

MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
41.8% Vacancy Rate	▲	▲
1,735 Net Absorption, units	▼	▲
259,099 Effective Rent, PSM <i>(Overall, All Property Classes)</i>	▼	▲

ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
5.1% Indonesia GDP Growth	▲	—
1.84% Indonesia Inflation Rate	▲	—
6.25% Indonesia Central Bank Rate	▲	▼

Source: Central Bank and Census Bureau

SUPPLY: NEW SUPPLY FROM SOMERSET KENCANA

The long-awaited Somerset Kencana has finally opened its doors to guests in August of 2024 with partial operation of only 53 units, bringing the total supply of Serviced Apartment to 6,664 units. There are 293 new supply addition, from newly completed Newton 2 condominium to the Jakarta rental apartment in the third quarter of 2024. With the lack of condominium project completion compared to in the last year, this new supply figure is only about one eighth of the new supply in the same quarter of last year. However, the supply is expected to continue growing with 47,668 units still in the pipeline.

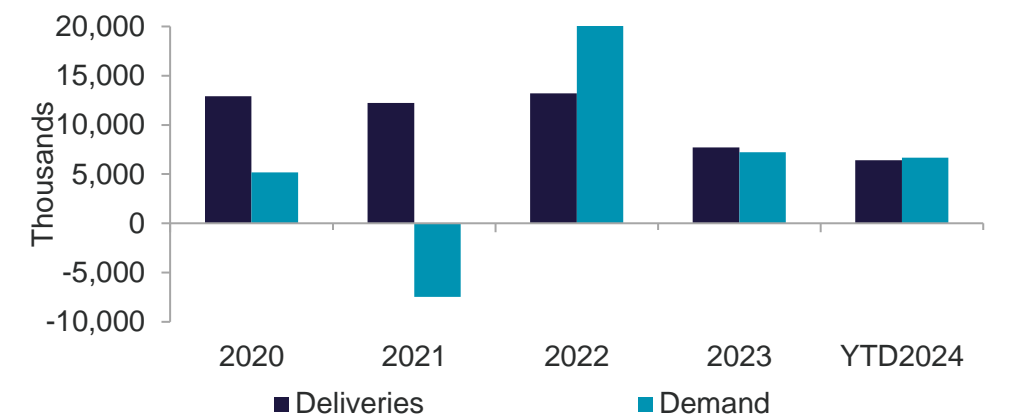
DEMAND: SLIGHT DECLINE IN OCCUPANCY RATE OF SERVICED APARTMENTS

With the end of holiday season, serviced apartments were no longer enjoying the heights of short-stay demand during the review quarter. With the additional new supply, Serviced Apartment sub-sector experienced a slight occupancy decline by -0.8% QoQ or +0.7% YoY, standing at 64.6%. The Purpose-Built sub-sector experienced a slight increase in occupancy, standing at 64.2% (+0.2% QoQ and +3.4% YoY). Likewise, the Condo-for-Lease sub-sector saw a slight upturn in occupancy rate of +0.9% QoQ and +3.7% YoY and stood at 64.5%. Occupancy rate in the next quarter is expected to experience an upturn trend in anticipation of the year-end festivities, such as Christmas and New Year.

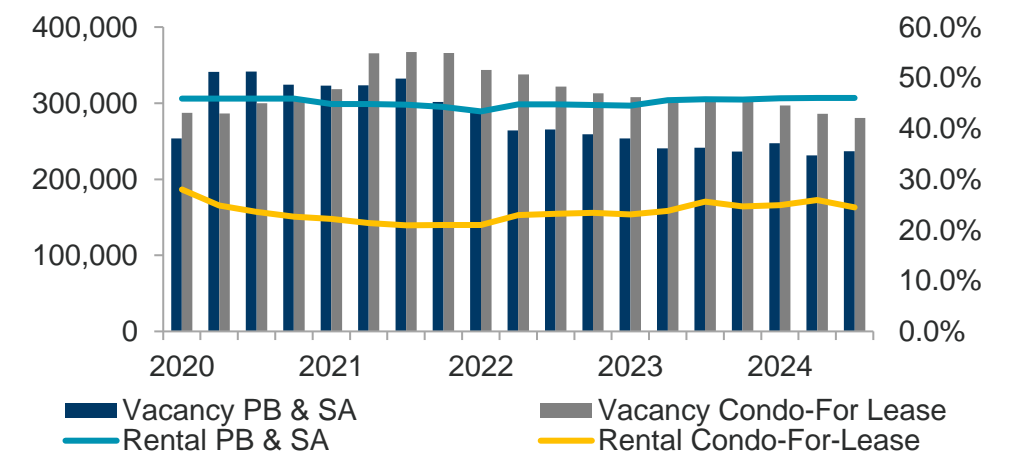
PRICING: RENTAL RATE REMAINED STABLE

The overall rental rate experienced a slight decrease of -1.2% QoQ or -0.4 YoY at Rp 259,099 psmpm with impact mainly coming from Condo-for-Lease sub-sector. Average rental rate of Serviced Apartment sub-sector remained at the same level as that in the last quarter (0.0% QoQ and +0.6% YoY), while the Purpose-Built Rental Apartment sub-sector experienced very slight rental rate increment, by +0.2% QoQ and +0.7% YoY, to Rp. 216,833 psmpm. Landlords are still very cautious to adjust the rental rate, in anticipation of the global and local economic and political challenges.

DEMAND / DELIVERIES



OVERALL VACANCY & EFFECTIVE RENT



MARKET STATISTICS

SUBSECTOR	INVENTORY (UNITS)	YTD DELIVERIES (UNITS)	YTD% INVENTORY GROWTH	UNDER CONSTR (UNITS)	YTD NET ABSORPTION (UNITS)	VACANCY RATE	YOY VACANCY RATE CHANGE	AVG EFFECTIVE RENT RP/SMMO	AVG EFFECTIVE RENT US\$/PSSMO	YOY % EFFECTIVE RENT GROWTH
Purpose-Built Rental Apartments (Jakarta)	2,441	0	0.00%	0	5	35.8%	3.4%	Rp216,833	\$14.3	0.73%
Serviced Apartments (Jakarta)	6,664	293	4.40%	1,779	-45	35.4%	-0.3%	Rp397,385	\$26.2	0.65%
Condominiums-for-Lease (Greater Jakarta)	180,267	3994	2.22%	45,889	1,735	42.1%	3.7%	Rp163,077	\$10.8	-4.28%
Market	189,372	4,287	2.26%	47,668	1,695	41.8%	4%	Rp262,134	\$16.0	2.63%

KEY COMPLETION Q3 2024

PROPERTY	DISTRICT	SEGMENT	UNITS	COMPLETION
Somerset Kencana	South	Upper-Middle	148	August 2024

KEY PROJECTS UNDER CONSTRUCTION Q3 2024

PROPERTY	DISTRICT	SEGMENT	UNITS	COMPLETION
Citadines Kemang	South	Upper-Middle	180	2025
Swissotel Living Jakarta Mega Kuningan	CBD	Upper	250	2025

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