

MARKET FUNDAMENTALS

	YOY Chg	Outlook*
6.84 Mall Stock (MSF)	▲	▬
0.91 Retail Space Per Capita	▲	▲
5.92% Mall Vacancy	▼	▼

Note: All data above pertains to Grade A malls

ECONOMIC INDICATORS

	YOY Chg	Outlook*
7.80% GDP Growth (Q1 FY25-26)	▲	▼
2.07% CPI Inflation	▼	▲
7.00% Consumer Spending Growth (Q1 FY25-26)	▼	▲

Source: MOSPI, RBI

ROBUST LEASING MOMENTUM CONTINUES IN Q3

In Q3 2025, retail leasing activity totaled 0.33 million sq ft, with malls accounting for 85% of this at 0.28 million sq ft and the remaining 15% contributed by high streets. The city saw a 43% QOQ increase in overall retail leasing and a remarkable 85% rise YOY, due to higher demand for space in main streets as well as malls. Departmental stores contributed the highest 28% of overall retail leasing volume, followed by the Fashion (24%) and Entertainment (23%) segments. Leasing activity was concentrated in suburban and peripheral areas, with shares of 79% and 21% respectively, particularly in Aundh, Nagar Road, Wakad, and Pimpri. The demand was primarily driven by domestic retail brands, which accounted for about 73% of the leasing volume. The strategic location of these areas near IT hubs, major arterial roads, and rapidly expanding residential zones continues to support retail growth.

The city's main streets recorded leasing activity of ~49,000 sq ft for the quarter. Leasing activity doubled QOQ but was 30% lower YOY. Most leasing activity was concentrated in suburban areas like Balewadi, Baner, Bapodi, and Wanowrie. The Automotive segment dominated demand, accounting for nearly 42%, followed by the Fashion segment at 30%.

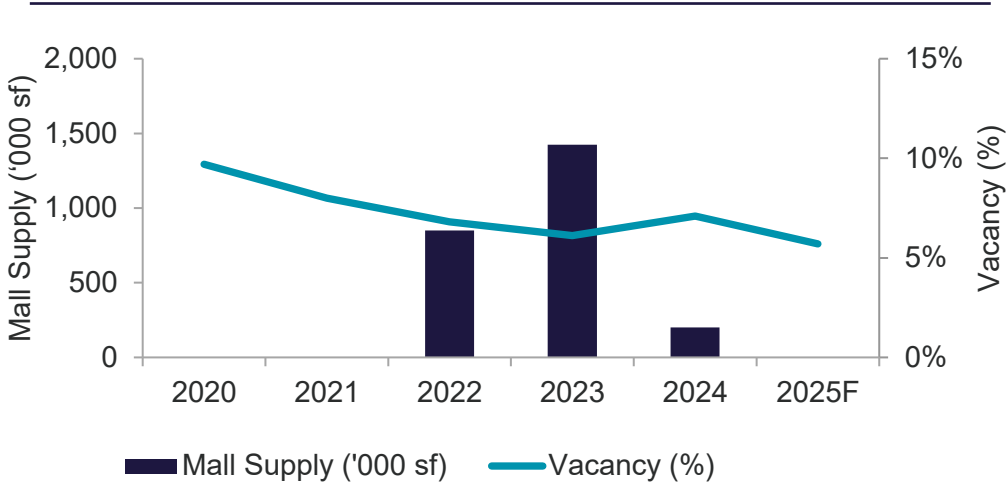
VACANCY RATES HAVE IMPROVED SIGNIFICANTLY

In Q3 2025, vacancy in Grade-A malls declined to 5.92%, marking an improvement from Q2 2025's 6.84%. The improvement driven by healthy leasing in select assets and space churn by existing retailers, amid the absence of new mall supply in the market during the quarter further contributed to the vacancy compression.

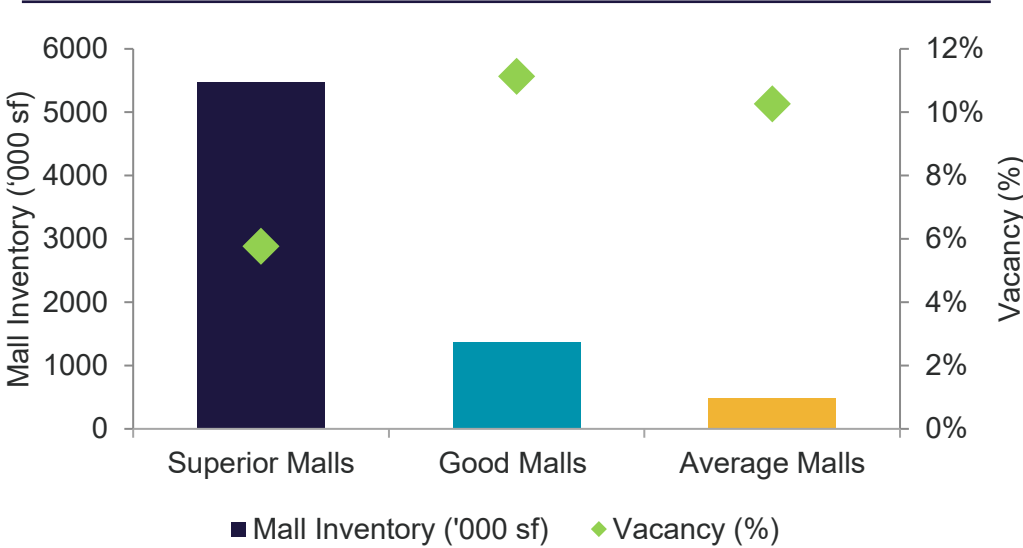
MAIN STREET RENTALS REMAIN STABLE

Main street rentals broadly remained unchanged QOQ but increased 14-15% YOY on the back of sustained demand, with locations such as F.C. Road, Baner- Balewadi, Pune Satara Road recording rental appreciation ranging between 16-18%. Rentals across established commercial hubs like Koregaon Park and Kothrud-Karve Road remained stable, indicating sustained but location-specific demand patterns. Mall rentals mostly remained unchanged QOQ.

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
M.G. Road	330-370	41-46	46-52	0.00%	9.4%
J.M. Road	380-420	47-52	53-59	0.00%	27.0%
F.C. Road	325-360	40-45	46-51	0.00%	18.1%
Koregaon Park	280-350	35-44	39-49	0.00%	0.0%
Aundh	200-250	25-31	28-35	0.00%	9.8%
Bund Garden Rd	190-230	24-29	27-32	0.00%	50.0%
Mumbai-Pune Highway – PCMC	140-180	17-22	20-25	0.00%	39.1%
Baner- Balewadi	210-270	26-34	30-38	0.00%	17.1%
Kothrud-Karve Road	180-230	22-29	25-32	0.00%	0.0%
Pune Satara Road	150-180	19-22	21-25	0.00%	17.9%

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

US\$ = 87.0 INR AND € = 101.6 INR

Data for the second quarter are based on market information collected until 12<sup>th</sup> September 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 Q3 2025

PROPERTY	LOCATION	TENANT	SF
Elpro City Square Mall	Pimpri	Westside	30,000
Phoenix Mall of the Millenium	Wakad	Hamleys	17,973
Main Street	Bapodi	Garve Motor Works	20,445
Main Street	Wanowrie	Zudio	14,921

KEY PROJECTS COMPLETED IN LAST 12 MONTHS

PROPERTY	LOCATION	SF	COMPLETION TIMELINE
Nyati Plaza	Kharadi	200,000	Q4 2024

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