

Noida Market View Report

Q2 2023

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India's Economic Sentiment: A Synopsis

In the ever-evolving landscape of the global economy, a significant milestone was reached in 2022 when it surpassed the remarkable \$100 trillion threshold.

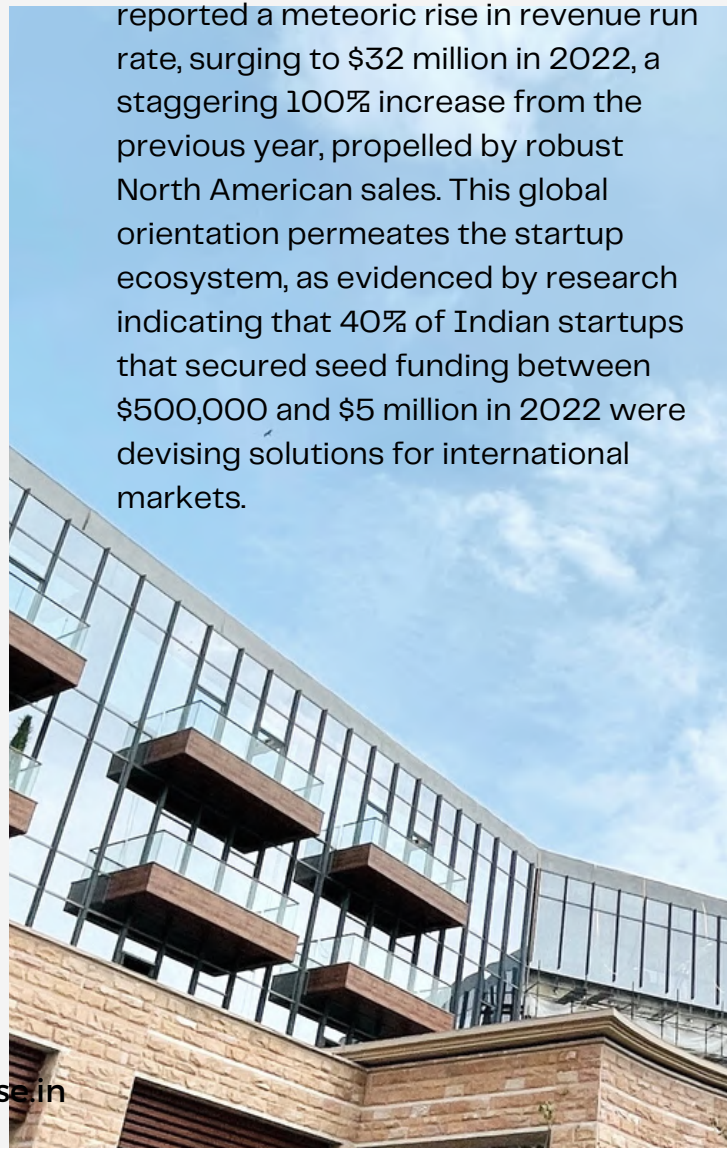
At the forefront of this trajectory stands India, a nation primed to elevate itself to a leading position in global economic dynamics. Spearheading this endeavor is none other than Goldman Sachs, envisioning India's ascent to the position of the world's second-largest economy by 2075. This projection is rooted in an anticipated GDP of \$52.2 trillion, a figure set to outshine economic giants like the United States, Germany, and Japan. A convergence of factors is steering this growth: a burgeoning youthful population, rapid strides in innovation and technology, and heightened capital investments, all harmoniously shaping India's prospective prosperity.

The narrative of India's progress is one marked by transformative changes. The previous wave of expansion was marked by the rise of IT and ITeS companies, laying the groundwork

for an industry that garnered over \$200 billion in revenues. Today, the baton of growth has seamlessly passed on to the next generation of tech startups, brimming with global ambitions. These startups are transcending borders, not limiting themselves to the Indian market but innovating for the global stage.

Concrete examples abound. In a remarkable feat, Bengaluru-based Digantara partnered with SpaceX Transporter 6 to launch a micro-satellite engineered to navigate the complex expanse of space debris encircling Earth, symbolizing India's entry into space exploration.

