

HIGHLIGHTS

Stable Economy

Bank Indonesia projected that the national economic growth will expand between 5.1% and 5.5% for the full year ahead. The stock market saw a decrease of 3% during the first quarter of 2018, with the composite index closing at 6,189 on March 29, 2018. On the currency side, the Rupiah experienced further depreciation, dropping to IDR13,766 for every US\$1. Year-to-date (YTD) inflation was seen at 0.99% by the end of March 2018, which is below the YTD inflation rate for the same quarter last year.

Modest leasing activity

Entering 2018, Jakarta's retail market continues to see modest leasing activity. There were no new retail center opened during the first quarter of 2018. Although some fashion retailers faced tough sales performance, H&M opened two new outlets at Mall of Indonesia and Pacific Place. High-end brand Hermès also reopened at Pacific Place after renovations were done to give its store a new interior design. For food & beverage (F&B), Bali's famous café, Sisterfields, finally landed in the nation's capital with its initial branch located at a shopping mall at PIK Avenue, a strong proof of the potential of lifestyle F&B in Jakarta.

Minor rental increment

Base rentals and service charges remained relatively stable in the first quarter of 2018. The rental rate was recorded at IDR783,600 per sqm per month (/sq.m./mo) while the average service charge stood at IDR166,500/sq.m./mo.

ECONOMIC INDICATORS

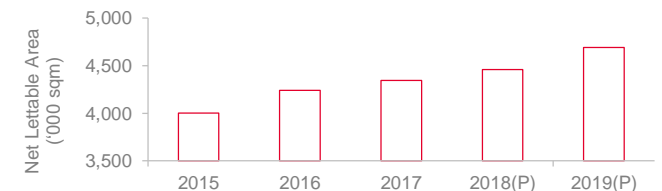
	Q118	Q117	12-months Forecast
GDP Growth	5.1%	5.0%	▲
Inflation Rate (YTD)	0.99%	1.18%	▼
Central Bank Rate	4.25%	4.75%	■

Source: Central Statistic Bureau & Central Bank of Indonesia

JAKARTA PRIME UNIT OVERALL RENT AND VACANCY RATE



JAKARTA CUMULATIVE SUPPLY




Arief Rahardjo

Director, Research, Indonesia
Indonesia Stock Exchange Building 2, 15/F
Jl. Jendral Sudirman Kav. 52-53,
Jakarta, 12190
Tel: +62 2550 9500
arief.rahardjo@cushwake.com

**DATA
INTO
ACTION**

A Cushman & Wakefield
Research Publication

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SUBMARKET	INVENTORY (SQM)	VACANCY RATE	PRIME RETAIL UNIT BASE RENT		
			RP/SQM/MO	US\$/SF/MO	EUR/SQM/MO
Primary Location	1,188,200	15.0%	Rp953,500	US\$6.43	€56.20
Secondary Location	3,157,400	16.1%	Rp662,300	US\$4.47	€39.04
OVERALL JAKARTA RETAIL TOTAL	4,345,600	15.8%	Rp783,600	US\$5.29	€46.19

DEFINITIONS:

The primary retail location is defined as major retail precinct that includes Kota, Pasar Baru, Blok M and CBD area (capturing the areas of Sudirman, Thamrin, Rasuna Said and corridor of Jl. KH. Mas Mansyur - Jl. Prof. Dr. Satrio). The secondary retail location covers all other areas outside the above retail areas in Jakarta.

SIGNIFICANT CONSTRUCTION COMPLETION DURING 1Q 2018

PROPERTY	DISTRICT	SIZE (SQM)	OPENING DATE
-	-	-	-

SIGNIFICANT LEASE TRANSACTION DURING 1Q 2018

PROPERTY	DISTRICT	TENANT	SQM
Pacific Place	CBD Jakarta	Kemchicks	2,300
Pacific Place	CBD Jakarta	H&M	1,300
Pacific Place	CBD Jakarta	The Goods Dept	454
Pacific Place	CBD Jakarta	8 Treasures	300
Pacific Place	CBD Jakarta	Busaba	280
Grand Indonesia	CBD Jakarta	Tesate	280

SIGNIFICANT UNDER-CONSTRUCTION PROJECT

PROPERTY	DISTRICT	APPROX SIZE (SQM)	COMPLETION DATE
Lippo Plaza Mampang	South Jakarta	9,400	2018
Harco Mangga Besar	Central Jakarta	7,000	2018
New Harco Glodok	West Jakarta	60,000	2018
Pondok Indah Mall 3	South Jakarta	55,000	2019
Aeon Mall Southgate @Tanjung Barat	South Jakarta	35,000	2019