

MARKET FUNDAMENTALS

| | YOY Chg | Outlook |
|--|---------|---------|
| 3.51 Mall Stock (MSF) | — | ▲ |
| 0.31 Retail Space Per Capita | — | ▲ |
| 1.78% Mall Vacancy | — | ▲ |

Note: All data above pertains to Grade A malls

ECONOMIC INDICATORS

| | YOY Chg | Outlook |
|---|---------|---------|
| 6.20% GDP Growth (Q3 FY24-25) | ▼ | ▲ |
| 3.60% CPI Inflation | ▼ | ▲ |
| 6.90% Consumer Spending Growth (Q3 FY24-25) | ▲ | ▲ |

Source: MOSPI, RBI

RETAIL LEASING RISE IN Q1 2025; DOMESTIC RETAILERS LEAD

Hyderabad's retail leasing activity reached 0.81 msf in Q1 2025, marking a 2% QoQ increase but almost doubling YoY. High streets remained dominant segment, contributing over 90% of leasing activity. Suburban locations dominated with a 61% market share, led by key areas such as Kothapet, Nallagandla, and Kompally, while core areas accounted for 24%, driven by localities like Jubilee Hills. Homegrown retail brands accounted for 98% of leasing, underscoring their aggressive expansion in the city.

Among retail categories, fashion accounted for 27% of leasing volume, while wellness (19%) and F&B (16%) completed the top three categories. These segments reflect growing consumer demand for lifestyle, health-conscious brands, and experiential dining options. Several Hyderabad-based retail brands are expanding aggressively, leveraging their strong local presence. This is particularly evident in the F&B and ethnic fashion segments.

NO NEW SUPPLY IN Q1; VACANCY REMAIN TIGHT IN SUPERIOR MALLS

No new Grade-A retail mall supply was recorded in Hyderabad during Q1 2025, keeping vacancy rates low at 1.8% in superior malls. As against that, average malls continue to struggle with high vacancies as retailers increasingly focus on prime spaces in either malls or high streets.

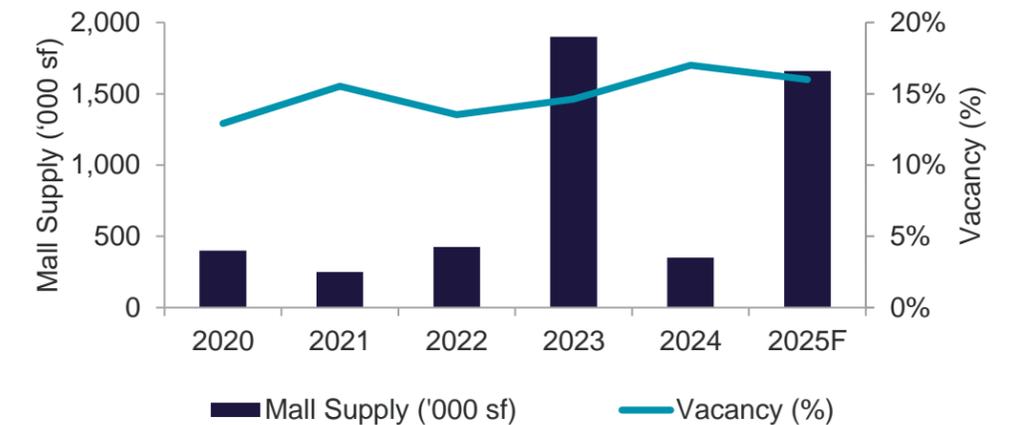
Looking ahead, Hyderabad is set to witness a record retail supply of 2.8 msf by 2027, with 1.7 msf slated for 2025. Areas such as Kompally and Shamshabad will see fresh retail developments, catering to rising demand in these underserved locations.

HIGH STREET RENTALS RISE, CORE AREAS LEAD GROWTH

High street rentals increased by up to 2% YoY on average, driven primarily by Jubilee Hills. Meanwhile, mall rentals remained steady.

Additionally, ongoing infrastructure upgrades, including multi-level flyovers, underpasses, and road widening at key junctions like IIIT and Khajaguda, are expected to enhance connectivity in Gachibowli, Nanakramguda, and Tolichowki. These improvements could further support retail growth in surrounding areas by improving accessibility and footfall

MALL SUPPLY / VACANCY RATE



CATEGORY-WISE STOCK / VACANCY



MARKET STATISTICS

| PRIME RETAIL RENTS – HIGH STREETS | INR SF/MTH | EURO SF/YR | US\$ SF/YR | Q-O-Q CHANGE | Y-O-Y CHANGE |
|-----------------------------------|------------|------------|------------|--------------|--------------|
| Kompally | 180 | 23.87 | 24.91 | 0.0% | 0.0% |
| M G.Road/Parklane | 155 | 20.55 | 21.45 | 0.0% | 3.3% |
| Dilsukhnagar/ Kothapet | 180 | 23.87 | 24.91 | 0.0% | 0.0% |
| Banjara Hills | 225 | 29.83 | 31.14 | 0.0% | 0.0% |
| Abids/Koti | 150 | 19.89 | 20.76 | 0.0% | 7.1% |
| Himayathnagar | 225 | 29.83 | 31.14 | 0.0% | 0.0% |
| Punjagutta/ Ameerpet | 150 | 19.89 | 20.76 | 0.0% | 0.0% |
| Madinaguda/ Chandanagar | 155 | 20.55 | 21.45 | 0.0% | 3.3% |
| Jubilee Hills | 250 | 33.15 | 34.60 | 0.0% | 13.6% |
| Kukatpally NH.9 | 200 | 26.52 | 27.68 | 0.0% | 0.0% |
| A.S. Rao Nagar | 185 | 24.53 | 25.61 | 0.0% | 0.0% |
| Madhapur/ Kondapur | 170 | 22.54 | 23.53 | 0.0% | 0.0% |
| Nallagandla | 150 | 19.89 | 20.76 | 0.0% | 0.0% |
| Habsiguda | 180 | 23.87 | 24.91 | 0.0% | 0.0% |
| Attapur | 150 | 19.89 | 20.76 | 0.0% | 7.1% |
| Manikonda | 135 | 17.90 | 18.69 | 0.0% | 3.8% |
| Thrimulgiri / Vikrampur | 145 | 19.23 | 20.07 | 0.0% | 3.6% |
| Kokapet | 150 | 19.89 | 20.76 | 0.0% | 0.0% |

Note: Asking rent (INR/sf/month) on carpet area of ground floor Vanilla stores is quoted

US\$ = 86.7 INR AND € = 90.5 INR

Data for the first quarter are based on market information collected until 15th March 2025

KEY LEASE TRANSACTIONS Q1 2025

| PROPERTY | LOCATION | TENANT | SF |
|--------------|------------|----------------|--------|
| High Street | Hitec City | Cafe Niloufer | 48,000 |
| High Street | Nacharam | Asian Mukta A2 | 40,000 |
| Inorbit Mall | Madhapur | Timezone | 11,337 |

KEY PROJECTS COMPLETED IN LAST 12 MONTHS

| PROPERTY | LOCATION | SF | COMPLETION TIMELINE |
|-----------------|----------|---------|---------------------|
| North City Mall | Kompally | 600,000 | Q1 2025 |

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