

# 5 FAST FACTS

PUNE | Q2 2025



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

## 1 THE OFFICE NET ABSORPTION REACHED A HISTORIC HIGH IN Q2 2025

Net absorption reached a historic high of 2.2 MSF in Q2 2025, increased by ~8% q-o-q and grown by more than 5x y-o-y. The surge was driven by a few large deals recorded in Q2 2025; the Engineering & Manufacturing firms contributed the highest share of ~43%.



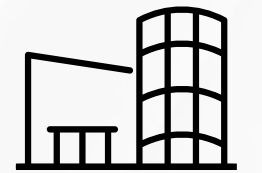
## 2 LARGE OFFICE DEALS DROVE GROSS LEASING VOLUME IN Q2 2025

Leasing was at an all-time high of 3.5 MSF Q2 2025, reflecting a 13% y-o-y growth. Large deals (>50,000 SF) drove the leasing volume in Q2 2025, contributing to ~73% share of the total leasing volume during the quarter.



## 3 OFFICE SUPPLY IN PUNE RECORDED AN ALL-TIME HIGH IN Q2 2025

Pune recorded an all-time high Grade-A office supply of 4.8 MSF in Q2 2025, a 50% growth q-o-q while there was no supply recorded in Q2 2024. The highest supply of 2.9 MSF was recorded in SBD East (Kharadi), followed by PBD West (~ 1.0 MSF)..



## 4 RETAIL MALLS RECORDED MAJORITY OF LEASING, LED BY THE FASHION SEGMENT IN Q2 2025

Retail leasing activity in Q2 2025 stood at 0.23 MSF, with malls accounting for a dominant ~90% share. The fashion segment remained dominant, contributing 74% to total mall leasing during the quarter, followed by the accessories & lifestyle and wellness categories.



## 5 NORTHERN CORRIDOR DROVE Q2 RESIDENTIAL LAUNCHES; HIGH-END UNITS COMPRISED 50% SHARE

Pune saw 10,869 new residential launches in Q2 2025, up 3.5% q-o-q. High-end units made up nearly 50%, largely driven by Hinjewadi, Wakad, and Kharadi, which contributed around 60% of these launches.



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