

ECONOMIC CONTEXT

Following a turbulent close to 2023 and challenging 2024, 2025 continued to suffer a similar degree of uncertainty marked by the geopolitical context. Inflation data in the Euro zone has followed expectations and the ECB continues its policy of lowering interest rates at the expense of possible new public spending.

Spain's GDP data has once again outperformed forecasts, placing it above the Eurozone's growth rate. Closing 2024 at 3.3% and forecast to end 2025 above 2.5%, Spain is one of the economic drivers of the Eurozone.

2025 CLOSURES ON THE FAVOURABLE SIDE OF FORECASTS

Whilst forecasts improved during 2024, the closing three months of 2025 confirmed the stability of the office sector with another year exceeding 500,000 sq m. The figures for the closing quarter confirm the continuation of the upward trend and lie within the high range of the initial forecasts for the year. Office take-up exceeded 517,000 sq m at the year end, thanks to the recovery in momentum and the importance of the return of corporate deals that will shape the year to come.

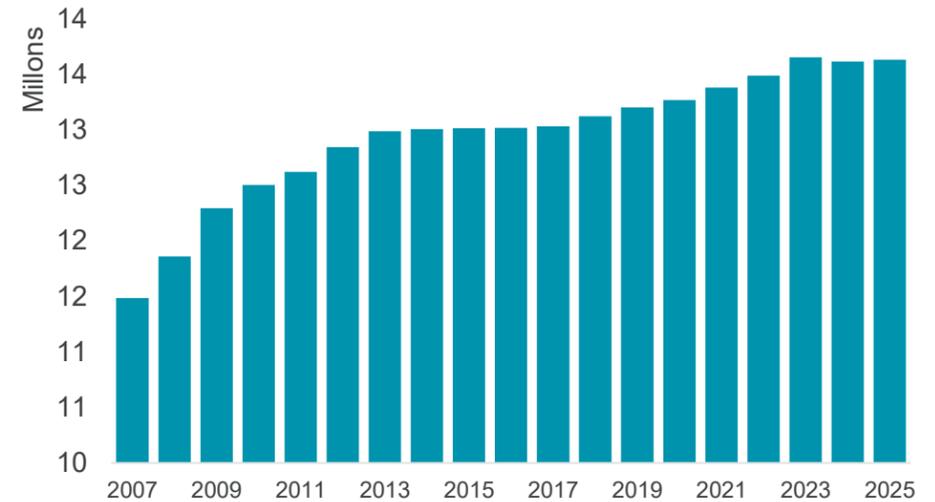
Between October and December, the figure for floor area transacted reached 133,000 sq m spread across 114 new contracts. This also confirms the increase in average floor area noted during the year, closing 2025 at 1,108 sq m, 7% up on the figure for 2024.

Interms of emerging sectors in recent years, the training sector has continued to make its mark on the capital's take-up figures in 2025, with deals for prime locations, high specification buildings and an average floor area of close to 10,000 sq m. Other historic sectors, such as the public sector, have been relocating offices for several months in an effort to improve the quality of their spaces. Corporates have additionally returned, boosting market dynamism. The Instituto de Empresa, ICEX and deals struck during the third quarter by Naturgy and Ericsson confirm the significance of the current trend.

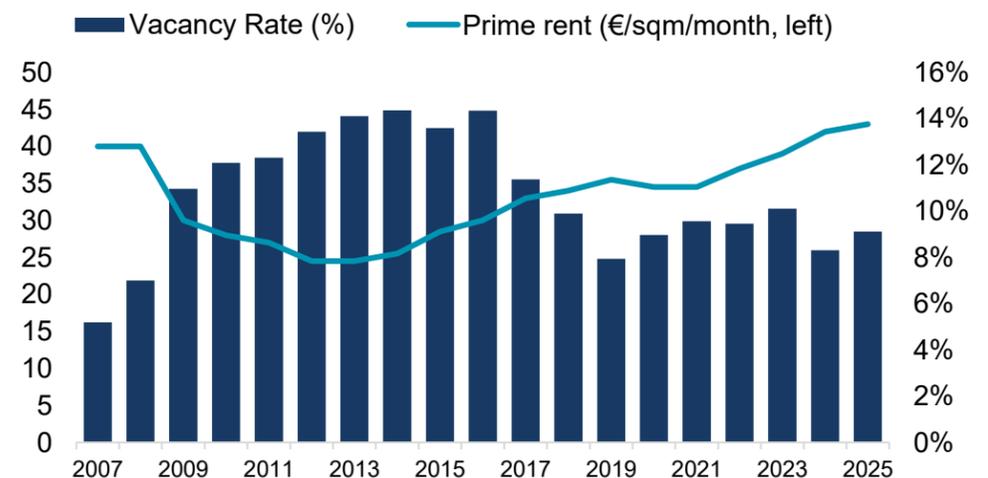
Demand continues to be driven by the search for quality and flexible assets, with A/B+ buildings accounting for close to 70% of transacted floorspace. Vacancy rates are falling on a quarterly basis owing to the high demand for this type of office space, breaking lows of below 2% in markets within the M30 ring-road.

Prime rents in the CBD closed 2025 at €43.00/sq m/month, the trend for 2026 pointing upwards. Rents have also increased for some assets in certain sub-markets over the past 21 months, with a particular focus within the M30 ring road. Demand here has remained active and favoured buildings that meet the highest standards in terms of specifications and facilities. Meanwhile, rents have remained stable in other sub-markets where demand has not been as dynamic.

