

Poland - Poznan

Key Performance Indicators

Prime Yield

8.00%

Expected Investment Returns
Change YoY: 0 bps

Prime Rent

€ 17.00

Monthly, per sq m
Change YoY: 3.0%

Average Rent

€ 15.88

Monthly, per sq m
Change YoY: 1.8%

Office Investment Volume

€ -

In Poznan during Q2 2025
(Rolling 12 months)

Take Up

8K

Square Meter
8K Year2Date

Vacancy Rate

14.82%

Percentage of Stock vacant
Change YoY: 88 bps

Completions

-

Square Meter
2K Year2Date

Total Stock

678K

Square Meter
578K Occupied Stock

(Forecast) Completions

2K (2025)

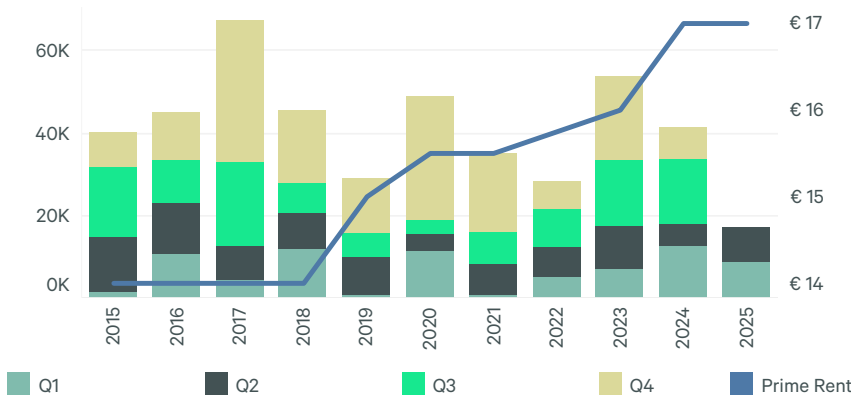
Square Meter
50,997 (2026) // 22,800 (2027)

Poznan's office stock remained largely unchanged in H1 2025, following the delivery of a single project in the previous quarter. The total space under construction has slightly increased to 51,000 sq m, maintaining Poznan's position as one of the most active regional markets in terms of development, outside of Warsaw. The steady pipeline reflects continued developer confidence in the city's long-term potential.

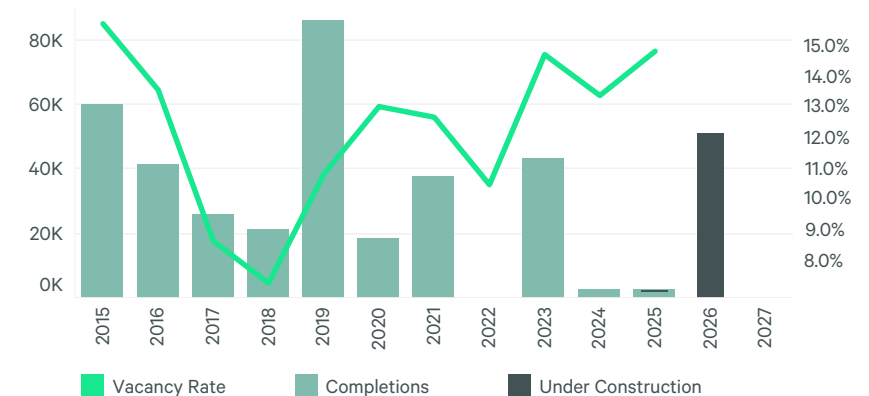
Poznan continues to maintain one of the lowest vacancy rates among Poland's regional office markets, second only to Tricity. At the end of H1 2025, the rate stood at 14.8%, with approximately 100,500 sq m of office space available for immediate lease. This slight quarterly improvement suggests a stable demand environment, even as other cities face more pronounced challenges.

Leasing activity in H1 2025 reached 32,100 sq m, with Q2 slightly outperforming the first quarter. Renewals made up 48% of the total volume, while new deals and expansions accounted for 52%, indicating a well-balanced demand structure. The business services sector led the way with 33% of transactions, followed by IT services at 18%, confirming Poznan's continued appeal to key service-driven industries.

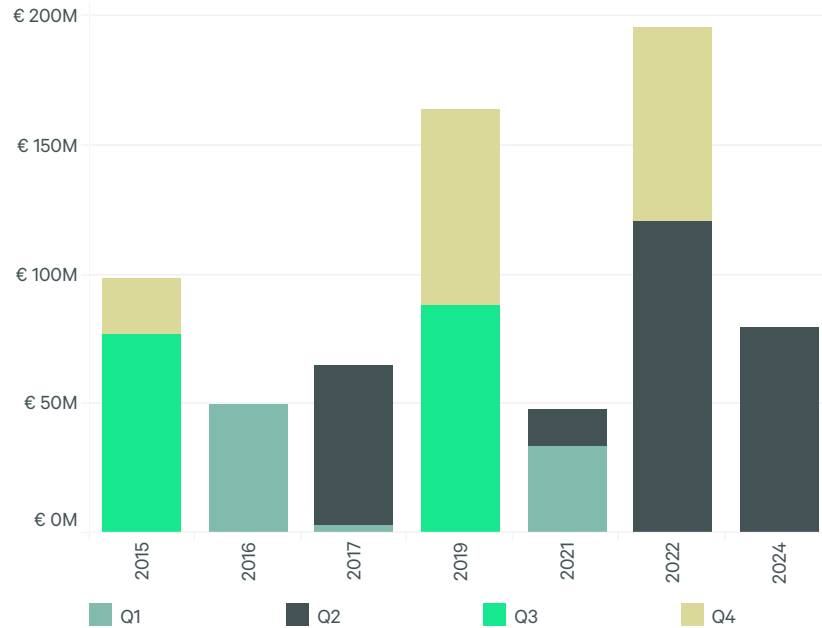
Market Trend (Take-Up | Prime Rent)



Development Activity (Completions | Vacancy Rate)



Poznan Office Investment Volumes



Note: 2025 annual numbers till 6/30/2025

Following a period of negative absorption in Q1, Poznan's office market returned to positive territory in Q2 2025, signaling a rebound in tenant activity. Despite earlier challenges, prime rents remained stable at EUR 17.00 per sq m/month, while secondary rents held firm at EUR 14.75, reflecting steady demand across quality segments. The combination of limited new supply and consistent interest in well-located offices continues to support rental stability.

As of H1 2025, Poznan continues to strengthen its position as one of the leading office markets in western Poland. Its appeal to tenants remains strong, supported by a skilled workforce and a favorable business environment. This ongoing attractiveness sustains a steady pace of development and draws interest from both domestic and international companies, reinforcing Poznan's role as a competitive and strategic location for office investments.

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