

Poland - Poznan

Key Performance Indicators

Prime Yield

8.00%

Expected Investment Returns
Change YoY: 0 bps

Prime Rent

€ 17.00

Monthly, per sq m
Change YoY: 0.0%

Average Rent

€ 15.88

Monthly, per sq m
Change YoY: 0.0%

Office Investment Volume

€ -

In Poznan during Q1 2026
(Rolling 12 months)

Take Up

6K

Square Meter
6K Year2Date

Vacancy Rate

13.84%

Percentage of Stock vacant
Change YoY: -111 bps

Completions

3K

Square Meter
3K Year2Date

Total Stock

673K

Square Meter
580K Occupied Stock

(Forecast) Completions

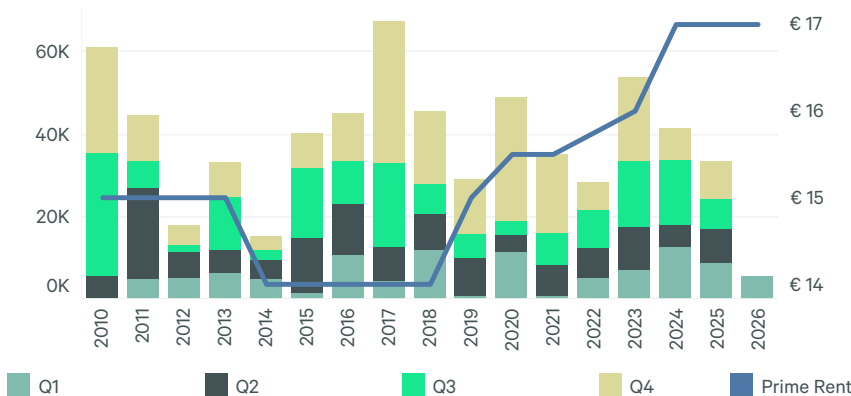
13K (2026)

Square Meter
22,800 (2027) // 37,845 (2028)

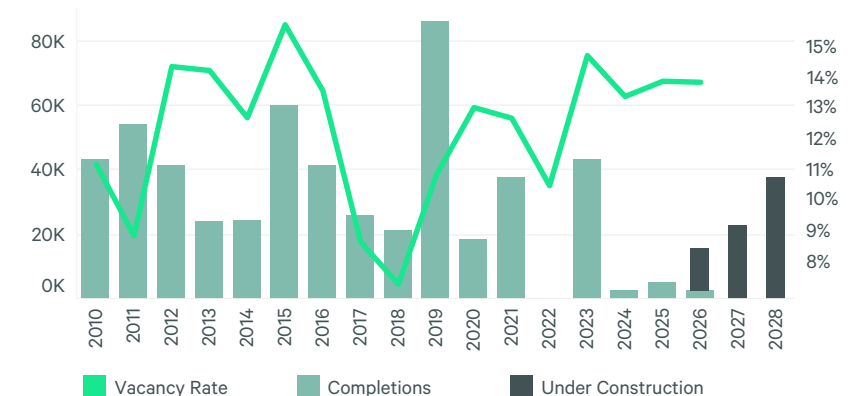
At the end of Q1 2026, Poznan's total office stock stood at 673,200 sq m, with no new office completions recorded during the quarter. Development activity nevertheless remains visible, with 73,800 sq m currently under construction, indicating that selected schemes are still moving forward despite the generally cautious market environment. The city's future pipeline continues to include several noteworthy projects, most notably AND2, which is expected to significantly strengthen Poznan's office offer upon delivery.

The vacancy rate in Poznan remained broadly stable at 13.8%, corresponding to 93,200 sq m of available office space. This continues to place the city among the tighter regional office markets in Poland. Although occupiers remain selective, the overall balance between supply and demand appears relatively healthy, supported by limited immediate completions and a market structure that remains more stable than in several larger regional hubs.

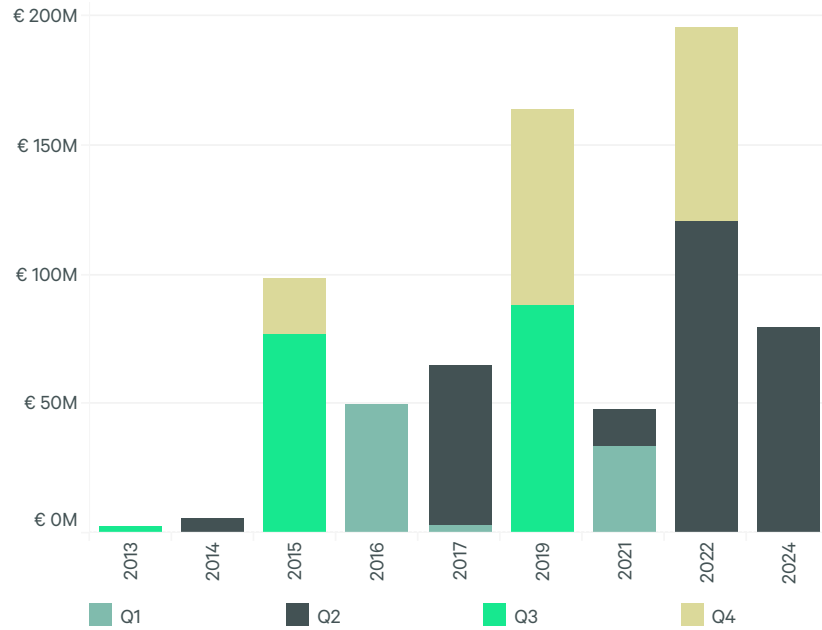
Market Trend (Take-Up | Prime Rent)



Development Activity (Completions | Vacancy Rate)



Poznan Office Investment Volumes



Note: 2026 annual numbers till 3/31/2026

Leasing activity in the first quarter totalled 5,700 sq m, representing a rather modest start to the year. However, the structure of demand is notable, with new leases accounting for 74% of take-up, while expansions represented 21% and renewals 4%. This suggests that despite lower transaction volume, market activity was still driven primarily by fresh commitments rather than lease renegotiations. In sector terms, manufacturing generated 24% of take-up, while banking and insurance as well as the public sector each accounted for 12%, pointing to a relatively diversified occupier base.

Prime headline rents remained stable at €17.00 per sq m/month, while secondary rents continued to stand at €14.75 per sq m/month. The rental environment therefore remained unchanged in Q1, with landlords in the best-performing assets able to preserve pricing, while older schemes continued to compete more actively through incentive packages and lease flexibility.

Overall, Poznan's office market maintained a relatively balanced position at the start of 2026. Stable vacancy, unchanged rents and an active development pipeline continue to support the city's standing as an important business destination in western Poland. Although leasing volume was subdued in the first quarter, the strong share of new leases suggests that occupier interest remains present, especially for well-located and high-quality office space.

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