

MARKET FUNDAMENTALS

	YOY Chg	Outlook*
23.1 Mall Stock (MSF)	▲	▲
0.67 Retail Space Per Capita	▬	▬
15.0% Mall Vacancy	▲	▼

Note: All data above pertains to Grade A malls

ECONOMIC INDICATORS

	YOY Chg	Outlook*
8.20% GDP Growth (Q2 FY25-26)	▲	▼
0.71% CPI Inflation	▼	▲
7.90% Consumer Spending Growth (Q2 FY25-26)	▲	▲

Source: MOSPI, RBI

2025 RECORDS HIGHEST LEASING; NEW MALLS CONTRIBUTE TO LEASING

Retail leasing in Delhi NCR stood at 1.03 msf in Q4 2025 – an increase of 100% QOQ and 4.5x on a YOY basis. The growth in leasing was primarily driven by two newly-opened malls. Gurugram led the overall retail leasing during Q4-25 with a 63% share, followed by Delhi (22%) and Noida (15%). Malls secured 56% of quarterly leasing volume, while mainstreets accounted for the balance 44% share. Out of the 0.6 msf of leasing witnessed in malls, 0.4 msf was fresh space take-up, while the rest were churn or renewals. Fashion led space take-up in Q4-25 with a 25% share, followed by the department store (22%) and F&B (13%) segments.

Retail leasing volume in 2025 stood at 2.25 msf – the highest since 2019 – registering 83% growth as compared to last year. Mainstreets accounted for 55% of annual leasing, while malls witnessed 45% of total space take-up. F&B led the space take-up in 2025 with a 22% share, followed by fashion (21%) and department store (14%) segments. Leasing by the F&B, entertainment and consumer durables segments has almost doubled in 2025 as compared to last year.

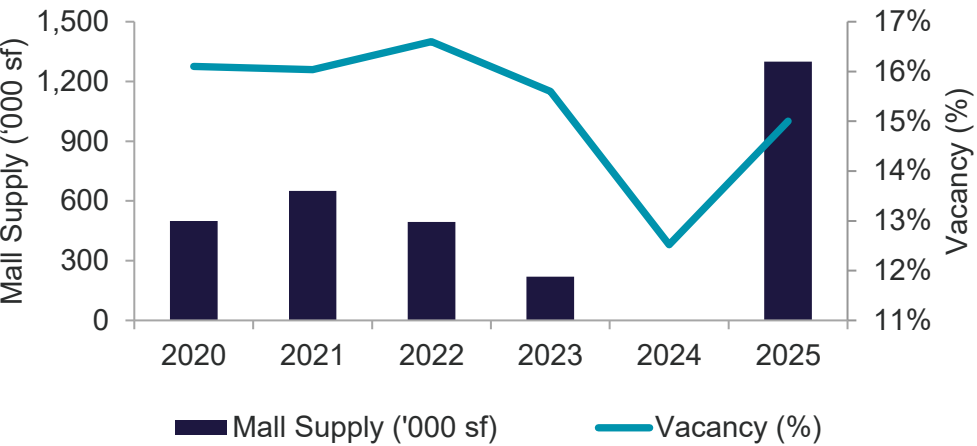
MALL INVENTORY ADDITION LEADS TO INCREASE IN HEADLINE VACANCY

Delhi NCR witnessed two mall completions in Q4-25, adding 1.3 msf to the overall Grade A stock. These new malls witnessed good leasing, though large influx of supply has pushed headline vacancy up by 330 bps QOQ and 250 bps YOY to 15%. Headline vacancy number is expected to decline in the subsequent quarters as leasing in new malls gains traction. Vacancy in superior malls remained tight at ~3%, whereas other category malls reported higher levels of ~22%.

MAIN STREET LOCATIONS WITNESS YOY RENTAL INCREASE

Main street rentals in Galleria Market (Gurugram) recorded a 14% growth on a YOY basis, while Khan Market has seen an annual rental increase of 8%. Kamla Nagar in Delhi and Sector 18 in Noida posted rental growth of 8-11% on a YOY basis. Rentals in South Extension and Rajouri Garden have grown by 3-6% 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	QOQ CHANGE	YOY CHANGE
Khan Market	1,700 – 1,800	203	236	6%	8%
South Extension I & II	800 – 850	96	111	0%	3%
Lajpat Nagar	290 – 310	36	42	0%	3%
Connaught Place (Inner Circle)	1,150 – 1,250	145	169	0%	4%
Greater Kailash I, M Block	475 – 500	58	67	0%	5%
Rajouri Garden	255 – 265	31	36	0%	6%
Punjabi Bagh	260 – 275	32	37	0%	2%
Karol Bagh	395 – 415	48	56	0%	4%
Kamla Nagar	480 – 510	58	67	0%	11%
Galleria Market (Gurugram)	1,150 – 1,250	145	169	0%	14%
Sector 29 (Gurugram)	180 – 190	21	25	0%	3%
Sector 18 (Noida)	200 – 220	25	29	0%	8%

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

US\$ = 88.9 INR AND € = 103.3 INR

Data for the fourth quarter are based on market information collected until 12<sup>th</sup> December 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 Q4 2025

PROPERTY	LOCATION	TENANT	SF
Main Street	Connaught Place, New Delhi	Just in Time	2,700
Vatika Crossover	Sector 82A, Gurugram	Decathlon	15,931
Unity One Elegante	Netaji Subhash Place, New Delhi	H&M	23,690
Unity One Elegante	Netaji Subhash Place, New Delhi	Timezone	16,000
Unity One Elegante	Netaji Subhash Place, New Delhi	Pantaloons	21,393
DLF Emporio	Vasant Kunj, New Delhi	Ensemble	8,276

KEY PROJECTS COMPLETED IN LAST 12 MONTHS

PROPERTY	LOCATION	SF	COMPLETION TIMELINE
Unity One Elegante	Netaji Subhash Place, New Delhi	450,000	Q4 2025
Felix Plaza	Sector 82A, Gurugram	850,000	Q4 2025

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