Confederation of Indian Industry
RESEARCH

Private Investment Barometer

[Analysis of Trends Using CMIE's Prowess and Capex Databases]

July 2026

Disclaimer: This research note is based on data extracted from the CMIE Capex Database (as on 13th July 2026) and CMIE Prowess Database (as on 7th July 2026). These two are very different datasets and strictly non comparable. The universe of companies being analysed by each of these two databases is also very different.

Wherever cost-wise analysis is done, it is based only on projects for which cost information is available in the CMIE Capex database. Actual values are likely to be higher. For FY26, the database captured 2,264 new private projects as compared to 3,115 in FY25

The analysis from CMIE Prowess uses half-yearly balance sheet data on indicators which denote the firm's total asset base such as Net Fixed Assets (NFA) and Current Work in Progress (CWIP). These indicators have been selected primarily because of data availability. The change in this combined asset base between two periods is used as an indicator for new investment during the period.

The analysis from Prowess uses only non-financial private firms, excluding firms in Oil & Gas and Construction & Real Estate sectors. The former has been excluded as the investments in the sector are episodic and driven by a few large entities, which distorts the aggregate trends. Firms in the Construction & Real Estate sector are excluded too, as changes in reported assets for such firms do not reflect their incremental investment activity.

KEY HIGHLIGHTS

- **Private sector is maintaining a dominant share in driving India's investment cycle along with the public sector — in both intent and actual asset creation.** Private sector's share in total new project announcements rose from 49.0 per cent in pre-covid period (FY18–FY20) to 71.0 per cent in post covid period (FY24–FY26), with annual average announcements more than tripling to Rs 34.8 lakh crore per year in the latter period. Balance sheet data corroborates this: net fixed asset addition by ~1,200 private companies grew 16.0 per cent on an annual basis to Rs 6.91 lakh crore in FY26, spread across a widening base of sectors.

- **Equally encouraging is that execution quality, not just announcement volume, is improving.** The private sector stalling rate fell to a decade-low of 4.7 per cent in FY26, the lowest level in the last decade and less than half the peak of 13.1 per cent recorded in pre-covid year of FY20, even as project completions surged over 40 per cent on year-on-year basis to Rs 4.4 lakh crore in FY26. Announcements can be aspirational; but the simultaneous improvement in conversion and moderation in stalling rate points to actual on-ground easing of implementation bottlenecks.

- **Even as the momentum strengthens, the composition of new private investment announcements is undergoing a shift, pivoting from traditional manufacturing towards new-age sectors.** In Q1FY27, non-financial services and electricity together accounted for 84 per cent of new project announcements, against manufacturing's 15 per cent. The top three announcements in each — data centre and AI campus projects worth Rs 4.3 lakh crore and nuclear power projects worth Rs 5.5 lakh crore — alone made up nearly three-fourths of all new announcements in the quarter. Sustaining this transition will require focused policy attention on power availability, land, water and digital infrastructure to convert the new-age pipeline into productive assets.

