

Poland - Katowice

Key Performance Indicators

Prime Yield

8.70%

Expected Investment Returns
Change YoY: 0 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

€ 21M

In Katowice during Q1 2026
€ 21M (Rolling 12 months)

Take Up

8K

Square Meter
8K Year2Date

Vacancy Rate

22.09%

Percentage of Stock vacant
Change YoY: 96 bps

Completions

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Square Meter
- Year2Date

Total Stock

742K

Square Meter
578K Occupied Stock

(Forecast) Completions

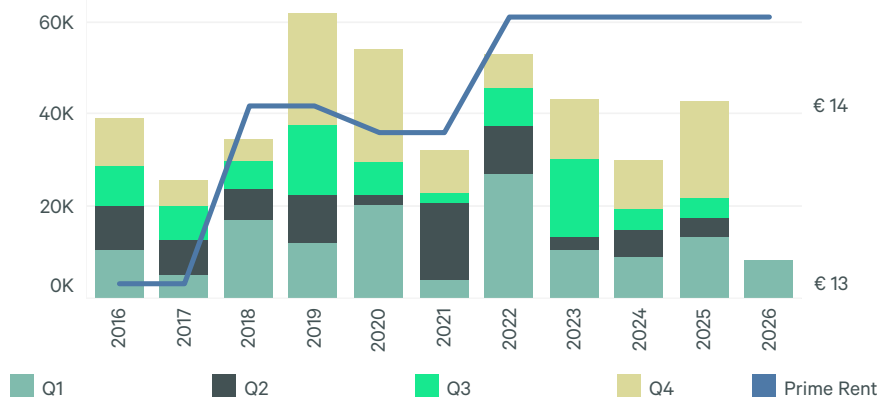
16K (2026)

Square Meter
3,316 (2027) // 0 (2028)

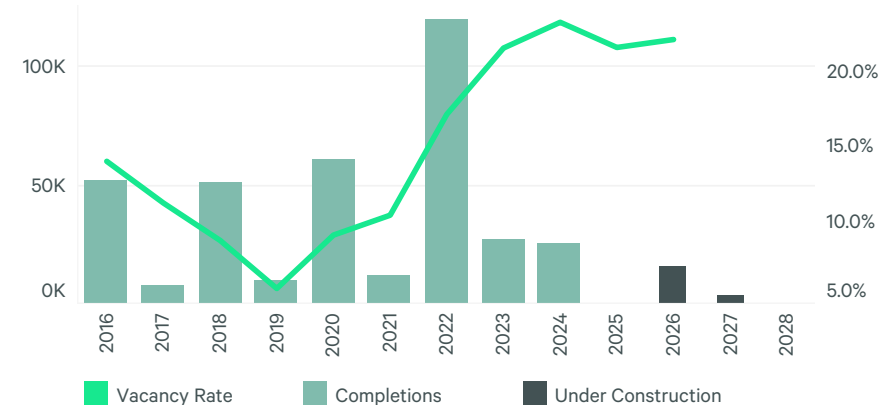
At the end of Q1 2026, Katowice's total office stock stood at 742,100 sq m, remaining broadly stable following the earlier withdrawal of some older and less competitive buildings from the market. Development activity continues to be limited, with around 15,600 sq m currently under construction. At the same time, the gradual removal of ageing office stock is contributing to a slow structural adjustment of the market, as owners increasingly consider alternative uses for obsolete assets.

Katowice continues to record the highest vacancy rate among Poland's regional office markets, which increased slightly to 22.1% at the end of Q1. This corresponds to 163,900 sq m of available office space. The uptick reflects both subdued absorption at the start of the year and the still sizeable volume of existing vacant space. Nevertheless, the absence of significant new supply and the ongoing rationalisation of older buildings should support a more gradual improvement in market balance over the medium term.

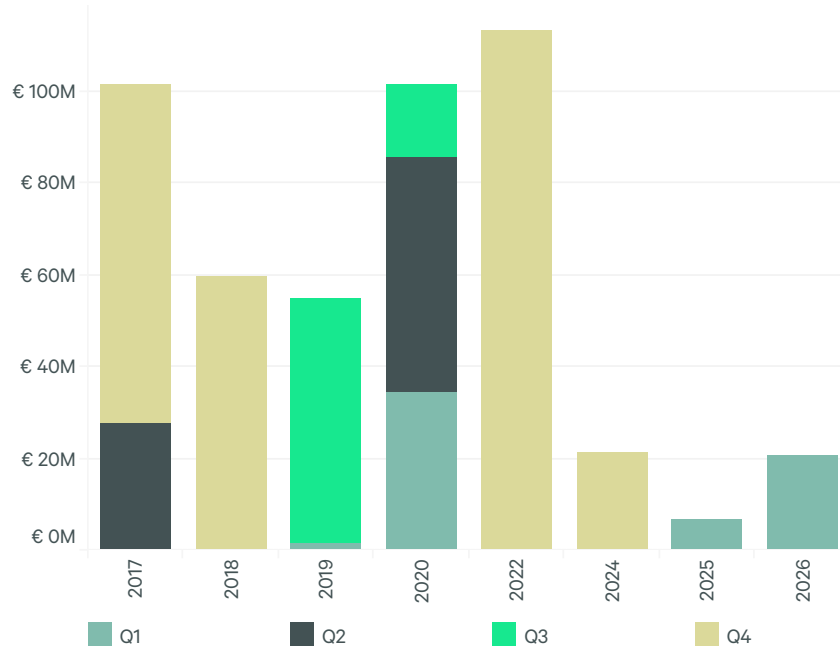
Market Trend (Take-Up | Prime Rent)



Development Activity (Completions | Vacancy Rate)



Katowice Office Investment Volumes



Note: 2026 annual numbers till 3/31/2026

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Leasing activity totalled 10,300 sq m in Q1 2026, marking a slower start to the year compared with the strong closing quarter of 2025. Demand was dominated by new leases, which accounted for 70% of take-up, while renewals represented 18% and expansions 12%. This structure suggests that occupier activity is increasingly driven by fresh commitments rather than renegotiations. From a sectoral perspective, manufacturing generated 20% of quarterly take-up, followed by the public sector with 29% and IT products and services with 10%, highlighting the continued importance of both industrial-linked and institutional occupiers in the city.

Prime headline rents remained unchanged at €14.50 per sq m/month at the end of Q1 2026. In contrast, headline rents in secondary locations stood at around €13.50 per sq m/month, reflecting ongoing competitive pressure in less modern and less well-located buildings.

Overall, Katowice's office market remains in a gradual adjustment phase. Although vacancy levels are still elevated, limited development activity, stable prime rents and a steady flow of new leasing transactions point to a market that is slowly working through excess supply, with fundamentals expected to improve selectively over time.

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