QUARTERLY REPORT

India office | Q1 CY'26

Executive Summary

India's Grade A office market maintained strong momentum in Q1 CY'26, recording 21.2 msf of gross leasing against 11.3 msf of new supply completions, a 1.9x demand-to-supply ratio. Pan-India vacancy declined in 8/9 quarters, from 17.0% in Q4 CY'23 to 15.0% in Q1 CY'26, even as the development pipeline remains substantial at 553.3 msf through CY'31, pointing to genuine occupier-driven demand rather than a temporary catch-up effect.

Market rent has increased by 24.5% over the last 10 quarters, rising to ₹111.2/sf/month, reflecting sustained strengthening in office rental fundamentals Passing rent has not seen a single quarter of decline across the observed period, reflecting stable underlying demand that has left landlords with no pressure to offer concessions despite large supply volumes.

Bengaluru and MMR accounted for 45% of Q1 CY'26 demand, while Bengaluru and Pune contributed 46% of new supply. Hyderabad presents the most counterintuitive reading this quarter. Despite the highest vacancy in the country at 24.2%, market rent runs 17.5% above passing rent, the widest gap of any city, suggesting newer Grade A stock is commanding sharp premiums even as older inventory keeps headline vacancy elevated. With 114.5 msf of pipeline due through CY'31, Hyderabad remains the market to watch most closely.

GCCs remain the dominant demand engine, as 1/3rd of total stock occupier, now in Q1 CY'26 Bengaluru (39%) & Hyderabad (23%) leading GCC footprint, while IT/ITeS (27%), Co-Working (21%) and BFSI (18%) lead sector-wise demand.

Co-Working

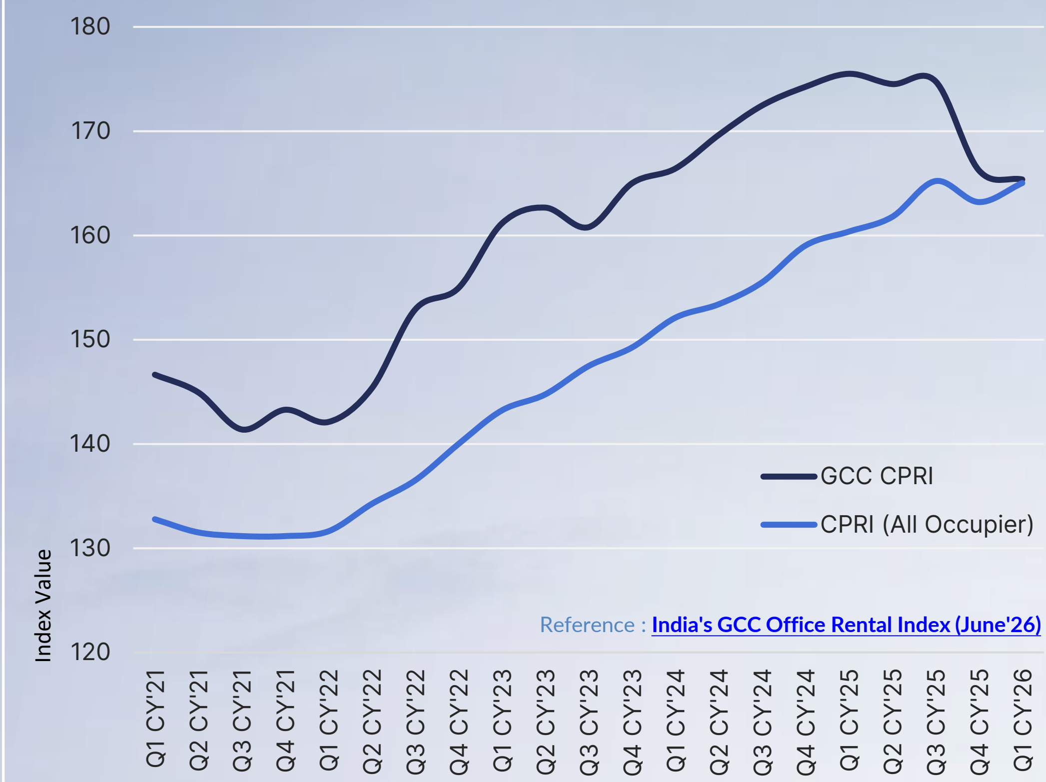
Emerged as the second-largest demand driver in India's office market in Q1 CY'26, and the top leasing sector across three major office markets.

1.9x

Demand to Supply Ratio in Q1 CY'26

43%

Contribution Ongoing Construction In Bengaluru & Hyderabad



Reference : India's GCC Office Rental Index (June'26)

While GCC occupiers once commanded a clear rental premium that peaked in CY'25, the broader market has now caught up and with All-Occupier CPRI still climbing (+2.9% YoY) as GCC rents cool (-0.5% QoQ), signaling a gradual broadening of demand drivers across India's commercial real estate landscape.

Pan India

Grade A Fundamentals

Current Stock	Q1 CY'26 Demand	Q1 CY'26 Supply	Vacancy	Under Construction
1.05	21.2	11.3	15.0	553.3
BSF	MSF	MSF	%	MSF

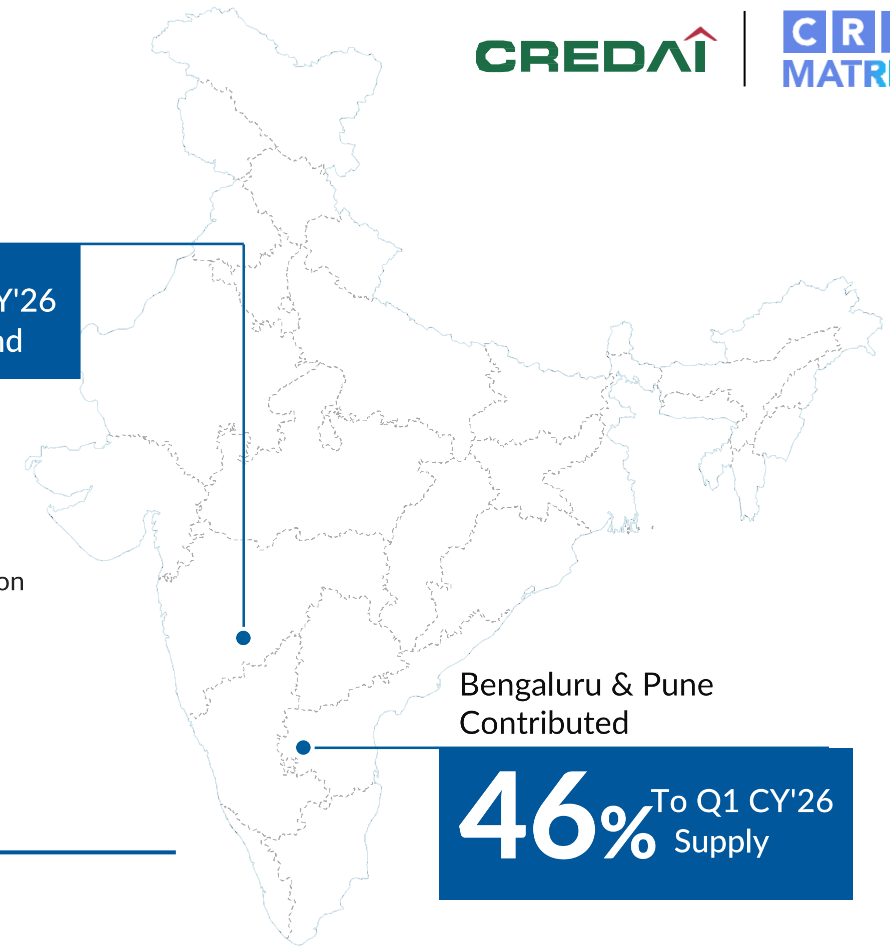
*(till CY'31)

Bengaluru & MMR Contributed

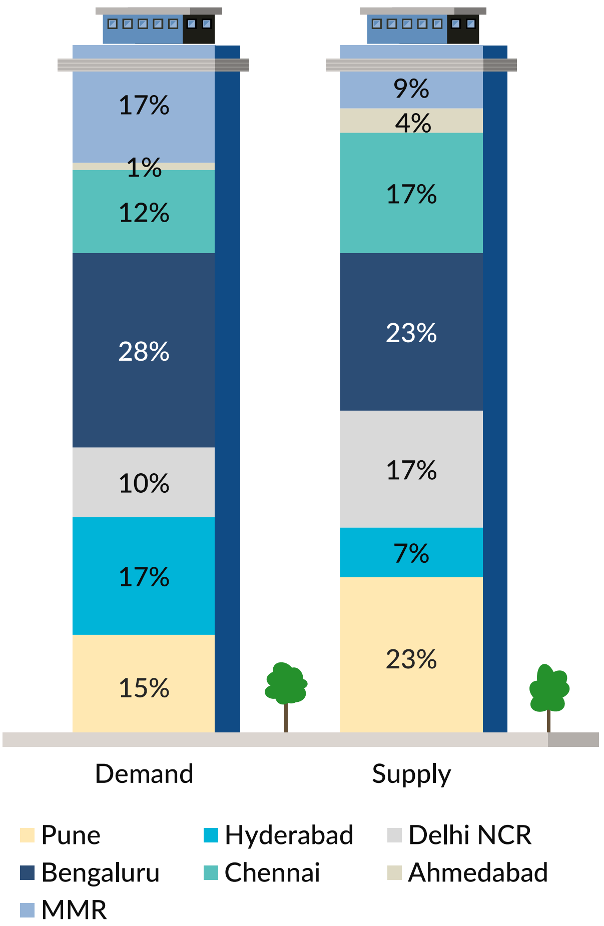
45% To Q1 CY'26 Demand

Bengaluru & Pune Contributed

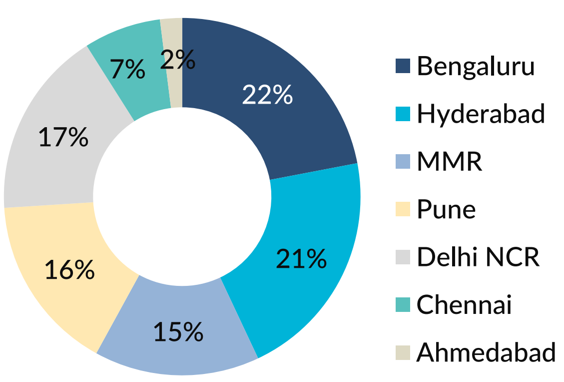
46% To Q1 CY'26 Supply



Q1 CY'26 City Snapshot



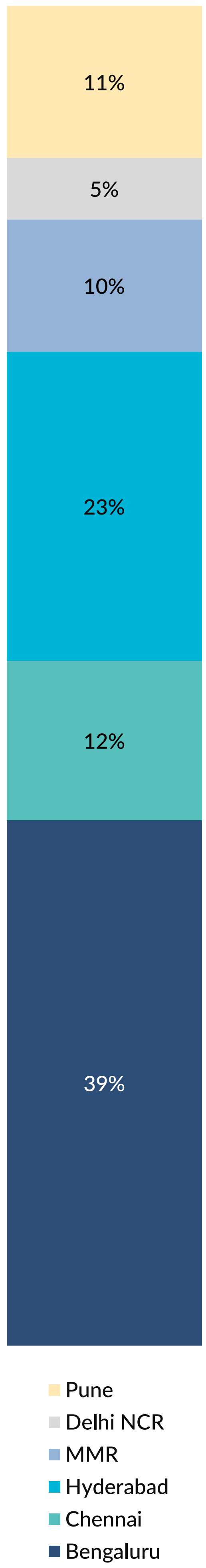
Under Construction Stock (Till CY'31)