STOCK (sq m)



VACANCY RATE AND PRIME RENT



MARKET FUNDAMENTALS

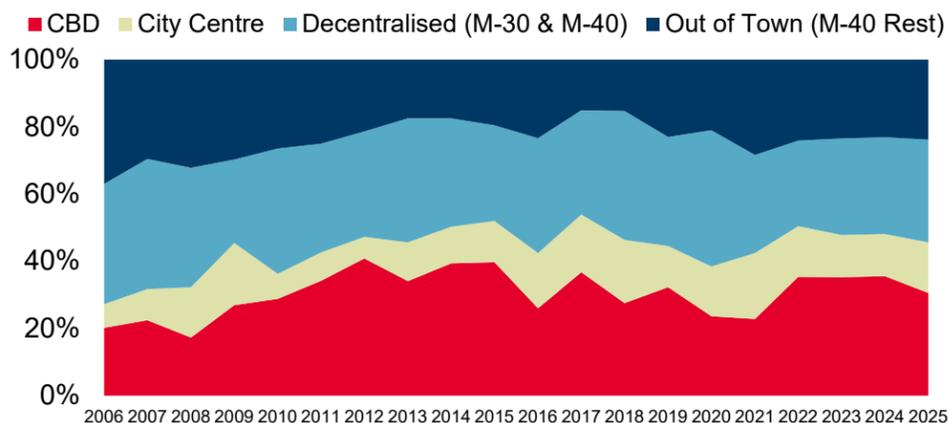
	YoY change	12-month forecast
9.11% Vacancy rate	▲	▼
133,000 Take-up Q4 (sq m)	▲	—
€43.00 Prime rent €/sq m/month	▲	▲

ECONOMIC INDICATORS

	YoY change	12-month forecast
2.8% Spain GDP	▲	—
8.0% Madrid Unemployment rate	▼	▼
9.9% Spain Unemployment rate	▼	▼

Source: National Statistics Office & Moody's

TAKE-UP BY SUB-MARKET (sq m)



THE AREA WITHIN THE M30 BEGINS TO RUN OUT OF SPACE WITH THE RESURGENCE OF DEMAND

The vacancy rate remains stable at around 9%, trending downwards over the medium and long term. It is true that as we move away from the metropolitan area vacant floorspace continues to stagnate in some sub-markets. However, the rate has decreased in all sub-markets in comparison with 2023. Vacancies meanwhile remain less than 3% within the M-30.

High specification buildings continue see reductions in vacancies over consecutive quarters, with rates below 2% on average for A and B+ rated buildings in Madrid. In addition, over the past 3 years there has been an increase in changes of office use. This has shrunk stock on a quarterly basis, especially with a move towards the living sector with more than 250,000 sq m in buildings in need of comprehensive refurbishment to be adapted to current market requirements.

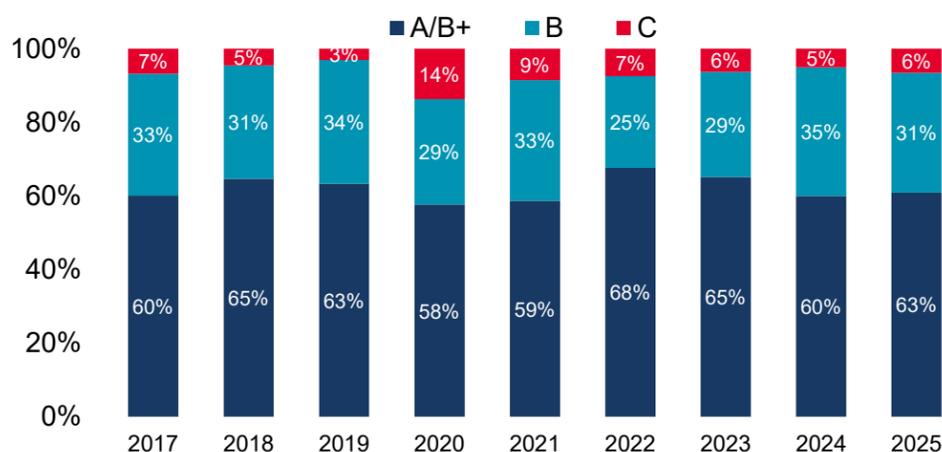
If we analyse take-up by sub-market, demand has been evenly distributed both in terms of the number of deals and total floor area take-up between the interior and exterior of the M-30 ring road, a trend that has been noted over recent years. However, over the past 6 months the market beyond the M-30 has revived following several periods in which the decentralised and peripheral markets failed to really take off. Given the lack of vacancies for certain requirements in the CBD and City Centre, it is expected that areas beyond the M30 will be increasingly sought-after during 2026 and 2027. Data collected at the end of 2025 shows that the area within the M30 ring road is starting to come under pressure with high demand compared to the degree of scarcity in the city centre. In the second part of the year demand shifted towards areas with quality services and communications beyond the M30.

The CBD continues to lead in terms of the number of deals so far in 2025, accounting for 33% of new contracts (154) and 31% of the floorspace. Following more than two years with the financial district leading the Madrid market, the fourth quarter data is beginning to reveal problems with a lack of space in certain areas.

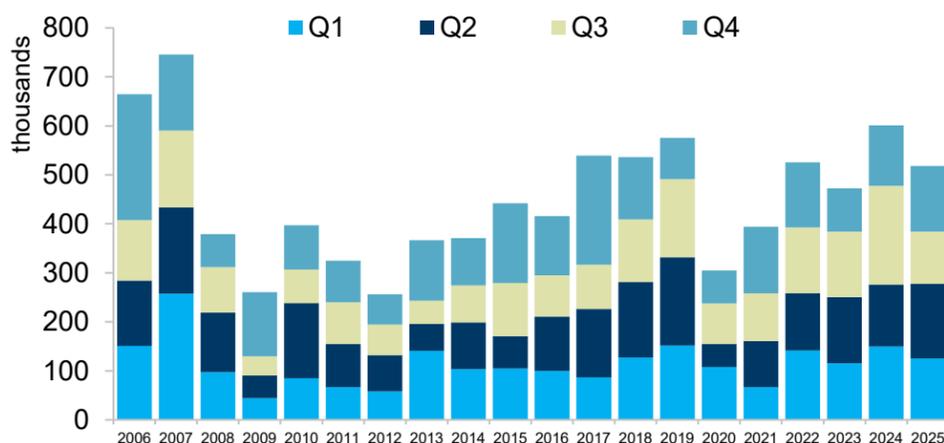
Being the sub-market closest to the M30, the decentralised area continues to consolidate the positive momentum seen over the year with more stable figures than in 2024 and 2023. More than 41,000 sq m were signed for in the third quarter of 2025, in line with the second quarter. Key to the stabilisation and future growth of this sub-market is the absorption of recently refurbished buildings such as Los Cubos, Parque Norte and the Josefa Valcárcel area, very close to the M30 ring road. A highlight during the final quarter of the year was the signature on almost 13,000 sq m in the Dune building in Manoteras by ICEX, along with several deals in phase 3 of Campo de las Naciones.

