

## MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
<b>28%</b> Vacancy Rate	▼	▼
<b>0.8</b> YTD Net Absorption (MSF)	▬	▲
<b>INR 45.21</b> Stock Wtd. Rent (PSFPM)	▲	▲

## ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
<b>6.70%</b> GDP Growth (Q1 FY 24-25)	▼	▲
<b>3.65%</b> CPI Inflation	▼	▲
<b>59.6</b> Services PMI (3 months average)	▲	▲

Source: MOSPI, RBI, HSBC

## STRONG LEASING LED BY BFSI AND IT-BPM

Ahmedabad witnessed gross leasing volume of 0.43 msf in the third quarter of 2024, nearly 2X jump from the previous quarter and a y-o-y increase of 11%. BFSI and IT-BPM dominated leasing activity during the quarter with 31% share each.

SBD was the most active submarket with a 40% share in leasing, followed by GIFT City at 39%. The first part of Phase II of Ahmedabad Metro was inaugurated mid-September, linking Gandhinagar and Ahmedabad - the twin cities. It will offer effective transit services to important places like GNLU, PDEU, Gift City, Raysan, Randesan, Dholakuva, Infocity and Sector-1. This is a positive development for GIFT City submarket.

## VACANCY LEVEL FALLS; HEALTHY SUPPLY LINED UP

The city recorded stock addition of 0.64 msf during the quarter. The city level vacancy was recorded at 28%, a substantial fall of 233 bps on q-o-q basis. New supply of 0.7 msf is expected to hit the market by year end.

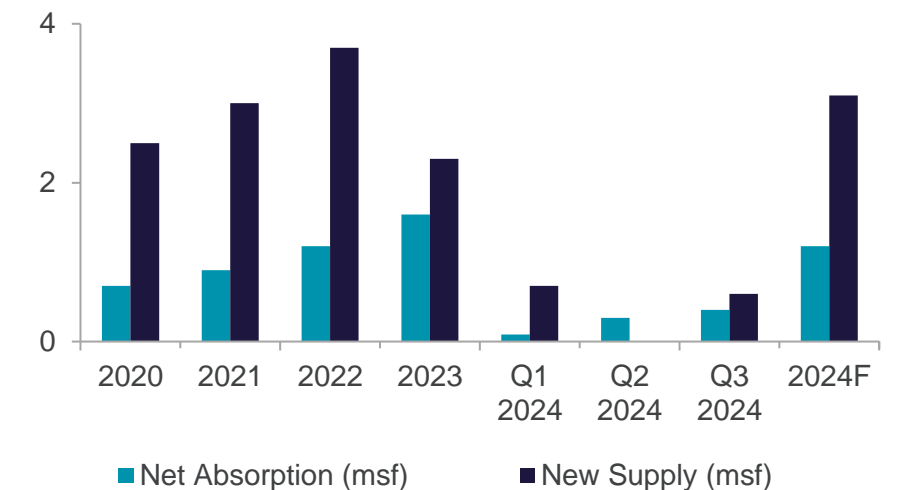
A healthy supply of 5.7 msf is lined up between Q4 2024 and 2026 end, with nearly 40% of it coming into GIFT city submarket, followed by 31% in the SBD submarket.

## RENTS MOSTLY STABLE ACROSS THE CITY

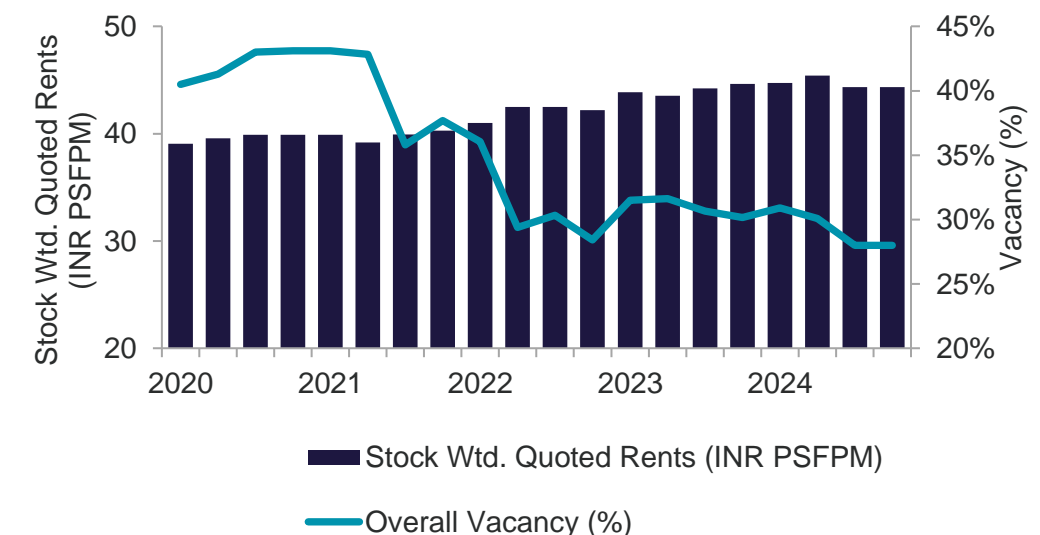
Quoted rents have remained stable on quarterly and yearly basis due to new supply addition and over 20% vacancy in SBD and CBD submarkets. In the upcoming quarters, a strong supply pipeline is likely to keep city rentals range bound.

