

MARKET FUNDAMENTALS

	YOY Chg	Outlook*
6,870 New unit launches	▲	▲
23-28K Prime CBD Capital Value (INR/SF)*	▲	▲
137 NHB Residex (March 2025) <small>Source: NHB</small>	▲	▲

ECONOMIC INDICATORS

	YOY Chg	Outlook*
7.40% GDP Growth (Q4FY24-25)	▼	▼
2.82% CPI Inflation	▼	▲
8.65% External Benchmark Lending Rate <small>Source: MOSPI, RBI, SBI</small>	▼	▼

SOUTHERN SUBURBS CONTINUED TO WITNESS GROWTH

Chennai’s residential market remained healthy in the second quarter, registering around 6,870 unit launches; a quarterly growth of 10% and 35% surge yoy. Suburban South I submarket continued to dominate launches with a share of 48%, with locations such as Siruseri, Perumbakkam, Kelambakkam and Kanathur accounting for a significant share. Suburban South II followed, contributing 35% of the new launches, primarily in Pallavaram and Medavakkam. With nearly 13,100 units launched in first half of 2025, i.e. a 30% increase over H2-2024, the sharp uptick underscores rising homebuyer confidence.

Plotted developments maintained strong traction, with approx. 5,800-5,900 plots launched during the quarter. Bulk of these launches were concentrated in the western and southern peripheral areas, primarily targeting residential needs of workforce employed in the nearby industrial corridors.

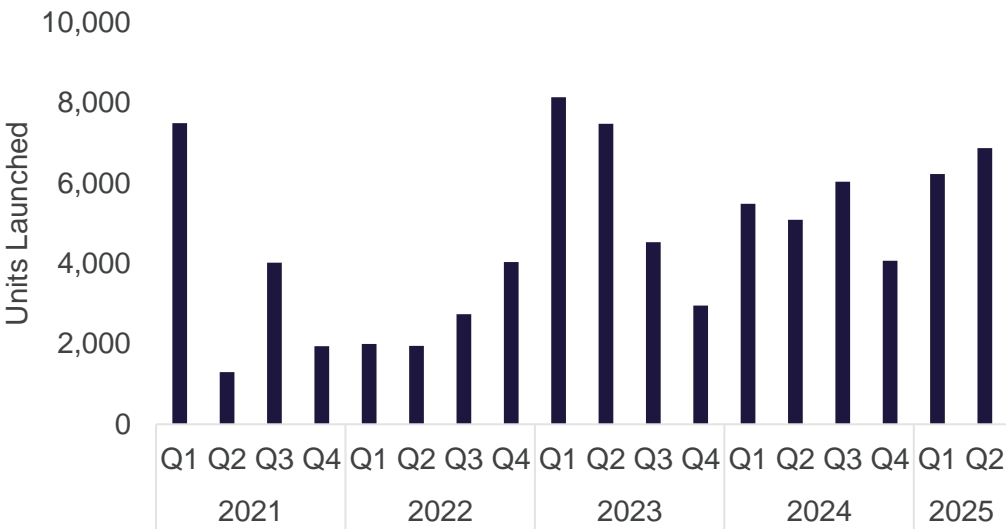
MID-SEGMENT DOMINATED LAUNCHES IN Q2

Mid-segment continued to dominate supply, accounting for 76% of total units launched in Q2. High-end and luxury segments followed, comprising 17% of total launches and recording a small 2% QoQ growth. Meanwhile, the affordable segment posted 1.2x increase over previous year, with most launches concentrated in peripheral areas and catering to budget-conscious buyers. In H1-2025, the high-end and luxury segments saw healthy growth, capturing 22% of the share and recording a 11% growth over H1-2024.

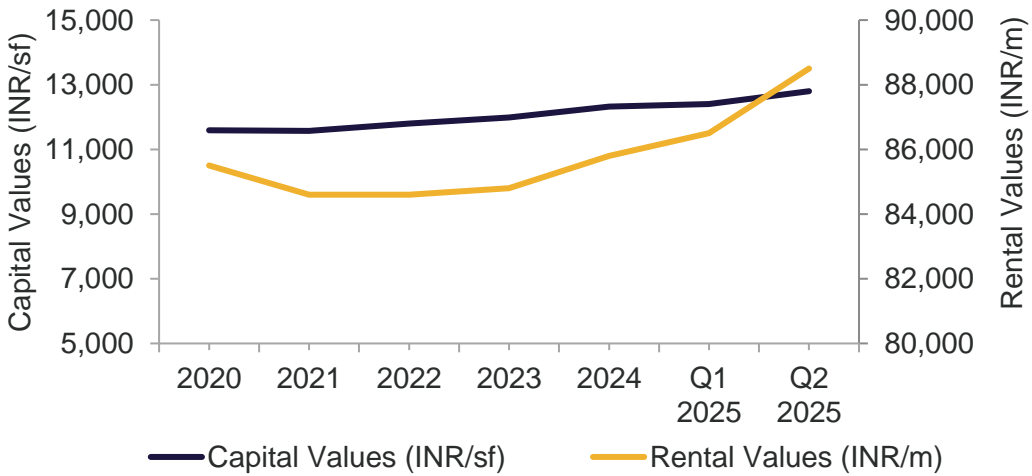
PRICE APPRECIATION AND RENTALS CONTINUE UPWARD TRAJECTORY

The residential market in Chennai continued to witness steady appreciation in both capital and rental values, mainly in the Southern Suburbs. Across most submarkets, rents increased by 3-5% on a quarterly basis. Weighted average prices for new launches in Suburban South I and II rose by 16% and 26% YoY, respectively, led by strong performance in the high-end and luxury segments. With the ongoing infrastructure development across the city, both rental and capital values are expected to maintain their growth trajectory in the near to medium term.

