Mumbai

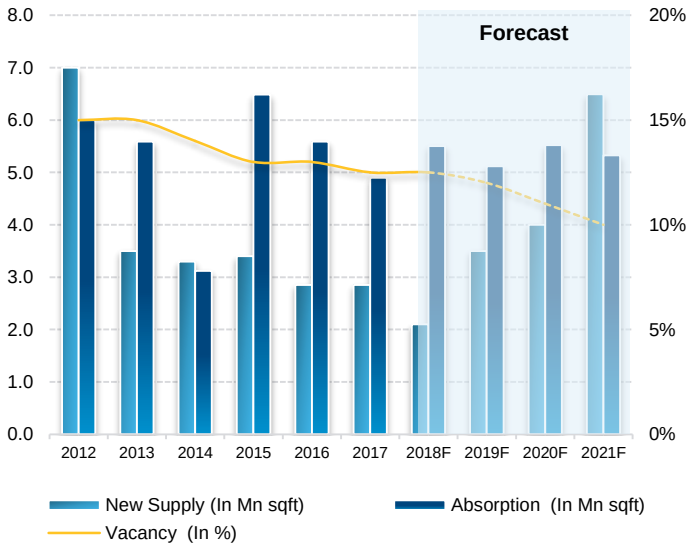
Grade A Rental Values[1]

Micromarkets	INR	$US[2]	Percentage Change	
	Per sq ft/Month		QOQ	YOY
CBD[3]	200 - 250	3.1 - 3.9	0.0%	0.0%
Worli/Prabhadevi	170 - 210	2.7 - 3.3	0.0%	-2.6%
Lower Parel	140 - 195	2.2 - 3.1	0.0%	0.0%
BKC	225 - 330	3.5 - 5.2	0.0%	1.8%
Kalina	150 - 180	2.3 - 2.8	0.0%	-5.8%
Goregaon/JVLR[3]	100 - 130	1.5 - 2.0	0.0%	-6.5%
Andheri East	90 - 130	1.4 - 2.0	0.0%	0.0%
Malad	80 - 100	1.2 - 1.5	0.0%	0.0%
Powai	110 - 130	1.7 - 2.0	0.0%	-4.0%
Navi Mumbai	70 - 100	1.1 - 1.5	0.0%	0.0%
Thane	70 - 80	1.1 - 1.2	0.0%	-3.3%
LBS[3]	95 - 125	1.4 - 2.0	0.0%	-3.4%

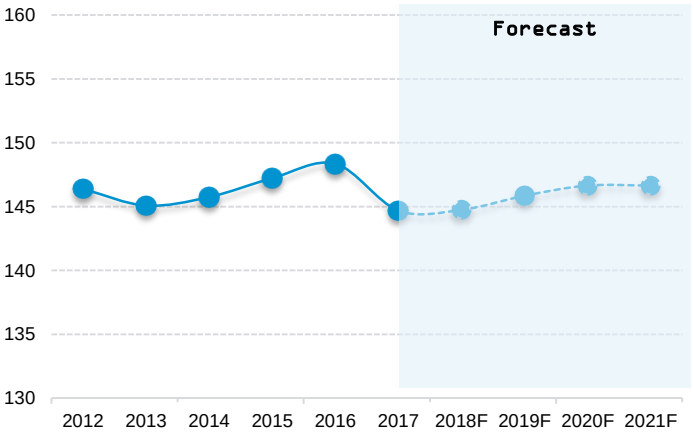
Market Transactions[4]

Client	Building Name	Area (sq ft)	Location	Transaction Type
WeWorks	Commerze II	125,000	Goregaon	Lease
Novartis	Inspire	110,000	BKC	Lease
GEP	Gigaplex	65,000	Airoli	Lease
GPRO Services	Prudential	65,000	Powai	Lease
Schindler	Chemtex House	58,000	Powai	Lease

Supply, Absorption & Vacancy Trends[1]



Average Rental Trend[1]



Notes:
[1] Data represents both Non IT/ITeS and IT/ITeS Grade A properties
[2] $US= INR 65.04 (US Dollar rate as on 31/03/2018)
[3] CBD - Nariman Point, Ballard Estate & Fort, JVLR - Jogeshwari-Vikhroli Link Road, LBS - Lal Bahadur Shastri Marg (Rental range adjusted in April 2017 to accommodate Off LBS locations)
[4] Indicative transactions concluded during Q1 2018

