



# ROMANIAN INDUSTRIAL MARKETBEAT Q1 2026



### MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
<b>5.4%</b> Vacancy Rate	▼	▼
<b>€4.75</b> Prime Rent, PSM	▲	▲
<b>7.50%</b> Prime Yield	▬	▼

### ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
<b>-0.4%</b> GDP growth	▼	▲
<b>-1.1%</b> Industrial Production	▼	▲
<b>8.6%</b> CPI	▲	▼

Source: Moody's Analytics

### ECONOMY: NEGATIVE GROWTH IN Q1, RECOVERY DUE IN H2

A negative GDP growth (-0.4%) was once again recorded in Romania in Q1, a trend which is expected to continue in Q2, with a recovery forecasted from H2 onwards if the political situation in the country remains relatively stable. Inflation (HICP - 8.6%) is the highest in the European Union and limited downward movements are projected before H2, when the effects of the electricity price caps lifting from last year will start to fade and a HICP level of 5.3% is anticipated for the end of 2026.

### SUPPLY & DEMAND: CONSISTENT PIPELINE THROUGHOUT 2026

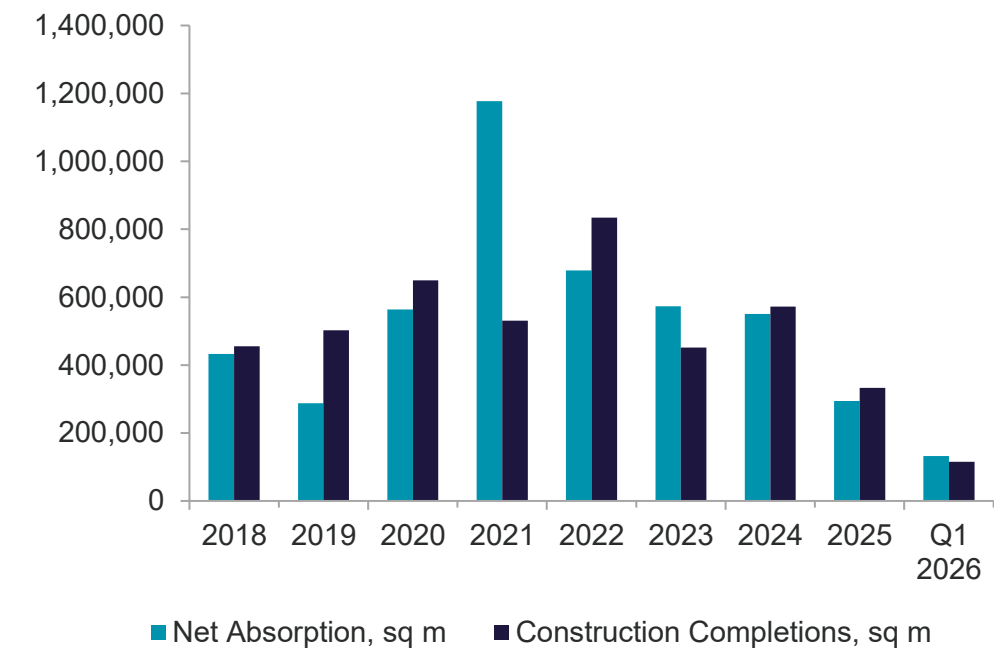
At the end of the Q1, the total stock of industrial & logistics spaces in Romania surpassed the 8 million sq. m threshold. Developers completed approximately 115,000 sq. m of new projects across the country during the first quarter, while the pipeline remains robust, with an additional ~505,000 sq. m currently under construction. The vacancy rate at national level was of 5.4%, only marginally higher compared with the end of 2025.

Leasing activity in Q1 reached 240,300 sq. m, representing a year-on-year decrease of 7%. Net take - up accounted for 58% of the total leasing volume during the quarter, highlighting that a substantial portion of the demand was driven by new requirements and expansionary activities from some of the largest tenants present on the Romanian market.

