



# Commercial Portfolio

Availability Report – Jan 2022

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## **Commercial Real Estate**

Charting its course on unprecedented growth, yet again

# 02

## **Bengaluru**

The dominant player in Indian commercial realty landscape

# 03

## **Century Real Estate**

A formidable player with resolute credentials

# 04

## **Category Selection**

Multiple avenues to choose,  
Across segments

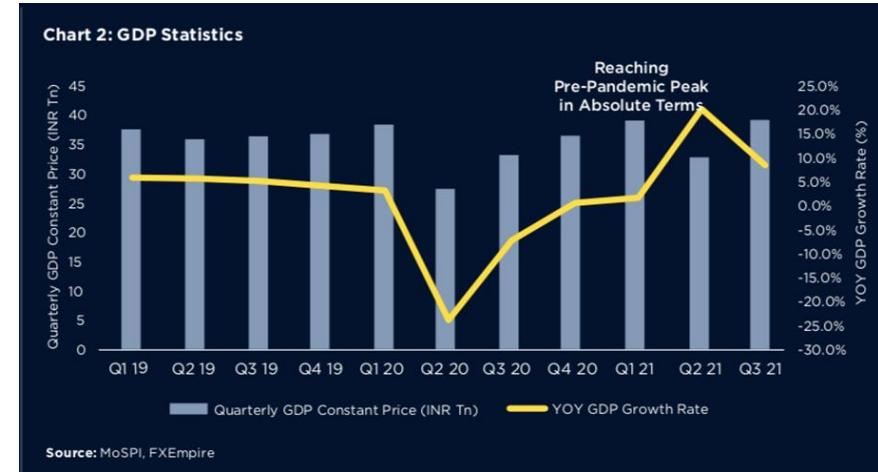


# 01

**Commercial Real Estate:  
On its course for unprecedented  
growth, yet again.**

## UPBEAT BUSINESS SENTIMENT, INDICES AND INDICATORS IN 2021

- Optimism clearly reflected in manufacturing activity for most of 2021.
- India's GST collections remained at over INR 1-lakh crore for 9 out of the first 11 months of 2021.
- Stock markets have remained upbeat with the Sensex breaching 50,000 and 60,000 marks in February and October, respectively.
- The year witnessed more than 50 IPOs and one office REIT getting listed.



"The IMF has projected a GDP growth rate of 8.5% for India in FY 22; rebounding from the severe contraction of 7.3% year-on-year in 2020-21; country poised to retain the tag of fastest growing major economy."

## INCREASE IN LEASE VOLUME

Gross leasing volume stood at 52.6 msf, a 6.6% y-o-y growth.

## BENGALURU AHEAD

Gross leasing volume of Bengaluru was the highest with a share of 22.8% followed by Mumbai, Delhi NCR and Hyderabad with shares of 19.8%, 18.8% and 13.6%, respectively.

## SECTORS BOOMING

IT-BPM, Flex and Eng. & Mfg. accounted for largest share in annual leasing volume too.

