

**MARKET FUNDAMENTALS**

	YOY Chg	Outlook*
<b>13.3%</b> Vacancy Rate	▼	▼
<b>1.6</b> YTD Net Absorption (MSF)	▲	▲
<b>INR 53</b> Stock Wtd. Rent (PSFPM)	▲	▲

**ECONOMIC INDICATORS**

	YOY Chg	Outlook*
<b>8.20%</b> GDP Growth (Q2 FY25-26)	▲	▼
<b>0.71%</b> CPI Inflation	▼	▲
<b>59.3</b> Services PMI (3 months average)	▲	▼

Source: MOSPI, RBI, HSBC

**GLV AND NET ABSORPTION AT RECORD HIGH IN 2025**

Kolkata witnessed gross leasing volumes (GLV) of 0.62 msf in Q4, over 2x jump on an annual basis. Net absorption stood at 0.41 msf in the quarter, a 100% growth on an annual basis. Fresh leasing continued to remain the key driver of leasing activity, accounting for 78% of quarterly GLV. Flexible workspace operators dominated leasing in the quarter and continued to expand their footprint in the city, occupying the top spot with a 33% share. The bellweather IT-BPM sector, which usually has the highest contribution to GLV, accounted for 23% of quarterly GLV, occupying the second spot. The telecom and media sector followed with a share of 17% in quarterly GLV followed by professional services with 12%. Salt Lake Sector V and Rajarhat submarkets cumulatively accounted for 99% of GLV in the quarter.

For the full year, GLV stood at 2.08 msf, a record high and surpassing the previous high of 2019 by around 17%. Net absorption stood at 1.62 msf in the year, a record high and 11% growth over the previous high of 2024. Around 44% of full year GLV was contributed by IT-BPM segment, followed by flex operators (19%), and engineering & manufacturing (11%).

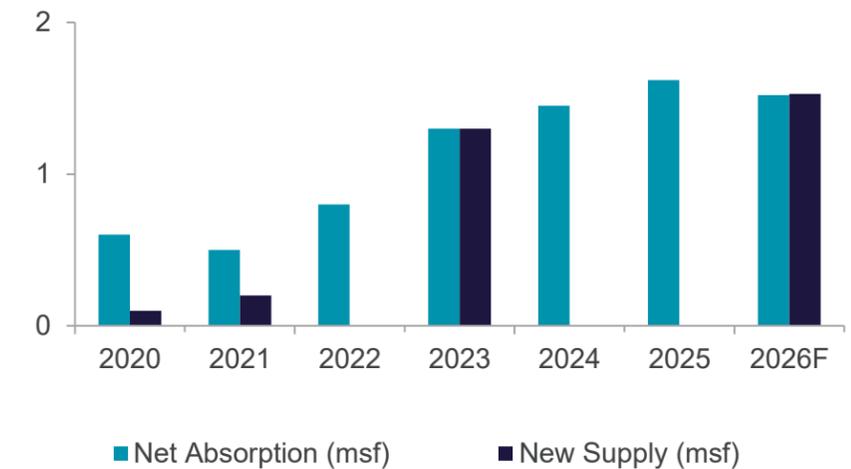
**NO SUPPLY IN Q4; SHARP DECLINE IN OFFICE VACANCY**

Kolkata recorded no new supply in Q4 and the full year. However, supply pipeline for 2026 remains fairly healthy with around 1.5 msf expected to enter the market. Headline city-wide office vacancy fell by 150 bps on a quarterly basis on the back of sustained demand and lack of new supply.

