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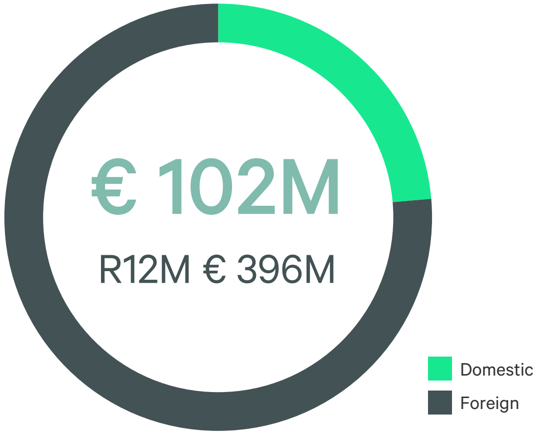
Romania Real Estate Investment Volumes Q2 2026

Real estate investment volume reached EUR 102 mln in Romania in Q2, marking a contraction of 54% year-on-year. The quarter was dominated by retail, accounting for around 80% of total volume at approximately EUR 81 mln. Two CBRE-advised deals stood out: the NEST retail park portfolio, comprising assets in Moinesti and Miercurea Ciuc, acquired by Czech investor Star Capital Finance from RC Europe and the Winmarkt Ploiesti portfolio, divested by IGD (Italy) and secured by Dolphin Invest. Office activity contracted following an exceptional Q1, with only EUR 20 mln. recorded, namely a regional office building, after the Record Park in Cluj Napoca transaction in Q1 2026.

Nine transactions were recorded in Q2, broadly in line with the ten closed in Q2 2025, confirming market activity remains healthy. From a pricing perspective, retail yields are compressing: prime SC yields tightened by 10 bps to 7.65%, regional centres by 15 bps to 8.10%, secondary retail parks by 25 bps to 8.00% in June 2026; office and industrial yields held stable at 7.75% and 7.50% respectively.



-54%
Y-on-Y Change Q2

-44%
Y-on-Y Change R12M

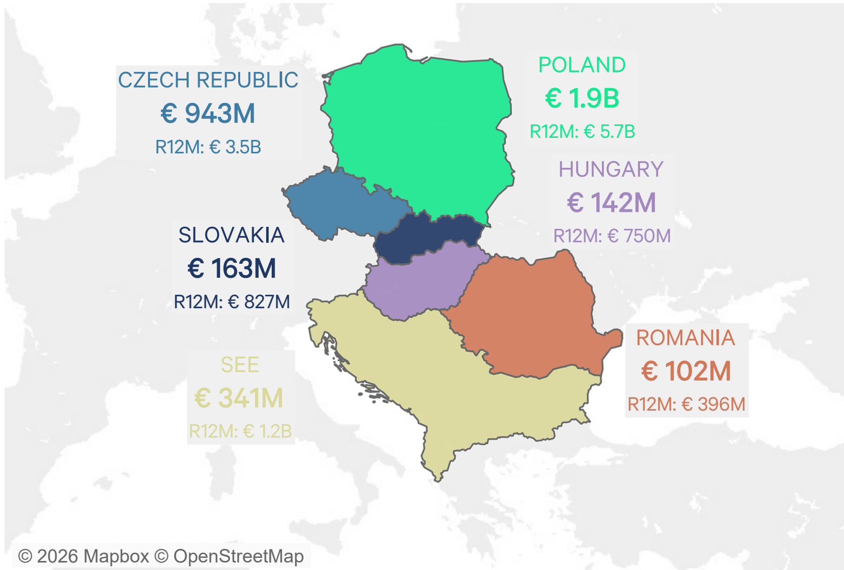
Nr. of Transactions
11
34 R12M

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

Investment Volumes by Sector (Romania)

			Y-on-Y Change R12M
RETAIL	€ 81M	R12M: € 134M	-34%
OFFICE	€ 20M	R12M: € 184M	-32%
HEALTHCARE		R12M:	
HOTELS		R12M: € 53M	72%
INDUSTRIAL		R12M: € 26M	-82%
LIVING		R12M:	
OTHER		R12M:	