Annual take-up on the periphery softened by some 10% in comparison with 2024. Meanwhile, the city centre, excluding the CBD, grew by 4% thanks to high demand in Méndez Álvaro and, in particular, the rapid take-up of the Madnum project, with capacity for extensive floor areas. Deals were struck on more than 78,000 sq m in the city centre during the year.

TAKE-UP ACCORDING TO GRADE



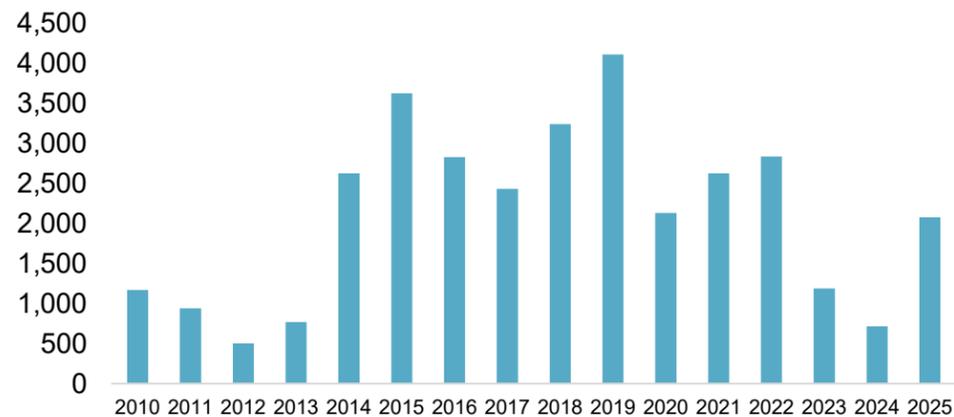
OFFICE TAKE-UP (sq m)



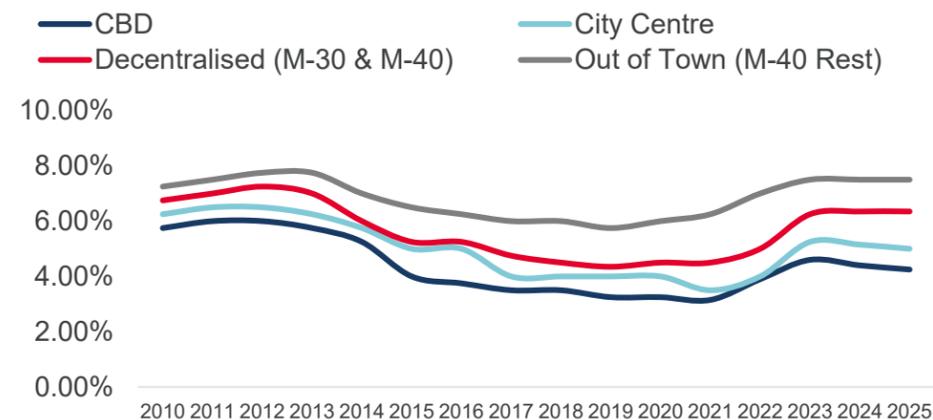
OUTLOOK

- Forecasts for 2024 as a whole pointed towards similar figures to those recorded in 2023, with take-up of between 460,000 sq m and 475,000 sq m with a particular focus on rental pressure driven by the scarcity of A-rated buildings, now virtually non-existent within the M-30. However, the year-end figures exceeded expectations by far.
- Nevertheless, it was expected that the inertia brought about by the lack of supply within the M-30 would drive other office niches with decent connections and amenities that could meet the needs of current demand.
- For 2025, the most optimistic forecasts have been met and the year closed at above 515,000 sq m, with strong activity in the second half.
- For 2026, it will be essential to look at the data for the first part of the year. With active demand, it remains to be seen whether the area beyond the M30 will be able to consolidate new figures and reduce the level of vacancies in the face of the lack of real supply for the vast majority of requirements focused on the area within. These consequences are already being felt in the powerful upward trend in rents.

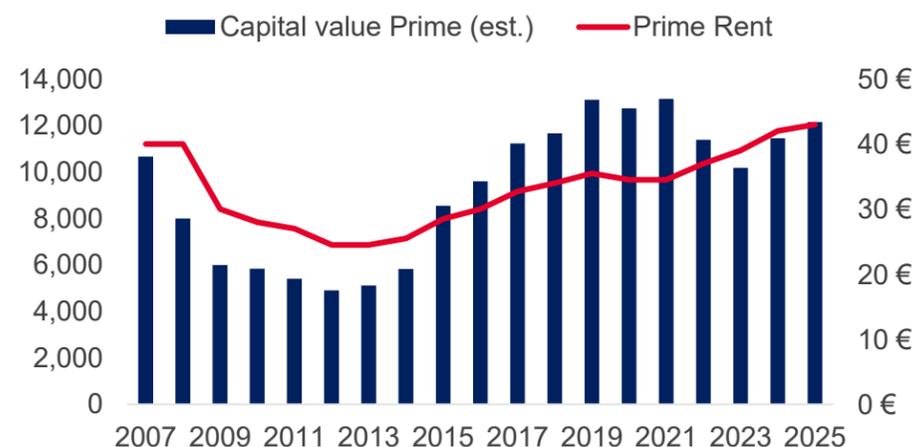
OFFICE INVESTMENT IN SPAIN (€M)



PRIME YIELDS



PRIME CAPITAL VALUES



INVESTMENT

Although it still faces significant structural challenges and geopolitical risks, the global economy has made moderately positive progress in recent months. The IMF forecasts stable global growth of 3.3% for 2025 and 2026, driven by sectors such as artificial intelligence, digitalisation and the fact that firms are adapting to international trade that is less stressed than in recent periods.

