

Market Activity Report

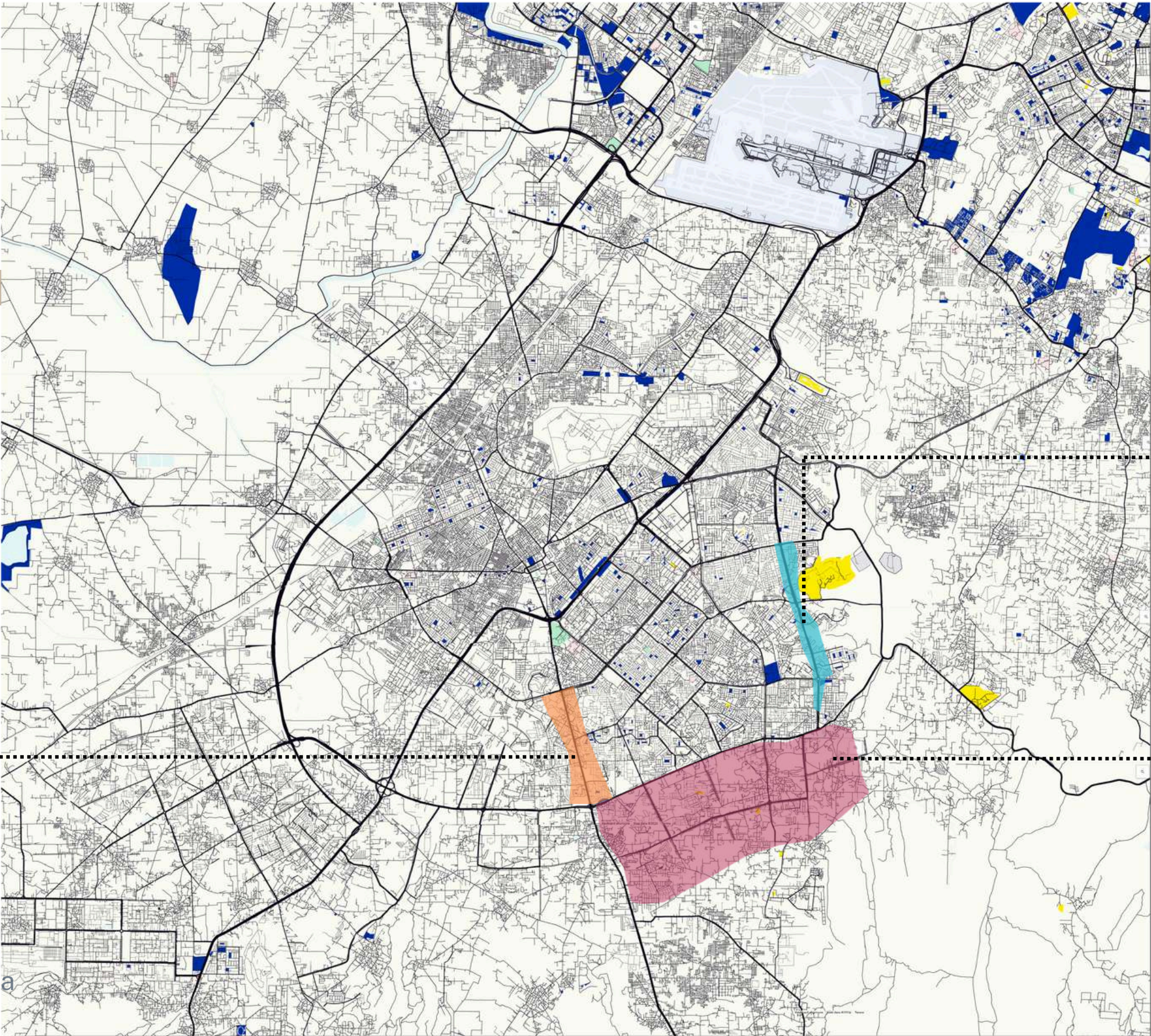
Q4-2024

Confidential Report Prepared for Realsta

New Space Transactions

Q4-2024

The micro-market balance has shifted in the fourth quarter of 2024, with increased traction along Golf Course Road surpassing that of Golf Course Extension. This change is primarily attributed to a **significant transaction** involving the complete occupancy of the campus previously occupied by American Express, now taken over by **Smartworks**.



Sohna Road

Office - 0.12 million sq.ft.
Retail - 0.03 million sq.ft.

