Czech Investment Market

Q3 2025	A regular investment market update on the Czech real estate market	www.knightfrankprostory.cz/novinky-a-trendy www.knightfrank.com/research

The Czech National Bank and the ECB kept interest rates unchanged over the past quarter. However, rates are expected to decline further next year, which will continue to fuel investor appetite.

- Investment activity showed no signs of slowing during the summer months, as third quarter volumes increased by 56% year-on-year. For the full year, total investments are projected to reach €3.5-3.75 billion.

CZECH INVESTMENT MARKET

In the third quarter of 2025, real estate investments totalled almost €370 million, which is 56% more than in the same period last year.

Over the first nine months of this year, a total of more than €2.5 billion was transacted.

Offices accounted for the largest share of investment volume in the third quarter (33%), followed by industrial properties (28%).

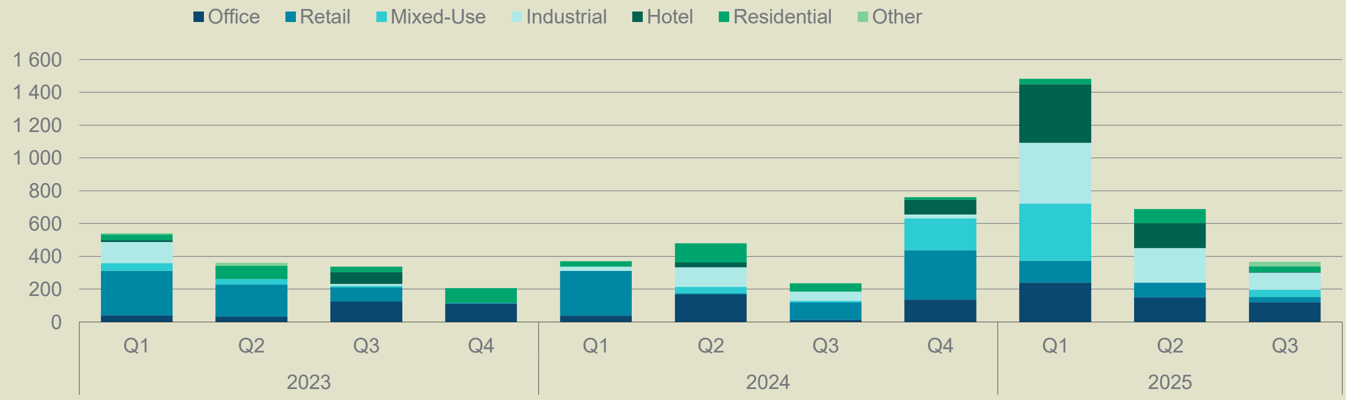
The share of Czech capital in the third quarter reached 82% of the total investment volume.

Overview

Q3 2025	Prime Yields
Offices	5.00%
Shopping Centres	5.75%
Retail Parks	5.75%
High Streets	4.50%
BTR	4.50%
Industrial & Logistics	5.00%

Investment volume

€ milion



Source: Knight Frank Research

MAJOR INVESTMENT TRANSACTIONS

The acquisition of the River Garden II–III office complex in Prague 8 by the Aurelia real estate fund from the Axelor Group was among the most significant deals recorded in Q3 2025.

Accolade acquired the GARBE Park České Budějovice project from GARBE Industrial Real Estate (GARBE), including two completed halls (4 and 5), and land prepared for future development.

Yanfeng Automotive Interiors completed a sale-and-leaseback transaction for its production facilities in Žatec. The new owner is the U.S. company Clarion Partners Europe. Both transactions underscore the sustained investor interest in manufacturing and logistics properties.

Zeitgeist Asset Management completed the sale of six residential buildings in Prague, comprising rental apartments, to the investment company BHM Group.

**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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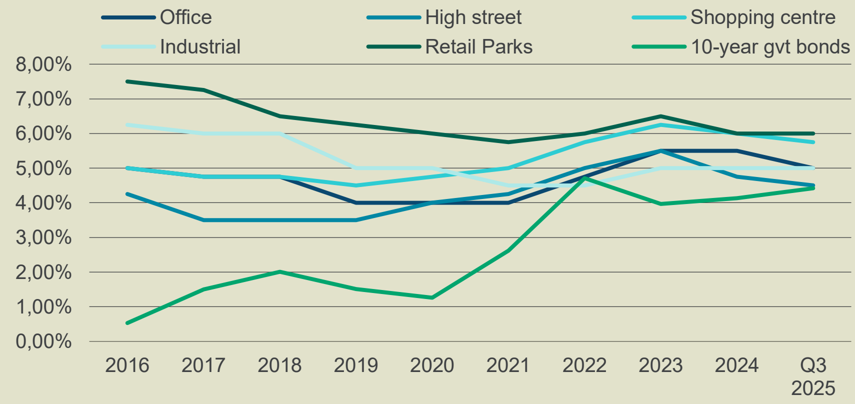
Yields compressed sligthly for prime offices and are projected to remain broadly flat until year-end.

The final quarter is expected to bring several major transactions, including shopping centres, office complexes, and building portfolios. This should further affirm the positive investor sentiment that has characterised the year.

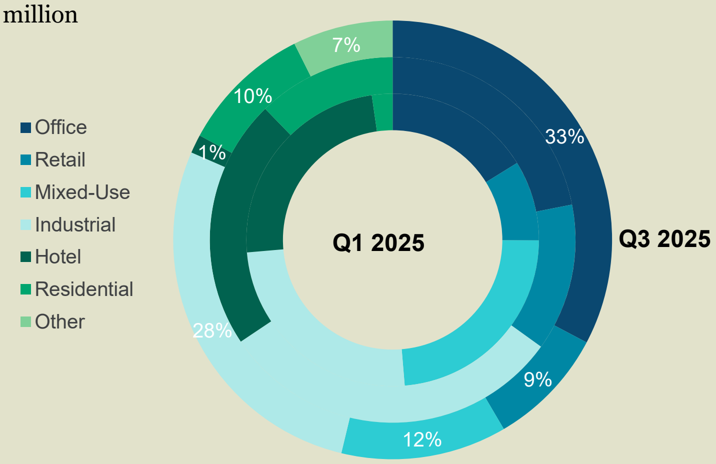
In addition to dominant Czech investors, foreign investors have also become selectively active again, particularly evident in transactions within the industrial real estate segment.

Prime yields
%



Source: Knight Frank Research

Investment by sector
€ million



Source: Knight Frank Research

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