

MARKET FUNDAMENTALS

	YOY Chg	Outlook*
21.8 Mall Stock (MSF)	—	▲
0.67 Retail Space Per Capita	—	—
11.9% 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

LEASING VOLUME FALLS IN Q2; MAINSTREET LEASES MORE THAN MALLS

Retail leasing in Delhi NCR stood at 0.3 msf in Q2 2025, a drop of 26% QoQ and 41% YOY. Lack of space in superior and good quality malls and delay in upcoming projects have contributed to the moderation in leasing during the current period.

High-street sites still secured two-thirds of transactions: Gurugram led this segment with 41%, followed by Noida at 35% and Delhi NCT at 24%. Main-street leasing is 46% below the level seen last year but is holding up better than malls, where activity declined 29%. Fashion segment lead space take-up in Q2-25 with 21% share, followed by F&B and Wellness segments with 20% share each. Wellness segment registered a robust growth of ~3.5X on YOY basis. After negligible leasing last year, Department Store as a category has made a strong comeback in the first six months, with aggregate leasing numbers -- ~82,000 sq. ft. -- only behind the F&B and Fashion category.

NO NEW MALL COMPLETION IN Q2-25; VACANCY DROPS SHARPLY

Delhi NCR has not witnessed any new Grade ‘A’ mall opening since Q1-2023. As there has been no significant supply in the region for few quarters, headline mall vacancy declined by 24 bps during Q2, and by 234 bps on YOY basis to 11.9%.

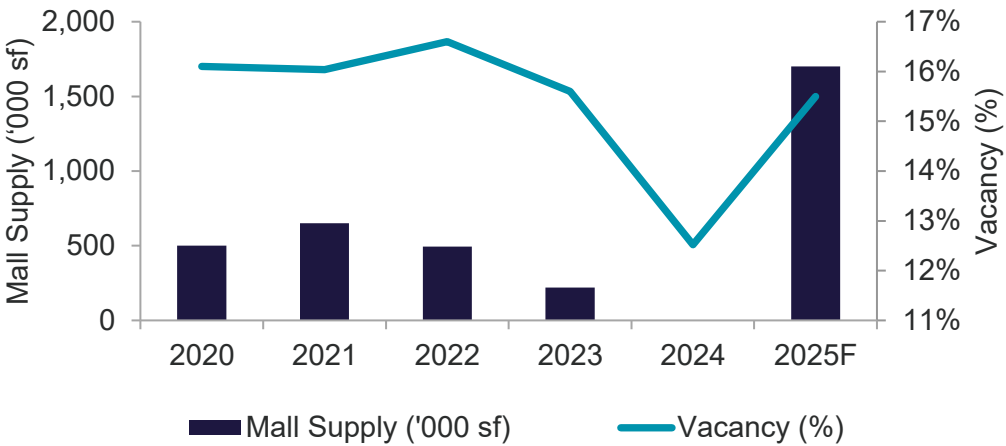
Superior malls continue to record very tight vacancy of ~3%. Vacancy in malls other than the superior category remains ~19% as of Q2-25. Approximately, 0.5 million square feet of Grade A mall supply is expected to become operational in Delhi before close of the year.

MAJOR MAIN STREET LOCATIONS WITNESS RENTAL INCREASE

Main street rentals in Galleria Market (Gurugram) witnessed a 20% growth on YOY basis, while Connaught Place and Khan Market have seen annual rental increase of 14% and 7%, respectively. Sector 29 in Gurugram, a major F&B hub, witnessed rental growth of 12-15% on YOY basis.

Rentals in South Extension and Rajouri Garden locations have grown by 2-4% as compared to last year.

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
Khan Market	1,600 – 1,650	199	225	0%	7%
South Extension I & II	800 – 850	100	112	2%	2%
Lajpat Nagar	290 – 310	37	42	0%	9%
Connaught Place (Inner Circle)	1,150 – 1,250	143	162	0%	14%
Greater Kailash I, M Block	475 – 500	59	67	3%	15%
Rajouri Garden	250 – 260	31	35	4%	4%
Punjabi Bagh	250 – 270	34	38	0%	8%
Karol Bagh	390 – 410	50	56	2%	5%
Kamla Nagar	480 – 510	56	63	0%	25%
Galleria Market (Gurugram)	1,150 – 1,250	149	169	0%	20%
Sector 29 (Gurugram)	180 – 190	22	25	3%	16%
Sector 18 (Noida)	200 – 225	25	28	5%	5%

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
Main Street	South Extension Part-1, Delhi	Pernia's Pop-up Studio	9,000
Main Street	South Extension Part-2, Delhi	The Collective	6,000
Main Street	Connaught Place, Delhi	Moti Mahal	3,000
Main Street	Connaught Place, Delhi	Kikli	2,200
Central Market Mall	Noida Expressway	Westside	25,967
AIPL Joy Central	Sector 65, Gurugram	Elite Physique Ascension	21,185
India Expo Plaza	Greater Noida	Reliance Digital	18,824
Central Market Mall	Noida Expressway	Zudio	15,000

KEY PROJECTS COMPLETED IN LAST 12 MONTHS

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

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