

Romania Real Estate Investment Volumes Q1 2026

By the end of Q1 2026, Romania's macroeconomic outlook has weakened compared to previous expectations, reflecting a more challenging fiscal and political environment. GDP growth forecasts for 2026 have been revised downward to approximately 0.5–0.6%, from earlier estimates of 1.6%, while inflation is expected to remain elevated at around 8%. Against this backdrop, economic growth is likely to be driven primarily by public and private investment, as consumer spending slows under the pressure of higher taxes and persistent inflation. Political debate within Romania's governing coalition has increased, introducing some uncertainty but also opening the way for policy clarification and renewed direction.

At a regional level, investment activity across CEE recorded a subdued start to the year, with total volumes reaching approximately EUR 2.1 bln. in Q1 2026, below the five-year quarterly average of around EUR 2.5 bln. Poland and Hungary posted increases in activity, partially offsetting the broader regional slowdown, while the sharpest contractions were recorded in the Czech Republic (following historic record figures in 2025) and Slovakia.



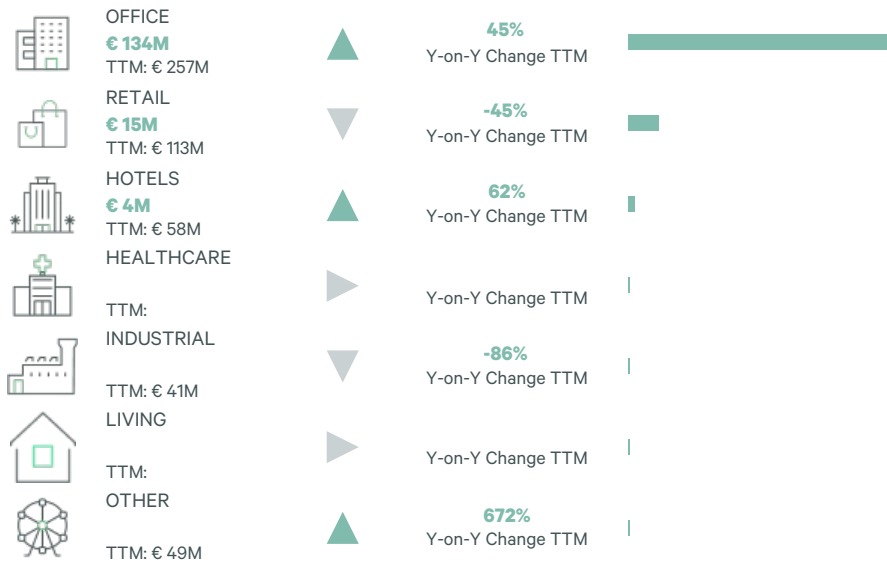
-10%
Y-on-Y Change Q1

-28%
Y-on-Y Change TTM

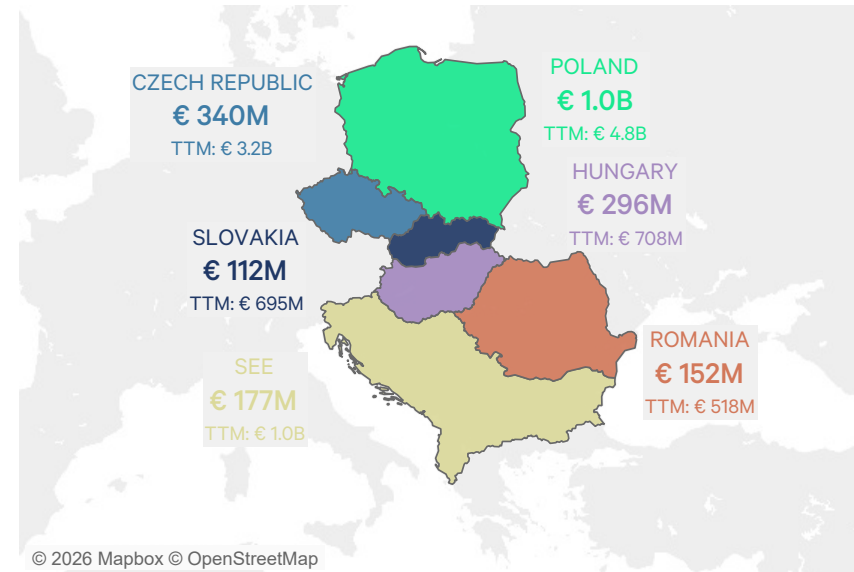
Nr. of Transactions
7
33 TTM

Y-on-Y: Year on Year
TTM: Trailing Twelve Months

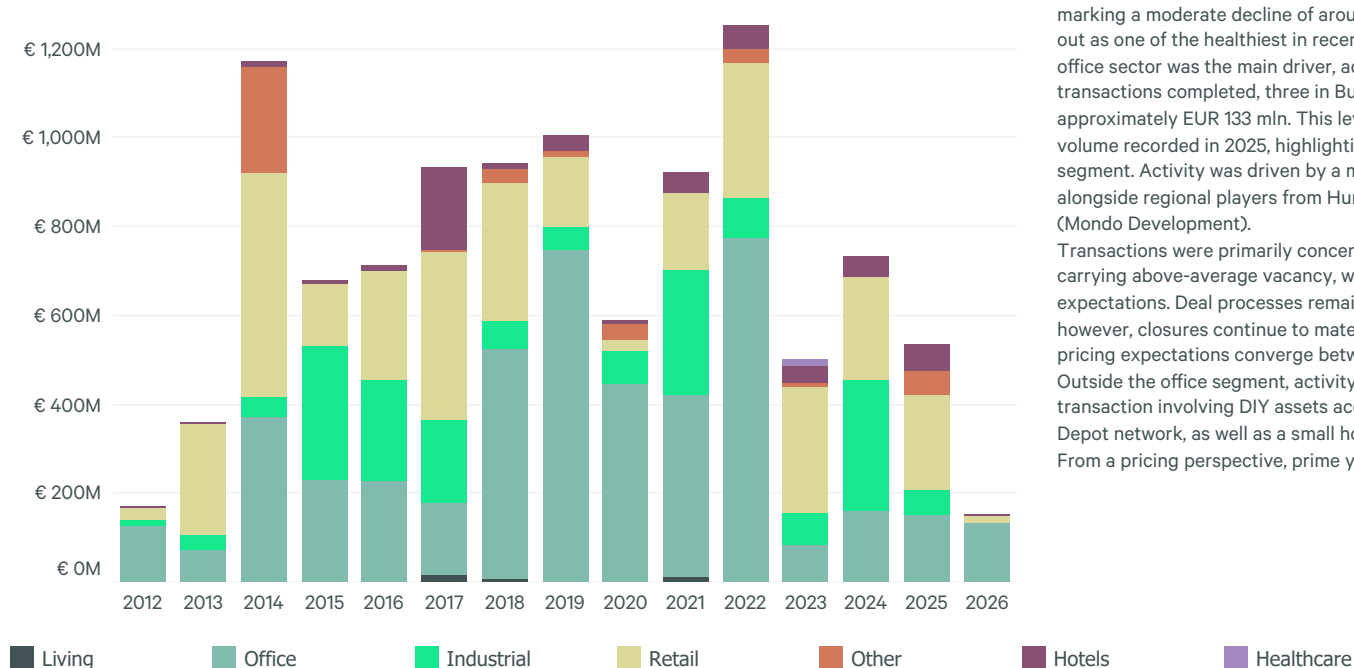
Investment Volumes by Sector (Romania)



Investment Volumes in CEE Region



Investment Volumes Annual by Sector (Romania)