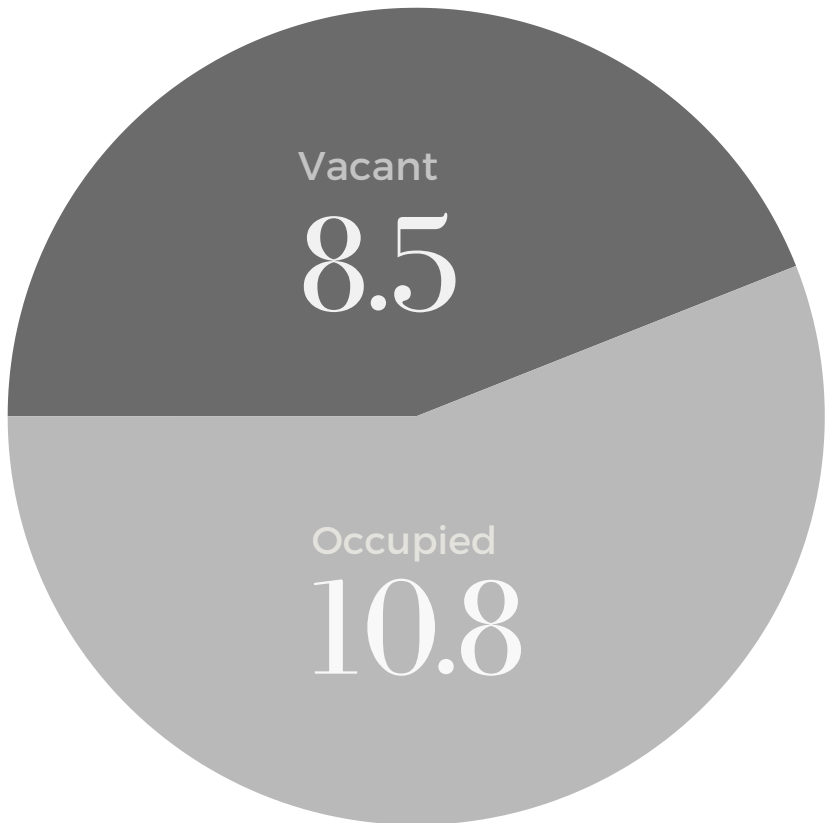
Golf Course Road

Office - 0.61 million sq.ft.
Retail - 0.06 million sq.ft.

Golf Course Extension

Office - 0.47 million sq.ft.
Retail - 0.30 million sq.ft.

Increased Retail traction,
almost 100,000 sq.ft. over
last quarter



Area in million sq.ft.

