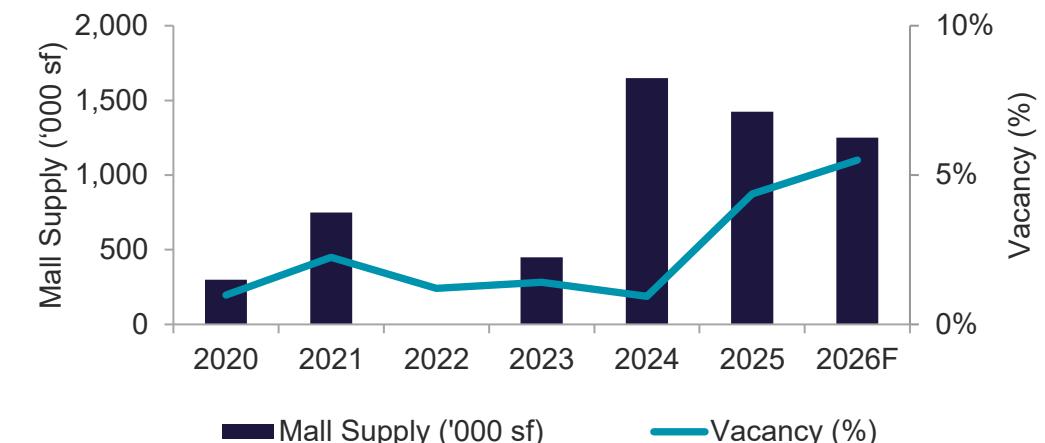


RETAIL LEASING STRENGTHENS IN 2025

Retail leasing gained strong momentum in 2025, reaching 2.22 million sq ft, nearly double the space take-up recorded in previous year. Fashion segment emerged as the primary demand driver, accounting for ~38% of total leasing, followed by F&B and entertainment that contributed 18% and 15%, respectively.

In Q4 2025, leasing activity stood at 0.53 million sq ft, reflecting a ~11% QOQ decline, largely due to subdued mall transactions. Fashion segment remained dominant, contributing nearly half of the quarterly take-up, while F&B followed with a ~27% share. Suburban corridors continued to attract bulk of the demand, accounting for ~44% of leasing activity, ahead of core precincts that captured ~35% share.

MALL SUPPLY / VACANCY RATE



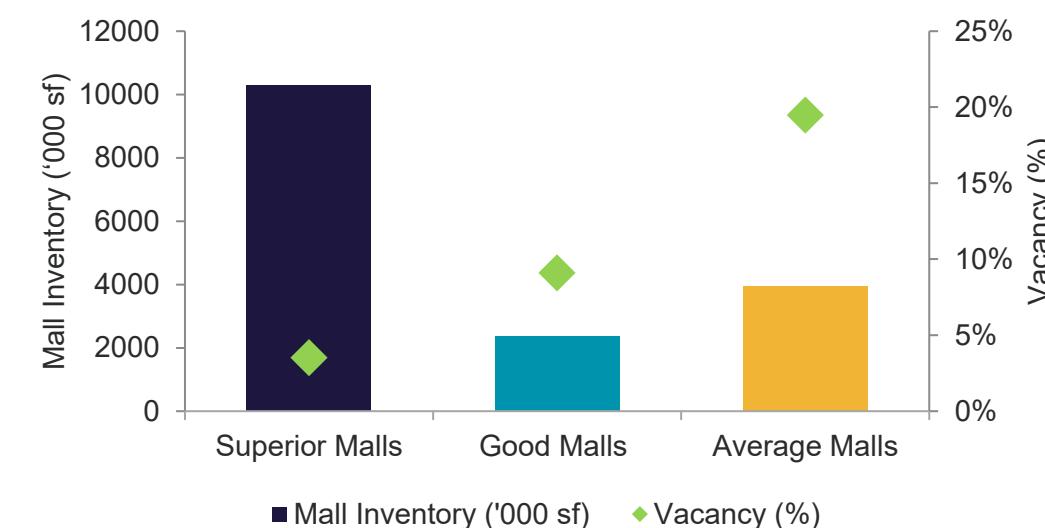
SUPERIOR MALL VACANCY TIGHTENS FURTHER

Overall Grade-A mall vacancy tightened further to 4.4% in Q4 2025, highlighting sustained occupier demand for superior-quality retail assets. During the quarter, approximately 0.12 MSF of new supply addition to the Phoenix Palladium Mall at Lower Parel, taking the total Grade A mall stock to 12.2 MSF. This incremental supply was fully absorbed, mainly driven by strong demand from Food and Beverage (F&B) outlets.

MALL RENTALS RECORD SUSTAINED GROWTH

Declining vacancy levels across superior-grade malls continued to support rental growth, with mall rents increasing by approximately 10–12% YOY in Q4 2025. In comparison, average high-street rents across the city recorded a relatively slower rise of 6–8% YOY. However, select high streets outperformed, registering double-digit growth of around 16% on an average, driven by limited availability of quality retail space and strengthening consumer demand.

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
Linking Road	990	115	134	8.2%	13.1%
Kemps Corner / Breach Candy	550	64	74	0.0%	10.0%
Colaba Causeway	850	99	115	3.7%	25.9%
Fort	565	66	76	0.0%	0.9%
Lokhandwala Andheri	450	52	61	3.4%	4.7%
Borivali LT Road	500	58	67	6.4%	16.3%
Chembur	425	49	57	6.3%	13.3%
Vashi	450	52	61	0.0%	0.0%
Thane	325	38	44	4.8%	8.3%

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 12th 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.

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KEY LEASE TRANSACTIONS Q4 2025

PROPERTY	LOCATION	TENANT	SF
Oberoi Sky City Mall	Borivali	OVS	11,158
Inorbit Mall	Vashi	Purple United Kids	17,220
Mainstreet	Fort	Galeries Lafayette	74,000
Mainstreet	Goregaon	Baglami	12,732

KEY PROJECTS COMPLETED IN LAST 12 MONTHS

PROPERTY	LOCATION	SF	COMPLETION TIMELINE
Oberoi Sky City Mall	Borivali East	1,100,000	Q1 2025
Aurum Square Mall	Ghansoli	200,000	Q1 2025