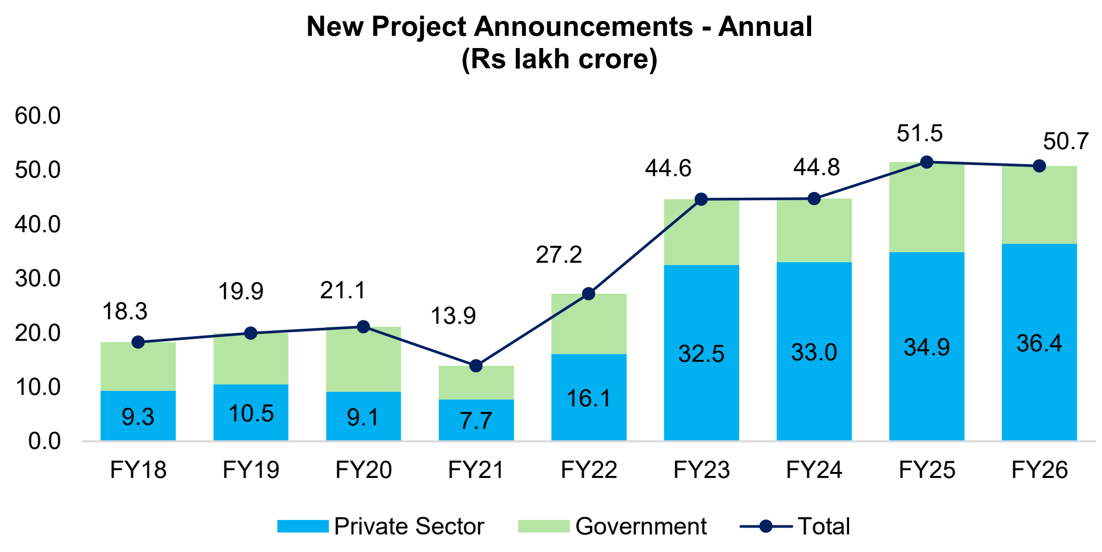
SECTION 1 – INVESTMENT PROJECTS ANALYSIS FROM CMIE CAPEX DATABASE

This section presents an analysis of private sector investment trends using data from the **CMIE Capex database**, which tracks investment projects from their announcement through all stages of their lifecycle based on information compiled from publicly available sources. Specifically, the analysis covers:

- **New Project Announcements**: This covers new project announcements which provide an indication of forward-looking private investment pipeline. Though, it should be noted that announcements are indicative only, as not all of these announcements will be actualized.
- **Completed Projects**: This covers projects which move from implementation stage to being used for commercial purposes, indicating that the projects are adding to the productive capacity of the economy.
- **Stalled Projects**: This covers projects which were being implemented but were later stalled due to various reasons. Analysing these projects provides an indication of extent of bottlenecks in executing investment projects.

These indicators have been analysed for both annual and quarterly time periods. Also, a deep dive into sectoral trends and geographical spread has also been attempted.

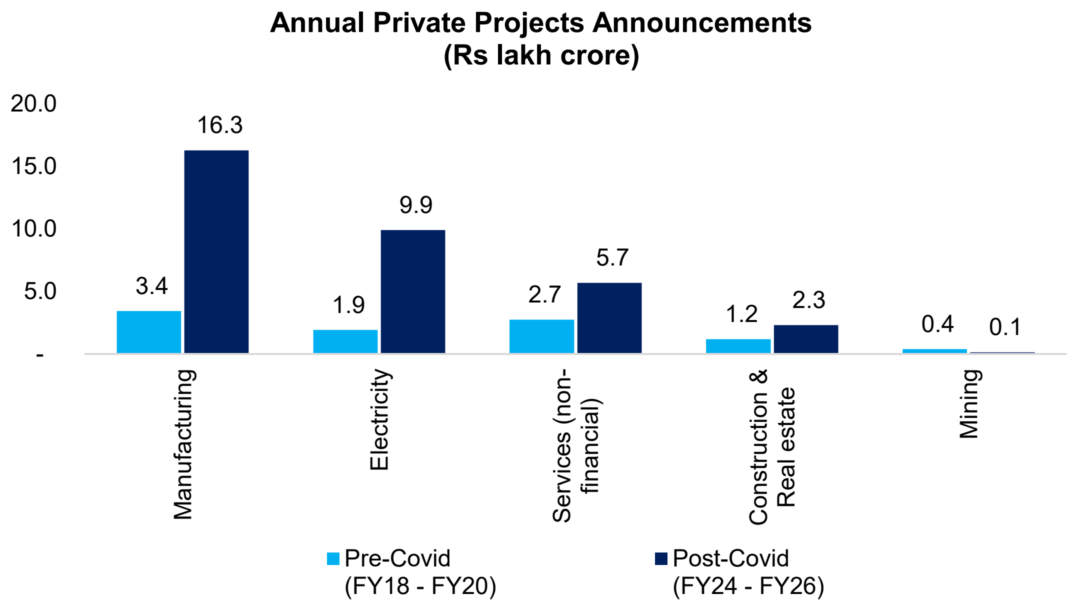
New Project Announcements – Annual



Source- CII Research using CMIE Capex database

- New project announcements by the private sector rose to Rs 36.4 lakh crore in FY26, marking a 4.4 per cent increase over the previous year. New announcements have been on a steady path of uptick since FY22 reflecting renewed investment confidence supported by improving demand conditions.
- Looking over a longer period, the new announcements have seen a sharp uptick post-Covid, with the 3-year period of FY24-26 witnessing private project announcements averaging Rs 34.8 lakh crore per year, compared to an average Rs 9.7 lakh crore per year in the pre-Covid period of FY18-FY20, which translates into ~3.6 times increase.
- Concomitantly, the share of private project announcements in total announcements has gone up from 49.0 per cent in FY18-20 to 71.0 per cent in FY24-26.
- The strengthening of private investment in the post-COVID period is a welcome development, as it reflects the increasing participation of the private sector, alongside the public sector, in driving India’s investment cycle.

