



MARKET FUNDAMENTALS

	H1 2024	H2 2024
Inventory (in MSF)	41	43
Vacancy (%)	14.9	12.3
Upcoming Supply in next 12 months (MSF)	3.3	2.3
L&I Leasing (in MSF)	3.9	7.4
Average Rentals Range (INR PSFPM)	23-26	23-26
Land Transacted (in acres)	175	450
Land Values Range (INR Mn per acre)	19-21	20-24

HEALTHY WAREHOUSING LEASING DRIVEN BY 3PL OPERATORS

In H2-24, Chennai’s warehousing market recorded robust leasing of nearly 5.0 msf, a significant 72% growth compared to H1-24 and 4% rise y-o-y. Western submarkets of Oragadam, Sriperumbudur, Irungattukottai and Poonamallee played a major role in driving this growth, while the northern hubs of Madhavaram and Periyapalayam also contributed to the leasing momentum. Oragadam submarket led H2 leasing with a 20% share, followed by Madhavaram with 19% share. Sector-wise, demand in H2-24 was primarily driven by the 3PL players, which accounted for 45% of the leasing, with Automotive sector accounting for 14% share.

For the full year, the city recorded an annual leasing volume of 7.9 msf, with Oragadam emerging as a key submarket, holding a 29% share of the total volume. 3PL (46%) and Automotive (12%) sectors were the top-2 sectors driving demand throughout the year.

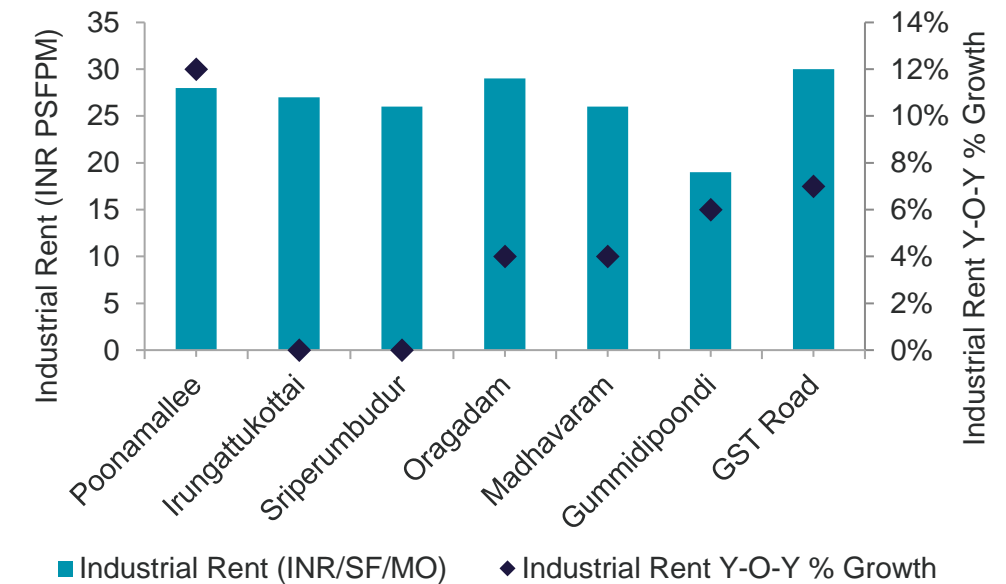
INDUSTRIAL LEASING DRIVEN BY ORAGADAM SUBMARKET

Leasing activity for industrial sheds surged in H2-24 recording 2.4 msf, which was 2.3x the volume recorded in H1-24. Oragadam submarket dominated, accounting for 56% of this volume. Other prominent industrial hubs, including GST Road, Irungattukottai and Sriperumbudur, also contributed to healthy leasing. Machinery & Equipment manufacturing led demand in H2-24, accounting for 24% of H2 leasing, followed by Electronics at 13%. In 2024, Chennai recorded nearly 3.4msf of industrial shed leasing, with Oragadam alone contributing 57% of the volume.

