

MARKETBEATS



1.9% BASE RENT GROWTH (YoY)
19.3% VACANCY RATE (Q4 2018)
103,200sqm NEW COMPLETIONS (YTD)



HIGHLIGHTS

Economy Remains Stable

Gross Domestic Product (GDP) is expected to reach 5.1% for full year 2018. The Rupiah experienced a slight appreciation of 3.0% QoQ to Rp.14,372 per US\$ 1.00, whilst YoY inflation reached 3.23%, slightly lower than the 3.61% rate in 2017. The stock market saw an increase of 1.88% during the last quarter of 2018, with the composite index closing at 6,089 on December 17.

Incoming Supporting Retail Centers

The overall market remained relatively stable over Q4 2018. Occupancy rate in Jakarta stood at 80.7%, a slight decrease by 0.3% since last quarter. A few retail centers were completed during the review, including Pancoran Chinatown and Citywalk Gajah Mada. Both retail centers are located in West Jakarta, within one of the old retail precinct in Jakarta. International fast fashion brand, H&M, continue to expand their grounds in Indonesia by opening its 30th store in Plaza Indonesia.

Positive Rental Movement

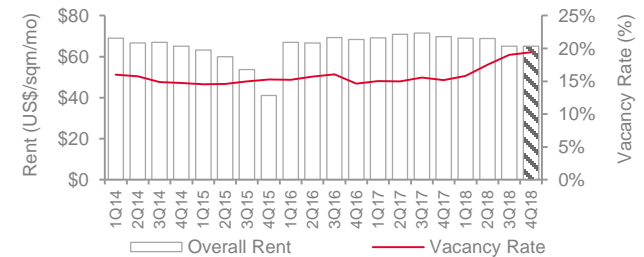
Average base rental rate for Jakarta retail centers experienced a 0.2% increase from that in the last quarter or 1.9% increase year-on-year, standing at Rp797,700/sq.m./mo. Service charge did not increase from last quarter, yet increased 2.7% year-on-year, landing itself at Rp167,800/sq.m./mo in December 2018

ECONOMIC INDICATORS

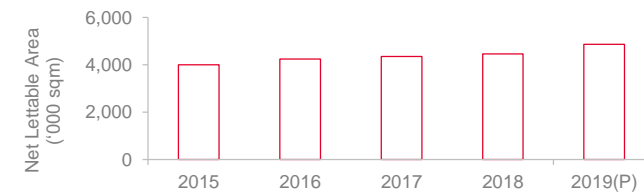
	Q418	Q417	12-months Forecast
GDP Growth	5.10%	5.17%	—
Inflation Rate (YTD)	3.23%	3.61%	—
Central Bank Rate	6.00%	4.25%	▲

Source: Central Statistic Bureau & Central Bank of Indonesia, December 2018

JAKARTA PRIME UNIT OVERALL RENT AND VACANCY RATE



JAKARTA CUMULATIVE SUPPLY



A Cushman & Wakefield Research Publication

DATA INTO ACTION

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JAKARTA RETAIL MARKETBEATS

DECEMBER 2018



SUBMARKET	INVENTORY (SQM)	VACANCY RATE	PRIME RETAIL UNIT BASE RENT		
			RP/SQM/MO	US\$/SF/MO	EUR/SQM/MO
Primary Location	1,274,000	19.9%	Rp980,500	US\$6.34	€59.92
Secondary Location	3,183,200	19.0%	Rp667,100	US\$4.31	€40.77
OVERALL JAKARTA RETAIL TOTAL	4,457,200	19.3%	Rp797,700	US\$5.16	€48.75

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 4Q 2018

PROPERTY	DISTRICT	SIZE (SQM)	OPENING DATE
Pancoran Chinatown	West Jakarta	13,300	October 2018
Citywalk Gajah Mada	West Jakarta	12,500	December 2018

SIGNIFICANT LEASE TRANSACTION DURING 4Q 2018

PROPERTY	DISTRICT	TENANT	SQM
Senayan City	CBD Jakarta	H&M	2,900
Senayan City	CBD Jakarta	Uniqlo	2,500
Senayan City	CBD Jakarta	Mango	750
Gandaria City	South Jakarta	Sephora	300
Pacific Place	CBD Jakarta	Hanamaru Udon	250
Pacific Place	CBD Jakarta	Kimukatsu	200

SIGNIFICANT UNDER-CONSTRUCTION PROJECT

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

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