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India ranks fourth globally in land and development capital

India continues to stand out as a promising country within Asia Pacific's real estate investment landscape

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Seven APAC markets were featured in the top 10 global destinations for land and development sites, with India featuring prominently in the fourth place, according to the latest report, 'Global Capital Flows Report – September 2025' by Colliers, outlining the top 10 global sources and destinations for cross-border real estate capital. Real estate investments across the nine APAC markets, Australia, Mainland China, Hong Kong, India, Japan, Singapore, South Korea, New Zealand and Taiwan, reached USD 71.9 billion in H1 2025, marking a modest six per cent YoY decline amid ongoing trade volatilities and global headwinds, according to Colliers' latest research report, 'Investment Insights H1 2025'. Looking ahead, the remaining days of 2025 are expected to perform better, supported by stabilising interest rates, robust domestic investments and increasing diversification in capital allocation within the APAC countries.

"The future of the sector will be reliant on proactive innovation and transparency, and similarly on long-term value generation and enhancement for the built environment," mentions Aksha Kamboj, executive chairperson, Aspect Realty.

"India continues to stand out as a promising country within Asia Pacific's real estate investment landscape. Foreign investments remained strong at USD 1.6 billion and accounted for around 52 per cent of the institutional investments in India during H1 2025. Interestingly, APAC investors accounted for over one-third of the foreign inflows into the country in the first half of the year, reiterating India's strategic importance in cross-border capital flows. With strong demand for high-quality spaces, overhauling and simplification of GST regulations and elevated consumption levels in the festive season, institutional investors are confident about their India exposure. Real estate investments in 2025 are likely to end on a high note, with core assets like residential and office continuing to demonstrate high traction," says Badal Yagnik, chief executive officer, Colliers India.

Of the total investments of USD 71.9 billion across the nine APAC markets, office assets remained the most sought-after, accounting for 36 per cent of total investment volumes in H1 2025, with South Korea and Japan leading the charge. Retail investments, meanwhile, saw a notable upswing, with investment rising 13 per cent year-on-year, driven by investments in Australia, South Korea and Mainland China. While industrial and logistics volumes softened at the APAC level, Taiwan stood out with a 46 per cent YoY increase in the segment. Interestingly, real estate investments across the majority of the APAC markets were driven by domestic capital, while offshore investor interest remained relatively strong in India and Australia.

India witnessed strong capital inflows to the tune of USD three billion in H1 2025. While this was a 15 per cent YoY decline, overall investor interest remained intact. Although foreign capital continued to dominate overall investments, domestic capital deployment gained significant traction, surging 53 per cent YoY. Around 48 per cent of the real estate investments during H1 2025 came from domestic investors.

Residential and office assets together drove over half of the investment inflows in H1 2025, with residential assets leading at USD 0.8 billion.