

5 FAST FACTS

MUMBAI | Q1 2022



The Need-to-know for Mumbai's commercial real estate

1 LEASING ACTIVITY IS AT EIGHT QUARTERS HIGH FOR THE CITY



With about **3.42 msf** leasing activity, Mumbai witnessed a robust growth of **20%** on a q-o-q and **16%** on a y-o-y basis. Gross Leasing volume is highest in last eight quarters for the city

2 FRESH LEASING DRIVES OFFICE DEMAND WITH THANE-BELAPUR ROAD BEING THE MOST ACTIVE



Fresh leasing of **1.46 msf** drove quarterly leasing activity, followed by **1.38 msf** of term renewals; Thane-Belapur Road accounted for **34%** share in leasing

3 CAPTIVE SECTOR, BFSI, PROFESSIONAL SERVICES WERE THE KEY OCCUPIER SECTORS



Captive occupiers contributed **23%** of the quarterly leasing activity, followed by BFSI and professional services at **21%** each

4 MID AND AFFORDABLE - THE DOMINANT SEGMENTS IN NEW LAUNCHES



86% of the new unit launches belong to the mid and affordable housing segment; Eastern Suburban and Thane sub-markets contributed the highest share (**46%**) in Q1 launches

5 F&B AND FASHION DROVE MALL LEASING ACTIVITY WITH VACANCY EDGING LOWER



A significant volume of retail space was taken up by F&B and fashion segments across prominent malls; mall vacancy stood at **9.2%** in this quarter, down from 9.6% in the previous quarter

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