

Intelligent Investment

India Market Monitor

Q4 2024

Retail

REPORT

CBRE RESEARCH

January 2025





Retail

India's retail real estate sector experienced robust growth in leasing and supply additions in the October-December 2024 quarter. The fashion and apparel category continued to dominate the retail market, accounting for ~38% of the overall leasing activity in 2024, primarily driven by mid-range, value fashion, and athleisure brands.



57%

Q-o-Q growth in retail space take-up in Q4 2024

~100%

Q-o-Q growth in supply addition in Q4 2024

59%

Cumulative share of Bengaluru, Hyderabad, and Delhi-NCR in retail space take-up in 2024

62%

Cumulative share of Hyderabad, Bengaluru, and Delhi-NCR in leasing activity in Q4 2024

63%

Share of Bengaluru in supply addition in Q4 2024, followed by Mumbai (37%)

43%

Share of Hyderabad in supply addition in 2024, followed by Bengaluru (36%) and Mumbai (21%)

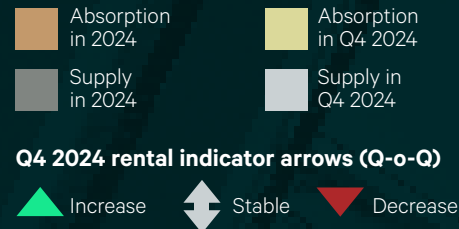
India Market Monitor

6.4 mn sq. ft.
Absorption in 2024

2.0 mn sq. ft.
Absorption in Q4 2024

1.2 mn sq. ft.
Supply in 2024

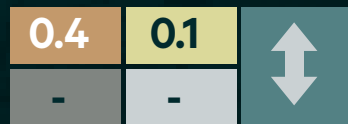
0.7 mn sq. ft.
Supply in Q4 2024



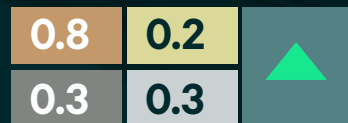
Delhi-NCR



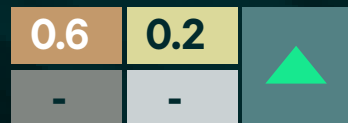
Ahmedabad



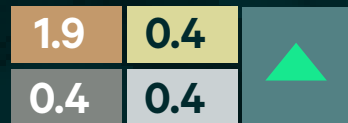
Mumbai



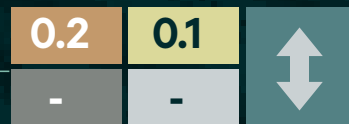
Pune



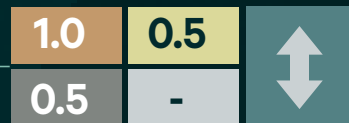
Bengaluru



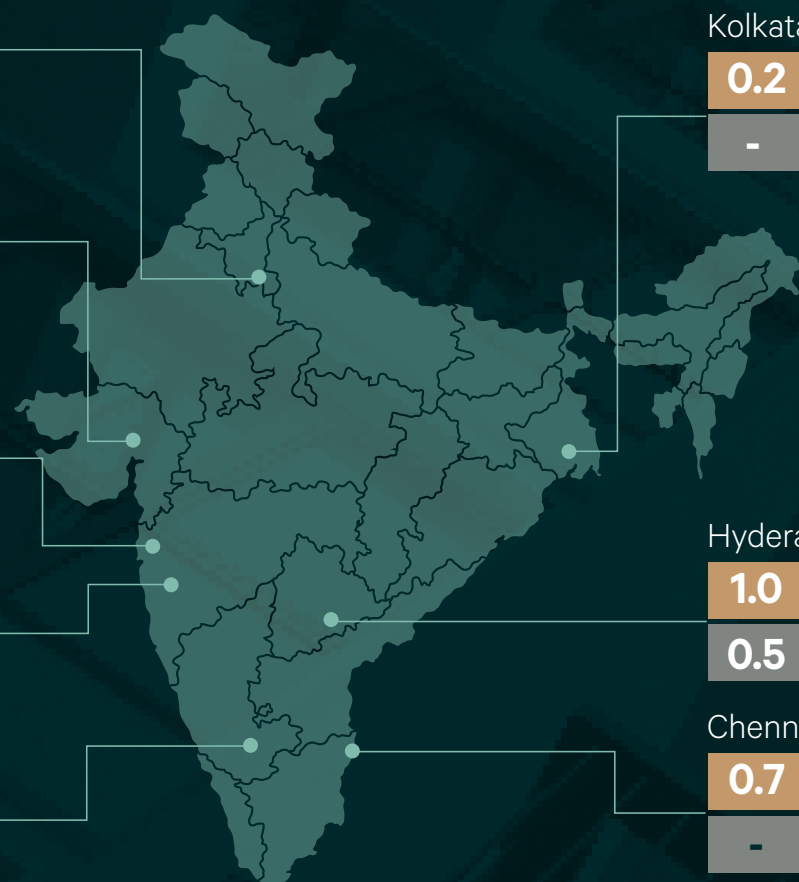
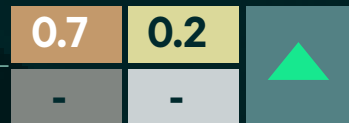
Kolkata