G O L F

C O U R S E E X T E N S I O N



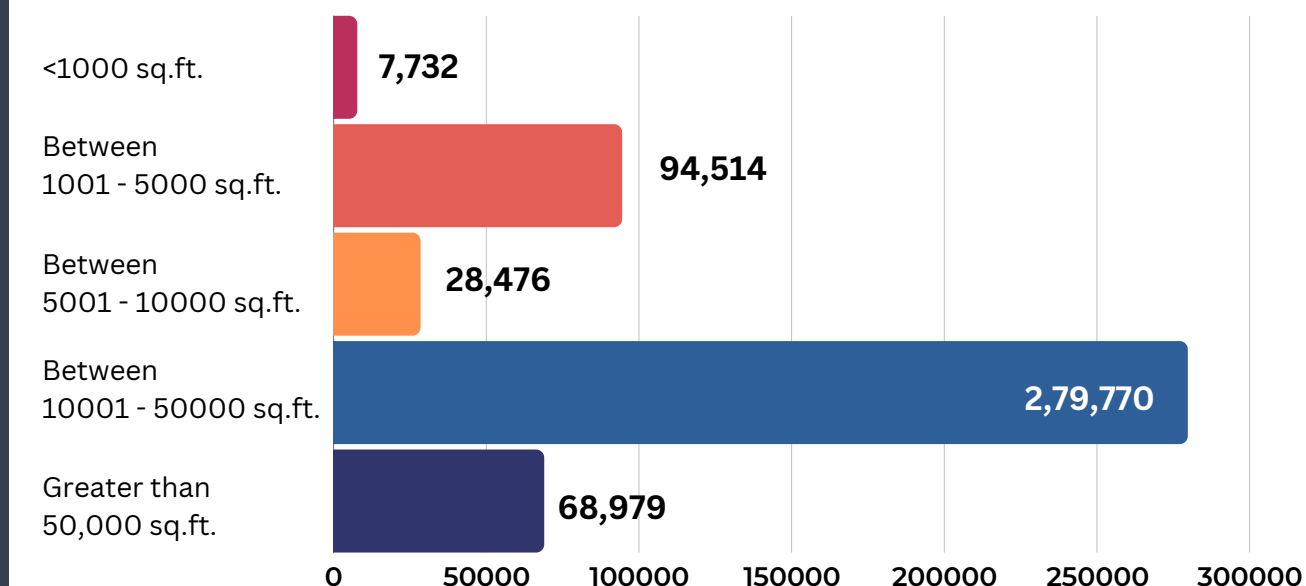
Golf Course Extension

Key New Office Transactions |
Large space transaction (10k+ sq.ft.)

| Occupier | Building | Area sq.ft. | Headline Rent INR / sq.ft/ month |
|----------------------|----------------------------|----------------|-------------------------------------|
| Parametric | Worldmark - Block 2 | 14,275 | 78 |
| Infraprime Logistics | Worldmark - Tower 1 | 14,178 | 78 |
| Enser Communications | Splendor Spectrum One | 25,673 | 70 (furnished) |
| Apokto | Splendor Spectrum One | 15,061 | 70 (furnished) |
| 1616 Holdings | Ireo Grand View Tower | 10,000 | 125 |
| Louis Dreyfus | ITPG - Block 3 | 68,979 | 71 |
| BDO Edge | ITPG - Block 3 | 21,724 | 72 |
| UPC Renewables | Magnum Global Park | 10,286 | 102 (furnished) |
| Quess Corp | Magnum City Centre | 10,904 | 82 (furnished) |
| vCommission Media | Splendor Spectrum One | 13,970 | 75 (furnished) |
| Puma | Magnum Global Park | 14,690 | 96 (furnished) |
| BDO India | Magnum Global Park | 46,635 | 68 |
| Redington | Magnum Global Park | 10,424 | 76 |
| Centric Consulting | Good Earth Business Bay | 10,941 | 82 (furnished) |
| Sesame Group | Good Earth Business Bay II | 22,751 | 82 |
| NCR Voyix | Magnum Global Park | 38,256 | 100 |

*Cumulative Deal
Bifurcation*

**Sft Volume leased by
area range (office)**

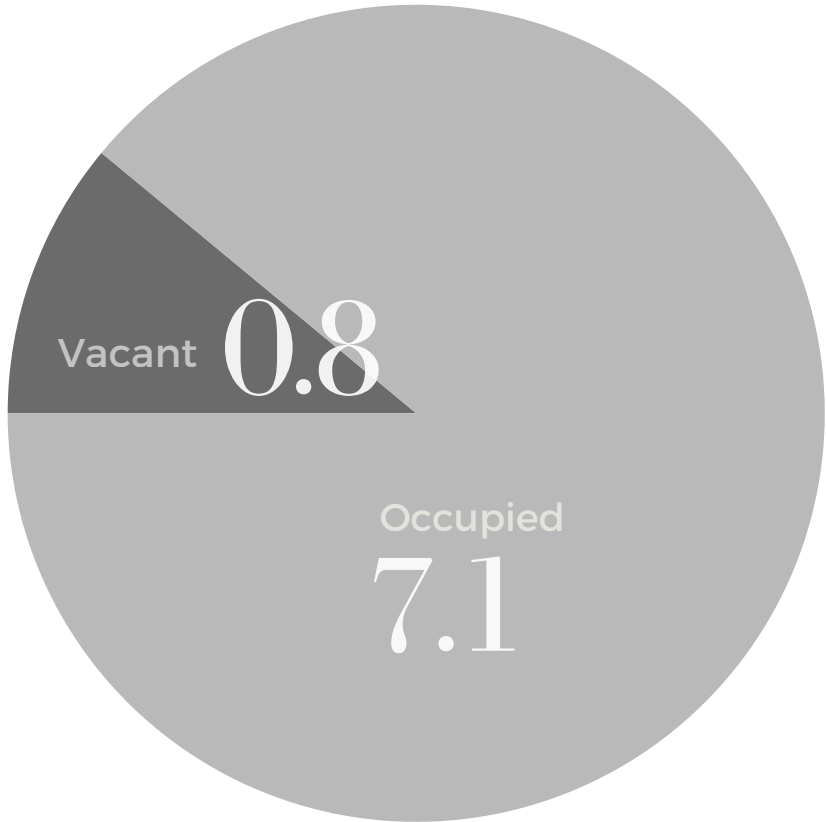


Golf Course Extension



Vacancy View
Key Buildings

The market observed a rise in vacancy levels after a prolonged period.



