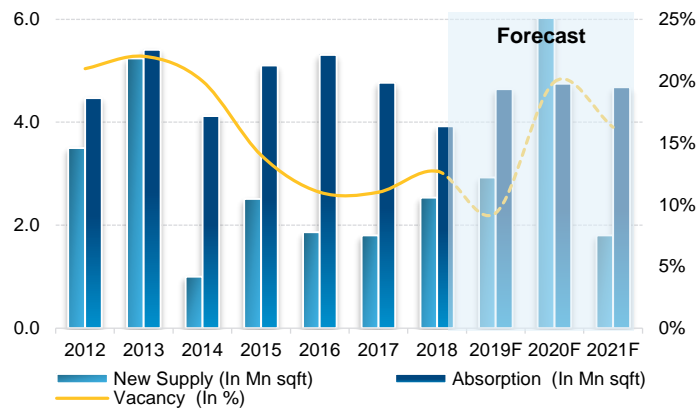


Chennai

Grade A Rental Values¹

Micromarkets	INR	\$US ²	Percentage Change	
	Per sq ft/Month		QOQ	YOY
CBD ³	70 – 90	1.0 - 1.3	0.0%	0.0%
Off CBD ⁴	60 – 75	0.9 - 1.1	0.0%	0.0%
GST Road ⁵	35 – 45	0.5 - 0.6	0.0%	0.0%
MPH Road ⁶	55 - 65	0.8 - 0.9	4.3%	4.3%
OMR-Pre Toll ⁷	57 – 83	0.8 - 1.2	0.0%	5.3%
OMR-Post Toll ⁸	32 – 45	0.5 - 0.6	0.0%	10.0%
Ambattur	30 – 45	0.4 - 0.6	0.0%	0.0%

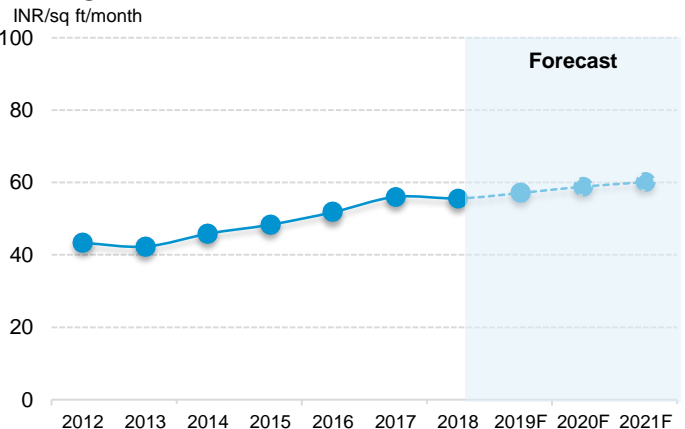
Supply, Absorption & Vacancy Trends¹



Market Transactions⁹

Client	Building Name	Area (sq ft)	Location	Transaction Type
The Hive	SRP Stratford	88,225	OMR - Pre Toll	Lease
Smartworks	Olympia National Tower	75,330	Guindy	Lease
IndiQube	Brigade Vantage	60,620	OMR - Pre Toll	Lease
Infosys	RMZ One Paramount	46,157	MPH Road	Lease

Average Rental Trend¹



Notes

- ¹ Data represent both of Grade A Non IT and IT/ITeS buildings excluding SEZs
- ² USD1 = INR69.55 as on 31/12/2018
- ³ CBD includes micromarkets such as Nungambakkam, Nandanam, Teynampet, RK Salai, Alwarpet, Egmore, T Nagar, Chetpet
- ⁴ Off CBD includes micromarkets such as Anna Nagar, Kilpauk, Nelson Manikam Road, Vadapalani, Guindy, MRC Nagar, Adyar
- ⁵ Grand Southern Trunk Road
- ⁶ Mount-Poonamallee High Road
- ⁷ Old Mahabalipuram Road Pre-Toll (Madhya Kailash – Perungudi)
- ⁸ Old Mahabalipuram Road Post-Toll (Thoraiyakkam to Sholinganallur; Semmencherry to Siruseri)
- ⁹ Indicative transactions concluded during Q4 2018

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