

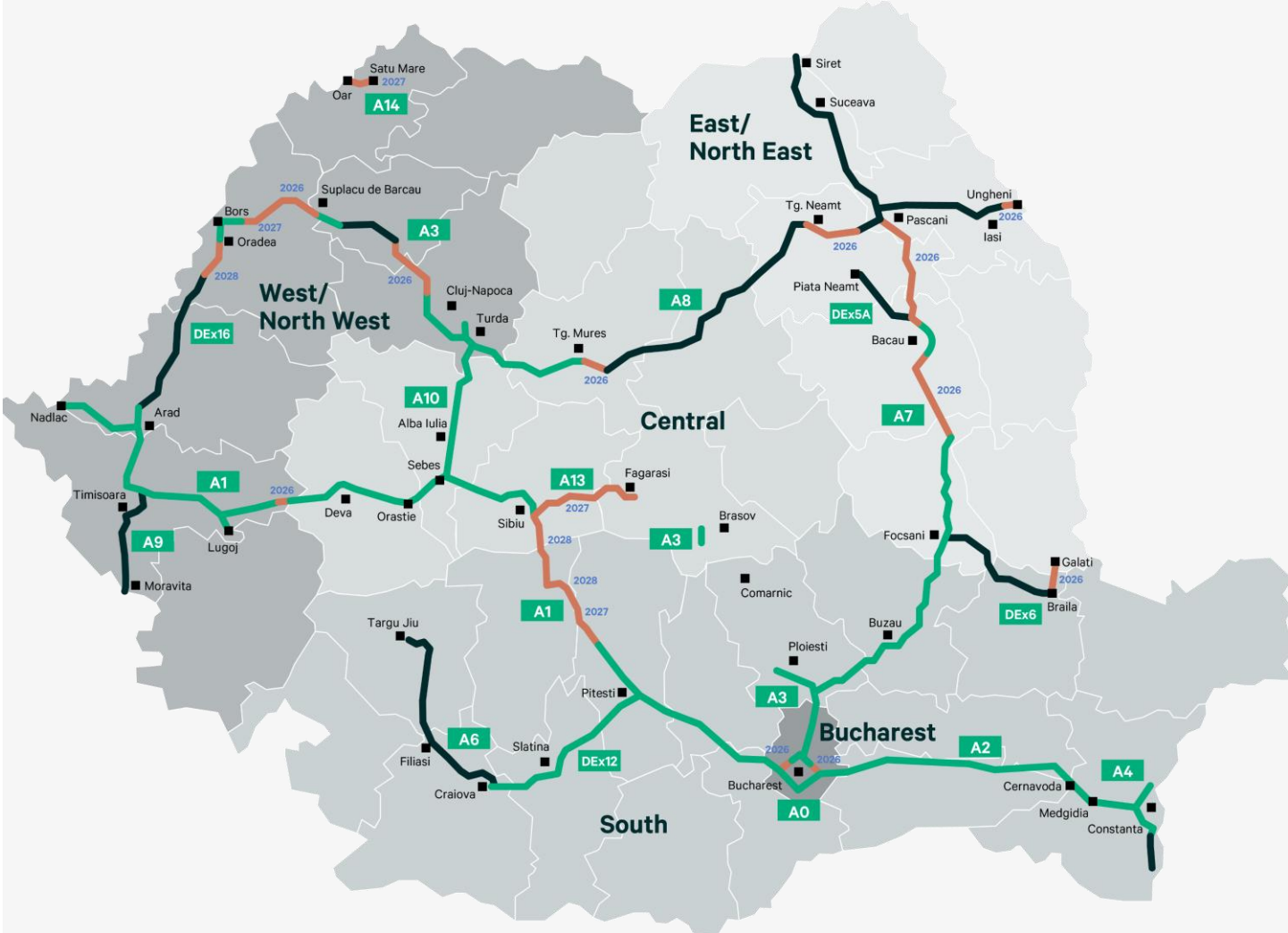
Intelligent Investment

Rapid Infrastructure Development Linked to Growing Real-Estate Stock

VIEWPOINT

This report looks at Romania’s Road infrastructure & Highway expansion story and how this has shaped I&L and Retail modern stock markets.

