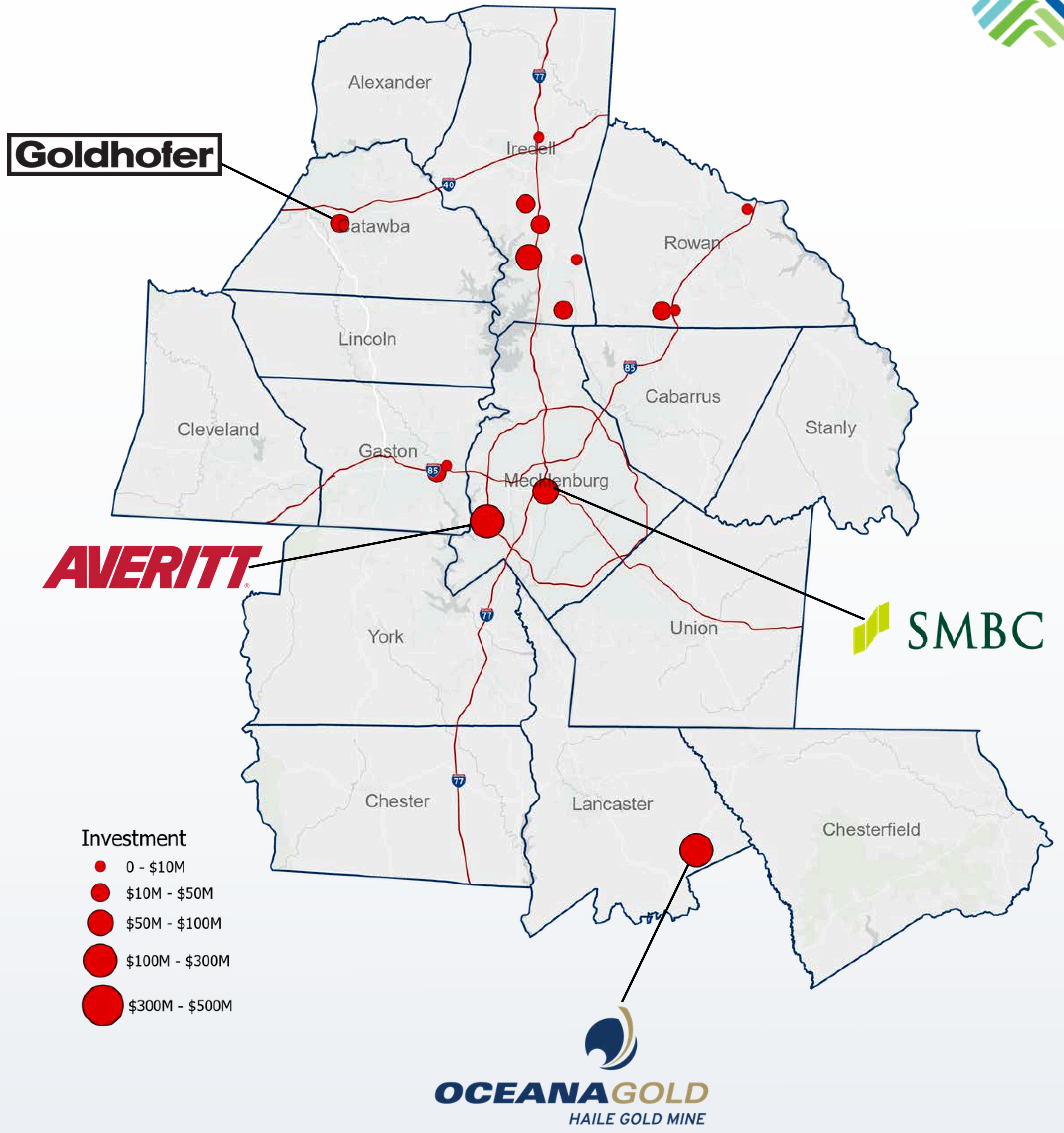
CHARLOTTE REGIONAL BUSINESS ALLIANCE®

Q2 2026

GROWTH REPORT

Q2 EXECUTIVE SUMMARY

- The Charlotte Region recorded **$751 million in announced capital investment in Q2 2026**, up from $434.6 million in Q1
- **Announced jobs reached 2,935**, though nearly 70% of that total came from a single announcement (SMBC's 2,000-job office project in Mecklenburg County)
- **Distribution** was the region's **leading project type** in Q2, with six of the quarter's 15 announcements
- Haile Gold Mine's **$240 million expansion** in Lancaster County was the quarter's **largest capital investment,** followed by **Averitt ($200 million)**



