



INTELLIGENT INVESTMENT

India MARKET MONITOR

Q1 2026 - Investments

REPORT | CBRE RESEARCH

April 2026

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India Market Monitor Q1 2026

INVESTMENTS

Equity inflows into India's real estate market remained strong during January-March (Q1) 2026. This was primarily driven by notably higher deployments into built-up office assets, followed by continued momentum in land / development site acquisitions. The quarter also witnessed significant activity from Real Estate Investment Trusts (REITs), which represented a substantial component of the total investment pie.

Investments



Market Performance in Q1 2026

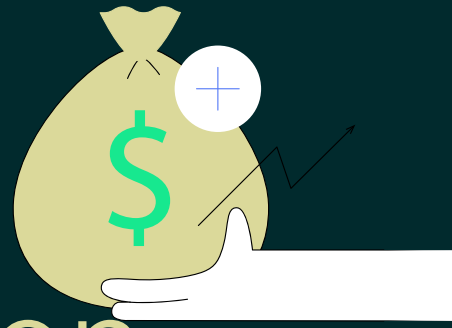
India Market Monitor

INVESTMENTS

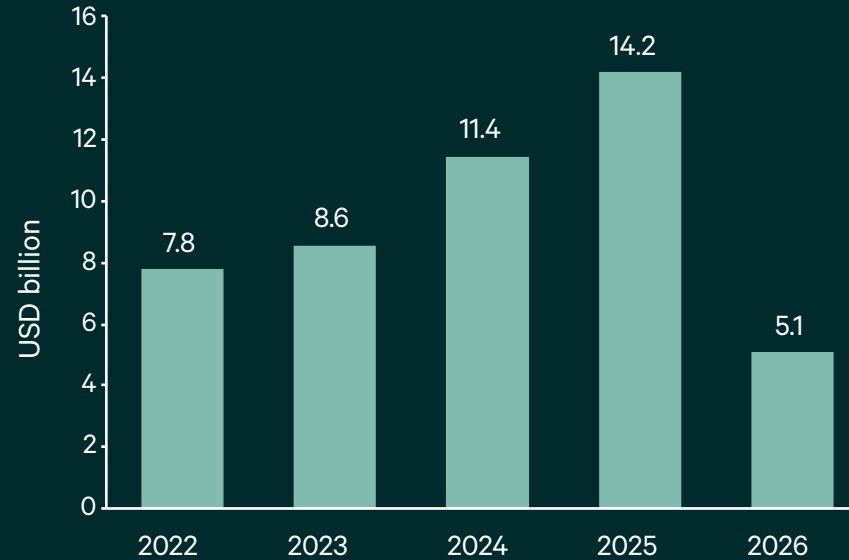


USD 5.1 billion

Capital flows in Q1 2026, up ~72% Y-o-Y and ~53% Q-o-Q



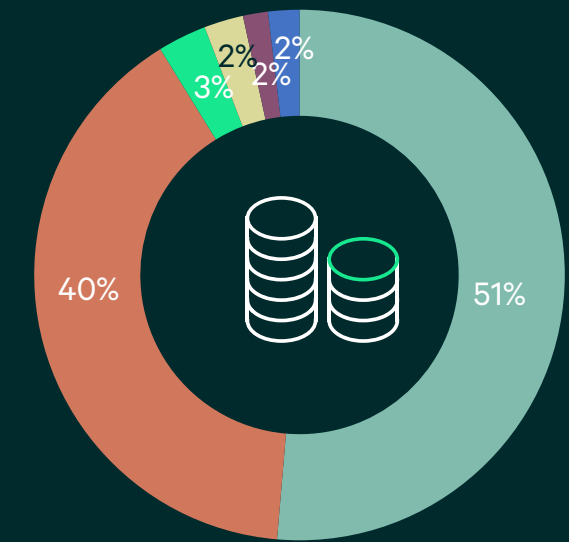
Equity investments in Indian real estate over the years



Source: CBRE Research, Q1 2026

Built-up office assets and land / development sites collectively attracted more than 90% of overall equity investment flows in Q1 2026.

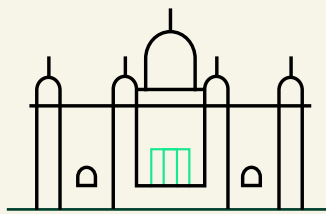
Asset-wise share of equity investments in Q1 2026



Office Site/Land Hotels Residential Data Centres Others*

Source: CBRE Research, Q1 2026

*Others: Retail, Industrial and Logistics (I&L), and Hospitals



Bengaluru, followed by Mumbai and Delhi-NCR, accounted for a cumulative

~65%

share of investment inflows during the quarter.



Developers led the total capital inflows, constituting a

~42%

share, closely followed by REITs at ~40%. Notably, total investments by REITs surpassed ~USD 2.0 billion, marking a multi-fold increase from the previous quarter.



~96%

Domestic investors, primarily developers, dominated the overall investment inflows in Q1 2026. Global investors accounted for the remainder, with institutional capital from Singapore and Canada comprising ~72% and ~27% of these inflows, respectively.



>73%

of total capital inflows in site / land acquisitions were deployed for mixed-use projects and residential developments. The rest was committed to office, warehousing, and hospitality projects.



Investment and development platforms worth

~USD 234 million

were set up in the residential sector, in addition to the capital infusion of USD 5.1 billion during the quarter.

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