MARKET IN MINUTES
Savills Research

India | April 2025

Hyderabad Market Snapshot

Office | Q1 2025

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OFFICE MARKET STATISTICS Q1 2025

Stock	New Supply			Gross Absorption			City Rental Range	Vacancy
129.9 mn sq. ft.	NA* mn sq. ft.	NA YOY change	NA* QOQ change	2.5 mn sq. ft.	↓25% YOY change	↓37% QOQ change	40-114 INR/sq.ft./month	21.7%

*No supply in Q1 2025

ABSORPTION

(mn sq. ft.)

2025F
13.0
YOY change
↓1%

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

Top Leasing Markets

Q1 2025

SBD I
65%
SBD II
31%
PBD East
4%

Drivers of Absorption Q1 2025

- **35%** IT-BPM
- **17%** Healthcare & Pharma
- **12%** Consumer Services

Size of Deals Dominating Q1 2025

- **Large** *(100,000 sq. ft. or more)* **42%**
- **Mid** *(25,000-99,999 sq. ft.)* **40%**
- **Small** *(<25,000 sq. ft.)* **18%**

SUPPLY

(mn sq. ft.)

2025F
14.6
YOY change
↑15%

Category of Supply

2025F

68% IT-Non SEZ

32% IT-SEZ

IT-SEZ: IT buildings in SEZs
IT-Non SEZ/IT: IT buildings outside SEZs
Non-IT: Commercial buildings

MICROMARKET STATISTICS Q1 2025

Micromarket	Stock (mn sq. ft.)	Vacancy	Rental Range (INR/ sq. ft./month)	Rental Outlook 2025F
SBD I	79.3	12.6%	65-114	↑
SBD II	46.6	36.0%	60-80	↑
PBD East	3.2	41.2%	40-65	↔
PBD South	0.8	22.6%	40-60	↔
Overall	**129.9**	**21.7%**	**40-114**	↑

OUTLOOK INDICATORS

- ↑ Growth
- ↓ Under pressure
- ↔ Stable

HYDERABAD MICROMARKETS

Secondary Business District I (SBD I) - HITEC City, Madhapur, Kondapur, Raidurg
Secondary Business District II (SBD II) - Gachibowli, Nanakramguda, Kokapet
Peripheral East (PBD East) - Pocharam, Uppal
Peripheral South (PBD South) - Shamshabad, Adibatla

Note:
#Central Business District areas like Jubilee Hills, Banjara Hills, and Begumpet are not considered on account of historically low absorption volumes.

↑ increase
↓ decrease

KEY TRANSACTIONS

Q1 2025

Amgen
SBD-I
RMZ Nexity 20
209,396

Micron
SBD-2
Phoenix Aquila
200,000

McDonalds
SBD-I
RMZ Nexity 20
156,000

UBS
SBD-2
Phoenix Centaurus
147,192

Tenant
Micromarket
Building
Transacted Area* (sq. ft.)

Approximate and indicative areas only | All statistics for Grade A

Savills Property Services (India) Private Limited
5th Floor, DivyaSree Solitaire
Plot No. 14 & 15, Software Units Layout, Vittal Rao Nagar,
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