Area in million sq.ft.

G O L F C O U R S E R O A D



Occupier

Building

Area
sq.ft.

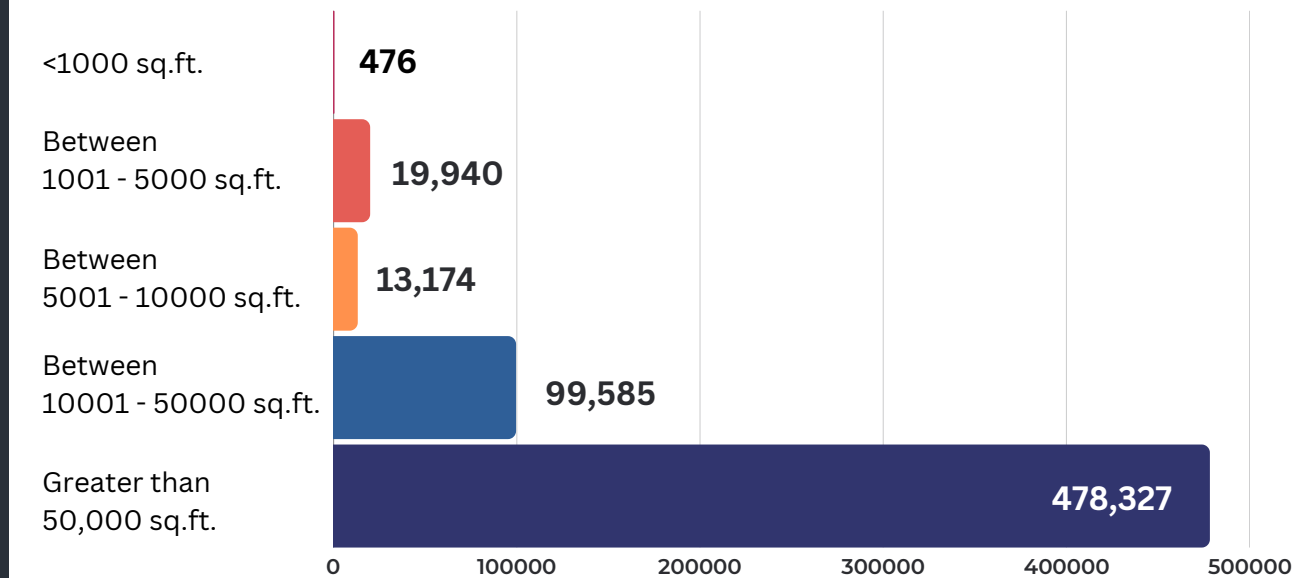
Headline Rent

INR / sq.ft/ month

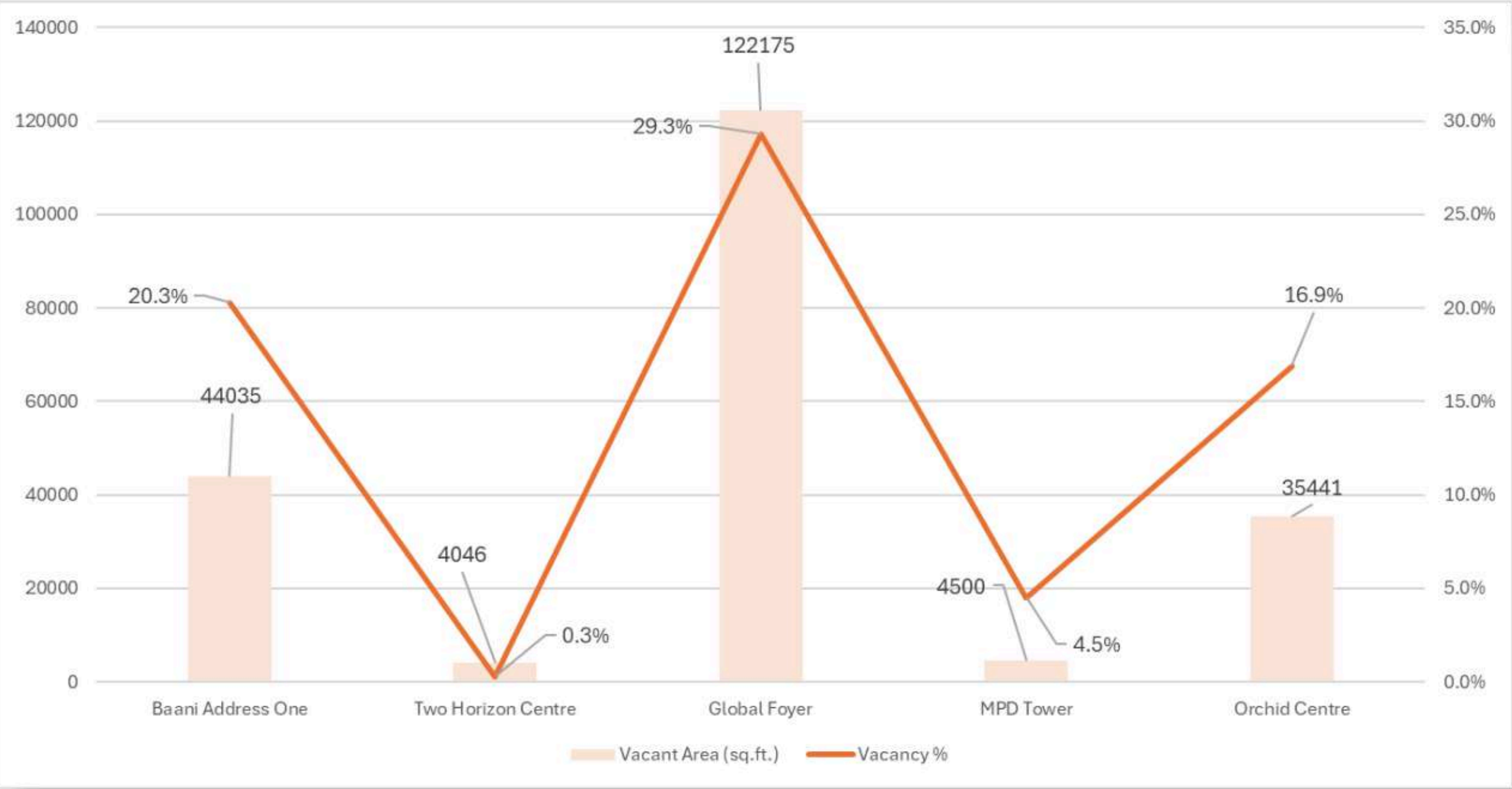
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|--------------------|-------------------------|----------|----------------------|
| Perfetti Van Melle | AIPL Masterpiece | 35,736 | 170 |
| Oberoi Realty | One Horizon Centre | 11,753 | 190 |
| Konrad Group | One Horizon Centre | 34,293 | 200 |
| Smartworks | DLF Commercial, Block 3 | 4,78,327 | 165 |
| FNZ Technology | Two Horizon Centre | 17,804 | 385 (Managed Office) |

