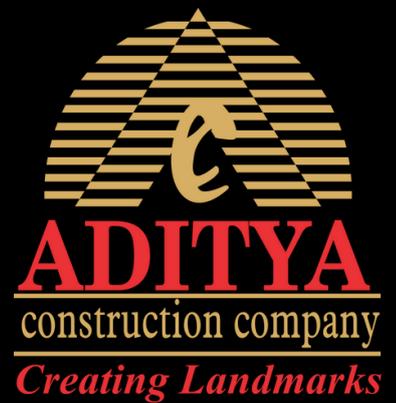


REAL ESTATE NEWSLETTER

FEB, 2026 | HYDERABAD



“ THE UNION BUDGET 2026 REAL ESTATE IMPACT “



2026 BUDGET IMPACT ON REAL ESTATE SIGNALS HOW POLICY DIRECTION AND ECONOMIC PLANNING WILL GUIDE PROPERTY MARKET MOVEMENT IN THE NEAR FUTURE.

UNION BUDGET 2026 HAS INTRODUCED POLICY MEASURES THAT INFLUENCE HOW PROPERTY MARKETS FUNCTION NATIONWIDE. INFRASTRUCTURE FUNDING, TAX PROCESS SIMPLIFICATION, MONETISATION THROUGH REITS (REAL ESTATE INVESTMENT TRUSTS), AND URBAN DEVELOPMENT PLANNING COME TOGETHER TO SHAPE HOW HOMEBUYERS AND INVESTORS READ MARKET DIRECTION.

THESE MEASURES MAY NOT DIRECTLY TARGET THE INDIA'S HOUSING SECTOR, YET THEY INFLUENCE SUPPLY, DEMAND, AND INVESTMENT BEHAVIOUR. THEREFORE, 2026 BUDGET IMPACT ON REAL ESTATE NEEDS CAREFUL UNDERSTANDING, FROM A BUYER'S POINT OF VIEW.

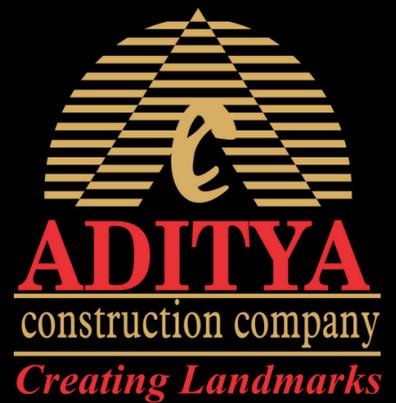
FOR MORE INFO : [THE UNION BUDGET 2026 REAL ESTATE IMPACT](#)

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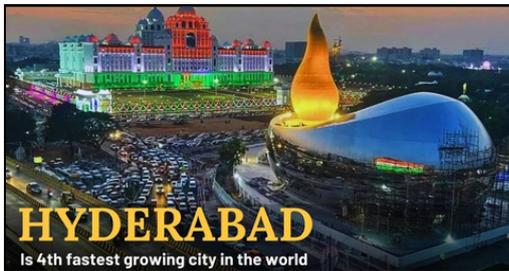
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REAL ESTATE NEWSLETTER

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HYDERABAD GDP TO TOUCH \$200 BILLION BY 2035: WORLD BANK ESTIMATES



HYDERABAD HAS SECURED FOURTH PLACE NATIONALLY IN ECONOMIC PERFORMANCE, ACCORDING TO THE LATEST ECONOMIC SURVEY OF INDIA. THE SURVEY HIGHLIGHTS THAT HYDERABAD GENERATES ONE OF THE HIGHEST REVENUES FROM ITS OWN TAX RESOURCES AMONG INDIAN CITIES.

AP SIGNS MOU WITH EESL FOR ENERGY EFFICIENT HOUSING



TO IMPROVE THE LIVING STANDARDS OF BENEFICIARIES UNDER THE PRADHAN MANTRI AWAS YOJANA (PMAY) IN ANDHRA PRADESH, ENERGY EFFICIENCY SERVICES LIMITED (EESL) HAS SIGNED AN AGREEMENT WITH THE ANDHRA PRADESH STATE HOUSING CORPORATION LIMITED (APSHCL). UNDER HIS INITIATIVE, EACH PMAY HOUSEHOLD WILL RECEIVE A STARTER KIT COMPRISING FOUR FIVE STAR RATED LED BULBS, TWO LED TUBE LIGHTS, AND TWO BLDC CEILING FANS, PROMOTING ENERGY EFFICIENCY AND REDUCED ELECTRICITY CONSUMPTION.

