News Release

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India's Office REIT Operational Area Surges 74% YoY H1 2026: ASSOCHAM-Knight Frank Report

Office REITs cross 165 mn sq ft Retail REITs Reach 11 mn sq ft; Warehousing InvITs at 44.2 mn sq ft

September 08, 2026: According to the latest **ASSOCHAM-Knight Frank India report**- **Building Viksit Bharat- Real Estate as a Catalyst for Growth**, the operational office REIT portfolio in India has expanded by 74% year-over-year (YoY) to 167 mn sq ft in H1 2026, from 95.8 mn sq ft in H1 2025. The sharp increase highlights the growing role of REITs and InvITs as vehicles to monetise, aggregate and recycle capital across real estate and infrastructure-linked assets.

The operational retail REIT portfolio stood at 11.0 mn sq ft, while the warehousing InvIT portfolio stood at 44.2 mn sq ft as of June 2026. Roads and fibre continue to dominate the broader InvIT asset base, while warehousing is emerging as an increasingly important component.

Office remains the dominant segment of India's REIT market

The operational office REIT portfolio represents 16% of India's 1.05 mn sq ft office stock and the under-construction portfolio is equivalent to a further 19% of the existing operational REIT stock, indicating continued expansion of institutional ownership. Institutionalisation, however, remains uneven across markets.

Bengaluru has the highest REIT penetration among the major office markets, with 67.6 mn sq ft of REIT-backed office stock accounting for 27% of the Bengaluru office inventory. Embassy Office Park remains the largest REIT platform in the city, while the addition of Bagmane's portfolio has materially increased listed institutional ownership.

Hyderabad follows with 26.2 mn sq ft of REIT-backed stock, covering 20% of its office inventory, supported by Knowledge Realty Trust (KRT) and Mindspace. Mumbai has 24.6 mn sq ft of REIT stock, equivalent to 14% of its office inventory. NCR and Pune recorded a coverage of 11% each. While Chennai and Kolkata have 10% coverage each, Ahmedabad remains at 1%.

REIT Coverage Analysis: Penetration (Operational Area in mn sq ft) & Expansion Potential

Office (Operational)	Total Office Stock	Office REIT Stock	REIT Coverage %
Ahmedabad	43.8	0.5	1%
Bengaluru	254.0	67.6	27%
Chennai	97.1	9.7	10%
Hyderabad	129.1	26.2	20%
Kolkata	33.6	3.2	10%
MMR	173.8	24.6	14%
NCR	208.1	22.0	11%
Pune	115.1	13.1	11%
Total	**1,054.6**	**167.0**	**16%**

Source: *Knight Frank Research*

36 mn sq ft Office REITs Under Construction

Listed office REIT platforms have a combined 36 mn sq ft of office space under construction. Bengaluru accounts for the largest share at 16.3 mn sq ft, followed by Mumbai at 4.6 mn sq ft, Hyderabad at 3.9 mn sq ft and Chennai at 3.8 mn sq ft.

Shishir Baijal, International Partner, Chairman and Managing Director, Knight Frank India, said, *"The expansion of listed REITs has strengthened the exit and capital-recycling mechanism available to institutional real estate investors. Stabilised assets can be aggregated into listed portfolios, allowing existing investors to monetise their holdings while widening access to institutional real estate for a broader investor base. Institutionalisation is also extending beyond office as the expansion of retail REITs is widening the geographic footprint of institutional real estate ownership beyond the established office markets."*

Diverse Geographic Footprint for Retail REIT

As of June 2026, the operational retail REIT portfolio has recorded at 11 mn sq ft, comprising 10.7 mn sq ft under Nexus and 0.4 mn sq ft under Brookfield.

Retail REIT (Operational Area in mn sq ft) Portfolios by REIT & City, June 2026

Cities	Nexus Select Trust	Brookfield India Real Estate Trust	Total
Ahmedabad	0.9	-	**0.9**
Bengaluru	1.7	-	**1.7**
Chennai	0.7	-	**0.7**
Hyderabad	0.8	-	**0.8**
Kolkata	-	-	**-**
Mumbai	1.0	-	**1.0**
NCR	0.6	-	**0.6**
Pune	0.4	-	**0.4**
Others*	4.6	0.4	**5.0**
Total	**10.7**	**0.4**	**11.0**

Source: *Knight Frank Research, Company Filings*

**Others include cities such as Chandigarh, Bhubaneswar, Amritsar, Udaipur, Mangaluru, Mysuru, Indore and Ludhiana*

Retail REITs also have a more dispersed geographic footprint than office REITs. About 4.6 mn sq ft, or 45% of total retail REIT stock, is located outside the eight major office markets, across cities including Chandigarh, Bhubaneswar, Amritsar, Udaipur, Mangaluru, Mysuru, Indore and Ludhiana.

The difference reflects the underlying demand drivers of the two asset classes. Office institutionalisation follows employment centres and corporate occupier markets, while retail institutionalisation follows consumer catchments, population and spending patterns.

"Real estate is no longer just a growth beneficiary; it is becoming a critical growth enabler for India. As the country moves towards Viksit Bharat, the sector will play a pivotal role in driving investment, creating jobs and enabling the expansion of manufacturing, logistics, technology and new-age businesses. The ASSOCHAM–Knight Frank report highlights the scale of this opportunity and the need for an enabling policy ecosystem. Faster approvals, integrated infrastructure planning, digitalisation and sustainable urban development will be key to unlocking the sector's full potential and building globally competitive cities," said, Saurabh Sanyal, Secretary General, ASSOCHAM.

Warehousing Expands the InvIT Opportunity Beyond Traditional Infrastructure

As of June 2026, the warehousing Infrastructure Investment Trust (InvIT) portfolio stood at 44.2 mn sq ft, comprising 32.2 mn sq ft of operational assets and a 12.0 mn sq ft development pipeline.

The two listed warehousing platforms currently provide the following portfolio profile:

	NDR InvIT Trust*	TVS Infrastructure Trust**	Combined
Operational portfolio, FY26-end	23.0 mn sq ft	9.3 mn sq ft	~32.2 mn sq ft
Under-construction / pipeline	10.6 mn sq ft (ROFO pipeline)	1.4 mn sq ft	~12.0 mn sq ft
Geographic footprint	17 cities	18 industrial parks across 10 SPVs in 5 states	-
Occupancy	~99.8%	>98%	-
Portfolio	100 warehouses	18 industrial parks	

Source: *Knight Frank Research, Company Filings*

*as of June 2026, **as of March 2026

Warehousing is a real estate-adjacent operating asset whose characteristics increasingly resemble infrastructure, with large-scale portfolios, recurring rental income and diversified occupier bases. Dedicated warehousing InvITs can deepen institutional participation, diversify investment opportunities and strengthen India's capital-market ecosystem.

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