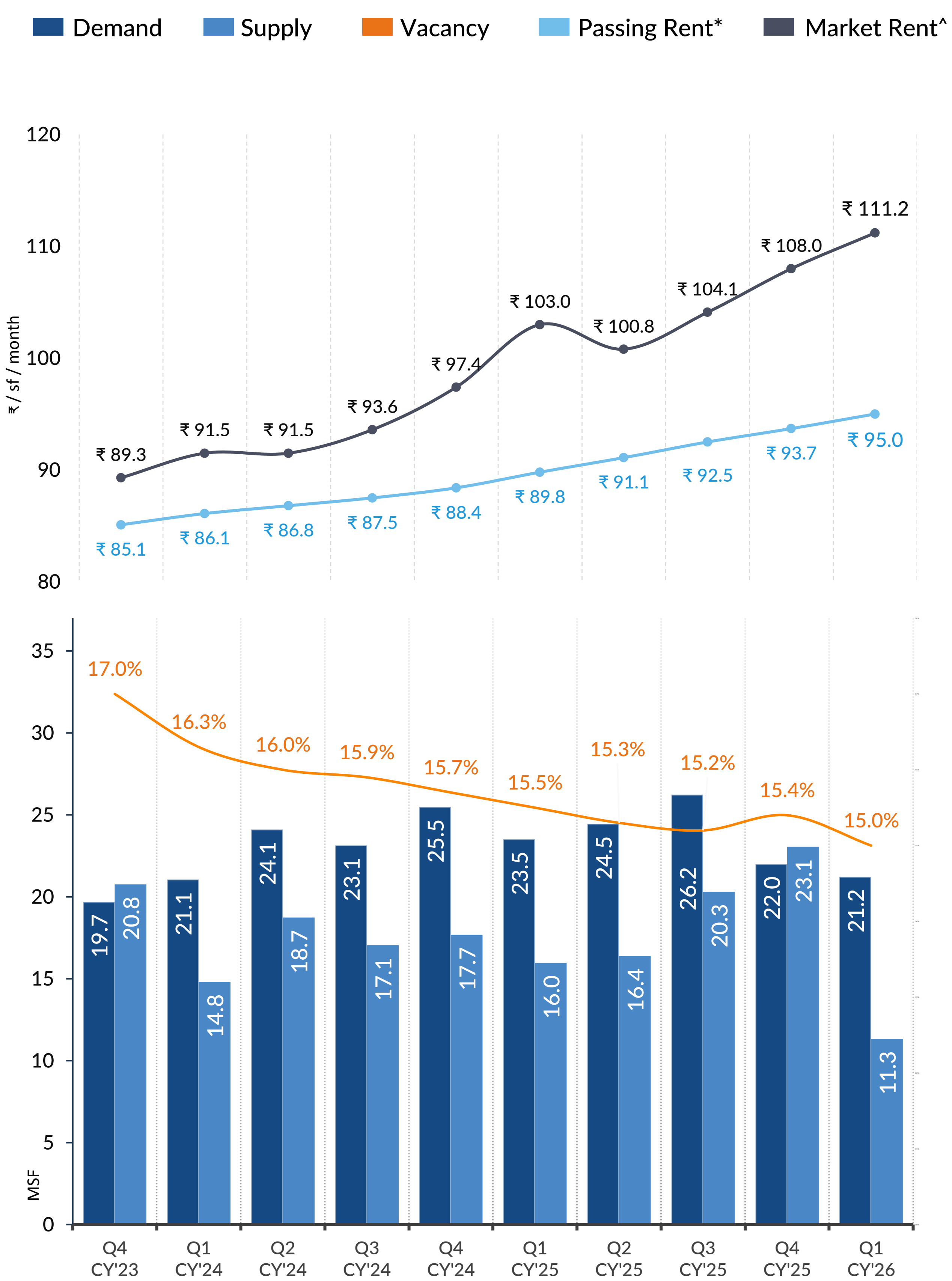


Q1 CY'26 Demand Drivers

IT/ITeS	27%
Co-Working	21%
BFSI	18%

Q1 CY'26 GCC's Demand Footprint





Note: * Passing Rent = Wt. Avg. rent paid by all active tenants as of that date in the region
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3 – Year CAGR

▲ 5.8%

Passing Rent

Q1 CY'26 Market Rent

▲ 5.6%

Vs Q1 CY'26 Passing Rent

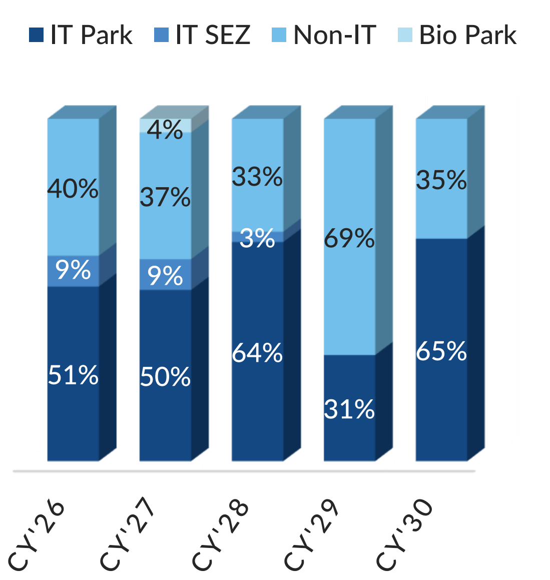
Bengaluru

Grade A Fundamentals

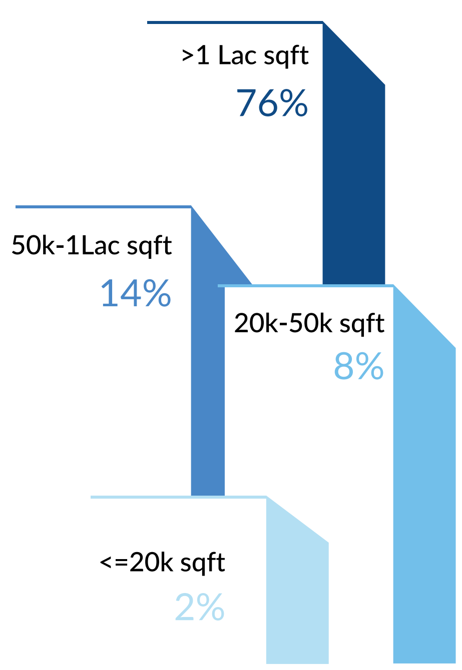
Current Stock	Q1 CY'26 Demand	Q1 CY'26 Supply	Vacancy	Under Construction
268.8	6.0	2.6	8.8	122.2
MSF	MSF	MSF	%	MSF

*(till CY'31)

