Press Release

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Asia Pacific Companies Plan Office Expansion as Workplace Trends Stabilise: CBRE Survey

Half of Companies Expect to Expand Office Space Over the Next Three Years

Asia Pacific – September 17, 2026 – Office occupiers across Asia Pacific have entered a new phase of workplace transformation as office attendance stabilises, AI adoption accelerates, and companies increasingly prioritise premium office space. Half of companies expect their office space to expand over the next three years, according to CBRE's latest 2026 Asia Pacific Office Occupier Survey.

A New Equilibrium Emerges for Office Attendance and Utilisation

Nearly nine in ten respondents (88%) reported that employees work in the office at least three days per week, the highest recorded level since the COVID-19 pandemic. A further 85% believe office attendance has reached a steady state.

"The workplace conversation in Asia Pacific has fundamentally shifted," said Tom Gaffney, Head of Leasing, Asia Pacific, for CBRE. "With attendance and utilisation largely stabilised at higher levels, companies are no longer focused only on bringing employees back to the office. They can now concentrate on transforming the workplace to improve experience and efficiency. What we are seeing now is the emergence of a new equilibrium for the office market, with companies selectively growing their portfolio and prioritising premium workplaces."

AI Is Transforming Real Estate Operations Faster Than Office Demand

The survey reveals that AI adoption is accelerating within the region's corporate real estate functions. Nearly half (46%) of respondents identified themselves as AI adopters or active movers in applying AI within corporate real estate operations, up from 9% in 2024.

Despite growing adoption, the impact of AI on office demand remains unclear. More than half of occupiers reported that AI has had no impact, or that it is still too early to determine its effects on workforce size or portfolio footprint.

The findings reflect AI's current primary role in improving operational efficiency, decision-making, and workplace management.

Growth Plans Continue, but Expansion Is Selective and Efficiency-Led

Business expansion remains a key driver of office demand across the region. Fifty percent of respondents expect their office space to expand over the next three years, with 60% citing organic business growth as the core driver.

Rather than pursuing broad-based portfolio growth, many organisations are consolidating or exiting lower quality space while investing more in premium facilities that support employee experience and business performance.

With office attendance and utilisation rebounding, some organisations are operating in increasingly space-constrained environments. This is driving renewed demand for additional capacity.

Expansion sentiment is particularly strong in India and Japan, where demand is constrained by limited availability. Meanwhile, occupiers in Mainland China continue to pursue growth, led primarily by technology and new energy firms, although at a more measured pace than elsewhere in the region.

High-Quality Office Environments Remain in Demand Across Asia Pacific

Nearly half (48%) of respondents expect their office locations to be situated in central business districts (CBDs), while 85% prefer Grade A buildings or above.

"Companies are facing competing priorities: improving portfolio efficiency while continuing to enhance employee experience. Although there is speculation that AI could reduce office demand, our findings suggest most organisations remain in the early stages of assessing its impact, with minimal short-term effect on real estate requirements," said Ada Choi, Head of Research, Asia Pacific for CBRE. "At the same time, many occupiers remain confident in business growth and continue to plan for expansion. As companies rebalance their office portfolio, future growth will be concentrated in higher-quality workplaces, while lower-value space is rationalised."

To read the full report, click here.

Notes to editors

CBRE's 2026 Asia Pacific Office Occupier Survey was conducted from 26 May to 10 July 2026, featuring insights from more than 650 corporate real estate executives in the region.

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