Q2 PROJECT REVIEW

15 Project Announcements

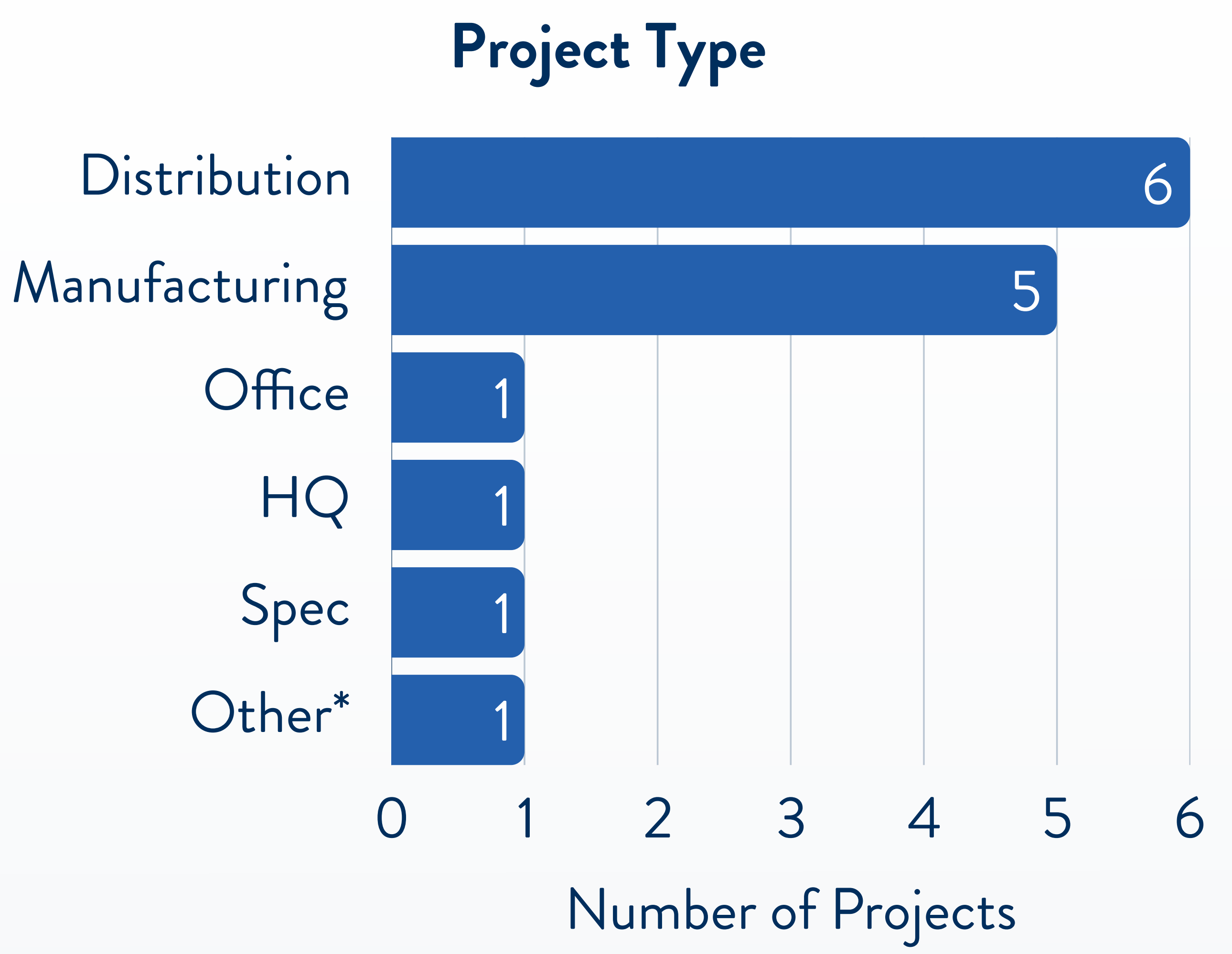
$751M Capital Investment