Even so, the climate remains beset by uncertainty and the rise of protectionism, with the United States and China strengthening their trade strategies.

Within this context, the posture of the European Central Bank remains cautious. It decided to leave interest rates unchanged at its December 2025 meeting, the deposit facility rate remaining at 2%. At close to the 2% target, inflation is showing signs of stability thanks to moderating energy costs. This trend buttresses the ECB's decision and leads markets to anticipate rates remaining at similar levels for much of 2026.

Aside from the trend in ECB rates, the persistent reluctance of 10-year sovereign bonds to correct downwards, with yields rising in most European markets, including Spain, continues to put upward pressure on discount rates and limits the possibility of further compression of yields in the office market.

Total aggregate investment in the domestic office segment in 2025 amounted to €2.075 billion, representing an increase of 190% in comparison with the same period in 2024. This strong growth is mainly due to the closure of major deals, including the D Garden 662 Building and Prado BP, these having a significant impact on total investment. Corporate deals are not taken into account in this investment

In 2025, aggregate investment amounted to around €1.4 billion in Madrid. Notable deals during this period include the sale of the Amazon campus in Méndez Álvaro, several acquisitions outside the M30 ring road totalling over €150 million and the completion of transactions in the CBD, such as those of the Habana and the KOI buildings and the sale of the Naturgy head office on Avenida de América.

Prime yields remained stable at 4.25% during the closing quarter, due to dynamic take-up levels providing an increased degree of comfort and a greater appetite on the part of Core investors for property acquisition deals involving stable cash-flows.

OUTLOOK

- In tandem with Spanish bonds, European sovereign bonds have seen a slight rise in yields, especially in the long-term tranches. This is in response to monetary normalisation and improved growth expectations. By way of example, the German 10-year bond stands at around 2.87%, while the 30-year bond is above 3.40%.
- Although more stable than in previous years, this scenario is still conditioned by external factors such as global trade tensions, economic fragmentation and adjustments in supply chains. Despite this, the resilience of the European economy and the moderation of inflationary pressures suggest that financial markets are likely to evolve in a more balanced way over the coming months.
- Madrid, in turn, is positioned as one of the most attractive capitals in terms of investment. Changes of use have also been bringing in recurrent capital over the past 18 months, with deals that are more labour intensive but may achieve attractive returns for the investor.

MAIN INDICATORS

SUB-MARKET	STOCK (sq m)	VACANT (sq m)	VACANCY RATE	QUARTERLY TAKE-UP (sq m)	YTD TAKE-UP (sq m)	UNDER CONSTRUCTION (sq m)	PRIME RENT (€/sq m/month)	PRIME YIELD (%)
CBD	3,308,272	82,918	2.51%	51,212	158,098	-	43.00	4.25%
City Centre	2,295,382	77,828	3.39%	12,493	78,228	26,913	27.00	5.00%
Decentralised	3,407,071	479,932	14.09%	35,087	158,140	9,989	22.00	6.35%
Periphery	4,620,995	601,791	13.02%	35,084	123,395	-	14.50	7.50%
TOTAL MADRID	13,631,720	1,242,469	9.11%	133,875	517,861	56,598		

*Rent levels correspond to asking rents

MAIN TAKE-UP DEALS Q4 2025

BUILDING	SUB-MARKET	TENANT	AREA (sq m)	TYPE*
Castellana 278	CBD	IE - Instituto Empresa	14,000	Relocation - Expansion
Dune	Decentralised	ICEX	12,000	Relocation
Ximad	Periphery	Real Federación Española Fútbol	4,000	Relocation - Expansion

*Renewals not included in the demand statistics

MAIN INVESTMENT DEALS Q4 2025

ADDRESS	SUB-MARKET	BUYER	VENDOR	AREA (sq m)	PRICE (€m)
Ombú	City Centre	Mapfre	Acciona	14,000	Confidential
Naturgy HQ	City Centre	Colonial + Andbank	Grosvenor	13,500	Confidential
Serrano 240	CBD	Insurer	AEW	8,100	Confidential

BUILDINGS DELIVERED IN Q4 2025

BUILDING	SUB-MARKET	MAIN TENANT	AREA (sq m)	OWNER
----------	------------	-------------	-------------	-------

JAVIER BERNADES
International Partner
Director Office Sector, Spain
Business Space
javier.bernades@cushwake.com

VICTOR MANRIQUE
Research Analyst
Research & Insight Spain
victor.manrique@cushwake.com

MARTA ESCLAPÉS
Partner
Head of Research - Iberia
Research & Insight Spain
Marta.esclapes@cushwake.com

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

Cushman & Wakefield (NYSE: CWK) is a global leader in real estate services for owners and occupiers, with approximately 52,000 employees in more than 400 offices and 60 countries. In 2024, the company reported revenue of \$9.4 billion in its core asset management, facilities, leasing, capital markets, valuation and other services. Rooted in the Better Never Settles mission, the firm has also been awarded numerous accolades from the sector for its culture and commitment to diversity, equality and inclusion (DEI), as well as its approach to environmental, social and governance issues (ESG). For more information, visit: www.cushmanwakefield.com. Cushman & Wakefield has over 35 years' experience in Spain and the company's business covers the entire territory. The head offices are located in Madrid (Edificio Beatriz, José Ortega y Gasset, 29, 6º) and Barcelona (Passeig de Gràcia, 56, 7º), with a multidisciplinary team of more than 370 professionals. To learn more, visit [//www.cushmanwakefield.es](http://www.cushmanwakefield.es) or follow @CushWakeSPAIN on Twitter.

