

# Bengaluru (Bangalore)

## Grade A Rental Values<sup>1</sup>

Micromarkets	INR	\$US <sup>2</sup>	Percentage Change	
	Per sq ft/Month		QOQ	YOY
CBD <sup>3</sup>	110 - 190	1.6 - 2.8	0.0%	7.1%
SBD (Indiranagar-Koramangala)	90 - 150	1.3 - 2.2	0.0%	9.1%
Outer Ring Road (Sarjapur-Marathahalli)	80 - 90	1.2 - 1.3	0.0%	6.3%
Outer Ring Road (K.R. Puram - Hebbal)	75 - 85	1.1 - 1.2	0.0%	9.6%
Bannerghatta Road	65 - 90	1.0 - 1.3	0.0%	26.0%
Hosur Road	32 - 42	0.5 - 0.6	0.0%	5.7%
EPIP Zone/ Whitefield	35 - 54	0.5 - 0.7	2.5%	6.5%
Electronic City	35 - 45	0.5 - 0.7	0.0%	14.3%
North (Hebbal - Yelahanka)	45 - 72	0.7 - 1.1	5.1%	5.1%

## Market Transactions<sup>4</sup>

Client	Building Name	Area (sq ft)	Location	Transaction Type
Amazon	Bagmane Constellation Park	650,000	ORR	Lease
Samsung	Bagmane Constellation Park	400,000	ORR	Lease
Smartworks	Global Technology Park	277,000	ORR	Lease
Facebook	Embassy Golf Links	218,440	SBD	Lease
WeWork	Prestige Central	200,000	CBD	Lease

Notes

<sup>1</sup> Data represent both Non IT/TeS and IT/TeS Grade A properties

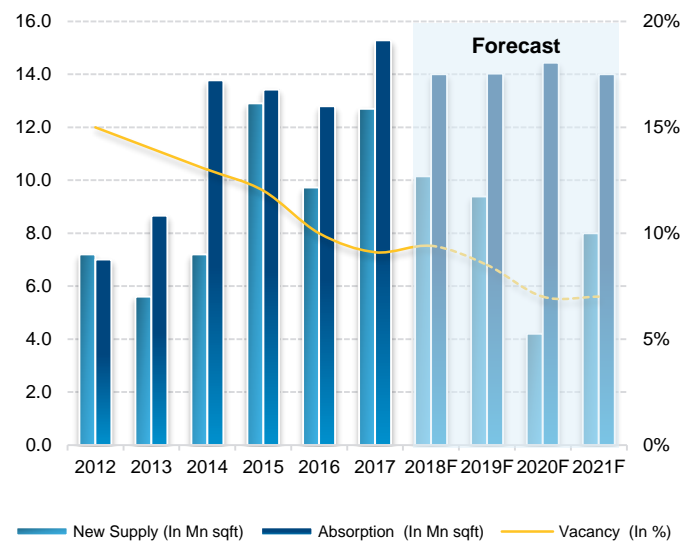
<sup>2</sup> \$US= INR 68.58 (US Dollar rate as on 30/06/2018)

<sup>3</sup> CBD include MG Road and, Richmond Road, Infantry Road, Cunningham Road, Sankey Road, Palace Road, Vittal Mallaya Road and others.

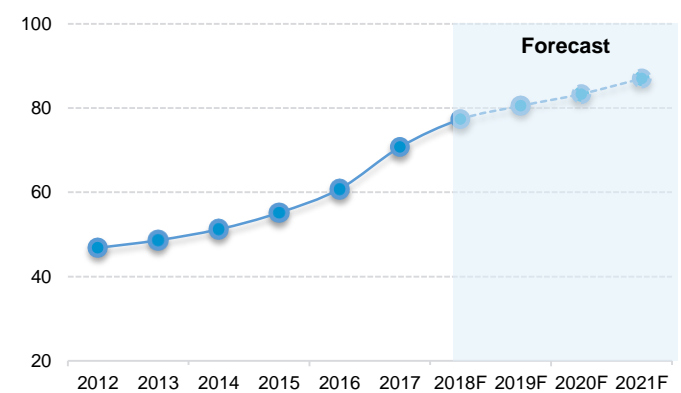
<sup>4</sup> Indicative transactions concluded during Q2 2018

\* Excluding rents of ITPL of INR 52/sq ft/month

## Supply, Absorption & Vacancy Trends<sup>1</sup>



## Average Rental Trend<sup>1</sup>



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