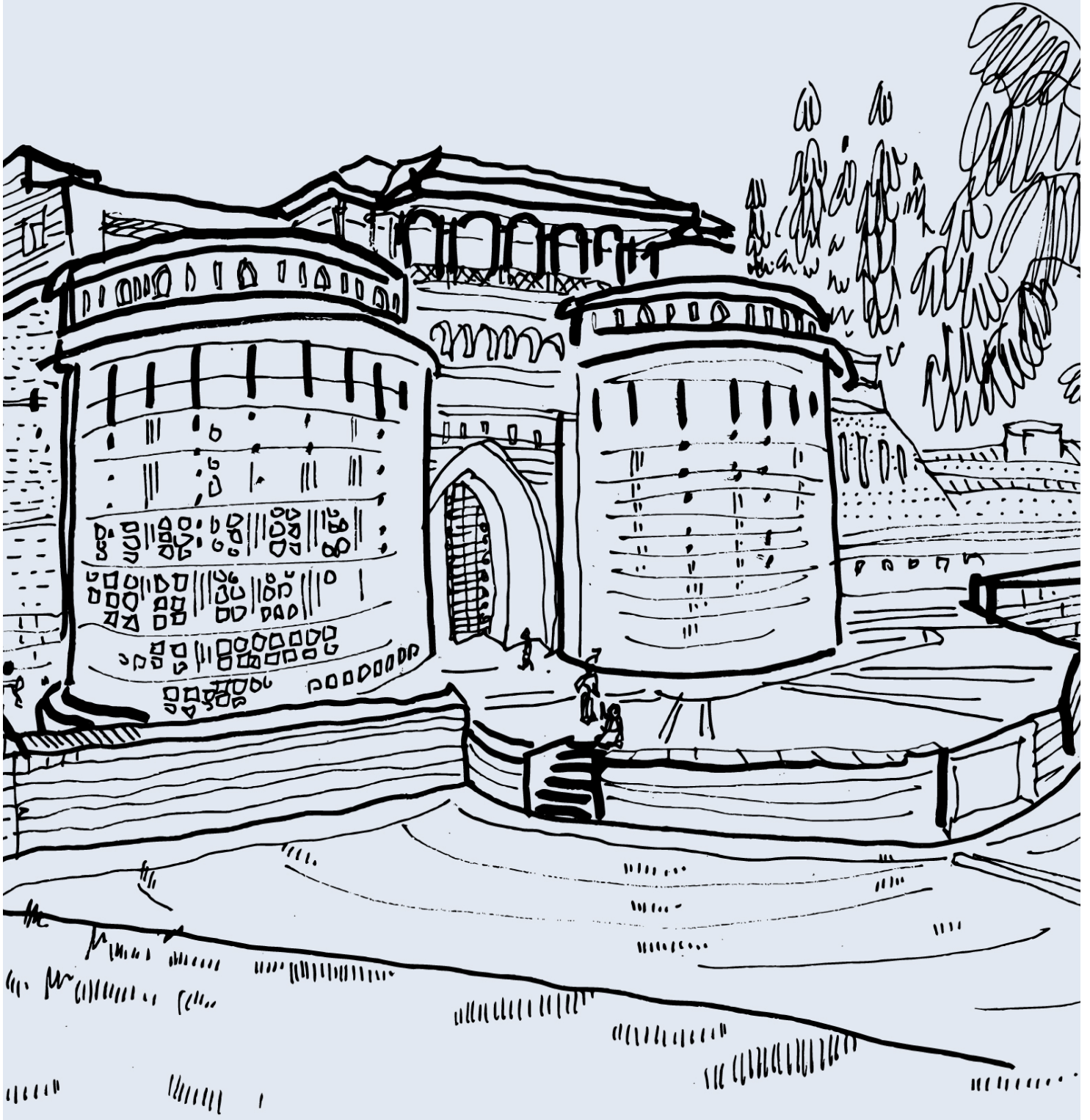


H1 2023

SPOTLIGHT
Savills Research

Pune Market Watch Office



INDIA ECONOMY

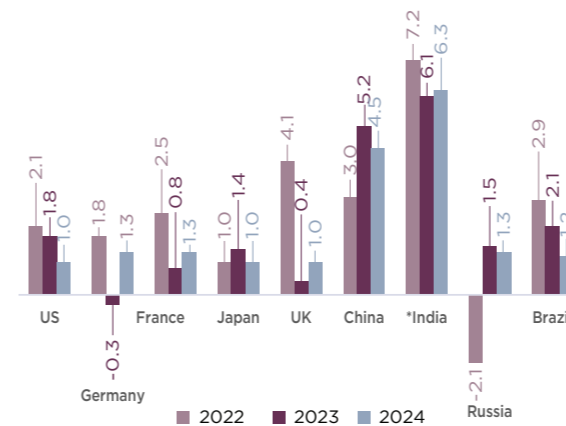
H1 2023

As the first half of 2023 closes, policymakers around the world are navigating through an uncertain if not a previously uncharted terrain. The last few years have seen overlapping crises – COVID-19, the Russia-Ukraine War, rising inflation and interest rates, and liquidity troubles after a series of bank crises. In March 2023, World Bank warned of the making of a ‘Lost Decade’ for the global economy.¹

While the fear of recession is seemingly ubiquitous, some parts look more vulnerable than others. Nevertheless, select bright spots like India stand out, with negligible chances of a technical recession. India, in fact, continues to be the fastest growing major economy (Chart-1).

