

MARKETBEATS



2.0%

BASE RENT GROWTH
(Y-O-Y)

18.7%

VACANCY RATE
(Q1 2019)

7,000sqm

NEW COMPLETIONS
(YTD)WHAT'S
NEXT

HIGHLIGHTS

Economy Remains Stable

Bank Indonesia is projecting national economic growth of between 5.0% to 5.4% for the year 2019. During the first quarter, the stock market saw a significant increase by 4.4%, with the composite index closing at 6,469 on March 29th. The Rupiah experienced further appreciation from last quarter to Rp.14,196 per US\$ 1.00. Furthermore, the inflation rate was recorded at 2.57%, lower than the 3.18% rate in 2018.

Increasing Occupancy Rates

In Q1 2019, the overall occupancy rate of Jakarta Retail Centers experienced an increase from 80.7% in Q4 2018, to 81.3% in the reviewed quarter. The rise in demand is brought upon by the opening of pre-committed tenants in newly completed retail centers in Q4 2018 and retail centers that were undergoing major renovations in 2018. Only one strata-title retail center was completed, the new Harco Mangga Besar, adding approximately 7,000 sm of NLA to the market. A new modern concept department store from Japan, Lumine, opened its doors this quarter in Plaza Indonesia, bringing in an array of new-to-market Japanese brands and F&B.

Positive Rental Movement

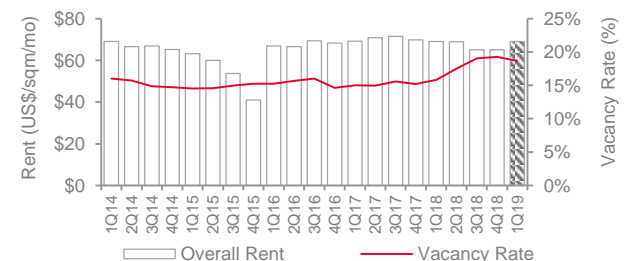
Average base rental rate for Jakarta retail centers experienced a 0.2% increase from that in the last quarter or 2.0% increase year-on-year, standing at Rp799,400/sg.m./mo.

Service charge increased by 2.4% quarter-on-quarter or 3.2% year-on-year, landing itself at Rp181,700/sq.m./mo by March 2019.

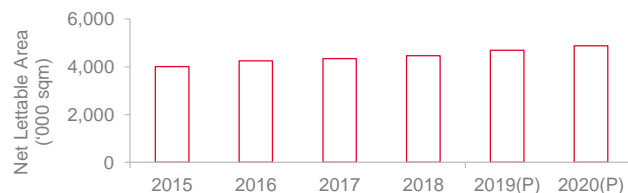
ECONOMIC INDICATORS

	Q119	Q118	12-months Forecast
GDP Growth	5.20%	5.10%	—
Inflation Rate (YTD)	2.57%	3.18%	—
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



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DATA
INTO
ACTION

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SUBMARKET	INVENTORY (SQM)	VACANCY RATE	PRIME RETAIL UNIT BASE RENT		
			RP/SQM/MO	US\$/SF/MO	EUR/SQM/MO
Primary Location	1,263,000	19.6%	Rp980,500	US\$6.42	€61.22
Secondary Location	3,190,000	18.3%	Rp670,000	US\$4.38	€41.83
OVERALL JAKARTA RETAIL TOTAL	4,453,000	18.7%	Rp799,400	US\$5.23	€49.91

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 1Q 2019

PROPERTY	DISTRICT	SIZE (SQM)	OPENING DATE
Harco Mangga Besar*	Central Jakarta	7,000	March 2019

SIGNIFICANT LEASE TRANSACTION DURING 1Q 2019

PROPERTY	DISTRICT	TENANT	SQM
Plaza Indonesia	CBD Jakarta	Lumine	1,200
Citiwalk Gajah Mada	West Jakarta	Anytime Fitness	480
Citiwalk Gajah Mada	West Jakarta	Khubilai Khan	450
Citiwalk Gajah Mada	West Jakarta	Taipan	400
Citiwalk Gajah Mada	West Jakarta	Lu Li Fang	350
Pacific Place	CBD Jakarta	Sushi Tei	300
Pacific Place	CBD Jakarta	Paradise Dynasty	280
Mal Kelapa Gading	North Jakarta	Union	260

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