

MARKET FUNDAMENTALS

| | YOY Chg | Outlook* |
|--------------------------------|---------|----------|
| 3.65 Mall Stock (MSF) | ▲ | ▲ |
| 0.3 Retail Space Per Capita | ▼ | ▲ |
| 1.4% Mall Vacancy | ▼ | ▲ |

Note: All data above pertains to Grade A malls

ECONOMIC INDICATORS

| | YOY Chg | Outlook* |
|--|---------|----------|
| 7.40% GDP Growth (Q4 FY24-25) | ▼ | ▼ |
| 2.82% CPI Inflation | ▼ | ▲ |
| 5.95% Consumer Spending Growth (Q4 FY24-25) | ▼ | ▲ |

Source: MOSPI, RBI

MAINSTREETS DROVE RETAIL MOMENTUM IN Q2, LED BY F&B DEMAND

Retail leasing activity in Chennai stood at approx. 0.16 msf during Q2, with main streets contributing a strong 72% share at 0.11 msf, marking an 8% YOY growth. North-west submarket led the activity with a 45% share, followed by Suburban South at 22%. Key locations such as Madhavaram, T. Nagar, Velachery, Adyar and Anna Nagar witnessed good activity contributing to the around 70% of the demand in Q2. The F&B segment led the demand in Q2 with a 28% share, followed closely by Supermarket/Hypermarket category at 27%.

During H1 2025, mainstreets recorded a leasing volume of 0.27msf. Accessories & Lifestyle brands led mainstreet leasing with a 26% share, followed by Fashion retailers at 25%. Domestic brands continued to dominate, contributing 96% of leasing activity during the first half of the year.

MALL VACANCY RECORDED MARGINAL DECLINE

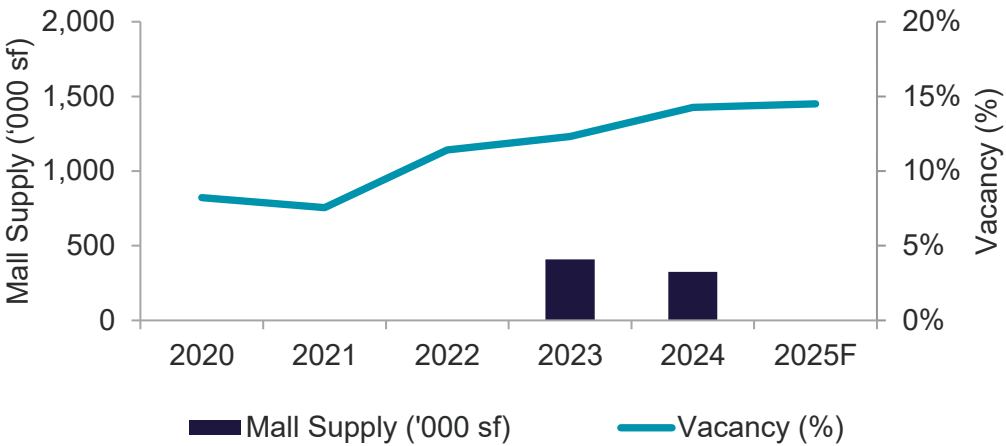
During the second quarter, malls recorded leasing activity of 0.04 msf. Malls in the North-west accounted for a dominant 96% of leasing, driven by demand from Supermarket/Hypermarket, F&B and Fashion brands.

Overall mall vacancy declined by 57 basis points QOQ, standing at 13.56% in Q2. Superior malls continued to see strong occupancy, with vacancy levels remaining tight at 1-2%. On a half-yearly basis, malls in the CBD and North-west submarkets together accounted for 91% of total leasing.