New Project Announcements – Sectoral Analysis



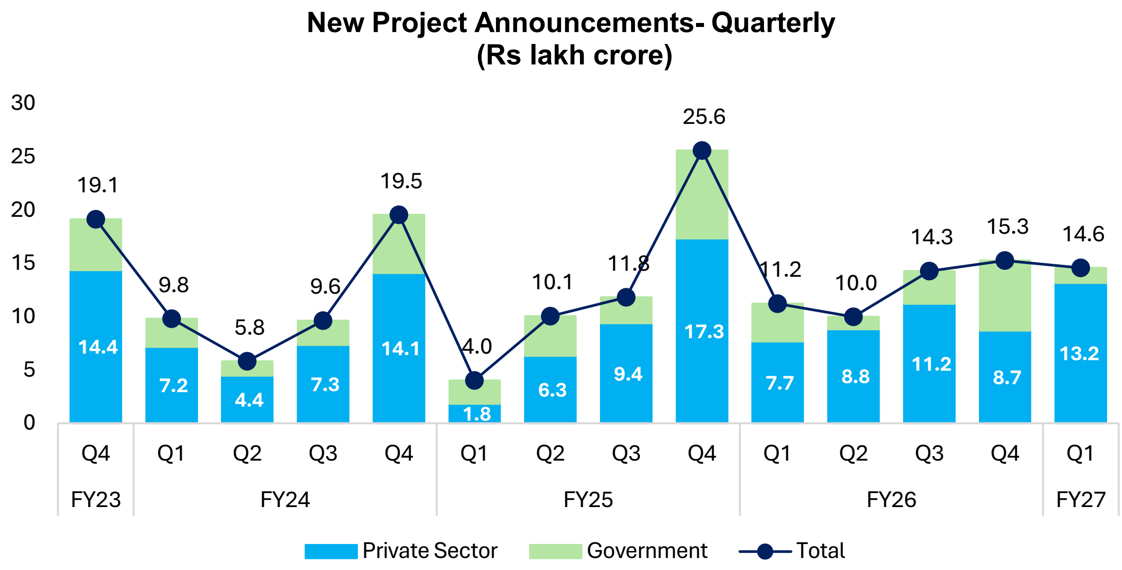
Source- CII Research based on CMIE Capex database

- Looking at sectors, manufacturing has emerged as the dominant sector for private investment announcements in the post-Covid period, with average annual announcements rising nearly five-fold from Rs 3.4 lakh crore during FY18-FY20 to Rs 16.3 lakh crore during FY24-FY26.

- Electricity (generation and transmission) also witnessed sharp increase from an average of Rs 1.9 lakh crore in the pre-Covid period to Rs 9.9 lakh crore in the post-Covid period.

- While non-financial services and construction & real estate also recorded higher investment announcements in the post-Covid period, their growth was moderate when compared with manufacturing and electricity.