INDIAN ECONOMY REMAINS LEAST VULNERABLE

Chart-1: GDP Growth Projections across the World



Source: IMF WEO Jul 2023
* Fiscal year basis

REMARKABLE RESILIENCE

Although the global atmosphere necessitated a slight revision in India’s GDP growth forecast, it still appears to be an island of low vulnerability, primarily on account of strong macro-economic indicators, demographic advantage and robust consumption. Despite this revision, World Economic Outlook (IMF’s flagship report) in its July 2023 edition projected a 6.1% growth rate for India in FY24, an evidence of remarkable resilience, in the face of global headwinds.

The ‘growth vs inflation conundrum’ seems well managed at this point. Barring the first two months of the year, inflation is within the RBI’s tolerance zone since November 2022 (Chart-2). In fact, at 4.25%, retail inflation hit a 26-month low in May 2023.

The general economic performance can be viewed through the lens of certain key macro-economic indicators. GST collections were the highest recorded ever, at INR 1.87 lakh crores in April 2023 (up 12% YoY). Interestingly, the revenue collections have been consistently above INR 1.5 lakh crores since March 2023. Both manufacturing and services Purchasing Managers Index (PMI) have been steadily expanding for almost 2 years. Strong sentiments in the IT sector are reflected in the 13-year high services PMI of 62 in April 2023. A 31-month high in the manufacturing sector is reflected in the manufacturing PMI of 58.7 for May 2023. Brent crude oil prices have remained

comfortably below USD100 per barrel throughout 2023, enabling relative stability of the Indian Rupee reportedly at INR 80-82 to a USD, for the most part this year. Foreign exchange reserves, consequently, have increased from around USD 560 bn at the start of the year to USD 596 bn in mid June 2023.

Equity Markets: The Bellwether of Growth Phase

Equity markets often act as powerful barometers for macroeconomic sentiments. Towards the end of June 2023, both BSE SENSEX and NIFTY were trading at all-time highs of 64,000 and 19,000 respectively. More assuring are the key sectoral indices. SENSEX and key sectoral indices have recorded significant gains compared to the pre-pandemic times of early 2020. (Chart-3). As of 28th June 2023, the S&P BSE IT and Realty indices had registered gains of 87% and 82%, vis-a-vis 1st of January 2020.

[Click here to read #SavillsRoundUp: A fortnightly reporting of economic and real estate news](#)



[Click here to read](#)

Note: FY refers Fiscal Year (Apr-Mar)
This section contains figures in Indian system of lakhs and crores (refer Appendix for international conversions)

¹ USD = Approx. 82.05 INR on Jun 29, 2023

¹ Economic Times

POLICY ACTION

Despite demand concerns across the globe and phases of untamed inflation domestically, India's growth has remained steady. A key factor powering the upward trajectory post peak-pandemic is strong policy support from various agencies and institutions, including the RBI. While the Atma-Nirbhar Bharat Package was a decisive factor in limiting the impact of devastation during the pandemic, the RBI's role in maintaining domestic demand and liquidity has been commendable. A close look at retail inflation and repo rate movement since 2020 (Chart-2) reveals that well spaced-out and gradual hikes in benchmark lending rates were mostly successful in handling spiralling inflation, with a manageable impact on demand and growth prospects.

Budgetary Announcements

The Union Budget 2023-24 centered around creating a blueprint for the economy in 'Amrit Kaal' – a run from 75 years of independence (in 2022) till the 100th in 2047. The Finance Minister identified 7 priority areas for this long-term growth plan, viz., inclusive development, percolation of benefits to the last mile, infrastructure and investment, potential realisation, sustainable green growth, youth empowerment and reforms in the financial sector.