CBRE RESEARCH
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From Fragmentation to Scale: The Evolution of Romania’s Road Network

Over the past 15 years, Romania’s highway infrastructure has shifted from slow, fragmented delivery to a more consistent and scalable development phase. After a prolonged period of underperformance in the mid-2010s, marked by annual completions often below 50 km, the pace has accelerated significantly in recent years, supported by stronger institutional capacity and EU funding. Romania now has approximately 1,418 km of highways and express roads in operation, a substantial increase but still below regional peers. The pipeline signals a clear step-change: around 283 km are expected to be delivered this year, followed by another 91 km in 2027, reinforcing the country’s trajectory toward improved connectivity and regional integration.

Taking into account the expected 2026 deliveries, Romania’s highway density will reach roughly 8 km per 100,000 inhabitants, highlighting the structural gap that still persists despite recent acceleration. This remains significantly below regional benchmarks, with Poland and Czech Republic both at around 15 km per 100,000 inhabitants, and Hungary leading the region at approximately 20 km per 100,000 inhabitants.

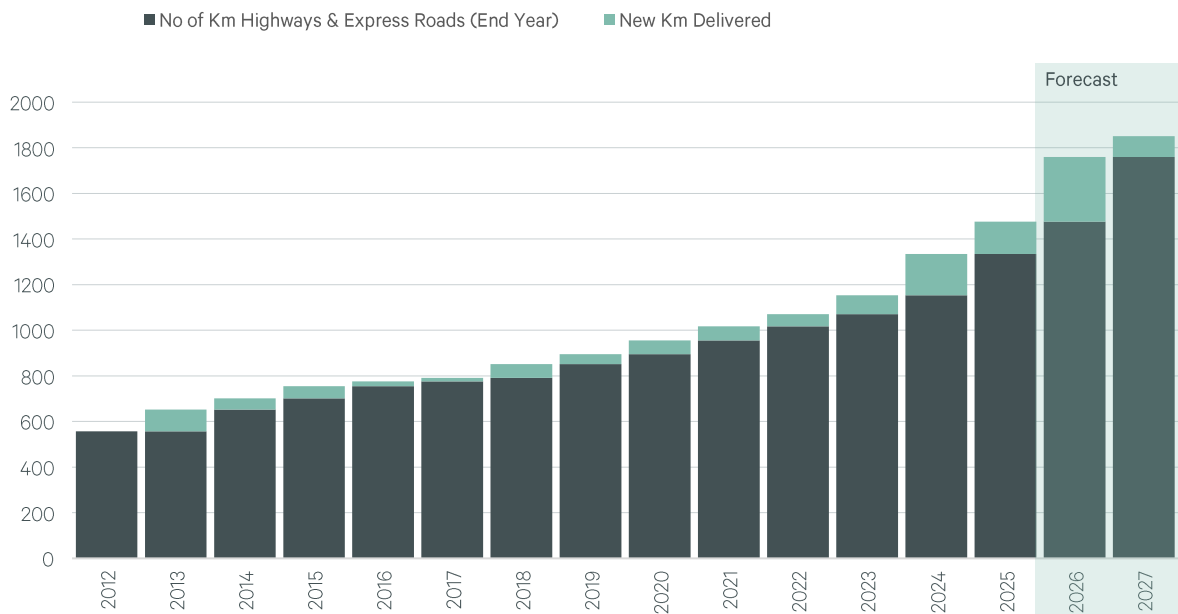
Density of Highways per 100,000 inhabitants

8 km

Increase of Highway & Express Roads km last 10 years

90%

FIGURE 1: Annual Evolution of Modern Road Infrastructure Romania 2012 - 2027



Source: CBRE Research based on km130.ro

Short-term Pipeline

The 2026–2027 pipeline marks a structural shift from isolated segments to fully functional corridors. The A7 Highway (Focșani–Bacău–Pașcani) will, for the first time, create a continuous high-speed corridor through Moldova, unlocking north–south connectivity and linking the region more efficiently to Bucharest and the rest of the country.