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Delhi NCR

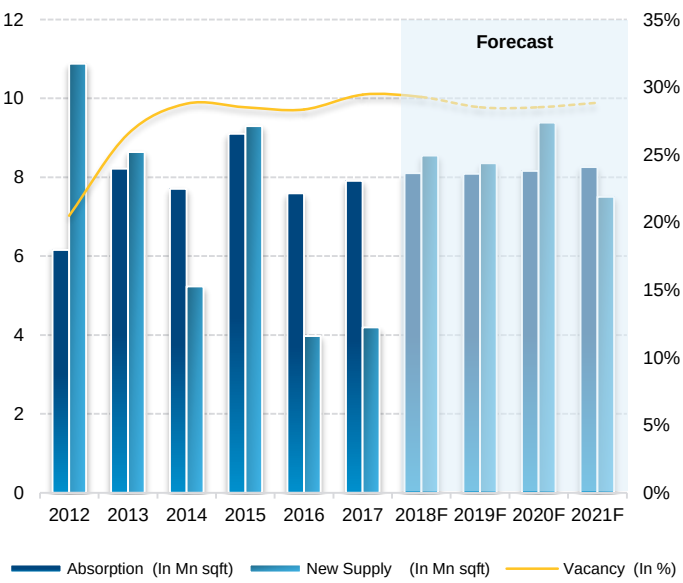
Grade A Rental Values[1]

	Micromarkets	INR	$US[2]	Percentage Change	
		Per sq ft/Month		Q-O-Q	Y-O-Y
DELHI	CBD[3]	140 – 425	2.1 - 6.5	0.0%	10.8%
DELHI	Nehru Place	150 – 200	2.3 - 3.0	0.0%	-2.8%
DELHI	Saket	110 – 180	1.7 - 2.7	0.0%	-6.5%
DELHI	Jasola	80 – 115	1.2 - 1.7	0.0%	2.6%
GURGAON	MG Road	105 – 140	1.6 - 2.1	0.0%	6.5%
GURGAON	DLF Cyber City (IT)	118 – 120	1.8 - 1.8	2.6%	5.8%
GURGAON	Golf Course Rd	110 – 200	1.7 - 3.0	0.0%	10.7%
GURGAON	Institutional Sectors (Sector 44,32,18)	60 – 90	0.9 - 1.4	0.0%	0.0%
GURGAON	Golf Course Road Ext/ Sohna Road	45 – 75	0.7 - 1.2	0.0%	-7.7%
GURGAON	National Highway 8	40 – 130	0.6 - 2.0	0.0%	5.6%
GURGAON	Udyog Vihar	50 – 70	0.7 – 1.1	0.0%	5.9%
NOIDA	Commercial Sector[4]	65 – 90	1.0 - 1.4	-0.0%	-13.6%
NOIDA	Institutional (Non IT)[5]	75 – 95	1.2 - 1.5	0.0%	-5.6%
NOIDA	Expressway	55 – 60	0.8 – 0.9	0.0%	0.0%
NOIDA	Industrial (IT)[6]	35 - 45	0.5 - 0.7	0.0%	-5.9%

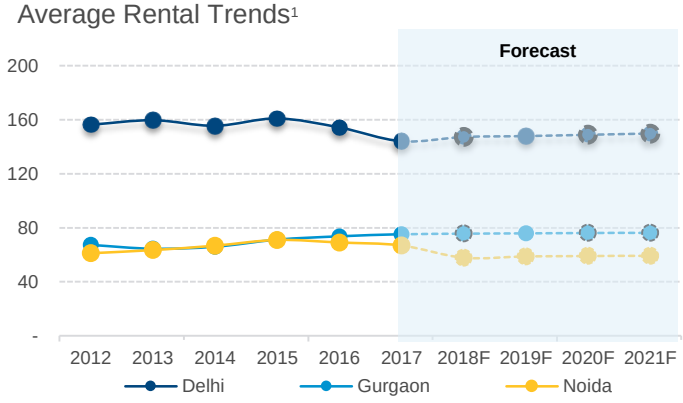
Market Transactions[7]

