

Romania Market

Key Performance Indicators

Headline Rent
€ 4.75

Monthly, per sq m
Change YoY: 0.0%

Average Rent
€ 4.35

Monthly, per sq m
Change YoY: 2.4%

Prime Yield
7.50%

Lifetime Investment
Change YoY: 0.0 pps

Total Leasing Activity
235K

Square Meter
93K sq m in Bucharest

Take Up
144K

Square Meter
43K sq m in Bucharest

Vacancy Rate
4.42%

Percentage of Stock vacant
Change YoY: -0.65 pps

Completions
84K

Square Meter
71K in Bucharest

Total Stock
8,258K

Square Meter
7,823K Occupied Stock

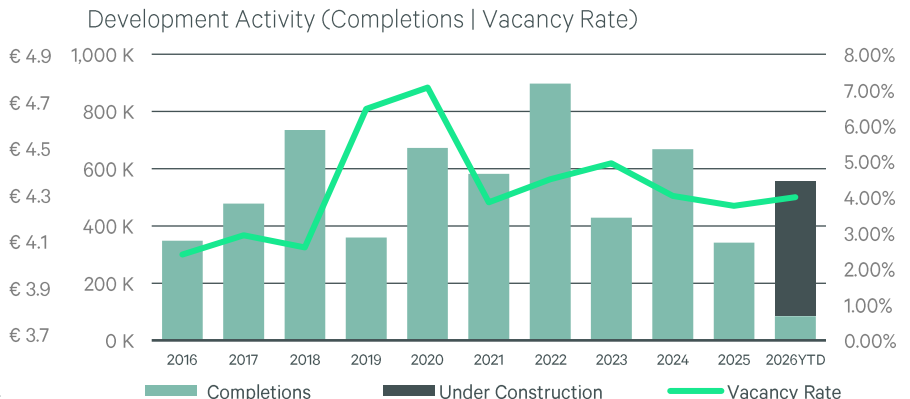
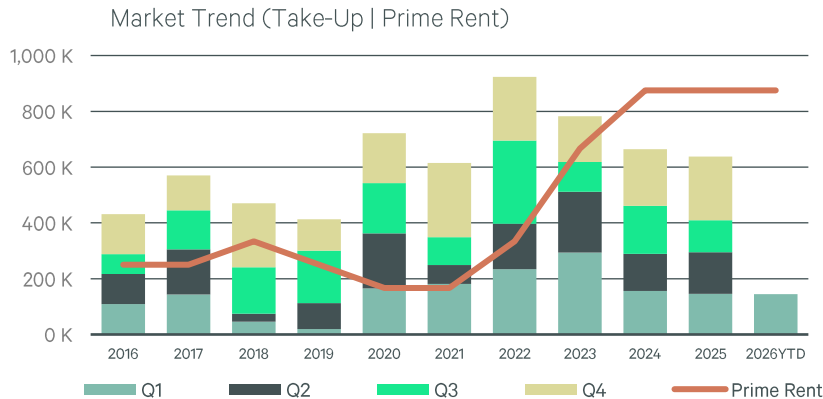
Forecast Completions
471K (2026)

Under Construction Square Meter
325K in Bucharest

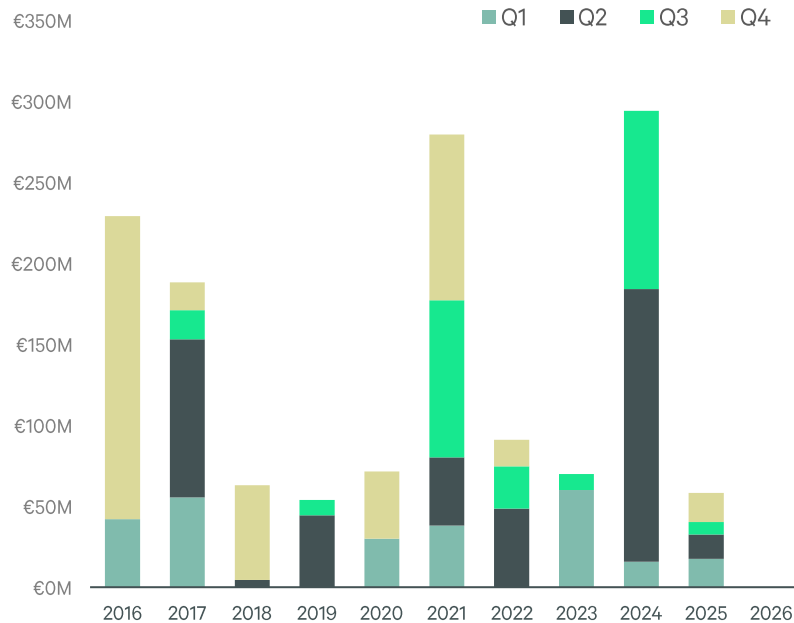
In the first quarter of the year, Romania's total leasing activity (TLA) in the industrial and logistics sector amounted to 235,500 sq m. Take-up, reflecting core demand through new leases, expansions, and pre-leases, reached 144,300 sq m, accounting for 61% of total leasing activity. Pre-lease transactions represented a significant share of demand, standing 43% above the average of the previous eight quarters and accounting for 61% of total take-up during the quarter. Renewal and renegotiation transactions comprised the remaining 91,200 sq m.

Leasing activity was recorded across four of Romania's five established industrial regions, with Bucharest accounting for the largest share at 39% of total leasing activity. The West/North West region captured slightly over one quarter of the total leased area, while the Central and South regions together attracted 34%. Only eight transactions exceeded 10,000 sq m, representing twice the number recorded in Q1 2025. From an occupier perspective, logistics and production uses each accounted for 29% of the total leased area.

Compared with Q1 2025, total leasing activity increased by 24%, despite 2025 being a strong transactional year, with annual volumes slightly exceeding the 1.0 mln. sq m threshold.



Romania Industrial Investment Volume



As of the end of Q1 2026, Romania’s modern industrial stock reached approximately 8.25 mln. sq m, with Bucharest accounting for 47% of the total. Since the beginning of the year, 84,200 sq m of new industrial space across four parks was delivered, of which 84% was located in Bucharest. The Central and West/North West regions also recorded new completions, together representing the remaining 16% of new supply delivered during the quarter.

Even though Bucharest continues to dominate Romania’s industrial market, ongoing infrastructure developments are facilitating the emergence of new logistics nodes. Improved connectivity is driving the diversification of industrial hubs and unlocking previously underutilized areas, particularly on the outskirts of the capital and along newly established transport corridors. Node based development is expected to accelerate around highway interchanges and logistics clusters with direct access to the A0 and A7 networks.

By the end of 2026, an additional 470,700 sq m of industrial space is forecasted to be delivered (considering the under-construction projects), bringing total completions for the year to approximately 555,000 sq m, amount around 62% higher than in 2025.

At Q1 closing, the overall vacancy rate within Romania’s modern industrial stock stood at 4.4%, marking a slight increase compared with the end of Q4 2025. Prime headline rents remained stable QoQ at 4.75 EUR / sq m / month, although upward pressure on rental levels is anticipated over the coming quarters.

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