Simultaneously, Mumbai's Skillmatics reported a meteoric rise in revenue run rate, surging to \$32 million in 2022, a staggering 100% increase from the previous year, propelled by robust North American sales. This global orientation permeates the startup ecosystem, as evidenced by research indicating that 40% of Indian startups that secured seed funding between \$500,000 and \$5 million in 2022 were devising solutions for international markets.



This trend is anticipated to intensify, with over 50% of upcoming startups expected to inherently possess a global perspective from their inception. A compelling testament to this global shift is Github's forecast, predicting that India's user base of 9.75 million developers will parallel that of the United States by 2025, underscoring the shift towards global perspectives in the Indian tech community.

These advancements take on added significance against the backdrop of elevated interest rates in developed economies, a scenario that can hinder startups by favoring established entities. In contrast, Indian startups have surged ahead, contributing approximately 4.5% to the nation's GDP in 2022. This momentum was fueled by startup funding accounting for around 0.1% to 0.3% of India's GDP in the preceding year, reaffirming their role as a driving force for economic dynamism.

Yet, India's narrative extends beyond emerging tech ventures. Established conglomerates, long associated with Indian enterprise, are attracting substantial investments. Interestingly, traditional investment avenues are broadening, with Singapore taking a leading role. In the latest fiscal year, Singapore directed \$17.2 billion FDI into India, surpassing conventional perceptions of US dominance in capital inflows. Notably, Mauritius contributed \$6.1 billion, and the United States \$6 billion, highlighting the diversified nature of these investments. Singapore's two-decade investment history in India has culminated in over \$140 billion, constituting a significant 23% of the nation's total FDI inflows.

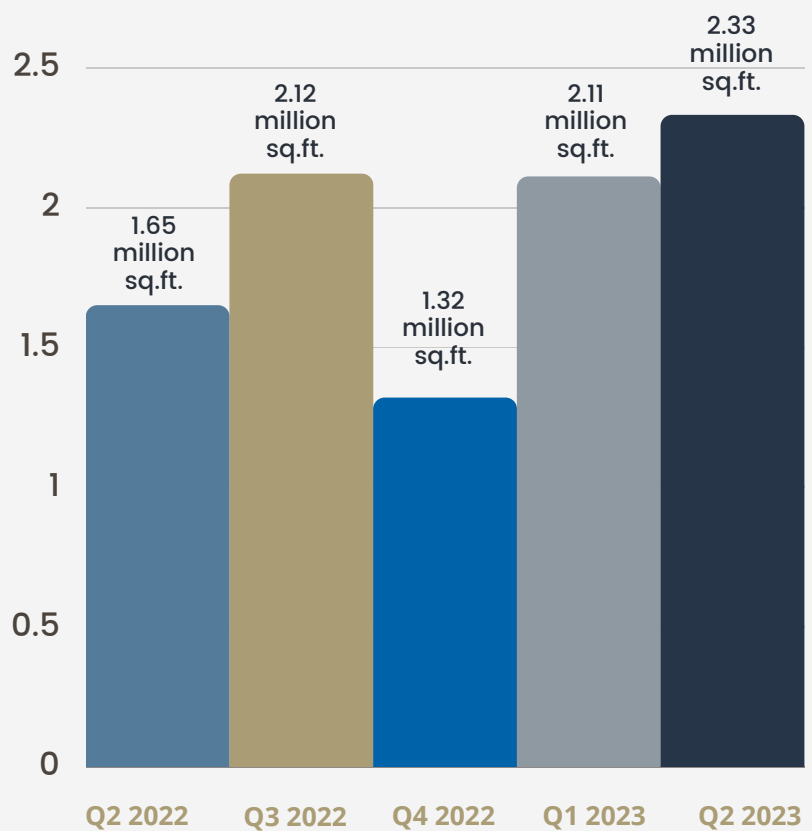
In essence, these monumental achievements resonate within India's ambitious pursuits, underscoring its unequivocal determination to engage with the \$100 trillion global economy.

Decoding Gross Leasing Activity



The Gross leasing volume figures (encompassing office, retail & industrial stock) stands at 2.33 million sq.ft. for Noida in Q2 2023.

In comparison to Q1 2023, the gross leasing volume has gone up by 10.4% and the growth trajectory continues unabated.



Noida's real estate narrative is unfolding with resolute energy. This quarter has outpaced the cumulative achievements of the previous four. Noida's urban scenery is undergoing a remarkable shift, witnessing a surge in office and retail construction. Established developers are expanding their presence to seize opportunities, while newcomers like M3M are eagerly entering the scene.

