MARKETBEAT
GREATER JAKARTA
INDUSTRIAL Q2 2026

CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
11.3% Price Growth	▲	▲
-42.9% Demand Growth	▼	▬
63.3% Sales Rate	▬	▲

Overall, Industrial Estates

ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
5.2% Indonesia GDP Growth	▬	▬
3.34% Indonesia Inflation Rate	▲	▲
5.75% Indonesia Central Bank Rate	▲	▬

Source: Central Bank and Census Bureau

SUPPLY: ADDITIONAL SUPPLY IN PURWAKARTA SUB-MARKET

Concluding the second quarter of 2026, Purwakarta recorded 40 hectares of new industrial land supply, marking another notable expansion of development towards further Eastern corridor.

Concurrently, 93,618 square meter of new rental warehouse entered the market during the review quarter with the majority of supply coming from developments in Bekasi, followed by Jakarta and Karawang, bringing the total supply of rental warehouse to 3,281,581 square meter.

DEMAND: DATA CENTER SECTOR DOMINATE INDUSTRIAL LAND ABSORPTION

Industrial land demand reached 37.9 hectares in the second quarter of 2026, with the data center sector accounting for the largest share of land absorption during the quarter. Karawang & Purwakarta sub-market contributed the highest absorption. In terms of investor profile, local investors once again emerged as the primary driver of industrial land demand.

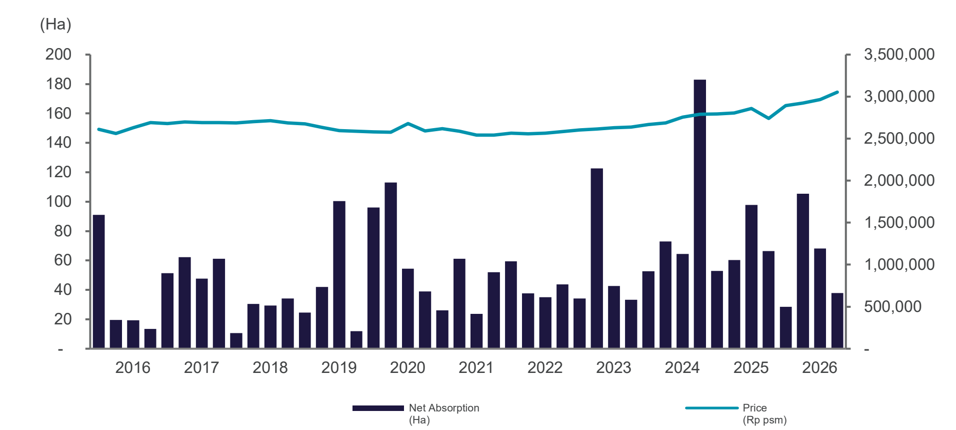
The average occupancy rate or rental warehouse market stood at 91.9% in the second quarter of 2026, slightly lower than in the previous quarter but still reflecting a 15.5% year-on-year (YoY) increase. The Jakarta and Karawang sub-markets accounted for the majority of the newly absorbed warehouse space during the review quarter. The automotive, FMCG, and logistics industries remained the dominant occupiers, accounting for the largest share of warehouse demand during the quarter.

The industrial market is expected to remain resilient, supported by sustained demand across key sectors, despite the ongoing economic uncertainties.

