



### MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
<b>12.9%</b> Vacancy Rate	▲	▼
<b>€5.7</b> Prime Rent, Sq m/month	▬	▬
<b>6.75%</b> Prime Yield	▼	▬

(Overall, All Property Classes, as of 31 March  
Source: Cushman & Wakefield, Budapest Research Forum)

### ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
<b>2.0%</b> GDP real	▲	▲
<b>4.5%</b> Unemployment rate	▲	▼
<b>2.9%</b> Industrial Production Index	▲	▲

Annual growth forecast unless otherwise indicated;  
Source: Moody's Analytics, 14<sup>th</sup> April 2026

### ECONOMY: HUNGARY REACHES A TURNING POINT IN APRIL

Hungary's economy showed only modest stabilisation in 2025, with growth remaining subdued and largely driven by domestic demand. Real GDP expanded by 1.7% in Q1 2026. According to Moody's Analytics, growth is expected to strengthen to 2.0% in 2026, supported by real wage increases and easing inflation, although external headwinds and geopolitical risks remain significant. Inflation has declined substantially and is now within the central bank's tolerance band. Labour market conditions also remain structurally tight, with unemployment likely having peaked in early 2026. A gradual recovery in external demand, together with Hungary's strategic role in regional automotive and EV supply chains, is expected to provide additional support to economic activity. The April 2026 parliamentary elections marked a political turning point, bringing Hungary back onto investors' radar. The new government has signalled a clear intention to align more closely with EU regulations and to restore access to EU funding. Investor sentiment has improved noticeably, and the asset class has regained attention, particularly from Far Eastern investors. However, despite a strong pipeline of transactions currently under negotiation, only a limited number of deals were completed in the first quarter, accounting for just 12% of total investment volume.

### SUPPLY & DEMAND: STRONG LEASING MOMENTUM DESPITE RISING VACANCY

A total of 128,420 sq m of new logistics space was delivered in Hungary during Q1 2026, increasing the country's modern industrial stock to 6.36 million sq m. Vacancy rates rose significantly over the quarter, particularly in Greater Budapest, driven by new completions and the recent vacancy of several large-scale units. As a result, net absorption turned negative in the capital region, while regional markets continued to record positive absorption. By the end of Q1, vacancy had increased to 15.1% in Greater Budapest and 8.8% across regional markets. Gross take-up reached 284,870 sq m in Q1 2026, marking a strong start to the year. Greater Budapest accounted for 68% of total national leasing activity. The renewal ratio declined to 18% nationwide, while transaction volumes were primarily driven by new demand. New leases represented 63% of total take-up, followed by pre-leases at 15% and expansions at 4%. Demand patterns in Greater Budapest broadly reflected national trends. Development activity remained robust, with a total of 520,085 sq m under construction nationwide, of which 49% was already pre-let. Approximately half of the development pipeline is concentrated in Greater Budapest, where the pre-let ratio exceeds the national average, currently standing at 65%.

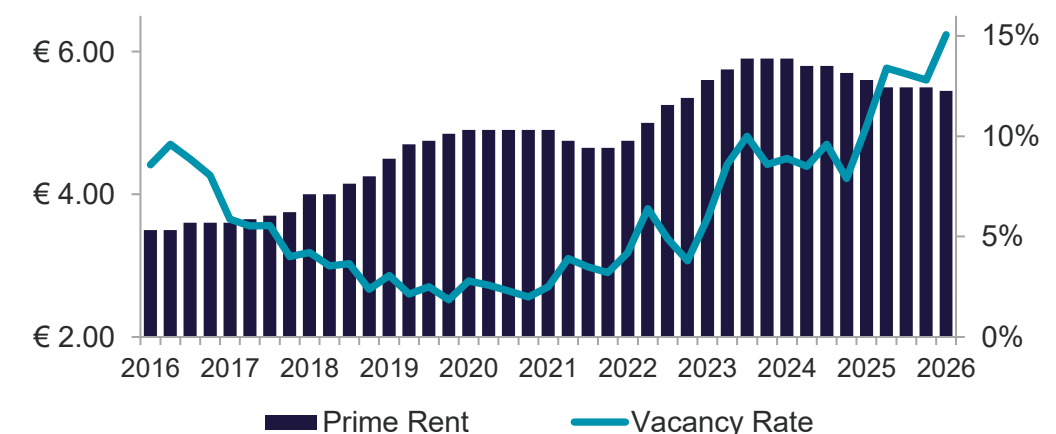
### PRICING: WIDENING GAP BETWEEN PRIME AND SECONDARY ASSETS