Client	Building Name	Area (sq ft)	Location	Transaction Type
Conduent	Candor TechSpace	100,000	NOIDA	Lease
Nokia	Assotech Business Cresterra	100,000	NOIDA	Lease
Xcedence	Candor Techspace	100,000	Gurugram	Lease
One.com	DLF Cybercity	100,000	Gurugram	Lease
Dentsu	Individual	96,000	Gurugram	Lease

Supply, Absorption & Vacancy Trends[1]



Average Rental Trends[1]



[1] All the data represent both Non IT/ITeS and IT/ITeS Grade A properties
[2] $US= INR 65.04 (US Dollar rate as on 31/03/2018)
[3] *Connaught Place, [4]Sector 18, [5]Sector 16 A,62,125,126,127,132,135,136,142,143,144, 153,154 , [6]Sector 1-9,57-60, 63-65
[7] Indicative transactions concluded during Q1 2018

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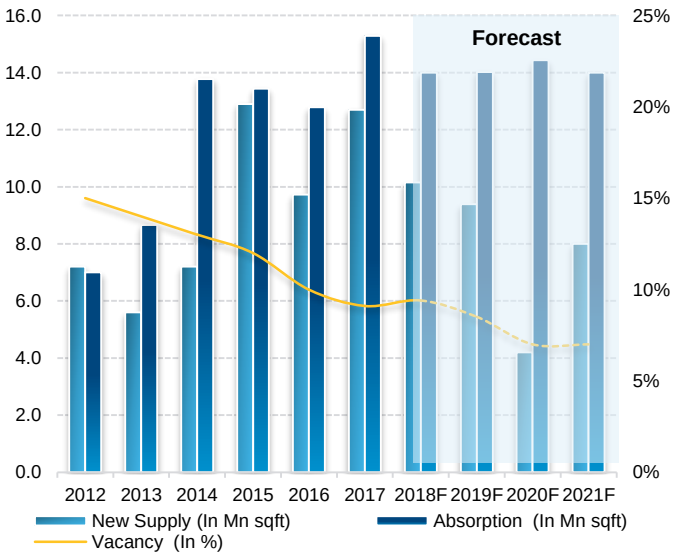
Bengaluru (Bangalore)

Grade A Rental Values[1]

Micromarkets	INR	$US[2]	Percentage Change	
	Per sq ft/Month		QOQ	YOY
CBD[3]	110 - 190	1.7 - 2.9	0.0%	25.0%
SBD (Indiranagar-Koramangala)	90 - 150	1.4 - 2.3	4.3%	14.3%
Outer Ring Road (Sarjapur-Marathahalli)	80 - 90	1.2 - 1.4	0.0%	6.3%
Outer Ring Road (K.R. Puram – Hebbal)	75 - 85	1.1 - 1.3	3.2%	12.7%
Bannerghatta Road	65 - 90	1.0 - 1.4	6.9%	26.0%
Hosur Road	32 - 42	0.5 - 0.7	0.0%	5.7%
EPIP Zone/ Whitefield	35 – 45*	0.5 - 0.7	0.0%	11.1%
Electronic City	35 - 45	0.5 - 0.7	0.0%	17.6%
North (Hebbal - Yelahanka)	45 - 72	0.7 - 1.1	0.0%	3.5%

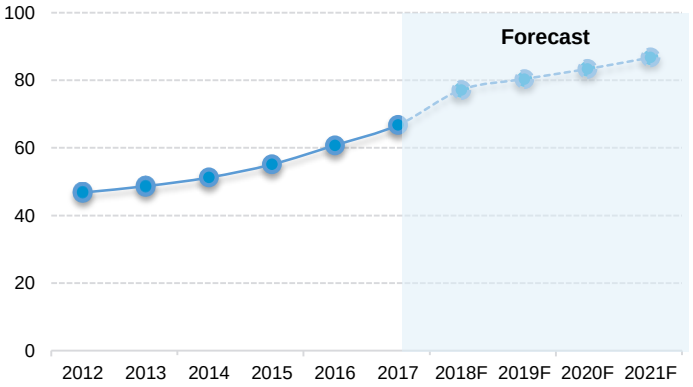
Supply, Absorption & Vacancy Trends[1]



