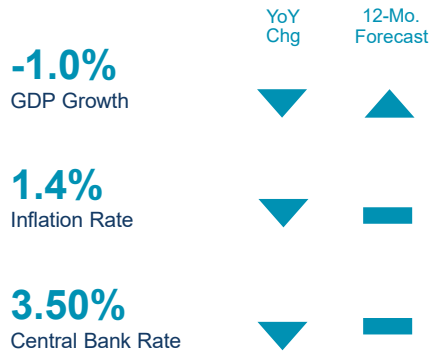


Source: Cushman and Wakefield Indonesia

INDONESIA ECONOMIC INDICATORS Q2 2021



Source: Central Bank and Census Bureau

SUPPLY: Optimism on New Land Opening

As industrial land availability in favorable location becomes more limited, despite the uncertain market conditions due to the pandemic, an estate in western corridor, Modern Cikande, added about 80 hectares to their land supply, bringing the industrial land inventory in the Greater Jakarta area to 15,575 hectares. This indicates that developers are still optimistic on the potential of the Greater Jakarta industrial sector. Developers are observed to still look for opportunities whilst closely monitor the market and the related government policy, including the impacts of the Covid-19 pandemic on the market.

There is addition of 28,802 sqm to the inventory of warehouses for lease in the Greater Jakarta area, bringing the total supply of warehouse for lease to 1.87 million sqm. Until end of 2021, about 115,000 is in the pipeline to enter the market.

DEMAND: Land Demand Increased along the Eastern Corridor

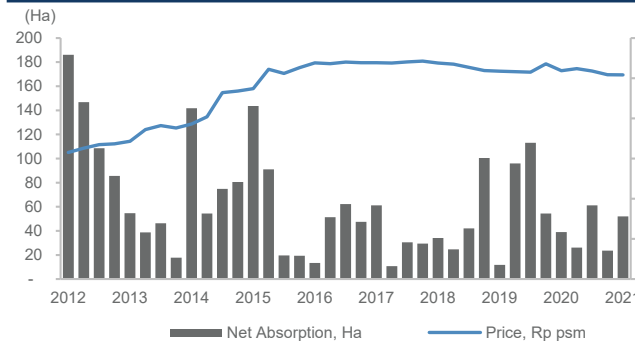
Demand for industrial land has shown progressive recovery during the review quarter, as reflected by a 33.5% increase YoY in the net absorption or 52.04 hectares in the Greater Jakarta area. For several quarters, GIIC continuously enjoyed significant transactions which represented 63% of net land absorption rate recorded this quarter, from automotive sector. Bekasi and Karawang remain as the most sought-after area by high-tech industries such as automotive including electric vehicles, logistics, and data center which is expected to continuously expand. Tangerang and other parts in the western corridor are more for food and chemical industries.

As of June 2021, the average occupancy rate of warehouse for lease in the Greater Jakarta area was recorded at 83.7%, an increase of 1.3% from in the previous quarter. The prolonged Covid-19 pandemic is still observed to cause the slow demand growth of warehouse for lease, with demand mainly from logistics related firms including e-commerce, data center, automotive and consumer goods.

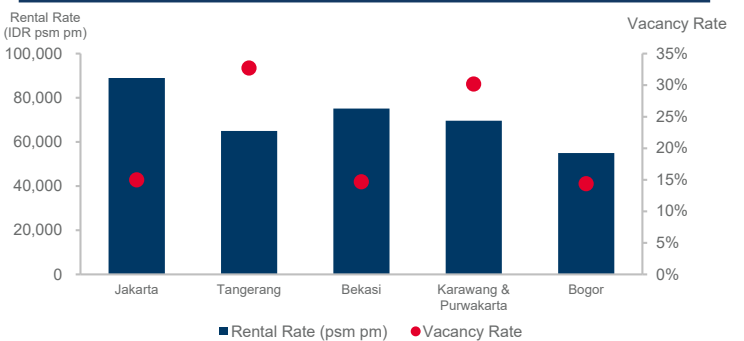
PRICING: Land Price Remained Unchanged

The industrial land price remained relatively unchanged during the review quarter as impact of the pandemic on demand continued. As of June 2021, the average land price in Greater Jakarta area was recorded at Rp 2,542,000 per sqm (-1.9% YoY), whilst the average asking rental rate for warehouses in the Greater Jakarta area was Rp.72,000 per sqm / month.

NET ABSORPTION & LAND PRICE – INDUSTRIAL LAND



VACANCY & RENTAL RATE – WAREHOUSE



MARKET STATISTICS – INDUSTRIAL LAND

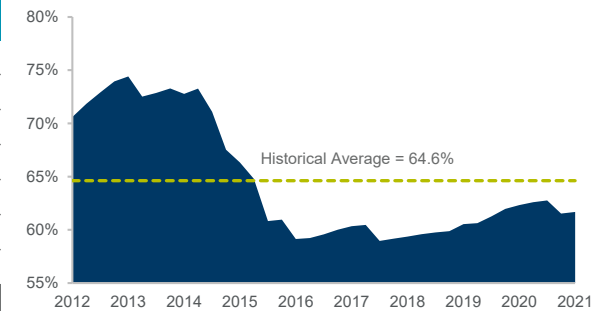
SUBMARKET	INVENTORY (HA)	CURRENT QTR OVERALL NET ABSORPTION (HA)	YTD OVERALL NET ABSORPTION (HA)	OVERALL SALES RATE (%)	OVERALL AVG LAND PRICE (IDR/SQM)
Jakarta	1,089	0	0.0	86.47%	5,750,000
Tangerang	784	0	0.6	67.59%	2,600,000
Bekasi	5,056	37.3	54.8	79.75%	2,482,523
Karawang & Purwakarta	4,990	11.74	13.04	48.55%	1,986,275
Serang	3,175	3	7.2	48.81%	1,986,275
Bogor	80	0	0	84.78%	2,000,000
Subang	400	0	0	0.00%	1,800,000
GREATER JAKARTA TOTALS	15,575	52.0	75.6	61.3%	2,542,000

* Secondary Market Price

MARKET STATISTICS – WAREHOUSE

SUBMARKET	INVENTORY (SQM)	VACANCY RATE (%)	OVERALL AVG RENTAL RATE (IDR/SQM)
Jakarta	275,792	10.3%	89,000
Tangerang	29,152	36.7%	65,000
Bekasi	1,071,855	12.0%	75,136
Karawang & Purwakarta	288,791	33.8%	69,643
Bogor	206,525	14.4%	57,143
GREATER JAKARTA TOTALS	1,872,115	16.3%	73,000

OVERALL SALES RATE – INDUSTRIAL LAND

**ARIEF RAHARDJO**

Director, Strategic Consulting

+62 21 2550 9500 / arief.rahardjo@ap.cushwake.com**SALSABILA ARUM**

Analyst, Strategic Consulting

+62 21 2550 9500 / salsabila.arum@cushwake.comcushmanwakefield.com**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 50,000 employees in over 400 offices and 60 countries. In 2020, the firm had revenue of \$7.8 billion across core services of property, facilities and project management, leasing, capital markets, valuation and other services. To learn more, visit www.cushmanwakefield.com or follow @CushWake on Twitter.

©2021 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.