

MARKETBEATS



23.5 msf Mall Inventory **17.8%** Mall Vacancy **3.75 msf** Upcoming Mall Supply (2020)

WHAT'S NEXT

HIGHLIGHTS

Lifestyle & jewellery retailers lead demand during the quarter

Brands including Kalyan Jewellers, Malabar Jewels, American Eagle, Reliance Trends, BIBA, Miniso, Pepe, Skechers, UCB Kids, Chicco leased spaces in malls and main streets during the quarter. Onitsuka Tiger (luxury footwear segment) and Bath & Body Works (personal care) were the new entrants in Delhi NCR with stores in premium malls in Saket & Noida. Retailers including Hamleys, Pierre Cardin, Apple (flagship franchise-run store), Mumuso and Guess are planning to expand their footprint with stores in Delhi NCR in the next few quarters, keeping lifestyle & apparel segments among the main demand drivers for retail spaces.

No new mall supply

Delhi NCR did not record any new mall completion during the quarter. However, more than 2 million sf of mall space is expected to come on-stream in 2019, largely in the second half of the year. Overall mall vacancy stood at 17.8%, with most superior grade malls running at 95-100% occupancy levels.

Stable rents across malls & main streets

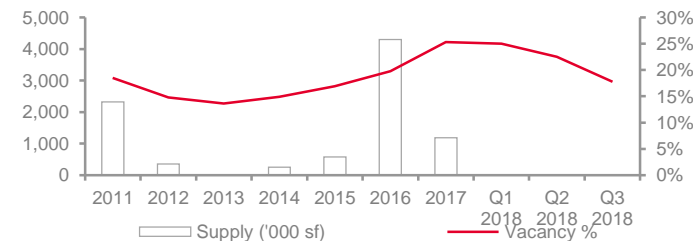
Rents for both malls & main streets were largely unchanged on a q-o-q basis, with increments having been recorded previously in the prime malls across the major retail corridors.

ECONOMIC INDICATORS

	2016	2017	2018 Forecast
GDP Growth	7.9%	6.2%	7.6%
CPI Growth	4.9%	3.3%	4.8%
Consumer Spending	8.3%	5.9%	7.5%
Govt Final Consumption Expenditure	12.0%	14.2%	4.5%

Source: Oxford Economics

MALL SUPPLY / VACANCY



Source: Cushman & Wakefield Research

#Market stock has been revised to remove sub-average retail developments and those that have been repurposed for office use and no longer fit the category of Grade A mall projects

A Cushman & Wakefield Research Publication

DATA INTO ACTION

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PRIME RETAIL RENTS# MAIN STREETS	INR SF/MTH	EURO SF/YR	US\$ SF/YR	Q-O-Q CHANGE	Y-O-Y CHANGE
Khan Market	1,350	192	223	0%	3.85%
South Extension I & II	700	100	116	0%	0%
Lajpat Nagar	250	36	41	0%	0%
Connaught Place	1,050	149	174	0%	5%
Greater Kailash I, M Block	375	53	62	0%	0%
Rajouri Garden	225	32	37	0%	0%
Punjabi Bagh	225	32	37	0%	0%
Karol Bagh	385	55	64	0%	2.7%
Kamla Nagar	380	54	63	0%	0%
Dwarka	450	64	74	0%	0%
Vikas Marg	175	25	29	0%	0%
DLF Galleria (Gurugram)	675	96	112	0%	0%
Sector 29 (Gurugram)	260	37	43	0%	0%
Sector 18 (Noida)	250	36	41	0%	0%
PRIME RETAIL RENTS# - MALLS	INR SF/MTH	EURO SF/YR	US\$ SF/YR	Q-O-Q CHANGE	Y-O-Y CHANGE
South Delhi	600	85	99	0%	0%
West Delhi	325	46	54	0%	0%
Gurugram	350	50	58	0%	0%
Noida	250	36	41	0%	0%
Greater Noida	125	18	21	0%	0%
Ghaziabad	200	28	33	0%	0%

Note: Asking rent (INR/sf/month) on carpet area of ground floor Vanilla stores is quoted
#Market statistics have been recalibrated historically to exclude malls which cannot be categorized in the definition of retail inventory
US\$ = INR 72.5 € = INR 84.4

SIGNIFICANT LEASING TRANSACTIONS

PROPERTY	LOCATION	TENANT	SF
Omase Connaught Place	Greater Noida	Reliance Trends	20,000
Main Street	Karol Bagh	Miniso	8,000
Logix City Centre	Noida	Haldiram's	7,940

SIGNIFICANT PROJECTS UNDER CONSTRUCTION

PROPERTY	LOCATION	SF	COMPLETION
Gaur City Mall	Noida	750,000	Q3 2019
Vegas Mall	Delhi	650,000	Q3 2019

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