©2025 Cushman & Wakefield. All rights reserved. The content of this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representation as to its accuracy.

MARKET FUNDAMENTALS

	YoY change	12-month forecast
9.61% Vacancy rate	▼	▼
47,000 Take-up Q4 (sq m)	▼	▲
€31.50 Prime rent €/sq m/month	▲	▲

ECONOMIC INDICATORS

	YoY change	12-month forecast
2.8% Spain GDP	▼	▼
7.9% City of Barcelona Unemployment Rate	▼	▼
9.9% Spain Unemployment Rate	▼	▼

Source: National Statistics Office & Moody's

ECONOMIC CONTEXT

Following a start to the year marked by continuing geopolitical and economic uncertainty, the third quarter of 2025 shows signs of stabilisation in the Eurozone. According to the ECB's latest forecasts, inflation is expected to be around 2.1% for the year as a whole, dropping gently throughout the year towards 2026.

In the case of Spain, the Bank of Spain has revised its GDP growth forecast for 2025 upwards to 2.9%, consolidating its position as one of the Eurozone's economic engines. This progress is mainly based on the dynamism of household spending and investment, driven by the improvement in disposable income and the deployment of European funds. Growth in 2026 is expected to remain robust at around 2.2%. Thanks to falling energy prices and contained labour costs, Spain's inflation rate also continues to moderate in line with the eurozone. The unemployment rate fell below 10% this quarter, with the total number of unemployed falling by 118,400 in one year.

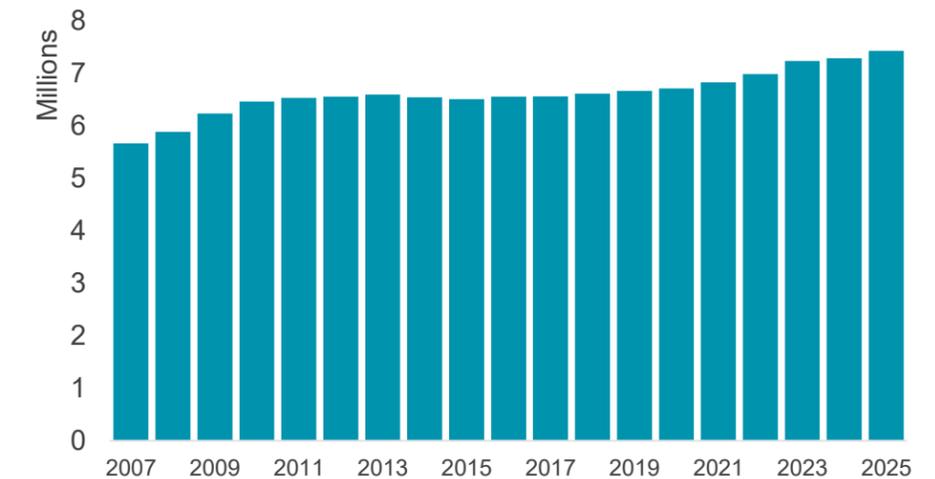
FALLING VACANCY RATES FURTHER POLARISING THE MARKET

2025 saw the delivery of 167,000 sq m of floorspace, including the refurbishment of the Estel building (close to 50,000 sq m) and two new construction projects: B@B, with 23,500 sq m, and the Inspire building, with 10,000 sq m. With some 40% of this delivered to end users, this figure reflects a strategy of anticipation on the part of developers, committed to high quality spaces in strategic locations in order to capture future demand.

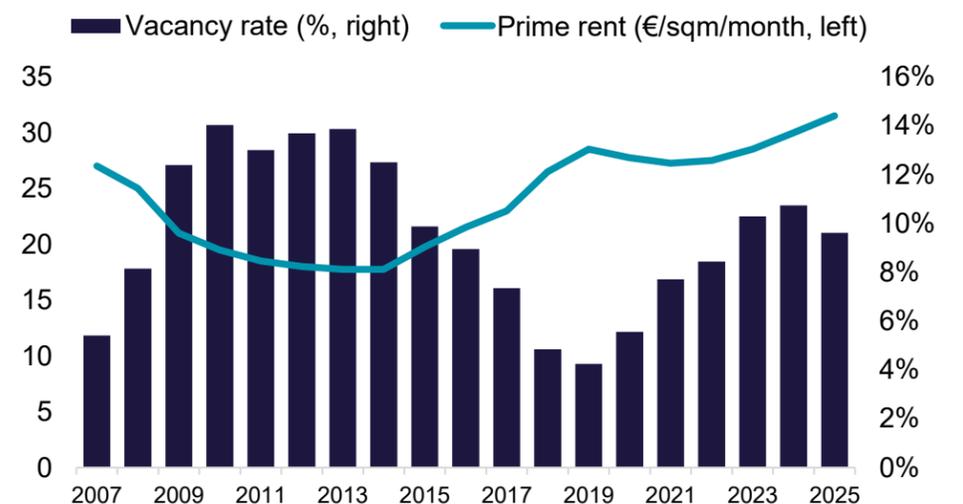
The vacancy rate stood at 9.6%, maintaining the downward trend observed in previous quarters. This fall reflects both the progressive take up of space and the slowdown in the delivery of new developments.

An additional 122,000 sq m is expected to be delivered in 2026, some 60% of which already has end users. This will significantly limit the impact on vacancies. This figure confirms the sustained interest of businesses in established locations and quality projects, reinforcing the polarisation of the market towards prime assets.