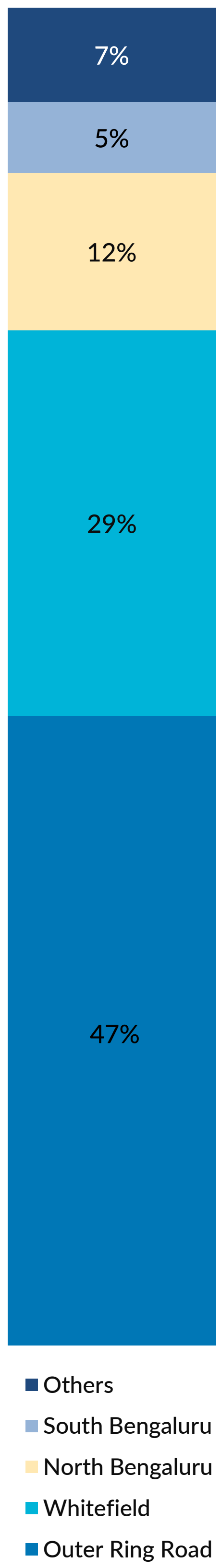
Upcoming Supply

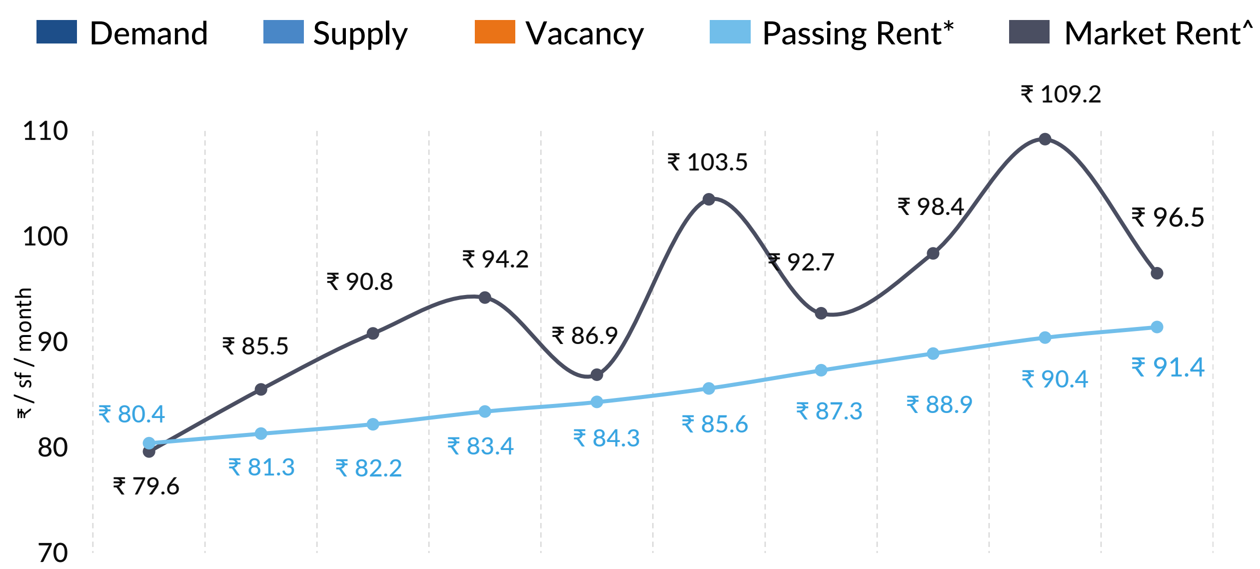


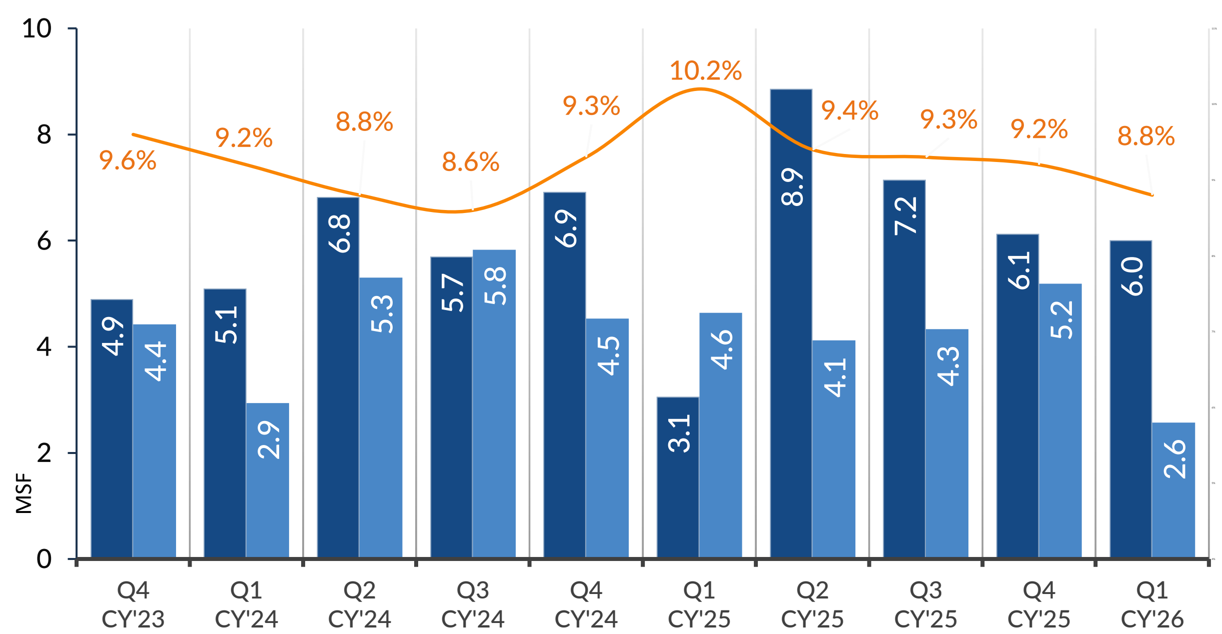
Deal Size



Top Markets by Demand







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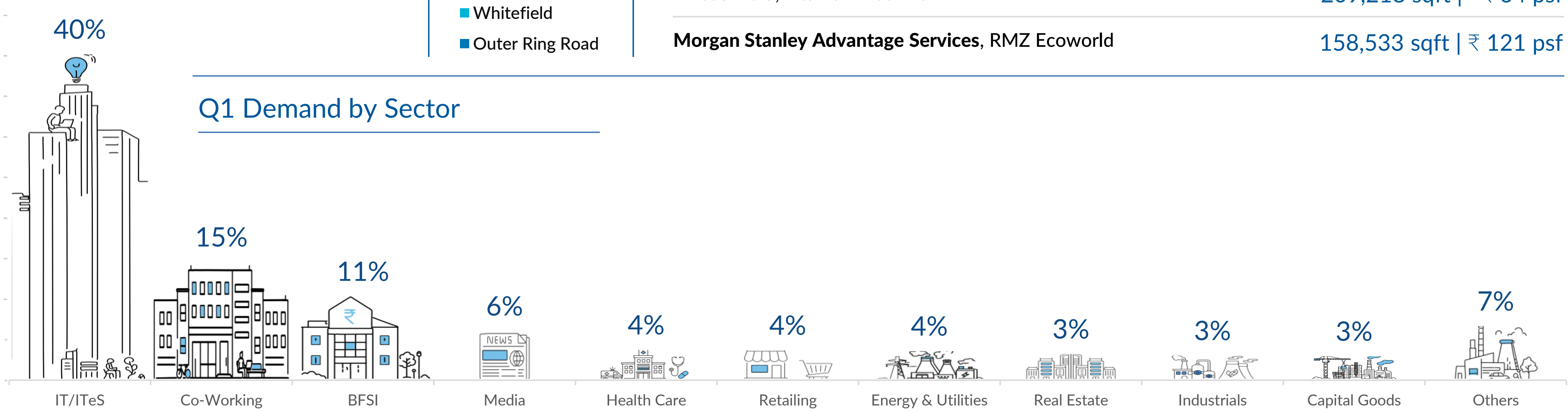
Major Office Transactions

Honeywell Technology Solutions Lab, RMZ Ecoworld	399,220 sqft | ₹ 110 psf
Airbus India, Titanium Tech Park	209,218 sqft | ₹ 64 psf
Morgan Stanley Advantage Services, RMZ Ecoworld	158,533 sqft | ₹ 121 psf

Q1 Demand by Sector



Q1 CY'26 Market Rent

▲ 3.1%

Vs Q4 CY'25 Market Rent

Q1 CY'26 Passing Rent

▲ 5.2%

Vs Q1 CY'25 Passing Rent

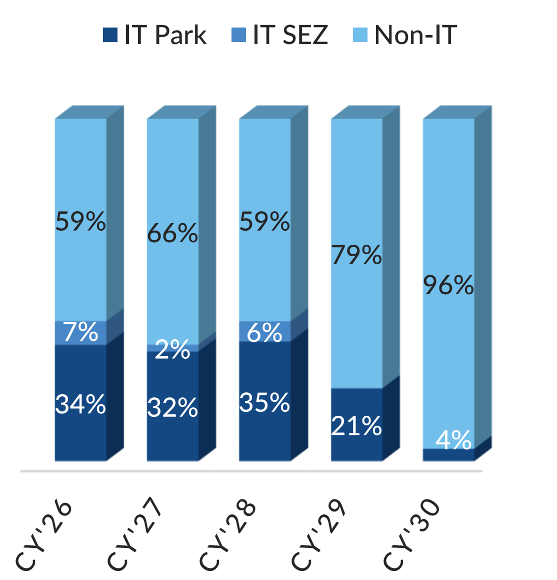
Delhi-NCR

Grade A Fundamentals

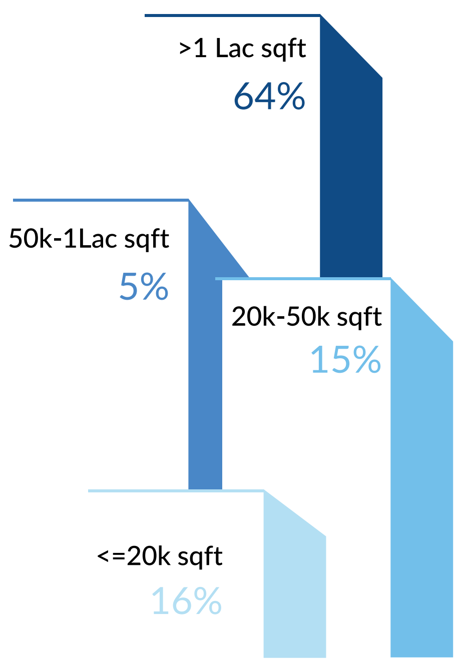
Current Stock	Q1 CY'26 Demand	Q1 CY'26 Supply	Vacancy	Under Construction
198.9	2.1	1.9	20.5	96.6
MSF	MSF	MSF	%	MSF

*(till CY'31)