However, in case of select superior grade supply in the market, quoted rents are expected to increase.

## NET ABSORPTION / NEW SUPPLY



## OVERALL VACANCY & STOCK WTD. QUOTED RENT



MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	OVERALL VACANCY RATE	CURRENT QUARTER NET ABSORPTION (SF)	YTD NET ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)	YTD CONSTRUCTION COMPLETIONS (SF)	PLANNED & UNDER CONSTRUCTION (SF)^	GRADE A STOCK WEIGHTED AVERAGE RENT (INR/SF/M)
SBD	17,068,134	27.4%	173,000	415,928	415,928	793,660	1,848,930	₹ 37.45
CBD	3,488,504	28.5%	89,109	127,538	127,538	290,901	1,017,058	₹ 41.21
GIFT City	3,309,456	12.1%	167,380	230,380	230,380	0	2,330,241	₹ 48.85
<b>TOTAL#</b>	<b>27,071,113</b>	<b>28%</b>	<b>429,489</b>	<b>789,190</b>	<b>789,190</b>	<b>1,360,276</b>	<b>5,744,900</b>	<b>₹ 44.35</b>

The report highlights Grade A details only. Certain indicators are historically corrected by addition / deletion of older / refurbished projects as per grade A classification and accounting for changes in built-up / leasable area besides adjusting tenant leases to reflect accurate market conditions.

Net absorption refers to the incremental new space take-up. YTD gross leasing activity includes pre commitments and term renewals ^Includes planned & under construction projects until 2026 \*Stock weighted average asking rental rates for spaces that provide core facility, high-side air conditioning and 100% power back up.

# Total figures contain submarkets not mentioned above.

Key to submarkets:

CBD: Central Ahmedabad west of Sabarmati river and east of 132ft Ring road, includes micro market of CG Road, Ashram Road, Paldi , Navrangpura , Ambawadi , Usmanpura , Naranpura

SBD: West of 132ft Ring road, spanning from Sarkhej Okaf to South of Sola Science City, includes micro markets of SG Highway, Thaltej, Prahladnagar , Okaf , Iscon Ambli Road and Sindhubhavan Road

PBD: includes micro markets of Science City, Adani Shantigram , Gota , Motera , Chandkheda, Mindspace IT SEZ and Gandhinagar.

GIFT City: GIFT City and GIFT SEZ designated area East Ahmedabad: Entire city on east of Sabarmati river, includes micro market of Shahibaug , Vatva , Maninagar , Vastral , Odhav , Naroda, Narol

US\$ 1 = 83.7 INR € 92.1 INR

Numbers for the third quarter are based on market information collected until 20<sup>th</sup> September 2024

KEY LEASE TRANSACTIONS Q3 2024

PROPERTY	SUBMARKET	TENANT	SF	TYPE
Savvy Pragya 2	GIFT City	Infosys	105,000	Lease
Shilp Accord	SBD	Eris Life Sciences	42,000	Lease
Vrushakruti Corp Space	CBD	HDB Financial	40,000	Lease
Venus Stratum	CBD	Paragraph Co-working	35,000	Lease

KEY CONSTRUCTION COMPLETIONS YTD 2024

PROPERTY	SUBMARKET	MAJOR TENANT	SF	OWNER/DEVELOPER
Unicus Shyamal	CBD	Blue Star, IIFL Home	290,900	Shafalya Infra
Sankalp Square 3B	SBD	Vibrant Co-Working	267,300	Beaver Group

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