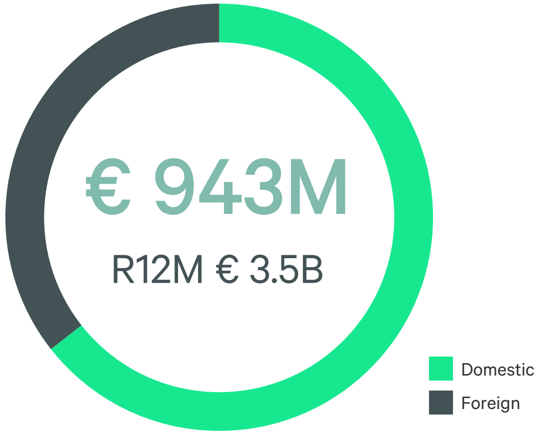
CBRE

Czech Republic Real Estate Investment Volumes Q2 2026

The Czech commercial real estate investment market gained clear momentum in the second quarter of 2026. After a subdued start to the year, Q2 2026 recorded investment transactions totalling approximately €943 million. This represented a 39% year-on-year increase compared to Q2 2025 and brought total H1 2026 volume to roughly €1.3 billion. Activity remained firmly concentrated in Prague.

Office and residential assets (including forward purchases) dominated the quarter, together accounting for close to 90% of total volume. Offices led with approximately €467 million, around 50% of the total, followed by residential at approximately €371 million, or 39%. Notable transactions included the acquisition of the Port 7 office building by AFI, the sale of the Na Příkopě 14 office building to Generali, and the acquisition of the Písnice residential site — comprising 760 residential units — by Wood & Company.

Domestic investors remained the principal source of capital, accounting for 64% of total investment volume in Q2 2026 and reaffirming the continued strength of local capital.



Origin purchaser capital

39%
Y-on-Y Change Q2

2%
Y-on-Y Change R12M

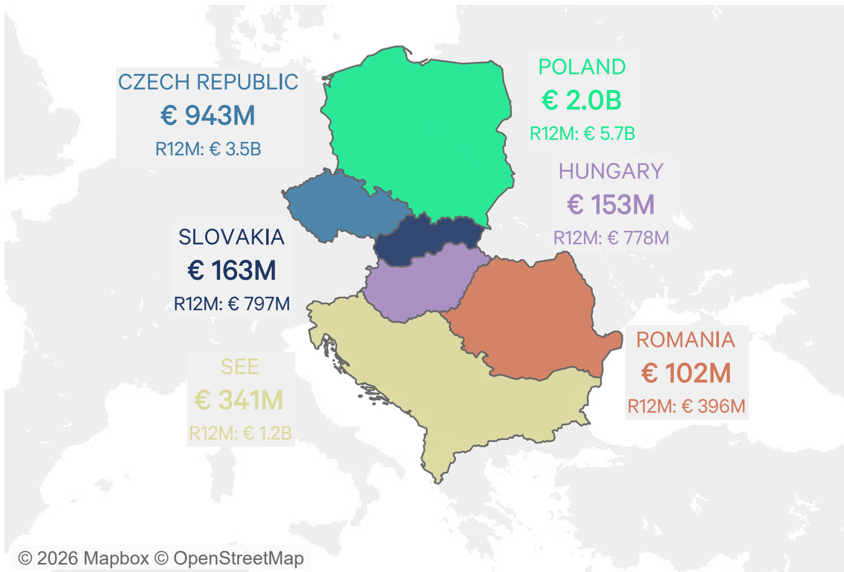
Nr. of Transactions
24
94 R12M

Y-on-Y: Year on Year
R12M: Rolling Twelve Months

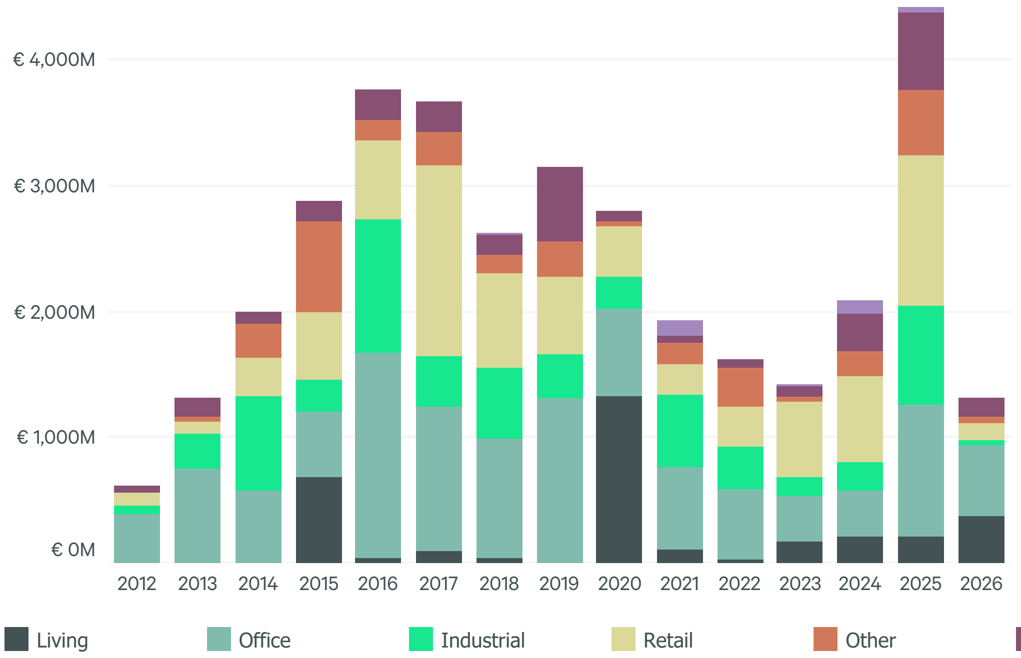
Investment Volumes by Sector (Czech Republic)

			Y-on-Y Change R12M
OFFICE	€ 467M	R12M: € 1.2B	▲ 120%
LIVING	€ 371M	R12M: € 466M	▲ 141%
HOTELS	€ 35M	R12M: € 284M	▼ -51%
OTHER	€ 34M	R12M: € 215M	▼ -62%
RETAIL	€ 26M	R12M: € 1.0B	▲ 58%
INDUSTRIAL	€ 10M	R12M: € 245M	▼ -65%
HEALTHCARE		R12M: € 0M	▼ -100%

Investment Volumes in CEE Region



Investment Volumes Annual by Sector (Czech Republic)



Note: 2025 annual numbers till 6/30/2026

Prime yields across all sectors remained stable q-o-q in Q2 2026, reflecting balanced market conditions and continued investor confidence. Prime office yields stand at 5.10%, shopping centres at 6.00%, retail parks at 6.10%, industrial assets at 5.15%, and high street retail at 4.50%.

Following a slower start to the year, investment activity strengthened from Q2 onwards, in line with earlier expectations. With H1 2026 volume already at approximately €1.3 billion and a substantial pipeline of transactions in advanced stages, total investment volume for 2026 is projected to reach around €3 billion, aligning with levels seen during previous strong market periods such as 2016 and 2017.

Domestic capital is expected to remain a key driver of activity, providing stability and liquidity across sectors. Investment activity is anticipated to remain strong across all real estate segments in the coming quarters.

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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.