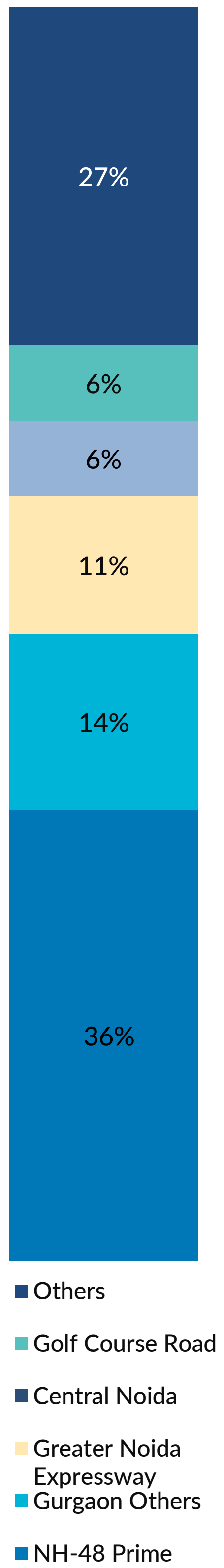
Upcoming Supply

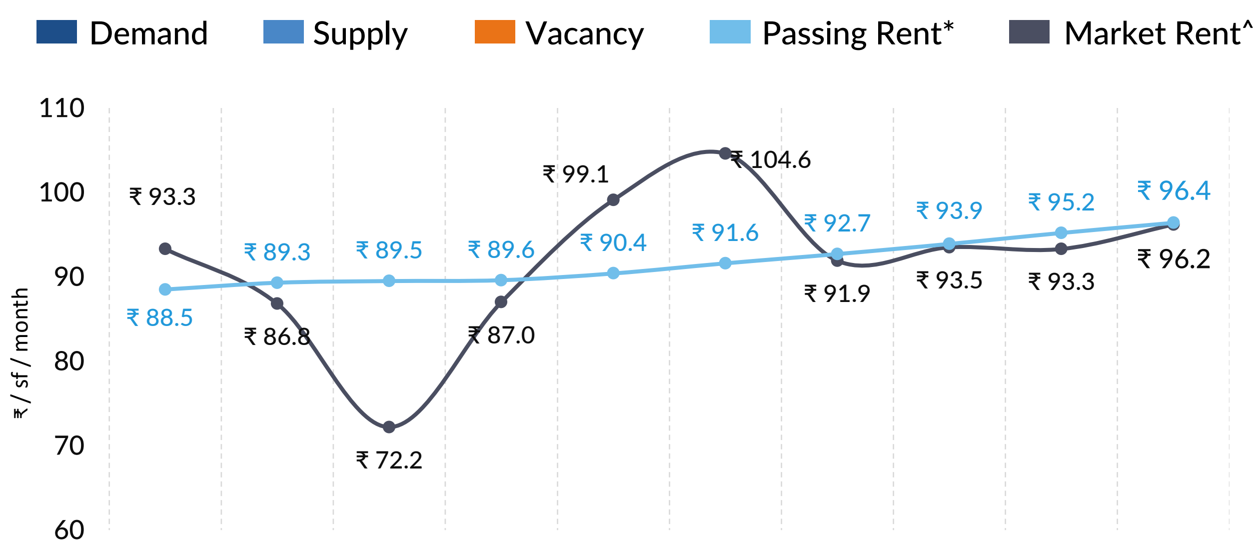


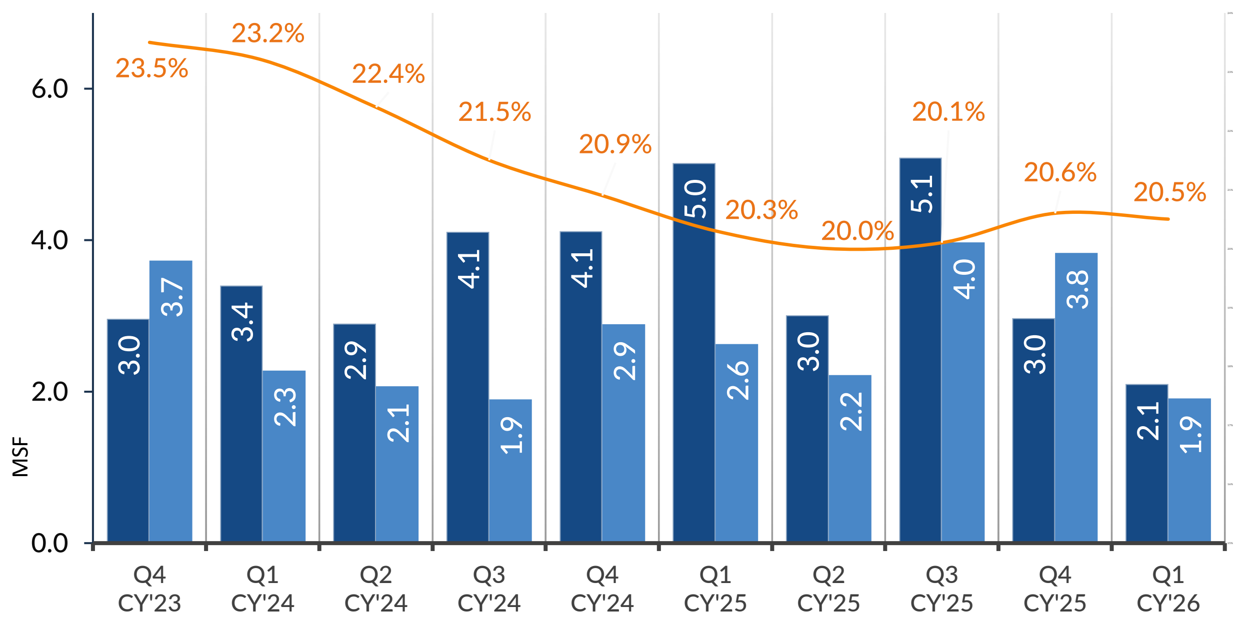
Deal Size



Top Markets by Demand







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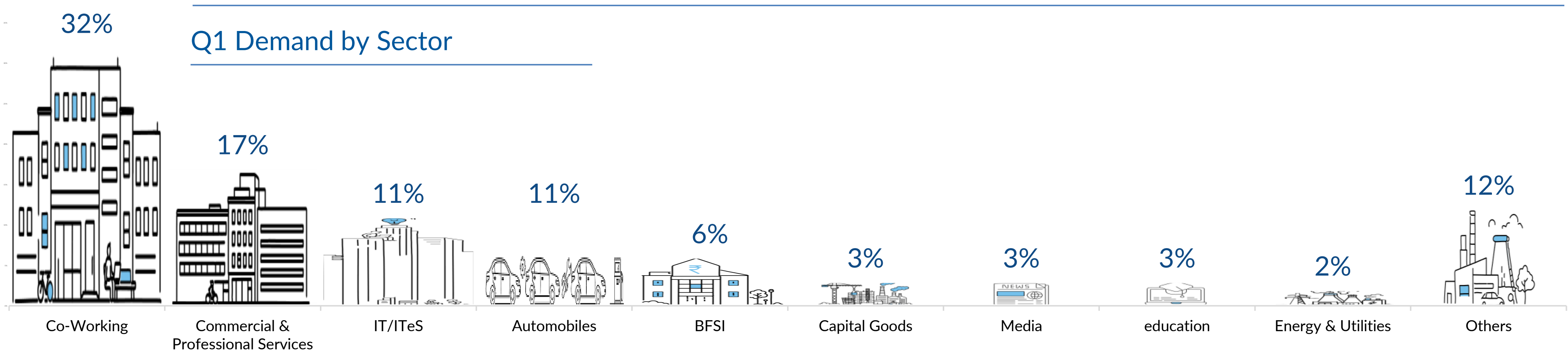
Major Office Transactions

Concentrix Daksh Services India, JSK Towers	161,058 sqft | ₹ 95 psf
Alight Services India, Unitech Infospace (Candor Techspace, Sec48)	64,457 sqft | ₹ 82 psf
Dish, Oxygen Boulevard (Oxygen Business Park - Phase 2)	37,366 sqft | ₹ 62 psf

Q1 Demand by Sector



Q1 CY'26 Demand
15.6%
Vs Q4 CY'25 Demand

Demand to Supply Ratio
3.7X
Q1 CY'26

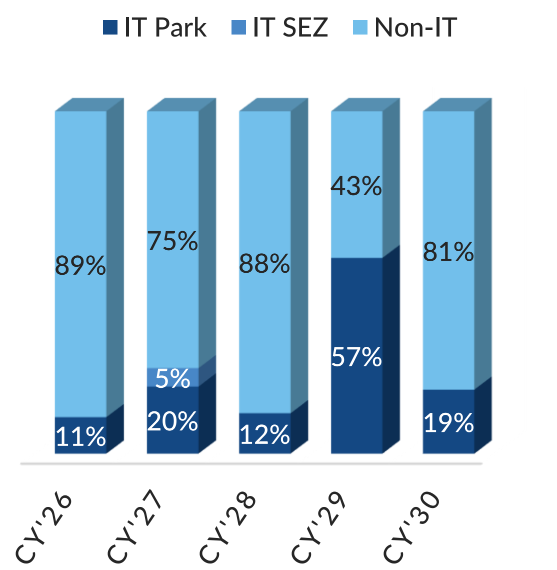
MMR

Grade A Fundamentals

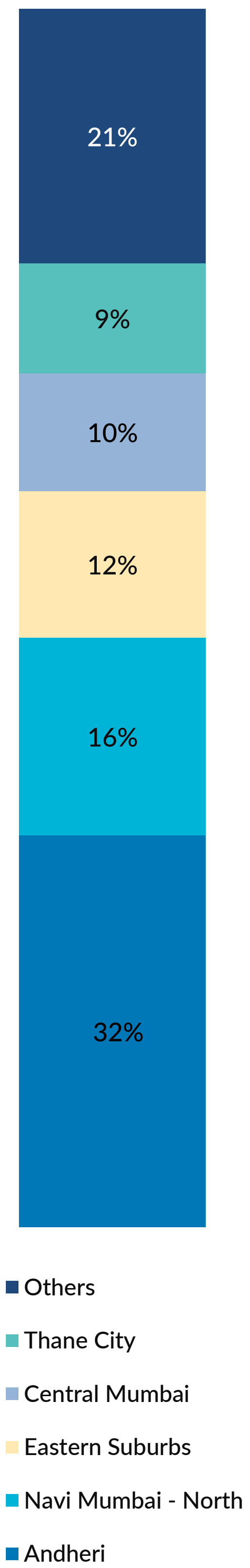
Current Stock	Q1 CY'26 Demand	Q1 CY'26 Supply	Vacancy	Under Construction
171.1	3.7	1.0	11.4	80.9
MSF	MSF	MSF	%	MSF

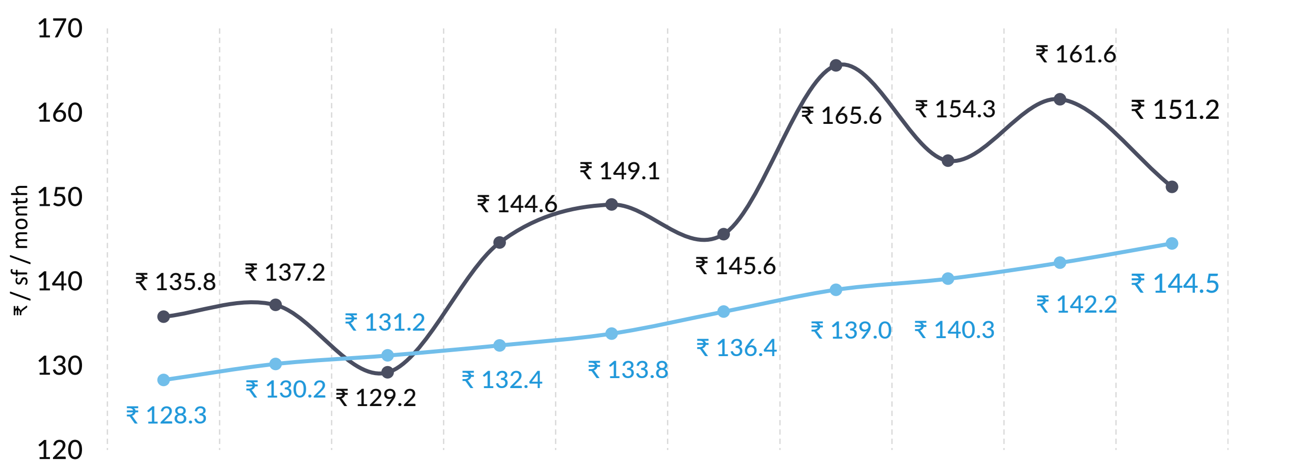
*(till CY'31)

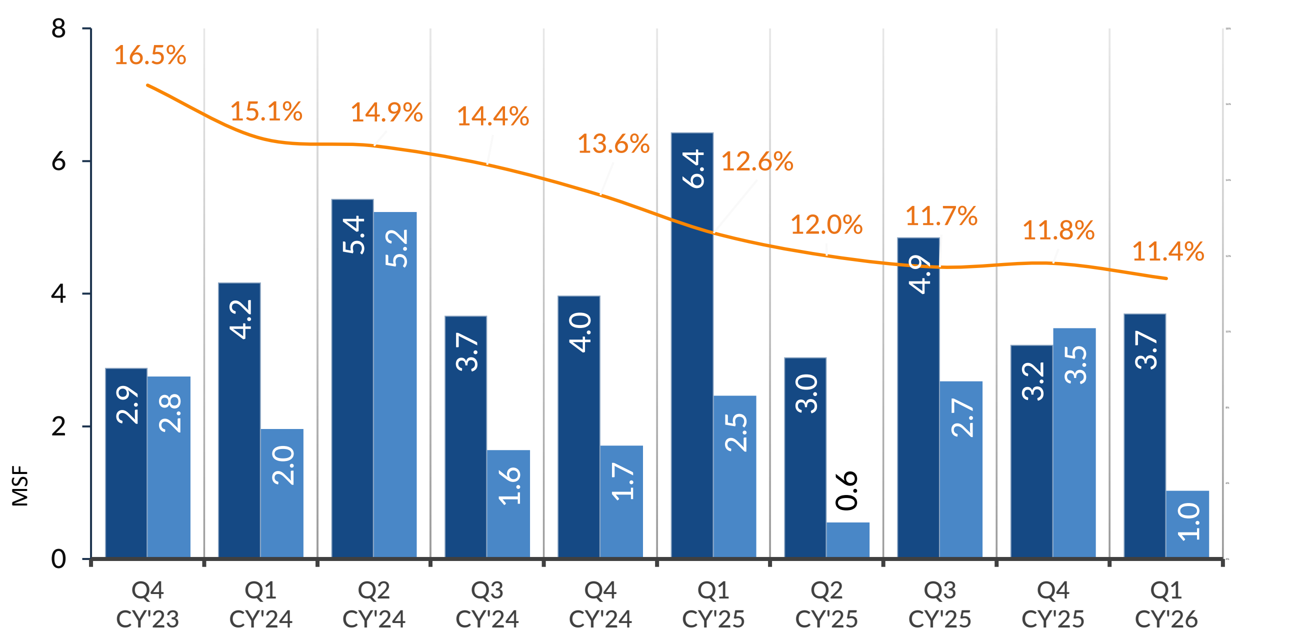
Upcoming Supply



Top Markets by Demand







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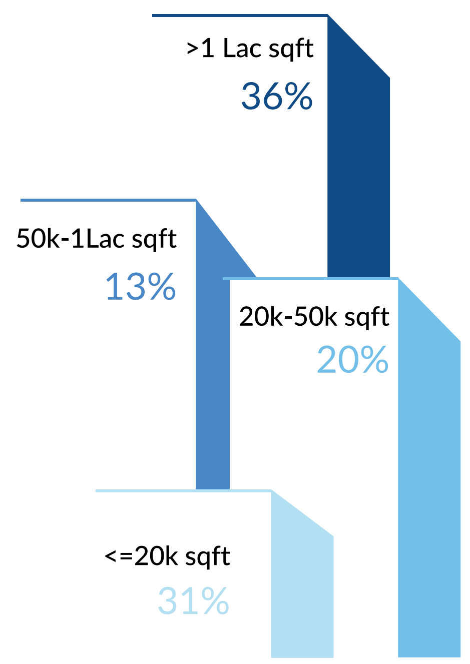
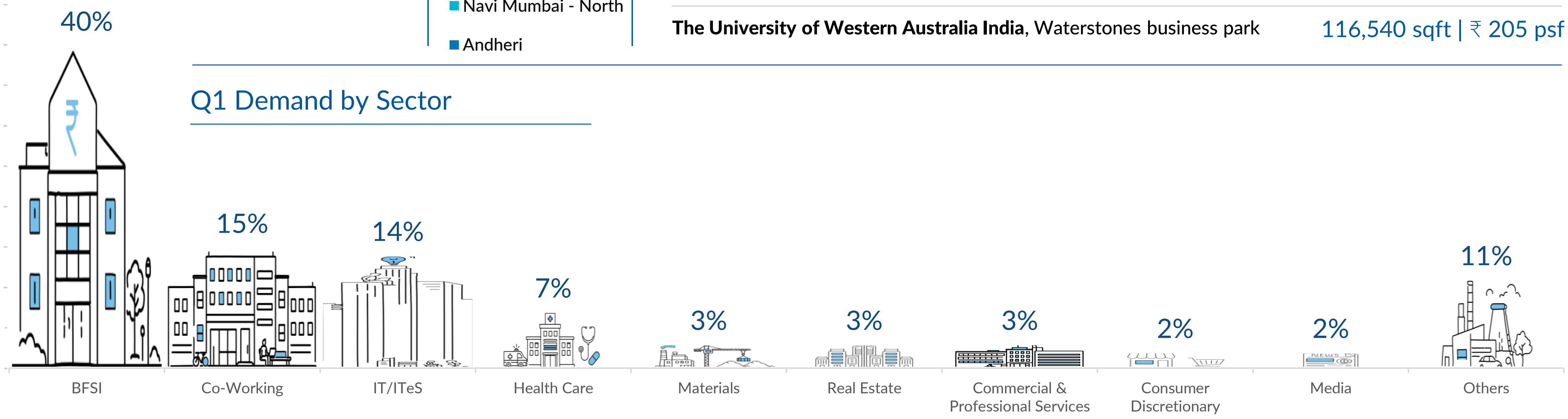
Deal Size



