

Czech Investment Market



Q4 2025

A regular investment market update on the Czech real estate market

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The results of the final quarter and of the full year 2025 significantly exceeded expectations and, by a wide margin, reached the highest real estate investment volumes in history. Total investment volume in 2025 rose by 137% year on year.

- The result was driven by a combination of several factors, in particular the strong position of Czech capital, which accounted for the vast majority of even the largest transactions, alongside an increased supply of investment products over the past year.

CZECH INVESTMENT MARKET

The final quarter of 2025, like the full year, was record-breaking. Investments exceeding €1.8 billion were completed, representing a 139% increase compared with the same period in the previous year.

Real estate investment volumes in the year 2025 were the highest ever by a great margin, approaching nearly €4.4 billion.

Mixed-use properties accounted for the largest share of total investment volume over the year (26%), including major complexes such as Palladium, Atrium Flora and Myslbek. These were followed by offices (24%) and industrial and logistics properties (18%).

Czech investors were responsible for 86% of real estate investment activity in 2025, rising to as much as 96% in the final quarter.

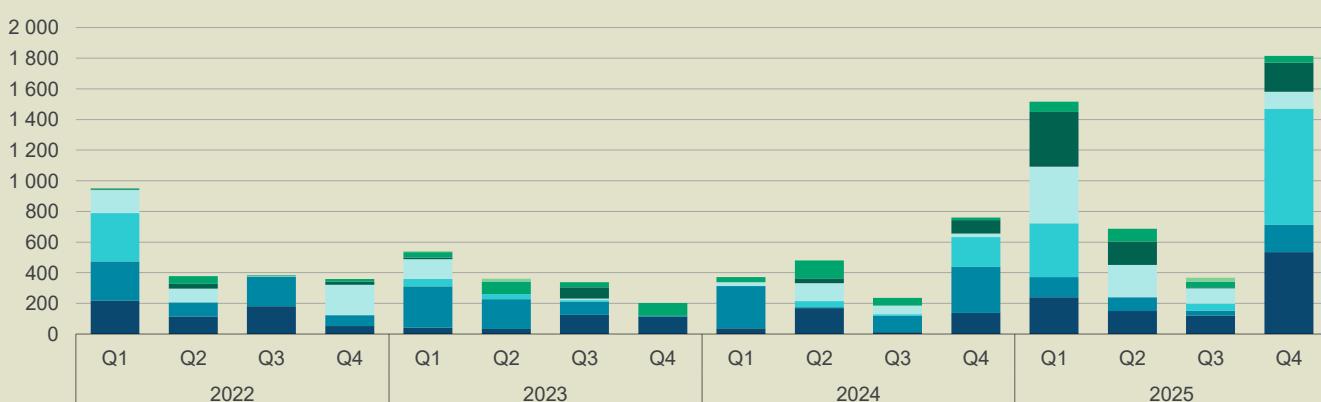
Overview

Q4 2025	Prime Yields
Offices	5.00%
Shopping Centres	5.75%
Retail Parks	5.75%
High Streets	4.25%
BTR	4.50%
Industrial & Logistics	5.00%

Real Estate Investment Volume

€ million

■ Office ■ Retail ■ Mixed-use ■ Industrial ■ Hotels ■ Residential ■ Other



Source: Knight Frank Research

SIGNIFICANT INVESTMENT TRANSACTIONS

The largest transaction was the long-anticipated sale of the Palladium shopping centre, which was acquired by the REICO investment fund.

Within the office sector, the most notable deals included the acquisition of Kavčí Hory Office Park in Prague 4 by Conseq Realitní fund; the transfer of ownership of Harfa Business Centre B in Prague 9 to the Financial Administration of the Czech Republic; and the purchase of the complex of three buildings of Česká spořitelna in Prague 4 by Penta Real Estate in cooperation with MAT Corporation (DBK).

The largest outside Prague was the sale of Campus Science Park in Brno, which was acquired by SPM Invest.

In the fourth quarter alone, 36 transactions were completed, while a total of 99 deals were recorded for the year as a whole, representing a significant increase compared with the previous year.

The Knight Frank data include investment transactions of income-generating properties including forward purchase transactions.

We are passionate about answering your questions. If you've got one about our research or you would like some property advice, we would love to hear from you.



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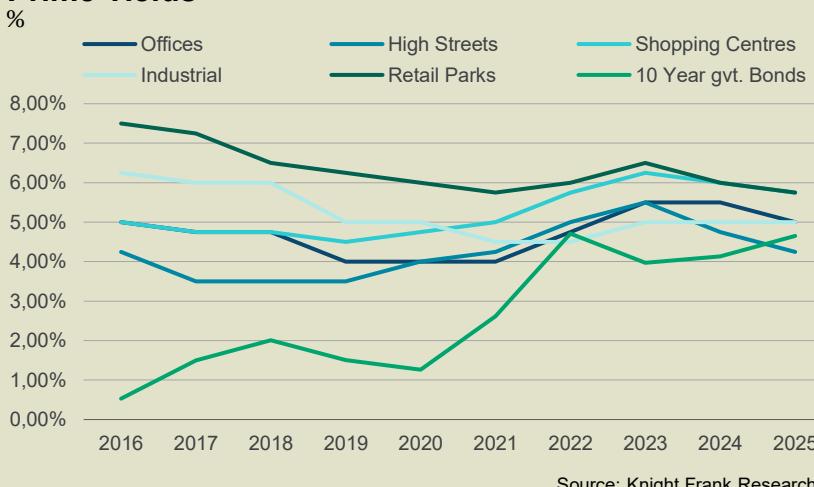
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Prime yields for high-street retail properties in Prague compressed by 25 basis points. Yields for other property sectors remained stable, and no major fluctuations are expected this year.

Compared with this year's high volume, investment activity in 2026 is expected to be lower, with office transactions likely to predominate.

The Czech National Bank has indicated that it will continue to pursue a relatively restrictive monetary policy, with no substantial reduction in interest rates anticipated in the near term. Similarly, the European Central Bank has kept interest rates unchanged, and available forecasts suggest that they are likely to remain broadly stable over the course of this year.

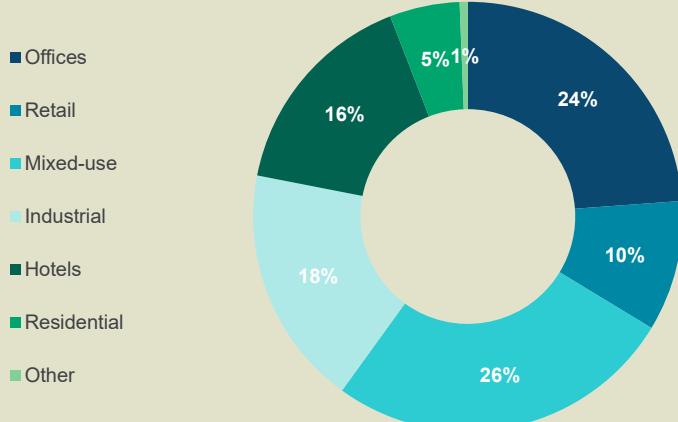
Prime Yields



Source: Knight Frank Research

Investments by Sector

€ million, 2025



Source: Knight Frank Research