MARKETBEAT

JAKARTA CBD

Office Q1 2024

	YoY Chg	12-Mo. Forecast
26.5% Vacancy Rate	▼	▼
36.6K Net Absorption, SQM	▼	▲
$16.39 Average Rent, PSQM	▼	▲

(Overall CBD, All Grades)

ECONOMIC INDICATORS Q1 2024

	YoY Chg	12-Mo. Forecast
5.1% GDP Growth	▲	▬
3.05% Inflation Rate	▼	▬
6.00% Central Bank Rate	▲	▼

Source: Central Bank and Census Bureau

SUPPLY: No new project entering the market

No project was completed during the first quarter of 2024, and the total stock of Jakarta CBD office remained at about 7.4 million sqm by the end of March 2024. No new project is expected to enter in full year 2024 as projects currently in advanced stages of construction i.e Gedung Indonesia 1 is still put on hold.

DEMAND: Occupancy continued to improve

Transaction activities during the first 3 months of 2024 was relatively slower compared to in the previous quarters, due to the political activities for general elections. In anticipation of the general election result and economic condition, most tenants were in “cautious mode” and tend to hold their decisions for major relocations and expansions. Few large transactions, however, were recorded in CBD office market by Co-working space, Financial Institution and Export-Import companies.

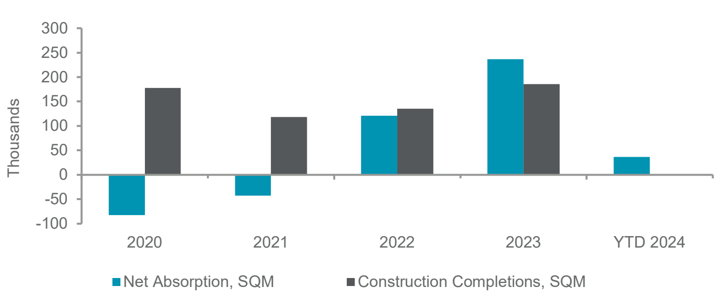
A positive net take-up of 36,600 sqm was still seen in overall CBD office market during the first quarter of 2024, mostly contributed by expansions of the existing tenants and about 83% of this quarterly net take-up occurred in Grade A buildings. As there was no new supply entering the market, the positive net take-up during the review quarter increased the average occupancy rate of the CBD office market as of the end of March 2024 by 2.7% YoY to 73.5%.

PRICING: Asking Rents Started to Increase

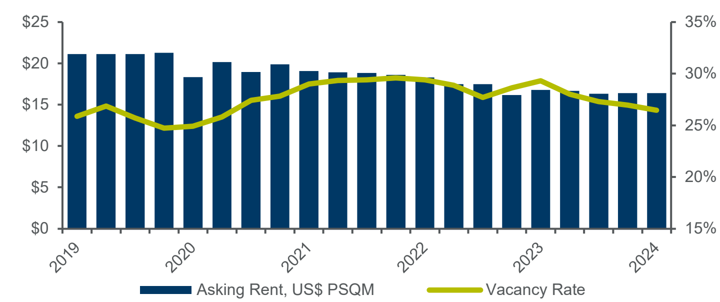
Asking rent started to increase inline with the steady improving occupancy of the overall market. By the end of March 2024, the average base Rupiah rent stood at Rp.166,800 per sqm per month, representing an increase of 4.5% YoY. In US Dollar terms, base rent decreased by 1.6% YoY to US$10.52 due mostly to the weakening of Rupiah against US Dollar by 5.8% YoY. Meanwhile, service charges continued to increase by 2.2% YoY, standing at Rp.93,400 per sqm per month.

The successful and relatively smooth general election process in the first quarter of 2024 is expected to boost the economic performance in the coming quarters, which will maintain office demand within positive territory. Occupancy is projected to improve further with the absence of new office supply in 2024.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



MARKETBEAT

JAKARTA CBD

Office Q1 2024

CUSHMAN & WAKEFIELD

MARKET STATISTICS

SUBMARKET	INVENTORY (SQM)	SUBLET VACANT (SQM)	DIRECT VACANT (SQM)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION	YTD OVERALL ABSORPTION (SQM)	YTD LEASING ACTIVITY (SQM)	UNDER CNSTR (SQM)	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
Sudirman	2,795,000	0	677,000	24.2%	32,200	32,200	N/A	-	$19.17	$21.27
Kuningan	1,738,000	0	525,000	30.2%	13,600	13,600	N/A	-	$13.54	$15.34
Gatot Subroto	1,218,700	0	305,000	25.0%	1,900	1,900	N/A	-	$14.15	$15.91
Thamrin	659,000	0	207,000	31.4%	1,600	1,600	N/A	131.200	$17.88	$19.47
Satrio – Mas Mansyur	713,000	0	164,000	23.0%	-9,600	-9,600	N/A	-	-	$13.69
Others (Senayan ,etc)	251,000	0	72,000	28.7%	-3,100	-3,100	N/A	-	$12.67	$22.68
OVERALL CBD TOTALS	**7,374,700**	**0**	1,950,000	26.4%	36,600	36,600	**N/A**	**131,200**	**$16.39**	**$19.03**

**Rental rates reflect full service asking*

KEY LEASE TRANSACTIONS Q1 2024

PROPERTY	SUBMARKET	TENANT	SQM	TYPE
The Plaza	Thamrin	Co-Working	1,700	New Branch
Menara BTPN	Kuningan	Co-Working	1,800	New Branch
PCP Tower	Sudirman	Financial Institution	2,700	Expansion
Menara Astra	Sudirman	Export / Import	1,000	Relocation

**Renewals not included in leasing statistics*

KEY SALES TRANSACTIONS Q1 2024

PROPERTY	SUBMARKET	SELLER / BUYER	SQM	PRICE/$ PSQM
-	-	-	-	-
-	-	-	-	-

KEY CONSTRUCTION COMPLETIONS YTD 2024

PROPERTY	SUBMARKET	MAJOR TENANT	SQM	OWNER / DEVELOPER
-	-	-	-	-
-	-	-	-	-

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