Major Office Transactions

The State Bank of India, Newa Bhakti Knowledge City	182,088 sqft | ₹ 77 psf
Wipro, Mindspace (Airoli E)	145,157 sqft | ₹ 67 psf
The University of Western Australia India, Waterstones business park	116,540 sqft | ₹ 205 psf

Q1 Demand by Sector



Hyderabad

Q1 CY'26 Market Rent

▲ **17.5%**

Vs Q1 CY'26 Passing Rent

3 – Year CAGR

▲ **9.7%**

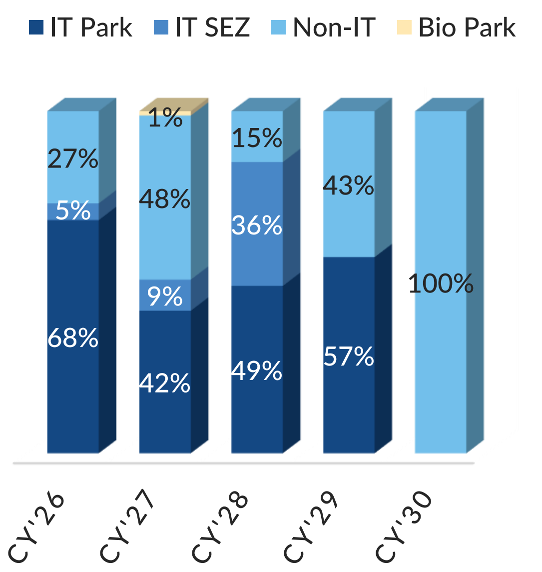
Market Rent

Grade A Fundamentals

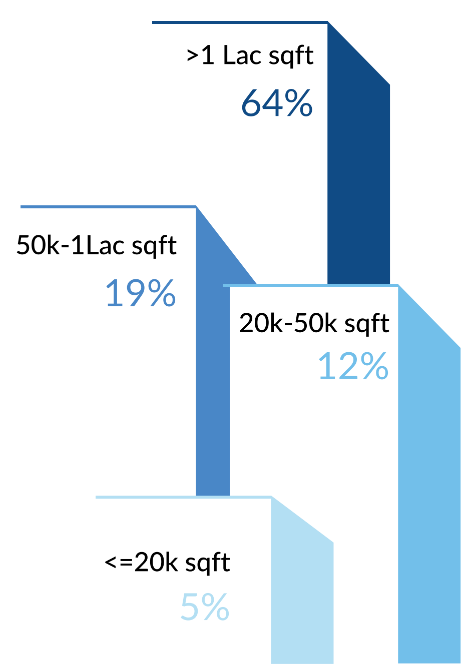
Current Stock	Q1 CY'26 Demand	Q1 CY'26 Supply	Vacancy	Under Construction
167.4	3.6	0.8	24.2	114.5
MSF	MSF	MSF	%	MSF

*(till CY'31)

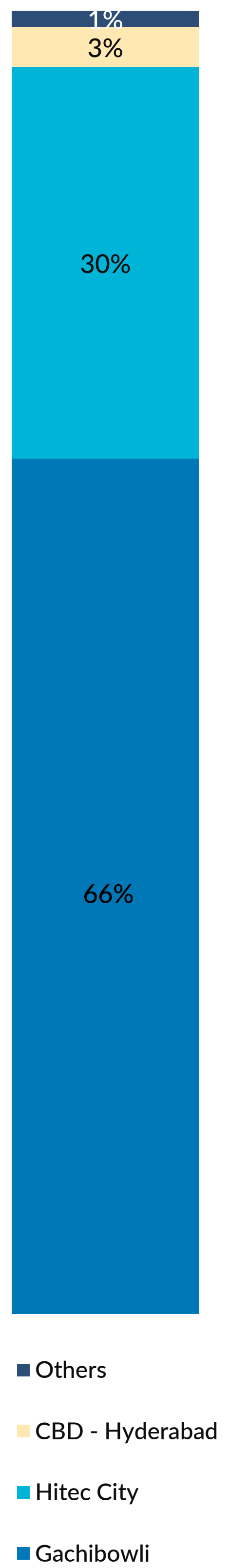
Upcoming Supply

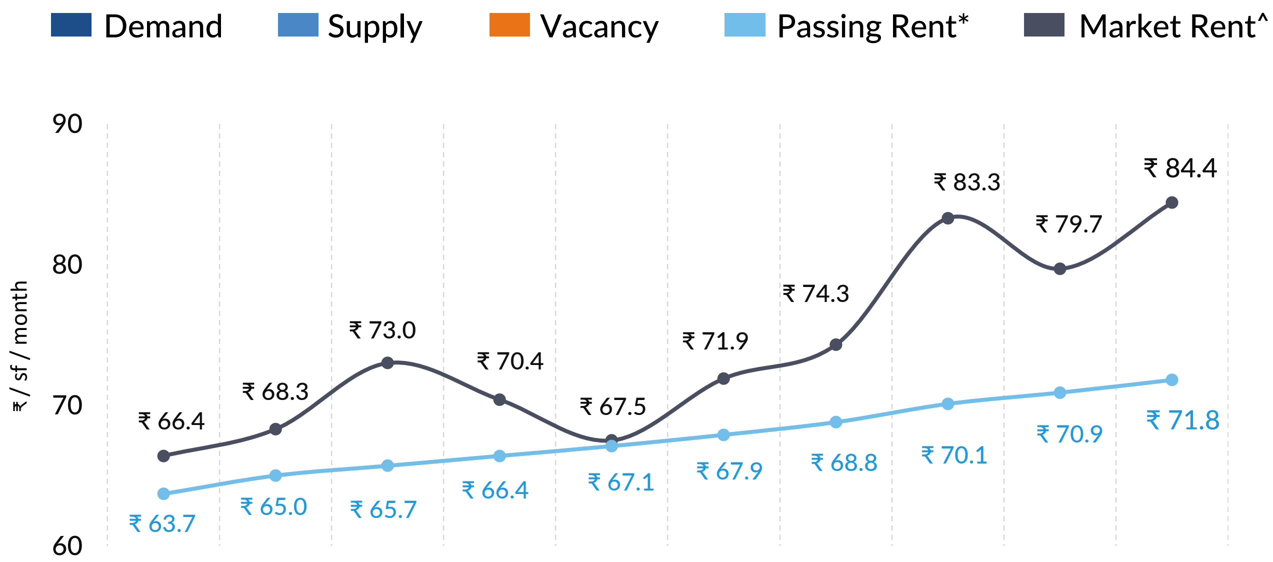


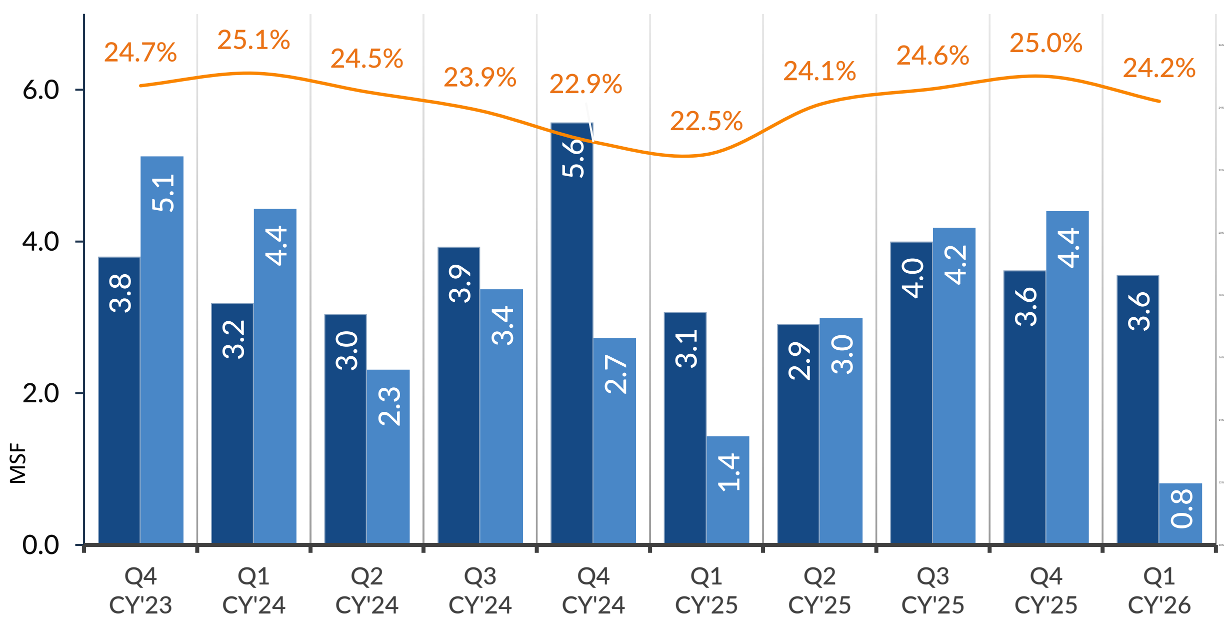
Deal Size



Top Markets by Demand







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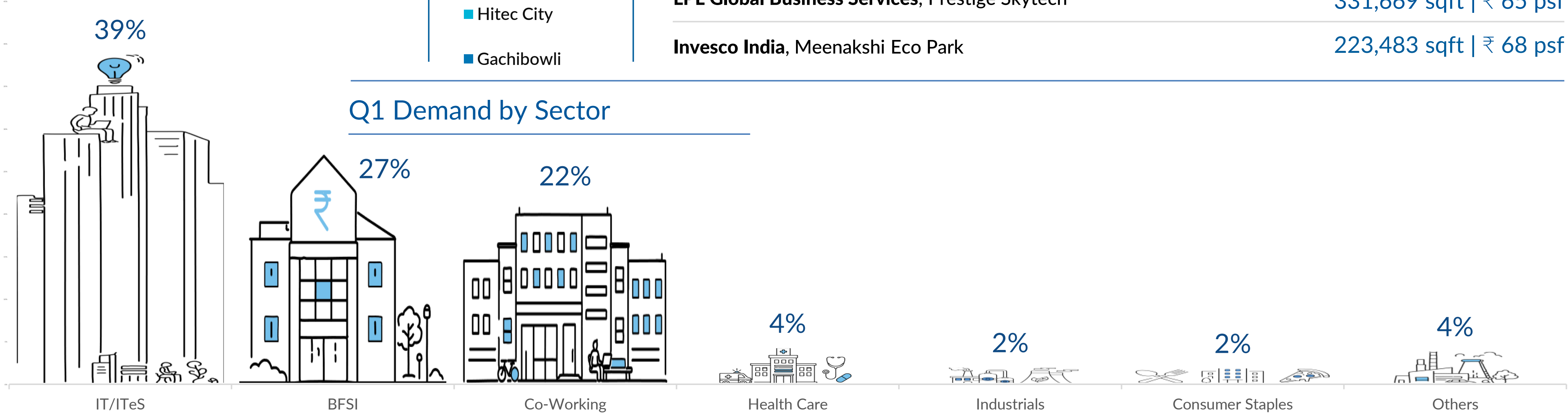
Major Office Transactions