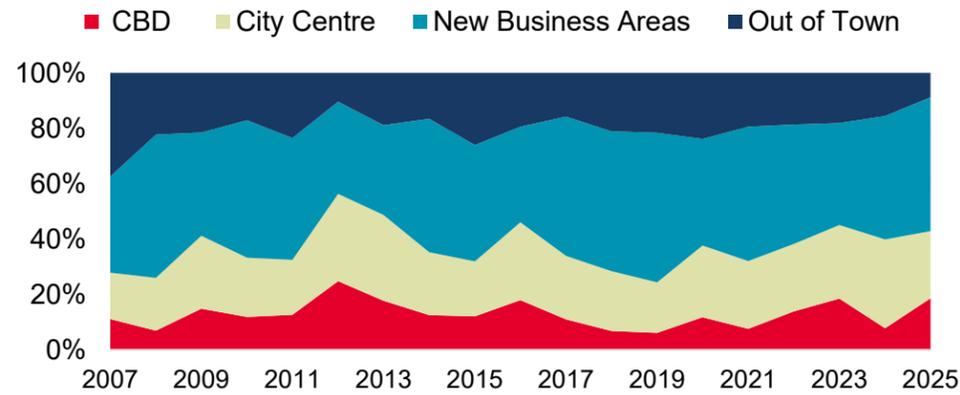
STOCK (sq m)



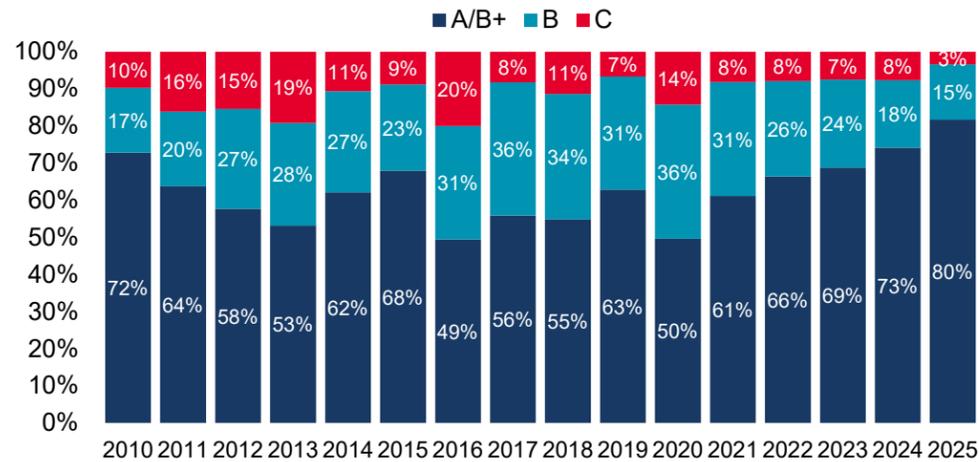
VACANCY RATE AND PRIME RENT



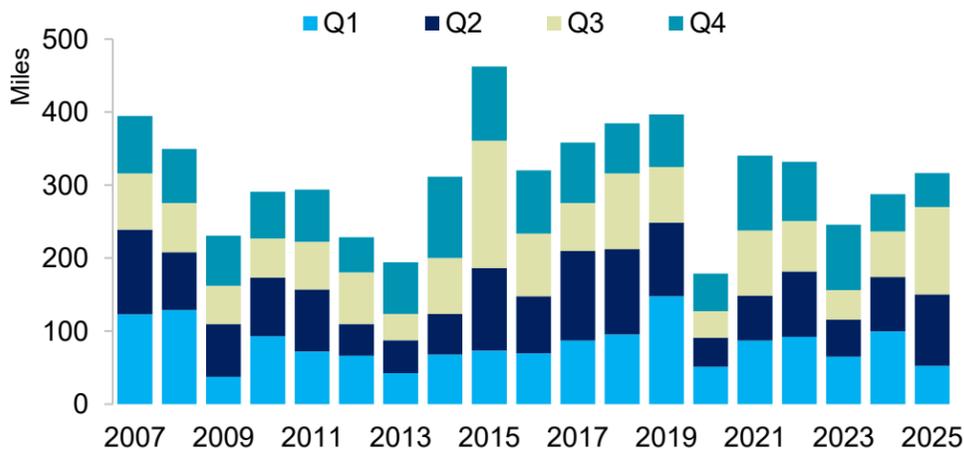
TAKE-UP BY SUB-MARKET (sq m)



TAKE-UP ACCORDING TO GRADE



OFFICE TAKE-UP (sq m)



DEMAND PRIORITISES LOCATION AND ASSET QUALITY

The take up of office floorspace in Barcelona during the closing quarter of 2025 reached 47,000 sq m, divided up into 63 deals. This represents a fall of 10% in comparison with the same period in 2024. Despite this softening, previous quarters registered high levels of transaction activity, with the third quarter reaching 120,000 sq m. This confirms the strength of the market, particularly with respect to quality buildings.

Aggregate take-up for 2025 reached 317,000 sq m, reflecting steady, robust activity, with a clear preference for strategic locations and modern assets. Two deals exceeding 14,000 sq m were struck during the quarter, the first in the Aura building in the CBD and the second in the Diagrame building in district 22@.

Take-up was mainly centred upon the New Business Areas, accounting for 50% of total floor area. This was followed by the City Centre (20%), the CBD (20%) and the Periphery (10%). In terms of the number of transactions, the New Business Areas also led with 35%, followed by the City Centre (30%), the CBD (20%) and the Periphery (15%), illustrating growing diversification in the areas of interest to businesses.

Quality remains a decisive factor: 80% of the floor area transacted this year corresponded to buildings rated A or B+, confirming the preference for efficient, sustainable spaces adapted to new ways of working.

