

Mumbai

Grade A Rental Values¹

Micromarkets	INR	\$US ²	Percentage Change	
			QOQ	YOY
	Per sq ft/Month			
CBD ³	200 - 250	2.9 - 3.7	0.0%	0.0%
Worli/Prabhadevi	170 - 210	2.5 - 3.1	0.0%	0.0%
Lower Parel	140 - 195	2.0 - 2.8	0.0%	1.5%
BKC	220 - 350	3.2 - 5.1	2.7%	4.6%
Kalina	140 - 185	2.0 - 2.7	-1.5%	4.8%
Goregaon/JVLR ³	100 - 130	1.5 - 1.9	0.0%	4.5%
Andheri East	85 - 130	1.2 - 1.9	-2.3%	-2.3%
Malad	80 - 105	1.2 - 1.5	2.8%	2.8%
Powai	110 - 145	1.6 - 2.1	6.3%	6.3%
Navi Mumbai	70 - 110	1.0 - 1.6	5.9%	5.9%
Thane	70 - 80	1.0 - 1.2	0.0%	0.0%
LBS ³	95 - 125	1.3 - 1.8	-2.3%	-6.5%

Market Transactions⁴

Client	Building Name	Area (sq ft)	Location	Transaction Type
Tablespace	Logitech Park	100,000	Andheri	Lease
WeWork	Vaswani Chambers	75,000	Worli	Lease
Kotak Mahindra Bank	Neptune Elements	70,000	Thane	Lease
Quest Offices	Technopolis	55,000	Andheri	Lease
Deloitte	Indiabulls Finance Centre	50,000	Lower Parel	Lease

Notes:

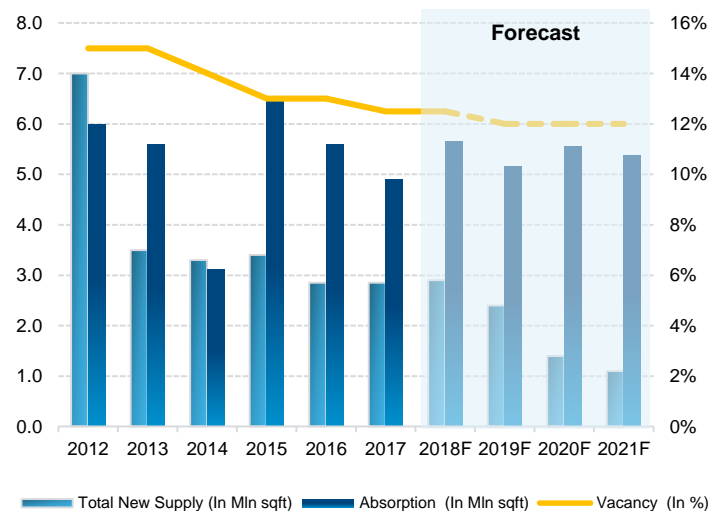
¹ Data represents both Non IT/ITeS and IT/ITeS Grade A properties

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

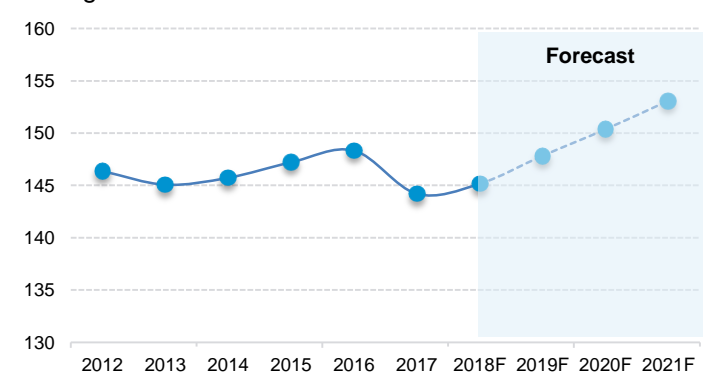
³ CBD - Nariman Point, Ballard Estate & Fort, JVLR - Jogeshwari-Vikhroli Link Road, LBS - Lal Bahadur Shastri Marg (Rental range adjusted in April 2017 to accommodate Off LBS locations)

⁴ Indicative transactions concluded during Q2 2018

Supply, Absorption & Vacancy Trends¹



Average Rental Trend¹



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