Market Transactions[4]

Client	Building Name	Area (sq ft)	Location	Transaction Type
HSBC	Embassy Tech Village	200,000	ORR	Lease
Robert Bosch	Stand Alone	158,980	Hosur Rd	Lease
CSG Systems International	Embassy Tech Village	150,000	ORR	Lease
Future Group	Stand Alone	145,000	CBD	Lease
Rolls Royce	Manyata Embassy Park	114,495	ORR	Lease

Average Rental Trend[1]



[1] Data represent both Non IT/ITeS and IT/ITeS Grade A properties
[2] $US= INR 65.04 (US Dollar rate as on 31/03/2018)
[3] CBD include MG Road and, Richmond Road, Infantry Road, Cunningham Road, Sankey Road, Palace Road, Vittal Mallaya Road and others.
[4] Indicative transactions concluded during Q1 2018
* Excluding rents of ITPL of INR 52/sq ft/month

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Rental Insight Q1 2018

India | Office

09 May, 2018

Chennai

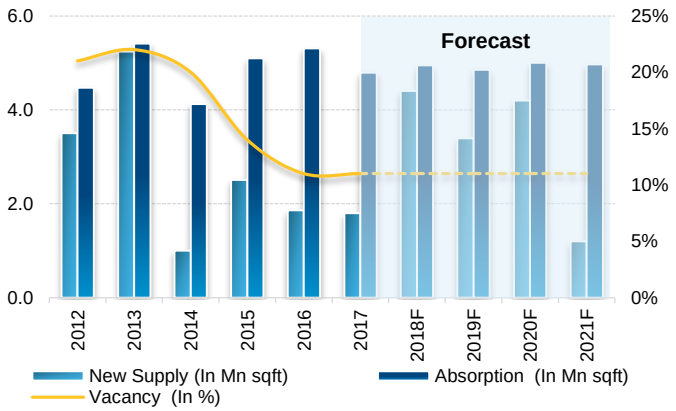
Grade A Rental Values[1]

Micromarkets	INR	$US[2]	Percentage Change	
	Per sq ft/Month		QOQ	YOY
CBD[3]	70 – 90	1.1 - 1.4	0.0%	0.0%
Off CBD[4]	60 – 75	0.9 – 1.2	0.0%	0.0%
GST Road[5]	35 – 45	0.5 - 0.7	0.0%	0.0%
MPH Road[6]	50 – 65	0.8 - 1.0	0.0%	0.0%
OMR-Pre Toll[7]	55 – 80	0.8 - 1.2	1.5%	5.5%
OMR-Post Toll[8]	30 – 42	0.5 - 0.6	2.9%	2.9%
Ambattur	30 – 45	0.5 - 0.7	0.0%	0.0%

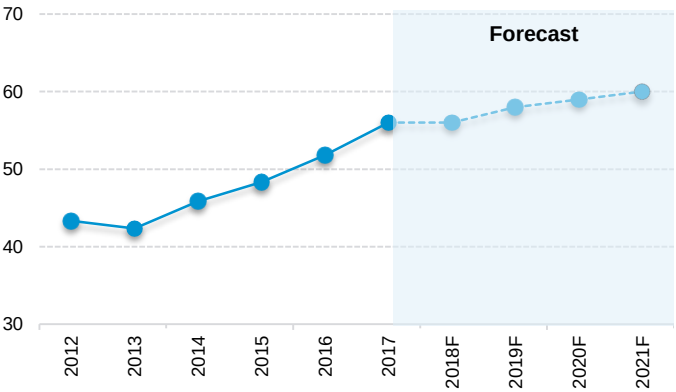
Market Transactions[9]

Client	Building Name	Area (sq ft)	Location	Transaction Type
Accenture	Gateway Office Parks	150,000	Perungulathur	Lease
DHL	Chennai One	93,000	Pallavaram Thoraipakkam Road	Lease
TransUnion	DLF Cybercity	88,000	Manapakkam	Lease
Double Negative	Tek Meadows	41,500	Sholinganallur	Lease
Workenstein	Tek Meadows	41,000	Sholinganallur	Lease

