

MARKETBEAT



1.5%

BASE RENT
GROWTH (Y-O-Y)

18.3%

VACANCY RATE
(Q3 2019)

0 sqm

NEW COMPLETIONS
(YTD)WHAT'S
NEXT

HIGHLIGHTS

GDP growth to be lower than expected

2019 GDP growth is forecast at 5.08% YoY, below Bank Indonesia's original projection of 5.1% - 5.3% YoY. The Central Bank also cut the benchmark rate (7-Day Repo Rate) by 0.5% to 5.25%. On the currency side, the Rupiah remained stable at IDR14,166 per US\$1.00, while inflation showed a slight increase to 3.49% as of August 2019 (from 3.26% in the previous quarter). The stock market composite index decreased by 85 points during the quarter, closing at 6,230 on September 25th.

No New Supply for 2 Quarters Consecutively

The overall Jakarta retail market was relatively stable despite the delayed opening of some retail centers. Occupancy rate stood at 81.7%, increased slightly by 0.4% since in the last quarter. Sociolla, Indonesia-based beauty e-commerce has opened its first flagship store in Lippo Mall Puri, equipped with digital experience to its users. Uniqlo, continues its expansion in Jakarta with the opening of new stores in Mall of Indonesia, and some major retail centers in the upcoming quarter.

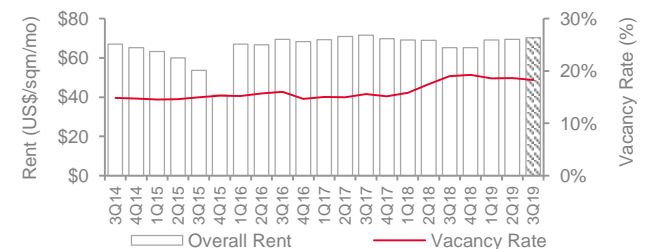
Positive Rental Movement

Average base rental rate of Jakarta retail space experienced a 0.7% increase from that in the last quarter or 1.5% increase year-on-year, standing at Rp807,700/sq.m./mo, for specialty retail space on the GF. Service charge also experienced an increase of 2.8% from that in the last quarter or 5.3% increase year-on-year, landing itself at Rp186,800/sq.m./mo.

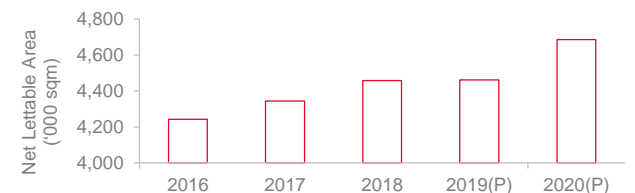
ECONOMIC INDICATORS

	Q319	Q318	12-months Forecast
GDP Growth	5.00%	5.10%	—
Inflation Rate (YoY)	3.49%	3.12%	—
Central Bank Rate	5.25%	5.75%	▼

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

JAKARTA PRIME UNIT OVERALL
RENT AND VACANCY RATE

JAKARTA CUMULATIVE SUPPLY



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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	17.4%	Rp984,500	US\$6.46	€63.49
Secondary Location	3,190,000	18.6%	Rp681,400	US\$4.47	€43.94
OVERALL JAKARTA RETAIL TOTAL	4,453,000	18.3%	Rp807,700	US\$5.30	€52.09

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.

*) US\$/Rp = 14,166; €/Rp = 15,507

SIGNIFICANT CONSTRUCTION COMPLETION DURING 3Q 2019

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

SIGNIFICANT LEASE TRANSACTION DURING 3Q 2019

PROPERTY	DISTRICT	TENANT	SQM
Mall of Indonesia	North Jakarta	Uniqlo	2,100
Pacific Place Mall	CBD	Ace Hardware	1,700
Neo Soho Mall	West Jakarta	Rockstar Gym	1,500
Mall Kelapa Gading 2	North Jakarta	Artland	500
Mall Kelapa Gading 5	North Jakarta	The Garden	460
Lippo Mall Puri	West Jakarta	Sociolla	425
Mall Puri Indah	West Jakarta	Starbucks Reserve	380
Senayan City	North Jakarta	Tory Burch Boutique	300

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	2020
Pondok Indah Mall 3	South Jakarta	55,000	2020
Aeon Mall Southgate @ Tanjung Barat	South Jakarta	35,000	2020

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