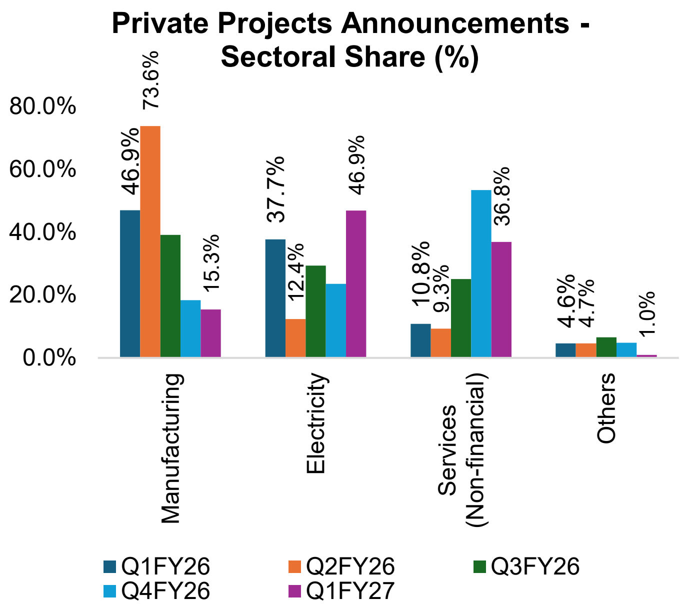
New Project Announcements – Quarterly

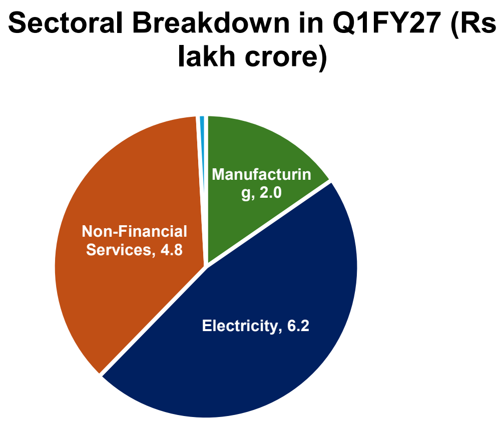


Source: CII Research based on CMIE Capex database

- As per the quarterly numbers, in the latest quarter - Q1FY27 (Apr-June 2026) private sector new project announcements rose sharply to Rs 13.2 lakh crore as compared to Rs 8.7 lakh crore in the previous quarter and Rs 7.7 lakh crore in Q1FY26.
- A sharp increase in announcements (52 per cent sequentially and 71 per cent on year-on-year basis) in Q1FY27 is most likely a result of spill-over of the delayed announcements from Q4FY26, which had been postponed due to disruptions in the global economy arising from the West Asia conflict. As uncertainty eased, firms revived their investment plans which resulted in a sharp upswing in new announcements in the first quarter of the current fiscal.

New Project Announcements - Sectoral Analysis





Source: CII Research based on CMIE Capex database

- Interestingly, in Q1FY27, new project announcements in the non-financial services and electricity sector together had a whopping share of 84 per cent (Rs 11 lakh crore) in the overall pie as compared to mere 15.3 per cent share (Rs 2 lakh crore) of the manufacturing sector. In the same quarter last fiscal (Q1FY26), the share of manufacturing stood at 47.0 per cent, while share of non-financial services and electricity combined stood at 49.0 per cent.

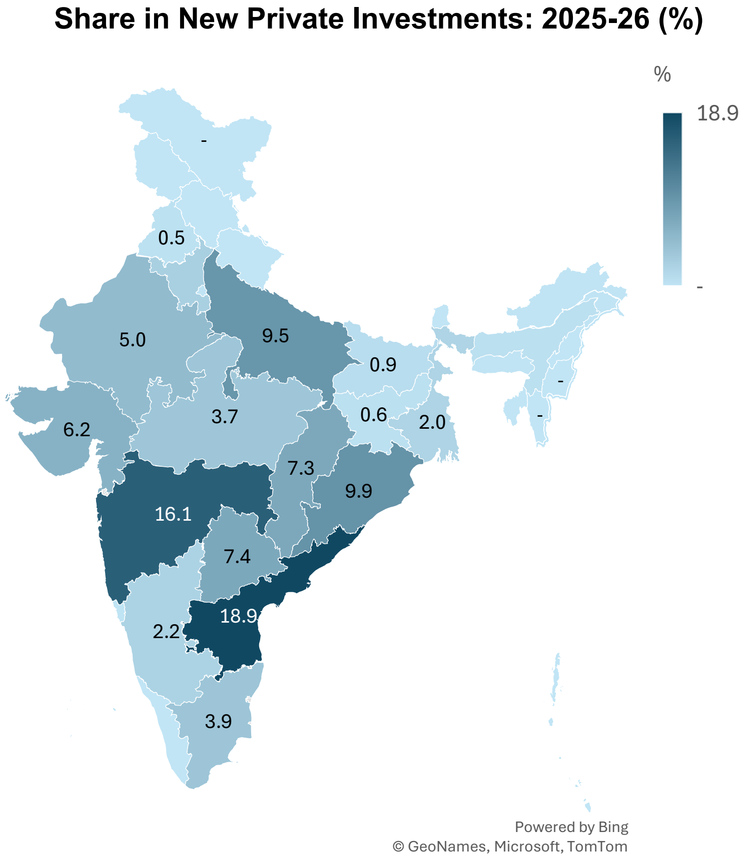
- Although a longer data series would provide stronger confirmation of the ongoing shift from traditional manufacturing to new-age sectors, current trends indicate that manufacturing has largely settled into a stable growth path. As a result, the next leg of private investment growth is expected to be led primarily by new-age sectors.

- The new-age sectors such as data centres drove the investments under non-financial services, with the top three announcements standing at Rs 4.28 lakh crore. Under electricity, the top three new investment announcements stood at Rs 5.5 lakh crore which were focussed more on nuclear power projects. Together these top projects had a value of Rs 9.78 lakh crore translating into a share of 74.1 per cent in the overall number.

