



ASSET

Responsibly Yours

REalVIEW

Dear Readers,

REalVIEW is a monthly news digest bringing to our clients and well-wishers news updates on major developments in the realty industry. The periodical will keep the readers updated on the significant changes and trends affecting real estate development within the country as well as globally, thus helping them in taking informed and calculated investment decisions

Responsibly yours,

Sunil Kumar V
Founder & Managing Director
Asset Homes

INDIA'S REAL ESTATE MARKET WITNESSED \$2.77 BILLION INVESTMENT DURING Q2 2024



India's real estate market witnessed a surge in investments during Q2 2024, attracting USD 2.77 billion, according to Cushman & Wakefield's report.

This influx propelled the total investments for the first half of 2024 to a record-breaking USD 3.9 billion. According to the report, the second quarter's performance marks a 1.5x increase in comparison to the previous quarter and a substantial 39% growth year-on-year, demonstrating continued investor confidence in the Indian real estate market.

“USD 3.9 billion of private equity inflows during the first half of 2024, already surpassing 70% of last year's total, highlights the remarkable growth and investor confidence in India's real estate market. This surge is primarily driven by infrastructure-related sectors like logistics and industrial, fueled by significant public investments in multi-modal economic corridors,” said Somy Thomas, Managing Director, Valuation & Advisory and Capital Markets, Cushman & Wakefield.

In terms of cities, Delhi-NCR emerged as the top destination for private equity investments in Q2, attracting USD 532 million and capturing 19% of the total share of investments. This marks a significant 74% year-on-year increase.

The city maintained its lead in H1 as well, securing USD 633 million of inflows, or 16% share of the record USD 3.9 billion investment in the sector. The surge in investments in Delhi has been primarily driven by the office segment, with major equity buyouts by prominent fund houses. Residential sector

in the city has also seen continued interest specially in the high-end and luxury segment.

Delhi was followed by Bengaluru with 13% (USD 509 million) and Hyderabad with 8% (USD 320 million) in investment share for H1. Multi-city deals accounted for the remaining 48% (USD 1,862 million) of the investments, reflecting a diversified investment strategy across various regions.

In terms of sectors, the surge in investments this quarter was dominated by the Logistics & Industrial (L&I) sector, which captured 56% of the total investments (1,542 USD million) and maintained its leading position with 41% of the total H1 inflows.

The office sector followed closely for both Q2 and H1 with USD 924 million investments in Q2 and USD 1,196 million in H1. Residential came third with USD 309 million investments in Q2 and USD 1,002 million in H1.

Foreign investors played a crucial role, contributing 76.3% of the total investment volume in Q2 2024, with a significant portion of these investments directed towards L&I sector. Deals involving a combination of equity and structured debt constituted 62% of the total inflows, while pure equity infusion deals made up 25%.

On the macro economic side, the manufacturing sector grew by 9.9% year-on-year, and the tertiary sector grew by 7.6% annually. GST collections for June 2024 rose by 8% year-on-year, indicating robust domestic transaction volumes.

https://m.economictimes.com/industry/services/property/-cstruction/indias-real-estate-market-witnessed-2-77-billion-investment-during-q2-2024/amp_articleshow/12132766.cms

continued to page 02

India outshines China in real estate expansion, says latest GROHE-Hurun rankings



Topping the list put out by Hurun is DLF, valued at Rs 2 lakh crore, followed by Macrotech Developers at Rs 1.4 lakh crore, and Indian Hotels Company (IHCL), famously known as the Taj Group of Hotels, at Rs 79,150 crore.

India is outpacing China in the growth of real estate firms, according to the latest 2024 GROHE-Hurun India Real Estate 100 list. The list, which ranks India's most valuable real estate companies, highlights the robust expansion and dynamic recovery of India's real estate sector.

Driven by a young population, increasing urbanization, and a burgeoning middle class, India's real estate market is on an upward trajectory, leaving behind China's market, which faces significant challenges.

Anas Rahman Junaid, Founder and Chief Researcher of Hurun India, highlighted the remarkable growth and recovery of the Indian real estate sector in the report. "An impressive 86% of the companies in this year's list saw their values increase, collectively adding Rs 6.2 lakh crore. This showcases the sector's robust growth and dynamic recovery."

"China faces significant market challenges due to government clampdowns and a slowdown in demand. India benefits from a young population, increasing urbanization, and a growing middle class. The implementation of the Real Estate (Regulation and Development) Act (RERA) has further enhanced transparency and accountability, boosting investor confidence. In contrast, China's market struggles with oversupply, high debt levels among developers, and stringent government regulations, making India's real estate sector a more attractive and stable investment destination."

The number of billion-dollar listed companies in Mainland China plummeted from 100 to just 30. Similarly, in the Hurun China 500, which requires a minimum valuation of \$3 billion, the count has sharply fallen from 50 to merely 10.

Topping the list put out by Hurun is DLF, valued at Rs 2 lakh crore, followed by Macrotech Developers at Rs 1.4 lakh crore, and Indian

Hotels Company (IHCL), famously known as the Taj Group of Hotels, at Rs 79,150 crore.

Adani Realty's Rise: For the first time, Adani Realty, under the leadership of Jackbastian K. Nazareth, has entered the top 10, ranking seventh with a valuation of Rs 56,500 crore. Adani Realty is also the most valuable unlisted real estate company on the list.

Key takeaways

86% of the companies in the 2024 GROHE-Hurun India Real Estate 100 saw their value increase, with a cumulative addition of Rs 6.2 lakh crore.

Top Employer: Sobha leads the list with 26,275 employees.

Remarkable Growth: The cumulative value of India's top real estate companies grew by 70%, the highest ever since the inception of the list, aligning with the BSE Realty Index, which grew by 110%.

Biggest Gainer: DLF registered the highest value increase, adding Rs 85,000 crore compared to last year.

Youngest Companies: Max Estates and Smartworks, both founded just eight years ago, are the youngest companies on the list.

Women Leaders: Pavitra Shankar of Brigade Enterprises and G Indira Krishna Reddy of Taj GVK are the only women leading companies in the 2024 list.

International Presence: Six companies on the list, including Indian Hotels Company and Macrotech Developers, have a global presence.

Regional Insights: Mumbai leads with 33 companies, followed by Bengaluru with 15, New Delhi with 14, and Gurugram with 10 companies.

Sector Dominance: 67% of the companies focus primarily on the residential sector, while 19% are in the commercial sector.

<https://www.businesstoday.in/personal-finance/real-estate/story/india-outshines-china-in-real-estate-expansion-says-latest-grohe-hurun-rankings-436769-2024-07-11>



Responsibly Yours

CORPORATE OFFICE

Asset Homes Pvt. Ltd., No. XV/246C,
Asset Centrale, NH Bypass,
Kundannoor Junction, Maradu P.O.,
Ernakulam, Kochi - 682 304,
Tel: 0484 4344 999, 4345 000

(An ISO 9001:2015 Certified Company)

AssetHomesOfficial
 AssetHomesKochi
 assethomes_
 AssetHomesKochi
 assethomes

www.assethomes.in