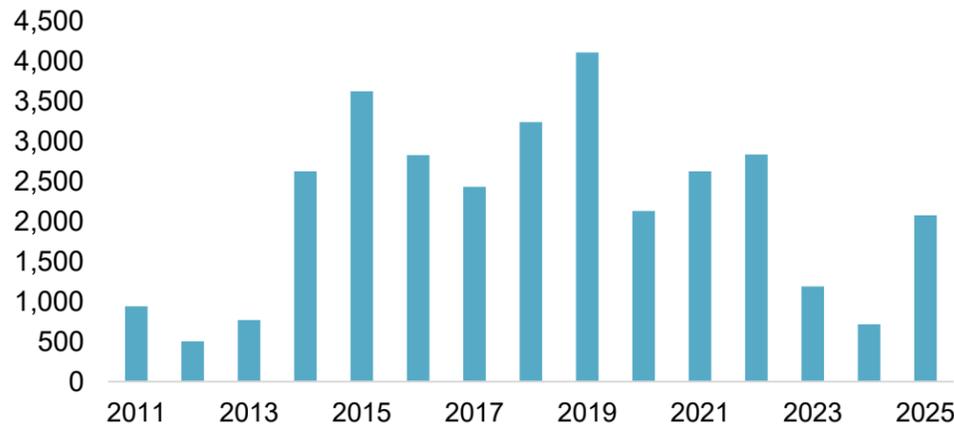
From a sectoral point of view, technology continues to be the main driver of demand with 22% of the floor area transacted. This is closely followed by the Professional (17%) and Services (15%) sectors.

Driven by the limited availability of high specification spaces in areas such as Paseo de Gracia and Diagonal, prime rents currently stand at €31.50/sq m/month. This upward trend is expected to continue in the coming months, especially in the city centre and CBD, where supply remains limited.

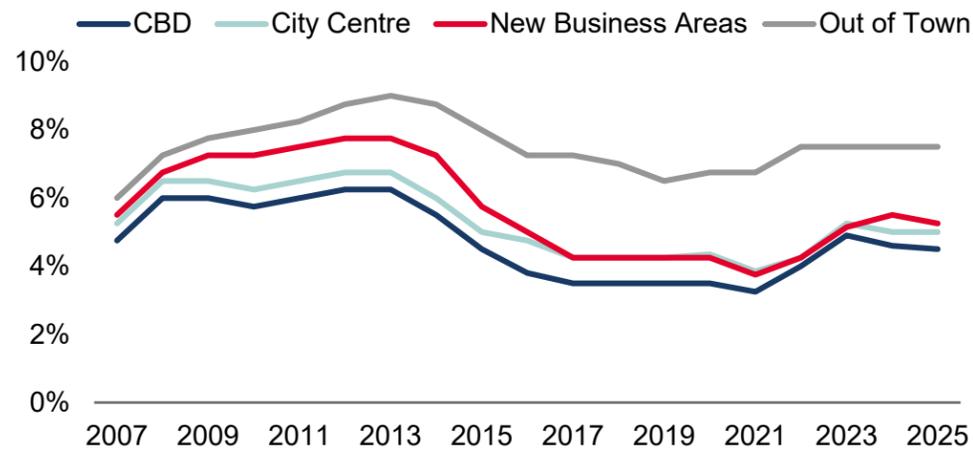
OUTLOOK

- Backed by a combination of strategic indicators that reinforce its leadership in innovation, entrepreneurship and talent attraction, Barcelona continues to consolidate its position as the leading technology hub in southern Europe.
- According to the StartupBlink ranking, the city remains among the top 5 startup ecosystems in the European Union and has climbed positions globally, ranking 33rd in the world. This represents growth of 40.4% in comparison with the previous year. Catalonia currently has an all-time high of 2,285 startups, representing 9% year-on-year growth, whilst expectations point towards a figure of 3,000 by 2030.

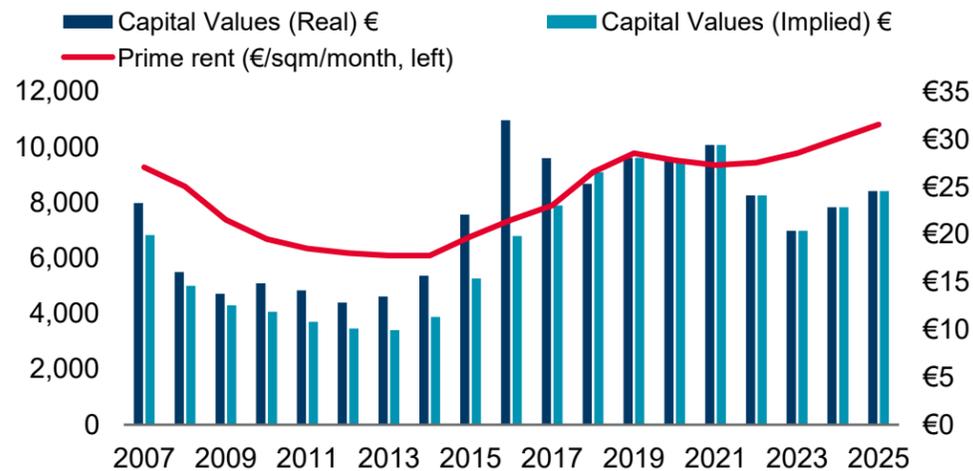
OFFICE INVESTMENT IN SPAIN



PRIME YIELDS



PRIME CAPITAL VALUES



INVESTMENT MARKET READJUSTMENT

Although it still faces significant structural challenges and geopolitical risks, the global economy has made moderately positive progress in recent months. The IMF forecasts stable global growth of 3.3% for 2025 and 2026, driven by sectors such as artificial intelligence, digitalisation and the fact that firms are adapting to international trade that is less stressed than in recent periods.

Even so, the climate remains beset by uncertainty and the rise of protectionism, with the United States and China strengthening their trade strategies.

