

MUMBAI

Retail Q4 2023

CUSHMAN & WAKEFIELD

8.3% MALL VACANCY (Q4 2023)

16.9 msf MALL INVENTORY (Q4 2023)

1.1% VACANCY IN SUPERIOR GRADE MALLS (Q4 2023)

ECONOMIC INDICATORS Q4 2023

	2022	2023	2024 Forecast
GDP Growth	7.2%	6.5%	7.0%
CPI Growth	6.7%	5.3%	5.0%
Consumer Spending	7.6%	7.0%	6.7%
Govt. Final Expenditure Growth	9.7%	8.1%	7.4%

Source: Oxford Economics, RBI, IMF

City receives its second luxury mall in Q4; mall leasing momentum strengthen

In the last quarter of 2023, the city witnessed leasing of close to 310,000 sf in grade-A malls. The leasing activity constituted largely space take-up of anchor stores in the Fashion and F&B segment across the core city and eastern suburban malls. Fashion and F&B segments drove quarterly leasing with more than 60% share in leasing volume, followed by the accessories & lifestyle segment. Annually, in 2023, the city's mall space witnessed close to 670,000 sf of leasing activity, largely driven by term renewals of existing brands under fashion, F&B and accessories & lifestyle segment brands.

With a newly launched luxury retail mall in November in the prime suburban location, many international retail luxury brands are set to make their debut in the city. Despite of new retail space added this quarter, city mall vacancy marginally dipped to 8.3% during the quarter. Superior category malls continue to enjoy tight vacancy levels of 1.10%. Close to 1.12 msf of Grade A supply is expected to be operational by the next year end across the suburban micro markets. Delay in retail supply is expected to bring down city vacancy levels in upcoming quarters,

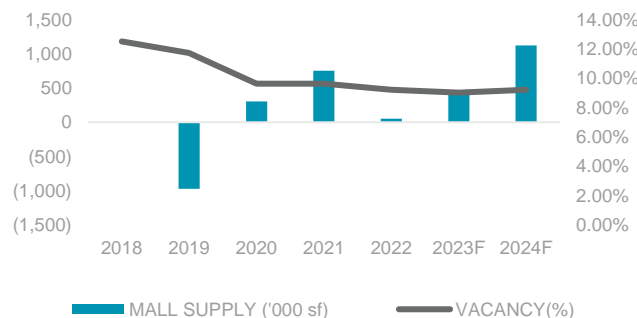
Fashion and Furnishing segments contribute highly to main streets leasing in Q4

Prominent main streets in Mumbai witnessed strong leasing activity with close to 87,000 sf of store openings. Fashion segment accounted for a majority of leasing volume, primarily in locations such as Bandra and Colaba. The furniture & furnishings, health & wellness segments brands were active in these submarkets. In 2023, city's main streets witnessed over 310,000 sf leasing activity, much higher than that in the previous year. Segments like F&B, Fashion and Accessories & Lifestyle drove main street leasing activity in 2023.

Malls and main street rentals improve in Q4

City-wide mall rentals witnessed an uptick on a q-o-q basis on the back of limited space availability and active term renewals. Prominent main streets in prime locations also witnessed a rental appreciation of 2-6% during this quarter on the back of good demand. Mall rentals are expected to broadly remain range-bound going forward despite upcoming Grade A mall that will enhance city's mall inventory significantly, largely owing to high levels of pre-commitments expected in these malls.

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
Linking Road	825	110	119	3.1%	10.0%
Kemps Corner / Breach Candy	500	67	72	5.3%	11.1%
Colaba Causeway	630	84	91	2.4%	9.6%
Fort	560	75	81	1.8%	24.4%
Lokhandwala Andheri	425	57	61	2.4%	11.8%
Borivali LT Road	420	56	61	5.0%	7.7%
Chembur	375	50	54	0.0%	0.0%
Vashi	450	60	65	5.9%	20.0%
Thane	300	40	43	0.0%	11.1%

Note: Asking rent (INR/SF/month) on the carpet area of ground floor
 US\$ = INR 83.30 AND € = INR 89.60

SIGNIFICANT LEASING TRANSACTIONS Q4 2023

PROPERTY	LOCATION	TENANT	SF	TYPE
Jio World Centre	BKC	Louis Vuitton	7,300	Fresh Lease
Viviana Mall	Thane	The Game Luxe	26,000	Fresh Lease
Main Street	Linking Road	Marks & Spencer's	20,000	Fresh Lease
Main Street	Linking Road	Toys R Us	15,000	Fresh Lease

SIGNIFICANT PROJECTS UNDER CONSTRUCTION

PROPERTY	LOCATION	SF	COMPLETION DATE
Aurum Mall	Ghansoli	120,000	Q3 2024
Oberoi Sky City Mall	Borivali East	1,000,000	Q3 2024

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