- **List of top three non-financial services project announcements in Q1FY27:**
    - Raigad Data Centre Project (Rs 2 lakh crore)
    - Mumbai Metropolitan Region Integrated Green Data Centre Park and AI Compute Hub (Rs 1.14 lakh crore)
    - Ujani Dam (Solapur) Artificial Intelligence Campus and Data Centre Project (Rs 1.13 lakh crore)

- **List of top three electricity project announcements in Q1FY27:**
    - Maharashtra Nuclear Power Project (Rs 2 lakh crore)
    - Purnagadh Nuclear Power Project (Rs 2 lakh crore)
    - Barsu Nuclear Power Project (Rs 1.5 lakh crore)

New Project Announcements – State-wise



Source: CII Research based on Capex database

Top 5 states which accounted for **61.7 per cent** of all value of private capex announcements in 2025-26 vs 55 per cent in 2024-25 are as follows:

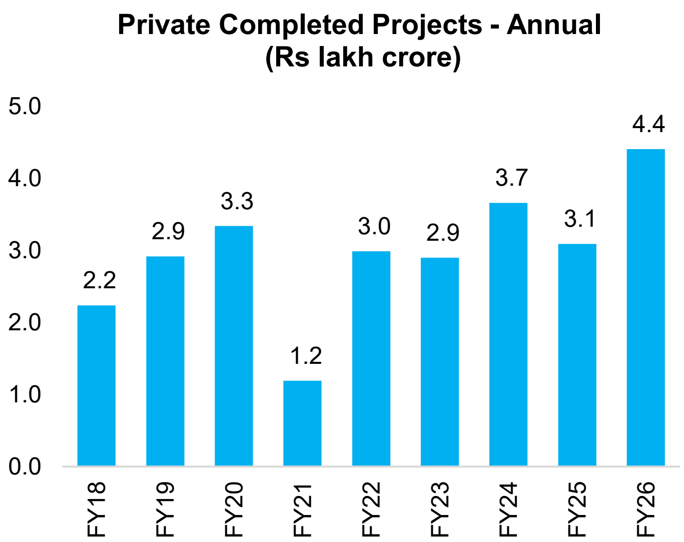
1. **Andhra Pradesh** - Rs 6.6 lakh crore in 2025-26 vs Rs 6.0 lakh crore in 2024-25
2. **Maharashtra** - Rs 5.6 lakh crore in 2025-26 vs Rs 6.0 lakh crore in 2024-25
3. **Odisha** - Rs 3.4 lakh crore in 2025-26 vs Rs 4.3 lakh crore in 2024-25
4. **Uttar Pradesh** - Rs 3.3 lakh crore in 2025-26 vs Rs 1.3 lakh crore in 2024-25
5. **Telangana** - Rs 2.6 lakh crore in 2025-26 vs Rs 1.5 lakh crore in 2024-25

Andhra Pradesh, Maharashtra, and Odisha were ranked 2nd, 1st, and 3rd in 2024-25 as well. Uttar Pradesh and Telangana gained entry to top five in 2025-26, while Karnataka and Madhya Pradesh dropped out.

- For **manufacturing sector**, top 5 contributing states in 2025-26 were – Andhra Pradesh (Rs 3.6 lakh crore), Odisha (Rs 3.3 lakh crore), Maharashtra (Rs 2.2 lakh crore), Chhattisgarh (Rs 1.4 lakh crore), and Tamil Nadu (Rs 1.1 lakh crore). These top five states accounted for 71 per cent share in total manufacturing sector private capex announcements.

- For **non-financial services sector**, top five states were – Uttar Pradesh (Rs 2.5 lakh crore), Maharashtra (Rs 2.3 lakh crore), Andhra Pradesh (Rs 1.4 lakh crore), Telangana (Rs 1.1 lakh crore) and Gujarat (Rs 0.46 lakh crore). These top five states accounted for 88 per cent of all private capex announcements in services, with more than half of contribution by the top two states - Uttar Pradesh and Maharashtra.