2,935 Announced Jobs

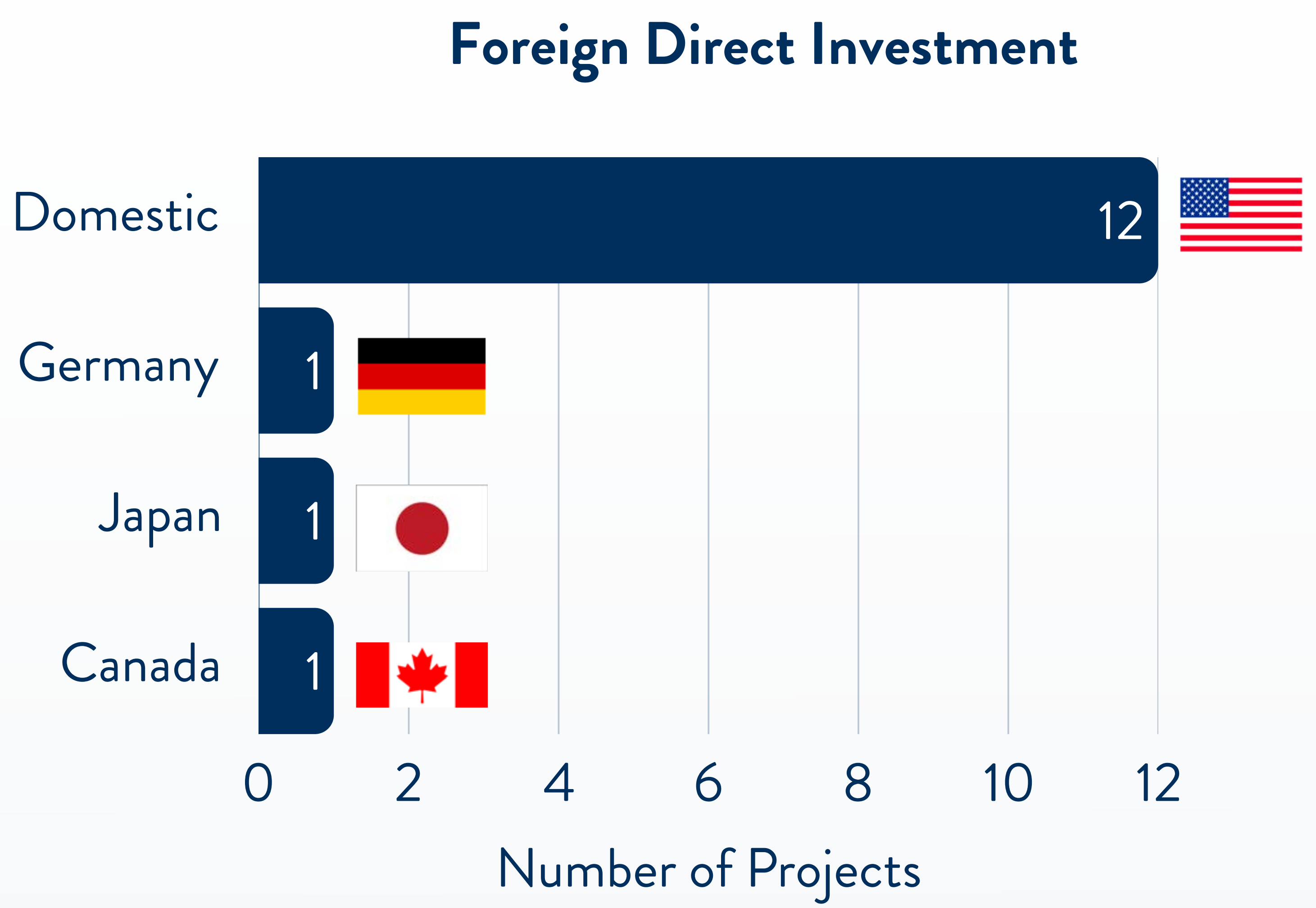
YEAR TO DATE (Q1 + Q2)