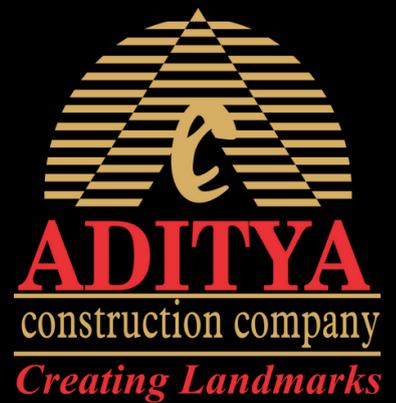


RETAIL LEASING IN INDIA JUMPS 50%; DELHI, BENGALURU, HYDERABAD ON TOP

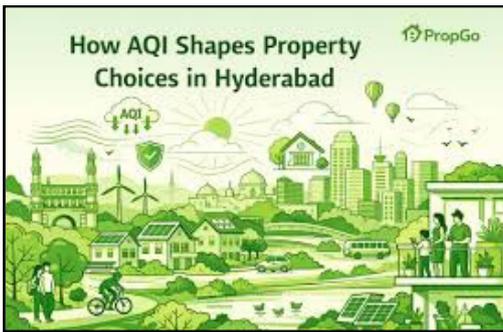
RETAIL LEASING ACROSS MALLS AND HIGH STREETS IN INDIA'S TOP SEVEN CITIES SURGED OVER 50% LAST YEAR, TOUCHING A THREE-YEAR HIGH, ACCORDING TO JLL INDIA. GROSS LEASING VOLUMES JUMPED FROM 8.1 MILLION SQ FT TO 12.5 MILLION SQ FT. DELHI LED WITH 3.02 MILLION SQ FT, FOLLOWED BY BENGALURU (2.97 MILLION SQFT), HYDERABAD (2.91 MILLION SQ FT), AND MUMBAI (2.1 MILLION SQ FT). JLL NOTED THAT DESPITE GLOBAL ECONOMIC UNCERTAINTY, STRONG CONSUMER SPENDING AND PREMIUM BRAND EXPANSION BOOSTED RETAILER CONFIDENCE.

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COMPANIES UNDERTAKING RESIDENTIAL PROJECTS WITH LOW AQI



THE INCREASING AIR POLLUTION IN CITIES IS WORRYING LOCALS. THEY COMPLAIN THAT THERE IS NOT MUCH DISCUSSION ABOUT CLEAN AIR FOR LIVING EXCEPT ABOUT 'AI. REAL ESTATE COMPANIES, NOTICING THIS, ARE SAYING THAT THEY WILL PROVIDE HOMES IN AREAS WITH BETTER AIR QUALITY INDEX (AQI). THEY ARE TAKING UP PROJECTS IN AREAS WITH BETTER AIR QUALITY ACCORDING TO THE IDEAS OF BUYERS.

ALL PERMISSIONS ARE NOW IN BUILDNOW..



THE TELANGANA BUILDING PERMIT AND SELF-CERTIFICATION SYSTEM (TGBPASS) INTRODUCED EARLIER HAS COME TO AN END. BUILDNOW WILL BE FULLY OPERATIONAL IN ITS PLACE FROM NOW ON. GHMC, HMDA AND OTHER SUBURBAN CORPORATIONS AND MUNICIPALITIES HAVE RECENTLY DECIDED TO REMOVE THE OLD SYSTEM. EVEN THOUGH IT HAS BEEN OVER A YEAR AND A HALF SINCE BUILD NOW WAS INTRODUCED, TGBPASS HAS BEEN CONTINUED TILL NOW TO RESOLVE PENDING APPLICATIONS.. TGBPASS WAS PREVIOUSLY INTRODUCED TO APPLY ONLINE FOR PERMITS FOR HOUSES, APARTMENTS, COMMERCIAL COMPLEXES AND LAYOUTS.

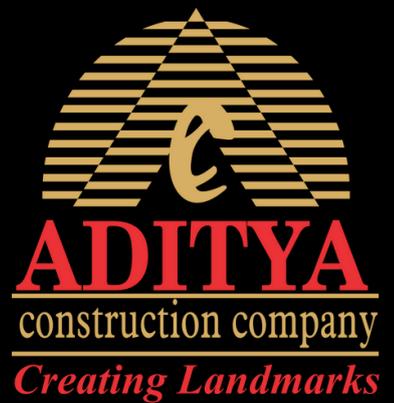


CREDAI PROPERTY SHOW: CROWDS OF VISITORS AT CREDAI PROPERTY SHOW

THE CREDAI HYDERABAD PROPERTY SHOW 2026 BEGAN ON FRIDAY AT THE HITEX VENUE IN MADHAPUR FOR THOSE WHO WANT TO MAKE THEIR DREAM OF OWNING A HOME A REALITY. DEPUTY CHIEF MINISTER BHATTI VIKRAMARKA AND MINISTER UTTAM KUMAR REDDY ARRIVED AS THE CHIEF GUESTS AND INAUGURATED THE EVENT. THE THREE-DAY EXHIBITION WAS ABUZZ WITH VISITORS ON THE FIRST DAY. USUALLY, IT TAKES DAYS TO VISIT VARIOUS VENTURES LOCATED ALL OVER THE CITY TO BUY ANY HOUSE, PLOT OR FLAT. THROUGH THIS PROPERTY SHOW, ALL THE LEADING CONSTRUCTION COMPANIES IN THE CITY HAVE COME TOGETHER AT ONE PLACE AND PROVIDED AN OPPORTUNITY TO KNOW THE COMPLETE DETAILS OF THEIR PROJECTS HERE.