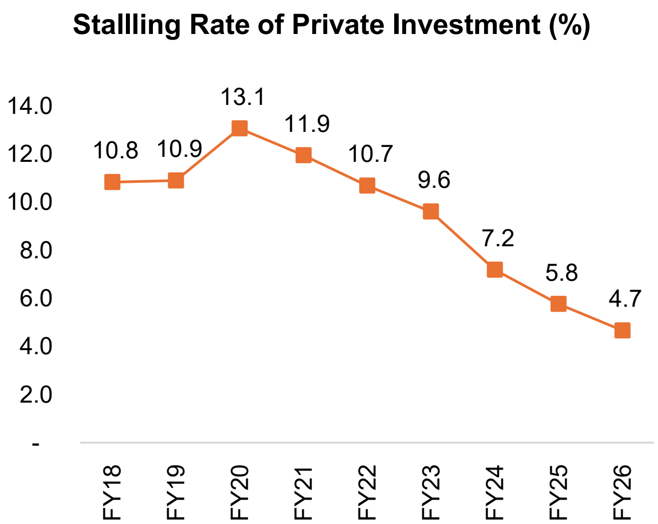
Private Projects Completed - Overview



Source: CII Research based on CMIE Capex database

- More than mere announcements, the actual fruition of projects on ground, which is captured best by projects completed, is a better gauge of the underlying investment trends.
- Following a moderation in FY25, private sector project completions rebounded strongly in FY26, rising by over 40 per cent on y-o-y basis to stand at Rs 4.4 lakh crore.
- The strong rise in project completions in FY26 suggests an improvement in the conversion of announced investments into operational assets, reflecting stronger execution momentum in the private sector.

Stalled Rate of Private Projects



Source: CII Research based on CMIE Capex database

- The stalling rate of private sector projects, defined as value of stalled projects as share of value of all outstanding projects moderated to 4.7 per cent in FY26, the lowest level in the last decade and less than half the peak of 13.1 per cent recorded in pre-covid year of FY20, indicating a sustained improvement in project execution and implementation.
- The steady improvement in stalling rate is a result of two distinct factors – moderation in absolute value of stalled projects - Rs 7.9 lakh crore in 2025-26 from Rs 8.2 lakh crore in FY25, and increase in the overall stock of outstanding projects to Rs 169.4 lakh crore from Rs 142.4 lakh crore during the same period.

Private Investment Outlook

- In 2026, ~1161 private projects (from the implementation pipeline) worth ~**Rs 6.0 lakh crore** are expected to be completed.
- In 2027, ~911 private projects (from the implementation pipeline) worth ~**Rs 5.6 lakh crore** are expected to be completed.
- Most of these projects belong to renewable energy, EV manufacture, electronics manufacturing among others.

Table: Top Private sector projects expected (above Rs 10,000 crore) to be completed in 2026 and 2027

S.No.	Company Name	Project Name	Cost (Rs. crore)	Expected Completion
1	ADANI RENEWABLE ENERGY HOLDING FOUR LTD.	Khavda (Renewable Park) Solar Power Project	Rs 22,750 cr	December 2026
2	FOXCONN HON HAI TECHNOLOGY INDIA MEGA DEVP. PVT. LTD.	Devanhalli ITIR (Doddaballapura) Iphone Manufacturing Unit Project	Rs 25,000 cr	December 2026
3	JSW GREENTECH LTD.	Chhatrapati Sambhajinagar Electric & Hybrid Car, Commercial Electric Vehicle Manufacturing Plant Project	Rs 27,200 cr	December 2026
4	RRP ELECTRONICS LTD.	Taloja (Raigad) Semiconductor Chip Manufacturing Unit Phase 1 Project	Rs 12,035 cr	December 2026
5	ECOREN ENERGY INDIA PVT. LTD.	Andhra Pradesh Wind-Solar Hybrid Power Project	Rs 11,000 cr	March 2027
6	JSW RAYALASEEMA STEEL LTD.	Kadapa Integrated Steel Plant Phase-2 Project	Rs 11,850 cr	March 2027

S.No.	Company Name	Project Name	Cost (Rs. crore)	Expected Completion
7	LANCO AMARKANTAK POWER PVT. LTD.	1,320 MW Korba Thermal Power Project	Rs 10,815.24 cr	April 2027
8	MAHAN ENERGEN LTD.	Bandhaura Phase 2 Ultra Supercritical Thermal Power Expansion Project	Rs 15,530 cr	May 2027
9	J S W STEEL LTD.	Dolvi Integrated Steel Plant Expansion Phase 3 Project	Rs 19,125 cr	September 2027
10	AGRATAS ENERGY STORAGE SOLUTIONS PVT. LTD.	Sanand Electric Vehicle Battery Manufacturing Plant (Lithium-Ion Batteries Gigafactory) Project	Rs 13,000 cr	December 2027
11	INDOSOL SOLAR PVT. LTD.	Ramayapatnam Solar PV Modules Manufacturing Unit Project	Rs 69,000 cr	December 2027
12	TALCHER FERTILIZERS LTD.	Talcher Coal based Fertiliser Plant Project	Rs 13,000 cr	December 2027