RESIDENTIAL UNIT LAUNCHES



CAPITAL VALUES / RENTAL VALUES



CAPITAL VALUES AS OF Q2 2025

Submarket	Average Quoted Capital Value** (INR/SF)	QoQ Change (%)	YoY Change (%)	Short Term Outlook*
High-end segment				
Central	24,000-28,000	4%	4%	▬
Off Central - I	19,000-25,000	3%	7%	↗
Off Central - II	16,000-19,000	2%	8%	↗
East Coast Road	8,000-10,000	5%	9%	▬
Mid segment				
Central	14,500-18,500	3%	3%	▬
Off Central- I	15,500-17,500	3%	3%	▬
Off Central -II	10,500-12,500	5%	7%	↗
Suburban South - I	6,900-8,000	3%	7%	↗
Suburban South - II	5,900-7,800	1%	7%	↗
Suburban North	6,000-7,800	3%	9%	↗
Suburban West	5,900-8,500	1%	5%	▬
East Coast Road	5,300-6,800	3%	5%	▬

KEY PROJECTS LAUNCHED IN Q2 2025

Property	Location	Developer	Units (Nos.)	Unit Size (SF)
Casagrand Casamia	Pallavaram	Casagrand Builder	1,314	1,162-2,840
VGN Richmond Towers	Guindy	VGN Project Estates	252	1,029-1,354
Voora One Sea	Kanathur	Voora Property Developers	936	690-1,584

KEY CONSTRUCTION COMPLETIONS IN Q2 2025

Property	Location	Developer	Units (Nos.)	Unit Size (SF)
The Peak	Ashok Nagar	Baashyaam Constructions	240	1,346-2,715
DAC Manapark	Manapakkam	DAC Developers	50	1,231-1,434

Data collated from primary and secondary resources. Estimations are subject to change

\* Rental and capital values have been depicted only for key submarkets

\*\* Quoted capital value on carpet area based on agreement values which includes, Base Rate, Car Parking Charges, Internal Development Charges, etc.

The above values for high-end segment are for units typically of 1,500-2,000 sf

The above values for mid segment are for units typically of 1,000-1,400 sf

Affordable housing has been defined as units with a carpet area of 60 sq.mt in metros / 90 sq.mt in non-metros and value up to INR 45 lakh

Data for the second quarter is based on market information collected until 13<sup>th</sup> June 2025

**Prime CBD Capital Value (INR/SF):** Indicative capital value range for prime assets located within the Central Business District (CBD), reflecting current market benchmarks based on recent transactions, active listings, and investor sentiment. Estimates are subject to periodic review in line with prevailing market dynamics.

**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.

**Short Term Outlook\*:** Indicative directional view for the next 3–6 months, based on SME discussions, market sentiment, and ongoing activity. Subject to change as market conditions evolve.

KEY TO SUBMARKETS

<b>HIGH-END SEGMENT</b> <b>Central:</b> Boat Club, Poes Garden, Nungambakkam <b>Off Central-I:</b> R.A. Puram, Abhiramapuram, Alwarpet And Teynampet <b>Off Central-II:</b> T.Nagar, Mylapore, Annanagar, Kilpauk, Thiruvanmiyur, Adyar, Kotturpuram, Besant Nagar, K.K.Nagar, Velachery, Vadapalani	<b>MID SEGMENT</b> <b>Central:</b> Boat Club, Poes Garden, Nungambakkam <b>Off Central-I:</b> R.A. Puram, Abhiramapuram, Alwarpet And Teynampet <b>Off Central -II:</b> T.Nagar, Mylapore, Annanagar, Kilpauk, Thiruvanmiyur, Adyar, Kotturpuram, Besant Nagar, K.K.Nagar, Velachery, Vadapalani <b>Suburban North:</b> Madhavaram, Perambur,thondiarpet <b>Suburban West:</b> Mogappair, Nolambur, Ambattur, Poonamallee High Road <b>Suburban South-I:</b> Rajiv Gandhi Salai (Thiruvanmiyur To Kelambakkam) <b>Suburban South-II:</b> GST Road (Alandur To Tambaram, Porur)
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RENTAL VALUES AS OF Q2 2025

Submarket	Average Quoted Rent (INR/Month)	QoQ Change (%)	YoY Change (%)	Short Term Outlook*
High-end segment				
Central	110,000-250,000	3%	3%	▬
Off Central - I	95,000-150,000	2%	2%	▬
Off Central - II	60,000-130,000	2%	6%	▬
East Coast Road	95,000-248,000	1%	1%	▬
Mid segment				
Central	55,000-80,000	4%	8%	▬
Off Central- I	50,000-81,000	1%	5%	▬
Off Central- II	32,000-51,000	4%	9%	▬
Suburban South - I	30,000-31,000	5%	13%	▬
Suburban South - II	21,000-25,000	5%	12%	▬

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