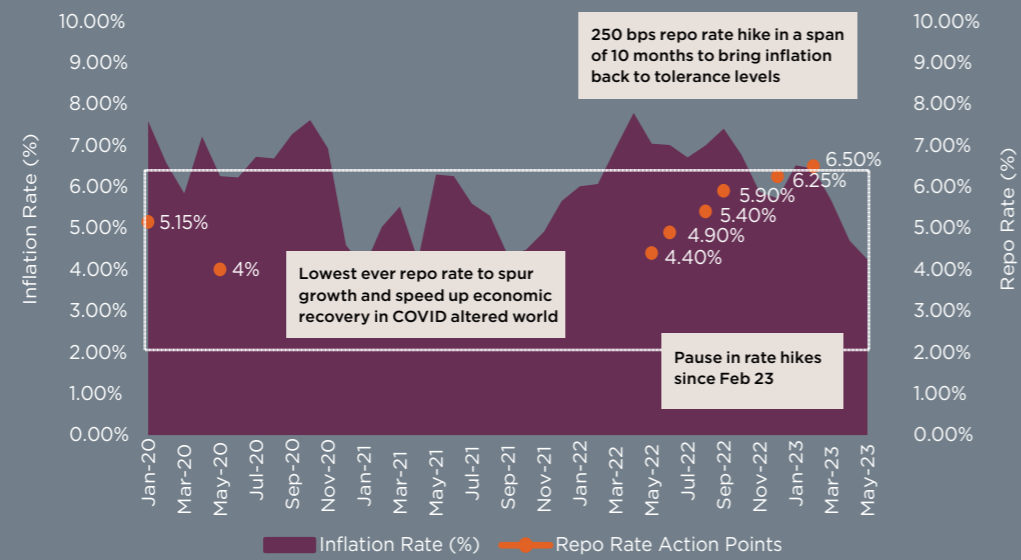
Real Estate Specific Announcements

Although direct real estate announcements were limited, the steep rise in the Capex to 3.3% of GDP continued to be the guiding force of the budget, providing a strong impetus to infrastructure and allied industries including real estate. Specifically, the INR 10,000 crore per annum allocation to the Urban Infrastructure Development Fund will enhance the proposition of tier II and III cities with developers and funds creating more commercial, residential and retail developments.

(Refer Appendix for detailed real estate specific announcements and the impact on various real estate verticals).

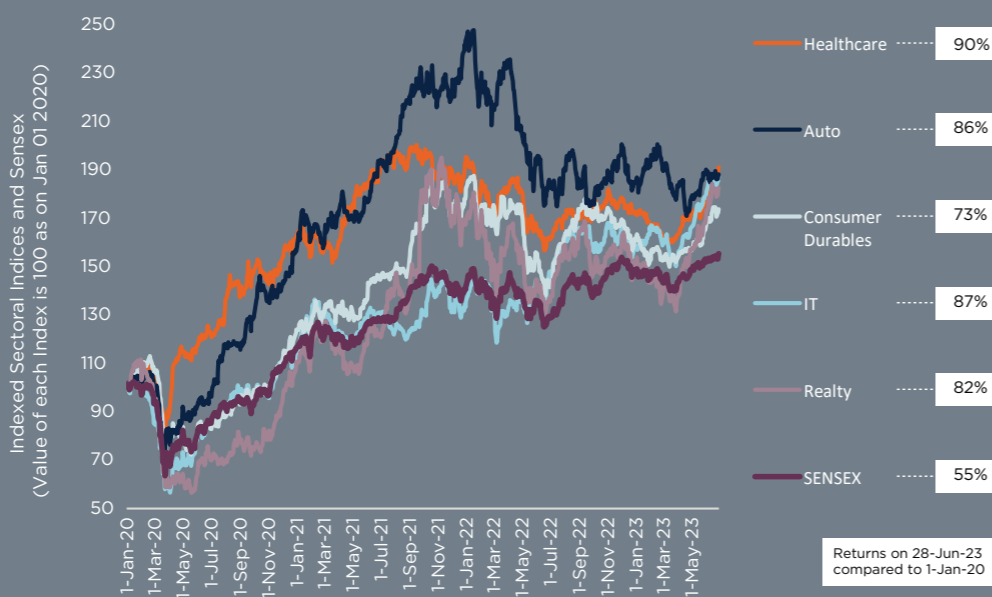
In other notable announcements of H1 2023, SEBI's proposal to regulate all online platforms that offer fractional ownership of real estate assets is expected to institutionalise the segment and help attract more capital from both domestic and offshore investors. REITs have also been at the centre of investor and retail participant attention in the first half of the year, as India's REIT offerings expanded from the office sector to retail with the listing of Nexus Select Trust REIT in May 2023. The NSE also launched India's first REIT and InvIT index to help the retail investor track the cumulative performance of such offerings listed on the NSE.

Chart-2: RBI Response to Macroeconomic Scenario



Source: FxEmpire, Savills India Research

Chart-3: Equity Markets: Sectoral Performance



Source: BSE, Savills India Research

NEAR-TERM CAUTION

Although India remains the least vulnerable major economy, it will be wise to consider that no economy is fully insulated from concerns elsewhere in today's highly globalised world. To quote the RBI governor, "Headwinds from weak external demand, volatility in

global financial markets, protracted geopolitical tensions and intensity of El Nino impact, however, pose risks to the outlook and needs to be carefully monitored."

India will have to navigate the near-term challenges emanating from global events, but its future is quite promising, as its engines are very well geared up.