Cumulative Deal Bifurcation

Sft Volume leased by area range

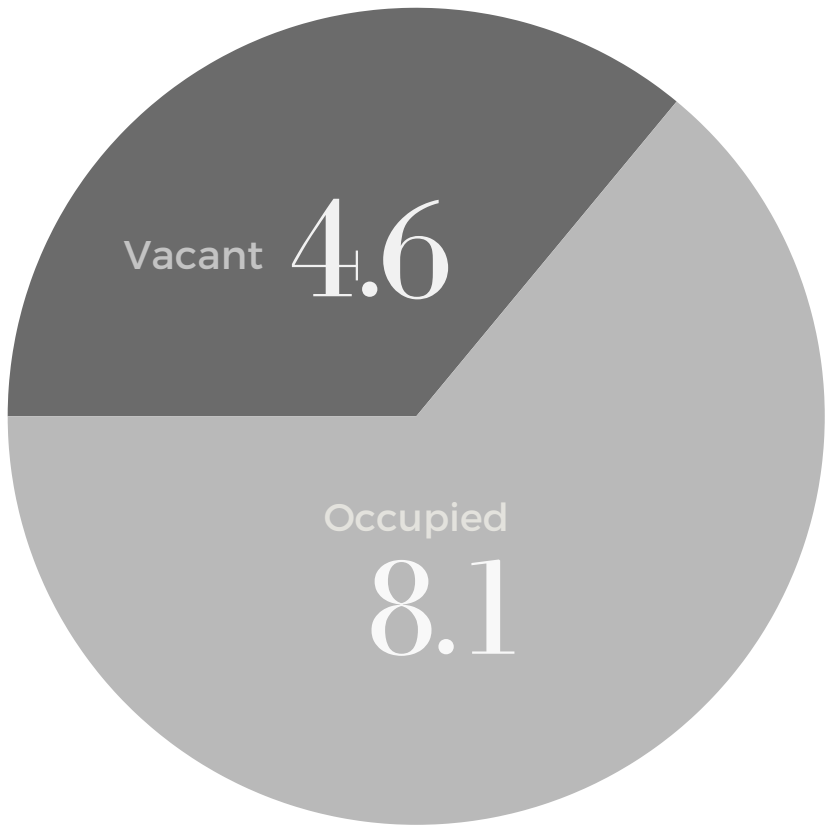


Golf Course Road



Vacancy View
Key Buildings

Limited traction, older building reeling under vacancy pressure



Area in million sq.ft.

S O H N A R O A D



Sohna Road

Key New Office Transactions |
Large space transaction (10k+ sq.ft.)

Occupier

Building

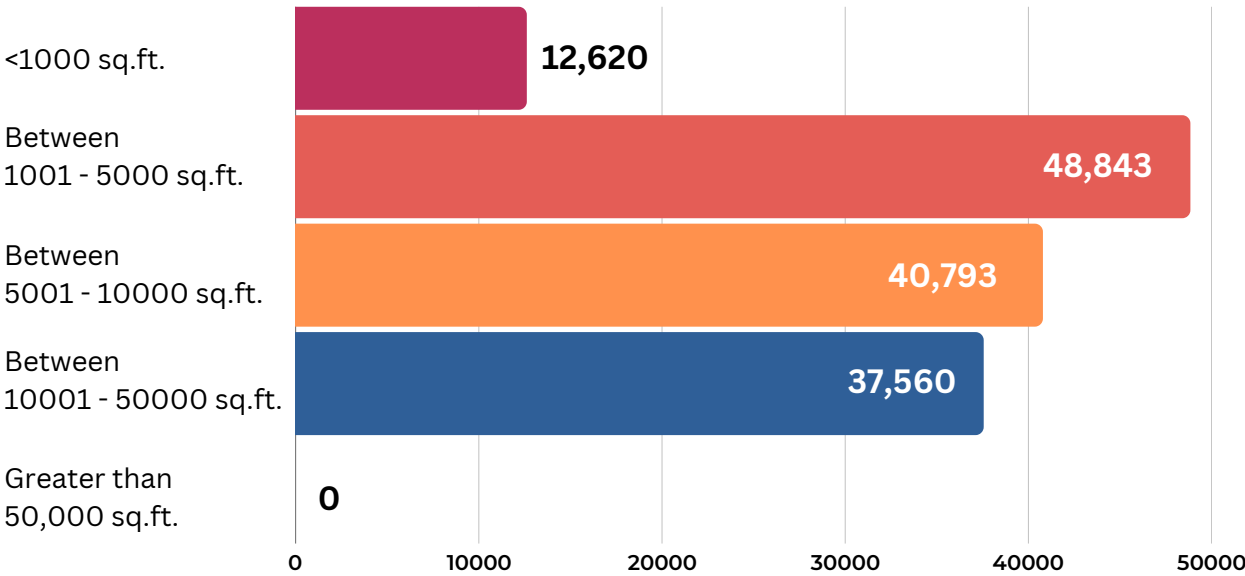
Area
sq.ft.

