

Investment transaction volume increased by nearly 50% compared to 2023

Romania recorded commercial real estate transactions totaling approximately €730 million in the past year (including only transactions valued at a minimum of €5 million), representing a 47% increase compared to €496 million in 2023. Notably, 2023 marked the lowest transaction volume in the last decade.

Although 2024 outperformed 2023 in terms of commercial real estate market performance, the total investment volume was still 18% below the annual average for 2014–2023 (€886 million) and fell short of expectations due to the postponement of several major transactions to 2025.

The industrial sector accounted for the largest share in 2024, representing 40% of total investments (€290 million), followed by retail centers (31%, approximately €225 million) and office buildings (23%, €166 million).

The most active investors in Romania in 2024 were WDP and CTP. The year's largest transactions included the sale of Globalworth's industrial portfolio, with CTP acquiring approximately 268,000 m² and WDP purchasing another 136,400 m². Additionally, Expo Market Doraly, covering around 110,000 m², was sold by Gheorghe Iaciu and ARA Europe to WDP.

“With increased liquidity and more active discussions in the market, we can say that yields—and by extension, prices—have now stabilized. At the start of the year, we see significant transactions underway across all segments, and despite macroeconomic uncertainties, the outlook remains largely optimistic. Several new investors targeting various projects are expected to close deals in the first half of 2025. Interestingly, most of these investors are from the region,” said **Andrei Vacaru**, *CEE Head of Capital Markets at iO Partners*.