RBI's Financial Stability Report: Indian banks' gross bad loans fall to a 10-year low of 3.9% in Mar 2023

India's Current Account Deficit (CAD) narrowed sharply in the Jan-Mar quarter, helped by a smaller trade gap and increased services exports. The CAD stood at USD 1.3 Bn (0.2% of GDP) in the 4th quarter of FY 23, compared with the previous quarter's revised deficit of USD 16.8 Bn (2% of GDP).



INDIA OFFICE MARKET UPDATE



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The Indian commercial real estate sector has not been completely insulated from headwinds of slowing global economic growth with select organisations reducing headcount and a few countries undergoing a technical recession. There was a visible slowdown in demand in the first quarter with a 14% decline compared to last year that continued in the second quarter too with demand contracting by 9% YOY. Overall, the leasing activity in the first half of 2023 is recorded at 27 mn sq. ft. The strategising of office portfolios, slow decision-making, and availability of plug-and-play/coworking office spaces amidst a widely accepted hybrid work environment have led to this sluggish demand. However, India continues to be a preferred destination for corporates driven by a strong GDP growth rate, large talent pool, favourable policies, and ever growing of infrastructure. Hence, we foresee this temporary reduction in leasing activity is likely to gain momentum in the second half of the year.

In the next few sections, we present a detailed account of office market performance in H1 2023.

*Bengaluru, Chennai, Delhi-NCR, Hyderabad, Mumbai and Pune

ALL-INDIA DEMAND DIPS; NEW PEAK IN 3 CITIES

The six¹ key office markets of India recorded a gross absorption of 27.0 mn sq.ft. in H1 2023, declining by 12% compared to the same period last year. Interestingly, the office demand seems to find a quarterly minimum resistance level of 13.7 mn. sq. ft. over the last 6 quarters, and we expect this to be maintained in the near term for a stable run and eventual growth.

The IT sector continues to be the primary demand driver, but the demand seems to now be broad-based with flexible workspaces rebounding to become a strong driver of office demand with the second highest contribution. Meanwhile the BFSI

sector maintained its position in the top 3 demand drivers.

Bengaluru, Chennai and Delhi-NCR have retained the top-3 spots in H1 2023 similar to last year. Together, these accounted for 63% of gross leasing activity.

Apart from the top-3 performing cities, this first half has also recorded a new leasing high in cities namely Chennai, Delhi-NCR, and Hyderabad over the decade as visible in the Gross Absorption chart.

Bengaluru, still being numero uno, saw a notable decline of 39% at 6.5 mn sq. ft. owing to slow decision-making by technology companies amidst fear of recession in major economies. Mumbai and Pune too saw a decline in leasing activity of 9% and 11% respectively over the last year.

KEY STATISTICS: H1 2023

RECORD ABSORPTIONS
mn sq. ft.

Bengaluru: 6.5
Delhi-NCR: 6.0
Chennai: 4.5

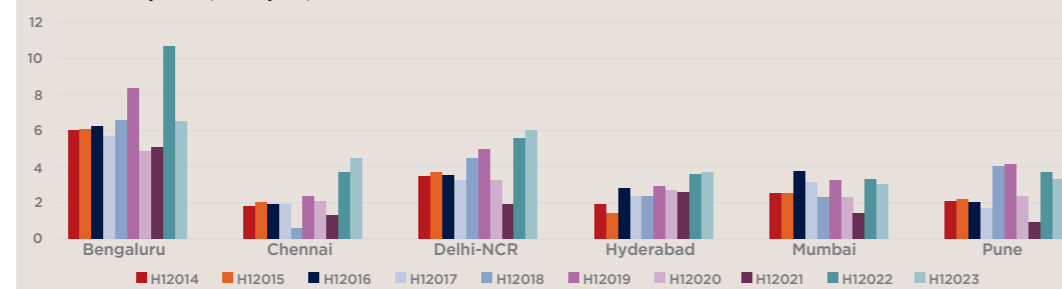


New Supply
25.6
mn sq. ft. YOY change
-16%

Gross Absorption
27.0
mn sq. ft. YOY change
-12%

Gross absorption represents fresh leases and occupier sale, excludes renewals and pre-commitments

Gross Absorption (mn sq. ft.): Last 10 Years

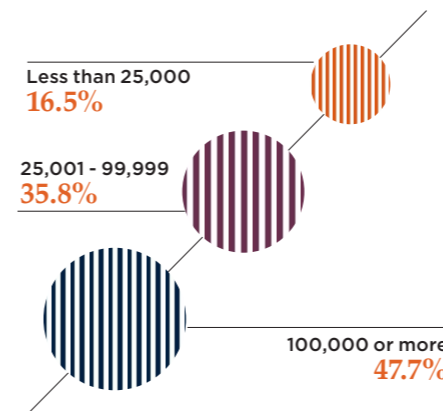


LARGE DEALS DOMINATE

Deals of large and medium sizes (over 100,000 sq. ft. and 25,001-99,999 sq.ft. respectively) accounted for 83.5% of the market. Compared to same period last year, the share of large deals increased from 41% to about 48%.

Large deals comprised the majority share in deal-size in all cities except Mumbai which was dominated by small size deals (below 25,000 sq. ft. apiece).