Uber, Meenakshi Eco Park	901,115 sqft | ₹ 65 psf
LPL Global Business Services, Prestige Skytech	331,669 sqft | ₹ 65 psf
Invesco India, Meenakshi Eco Park	223,483 sqft | ₹ 68 psf

Q1 Demand by Sector



Q1 CY'26 Demand

▲ 14.2%

Vs Q1 CY'25 Demand

Demand to Supply Ratio

▲ 1.2X

Q1 CY'26

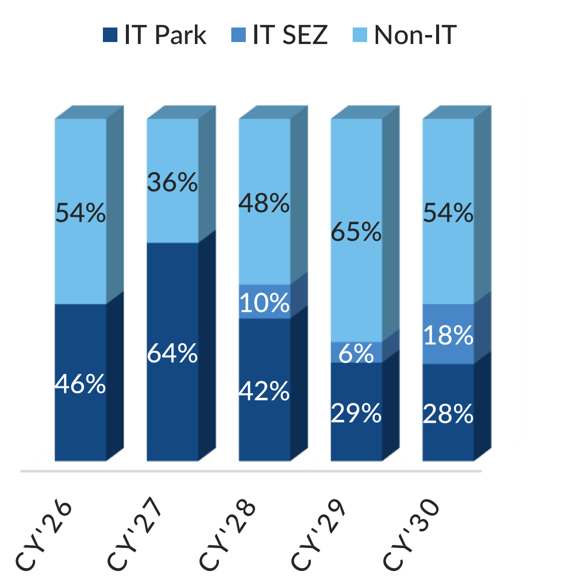
Pune

Grade A Fundamentals

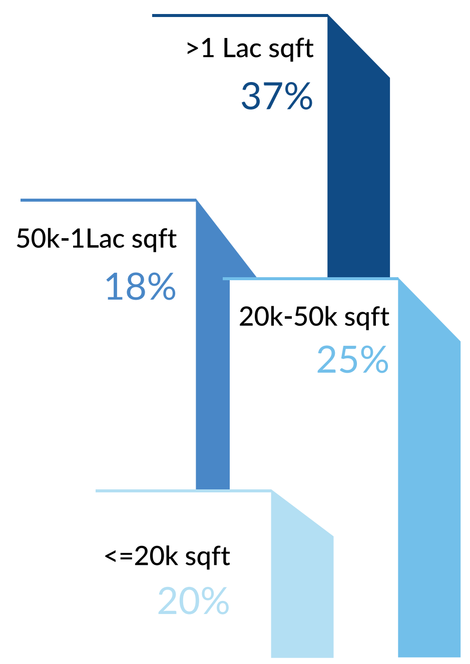
Current Stock	Q1 CY'26 Demand	Q1 CY'26 Supply	Vacancy	Under Construction
119.2	3.1	2.6	14.5	89.1
MSF	MSF	MSF	%	MSF

*(till CY'31)

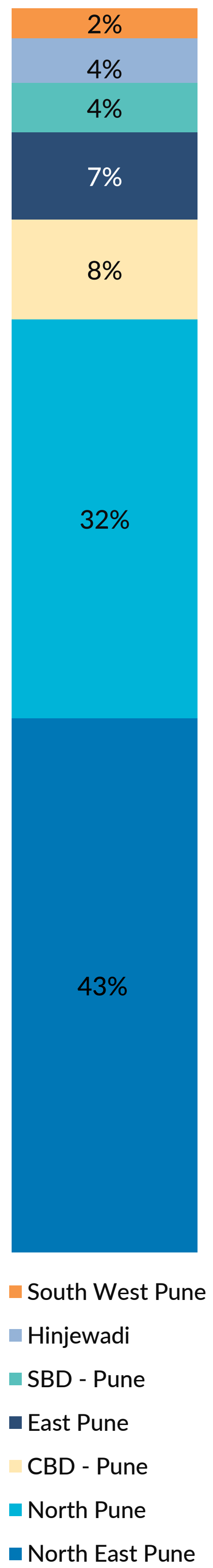
Upcoming Supply

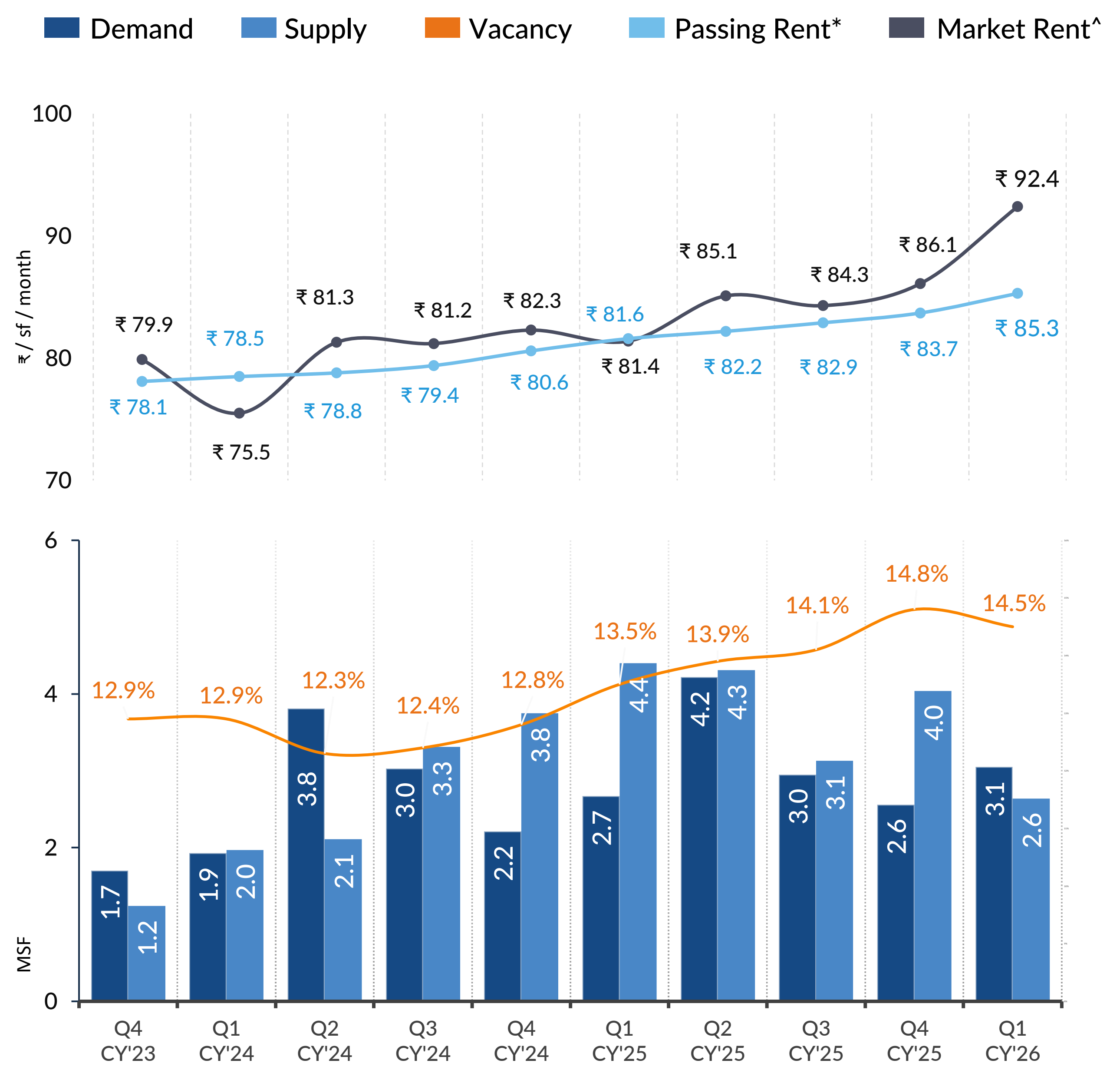


Deal Size



Top Markets by Demand





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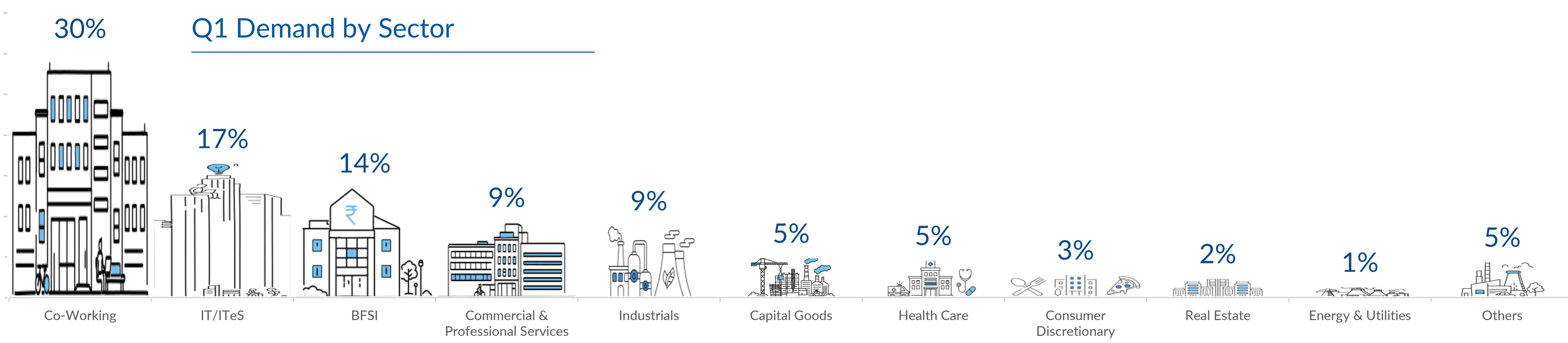
Major Office Transactions

WeWork, Phoenix Millennium Towers (Office)	204,286 sqft | ₹ 73 psf
Maersk, Eon Free Zone	193,485 sqft | ₹ 75 psf
UBS, Panchshil Tech Park One (in co-working)	143,403 sqft | ₹ 240 psf