Supply, Absorption & Vacancy Trends[10]



Average Rental Trend[1]



Notes

[1] Data represent both of Grade A Non IT and IT/ITeS buildings excluding SEZs
[2] $US= INR 65.04 (US Dollar rate as on 31/03/2018)
[3] CBD includes micromarkets such as Nungambakkam, Nandanam, Teynampet, RK Salai, Alwarpet, Egmore, T Nagar, Chetpet
[4] Off CBD includes micromarkes such as Anna Nagar, Kilpauk, Nelson Manikam Road, Vadapalani, Guindy, MRC Nagar, Adyar
[5] Grand Southern Trunk Road
[6] Mount-Poonamallee High Road
[7] Old Mahabalipuram Road Pre-Toll (Madhya Kailash – Perungudi)
[8] Old Mahabalipuram Road Post-Toll (Thoraipakkam to Sholinganallur; Semmencherry to Siruseri)
[9] Indicative transactions concluded during Q1 2018
[10] Data represent both of Grade A Non IT and IT/ITeS buildings

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Rental Insight
Q1 2018

India | Office
09 May, 2018

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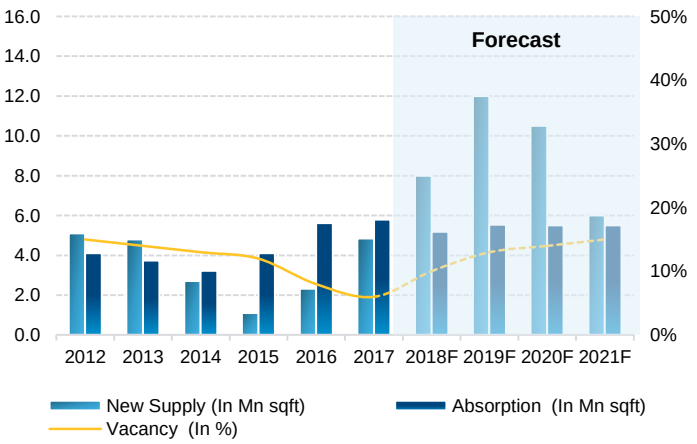
Accelerating success.

Hyderabad

Grade A Rental Values[1]

Micromarkets	INR	$US[2]	Percentage Change	
	Per sq ft/Month		QOQ	YOY
CBD[3]	45 – 50	0.7 - 0.8	0.0%	0.0%
Off CBD[4]	45 – 50	0.7 - 0.8	0.0%	0.0%
SBD[5]	58 – 65	0.9 – 1.0	2.5%	10.8%
PBD[6]	25 - 30	0.4 - 0.5	0.0%	0.0%

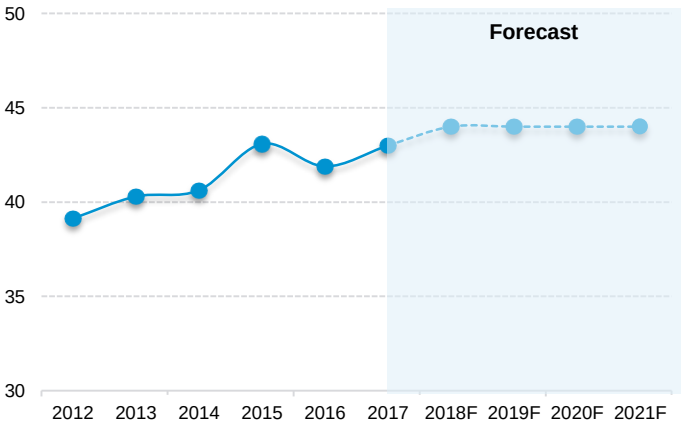
Supply, Absorption & Vacancy Trends[1]



Market Transactions[7]

Client	Building Name	Area (sq ft)	Location	Transaction Type
Table Space	Western Aqua	100,000	Hitech City	Lease
Prime Era	CV Towers	70,000	Kavuri Hills	Lease
Isprout	Purva Summit	42,000	Hitech City	Lease
Girish Global Holdings	Mahveer Towers	38,000	Madhapur	Lease
Karvy	Independent Building	30,000	Madhapur	Lease