Within this context, the posture of the European Central Bank remains cautious. It decided to leave interest rates unchanged at its December 2025 meeting, the deposit facility rate remaining at 2%. At close to the 2% target, inflation is showing signs of stability thanks to moderating energy costs. This trend buttresses the ECB's decision and leads markets to anticipate rates remaining at similar levels for much of 2026. Aside from the trend in ECB rates, the persistent reluctance of 10-year sovereign bonds to correct downwards, with yields rising in most European markets, including Spain, continues to put upward pressure on discount rates and limits the possibility of further compression of yields in the office market.

Total aggregate investment in the domestic office segment in 2025 amounted to €2.075 billion, representing an increase of 190% in comparison with the same period in 2024. This strong growth is mainly due to the closure of major deals, including the D Garden 662 Building, which had a significant impact on total investment.

Investment in Barcelona amounted to €636 million in 2025, representing year-on-year growth of 50%. This figure would be similar to that of previous years were the D Garden 662 deal excluded. Nevertheless, it should be noted that we are still significantly below the levels recorded in 2021 in terms of investment volumes, the annual change amounting to -66%. Deals totalling €225 million were recorded during the final quarter, confirming market trends that are positive and sustained, albeit less intense than in preceding quarters.

The prime yield stood at 4.50%, stable compared to the previous quarter and showing a compression of 10 basis points compared to last year. These developments are evidence of growing interest on the part of core investors, particularly in assets with strong cash flows in consolidated locations. Mid-tickets (up to €40 million) remain the most liquid, with a particular focus on efficient and well-positioned buildings. There is also a robust market for transactions below €40m, with yields consistently below 5%.

OUTLOOK

- In tandem with Spanish bonds, European sovereign bonds have seen a slight rise in yields, especially in the long-term tranches. This is in response to monetary normalisation and improved growth expectations. By way of example, the German 10-year bond stands at around 2.87%, while the 30-year bond is above 3.40%.
- Although more stable than in previous years, this scenario is still conditioned by external factors such as global trade tensions, economic fragmentation and adjustments in supply chains. Despite this, the resilience of the European economy and the moderation of inflationary pressures suggest that financial markets are likely to evolve in a more balanced way over the coming months.

MARKET STATISTICS

SUB-MARKET	STOCK (sq m)	VACANT (sq m)	VACANCY RATE	QUARTERLY TAKE-UP (sq m)	YTD TAKE-UP (sq m)	UNDER CONSTRUCTION (sq m)	PRIME RENT (€/sq m/month)	PRIME YIELD (%)
CBD	888,822	31,500	3.54%	13,111	58,836	5,500	€31.50	4.50%
City Centre	2,630,060	106,580	4.05%	10,913	76,842	107,732	€25.00	5.00%
New Business Areas	2,460,275	411,878	16.74%	18,403	152,909	98,627	€22.00	5.25%
Periphery	1,444,604	163,635	11.33%	4,115	27,955	-	€11.75	7.50%
TOTAL BARCELONA	7,423,761	713,593	9.61%	46,542	316,543	151,453		

*The rent levels correspond to asking rents

MAIN DEALS Q4 2025

BUILDING	SUB-MARKET	TENANT	AREA (sq m)	TYPE*
Av. Diagonal 431 BIS	CBD	Banca March	5,234	Relocation - Neutral/Unknown
Av. Diagonal 444	CBD	Revolut Bank	2,862	Relocation - Neutral/Unknown
Urbit	New Business Areas	Audífonos Gaes - Amplifon	2,346	Relocation - Neutral/Unknown
Torre Mapfre	New Business Areas	Cardinia	2,333	Expansion

*Renewals not included in the demand statistics

MAIN INVESTMENT DEALS 2025

ADDRESS	SUB-MARKET	BUYER	VENDOR	AREA (sq m)	PRICE (€m)
Diagonal, 662	CBD	Pontegadea	Blackstone	24,210	Conf.
Avinguda del Països Catalans, 25-51	Periphery	Acciona	Igis Asset Management	29,772	65
Passeig de Taulat, 266	New Business Areas	Square Asset Management	Zurich	18,000	Conf.

BUILDINGS DELIVERED Q4 2025

BUILDING	SUB-MARKET	MAIN TENANT	AREA (sq m)	OWNER
Carrer Manuel Florentin Perez 1	Periphery	Batlle i Roig	1,500	Batlle i Roig
Barcelona Circular Hub	New Business Areas	Barcelona City Council	3,399	Mondragon/Barcelona City Council
Carrer Fontanella 9	City Centre	-	3,422	Lutx Corporacio
Carrer de Pamplona 106	New Business Areas	-	2,379	Sensat Gestió/Goldinver

JAVIER BERNADES

International Partner
Director Office Sector, Spain
Business Space
javier.bernades@cushwake.com

NÚRIA CAMPS

Senior Analyst
Research & Insight Spain
nuria.camps@cushwake.com

MARTA ESCLAPÉS

Partner
Head of Research - Iberia
Research & Insight Spain
marta.esclapes@cushwake.com

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

Cushman & Wakefield (NYSE: CWK) is a global leader in real estate services for owners and occupiers, with approximately 52,000 employees in more than 400 offices and 60 countries. In 2024, the company reported revenue of \$9.4 billion in its core asset management, facilities, leasing, capital markets, valuation and other services. Rooted in the Better Never Settles mission, the firm has also been awarded numerous accolades from the sector for its culture and commitment to diversity, equality and inclusion (DEI), as well as its approach to environmental, social and governance issues (ESG). For more information, visit: www.cushmanwakefield.com. Cushman & Wakefield has over 35 years' experience in Spain and the company's business covers the entire territory. The head offices are located in Madrid (Edificio Beatriz, José Ortega y Gasset, 29, 6º) and Barcelona (Passeig de Gràcia, 56, 7º), with a multidisciplinary team of more than 370 professionals. To learn more, visit [//www.cushmanwakefield.es](http://www.cushmanwakefield.es) or follow @CushWakeSPAIN on Twitter.

©2025 Cushman & Wakefield. All rights reserved. The content of this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representation as to its accuracy.