Note: This list is not exhaustive as it is based on the projects captured by the Capex database

Source: CII Research based on CMIE Capex database

SECTION 2 – CAPITAL FORMATION ANALYSIS USING BALANCE SHEET DATA FROM CMIE PROWESS

This section uses companies balance sheet data from the **CMIE Prowess database** to analyse the actual level of investments done by the private firms. To study this the following indicators have been analysed:

- Half-yearly data provides two indicators related to level of private investments – **Net Fixed Assets (NFA)** and **Capital Work in Progress (CWIP).** Change in sum of these two indicators across two comparable periods is taken as 'net private investment' in that period.
- Prowess database defines NFA and CWIP as follows:
    - **Net fixed assets** is the net value of the fixed assets of a company after adjusting for additions/(deductions) to gross fixed assets and the cumulative depreciation on gross fixed assets. It is derived as the sum of net intangible assets, net land and buildings, net plant & machinery, computers and electrical installations, net transport & communication equipment and infrastructure, net furniture, social amenities and other fixed assets and net lease adjustment reserves.
    - **Capital Work in Progress** is defined as the accumulated cost incurred on fixed assets that are still under construction, installation, or development, and which have not yet been completed or brought into use as of the balance sheet date.

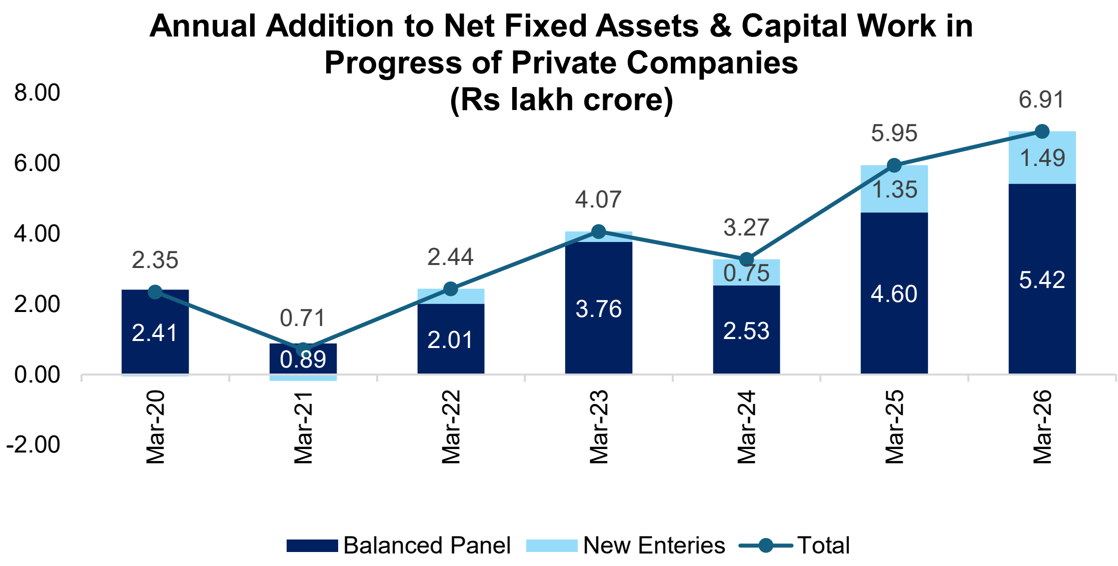
The analysis also includes deep dive into sectoral breakdown to assess how different sectors are performing.

It is important to note that data sourced from **CMIE Prowess and CMIE Capex** databases are not directly comparable. However, taken together, they provide complementary perspectives, one showing **actual asset creation**, the other highlighting the **pipeline of planned investments** enabling a holistic view of private sector capital formation in India.

For the analysis of balance sheet data from the Prowess database, the sample is restricted **to non-financial private firms** and **excludes firms operating in the Oil & Gas and Construction & Real Estate sectors**.

Oil & Gas sector is excluded because investment activity in the sector tends to be episodic and concentrated among a few large firms, potentially distorting aggregate investment trends. Firms in the Construction & Real Estate sector are also excluded, as changes in their reported asset base may not accurately reflect incremental investment activity, thereby limiting the comparability of investment measures across sectors.