27	$1.19B	4,003
Announcements	Investment	Jobs

Q2 ANNOUNCEMENT ANALYSIS



Distribution overtook manufacturing as the leading project type in Q2 (six projects vs. five), a reversal from Q1, when manufacturing represented 75% of all announcements. Notably, two of the six distribution projects belong to third-party logistics provider DHL Supply on behalf of Eli Lilly and Google.



Domestic companies represented 80% of Q2 project announcements. Compared to Q1's even 50/50 split, Q2 aligns with a broader shift toward domestic activity. Foreign-parented projects, however, accounted for a disproportionate share of impact, contributing 78% of announced jobs, driven primarily by SMBC's 2,000-job office project.

*Other includes mixed-use projects and specialized sectors.

Q2 NOTABLE ANNOUNCEMENTS

Mecklenburg County
Office
2,000 Jobs
$50.5M Investment

"A major financial services hub, Charlotte has a deep pool of talent that we will tap into and help build out as we position our bank for long-term success while contributing to the broader local economy."
-SMBC Americas CEO
Hirofumi Otsuka

Mecklenburg County
Distribution
211 Jobs
$200M Investment

"This Charlotte expansion represents one of the most exciting and distinctive facility investments in Averitt's 55-year history. It will be unlike any other Averitt location in the country. The new campus will enable us to deliver faster, more flexible and more efficient service while strengthening our ability to support growing freight demand across the Carolinas and throughout the South."
-Averitt President & COO
Barry Blakely

Lancaster County
Manufacturing
200 Jobs
$240M Investment

"What's exciting is not where we are today, but where we're going in the future. We're on track to produce roughly 35% more gold and about 25% lower cost than we were in 2025."
-Haile Gold Mine Asset President
Matt Warner

Q2 ECONOMIC DEVELOPMENT ANNOUNCEMENTS

County	Company Name	Project Type	New/Expansion	Jobs	Investment
Rowan	DHL Supply (3PL for Eli Lilly)	Distribution	New	40	$39,000,000
Mecklenburg	SMBC	Office	New	2000	$50,536,697
Iredell	Gaylor Electric	Other	Expansion	10	$1,000,000
Rowan	DHL Supply (3PL for Google)	Distribution	New	150	-
Iredell	LKN Crossing	Spec	New	-	$100,000,000
Mecklenburg	Averitt	Distribution	Expansion	211	$200,000,000
Rowan	Piedmont Cheerwine Bottling Company	Distribution	Expansion	100	$8,000,000
Iredell	Energy United	HQ	Expansion	10	$17,500,000
Iredell	Mochila Fulfillment	Distribution	New	10	$1,000,000
Iredell	VICCI Inc.	Manufacturing	Expansion	50	$25,000,000
Iredell	Quantum Machinery Group	Distribution	Expansion	10	$15,000,000
Gaston	Textum OPCO	Manufacturing	Expansion	34	$23,074,802
Catawba	Goldhofer	Manufacturing	New	80	$22,500,000
Gaston	Depalo Foods	Manufacturing	Expansion	30	$8,300,000
Lancaster	Haile Gold Mine, Inc.	Manufacturing	Expansion	200	$240,000,000

