

	Warehouse	Industrial
LEASING in msf (H2 2023)	<b>0.84</b>	<b>0.0</b>
AVG RENTALS in INR/sf/month	<b>21.5</b>	<b>24</b>
LAND VALUE Avg. Y-o-Y growth	<b>10%</b>	<b>7%</b>

### Relatively slower leasing in H2, though full year lease volume stays healthy

Kolkata recorded lease volumes in warehousing of 0.84 msf in H2, a decline of around 38% as compared to the strong leasing activity witnessed in the first half of the year. Manufacturing sector was a major contributor to warehouse leasing in H2 and accounted for 95% of space take-up during the period. A number of consumer durables manufacturers leased significant space in Kolkata during H2. Retail tenants contributed 5% of half yearly leasing volumes. NH-2 submarket, the city's prime warehousing corridor, recorded robust leasing activity in H2, contributing 79% of leasing volumes during this period. The NH-6 micro market share in leasing volumes was 17% in H2.

Warehouse leasing volumes stood at 2.2 msf for full year, a 27% decline as compared to the record high volume seen in 2022. Manufacturing sector accounted for 60% of annual leasing volumes while 3PL operators contributed 13%. The share of FMCG firms stood at 6%. For the full year, NH-2 micromarket's share in leasing volumes stood at 65%. Old Delhi Road within the NH-2 submarket recorded significant traction in leasing activity during the year. This location is fast emerging as a major warehousing hub with healthy demand from 3PL, retail and manufacturing tenants. NH-6 submarket had a share of 33% in annual leasing volumes.

### Healthy supply addition in H2

New supply of around 1 msf was added to the city's warehousing stock in H2 at Panchla and Dankuni while for the full year the supply stood at 2 msf. NH-6 micromarket, primarily locations such as Amta-Ranihati Road and Panchla contributed around 70% of annual supply while NH-2's share stood at 30%. Developers are looking to increase supply on the back of rising enquiries for quality warehousing space in the NH-6 micromarket. City wide warehouse rentals increased 8-10% yoy in H2 while city-wide land prices moved up by around 10-12% yoy.

### No industrial transaction in H2

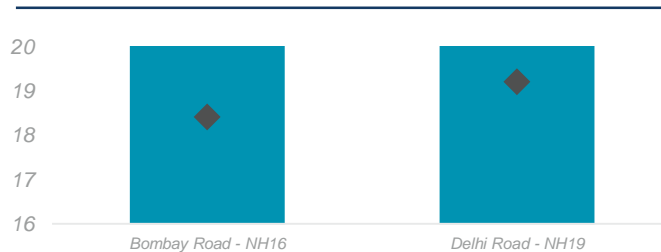
Kolkata did not record any industrial lease transaction in H2. City-wide industrial rentals increased marginally by 3-4% yoy in H2 and land rates moved up by 5-7% on an annual basis.

### ECONOMIC INDICATORS H2 2023

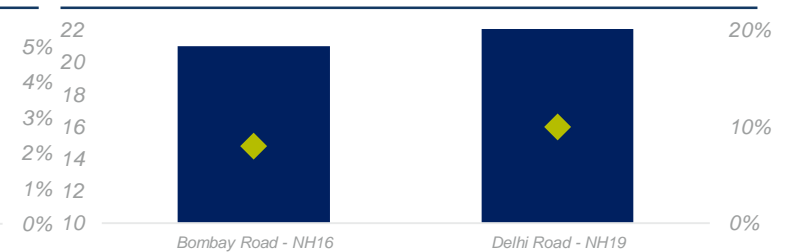
	2022	2023	2024 Forecast
GDP Growth	7.2%	6.5%	7.0%
CPI Growth	6.7%	5.3%	5.0%
Consumer Spending	7.5%	7.0%	6.7%
Govt. Final Expenditure Growth	9.7%	8.1%	7.4%

Source: Oxford Economics, RBI, IMF

### INDUSTRIAL RENT / Y-O-Y GROWTH



### WAREHOUSING RENT / Y-O-Y GROWTH



## KEY WAREHOUSING SUBMARKETS - RENTALS AND LAND RATES – December 2023

SUBMARKET	WAREHOUSE RENT		LAND RATES			
	INR/SF/MONTH	Y-O-Y Change	INR MN/ACRE	US\$ MN/ACRE	EURO MN/ACRE	Y-O-Y Change
Bombay Road – NH6	21	8 %	60*	0.72	0.67	10 %
Delhi Road – NH2	22	10 %	48**	0.54	0.54	12 %

## KEY INDUSTRIAL SUBMARKETS - RENTALS AND LAND RATES – December 2023

SUBMARKET	INDUSTRIAL RENT		LAND RATES			
	INR/SF/MONTH	Y-O-Y Change	INR MN/ACRE	US\$ MN/ACRE	EURO MN/ACRE	Y-O-Y Change
Bombay Road – NH6	24	3 %	60*	0.72	0.67	5 %
Delhi Road – NH2	25	4 %	48**	0.54	0.54	7 %

Note: quoted industrial and warehousing rents are historically corrected to reflect accurate market conditions.

Quoted land rates for serviced industrial land parcels are mentioned

\*NH-16 is the primary highway number for NH-6 / Bombay Road, Land prices vary between INR 18 – 60 mn / acre

\*\*NH-19 is the primary highway number for NH-2 / Delhi Road, Land prices vary between INR 2.0 – 48 mn / acre

Land price variation is based on location, size of land parcel, development of land including filling and boundaries.

Percentage growth are in local currency; Y-O-Y – Year on Year

Conversion Rate: US\$1= 823.3INR and Euro 1 = INR 89.6

## SIGNIFICANT INDUSTRIAL / WAREHOUSE TRANSACTIONS H2 2023

Buyer/Lessee	Seller/Landlord	Type	Submarket	Sale/Lease	Area (sf)
Panasonic	Ambuja	Warehouse	Dhulagarh, NH6	Lease	100,000
Samsung	Prospace	Warehouse	Old Delhi Road, NH2	Lease	280,000
Whirlpool	Mindrill	Warehouse	Old Delhi Road, NH2	Lease	220,000
Daikin	CCI	Warehouse	Old Delhi Road, NH2,	Lease	60,000
Haier	Prospace	Warehouse	Old Delhi Road, NH2	Lease	100,000

## SIGNIFICANT LAND TRANSACTIONS

Buyer	Seller	Type	Submarket / Location	Area (acre)
No land transactions in H2 2023				

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