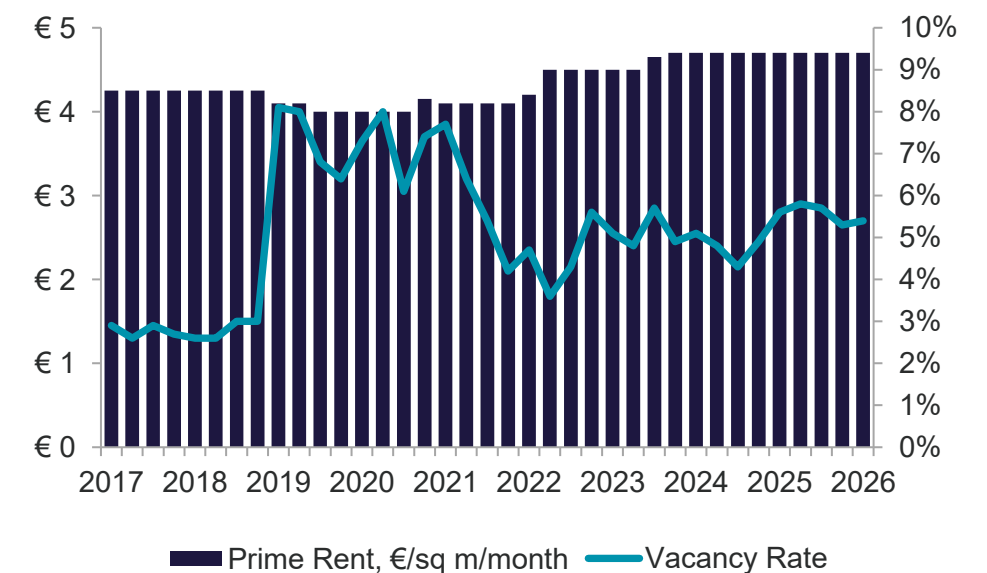
### PRICING: NO SIGNIFICANT RENTAL MOVEMENTS

The prime headline rents in Bucharest and in other key industrial & logistics hubs such as Cluj - Napoca, Timisoara, Brasov or Ploiesti remained stable, typically between €4.30 - 4.75/ sq. m/ month. However, these benchmarks may undergo upward adjustments in the coming quarters, as the sustained increase of construction costs and land acquisition prices will continue to impact this real estate segment on short and medium terms at least.

### SPACE DEMAND / DELIVERIES (SQM)



### OVERALL VACANCY & ASKING RENT



MARKET STATISTICS

SUBMARKET	STOCK (SQM)	AVAILABILITY (SQ. M)	VACANCY RATE	CURRENT QTR TAKE-UP (SQ. M)	YTD TAKE-UP (SQM)	YTD COMPLETIONS (SQ. M)	UNDER CNSTR (SQ. M)	PRIME RENT (€/SQ M/MONTH)
Bucharest	3,916,800	175,900	4.5%	131,100	131,100	68,000	400,900	4.75
Timisoara	807,700	99,200	12.3%	53,100	53,100	-	33,500	4.50
Ploiesti	574,500	4,500	0.8%	26,900	26,900	-	-	4.50
Cluj - Napoca	447,000	30,700	6.9%	-	-	-	11,000	4.65
Brasov	515,600	33,700	6.5%	-	-	35,000	-	4.50
Pitesti	317,900	-	0.0%	-	-	-	-	4.30
Sibiu	195,000	21,000	10.8%	15,000	15,000	-	13,200	4.30
Other Cities	1,293,400	71,500	5.5%	14,200	14,200	12,000	45,900	4.20
<b>ROMANIA</b>	<b>8,067,900</b>	<b>436,500</b>	<b>5.4%</b>	<b>240,300</b>	<b>240,300</b>	<b>115,000</b>	<b>504,500</b>	<b>4.75</b>

KEY LEASE TRANSACTIONS Q1 2026

PROPERTY	SUBMARKET	TENANT	SIZE (SQ. M)	TYPE
CTPark Bucharest West	Bucharest	Arcese	10,000	Renewal / Renegotiation
VGP Park Bucharest A2	Bucharest	Epiesa	8,000	Pre - lease
MLP Bucharest West	Bucharest	Drim Daniel Distributie	5,200	Expansion
CTPark Bucharest South	Bucharest	Fabi Total Group	4,700	New Lease

KEY CONSTRUCTION COMPLETIONS Q1 2026

PROPERTY	SUBMARKET	MAJOR TENANT	SIZE (SQ. M)	OWNER / DEVELOPER
CTPark Bucharest West	Bucharest	LPP	41,000	CTP
VGP Park Brasov	Brasov	Ursus	35,000	VGP
CTPark Bucharest South	Bucharest	Multi - tenant	27,000	CTP

KEY PIPELINE PROJECTS

PROPERTY	SUBMARKET	MAJOR TENANT	SIZE (SQ. M)	OWNER / DEVELOPER
GARBE Park Bucharest	Bucharest	Multi - tenant	61,000	GARBE - Fortress
CTPark Bucharest West	Bucharest	Multi - tenant	60,000	CTP
WDP Park Dragomiresti	Bucharest	Aquila	58,000	WDP
WDP Park Stefanesti	Bucharest	Action	54,000	WDP
CTPark Bucharest West	Bucharest	Leroy Merlin	50,000	CTP
VGP Park Bucharest North	Bucharest	Multi - tenant	46,500	VGP

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