Q1 Demand by Sector



Q1 CY'26 Market Rent

▲ 16.9%

Vs Q1 CY'26 Passing Rent

Demand to Supply Ratio

▲ 1.3X

Q1 CY'26

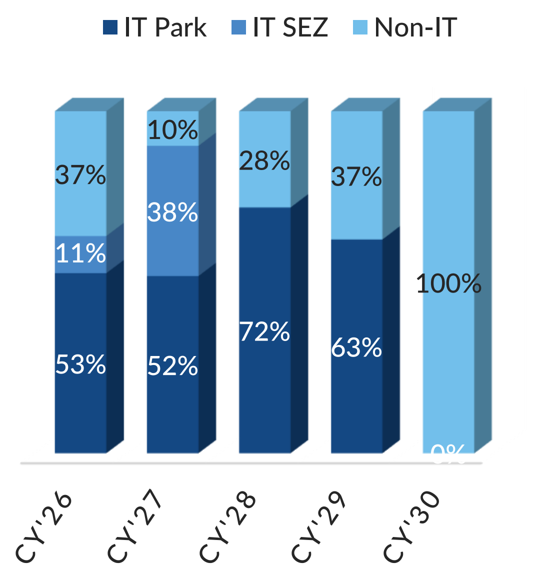
Chennai

Grade A Fundamentals

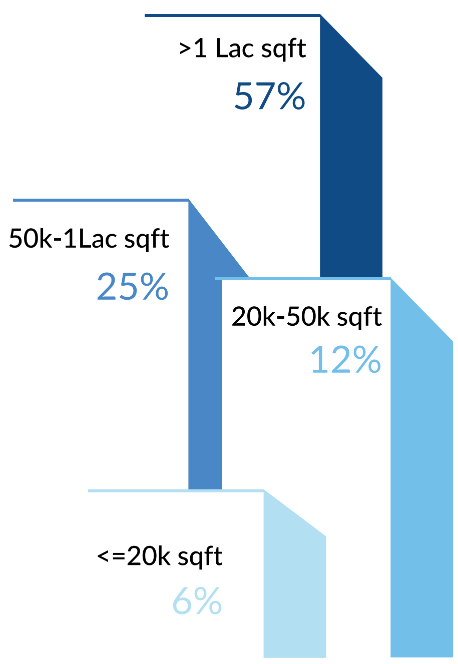
Current Stock	Q1 CY'26 Demand	Q1 CY'26 Supply	Vacancy	Under Construction
96.5 MSF	2.6 MSF	2.0 MSF	10.1 %	40.8 MSF

*(till CY'31)

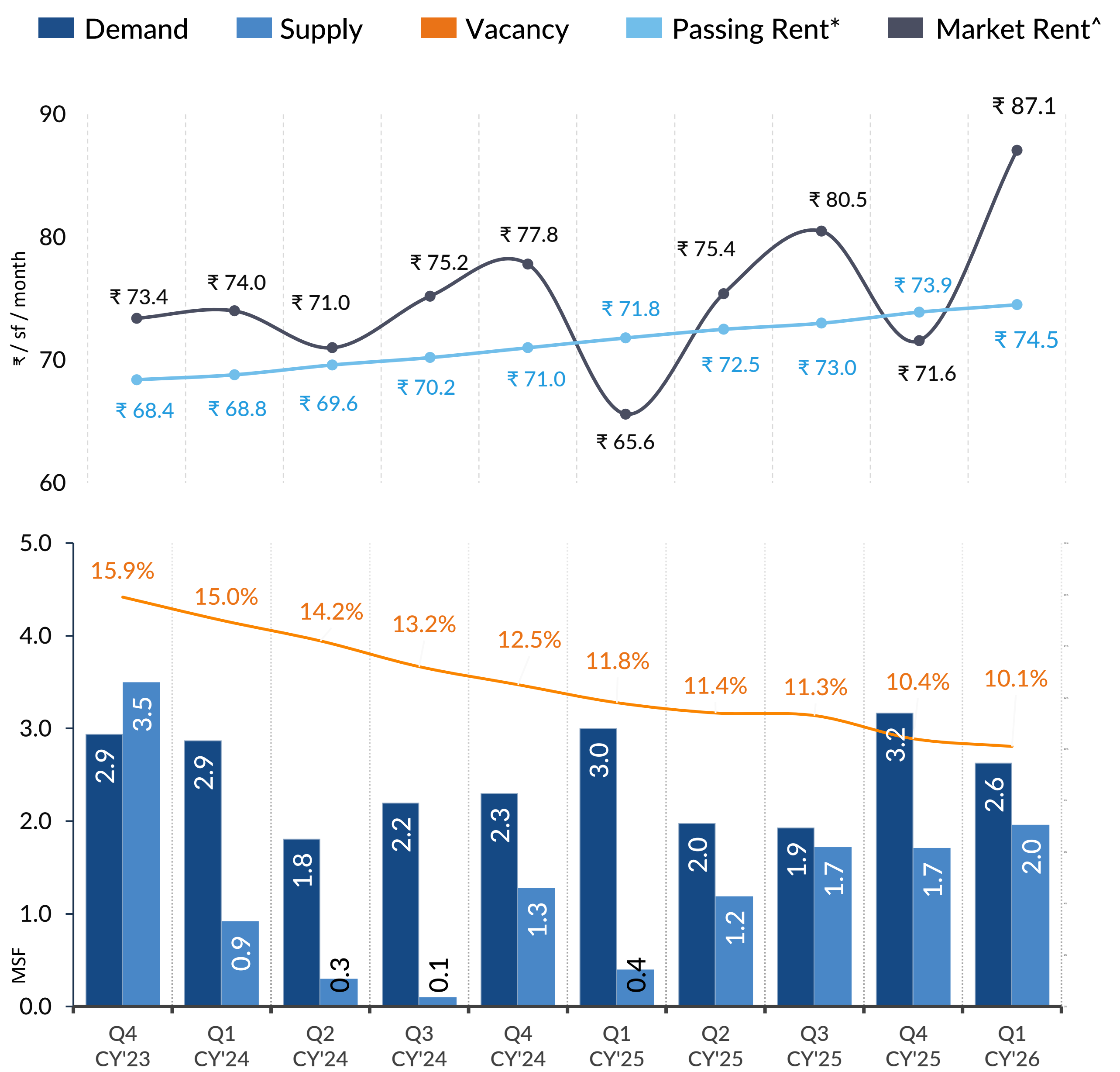
Upcoming Supply



Deal Size



Top Markets by Demand



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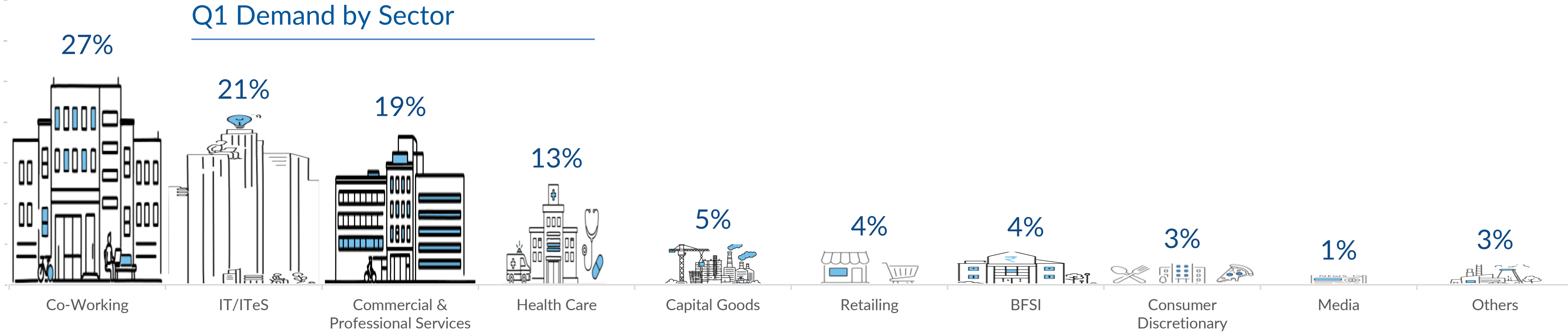
Major Office Transactions

DHL, International Tech Park Chennai (Mindspace Radial One)	1,04,202 sqft | ₹ 79 psf
CoWrks, RMZ Millenia Business Park	94,029 sqft | ₹ 98 psf
Workday, RMZ Millenia Business Park	94,029 sqft | ₹ 98 psf

Q1 Demand by Sector



Q1 CY'26 Market Rent

▲ 11.9%

Vs Q1 CY'26 Passing Rent

Q1 CY'26 Passing Rent

▲ 10.8%

Vs Q1 CY'25 Passing Rent

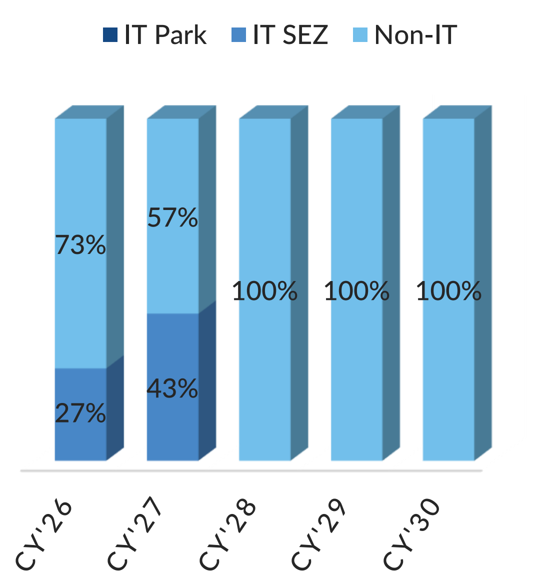
Ahmedabad

Grade A Fundamentals

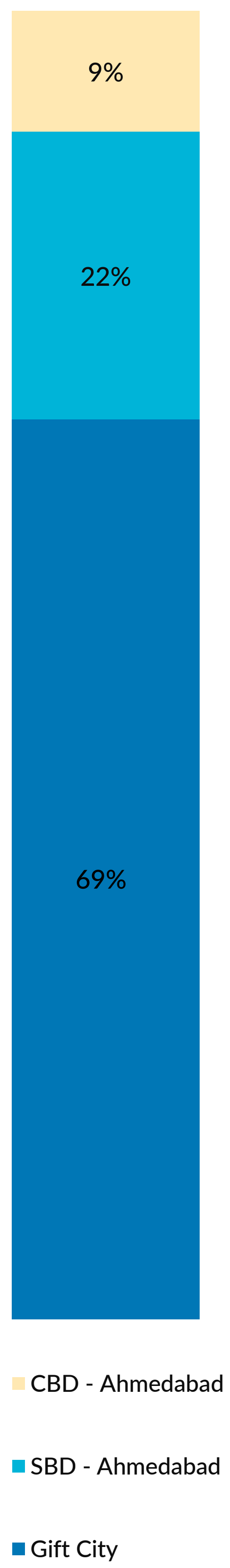
Current Stock	Q1 CY'26 Demand	Q1 CY'26 Supply	Vacancy	Under Construction
32.6	0.2	0.4	20.1	9.2
MSF	MSF	MSF	%	MSF

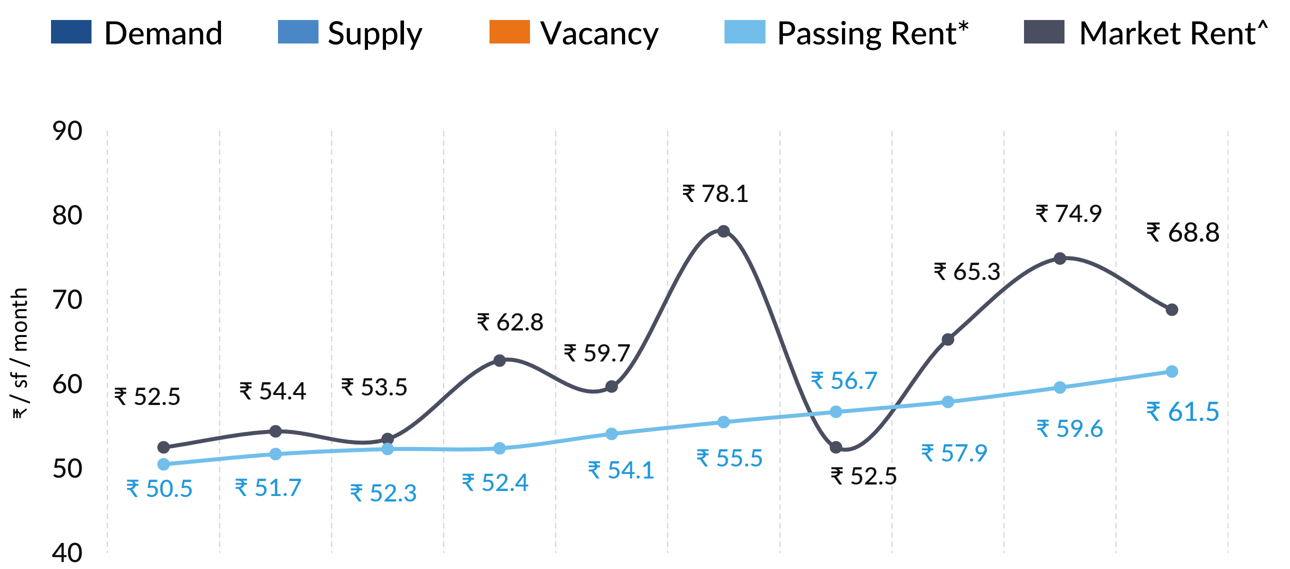
*(till CY'31)

