

**MARKET FUNDAMENTALS**

	YOY Chg	12-Month Forecast
<b>10.73</b> Mall Stock (MSF)	▲	▲
<b>0.50</b> Retail Space Per Capita	▬	▲
<b>0.89%</b> Mall Vacancy	▼	▲

*Note: All data above pertains to Grade A malls*

**ECONOMIC INDICATORS**

	YOY Chg	12-Month Forecast
<b>6.70%</b> GDP Growth (Q1 FY24-25)	▼	▲
<b>3.65%</b> CPI Inflation	▼	▲
<b>7.40%</b> Consumer Spending Growth (Q1 FY24-25)	▲	▲

*Source: MOSPI, RBI*

**HEALTHY MALL LEASING IN Q3 LED TO DECLINE IN VACANCY**

In Q3 2024, malls recorded a healthy leasing volume of 0.16 msf, a 23% growth q-o-q. On a y-o-y basis, mall leasing surged by an impressive 76%. Prominent malls in the suburban areas contributed ~64% of the leasing activity during the quarter. The healthy leasing activity played a major role in reducing excess vacancies in existing malls, resulting in a 56 bps decrease in the overall city-wide mall vacancy rate to 7.06%. Superior malls continued to maintain tight vacancy rates, ranging between 1-3%. Looking ahead, ~1.7 msf of Grade A mall supply is projected over the next 12 months, with nearly 70% expected to be delivered in the short term. Fashion segment was a key driver, accounting for 37% of total mall leasing, followed by Furniture & Furnishing sector, which captured a 25% share. International brands exhibited significant traction in Q3, with their share in mall leasing increasing threefold, reaching 51% compared to the previous quarter.

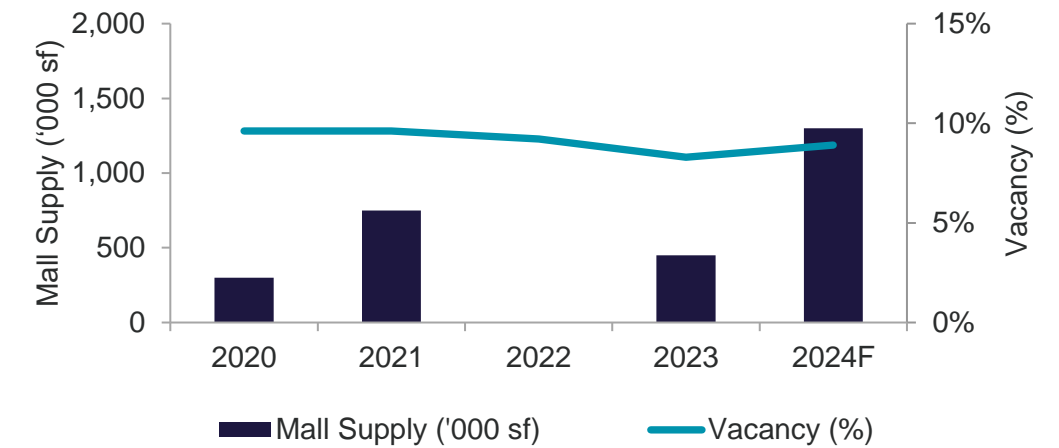
**MODEST MAINSTREET LEASING DRIVEN BY FURNISHING SEGMENT**

Mainstreet leasing activity was modest in Q3, totaling 0.06msf, a decline of 21% q-o-q, but a y-o-y growth of 67%. Key contributors to the mainstreet leasing activity in Q3 were peripheral locations such as Vashi and Panvel, as well as suburban areas including Bandra (W), Santacruz Linking Road and Kandivali (E). Furniture & Furnishing segment emerged as the dominant sector, accounting for 25% of total mainstreet leasing, followed by Accessories & Lifestyle (17%) and F&B (15%).

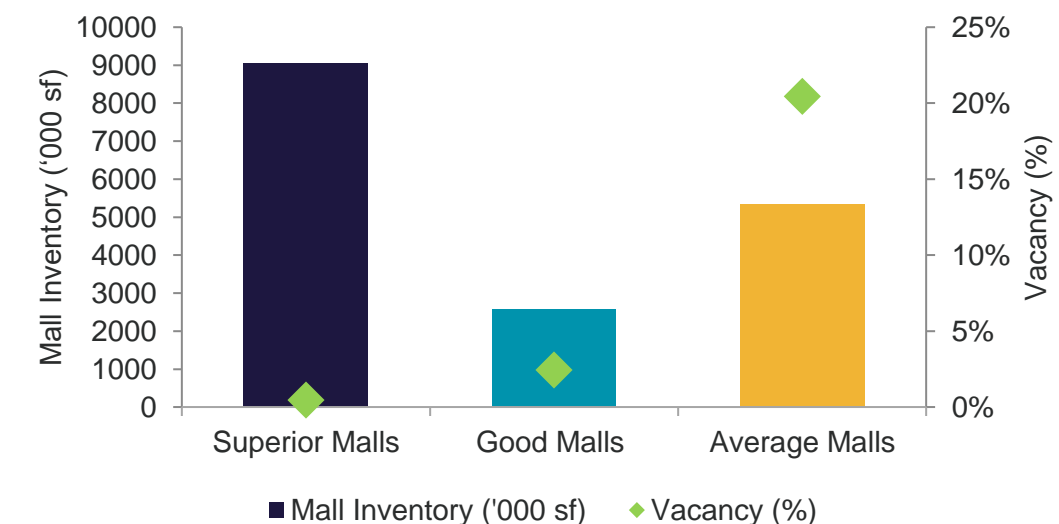
**SELECT MAINSTREETS RECORD STRONG Y-O-Y RENTAL GROWTH**

Prominent mainstreets including Linking Road, Borivali-LT Road, Colaba Causeway and Kemps Corner recorded a y-o-y rental appreciation of 5-7%. City-wide mall rentals saw a minor uptick of 1-4% backed by healthy demand. Mall rentals are anticipated to remain range-bound due to the healthy pre-commitments in the upcoming mall supply.

**MALL SUPPLY / VACANCY RATE**



**CATEGORY-WISE STOCK / VACANCY**



MARKET STATISTICS

PRIME RETAIL RENTS – HIGH STREETS	INR SF/MTH	EURO SF/YR	US\$ SF/YR	Q-O-Q CHANGE	Y-O-Y CHANGE
Linking Road	860	112	123	0.0%	7.5%
Kemps Corner / Breach Candy	500	65	72	0.0%	5.3%
Colaba Causeway	660	86	95	1.5%	7.3%
Fort	560	73	80	0.0%	1.8%
Lokhandwala Andheri	430	56	62	0.0%	3.6%
Borivali LT Road	425	55	61	0.0%	6.3%
Chembur	375	49	54	0.0%	0.0%
Vashi	450	59	65	0.0%	0.0%
Thane	300	39	43	0.0%	0.0%

Note: Asking rent (INR/sf/month) on carpet area of ground floor Vanilla stores is quoted

US\$ = 83.7INR AND € = 92.1INR

KEY LEASE TRANSACTIONS Q3 2024

PROPERTY	LOCATION	TENANT	SF
Phoenix Market City	Kurla	H&M Home	40,000
Phoenix Market City	Kurla	Pop Tate's	2,650
Oberoi Mall	Goregaon	GAP	2,500
Mainstreet	Worli	Donmai	2,428
Mainstreet	BKC	Flurys	1,377

KEY PROJECTS COMPLETED IN LAST 12 MONTHS

PROPERTY	LOCATION	SF	COMPLETION TIMELINE
Jio World Plaza	BKC	475,000	Q4 2023

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