



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

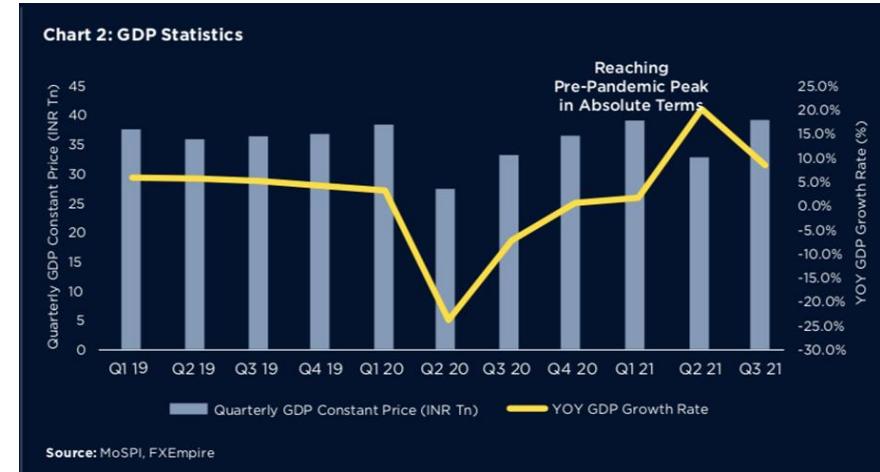


01

**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.

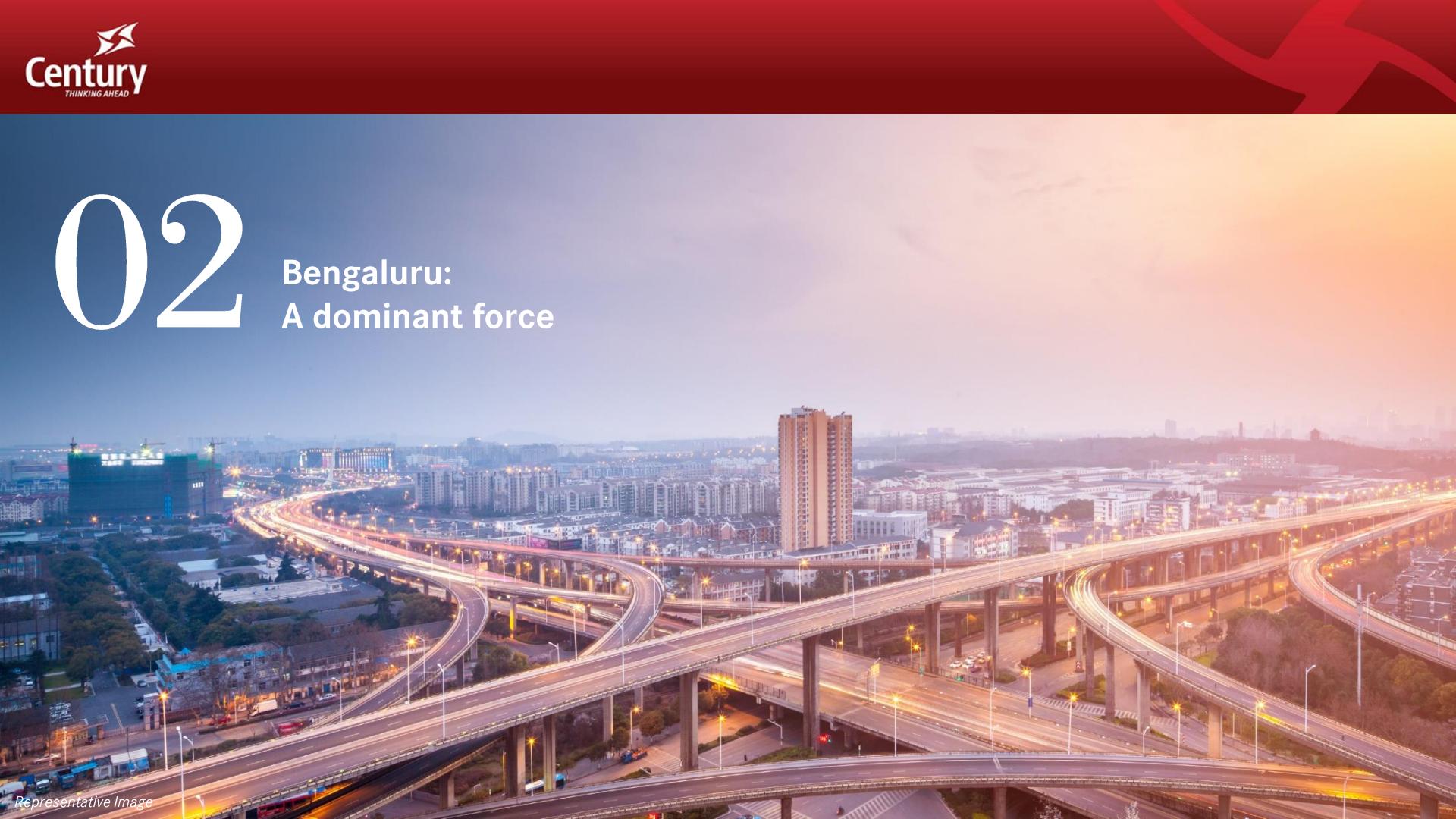
NEW SUPPLY

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

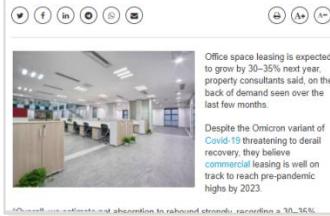
The JLL report states that peripheral markets like Whitefield, Hosur Road and Electronic City are witnessing renewed interest owing to metro lines nearing completion and lower top line rentals.