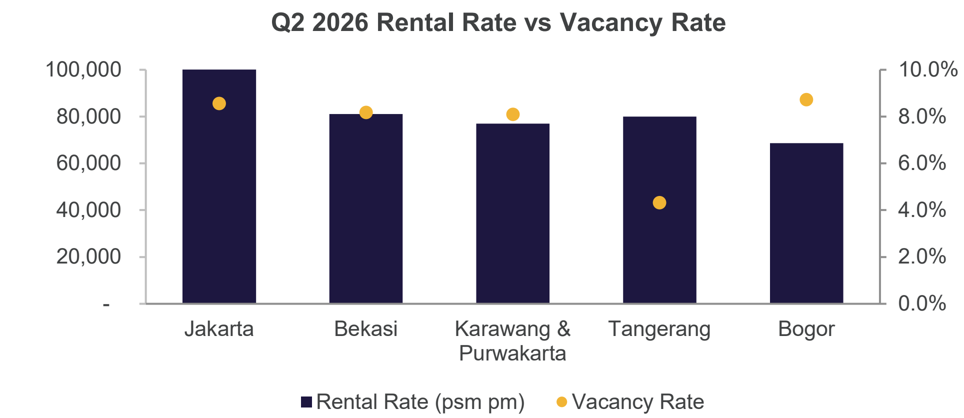
PRICING: PRICES CONTINUED TO INCREASE

In the second quarter of 2026, industrial land prices recorded a 11.3% year-on-year (YoY) increase, reaching approximately Rp3,053,000 per square metre. The upward trend was supported by the weakening Rupiah as most projects are still priced at USD which then are converted to Rupiah at the market exchange rate. Meanwhile, rental rate of warehouse increased slightly to Rp81,795 per square meter, indicating a 2.5% year-on-year (YoY) increase. With sustained demand and limited land availability, industrial land prices and rental rates are expected to continue their upward trajectory.

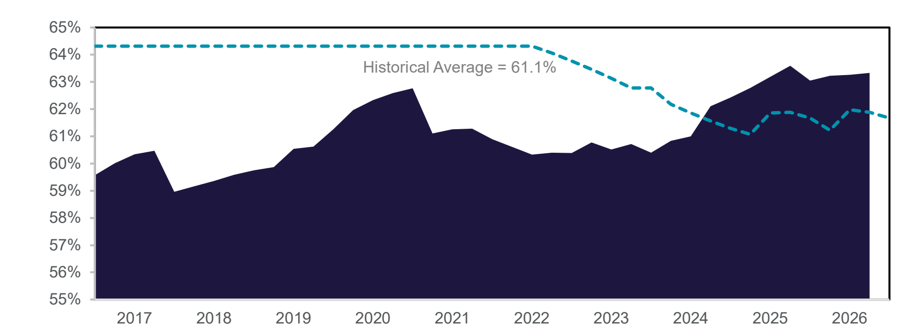
NET ABSORPTION & LAND PRICE – INDUSTRIAL LAND



VACANCY & RENTAL RATE - WAREHOUSE



OVERALL SALES RATE – INDUSTRIAL LAND



MARKET STATISTICS – INDUSTRIAL LAND

SUBMARKET	INVENTORY (HA)	CURRENT QTR OVERALL NET ABSORPTION (HA)	YTD OVERALL NET ABSORPTION (HA)	OVERALL SALES RATE (%)	OVERALL AVG LAND PRICE (IDR/SQM)
Jakarta*	1,089	n/a	n/a	n/a	n/a
Bekasi	5,836	9.84	48.64	80.53%	3,210,000
Karawang & Purwakarta	5,462	16.67	22.87	52.23%	2,800,000
Tangerang	804	3.00	6.20	69.85%	3,441,667
Serang	3,338	0.00	0.00	50.92%	2,200,000
Bogor	80	0.00	0.00	84.78%	2,300,000
Subang	80	8.40	8.40	27.03%	2,200,000
GREATER JAKARTA TOTALS	16,689	37.91	86.11	63.84%	3,053,000

**Currently no active primary market transaction*

MARKET STATISTICS - WAREHOUSE

SUBMARKET	INVENTORY (SQM)	VACANCY RATE (%)	OVERALL AVG RENTAL RATE (IDR/SQM)
Jakarta	500,148	8.6%	102,250
Bekasi	1,790,805	8.2%	81,040
Karawang & Purwakarta	451,777	8.1%	77,000
Tangerang	125,742	4.3%	80,000
Bogor	412,727	8.7%	68,683
GREATER JAKARTA TOTALS	**3,281,199**	**8.1%**	**81,795**

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