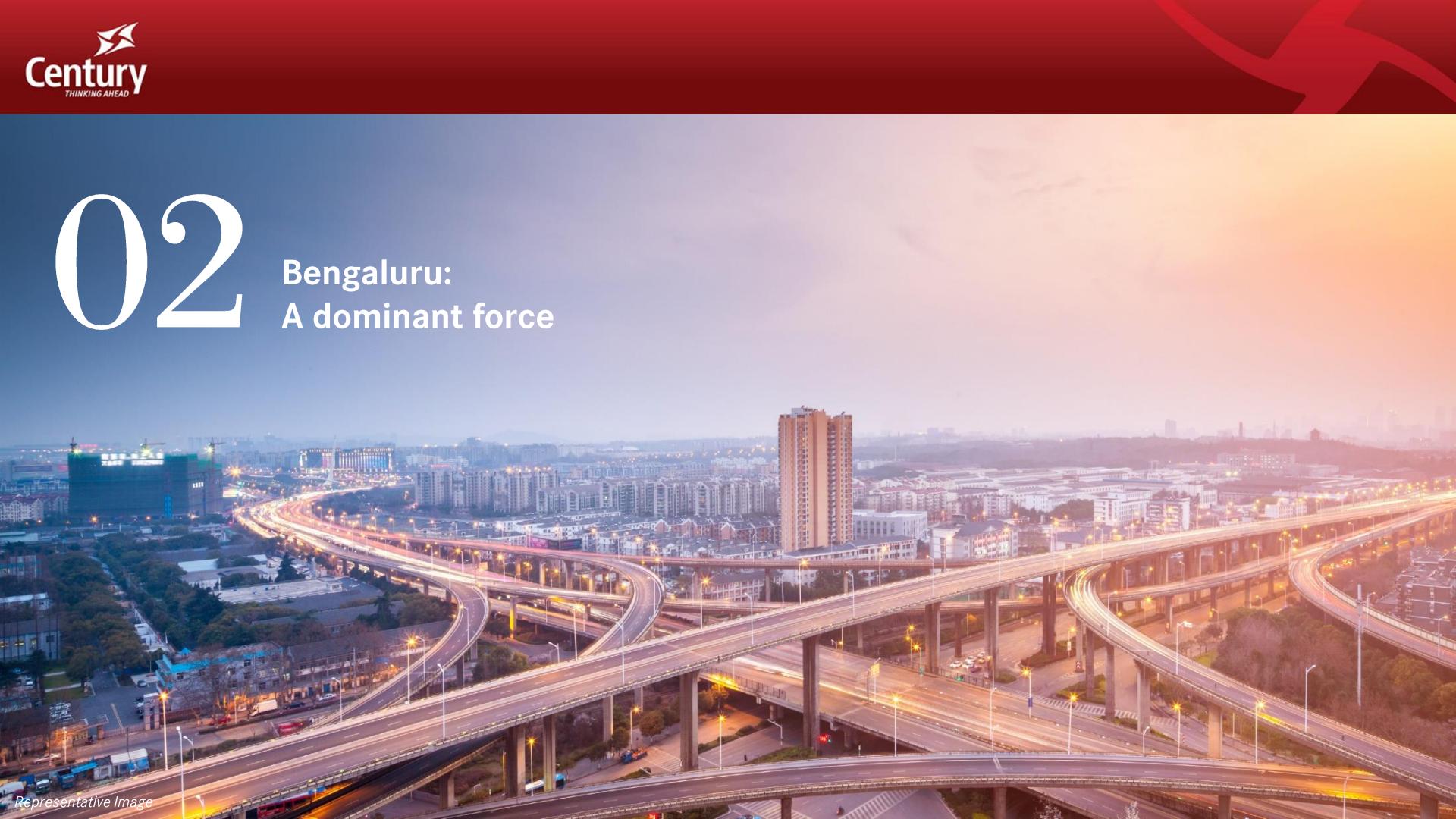
## NEW SUPPLY

38.4 msf of new supply came up in 2021; the two tech giant cities of Hyderabad & Bengaluru accounted for 57% of the new supply that entered the market in 2021.



# 02

Bengaluru:  
A dominant force



## Bengaluru office tenants leased 3 mn sq ft space in last two months

The JLL report states that peripheral markets like Whitefield, Hosur Road and Electronic City are witnessing renewed interest owing to metro lines nearing completion and lower top line rentals.



### Office leasing to grow by 30–35% in 2022 : Experts

"Overall, we estimate net absorption to rebound strongly, recording a 30–35% growth to reach 29–31 million square feet (msf) levels by end of 2022, in line with the decadal average," said Badal Yagnik, managing director – tenant representation, Cushman & Wakefield. "Overall, the office story is looking very promising in the year ahead."

Fazan Haider - ET Bureau - December 27, 2021, 09:18 IST



**FOCUS REAL ESTATE**

### What the pandemic has taught us

Amarag Mathur

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UPDATED: JANUARY 01, 2022 10:45 IST

The upbeat economic performance after a period of relative lull is evident from the improvement in a host of macroeconomic indicators

The two years immediately preceding the pandemic witnessed record-breaking office leasing of over 47msf in 2018 and approximately 55 msf in 2019, in the six key commercial markets of the country. The residential segment too,

Home > News > Business > **REAL ESTATE**

## Bengaluru to match Beijing with 8 million sq ft office space demand in 2022: Study

Office demand is expected to be at pre-pandemic levels in 2022, strongly led by the financial and tech sectors

Business News > Industry > Services > Property / Construction > Bengaluru office leasing market to witness the strongest quarter JLL

### Bangalore office leasing market to witness the strongest quarter: JLL

By Sobia Khan, ET Bureau - Last Updated: Dec 28, 2021, 11:58 AM IST

#### Synopsis

According to industry experts and developers, a strong supply pipeline, flexible deal structuring, return to work, along strong revival in market sentiment and will continue to strengthen the momentum of office leasing space in the city.



The leasing market in Bangalore is set to witness a strong revival, with absorption by the end of 2021 set to touch approximately 10 million sq ft. This is close to the 2017-2018 absorption levels for the city.



## Commercial real estate expected to recover by end of calendar 2022: Analysis

The three REITs are expected to offer distribution yields of 6-9% over FY22-24E along with 10-22% capital appreciation as per current target prices

#### MONEYCONTROL NEWS |

Leasing activity in the commercial real estate office market is expected to improve from January 2022 when select corporates may take a relook at their space requirements before calling employees back to offices, and international travel may pick up on increased Covid-19 vaccinations, an analysis by ICICI Securities has said.

03

Century  
Real Estate

## The Company

Century Real Estate has come to be recognized in the industry, as one of the oldest, most trusted and reliable brands for partners, investors, and homeowners alike. Over the years, the growth of Century Real Estate has come to mirror the growth of Bengaluru as one of Asia's fastest-growing global metro hubs.

## A player with immense credentials



Development portfolio of 20 million sq.ft. with over 3,500 happy families.



Leader in plotted developments, having delivered close to 1,400 plots across 151 acres.



Industry experience of more than 4 decades.



Largest land aggregators, with 3,000 acres of land bank in Bengaluru.