REAL ESTATE NEWSLETTER

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Apple Expands Hyderabad Presence with New 57,000 Sft Office Lease



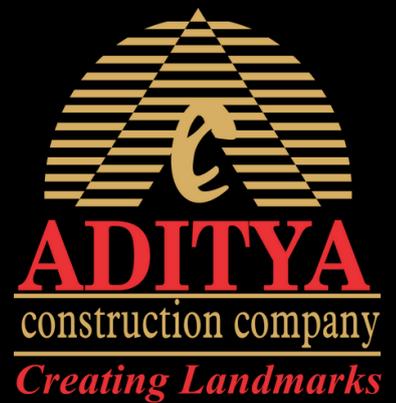
APPLE INC. CONTINUES TO EXPAND ITS FOOTPRINT IN HYDERABAD BY LEASING AN ADDITIONAL 57,000 SQ FT OF OFFICE SPACE AT WAVEROCK IT PARK. THE COMPANY HAS TAKEN THE SPACE ON A FIVE-YEAR LEASE AT A MONTHLY RENT OF 371.6 LAKH, TAKING ITS TOTAL LEASED AREA AT THE CAMPUS TO APPROXIMATELY 6.34 LAKH SFT. THE NEWLY LEASED SPACE IS SPREAD ACROSS FIVE FLOORS IN TOWER 2.1 (PHASE II - TOWER 1), OWNED BY TSI BUSINESS PARKS (HYDERABAD) PVT LTD. THE LEASE COMMENCED ON DECEMBER 1, 2025, COVERING A CHARGEABLE AREA OF 57,343 SQ FT AT 125 PER SFT PER MONTH.

THIS INCLUDES WARM-SHELL RENT AND FIT-OUT CHARGES.

APPLE HAS ALSO PAID A SECURITY DEPOSIT OF 14.30 CRORE, WITH A 4.77% ANNUAL RENT ESCALATION AND A THREE-YEAR LOCK-IN PERIOD. THE AGREEMENT INCLUDES 57 CAR PARKING SLOTS, WITH ADDITIONAL PARKING AVAILABLE AT ₹3,500 PER SLOT PER MONTH. PREVIOUSLY, APPLE LEASED 64,125 SQ FT AT THE SAME CAMPUS AND OVER 2.7 LAKH SQ FT AT EMBASSY ZENITH, BENGALURU, UNDER A 10-YEAR LEASE EXCEEDING ₹1,000 CRORE IN TOTAL RENTAL COMMITMENTS.

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Planning to Buy a Home? Check these Low-Interest Home Loans



NEARLY **90%** OF HOMEBUYERS RELY ON HOUSING LOANS TO PURCHASE A HOME. EVEN A SLIGHT DIFFERENCE IN INTEREST RATES CAN SIGNIFICANTLY IMPACT MONTHLY EMIS, MAKING IT CRUCIAL TO CHOOSE THE RIGHT LENDER. SEVERAL PUBLIC SECTOR BANKS ARE CURRENTLY OFFERING HOME LOANS AT LOWER INTEREST RATES, HELPING MIDDLE CLASS FAMILIES ACHIEVE THEIR DREAM OF HOMEOWNERSHIP

BANK OF INDIA OFFERS HOME LOANS STARTING AT **7.10%**, WITH RATES RANGING UP TO **10.25%**, DEPENDING ON THE LOAN AMOUNT. INDIAN OVERSEAS BANK PROVIDES HOME LOANS FROM **7.10%**, WITH INTEREST RATES REMAINING RELATIVELY LOW IRRESPECTIVE OF LOAN SIZE. UCO BANK OFFERS LOANS BETWEEN **7.15%** AND **9.25%**, STILL LOWER THAN MOST PRIVATE BANKS. BANK OF MAHARASHTRA ALSO STARTS HOME LOANS AT **7.10%**, WITH RATES UP TO **9.90%**.

AMONG PRIVATE BANKS, HDFC BANK STARTS AT **7.90%**, ICICI BANK FROM **7.65%**, AXIS BANK FROM AROUND **8.35%**. BORROWERS ARE ADVISED TO COMPARE INTEREST RATES CAREFULLY BEFORE FINALISING A HOME LOAN.