In Romania, total investment volume reached approximately EUR 151 mln. in Q1 2026, marking a moderate decline of around 11% year-on-year. Despite this, the quarter stands out as one of the healthiest in recent periods in terms of transactional activity. The office sector was the main driver, accounting for roughly 88% of total volume, with four transactions completed, three in Bucharest and one in Cluj-Napoca, totalling approximately EUR 133 mln. This level nearly matches the entire office investment volume recorded in 2025, highlighting a strong rebound in investor interest for this segment. Activity was driven by a mix of local capital, such as Inno Investments, alongside regional players from Hungary (Granit Asset Management) and Serbia (Mondo Development). Transactions were primarily concentrated in assets offering repositioning potential or carrying above-average vacancy, where pricing better aligned with investor return expectations. Deal processes remained relatively prolonged and negotiation-intensive; however, closures continue to materialise, confirming that liquidity is present where pricing expectations converge between buyers and sellers. Outside the office segment, activity was limited, yet included a retail portfolio transaction involving DIY assets acquired by Cometex, the Romanian owner of the Brico Depot network, as well as a small hotel transaction on the Black Sea coast. From a pricing perspective, prime yields have remained broadly stable in Romania.

Note: 2025 annual numbers till 31/03/2026

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Countries considered: CEE Region exists out of Czech Republic, Hungary, Poland, Romania, SEE (Serbia, Slovenia, Croatia, Bulgaria, Albania, Montenegro, Bosnia and Herzegovina, North Macedonia) and Slovakia.