This trend isn't momentary; it's a continuous movement. Noida's real estate appeal now attracts strata investors, enticed by the promising returns. This convergence is set to accelerate Noida's real estate journey, blending growth and innovation for unparalleled prospects.



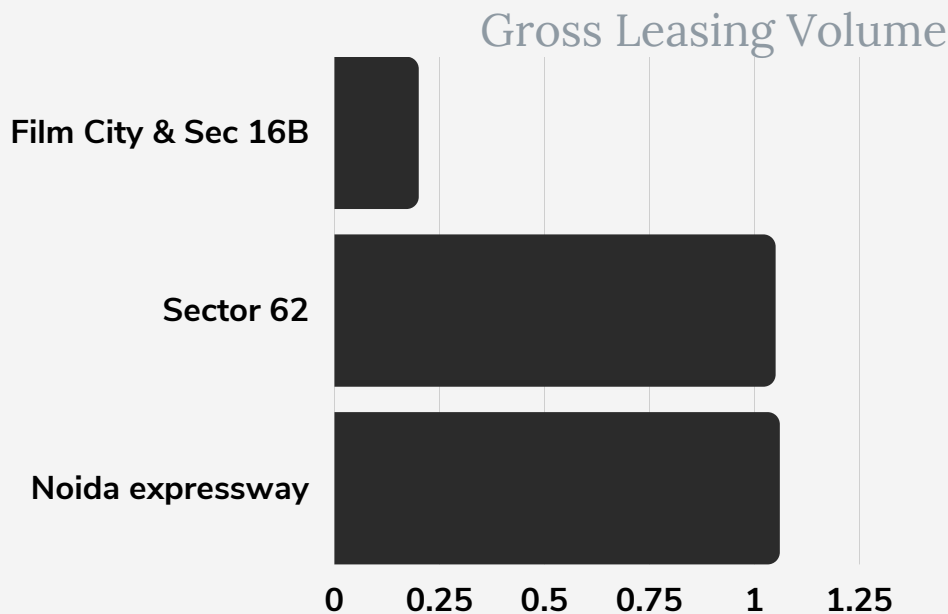
01 NOIDA Q2-2023 FIGURES

Drilldown - Total Leasing Volume
 ~ 2.33 million sq.ft.

Zone of focus for this study of Noida is limited to Sector 16A (Film City), Sector 16B, Sector 62 & Noida Expressway (Sectors 98, 125, 126, 127, 129, 132, 135, 136, 142, 144A)

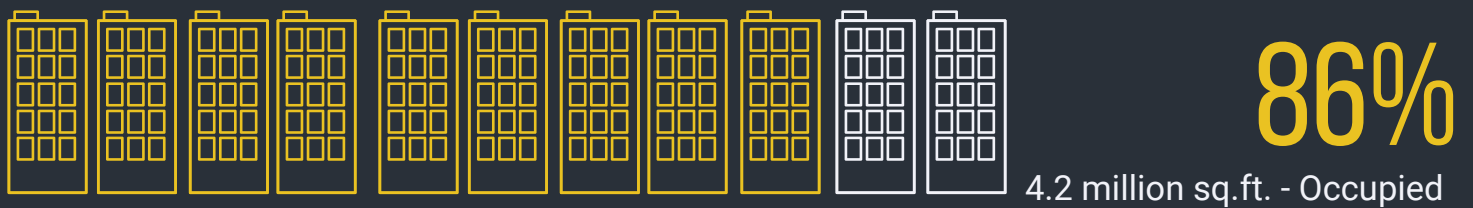
4%
 0.09 million sq.ft.

96%
 2.24 million sq.ft.

