

Poland - Katowice

Key Performance Indicators

Prime Yield

7.25%

Expected Investment Returns
Change YoY: -145 bps

Prime Rent

€ 14.50

Monthly, per sq m
Change YoY: 0.0%

Average Rent

€ 14.00

Monthly, per sq m
Change YoY: 0.0%

Office Investment Volume

€ -

In Katowice during Q2 2025
€ 28M (Rolling 12 months)

Take Up

4K

Square Meter
4K Year2Date

Vacancy Rate

22.73%

Percentage of Stock vacant
Change YoY: 190 bps

Completions

-

Square Meter
- Year2Date

Total Stock

761K

Square Meter
588K Occupied Stock

(Forecast) Completions

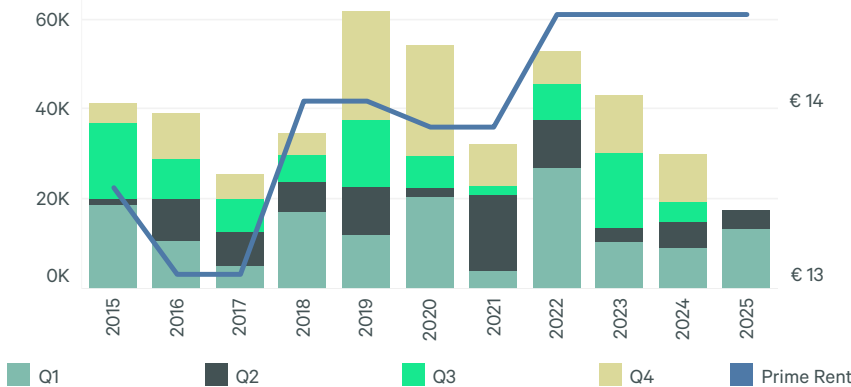
16K (2025)

Square Meter
0 (2026) // 0 (2027)

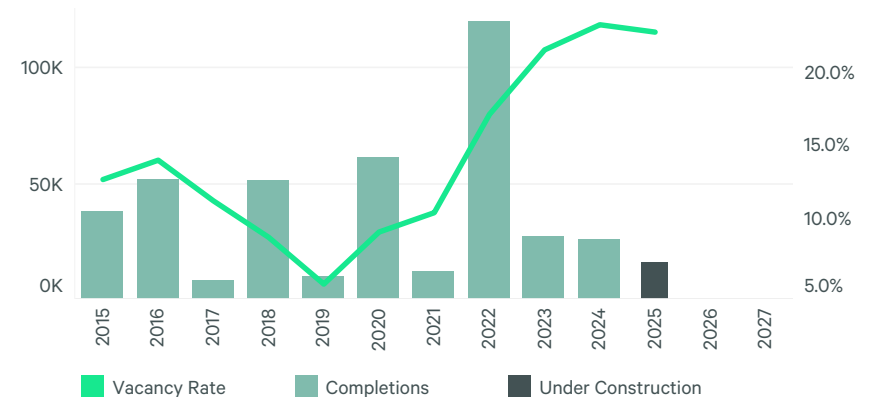
As of the first half of 2025, Katowice's total office stock stands at 761,200 sq m, slightly reduced due to the conversion of some office space into hotel use. No new office completions were recorded during this period. The construction pipeline remains at its lowest level since 2013, with only 15,600 sq m underway across three projects. This limited development activity may open up opportunities for the revitalization and repositioning of existing office assets to better meet evolving tenant expectations.

Katowice now holds the highest vacancy rate among Poland's regional office markets, reaching 22.7% at the end of H1 2025. This marks a reversal from the previous quarter, when the city had shown signs of improvement. Currently, over 173,000 sq m of office space is available for immediate lease. The increase in vacancy highlights ongoing challenges in demand and absorption, despite the limited construction pipeline, and may prompt a stronger focus on repositioning existing stock to better align with tenant expectations.

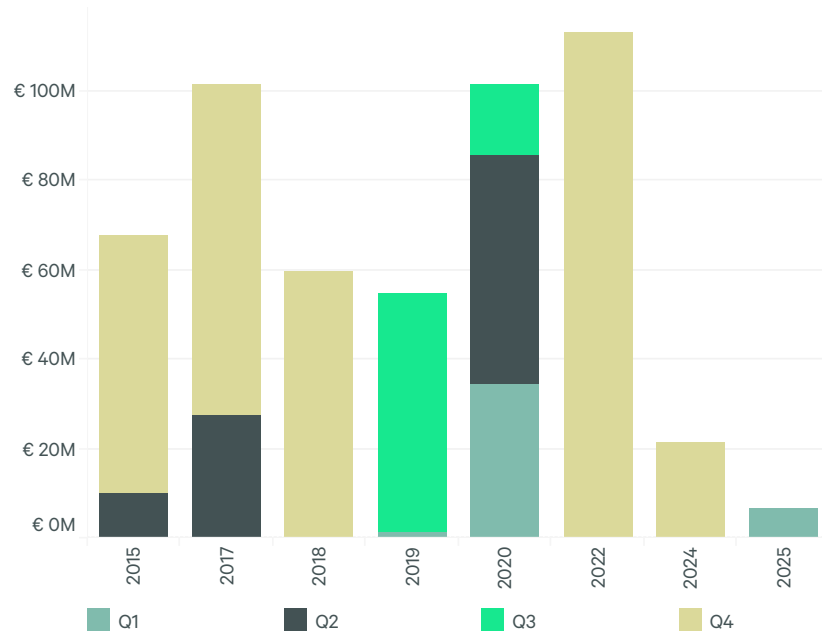
Market Trend (Take-Up | Prime Rent)



Development Activity (Completions | Vacancy Rate)



Katowice Office Investment Volumes



Note: 2025 annual numbers till 6/30/2025

Leasing activity in Katowice totaled 22,900 sq m in H1 2025, with a noticeable slowdown in Q2, which contributed just 4,400 sq m. Despite the weaker second quarter, new deals remained dominant, accounting for 71% of all transactions, while renewals made up the rest. The IT sector continued to play a leading role, responsible for 37% of all leasing activity, reinforcing Katowice's position as an emerging technology hub. However, the drop in quarterly volume may reflect growing caution among occupiers amid rising vacancy and limited new supply.

Rental rates in Katowice have remained stable, with prime headline rents at EUR 14.50 per sq m/month and secondary locations at EUR 13.50 per sq m/month. The combination of high vacancy and the recent surge in new office developments has eased upward pressure on pricing, resulting in a more tenant-friendly environment.

Katowice's growing reputation as a European IT hub continues to strengthen its appeal to tech-driven businesses. Competitive rental levels, especially when compared to other Polish cities, along with access to a skilled talent pool within the wider metropolitan area, position the city as an increasingly attractive destination for companies looking to expand or establish operations in the region.

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