Investment Volumes in CEE Region



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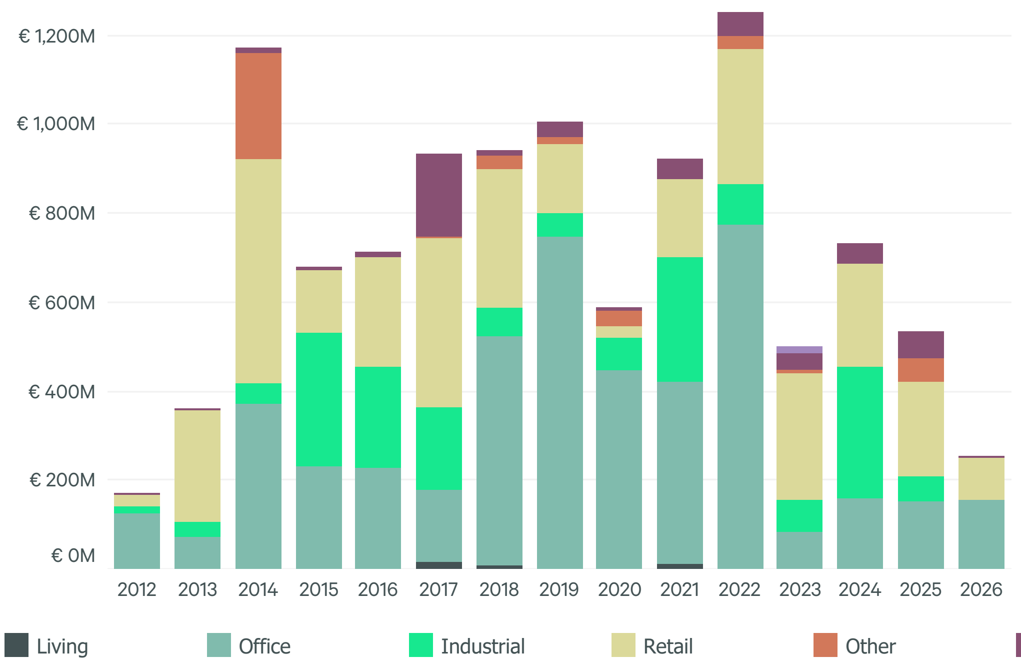
Investment Volumes Annual by Sector (Romania)



Note: 2025 annual numbers till 6/30/2026

In H1, Romania's investment volume stood at EUR 253 mln, down 35% on H1 2025. Transactional activity across H1 2026 remained broadly comparable to the same period in 2025 in terms of deal count, with 16 transactions recorded versus 17 in H1 2025. The decline in investment volume is therefore not a function of reduced market liquidity, but of a lower average deal size: EUR 16 mln now as opposed to EUR 23 mln in H1 2025. TTM volumes as of end-Q2 2026 stood at EUR 397 mln., vs. EUR 518 mln. at Q1 close.

The defining trend of 2026 is the trajectory from office to retail through the year. Office led Q1 with EUR 134 mln, matching its full-year 2025 contribution, and remains the largest single sector across H1, but did not sustain that pace into Q2, where retail took over as the primary driver of activity. Q1 office volumes were anchored by several deals, including CBRE-advised transactions, like the co-exclusive sale of the @Expo office campus (Atenor to Mondo Development). Retail has drawn both domestic and cross-border capital toward stabilised, income-driven retail parks and value-add assets.

The forward pipeline points to a materially stronger H2 2026. Pending transactions with identified pricing exceed EUR 800 mln., led by two large-ticket deals, in retail and logistics. Further transactions in progress include office buildings in Bucharest and other retail centered products, as well as Bucharest hotel deals. Closures from this pipeline would lift full-year 2026 volumes substantially above the 2025 outturn.

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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.

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