

# MARKETBEATS



**0.7%**  
BASE RENT GROWTH  
(Y-O-Y)

**18.7%**  
VACANCY RATE  
(Q2 2019)

**0 sqm**  
NEW COMPLETIONS  
(YTD)



## HIGHLIGHTS

### Steady growth at lower range

The GDP growth in second quarter of 2019 is expected to be within the lower range of the Bank Indonesia's growth projection of about 5.0% YoY. Rupiah was relatively stable over the second quarter, standing at Rp14,171 per 1US\$ as of June 2019, or slightly appreciated by 0.2% QoQ. While inflation for the first 6 months is forecasted at 3.26% YoY (compared to 3.12% in the same period last year), the stock market composite index decreased 6.3% during second quarter of 2019, closing at 6,315 on June 21st.

### No retail center completed during the quarter

With no new supply in the second quarter of 2019, the overall Jakarta retail market was relatively stable. Occupancy rate stood at 81.3%, increased slightly by 0.1% since in the last quarter. Decathlon, a French sporting goods retailer, has opened its third store in Mall Taman Anggrek, which is the biggest and the first sports store in Indonesia that provides digital experience to its users. The trend of co-working spaces in retail centers continued in the review quarter, with INHYPE, Kantorkuu opening their outlets in the malls.

### Minor rental increment

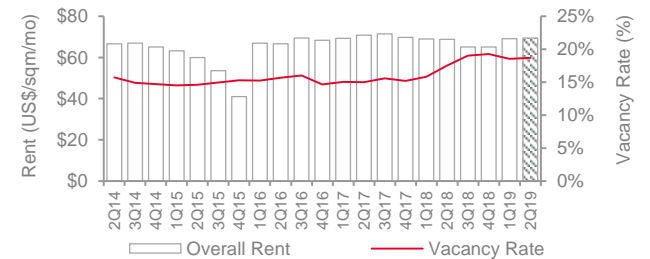
Average base rental rate of the Jakarta retail space experienced a 0.3% increase from that in the last quarter or 0.7% increase year-on-year, standing at Rp801,900/sq.m./mo, for specialty retail space on the ground floor. Service charges remained at the same level as that in the last quarter, yet increased 2.8% year-on-year, at Rp181,700/sq.m./mo in June 2019.

### ECONOMIC INDICATORS

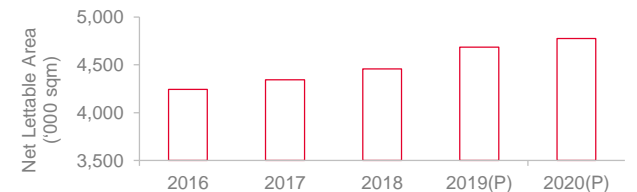
	Q219	Q218	12-months Forecast
GDP Growth	5.00%	5.10%	—
Inflation Rate (YTD)	3.26%	3.12%	—
Central Bank Rate	6.00%	4.25%	▲

Source: Central Statistic Bureau & Central Bank of Indonesia, June 2019

### JAKARTA PRIME UNIT OVERALL RENT AND VACANCY RATE



### JAKARTA CUMULATIVE SUPPLY





Arief Rahardjo

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

SUBMARKET	INVENTORY (SQM)	VACANCY RATE	PRIME RETAIL UNIT BASE RENT		
			RP/SQM/MO	US\$/SF/MO	EUR/SQM/MO
Primary Location	1,263,000	18.8%	Rp980,500	US\$6.43	€61.17
Secondary Location	3,190,000	18.6%	Rp674,300	US\$4.42	€42.06
<b>OVERALL JAKARTA RETAIL TOTAL</b>	<b>4,453,000</b>	<b>18.7%</b>	<b>Rp801,900</b>	<b>US\$5.26</b>	<b>€50.02</b>

**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 2Q 2019

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

## SIGNIFICANT LEASE TRANSACTION DURING 2Q 2019

PROPERTY	DISTRICT	TENANT	SQM
One Bel Park	South Jakarta	Osbond Gym Corbusier Series	3,000
Mal Taman Anggrek	West Jakarta	Decathlon	2,800
Baywalk Mall Pluit	North Jakarta	INHYPE Co-working Space	2,000
Plaza Senayan	CBD	Lavva Lounge	2,000
Citywalk Gajah Mada	West Jakarta	Kantorkuu Co-working Space	1,600
Gandaria City	South Jakarta	Best Denki	1,000
Mall Kelapa Gading I	North Jakarta	Food Sense	790
Lippo Mall Puri	West Jakarta	Marche Movenpick	750

## SIGNIFICANT UNDER-CONSTRUCTION PROJECT

PROPERTY	DISTRICT	APPROX SIZE (SQM)	COMPLETION DATE
Elysee	CBD Jakarta	7,000	2019
The Market Place @ District 8	CBD Jakarta	16,000	2019
Pondok Indah Mall 3	South Jakarta	55,000	2020
Aeon Mall Southgate @ Tanjung Barat	South Jakarta	35,000	2020
Green Sedayu	West Jakarta	20,000	2020

A Cushman & Wakefield  
Research Publication

Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 51,000 employees in 400 offices and 70 countries. In 2018, the firm had revenue of \$8.2 billion across core services of property, facilities and project management, leasing, capital markets, valuation and other services. To learn more, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com) or follow @CushWake on Twitter.

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)