

# 5 FAST FACTS

## BENGALURU | Q4 2025



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

## 1 OFFICE NET ABSORPTION AT A RECORD HIGH IN 2025

Bengaluru recorded **gross leasing volumes (GLV) of 7.6 MSF** in Q4 and 22 MSF in 2025, the second highest quarterly and annual figures ever. **Net absorption stood at 14.4 MSF** in 2025, a record high, and **vacancy fell by 110 bps** in the year.



## 2 GCCS DROVE HEALTHY OFFICE LEASING ACTIVITY

**GCCs accounted for 53% of GLV** in Q4, up from 45% in the previous quarter with global multinationals closing large deals spanning multiple sectors. For the full year, **GCCs contributed 46% of GLV**.



## 3 HIGH-END & LUXURY DOMINATED RESIDENTIAL LAUNCHES

Bengaluru recorded **12149 unit launches in Q4** with the full year **finishing at 49252 units**, a record high. High-end & luxury segment posted robust growth, accounting for 50% of launches in 2025, up from 40% in 2024.



## 4 MALLS DOMINATED RETAIL LEASING IN Q4

Retail lease volumes of 0.22 MSF was recorded in Q4 with malls accounting for 62% across fashion, F&B and accessories & lifestyle segments. Strong demand led to an 80 bps drop in Grade A mall vacancy on a quarterly basis.



## 5 RECORD HIGH WAREHOUSE AND INDUSTRIAL LEASING IN 2025

**Around 1.9 MSF of warehouse leasing** was recorded in H2 2025 with the full year **finishing at 3.6 MSF**. Industrial leasing **surged in the year to 2.4 MSF**, a 3x jump on an annual basis. The cumulative **lease volume of 6 MSF** was a record high.



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