Average Rental Trend[1]



[1] Data represent both Non IT/ITeS and IT/ITeS Grade A properties
[2] $US= INR 65.04 (US Dollar rate as on 31/03/2018)
[3] CBD includes micromarkets such as Banjara Hills Road No.1,2, 10 and 12
[4] Off CBD includes micromarket such as Begumpet, Somajiguda
[5] SBD includes micromarkets such as Madhapur including HITEC City, Gachibowli, Nanakramguda, Manikonda and Raidurg, Kondapur
[6] PBD includes micromarkets such as Pocharam, Uppal and Shamshabad
[7] Indicative transactions concluded during Q1 2018

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Rental Insight Q1 2018

India | Office

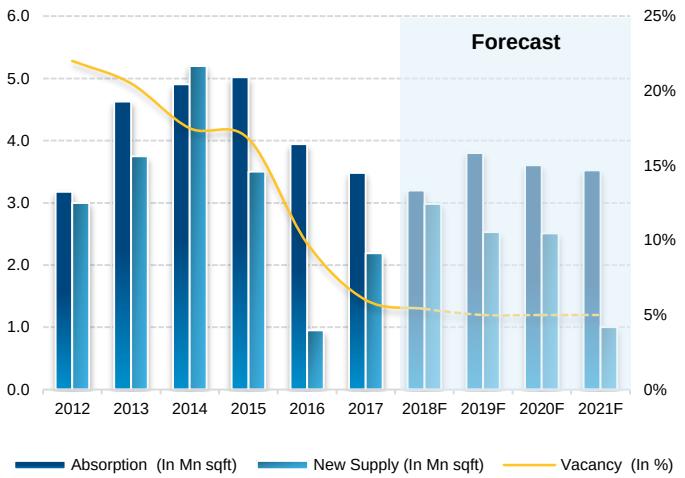
09 May, 2018

Pune

Grade A Rental Values[1]

Micromarkets	INR	$US[2]	Percentage Change	
	Per sq ft/Month		QOQ	YOY
Baner	57 - 65	0.8 -1.0	0.0%	4.3%
Bund Garden	55 - 70	0.9 - 1.1	0.0%	0.8%
Airport Rd/Pune Station	65 - 90	0.9 - 1.4	0.0%	3.3%
Aundh	60 - 65	0.8 - 1.0	0.0%	9.6%
Senapati Bapat Rd	65 - 125	1.0 - 1.7	0.0%	2.7%
Bavdhan	45 - 50	0.6 - 0.8	0.0%	3.3%
Kalyani Nagar	55 - 65	0.8 - 1.0	0.0%	2.6%
Nagar Road	55 - 65	0.8 - 1.0	0.0%	2.6%
Hinjewadi	44 - 55	0.7 - 0.9	0.0%	1.0%
Hadapsar/Fursungi	68 - 75	0.9 - 1.1	0.0%	2.1%
Kharadi	55 - 105	0.8 - 1.4	-3.0%	5.3%

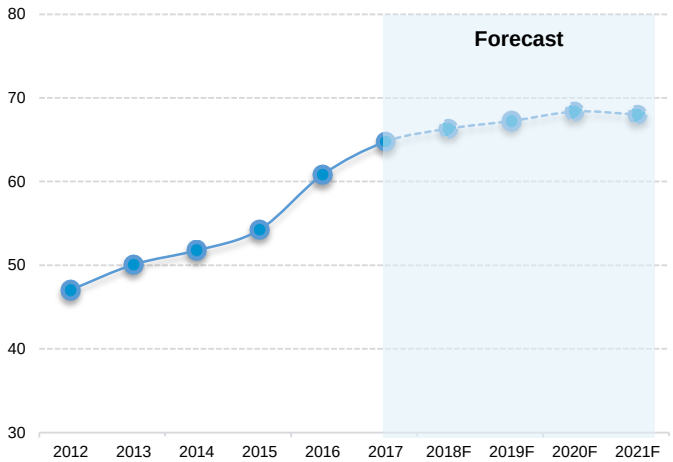
Supply, Absorption & Vacancy Trends[1]



Market Transactions[3]