Deal Size Distribution (size categories in sq. ft.)

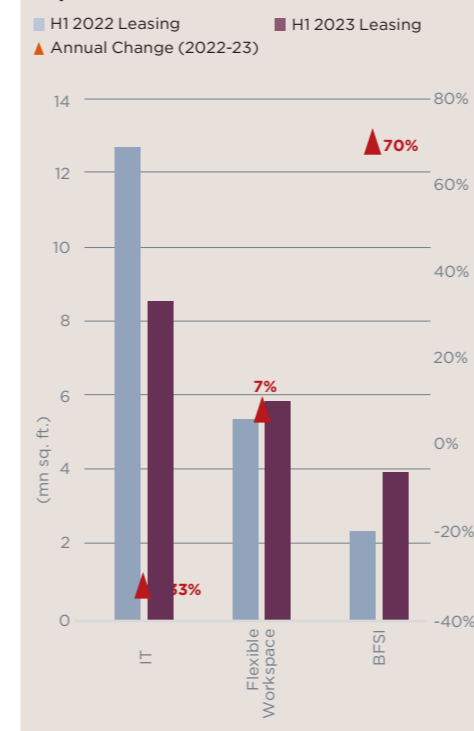


High Growth by BFSI Sector, Flexible Workspace Sector Rebounds

The IT sector continued to be the primary demand driver despite a decline in take-up in absolute terms over same period last year followed Coworking (Flexible workspaces) that grew by 7%.

The BFSI sector witnessed robust growth of 70% YOY, contributing 14.4% to the leasing activity.

Top 3 Sectors YOY Growth



SUPPLY & VACANCY

New completions were noted at 25.6 mn sq. ft in H1 2023, which is 16% lower compared to same time last year. All cities except Delhi-NCR and Hyderabad saw a YOY decline in new supply.

Bengaluru remained at the forefront of new completions, recording 8.2 mn sq.ft. of additions. It was followed by Hyderabad with 7.6 mn sq.ft., setting a new high with a consistent rise in new completions in the first half periods over the decade. Overall, the south cities namely Bengaluru, Chennai and Hyderabad contributed 72% of new supply in H1 2023.

On a pan-India scale, the average vacancy levels have declined marginally by 20 bps to 18% at the end of Q2 2023.

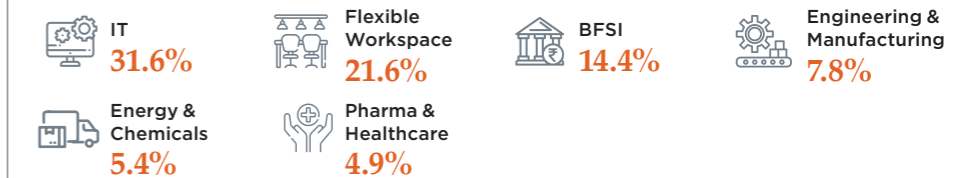
RENTALS

All markets except Southern cities witnessed a change in average rental values in H12023.

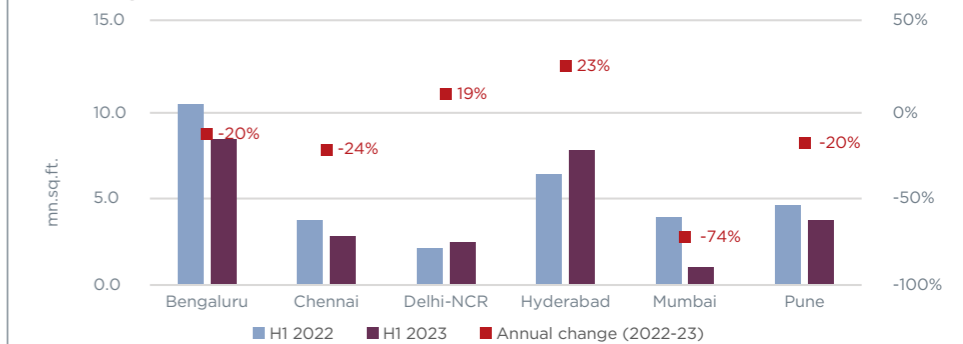
The highest rental growth of approximately 16% YOY is recorded in Mumbai owing to limited availability of space followed by Delhi-NCR and Pune that noted a marginal rise of 3% and 2% YOY, respectively.