Private Capex Formation



Note – Based on balance sheet of around ~1200 companies[1]

Source: CII Research using CMIE Prowess database

- Private investment as proxied by annual addition to the Net Fixed Assets & Capital Work in Progress has increased to **Rs 6.91[2] lakh crore** in FY26 from **Rs 5.95 lakh crore** in FY25, implying an impressive annual growth of 16.0 per cent. Over a long time period of six years from FY20, private investment grew at an impressive CAGR of 19.7 per cent.

- While the dataset comprises of ~1,200 companies, not all companies provide data for all time periods. Hence, total investment has been decomposed into two categories – **balanced panel** and **new entries**. The former refers to those companies for which data is available for all periods. For this set of companies, consisting of 633 companies' investment increased to Rs 5.42 lakh crore in FY26 from Rs 4.60 lakh crore in FY25 and Rs 3.76 lakh crore in FY23. Interestingly, investment by companies outside the balanced panel has also increased steadily, suggesting that the investment cycle is becoming more broad-based.

- It should be noted that these numbers reflect the net annual addition to assets, after accounting for depreciation, and therefore more closely capture the addition to productive capacity rather than merely replacing depreciated assets.

[1] The number of companies varies by year. These are 890 (2020), 935 (2021), 1012 (2022), 1077 (2023), 1162 (2024), 1251 (2025) and 1384 (2026)

[2] Data point has been adjusted for companies which has seen demerger

Reconciling Company-Level Investment Data with National Accounts Data

A natural question is how private investment trends captured in the CMIE Prowess sample (around 1,200 firms) compare with economy-wide private non-financial Gross Fixed Capital Formation (GFCF) reported in the National Accounts released by MoSPI. While the two measures are conceptually different, GFCF being a gross economy-wide investment flow and the annual change in Net Fixed Assets (NFA) a depreciation-adjusted measure for a sample of corporates, they provide complementary evidence on investment activity.

Following four key observations emerge from the comparison of these two datasets over the FY20–24 period.

First, the correlation between the two series stands at a high of 91 per cent.

Second, the two series exhibit a broadly similar trajectory. Annual growth in both the series contracted sharply in FY21 amid the pandemic and rebounded strongly during FY22–23, suggesting that the Prowess sample captures the underlying dynamics of the broader private investment cycle reasonably well.

Third, the annual change in NFA accounts for roughly 10–14 per cent of private GFCF. This share should not be interpreted as the sample's true coverage of economy-wide investment, since NFA is measured net of depreciation whereas GFCF is a gross investment concept.

Fourth, balance-sheet-based measures display greater volatility than national accounts estimates. Consequently, company-level data are most useful for identifying directional trends and sectoral patterns in investment activity, while GFCF remains the preferred measure for assessing the aggregate scale of private investment in the economy.

Overall, the strong co-movement between the two measures suggests that the rise in private investment observed in the Prowess data reflects a genuine strengthening of India's private capex cycle.

Private Capex Formation by Sectors

Sectoral Contribution of Addition to Total Net Fixed Assets in FY26 (%)

Note - * refers to Electricity & Gas (Generation and Transmission)

Source: CII Research using CMIE Prowess database

- In FY26, the four largest contributors to the overall private capex were - Manufacturing with a share of Rs 3.7 lakh crore (53.5 per cent of total private investments), Services with a share of Rs 2.6 lakh crore (37.6 per cent), Electricity & Gas (Generation and Transmission) with a share of Rs 0.4 lakh crore (5.8 per cent), and Mining with a share of Rs 0.21 lakh crore (3.1 per cent).

- Within Manufacturing, the largest contributors are **Chemical & Chemical Products** (Rs 1 lakh crore), **Metals and Metal Products** (Rs 0.77 lakh crore), **Automotive** (Rs 0.77 lakh crore), **Construction Materials** (Rs 0.33 lakh crore), and **Fast Moving Consumer Goods (FMCG)** (Rs 0.25 lakh crore).
- The spread of investment across a wide range of manufacturing industries points to a broad-based investment cycle rather than one driven by a few sectors alone.

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For more than 130 years, CII has been engaged in shaping India's development journey and works proactively on transforming Indian Industry's engagement in national development. With its extensive network across the country and the world, CII serves as a reference point for Indian industry and the international business community.

In the journey of India's economic resurgence, CII facilitates the multifaceted contributions of the Indian Industry, charting a path towards a prosperous and sustainable future. With this backdrop, CII has identified "Accelerating Competitiveness: Growth, Resilience, Inclusion, Sustainability, Trust" as its theme for 2026-27, prioritising five key pillars. During the year, CII will align its policy advocacy, institutional initiatives, partnerships, and outreach to support Indian industry in strengthening these five interconnected pillars of competitiveness.

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