Client	Building Name	Area (sq ft)	Location	Transaction Type
Credit Suisse Services	EON phase II	450,000	Kharadi	Lease
Tata Consulting Services	ITTP Juniper	430,500	Hinjewadi	Lease
UBS India	World Trade Centre	120,000	Kharadi	Lease
Michelin India	World Trade Centre	100,000	Kharadi	Lease
Deutsche Bank	Quadra 1	72,000	Hadapsar	Lease

Average Rental Trend[1]



[1] All data represents both Grade A IT/ITeS and non IT/ITeS buildings
[2] $US= INR 65.04 (US Dollar rate as on 31/03/2018)
[3] Indicative transactions concluded during Q1 2018

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Rental Insight Q1 2018

India | Office

09 May, 2018

Kolkata

Grade A Rental Values[1]

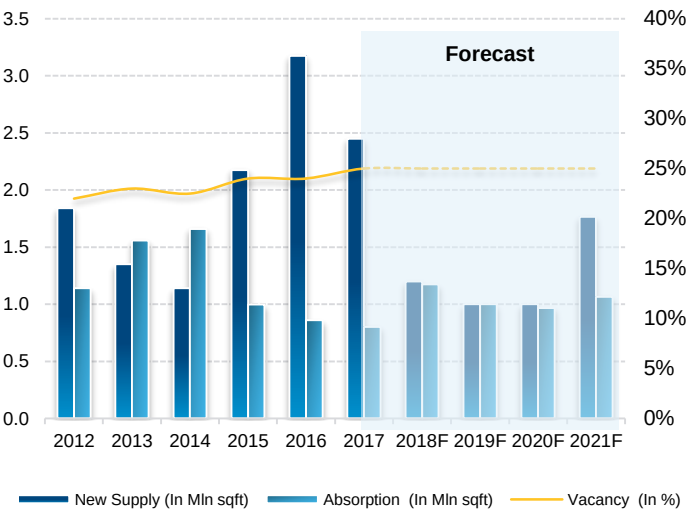
Micromarkets	INR	$US[2]	Percentage Change	
	Per sq ft/Month		QOQ	YOY
CBD[3]	80 - 110	1.2 - 1.7	0.0%	-5.0%
SBD[3]	60 - 70	0.9 - 1.1	0.0%	0.0%
Sector V	40 – 45	0.6 - 0.7	6.0%	14.0%
PBD[3]	28 – 32	0.4 - 0.5	0.0%	1.0%

Market Transactions[4]

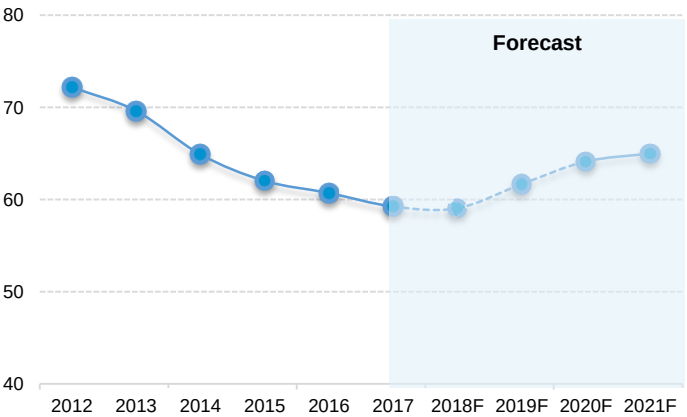
Client	Building Name	Area (sq ft)	Location	Transaction Type
Tega Industries	Godrej Waterside	40,000	Sec V	Lease
Medi Assets	Thapar House	18,000	CBD	Lease
BYJU	Srijan IT Park	16,000	Rajarhat	Lease
Chaeil	DLF IT Park 1	6,500	New Town	Lease

[1] All data represent both Non IT/ITeS and IT/ITeS Grade A properties
[2] $US= INR 65.04 (US Dollar rate as on 31/03/2018)
[3] CBD - Park Street, Camac Street, Chowranghee Road, AJC Bose Road, SBD - EM Bypass, Topsia, Ruby, PBD- Salt Lake, New Town, Rajarhat
[4] Indicative transactions concluded during Q1 2018

Supply, Absorption & Vacancy Trends[1]



Average Rental Trends[1]



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