Bengaluru and Hyderabad saw rise in vacancy levels due to consistent infusion of space outpacing the leasing momentum

Share of Sectors

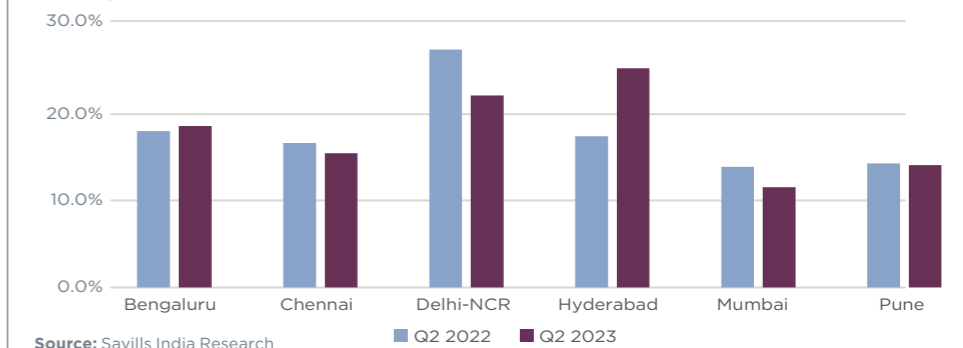


New Completions



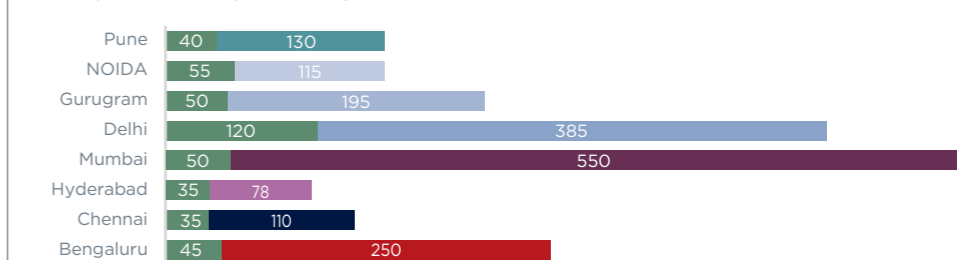
Source: Savills India Research

Vacancy Levels

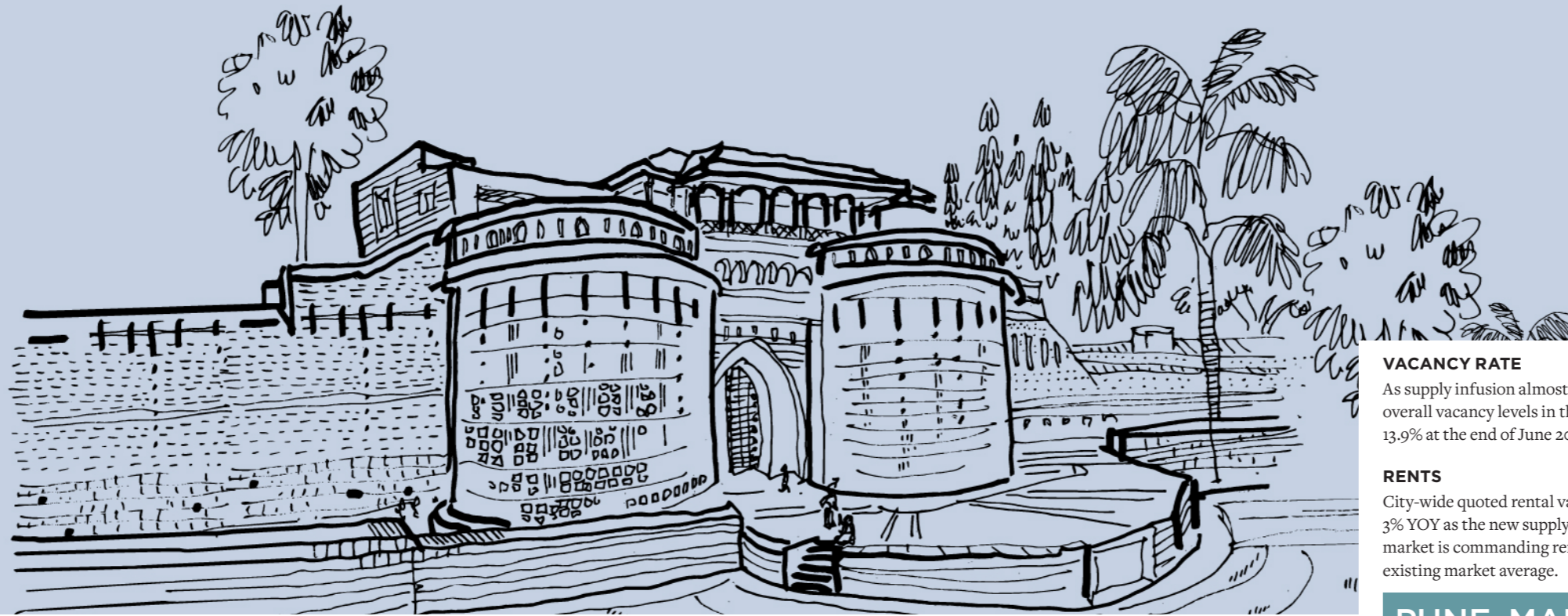


Source: Savills India Research

Average Rental Range (INR / sq.ft./ month)



*Rental ranges are indicative values in the given market and may vary from the indicated band at other times
Source: Savills India Research



PUNE OFFICE MARKET UPDATE

PUNE'S KEY HIGHLIGHTS

Flexible workspace operators expanding significantly

The flexibility of 'Work From Anywhere' gained significance in the pandemic and is now widely accepted by most occupiers. To tap this opportunity, flexible workspace operators expanded footprint offering dynamic options to occupiers for expansion and/or realigning their real estate portfolios. They accounted for a considerable 35% share in the overall leasing activity in the city during H1 2023. Cumulatively during 2021-H1 2023, flexible workspace

operators have leased approximately 5.0 mn sq. ft. of space in the city. For reference, this is equivalent to the space leased by technology occupiers during the same period.

