

# 5 FAST FACTS

BENGALURU | Q4 2023



The Need-to-know for Bengaluru's commercial real estate

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## RECORD HIGH OFFICE LEASING VOLUMES IN Q4



Bengaluru witnessed gross leasing volumes (GLV) of **8.3 msf** in **Q4**, a record high quarterly figure, and a near 4x jump over the previous quarter. At 8 msf, net absorption hit a record high in **Q4**, GLV stood at **15.8 msf** in 2023, 15% lower than the record-high volume seen in 2022.

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## ROBUST FRESH OFFICE LEASING DRIVEN BY E&M AND BFSI OCCUPIERS



Fresh leasing accounted for over **60%** of quarterly GLV and precommitments picked up pace with a share of over **30%** in leasing volumes. Engineering & manufacturing and BFSI occupiers led leasing activity in the quarter with shares of **33%** and **28%** in quarterly GLV respectively.

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## HIGH END AND LUXURY RESIDENTIAL LAUNCHES SURGE

Bengaluru recorded over 10,200 unit launches in **Q4**, a growth of **24%** on a quarterly basis. Residential launches for the full year stood at over 34,300. High end and luxury units accounted for **56%** of **Q4** launches, a historic high, surpassing 49% share in the previous quarter.



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## NEW MALL SUPPLY DRIVES HEALTHY RETAIL LEASING VOLUMES



Bengaluru recorded retail leasing volume of **~1.15 msf** in **Q4**, a 6x jump on a quarterly basis. Inauguration of Phoenix Mall of Asia in the quarter drove a surge in mall leasing volumes, which at 1 msf, accounted for over **85%** of retail leasing volumes in the quarter.

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## HEALTHY WAREHOUSE DEMAND FROM MANUFACTURING FIRMS AND 3PL OPERATORS



Bengaluru recorded warehouse leasing volumes of **2.3 msf** in **H2 2023**. For the year as a whole, lease volumes stood at **4.3 msf**, a 72% jump as compared to 2022. Manufacturing tenants contributed around **30%** of leasing volumes in H2 while 3PL operators had a share of **25%**.

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