04

Multiple avenues to  
choose, across segments.



**Century Arcade**  
CBD Developments

**Century SNS Towers**  
CBD Developments

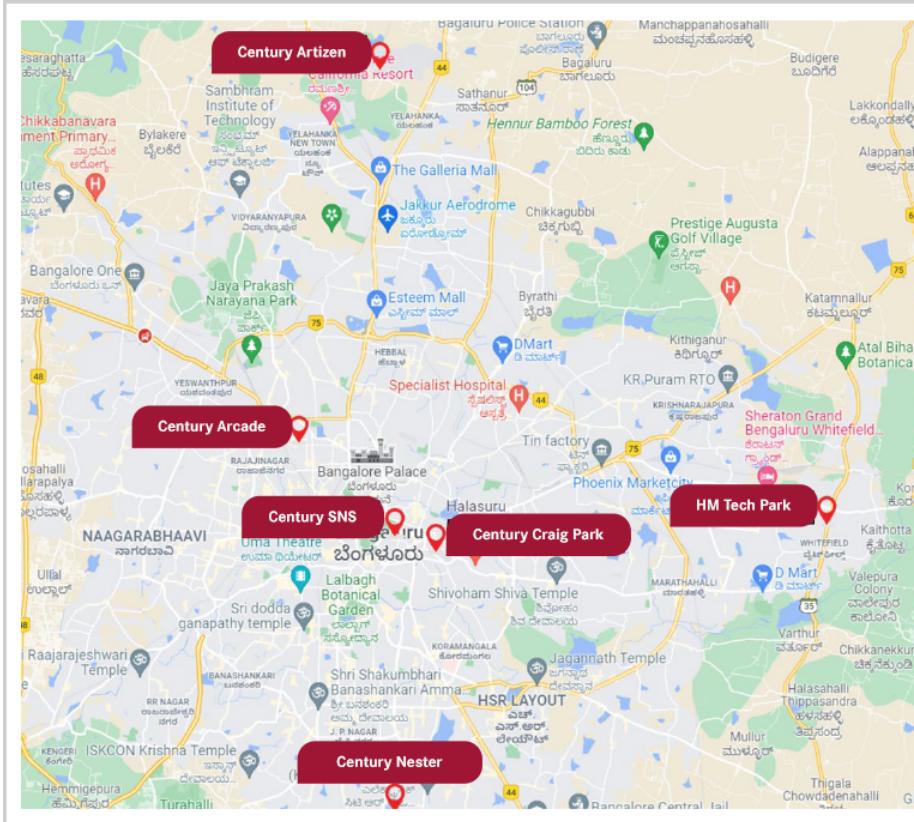
**HM Tech Park**  
Business Tech park

**Century Artizan**  
Pre-leased Asset

**Century Nester**  
Co-living / Student housing

**Century Craig Park**  
Hospitality





Project Name	Available space (sq.ft)
Century Arcade	13,600
Century SNS	20,500
HM Tech Park	37,796
Century Craig Park	9,400
Century Artizan	200,426
Century Nester	15,048



Floor	Area (Sq.Ft)	Available for space
Ground	3,100	3,100
1 <sup>st</sup>	2,845	2,845
2 <sup>nd</sup>	2,933	2,933
3 <sup>rd</sup>	2,933	2,933
4 <sup>th</sup>	2,933	2,933
Terrace	304	304
<b>Total</b>	<b>15,048</b>	<b>15,048</b>

<b>Total area (BUA)</b>	<b>15,048 Sq.ft.</b>
Number of floors	G+4 + Terrace
Type	Warm Shell – Single & Double Bedrooms
Map Link	<a href="https://goo.gl/maps/x5JGqm86aZJQLiUD6">https://goo.gl/maps/x5JGqm86aZJQLiUD6</a>
Model	Leasing of entire building

## Key USPs

The development is close to all the necessary facilities and is located off the Bannerghatta Main Road, near IIM Bengaluru.

The development was earlier hosting a hostel/PG premises. It has a conference hall, an office room, a kitchen with few other basic amenities.

The entire space can be renovated and would be an ideal choice for serviced apartment players and co-living operators.





Also known as BG Road or State Highway 87, Bannerghatta Road is a 50 km long road that connects the city of Bangalore to other towns like Bannerghatta, Jigani and Anekal.

One of the greatest advantages of living on Bannerghatta Road is that it offers seamless connectivity across Bangalore and neighbouring towns.

Being an arterial road, the area enjoys excellent connectivity and has witnessed major infrastructural development in the recent years.

The locality is also dotted with a range of star hotels, resorts, serviced apartments, fine dining restaurants, cafés and multiplexes.

Bannerghatta Road is in close proximity to the premier IT Parks and SEZs of the city. The proposed Namma Metro line that will connect Gottigere and Nagavara through IIM- Bangalore which will greatly enhance the accessibility to the area, thereby further increasing the demand for real estate.



Reception Area



First Floor Lobby Area



Dining Area



Single Room



Second Floor View



Solar Water Heater



Two Sharing Room



Terrace Area

## Thank You

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