Significant pre-commitments

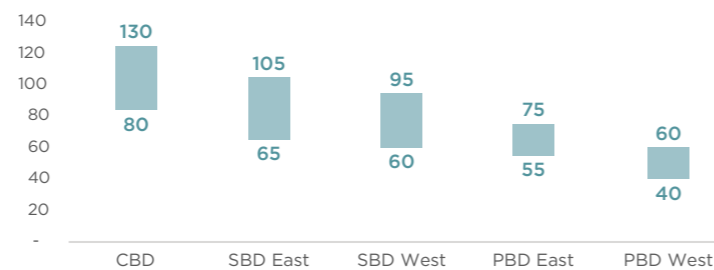
On account of limited quality supply in completed buildings, occupiers requiring large spaces pre-committed to meet their expansion needs. During H1 2023, the city witnessed 1.0 mn sq. ft. of pre-commitments driven by BFSI occupiers and flexible workspace operators mainly in the micromarkets of SBD East and SBD West.

Key Statistics: H1 2023

New Supply	YOY Change
3.6 mn sq. ft.	-20%
Gross Absorption	YOY Change
3.3 mn sq. ft.	-10%

Gross absorption represents fresh leases and occupier sale, excludes renewals and pre-commitments

Rental Range H1 2023 (INR/sq. ft./month)



Source: Savills India Research

VACANCY RATE

As supply infusion almost matched the demand, overall vacancy levels in the city remained at 13.9% at the end of June 2023.

RENTS

City-wide quoted rental values appreciated by 3% YOY as the new supply that was added in the market is commanding rentals higher than the existing market average.

PUNE MARKET OUTLOOK

DEMAND

In the backdrop of continued return of employees to workplaces, we expect office market to continue building the momentum during 2023. Driven by pre-commitments of 2.0 mn sq. ft. that are likely to get absorbed during H2 2023, we expect 2023 to record around 7.0 mn sq. ft. of gross absorption.

SECTORS

We expect continued interest from technology occupiers as well as flexible workspace operators to drive leasing activity during 2023. Micromarkets of SBD East and SBD West are likely to attract occupier attention due to expected infusion of quality supply offering large contiguous spaces.

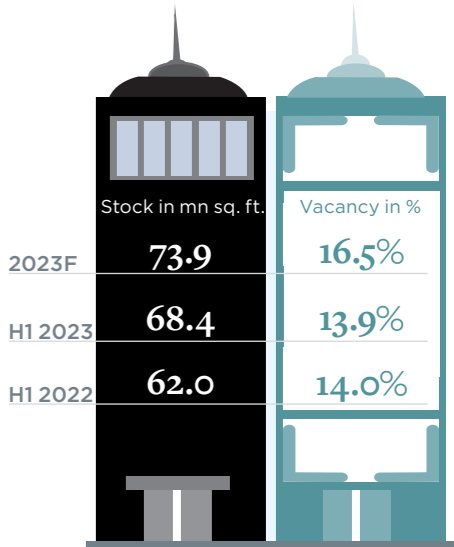
RENT & VACANCY

Given the situation of supply exceeding demand, the quoted rental values are likely to remain stable across all micromarkets in 2023. Amidst significant supply infusion and robust leasing activity, we expect the vacancy rate to hover around 16%-17% at the end of December 2023.

SUPPLY

New supply of 5.5 mn sq. ft. is scheduled to be completed during H2 2023. Interestingly, half of this planned supply is likely to be concentrated in the micromarket of SBD East while the other half will be equally distributed among the other micromarkets including the CBD, SBD West, PBD East and PBD West.

GRADE-A OFFICE STOCK & VACANCY



Source: Savills India Research

Major Transactions H1 2023

TENANT | Micromarket | Building Transacted Area* (sq. ft.)