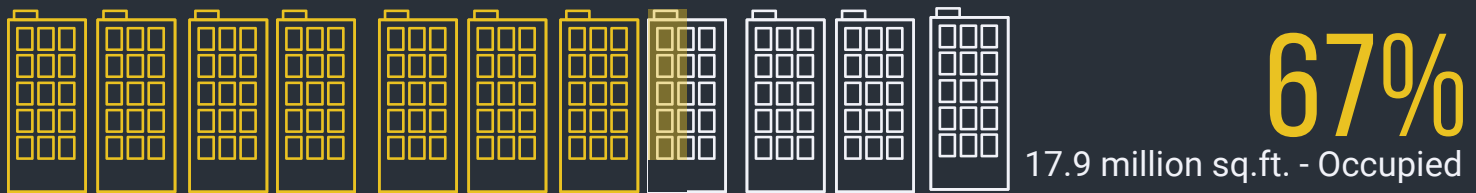


Occupancy & Vacancy View

KEY MICROMARKETS | NOIDA



Film City & Sector 16



Noida Expressway



Sector 62

The Noida Expressway remains at the forefront of absorption, with a gross leasing volume reaching 1.7 million sq.ft. **Newly established complexes such as Max Square, Noida World One, and DLF Tech Park have become operational.** Looking ahead, we anticipate that the traction on the Noida Expressway will persist for the next 2-3 years.

Sector 62 has risen as a preferred location for occupiers, achieving a gross leasing volume surge of over 100% compared to the previous quarter, reaching a noteworthy milestone of over 1 million sq.ft.

Remarkably, several occupiers are transitioning to Grade A buildings in Sector 62, prompted by significant relocations and space optimization efforts by major players such as CSC, Ericsson, and TCS. These actions have released quality supply, catering to the needs of smaller occupiers.

NOIDA EXPRESSWAY | EPICENTRE OF TRANSFORMATION

Noida Expressway, a convergence of strategic foresight, prolific advancement, and unparalleled connectivity, emerges as the most sought-after real estate destination in Noida. A pivotal chapter within this narrative is the prestigious Jaypee Greens Wish Town, sprawling across an impressive 1162 acres. It encompasses a diverse range of residential options, integrated townships, commercial complexes, and an 18-hole Greg Norman signature golf course. However, this monumental development, intended to catalyze Noida Expressway's transformation into a thriving real estate hub, encountered a setback due to financial irregularities.

Following bankruptcy proceedings against Jaypee Infratech, the Suraksha Group has taken the reins and initiated construction and completion of 170 towers within Jaypee Greens Wish Town, investing over 5,000 crores.

The Expressway itself, extending over 24.53 km, serves as the backbone of Noida's contemporary infrastructure. This masterstroke in urban planning elevated the region's connectivity to unprecedented levels, bridging the gap between Noida and Greater Noida. This surge in connectivity paved the way for a series of remarkable projects that solidified the Expressway's prominence.

Developers such as Bhutani Group, CRC, and Max Group are collectively engaged in the development of more than 10 million sq.ft. of commercial and retail spaces within this micro-market, while others like M3M have plans to introduce their projects.

Max Square



Noida World One



A notable project to anticipate within this micro-market is Max Square, an office complex with an IGBC Platinum rating. The space has already been pre-leased to Skootr, a flexible workspace provider, as well as to Unicharm. Max Square is a creation of Max Estates, the real estate division of the Indian conglomerate Max Group. Additionally, Max Estates has initiated a luxury residential project along Noida Expressway, featuring 201 units

02 Key Transactions

Noida | Q2 2023



Texas Biolabs

Plot No C-46, Sector 62 (33,890 sq.ft.)

Yes Bank

World Trade Tower (53,333 sq.ft.)

American E-Pay Systems - Prism HR

Advant Navis Business Park (62,052 sq.ft.)

TNS - Agnity

Candor 62 - Tower 5 (35,715 sq.ft.)

Artech

Candor 62 - Tower 5 (51,324 sq.ft.)

TableSpace

BPTP Capital City (281,154 sq.ft.)

EXL

NSL SEZ (10,000 sq.ft.)

CSPRO Technology

KS Corporate Tower (11,250 sq.ft.)



Key Office Takeups

Key Transactions

Noida | Q2 2023



Kingdom of Grills

Gulshan One29 (7,690 sq.ft.)

Starbucks

Berger Tower (2,400 sq.ft.)

Karigari Ek Ehsas

Advant Uptown (4,891 sq.ft.)

The Malabar Coast

Binge Central (2,348 sq.ft.)

Brands Unlimited

Gulshan One29 (34,940 sq.ft.)

Mamagato

Binge Central (2,692 sq.ft.)

Quarter Plate

One Skymark (8,880 sq.ft.)

The Waffle Co

Sandal Street (545 sq.ft.)

Key Retail Takeups

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