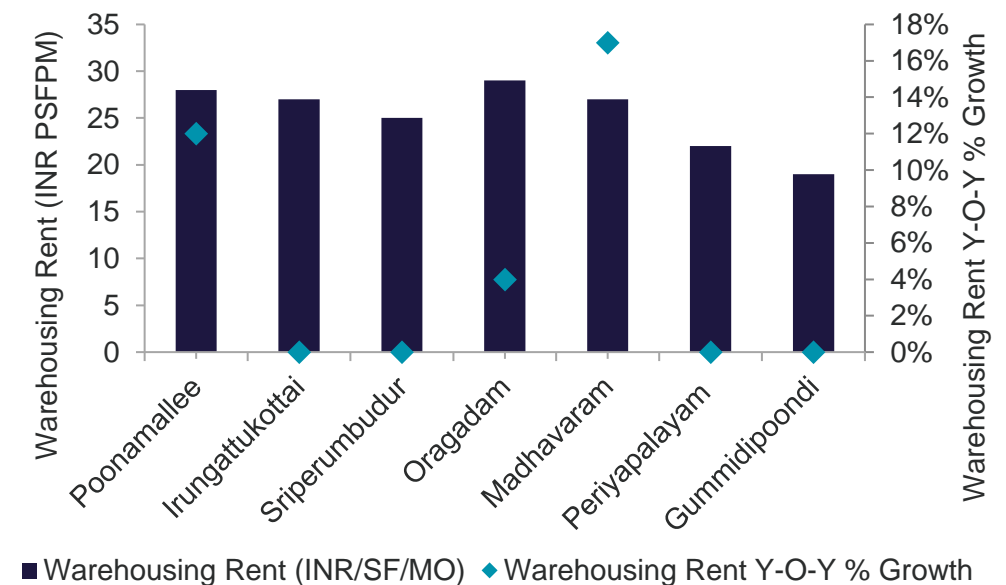
STRONG DEMAND FUELED RENTAL APPRECIATION

Oragadam market saw a 4% increase in avg. warehouse rentals in H2-24 on a y-o-y basis. Submarkets such as Madhavaram and Poonamallee also witnessed rental appreciation of 12-17% on a y-o-y basis. Key industrial submarkets, including Oragadam, Gummidipoondi and GST Road, saw rental growth ranging from 4% to 7% on a y-o-y basis.

INDUSTRIAL RENT / Y-O-Y GROWTH



WAREHOUSING RENT / Y-O-Y GROWTH



KEY WAREHOUSING SUBMARKETS – RENTALS AND LAND RATES – DECEMBER 2024

SUBMARKET	WAREHOUSE RENT			LAND RATES		
	INR/SF/MONTH	Y-O-Y CHANGE	INR MN/ACRE	US\$ MN/ACRE	EURO MN/ACRE	Y-O-Y CHANGE
Madhavaram	27	17%	82	0.97	0.91	3%
Periyapalayam	22	0%	16	0.19	0.18	0%
Irungattukottai	27	0%	27	0.32	0.30	4%
Sriperumbudur	25	0%	24	0.28	0.27	4%

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	INR/SF/MONTH	Y-O-Y CHANGE	INR MN/ACRE	US\$ MN/ACRE	EURO MN/ACRE	Y-O-Y CHANGE
Sriperumbudur	26	0%	23	0.27	0.26	0%
Oragadam	29	4%	25	0.30	0.28	0%
Irungattukottai	27	0%	26	0.31	0.29	0%
Gummidipoondi	19	6%	16	0.19	0.18	0%

Note: Quoted industrial and warehousing rents are historically corrected to reflect accurate market conditions.

Quoted land rates for serviced industrial land parcels are mentioned

Represents government owned serviced plots in industrial parks

Percentage growth are in local currency; Y-O-Y – Year on Year

Conversion Rate: US\$1= 84.4 INR and Euro 1 = INR 90.1

SIGNIFICANT INDUSTRIAL / WAREHOUSE TRANSACTIONS H2 2024

LESSEE	LESSOR	TYPE	SUBMARKET	AREA (SF)
DHL	Ascendas	Warehouse	Oragadam	400,000
Fuji Electric	San Landmark	Industrial Shed	Oragadam	137,637
Kerry Indev	Preethi Warehouse	Warehouse	Oragadam	100,000
ProConnect	SN Damani	Warehouse	Madhavaram	324,000
Sathya	OPG	Warehouse	Irungattukottai	250,000

SIGNIFICANT LAND TRANSACTIONS H2 2024

BUYER	SELLER	TYPE	SUBMARKET / LOCATION	AREA (ACRE)
House of Hiranandani	Individual Owners	Logistics and Warehouse	Periyapalayam	20 Acres
Brookefield	Logos	Logistics and Warehouse	Sriperumbudur	100 Acres

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