

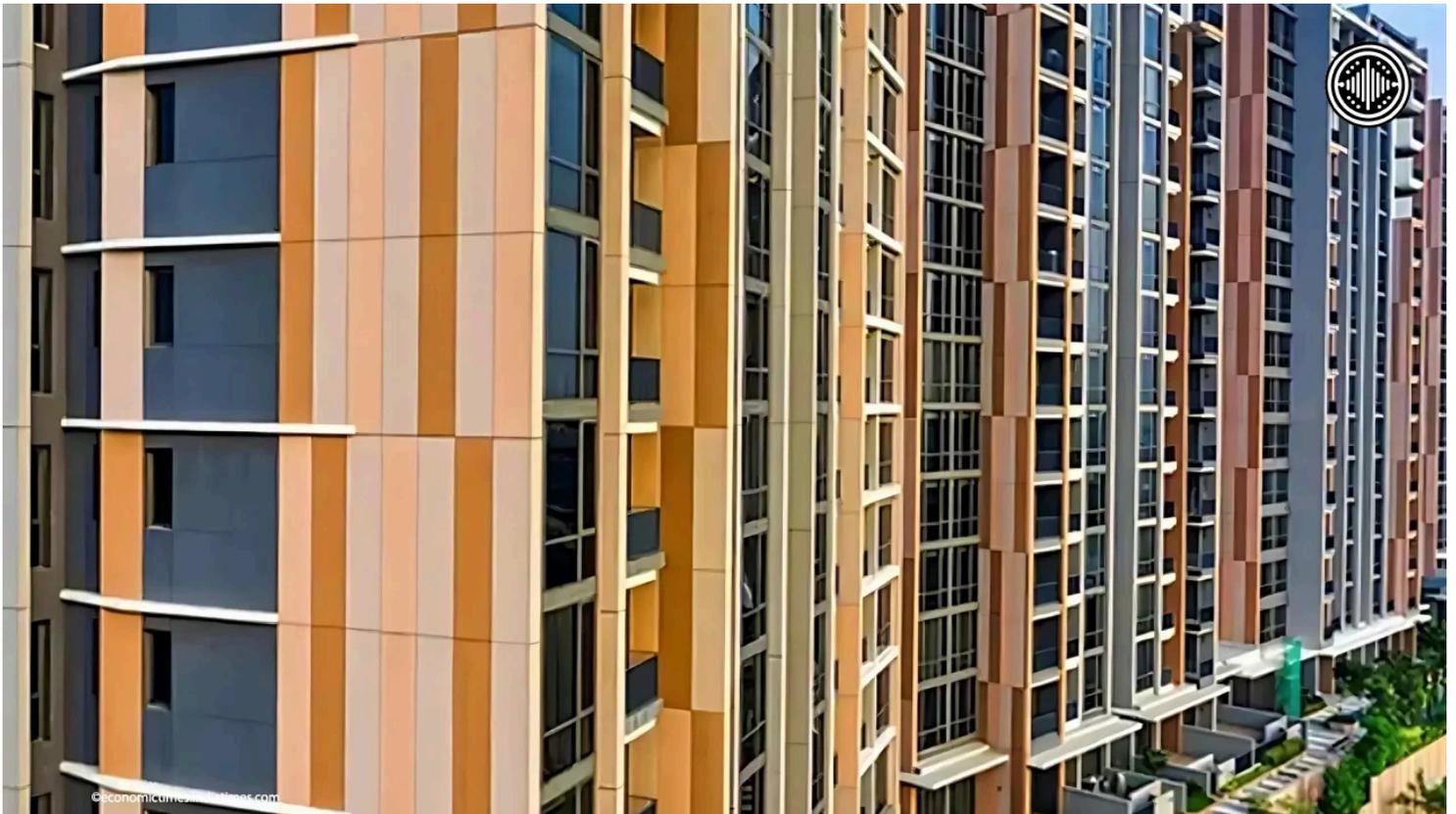
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India Records USD 2.5 Billion in Property Deals Across 45 Transactions in H1 2025

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– Categories: Real Estate



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India's real estate market saw 45 major deals worth a combined USD 2.5 billion during the first half of 2025, according to Grant Thornton Bharat data. Although the total count of transactions edged up from 40 in the same period last year, deal value dipped approximately 8 percent from USD 2.7 billion.

Institutional investment remained the cornerstone of activity, with much capital directed toward commercial assets. Transactions included initial public offerings (IPOs), qualified institutional placements (QIPs), and acquisitions by private equity firms and real estate investment trusts (REITs). The ongoing investor focus indicates confidence in sector fundamentals even amid economic uncertainty.

One industry advisor noted that while headline-grabbing large deals are fewer, smaller and mid-size transactions are sustaining momentum. He added that these deals are concentrated in premium offices, warehousing, and retail logistics, which are sectors known for offering stable returns and long-term leases.

Deal value in the commercial segment has held up due to steady rental yields and growing demand for modern infrastructure. Combined office spaces, data centres, warehouses, and retail parks continued to attract institutional capital. Mixed-use developments are also drawing attention for their diversified revenue streams.

Looking ahead, the trajectory of real estate investment in the second half of 2025 will largely depend on global interest rates, government policies, and the rollout of new REIT structures. Regulators are expected to introduce frameworks to support REIT listings and infrastructure-linked development, potentially enhancing market transparency and liquidity.

Experts warn that while economic headwinds may cap large-ticket deals, a steady stream of structured, purpose-driven investments might drive consistent growth. The current environment shows a market prioritizing asset quality and yield over scale.

Analysts will be closely watching how regulatory support for REITs and infrastructure projects influences investor confidence. The ability of India's real-estate sector to adapt to macroeconomic challenges while offering value-driven opportunities will shape its resilience through the remainder of 2025.