Headline Rent
INR / sq.ft/ month

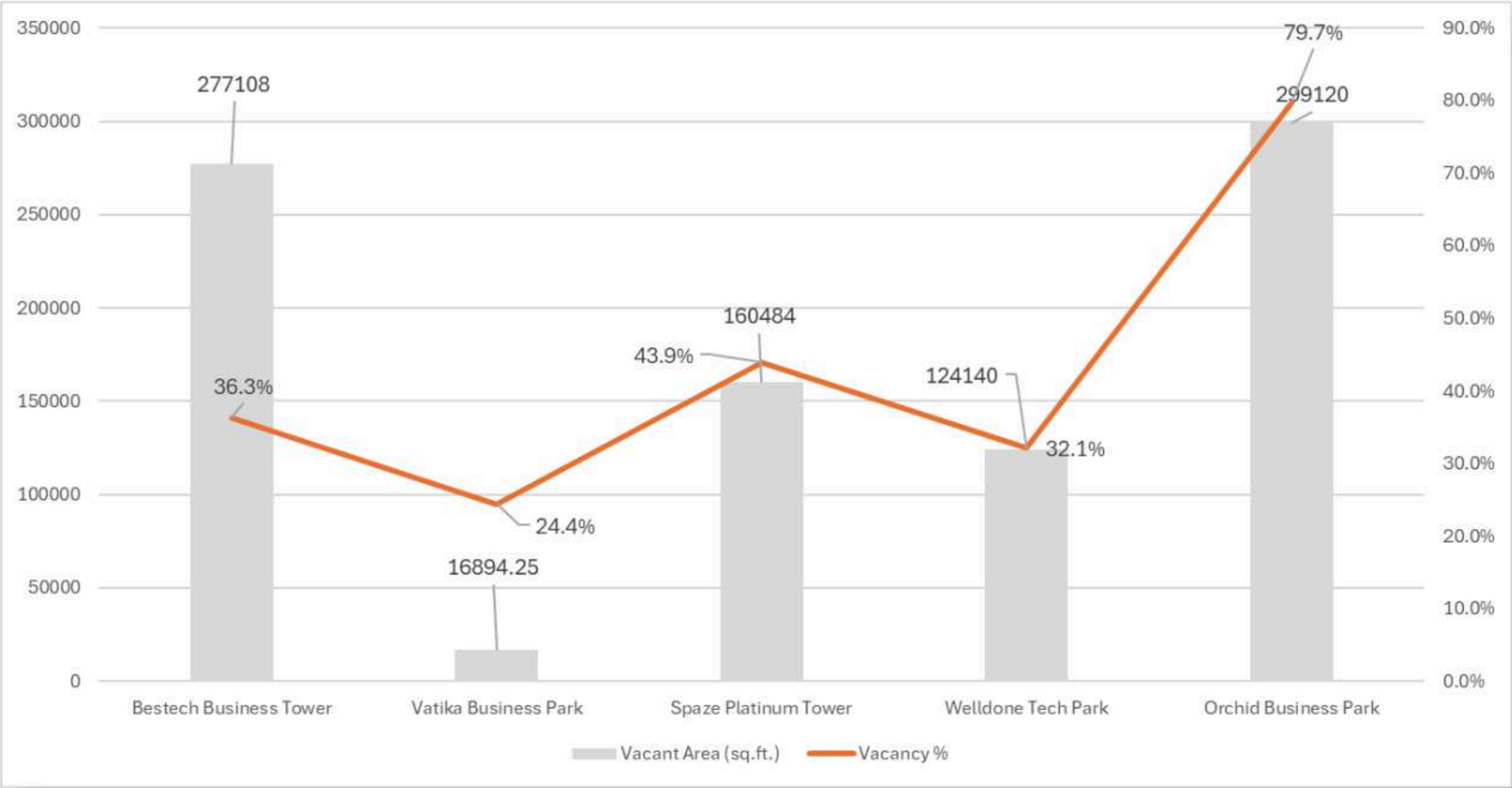
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|------------------------|--------------------------------|--------|----------------|
| Hexa Climate Solutions | Vatika Business Park - Block B | 12,411 | 59 |
| Ananya Finance | Orchid Business Park | 12,700 | 67 (furnished) |
| AMD India | Spaze I Tech Park - Block B | 12,449 | 70 (furnished) |

Cumulative Deal
Bifurcation

Sft Volume leased by
area range (office)



Sohna Road



Vacancy View
Key Buildings

VSKOUT LEADERSHIP



Pankaj Jain

Co-Founder

8 years building VSKOUT and 10 years prior experience in implementation of Business Support Systems in Telecom Sector

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Saumya Kumar

Co-Founder

16 years of experience in Commercial Real Estate, 8 years building VSKOUT & 8 years prior experience with JLL (Leasing & Strategy Expert)
One year consulting experience with BMR Advisors

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We are leading change at

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