- HELLA**
PBD West
Nalanda IT Park
2,00,000
- BAJAJ FINSERV**
SBD East
Phoenix Fountainhead Tower 3
1,80,000
- SMARTWORKS**
SBD East
Amar Tech Centre
1,50,000
- PANASONIC**
PBD West
Nalanda IT Park
1,25,000
- INDIUBE**
CBD
Commerzone
1,00,000

*Approximate and indicative areas only

PUNE MICROMARKETS

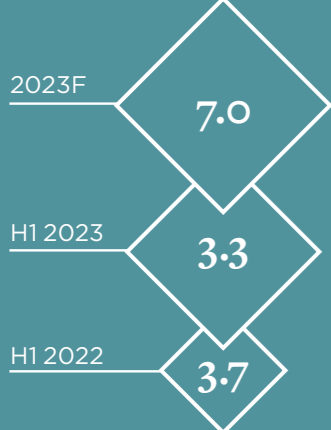
- CBD** - Laxmi Road, Camp, Bund Garden, Boat Club, Koregaon Park, Dhole Patil Road, Pune Station, Shivaji Nagar, FC Road, JM Road, Wakdevadi, SB Road, Model Colony, Ganeshkhind Road, Kalyani Nagar, Yerwada
- SBD East** - Kharadi, Mundhwa, Nagar Road, Viman Nagar, Hadapsar, Kondhwa
- SBD West** - Aundh, Baner, Balewadi, Pashan, Kothrud, Karve Nagar, Khadki, Paud Road
- PBD East** - Phursungi, Wagholi, Charoli, Solapur Road, Saswad Road, Katraj
- PBD West** - Hinjewadi, Wakad, Pimpri, Bhosari, Chinchwad, Bavdhan, Mulshi, Talawade, Tathawade, Nanded City, Pimple Saudagar

Source: Savills India Research



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Office Absorption (mn sq. ft.)



Source: Savills India Research

ANNEXURE:

REAL ESTATE UNION BUDGET 2023-24: ANNOUNCEMENTS AND SUB-SECTOR IMPLICATIONS

Sub-Sector Lifesciences & Pharma



Announcements

New programme to promote research in pharmaceuticals.

Implications

1. Collaborative research and innovation in the pharmaceutical segment to create demand for R&D assets in certain locations.
2. Ripple effect in real estate demand is likely to bode well for commercial real estate.

Sub-Sector Affordable Housing



Announcements

PM Awas Yojana - 66% increased allocation to INR 79,000 cr.

Implications

Promote affordable housing supply for the middle-class and economically weaker sections (EWS)

Sub-Sector Urban Planning



Announcements

- A) Increased allocation of INR 16,000 cr for Smart Cities mission.
- B) Urban Infrastructure Development Fund- INR 10,000 cr per annum allocation.

Implications

- A1) Seamless infrastructure and mobility.
- A2) Development of sustainable cities with increased real estate potential.
- B1) Improvement in connectivity and enhanced economic activity.
- B2) Push to Tier II & Tier III cities to emerge as new growth centres.

Sub-Sector Agricultural Sector



Announcements

INR 2,200 cr fund allocation to support agricultural start-ups.

Implications

Near-to-medium-term impact on the creation of logistics set-ups on vital rural-to-urban routes.

Sub-Sector Transport Sector



Announcements

50 additional airports, helipads; Outlay of over INR 3,100 cr for Civil Aviation Ministry.

Implications

Land prices may witness strong appreciation around the proposed airport sites

Sub-Sector New & Renewable Energy



Announcements

Allocation of INR 19,700 cr to the National Hydrogen Mission.

Implications

Push to the automotive segment causing increased demand for industrial and manufacturing real estate along with logistics space expansion.



APPENDIX

Abbreviations & Acronyms

Bn - Billion
 GDP - Gross Domestic Product
 GST - Goods & Service Tax
 InvITs - Infrastructure Investment Trusts
 INR - Indian Rupee
 IT - Information Technology
 IMF - International Monetary Fund
 IPO - Initial Public Offering
 Mn - Million

MoSPI - Ministry of Statistics & Programme Implementation
 PE - Private Equity
 PLI - Production Linked Incentive
 PMI - Purchasing Manager's Index
 RBI - Reserve Bank of India
 REIT - Real Estate Investment Trust
 Sq. ft. - Square Feet
 SEBI - Securities and Exchange Board of India
 YOY - Year over Year

Key Definitions

Term	Definitions – Office Sector
Stock/Inventory	<ul style="list-style-type: none"> This includes area of existing buildings plus new completions (supply) in each quarter/half year/full year
Supply	<ul style="list-style-type: none"> New office buildings that have received their certificates of completion/occupancy within the quarter/half year/full year or Buildings that have their structure ready and have occupier/s operating out of it or fit-outs being carried out
Gross Absorption/Gross Leasing/ Leasing Activity	<ul style="list-style-type: none"> Sum of all leases including expansion, relocation and consolidations Does not include full-term renewals which are after the nine-year lease expiry Includes leasing of entire tower by an occupier within an IT park/development
Average Rental Values/ Rents	<ul style="list-style-type: none"> A fair estimation of asking rent and deal closure rent
Vacancy	<ul style="list-style-type: none"> Total vacant space as a percentage of inventory/stock

Term	Definitions – General
Crore	<ul style="list-style-type: none"> Ten Million (10,000,000)
Lakh	<ul style="list-style-type: none"> One Hundred Thousand (100,000)



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 Software Units Layout, Sy No 64, Madhapur,
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