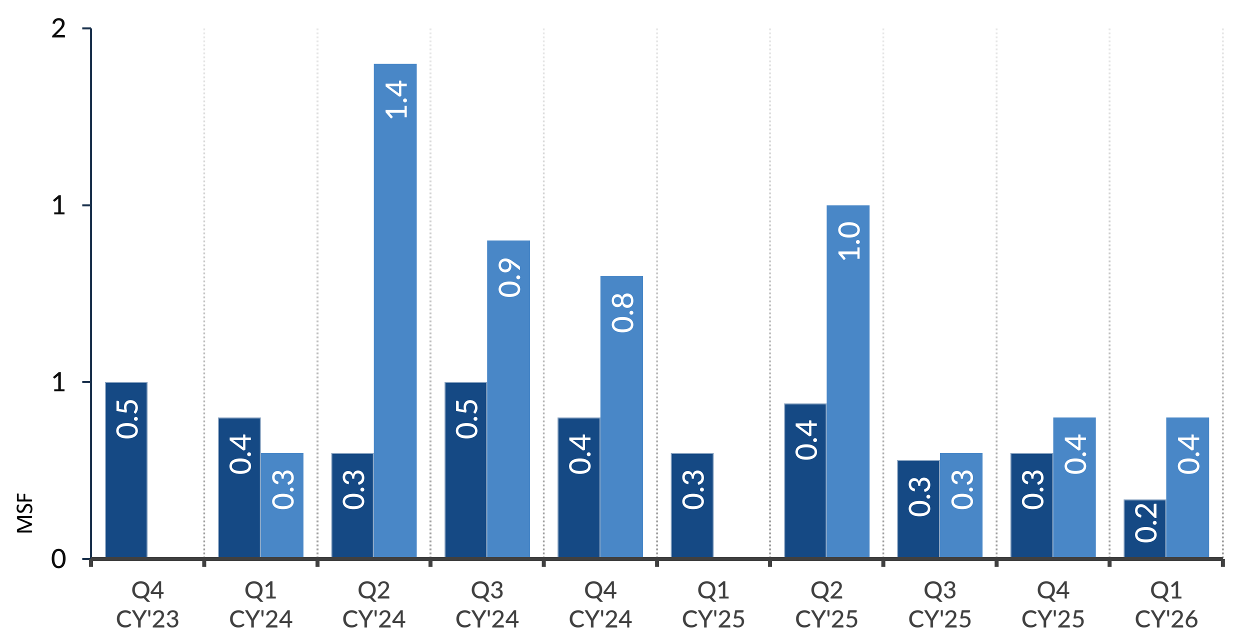
Upcoming Supply



Top Markets by Demand







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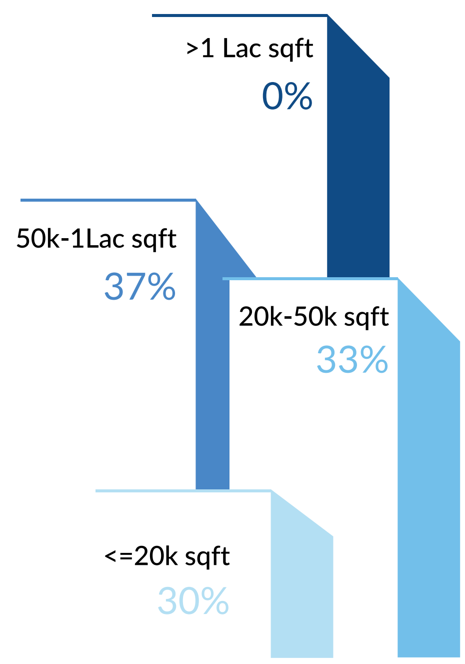
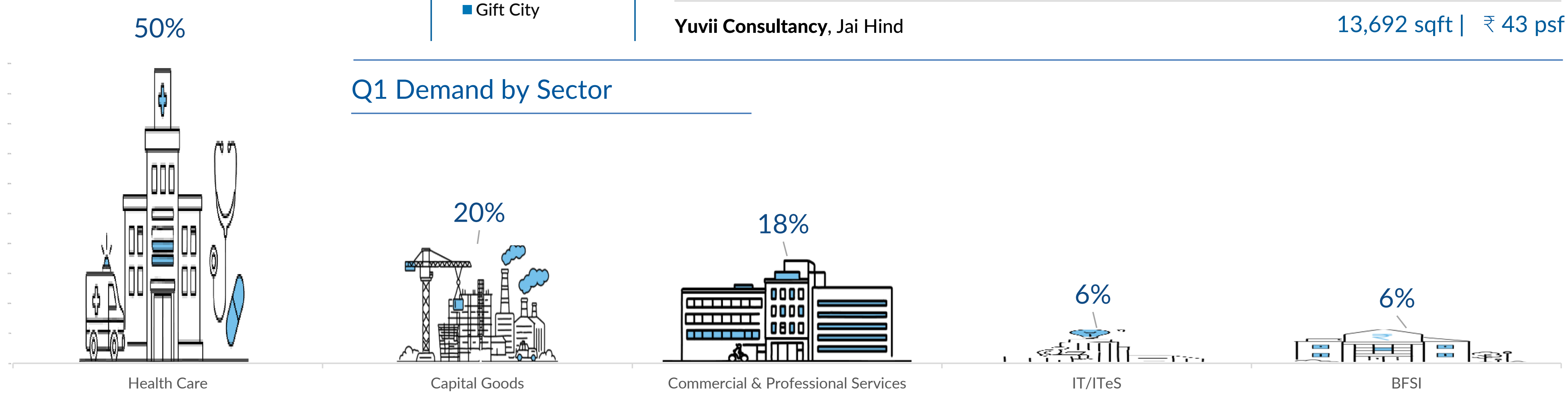
Office Transaction Size



Major Office Transactions

Lifeworks Wellbeing Solutions India, Regalia (GIFT City Gujarat)	54,079 sqft | ₹ 52 psf
Tata Semiconductor Manufacturing, GIFT Two Tower	29,277 sqft | ₹ 111 psf
Yuvii Consultancy, Jai Hind	13,692 sqft | ₹ 43 psf

Q1 Demand by Sector



About CREDAI

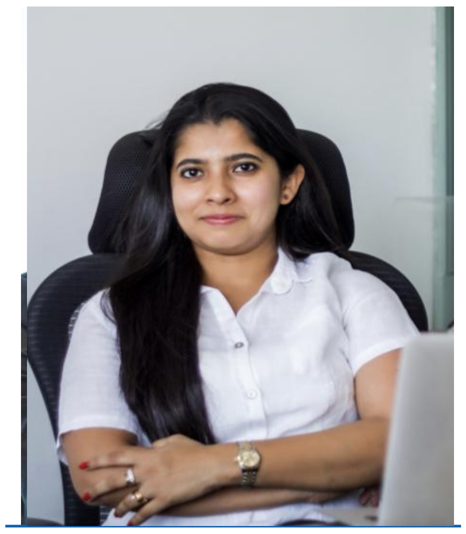
Boman Irani
Chairman

Shekhar G Patel
President

G Ram Reddy
President - Elect

Gaurav Gupta
Secretary

Dr. Adv. Harshul Savla
Convenor Research & Statistics



Sarah Jacob
Co- Convenor Research & Statistics

Sarthak Gaur
Co- Convenor Research & Statistics

The Confederation of Real Estate Developers' Associations of India (CREDAI) is the apex body of private Real Estate developers in India, established in 1999, with a vision of transforming the landscape of Indian Real Estate industry and a mandate to pursue the cause of Housing and Habitat. Today, CREDAI represents 13000+ Developers across 230 city chapters in 20 states and plays an important role in policy formulation by representing the views of its members to various Ministries at regular intervals.

CREDAI's code of conduct promotes ethical practices. and is adopted proactively by all its members.

Research Team

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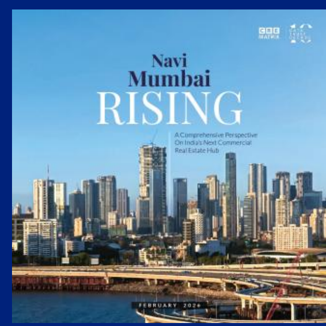
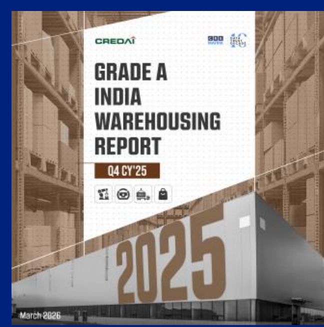
India's GCC Office Rental Index (June'26)
June 2026



Navi Mumbai Rising: The G3 Growth Hub
February 2026

India Office Report Q4 CY'25
January 2026



Grade A India Warehousing Report Q4 CY'25
March 2026

About us

CRE Matrix
India's most trusted source for complete real estate intelligence, CRE Matrix has developed proprietary algorithms that relentlessly provide up-to-date information and enable deep data analytics across sectors and geographies. CRE Matrix's clients include some of the largest real estate developers, coworking players, retailers, property consultants and financial institutions.

RAW
CRE Matrix - Research & Advisory Wing (RAW) combines the strength of its massive data lakes, and industry experience with tested research and advisory practices in assisting your organization. We have experienced and dedicated professionals, who have a deep understanding of the local market challenges, knowledge of contemporary practices from developed markets, and an ability to bring sector experts to assist you. We consistently attract and retain the best talent, which enables us, in turn, to deliver the expected value to our clients.

CRE Lease Matrix
CRE Lease Matrix is a cloud-based Lease Management and Asset Management platform developed by CRE Matrix after experience of abstracting more than 2 Lakh leases in the commercial real estate space. The product offers Lease abstraction solutions, Inventory Management, Document Management & Invoicing for management of your commercial real estate portfolio or leases. Users can track Critical dates, create Revenue-Expense reports, configure Alerts on renewals, notices, escalations etc.

CRE TRANSACTIONS
CRE Matrix delivers data-driven transaction advisory powered by India's most detailed real estate insights. It helps occupiers and investors make faster, smarter property decisions through real-time market intelligence, benchmarking, and yield analysis - setting a new standard for precision and performance in CRE transactions.

TRUEASSETS MATRIX
TrueAssets Matrix, the valuation arm of CRE Matrix, offers IBBI-registered, data-driven valuations across all real estate asset classes. Powered by India's largest CRE database, it delivers transparent, audit-ready, and regulator-compliant reports that accelerate loan disbursals. Trusted by top banks, TrueAssets Matrix enables faster, smarter, and more secure lending decisions.

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