

MARKETBEAT JAKARTA

Rental Apartment Q2 2024

CUSHMAN & WAKEFIELD

	YoY Chg	12-Mo. Forecast
42.5% Vacancy Rate	▼	▼
3,115 Net Absorption, units	▲	▲
Rp 262,134 Effective Rent, PSM	▲	▬

(Overall, All Property Classes)

ECONOMIC INDICATORS Q2 2024

	YoY Chg	12-Mo. Forecast
5.1% GDP Growth	▲	▬
2.51% Inflation Rate	▼	▬
6.25% Central Bank Rate	▲	▼

Source: Central Bank and Census Bureau

SUPPLY: Additional Supply from Newly Sold Condominiums

There was no new supply from Serviced Apartment and Purpose-Built Apartment sub-markets identified in the second quarter of 2024. However, the projected opening of Sommerset Kencana in mid July 2024 hints the additional supply from Serviced Apartment sub-sector in the third quarter of 2024. With no new launch or completion of condominium projects during the review quarter, new addition to the supply came primarily from the newly sold condominium units within the existing projects, in the condominium-for-lease submarket, and the cumulative supply increased by a merely +0.1% QoQ or +3.0% YoY to a total of 179,634 units. For the remainder of 2024, the rental apartment supply will continue to mainly come from completion of condominium projects and new serviced apartment units in Sommerset Kencana.

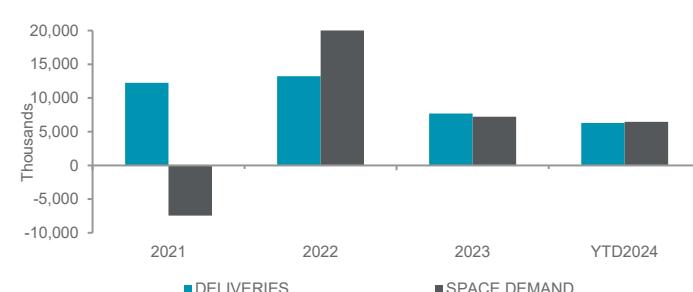
DEMAND: Short-stay Demand during Eid Holidays Boosted Occupancy Level

High short stay demand from Eid al-Fitr and Eid al-Adha holidays which both fell in Q2 2024 have boosted the occupancy level during the review quarter. The Serviced Apartment sub-sector enjoyed a rise of occupancy at +3.2 QoQ and +0.4 YoY to 65.8%. Serviced Apartments that accommodates short-term guests, especially in the upper-middle and upper segment, also enjoyed the demand from many long-weekend holidays in the review quarter. The serviced apartment sub-sector is expected to experience occupancy decrease in the next quarter with the commenced operation of Somerset Kencana and the decrease of short-stay demand as there will be not many long-weekend holidays as those seen in the Q2-24. The Purpose Built sub-sector experienced very slight increase in occupancy at +0.3% QoQ or +3.8% YoY to 64% as of the end of June-24. With the popularity of short-term condominium rental platforms such as Travelio and AirBnB, along with the start of the new school term for university that generated tenants from out-of-town students, the occupancy level of condominium-for-lease sub-sector saw a growth of +1.6% QoQ or +2.8% YoY.

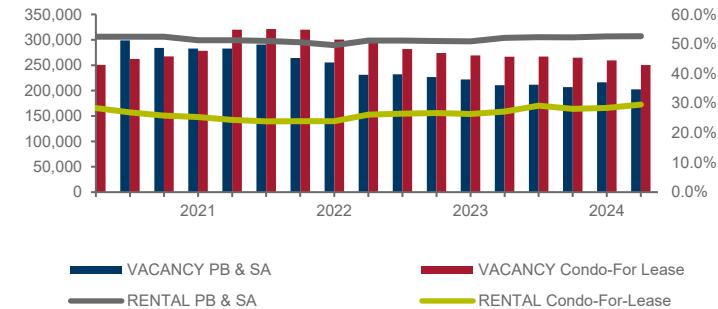
PRICING: Increased Demand for Condominium-for-lease Boosted Rental Rate

The average rental rate of the Rental Apartment market saw an increase of +0.9% QoQ and +2.6% YoY, standing at Rp 262,134 psm per month. The main contributor to the increase is the rising condominium-for-lease rental rate (+4.1% QoQ and +8.8% YoY) along with the increasing demand. Meanwhile, the rental rates of Serviced Apartment and Purpose Built sub-sectors experienced no significant changes during the review quarter, and are expected to remain relatively stable in the following quarters.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & EFFECTIVE RENT



MARKETBEAT

JAKARTA

Rental Apartment Q2 2024



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	7	36.0%	3.8%	216,482	13.19	0.56%
Serviced Apartments (Jakarta)	6,611	458	6.93%	1,929	210	34.2%	0.4%	397,385	24.21	1.01%
Condominiums-for-Lease (Greater Jakarta)	179,634	5,385	3.00%	46,537	2,898	42.9%	2.8%	172,534	10.51	8.83%
Market	188,686	5,843	3.10%	48,466	3,115	42.5%	2.8%	262,134	15.97	2.63%

KEY PROJECTS UNDER CONSTRUCTION Q2 2024

Property	District	Segment	Approx Units	Completion
Somerset Kencana	South	Upper-Middle	150	2024
Citadines Kemang	South	Upper-Middle	180	2025
Swissotel Living Jakarta Mega Kuningan	CBD	Upper	250	2025

ARIEF RAHARDJO

Director, Strategic Consulting
+62 21 2550 9500 / Arief.rahardjo@cushwake.com

AZZAHRA RUSKANDA

Executive, Strategic Consulting
+62 21 2550 9500 / Azzahra.ruskanda@cushwake.com

cushmanwakefield.com

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