



Hyderabad Market Snapshot Q1 2022



OFFICE MARKET STATISTICS



Stock
75.8
mn sq. ft.



New supply
2.3
mn sq. ft.



Gross Absorption
1.7
mn sq. ft.



City Rental Range
30-78
INR/sq. ft./month



Vacancy
17.0%

ABSORPTION

(mn sq. ft.)

Q1 2022

1.7

YOY Increase

8%

Top Leasing
Markets (%)

SBD I

96

SBD II

4

2022 F

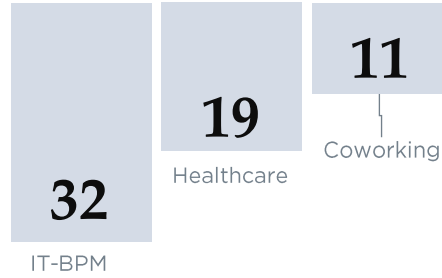
7.0

YOY Increase

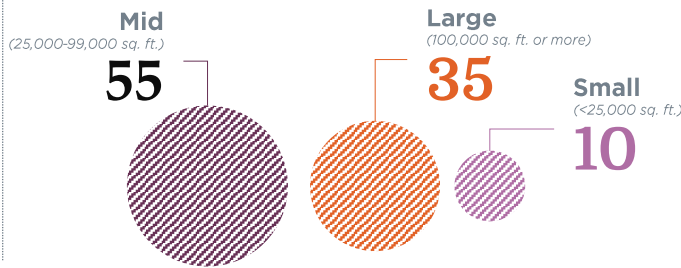
22%

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

Drivers of Absorption (%)



Size of Deals Dominating (%)



SUPPLY

(mn sq. ft.)

Q1 2022

2.3

YOY Decrease

24%

2022 F

8.0

YOY Decrease

7%

Category of Supply 2022F



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Please contact
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MICROMARKET STATISTICS

Micromarket	Stock (mn sq. ft.)	Vacancy	Rental (INR/ sq. ft./month)	Rental Outlook 2022F
SBD I	50.6	10.7%	30-78	⬆️
SBD II	21.8	27.9%	50-55	⬆️
Peripheral East	3.5	40.4%	30-40	↔️
Overall	75.8	17.0%	30-78	⬆️

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 - Pocharam, Uppal

KEY TRANSACTIONS

Legato

SBD I

Avance Business Hub

300,000

iSprout

SBD I

DivyaSree Trinity, Phase 4

100,000

Goldman Sachs

SBD I

Sattva Knowledge City

90,000

Larsen & Toubro Infotech

SBD I

L&T Tower 1

90,000

Tenant

Micromarket

Building

Transacted Area* (sq. ft.)

*Approximate and indicative areas only | All statistics for Grade A

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