In parallel, key sections of the A3 Highway and A8 Highway advance east–west connections, including the strategic Ungheni bridge over the Prut River, strengthening cross-border links with Moldova. The completion of missing sections on A1 Highway enables uninterrupted motorway travel from Sibiu to Nădlac, integrating Romania more tightly into European corridors. Around Bucharest, the A0 Highway segments will significantly improve ring-road traffic flows.

Long-term Pipeline

Looking ahead to 2028–2030, Romania’s pipeline continues to focus on completing strategic corridors and strengthening regional connectivity. The A8 Highway (Unirii Highway) is a key project, aiming to finally connect Moldova with Transylvania across the Carpathians. The completion of the Curtea de Argeș–Sibiu section will finalize A1, ensuring uninterrupted motorway travel across Romania from east to the western border. In parallel, new express roads such as DEx6 and DEx16 will enhance regional connectivity. However, some important links, like Craiova–Târgu Jiu and Pașcani–Siret, remain in tendering phase, with unclear timelines.

Romania’s transport pipeline shifts toward continuous corridors, with A7, A3, and A8 improving national and cross-border connectivity, and long-term with completion of A1 ensuring uninterrupted travel on W – E corridor.



Source: Newsweek

The Infrastructure Effect: Unlocking Property Markets

The evolution of Romania’s highway and express road network shows a strong and visible correlation with the expansion of modern real estate stock, particularly in the I&L sector. In the last 10 years, the national high-speed road network is expected to expand by approximately 90%, a period during which regional I&L stock has grown by around 130–140%, and Bucharest’s I&L stock by over 150%, reflecting a clear infrastructure-led acceleration in development patterns. Retail stock in regional cities has also increased, albeit at a more moderate pace of roughly 45–50%.

Notably, the growth trajectories of infrastructure and real estate were relatively aligned during 2012–2019, followed by a sharper divergence during the 2020–2024 period, when logistics demand surged on the back of e-commerce. As of 2026–2027, these curves are converging again, driven by a step-change in infrastructure delivery, suggesting a synchronized and sustainable phase of spatial and economic development across Romania.

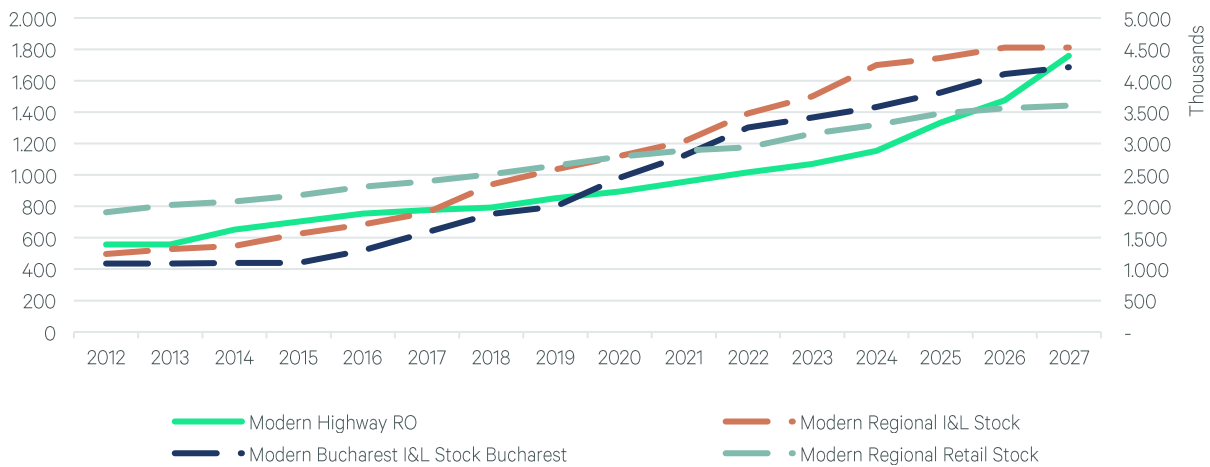
Romania Modern Industrial Stock (sq m)

8,258 K

Romania Modern Industrial Stock (sq m)

4,788 K

FIGURE 2: Evolution of Modern I&L and Retail Stock and Road Infrastructure Romania



Source: CBRE Romania

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