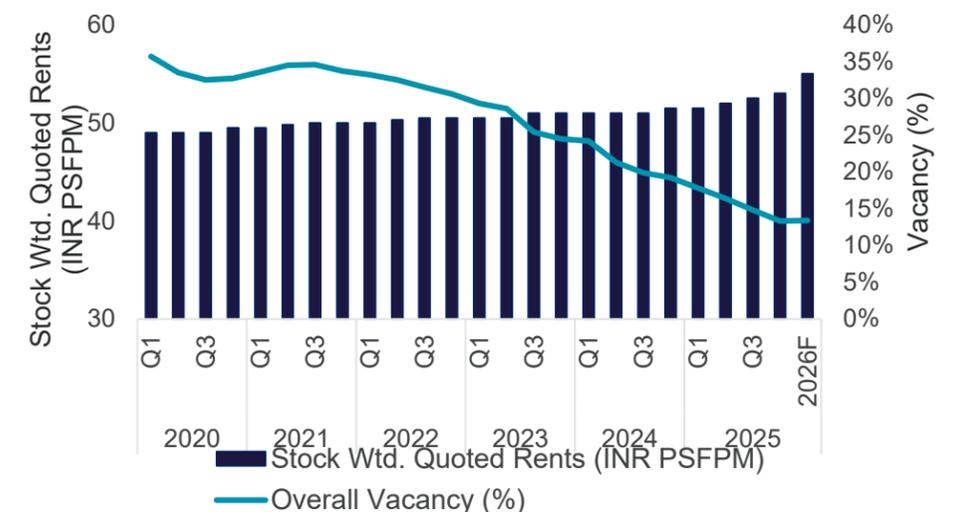
**RENTAL GROWTH RECORDED ACROSS KEY SUBMARKETS**

Headline office rentals recorded growth both on a quarterly and annual basis. Rentals appreciated across prime office submarkets such as Salt Lake Sector V and Rajarhat. Despite expected healthy demand, rentals are likely to remain rangebound over the next few quarters as more supply enters the market.

**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)
CBD	1,872,454	21.1%	7,027	62,414	80,870	0	0	₹ 110.1
Park Circus Connector	710,260	16.1%	0	7,000	7,000	0	599,606	₹ 85.0
Rashbehari Connector	1,413,780	22.1%	0	33,200	33,200	0	0	₹ 82.0
Rajarhat	10,587,434	9.1%	159,812	586,312	977,312	0	3,158,103	₹ 48.0
Sector V, Salt Lake	13,009,650	14.5%	243,815	926,733	980,013	0	931,360	₹ 53.0
<b>KOLKATA TOTALS</b>	<b>27,593,578</b>	<b>13.3%</b>	<b>410,654</b>	<b>1,615,659</b>	<b>2,078,395</b>	<b>0</b>	<b>4,689,109</b>	<b>₹53.0</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 2028 \* Stock weighted average asking rental rates for spaces that provide core facility, high-side air conditioning and 100% power back up

**Key to submarkets:**

CBD– Park Street, Camac Street, AJC Bose Road, Theatre Road

US\$ 1 = 88.9 INR € 1 = 103.3 INR

Numbers for the fourth quarter are based on market information collected until 20th September 2025

**\*Outlook:** The Outlook represents our forward-looking view of key market indicators over the next 12 months, based on current market trends, economic conditions, policy developments, and available data. Projections are indicative and may be adjusted as market dynamics evolve.

**KEY LEASE TRANSACTIONS Q4 2025**

PROPERTY	SUBMARKET	TENANT	SF	TYPE
DLF IT Park - II	Rajarhat	British Telecom	107,552	Fresh Lease
PS Srijan Corporate Park	Sector V, Salt Lake	PWC	72,000	Term Renewal
Godrej Genesis	Sector V, Salt Lake	Awfis	30,000	Fresh Lease
Martin Burn Business Park	Sector V, Salt Lake	RS Software	24,915	Fresh Lease
RDB Primarc Tech Park	Rajarhat	OPN Healthcare	7,370	Fresh Lease

**KEY CONSTRUCTION COMPLETIONS Q4 2025**

PROPERTY	SUBMARKET	MAJOR TENANT	SF	OWNER/DEVELOPER
No completions in Q4 2025				

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