

# MARKETBEATS



**0.4 msf**  
Upcoming Mall Supply

**13.3%**  
Mall Vacancy

**7.3 msf**  
Mall Inventory



## HIGHLIGHTS

### Mall leasing remains buoyant

Overall mall vacancy for the city declined by 0.3 percentage points, and stood at 13.3% at the end of the quarter on the back of healthy activity in select malls. Leasing was mainly restricted to malls in Aundh and NIBM Road across apparel and food & beverage (F&B) segments. Select malls in Camp and Nagar Road continued to attract maximum occupier interest and witnessed churn in the apparel, F&B and fashion accessories segments, moving toward a more favorable tenant-brand mix.

### Supply constrains leasing in main street

The main streets of F.C. Road, MG Road, JM Road and Aundh continue to be the preferred destinations amidst popular brands. However, leasing has been relatively sluggish in the current quarter owing to dearth of quality retail space in these markets, despite sturdy demand. The upcoming main street in Balewadi Phase II and expansion in and around Koregaon Park main street (conversion of residential space) are expected to ease supply constraints in the next few quarters.

### Rentals remained stable

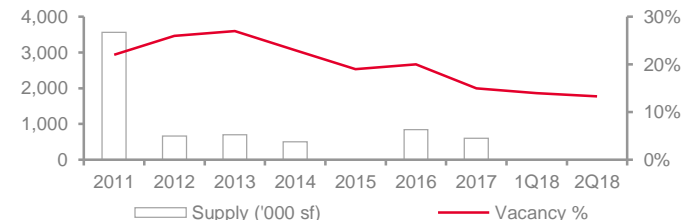
Mall rentals remained at similar levels from the previous quarter owing to steady demand-supply scenario. Rentals across key main streets remained range-bound as well owing to limited leasing. While rentals are expected to remain range-bound, leasing is expected to gain pace in the upcoming quarter.

### ECONOMIC INDICATORS

	2016	2017	2018 Forecast
GDP Growth	7.9%	6.2%	7.5%
CPI Growth	4.9%	3.3%	5.2%
Consumer Spending	8.3%	5.9%	7.2%
Government Final Consumption Expenditure	12%	14.2%	6.7%

Source: Cushman & Wakefield Research

### MALL SUPPLY / VACANCY



Source: Cushman & Wakefield Research

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DATA INTO ACTION

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# PUNE RETAIL MARKETBEATS

JUNE 2018



PRIME RETAIL RENTS – MAIN STREETS	INR SF/MTH	EURO SF/YR	US\$ SF/YR	Q-O-Q CHANGE	Y-O-Y CHANGE
M.G. Road	320	49	56	0.0%	0.0%
J.M. Road	370	56	65	0.0%	0.0%
F.C. Road	270	41	48	8.0%	8.0%
Koregaon Park	150	23	26	0.0%	25.0%
Aundh	160	24	28	0.0%	0.0%
Bund Garden Rd	140	21	25	0.0%	0.0%
Mumbai-Pune Highway – PCMC	120	18	21	0.0%	0.0%
PRIME RETAIL RENTS - MALLS	INR SF/MTH	EURO SF/YR	US\$ SF/YR	Q-O-Q CHANGE	Y-O-Y CHANGE
Camp	215	33	38	0.0%	0.0%
Koregaon Park	135	21	24	0.0%	0.0%
Nagar Road	250	38	44	0.0%	0.0%
Hadapsar	180	27	32	0.0%	0.0%
PCMC	190	29	34	0.0%	0.0%
Aundh	230	35	41	0.0%	0.0%
S. B. Road	230	35	41	0.0%	0.0%

*Note: Asking rent (INR/sf/month) on carpet area of ground floor Vanilla stores is quoted  
US\$ = INR 68.0 AND € = INR 78.85*

## SIGNIFICANT LEASING TRANSACTIONS

PROPERTY	LOCATION	TENANT	SF
Kumar Pacific Mall	Shankar Seth Road	Big Bazaar	25,000
Kumar Pacific Mall	Shankar Seth Road	Megamart	10,000
Westend Mall	Aundh	FBB	10,000
Royal Heritage Mall	NIBM Road	Cinnamon	5,000
Royal Heritage Mall	NIBM Road	Penthouze	5,000
Individual property	MG Road	Lenskart	1,700

## SIGNIFICANT PROJECTS UNDER CONSTRUCTION

PROPERTY	LOCATION	SF	COMPLETION
Elpro Mall	PCMC	400,000	Q4 2018

**DATA  
INTO  
ACTION**

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