

# 5 FAST FACTS

BENGALURU | Q1 2025



The Need-to-Know for Bengaluru's Commercial Real Estate

## 1 ROBUST LEASING ACTIVITY DRIVEN BY GCCS

Bengaluru recorded gross leasing volumes (GLV) of around 4.9 MSF in Q1, with space take-up by **global capability centres (GCCs) accounting for 48%** of quarterly GLV. **Net absorption stood at 2.5 MSF** on the back of robust fresh space demand in the quarter.



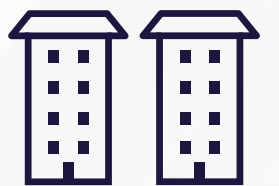
## 2 HEALTHY OFFICE SUPPLY ADDITION WITNESSED IN Q1

Bengaluru recorded **new supply of 3.3 MSF in Q1, highlighting a growth of 52% on a y-o-y basis**. Outer Ring Road contributed 56% of quarterly supply and Peripheral East (Whitefield) accounted for 30%.



## 3 SOUTH BENGALURU DOMINATED RESIDENTIAL LAUNCHES

Bengaluru recorded the launch of **around 12,200 units in Q1, a growth rate of 38% on yoy basis**. Locations across south Bengaluru (Sarjapur Road, Bannerghatta Road, HSR Layout, Electronic City) dominated launches with a cumulative **share of 54%**.



## 4 CONTINUED MOMENTUM IN HIGH-END AND LUXURY RESIDENTIAL UNIT LAUNCHES

Mid-segment category **contributed 60%** in the overall unit launches in Q1 while luxury and high-end segment **share remained strong at 40%**. Southern submarkets recorded a robust quantum of unit launches within the high-end and luxury segment.



## 5 MAIN STREETS DROVE RETAIL LEASING IN Q1

Main streets drove retail leasing volumes in the quarter, accounting for around **75% of the 0.19 MSF space take-up in Q1**. Prominent main streets such as Koramangala, HSR Layout, JP Nagar, Whitefield recorded leasing activity by fashion and F&B brands.



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