*Not all projects disclose jobs and investment numbers publicly

MARKET ACTIVITY

Charlotte Region • Industrial • Q2 2026

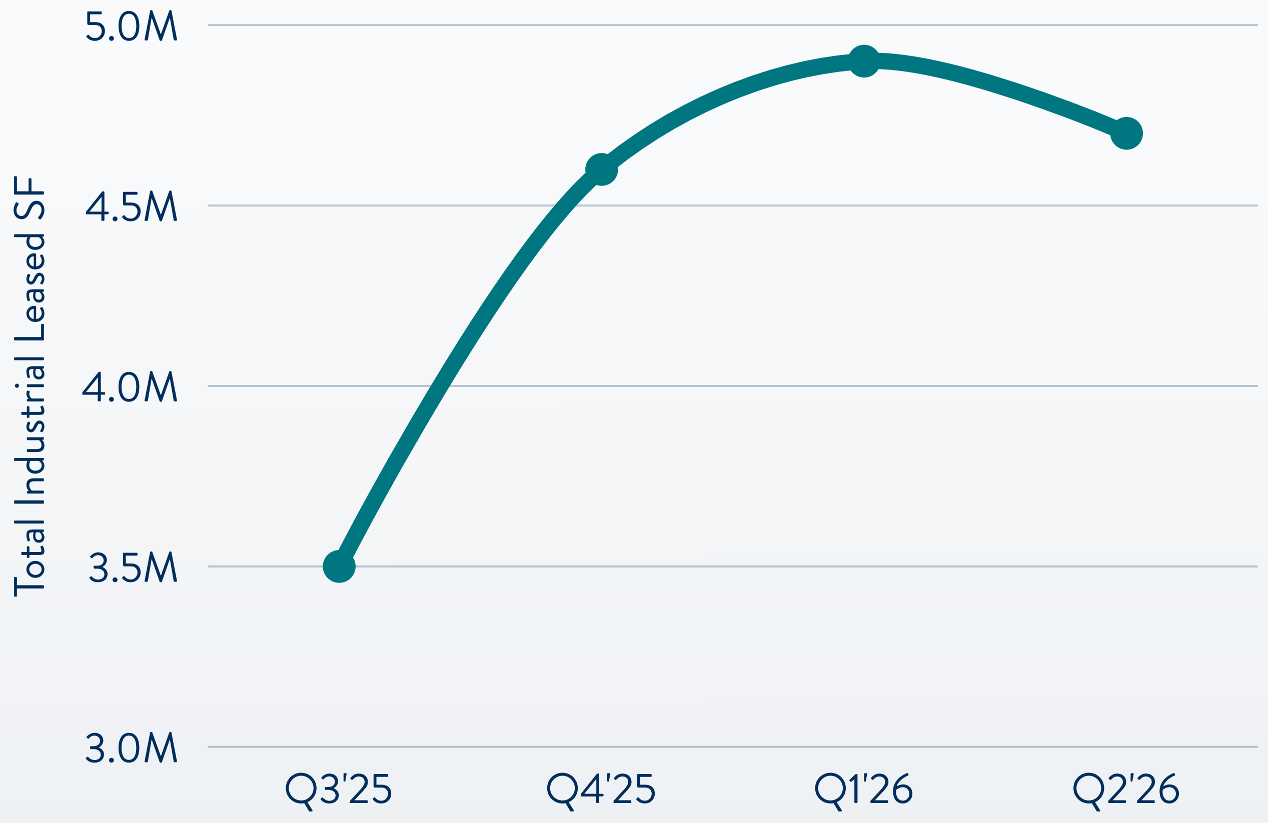
Total Industrial Leased SF

4.7M SF

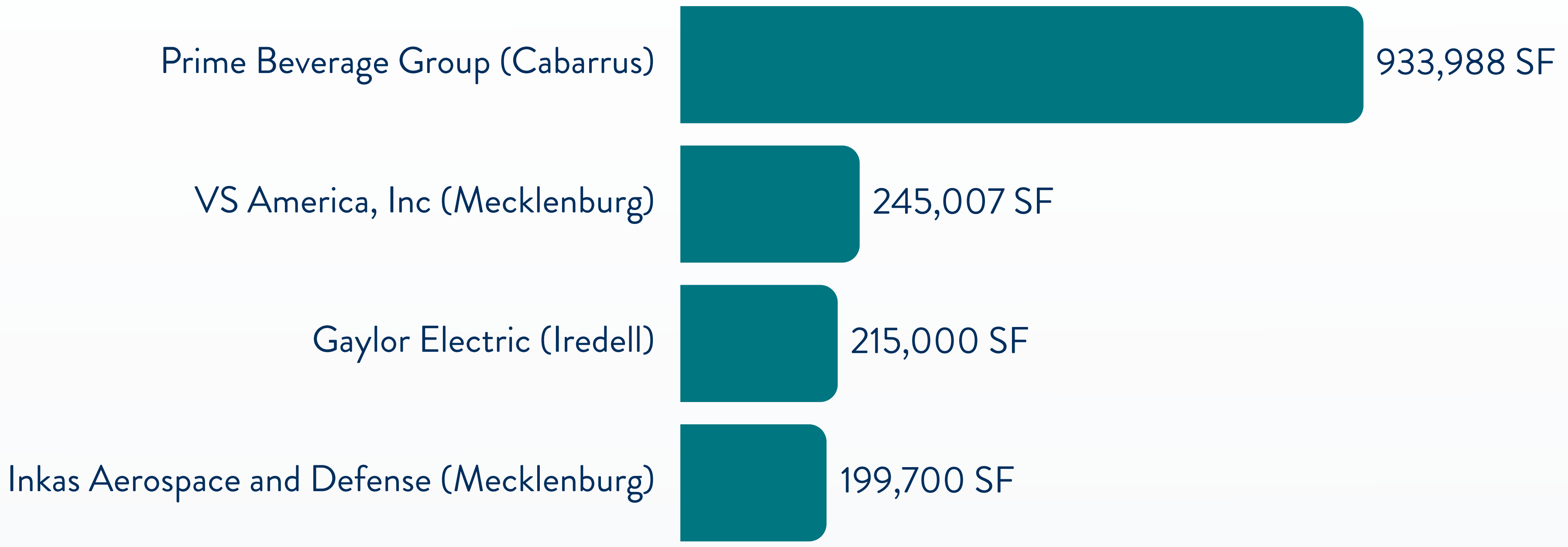
Net Absorption

+1.6M SF

4-Quarter Trend, Leased SF



Top Industrial Tenants by Leased SF



*Top deals reflect publicly disclosed tenants only

Industrial leasing activity totaled 4.7M SF in Q2, a slight pullback from Q1 but consistent with the region's strong momentum through the first half of 2026. Net absorption improved to 1.6M SF, a 2.1M SF swing from Q1's negative absorption. Prime Beverage Group's nearly 934,000-square-foot lease was the quarter's largest industrial transaction, reflecting continued demand for large-scale, modern distribution space.