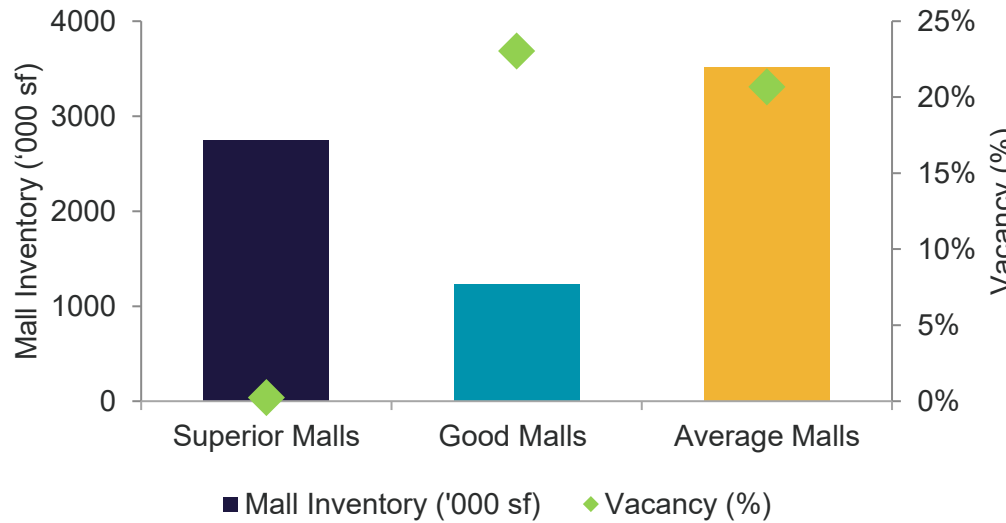
SELECT MAINSTREETS RECORDED MODERATE RENTAL APPRECIATION

Rental values in Grade A malls witnessed a modest uptick, backed by limited available space and steady demand. Select mainstreets such as Nungambakkam High Road, Velachery, Chromepet and Khader Nawaz Khan Road recorded quarterly rental growth in the range of 4-7%. With sustained demand from national brands, further rental appreciation is expected in key high-street locations in the coming quarters.

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 |
|-----------------------------------|------------|------------|------------|--------------|--------------|
| Nungambakkam High Road | 140 | 17 | 20 | 3.7% | 3.7% |
| Khader Nawaz Khan Road | 150 | 19 | 21 | 7.1% | 11.1% |
| Cathedral Road - RK Salai | 130 | 16 | 18 | 0.0% | 8.3% |
| Usman Road - South | 120 | 15 | 17 | 0.0% | 9.1% |
| Usman Road - North | 145 | 18 | 20 | 0.0% | 16.0% |
| Adyar Main Road | 160 | 20 | 22 | 0.0% | 3.2% |
| Anna Nagar 2nd Avenue | 180 | 22 | 25 | 0.0% | 16.1% |
| Purasaiwalkam High Road | 125 | 16 | 18 | 0.0% | 8.7% |
| Pondy Bazaar | 185 | 23 | 26 | 0.0% | 12.1% |
| Velachery | 130 | 16 | 18 | 4.0% | 13.0% |
| Ambattur (MTH Road) | 100 | 12 | 14 | 0.0% | 0.0% |
| OMR | 125 | 16 | 18 | 0.0% | 0.0% |
| Chromepet | 170 | 21 | 24 | 6.3% | 9.7% |
| ECR | 125 | 16 | 18 | 0.0% | 4.2% |

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

US\$ = 85.4 INR AND € = 96.4 INR

Data for the second quarter are based on market information collected until 13th June 2025

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.

KEY LEASE TRANSACTIONS Q2 2025

| PROPERTY | LOCATION | TENANT | SF |
|------------------|-------------|----------------|--------|
| Ampa Skyone Mall | Aminjikarai | D-Mart | 40,700 |
| Mainstreet | Madhavaram | D-Mart | 30,000 |
| Mainstreet | T.Nagar | AK Jewellery | 14,000 |
| Mainstreet | Velachery | Vasanta Bhavan | 12,000 |
| Mainstreet | Adyar | Skechers | 2,000 |
| Vivira Mall | Navalur | KFC | 1,200 |

KEY PROJECTS COMPLETED IN LAST 12 MONTHS

| PROPERTY | LOCATION | SF | COMPLETION TIMELINE |
|----------------------------------|----------|----|---------------------|
| No mall supply in last 12 months | | | |

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