Hyderabad



Chennai

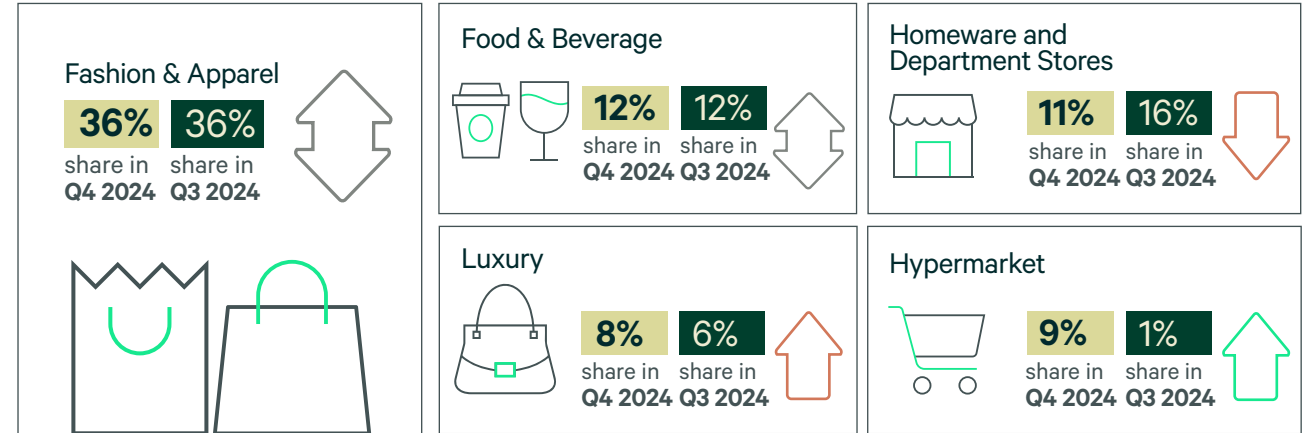


Source: CBRE Research, Q4 2024. Please note that the numbers have been rounded off and might not add up to the exact total.

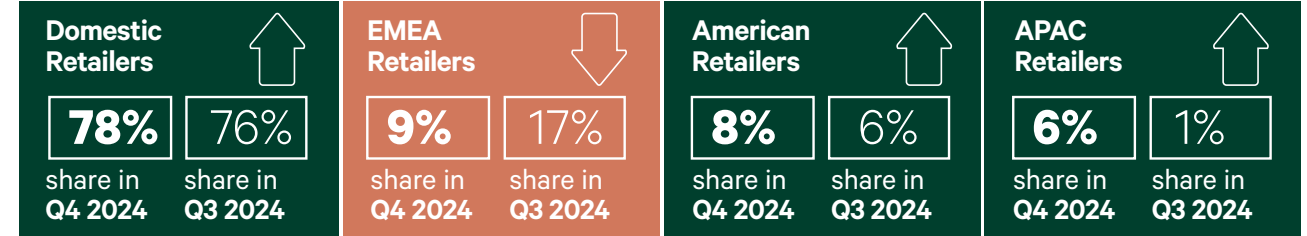
RETAIL



Key sectors that drove leasing activity



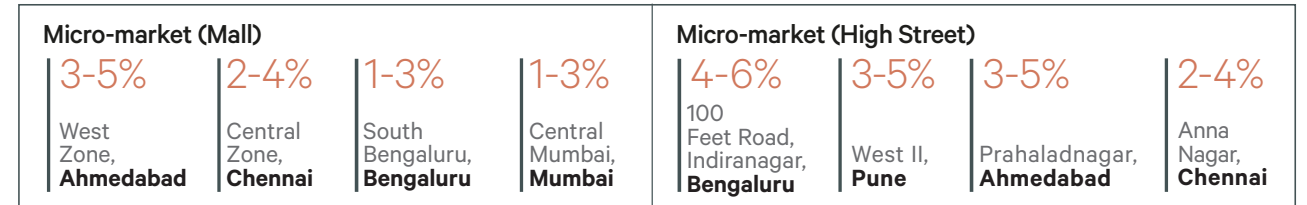
Regional share in leasing activity



Cities which led absorption in Q4 2024



Quarterly rental movement – Growth witnessed across several pockets of Bengaluru, Mumbai, Chennai, Pune, and Ahmedabad



*Note: The trend for transacted rentals may be in line with or diverge from quoted rentals for different assets depending on various factors such as asset quality, location, accessibility, age of the asset, space availability, etc.



Outlook

Retail



Retail demand, especially primary leasing, is expected to strengthen in India in 2025. This is supported by a robust supply pipeline that is anticipated to exceed that of 2024, with new developments slated for completion across multiple tier-I cities.

Domestic direct-to-consumer (D2C) retailers would continue exhibiting a growing inclination towards retail space absorption, emphasising personalisation. India's D2C market is expected to maintain its growth trajectory as brands focus on increasing access and sales through social media, quick commerce, repeat purchases, and improved inventory management.

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