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

SHARE ARTICLE | f | t | v | e | g | m | p | PRINT | A | A | A

CREATED: JANUARY 01, 2021 10:45 IST | UPDATED: JANUARY 01, 2021 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

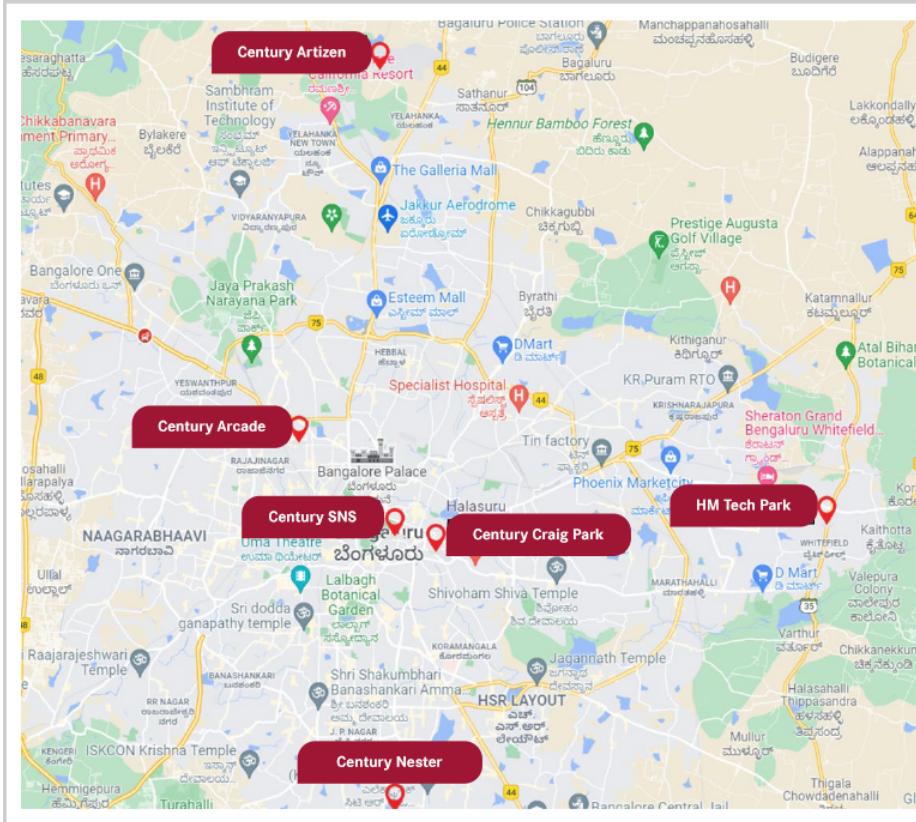
HM Tech Park
Business Tech park

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 | ~5000 | - |
| 1 st | ~5200 | ~2,400 |
| 2 nd | ~6,300 | ~4,600 |
| 3 rd | ~6300 | ~1,800 |
| 4 th | ~4800 | ~4,800 |
| Total | ~27,600 | ~13,600 |

| | |
|-------------------------|---|
| Total area (BUA) | 27,600 Sqft |
| Number of floors | B+G+4 |
| Type | Office space + retail |
| Map Link | https://goo.gl/maps/iiUfWVYz4dcHMSqr8 |
| Model | Leasing |

Key USPs

Right sized warm shell & semi furnished product options, with customizable layouts.
Ideal for startups, small & mid-sized organizations.

Development surrounded by residential buildings at a prime location. Provides a good catchment for commercial and retail.

Coaching classes, Banks, Small companies, super markets can be looked at. Basement car park is also available.





Malleshwaram or Malleshwara is one of the oldest localities and a well-planned area situated in the north western part of Bengaluru.

The locality is well connected to several major areas Hebbal, MG Road, Yeshwanthpur, etc.

It is also served by the Green Line metro stations of Mantri Square Sampige Road and Mahakavi Kuvempu Road.

Located at a distance of 5 km from Bangalore City Railway Station and 33 km from Kempegowda International Airport.

It also has a mix of government and private companies like headquarters of Karnataka Forest Department, Employment Office of India, KPMG, RTTS India, Amazon, etc.



Ground Floor



Walkway/Driveway



Second Floor



First Floor



Second Floor



Third Floor

Thank You

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