Source: CoStar

MARKET ACTIVITY

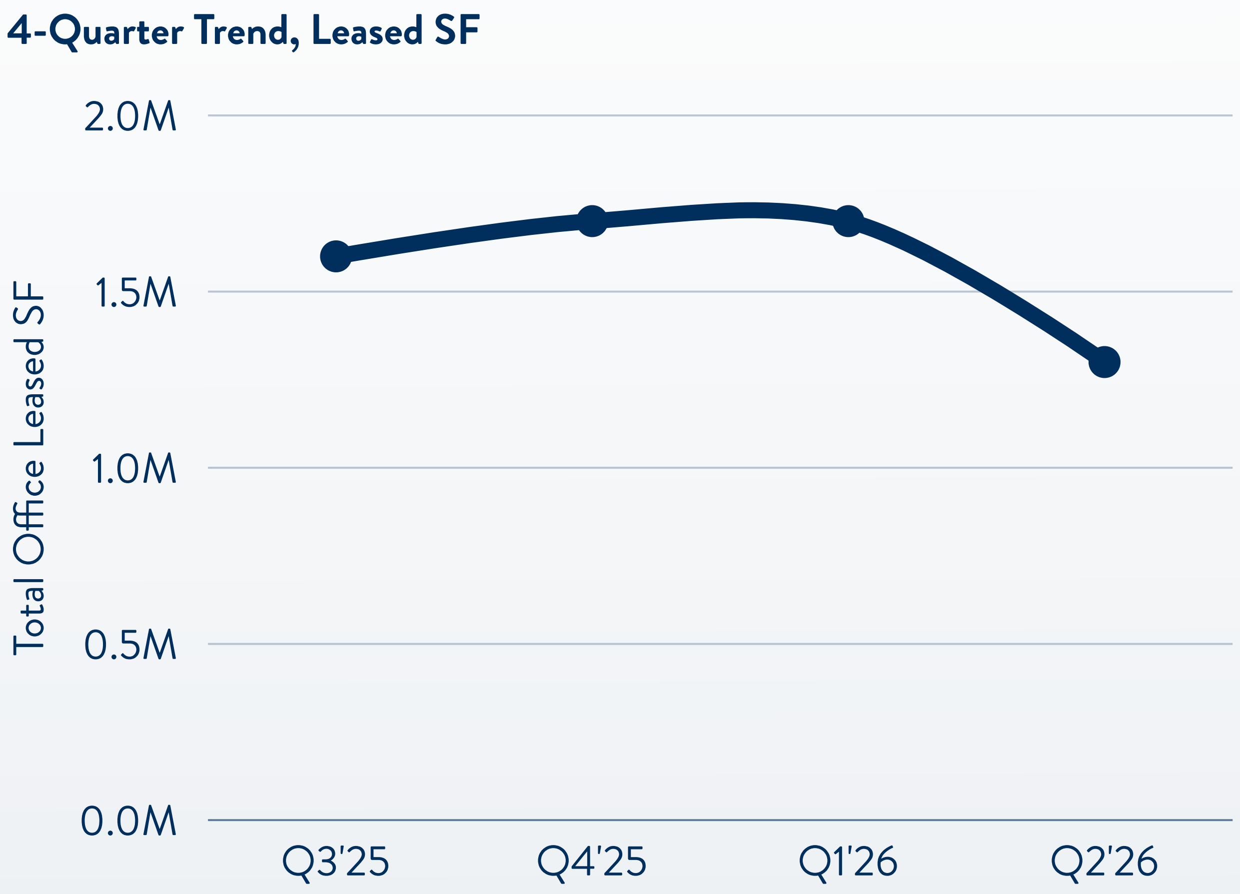
Charlotte Region • Office • Q2 2026

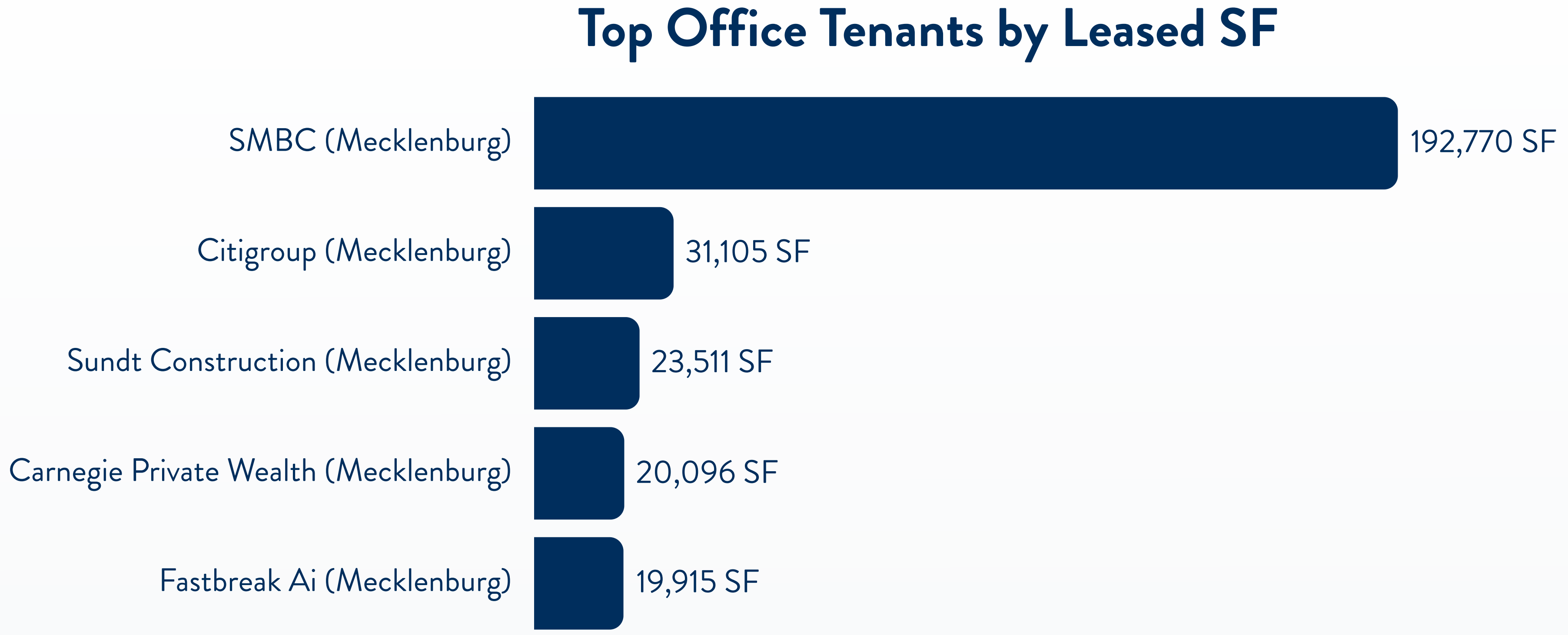
Total Office Leased SF

1.3M SF

Net Absorption

+887K SF





*Top deals reflect publicly disclosed tenants only

Office leasing activity totaled 1.3M SF in Q2, easing from the prior quarter's pace but supported by net absorption of 887K SF. Finance and insurance tenants led the quarter's office activity, highlighted by SMBC's 193,000-square-foot lease, the region's largest office transaction this quarter, along with Citigroup and Carnegie Private Wealth. The continued presence of major financial institutions underscores Charlotte's position as the second largest finance hub in the country.

Source: CoStar

Q2 NATIONAL RANKINGS & RECOGNITION

#1

Population Growth among U.S. Cities (City of Charlotte)

US Census Bureau, 2024-25

#1

Growth from Domestic Migration (Charlotte MSA)

US Census Bureau, 2024-25

#7

Busiest Airport In the World (CLT)

ACI, 2026

#1

Best State Economy (NC)

CNBC, 2026

#2

Top States for Business (NC)

CNBC, 2026 (sixth consecutive year in top two)

#4

Growth from Total Net Migration (Charlotte MSA)

US Census Bureau, 2024-25

EXPLORE THE FULL DATASET

Project Announcement Dashboard

Explore over a decade of regional growth with the CLT Alliance's new Project Announcement Dashboard. Filter incentivized investments and corporate relocations shaping the region since 2013 by county, project type, parent country, and year.

View the Dashboard

THE RESEARCH TEAM

Services include population and economic trend analysis, in-depth industry analytics, economic impact studies, site selection and mapping analysis, and custom reporting.

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