

News monitored for: Salarpuria Sattva Group

# 'India Set to Lead in Asia-Pac Office Supply Next Year'

Bengaluru, Hyderabad, Delhi-NCR to top regional leaderboard; country to overtake China: CBRE

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**Bengaluru:** India is set to dominate the Asia-Pacific (APAC) office landscape in 2026, with three of its cities—Bengaluru, Hyderabad, and Delhi-NCR—projected to deliver the highest net addition of Grade-A office space across the region.

According to CBRE forecasts, Bengaluru is expected to record a net supply of 13.09 million sq ft, the highest among all major APAC cities, followed by Hyderabad at 9.25 million sq ft and Delhi-NCR at 8.98 million sq ft. The financial capital of India, Mumbai, is also expected to add over 4.3 million sq ft.

This places Indian cities decisively ahead of traditional Asian powerhouses such as Shanghai at 7.68 million sq ft, Shenzhen 6.95 million sq ft, and Beijing at 5.29 million sq ft. With three Indian metros leading the chart, India is anticipated to become the largest contributor of Grade-A office supply in APAC in 2026, surpassing China in overall pipeline volume.

Anshuman Magazine, chairman & CEO, India, South-East Asia, Middle East & Africa at CBRE, said India's dominant position reflects sustained confidence among global corporates and investors in the country's growth trajectory.

"India's leading position in the APAC region is a manifestation of the long-term corporate conviction in the country's growth story. Supported by our unparalleled talent and operational scale, global capability centres (GCCs) and other multinational firms are cementing their long-term presence here," said Magazine.

## GLOBAL STANDARDS

The country's office market is maturing, and developers are delivering spaces that meet global standards. For global occupiers, investing in India's top-tier commercial real estate is now a strategic de-risking exercise, solidifying its position as the most compelling office destination in APAC for the foreseeable future. Additionally, the steady influx of global firms setting up or expanding their GCCs has positioned India as the world's most attractive office destination, not only for its cost advantage but also for the scale of its skilled workforce.

Bengaluru continues to anchor

## In Top League

Figures in Sq Ft

Market	Grade A Office Supply Forecast (2026)
Bangalore	1,30,90,124
Hyderabad	92,57,400
Delhi NCR	89,87,405
Shanghai	76,87,252
Shenzhen	69,51,153
Beijing	52,97,712
Tokyo	47,52,777
Guangzhou	45,90,029
Mumbai	43,49,925
Kuala Lumpur	25,31,880



India's office market with deep corporate tenancy, mature developer ecosystem, and robust infrastructure growth. Hyderabad has quickly risen in regional ranks to become one of the most dynamic office markets in Asia, propelled by strong governance, lower operating costs, and modern, large-format campuses.

Shivam Agarwal, VP strategic growth sattva group believes, India has become what China is to manufacturing—the global capability capital of the world.

## MAINTAINING MOMENTUM

"Sustaining this leadership demands more than momentum—it requires deliberate collaboration between real estate, government, and industry to build infrastructure and frameworks at the speed of this ambition. This is India's generational opportunity: to move from being a destination of choice to the only choice that matters," said Agarwal.

The rapid expansion of technology, BFSI, engineering, and R&D operations across southern metros has also driven institutional investor participation in India's office segment. The forecasted supply growth comes alongside increasing participation by institutional funds, REITs, and private equity investors in India's commercial real estate.