

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 Q2 2026
(Rolling 12 months)

Take Up

28K

Square Meter
33K Year2Date

Vacancy Rate

11,50%

Percentage of Stock vacant
Change YoY: -332 bps

Completions

5K

Square Meter
8K Year2Date

Total Stock

678K

Square Meter
600K Occupied Stock

(Forecast) Completions

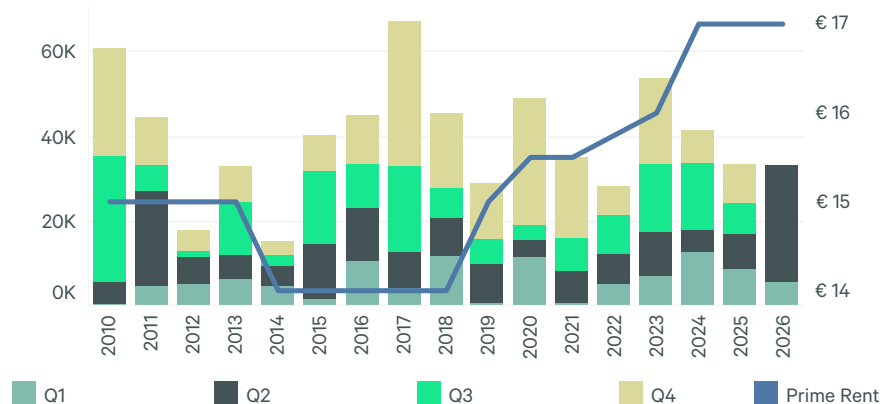
18K (2026)

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

Poznan's total modern office stock increased to approximately 678,200 sq m at the end of Q2 2026 following the completion of the 5,000 sq m Selgros headquarters, an owner-occupied building. Development activity remained visible, with approximately 66,000 sq m of office space progressing through the pipeline. AND2 continues to be the largest scheme underway and is expected to materially strengthen the city's modern office offer once completed.

The vacancy rate declined considerably during the quarter, falling from 13.8% at the end of March to 11.5% in Q2. This corresponded to approximately 78,000 sq m of available office space, compared with 93,200 sq m three months earlier. The reduction reflects stronger occupier activity and the absorption of existing availability. Poznan therefore maintained its position as one of the tighter regional office markets in Poland.

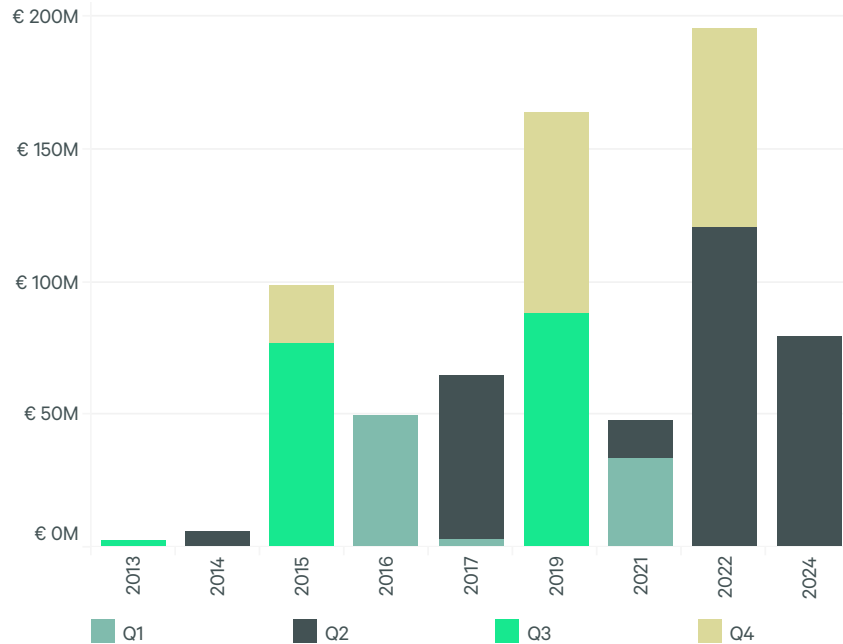
Market Trend (Take-Up | Prime Rent)



Development Activity (Completions | Vacancy Rate)



Poznan Office Investment Volumes



Note: 2026 annual numbers till 30.06.2026

Contacts

Katarzyna Gajewska

Director, Head of Research
katarzyna.gajewska@cbre.com
+48 693 330 163

Łukasz Kałedkiewicz

Senior Director, Head of A&T Services,
Head of Office Sector
lukasz.kaledkiewicz@cbre.com
+48 501 501 586

Bartosz Frackowiak

Head of Poznan Region
bartosz.frackowiak@cbre.com
+48 571 401 961

Leasing activity accelerated sharply, reaching approximately 42,800 sq m in Q2 and bringing first-half take-up to around 48,500 sq m. Excluding the owner-occupied Selgros headquarters, renewals accounted for 40% of quarterly demand, new leases for 36%, and expansions for 24%. The relatively balanced transaction structure indicates that activity was supported by both existing occupiers extending or enlarging their commitments and companies selecting new locations. The quarter's largest transaction was Enea's expansion and consolidation across several buildings in Business Garden Poznan, covering approximately 11,500 sq m in total. Other notable deals included OLX's approximately 4,900 sq m renewal in Maraton A and Eurocash's new lease of around 3,300 sq m in Giant Office.

Prime headline rents remained stable at EUR 17.00 per sq m/month, while rents in secondary properties continued to stand at approximately EUR 14.75 per sq m/month. The decline in vacancy has supported landlords' ability to maintain headline pricing in the best-performing buildings. At the same time, incentives and flexible commercial terms remain important in older or less competitive schemes, particularly as landlords prepare for the future addition of new space to the market.

© Copyright 2026. All rights reserved. This report has been prepared in good faith, based on CBRE's current anecdotal and evidence based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this presentation, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE's control. In addition, many of CBRE's views are opinion and/or projections based on CBRE's subjective analyses of current market circumstances. Other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE's current views to later be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.

Nothing in this report should be construed as an indicator of the future performance of CBRE's securities or of the performance of any other company's securities. You should not purchase or sell securities—of CBRE or any other company—based on the views herein. CBRE disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CBRE as well as against CBRE's affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.

