

YoY Chg      12-Mo. Forecast

**-4.8%**  
Average Rental Growth



**54.5%**  
Vacancy Rate



**161,189 units**  
YTD Total Completions



Source: Cushman & Wakefield Indonesia Research

### INDONESIA ECONOMIC INDICATORS Q2 2021

YoY Chg      12-Mo. Forecast

**-1.0%**  
GDP Growth



**1.4%**  
Inflation Rate



**3.5%**  
Central Bank Rate



Source: Central Bank and Census Bureau

### SUPPLY: No Additional New Supply

No new Purpose-Built Rental Apartment and Serviced Apartment projects were identified during the review quarter. Several under construction Serviced Apartment projects such as Somerset Kencana, Somerset Sudirman, Citadines Gatot Subroto, Citadines Sudirman, and Ascott Menteng, are expected to delay their operation schedule due to the worsened COVID-19 pandemic.

### DEMAND: No New Long Stay Demand

No demand from expatriate tenants was recorded during the review quarter, given the continuing inbound travel restrictions to Indonesia. Some expiring lease contracts were not renewed, and postponement of new lease contracts were also observed, as some expatriates returned to their home countries due to the pandemic. Occupancy of the Purpose-built Rental Apartment sub-sector was recorded at 58.3%, a 1.5% decrease compared to the last quarter's figure.

In Serviced Apartment sub-sector, demand inquiries slightly increased during Q2 2021 from short-stay tenants during Eid-Fitr holiday. Occupancy rate was recorded at 48.2%, a slight 0.7% increment compared to that in the last quarter. In comparison to that in the last year, this figure reflected 5.0% occupancy increase. On the other side, the Condominium-for-lease sub-sector experienced sharpest occupancy decline of 7.1% QoQ, to 45.2%, due to the worsened COVID-19 pandemic and the additional units available for lease from the newly completed condominium projects during the review quarter. This figure reflected a 11.9% occupancy decrease from that in the same period last year.

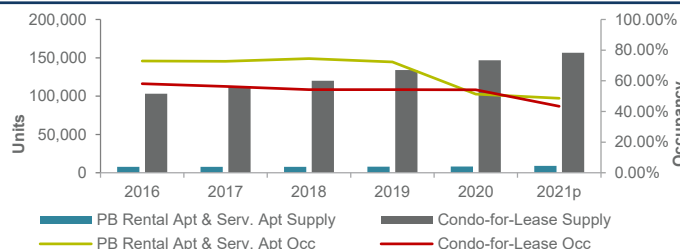
With the announcement for implementation of emergency public activity restriction (PPKM Darurat) in Java and Bali since July 2021, which put stricter restrictions on community activities, occupancy rate of the rental apartment sector is projected to decrease in the next quarter.

### PRICING: Rents Remained Under Pressure

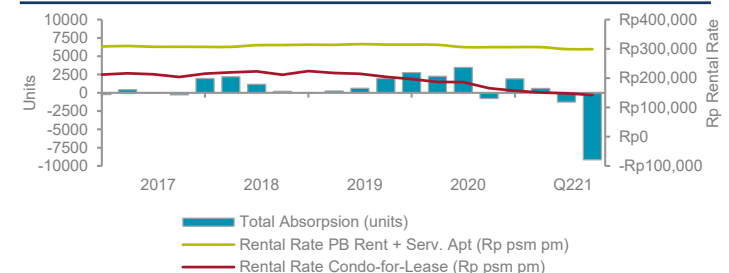
Despite the fluctuation of the Rupiah against US Dollar during the review quarter, average rental rate of Purpose-built Rental Apartments and Serviced Apartment sub-sectors remained relatively unchanged at Rp. 241,550 and Rp 356,576 per sqm per month. Rental rate discount, subject to negotiation, was applied in most rental apartment projects to attract potential tenants.

The decline in Condominium-for-lease occupancy that led to drop of the average rental rate of Condominium-for-lease sub-sector, however, caused the average rental rate of the overall rental apartment sector to drop by 4.0% QoQ to Rp. 142,141 per sqm per month, as individual unit owners prepared to accept much lower rates during the pandemic. Overall, the average rental rate for rental apartment sector is projected to remain relatively under pressure throughout the rest of 2021.

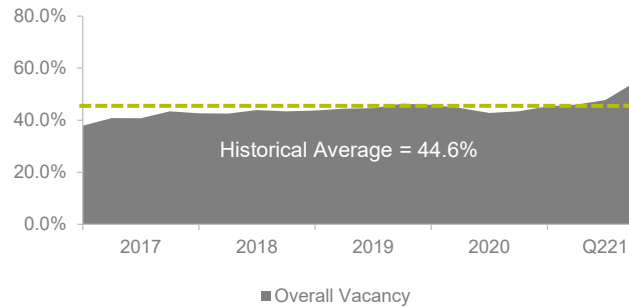
### CUMULATIVE SUPPLY / OCCUPANCY



### NET ABSORPTION / RENTAL



## OVERALL VACANCY RATE



## MARKET STATISTICS

SUB-SECTOR	CUMULATIVE SUPPLY (UNITS)	VACANCY RATE	AVERAGE RENT		
			RP/SM/MO	US\$/SM/MO	EUR/SM/MO
Purpose-Built Rental Apartments (Jakarta)	2,731	41.7%	Rp. 241,550	US\$16.64	€14.04
Serviced Apartments (Jakarta)	5,583	51.8%	Rp. 356,576	US\$24.56	€20.73
Condominiums-for-Lease (Greater Jakarta)	152,875	54.8%	Rp. 142,141	US\$9.79	€8.26
<b>TOTAL</b>	<b>161,189</b>	<b>54.5%</b>	<b>Rp. 246,756</b>	<b>US\$17.00</b>	<b>€14.34</b>

Rental rates reflect gross rents  
US\$/Rp = 14,516; €/Rp = 17,203

## SIGNIFICANT UNDER CONSTRUCTION PROJECTS Q2 2021

PROPERTY	DISTRICT	SEGMENT	APPROX UNITS	COMPLETION SCHEDULE
Somerset Kencana	Pondok Indah	Upper-Middle	150	2021
Somerset Sudirman	Sudirman	Upper-Middle	176	2021
Citadines Sudirman	Sudirman	Upper-Middle	253	2021
Citadines Gatot Subroto	Gatot Subroto	Upper-Middle	102	2021
Ascott Menteng	Menteng	Upper	151	2021
<b>TOTAL</b>			<b>832</b>	

## NEWLY COMPLETED PROJECTS Q2 2021

PROPERTY	DISTRICT	SEGMENT	APPROX UNITS	OPERATION SCHEDULE
-			-	
			-	

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