

**6.46%** MALL VACANCY (Q1 2023)

**104,100 sf** GLV (Q1 2023)

**1.5 msf** UPCOMING SUPPLY BY 2024

### ECONOMIC INDICATORS Q1 2023

	2022	2023	2024 Forecast
GDP Growth	6.8%	6.1%	6.5%
CPI Growth	6.7%	5.3%	5.0%
Consumer Spending	7.5%	7.0%	6.7%
Govt. Final Expenditure Growth	9.7%	8.1%	7.4%

Source: Oxford Economics, IMF, RBI

### Healthy leasing witnessed across malls and main streets

Pune's malls recorded healthy leasing activity of ~104,000 sf in the first quarter of 2023, a growth of 14% on q-o-q basis. However, the city recorded a drop of 52% on y-o-y basis which can be attributed to the robust leasing during the same period last year as the city's retail sector rebounded from the post Covid period. Prominent malls witnessed good traction where retailers in fashion and F&B segments drove leasing volumes. The first quarter saw renowned brands in Fashion category enter the city's organized retail space across multiple locations.

Around 73,600 sf leasing was recorded across city's prominent main street locations. Main streets in locations like Kharadi and Koregaon Park witnessed majority of space take-up, particularly from F&B retailers. Emerging locations near Kharadi and NIBM also contributed to this leasing momentum. Fashion retailers exhibited steady growth and accounted for around ~50% of leased space in Q1. Both malls and main street are seeing increased activity as retailers seek to take advantage of the growing consumer demand in the city.

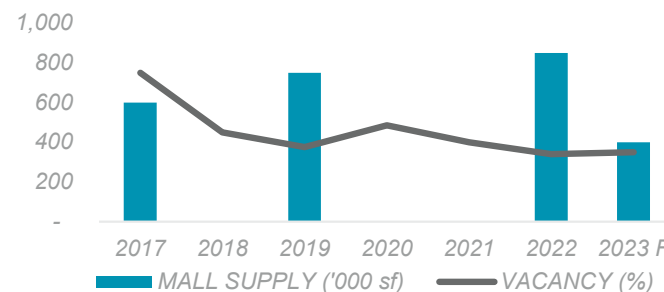
### No new supply in this quarter; vacancy declines

In the absence of new supply, Pune's mall inventory remained unchanged at 6.8 msf. City wide mall vacancy further dropped from 6.81% to 6.46% during the quarter on the back on strong leasing activity and limited availability of space. Supply of ~1.5 msf is set to enter Pune over next two years. Majority of the upcoming supply is concentrated in PBD West (73%) followed by CBD (27%).

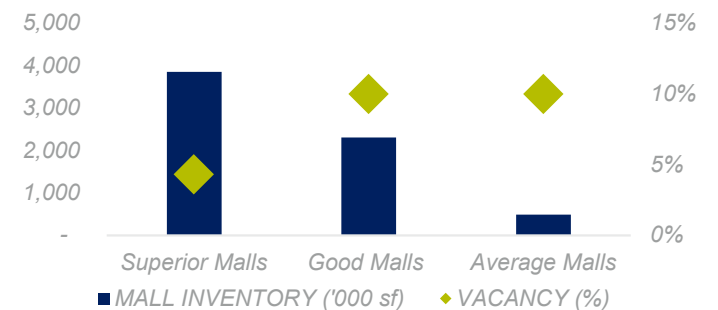
### Malls and Main Street rentals largely stable as of Q1

City-wide average mall and main street rentals remained largely stable on a q-o-q basis. With low vacancies across superior malls and up-coming supply in organized retail space, mall rentals are expected to remain stable in the next few quarters. With strong leasing in main streets and as retailers expand their presence in emerging locations near residential catchments such as Kharadi, NIBM, Undri, etc.; city-wide rentals in main streets are anticipated to remain stable in the next few quarters.

#### MALL SUPPLY / VACANCY



#### CATEGORY-WISE STOCK / VACANCY



## MARKET STATISTICS

PRIME RETAIL RENTS – MAIN STREETS	INR SF/MTH	EURO SF/YR	US\$ SF/YR	Q-O-Q CHANGE	Y-O-Y CHANGE
M.G. Road	250 – 290	34 – 39	36 – 42	0.0%	0.0%
J.M. Road	260 – 280	35 – 38	38 – 41	0.0%	0.0%
F.C. Road	250 – 280	34 – 38	36 – 41	0.0%	0.0%
Koregaon Park	250 – 350	34 – 48	36 – 51	0.0%	0.0%
Aundh	160 – 200	22 – 27	23 – 29	0.0%	0.0%
Bund Garden Rd	130 – 150	18 – 20	19 – 22	0.0%	0.0%
Mumbai-Pune Highway – PCMC	100 – 130	14 – 18	15 – 19	0.0%	0.0%
Baner- Balewadi	160 – 220	22 – 30	23 – 32	0.0%	0.0%
Kothrud, Karve Road	140 – 160	19 – 22	20 – 23	0.0%	0.0%
Pune Satara Road	120 – 130	16 – 18	18 – 19	0.0%	0.0%
PRIME RETAIL RENTS – MALLS (Prominent Malls)	INR SF/MTH	EURO SF/YR	US\$ SF/YR	Q-O-Q CHANGE	Y-O-Y CHANGE
SGS Mall, Kumar Pacific	180 – 200	25 – 27	26 – 29	0.0%	0.0%
Phoenix Marketcity	220 – 250	30 – 34	32 – 36	0.0%	0.0%
Seasons Mall, Amanora Town Centre	180 – 200	25 – 27	26 – 29	0.0%	0.0%
Westend Gateway	200 – 220	27 – 30	29 – 32	0.0%	0.0%
Pavillion Mall	200 – 220	27 – 30	29 – 32	0.0%	0.0%
Grand Highstreet Mall	160 – 200	22 – 27	23 – 29	0.0%	0.0%
Aero Mall	120 – 180	16 – 25	18 – 26	0.0%	0.0%

Note: Asking rent (INR/sf/month) on the carpet area of ground floor Vanilla stores is quoted  
 US\$ = INR 82.27 AND € = INR 88.15

## SIGNIFICANT LEASING TRANSACTIONS Q1 2023

PROPERTY / MAIN STREET	SUBMARKET	TENANT	Area (sf)
Hadapsar	Suburb	Fab India	3,000
Erandwane	Core	Eat Sure	3,000
Seasons Mall	Suburb	GAP	5,000
Amanora Mall	Suburb	7-11	2,500
Seasons Mall	Suburb	First Cry	10,000
FC Road	Core	Pantaloons	4,000
Pavillion Mall	Core	Azorte	2,000
Koregaon Park	Core	The Voyage	3,500
Hinjewadi	Peripheral	Favela	4,500

## SIGNIFICANT PROJECTS UNDER CONSTRUCTION

PROPERTY	LOCATION	SF	COMPLETION
Phoenix Millennium	Wakad	1,100,000	Q4 2024
KOPA Mall	Koregaon Park	400,000	Q3 2023

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