Prime rents in Greater Budapest softened to €5.45 per sq m in Q1 2026, with regional rents stable. Landlords continued to offer stronger incentives, especially for older stock, while prime schemes in tight submarkets retained growth potential.

### GREATER BUDAPEST SPACE DEMAND / DELIVERIES



### GREATER BUDAPEST OVERALL VACANCY & ASKING RENT



**MARKET STATISTICS**

SUBMARKET	STOCK (SQ M)	AVAILABILITY (SQ M)	OVERALL VACANCY RATE	CURRENT QUARTER TAKE-UP (SQ M)	YTD TAKE-UP (SQ M)	YTD COMPLETIONS (SQ M)	UNDER CNSTR (SQ M)	PRIME RENT (€/SQ M/MONTH)*
Budapest North	490,375	33,370	6.8%	31,670	31,670	0	19,500	5.45
Budapest South	1,398,020	204,940	14.7%	47,235	47,235	0	0	5.45
Budapest East	1,015,255	141,520	13.9%	85,930	85,930	0	113,030	5.45
Budapest West	1,247,385	245,395	19.7%	27,580	27,580	42,420	130,625	5.45
<b>GREATER BUDAPEST TOTAL</b>	<b>4,151,035</b>	<b>625,225</b>	<b>15.1%</b>	<b>192,415</b>	<b>192,415</b>	<b>42,420</b>	<b>263,155</b>	<b>5.45</b>
Central Hungary	22,540	8,480	37.6%	0	0	0	0	5.45
Central Transdanubia	511,930	44,530	8.7%	7,410	7,410	0	46,510	5.40
Northern Great Plain	405,085	34,005	8.4%	11,455	11,455	9,400	111,590	5.70
Northern Hungary	386,100	71,880	18.6%	0	0	23,000	19,765	5.60
Southern Great Plain	331,815	10,625	3.2%	2,220	2,220	26,000	28,980	5.35
Southern Transdanubia	56,005	2,010	3.6%	14,165	14,165	0	0	5.00
Western Transdanubia	495,515	23,490	4.7%	57,205	57,205	27,600	50,085	5.40
<b>COUNTRYSIDE TOTAL</b>	<b>2,208,990</b>	<b>195,020</b>	<b>8.8%</b>	<b>92,455</b>	<b>92,455</b>	<b>86,000</b>	<b>256,930</b>	<b>5.70</b>
<b>HUNGARY TOTAL</b>	<b>6,360,025**</b>	<b>820,245</b>	<b>12.9%</b>	<b>284,870</b>	<b>284,870</b>	<b>128,420</b>	<b>520,085</b>	<b>5.70</b>

\* Prime rents reflect prime asking rents €/sq m/month, \*\* The Q1 annual stock revision resulted in an increase of 100,020 sq m in total stock.

**KEY LEASE TRANSACTIONS Q1 2026**

PROPERTY	SUBMARKET	TENANT	SQ M	TYPE
Automotive company (two sites)	Western Transdanubia	Automotive company	47,300	New (S&L)
HelloParks Alsónémedi	Budapest South	Confidential	20,000	New
CTPark Budapest North	Budapest East	Confidential	18,800	Renewal
Kőbánya One	Budapest East	WOCO	18,500	New (S&L)
CTPark Budapest East	Budapest East	Confidential	14,300	New
CTPark Budapest Érd	Budapest West	Confidential	14,200	Pre-lease

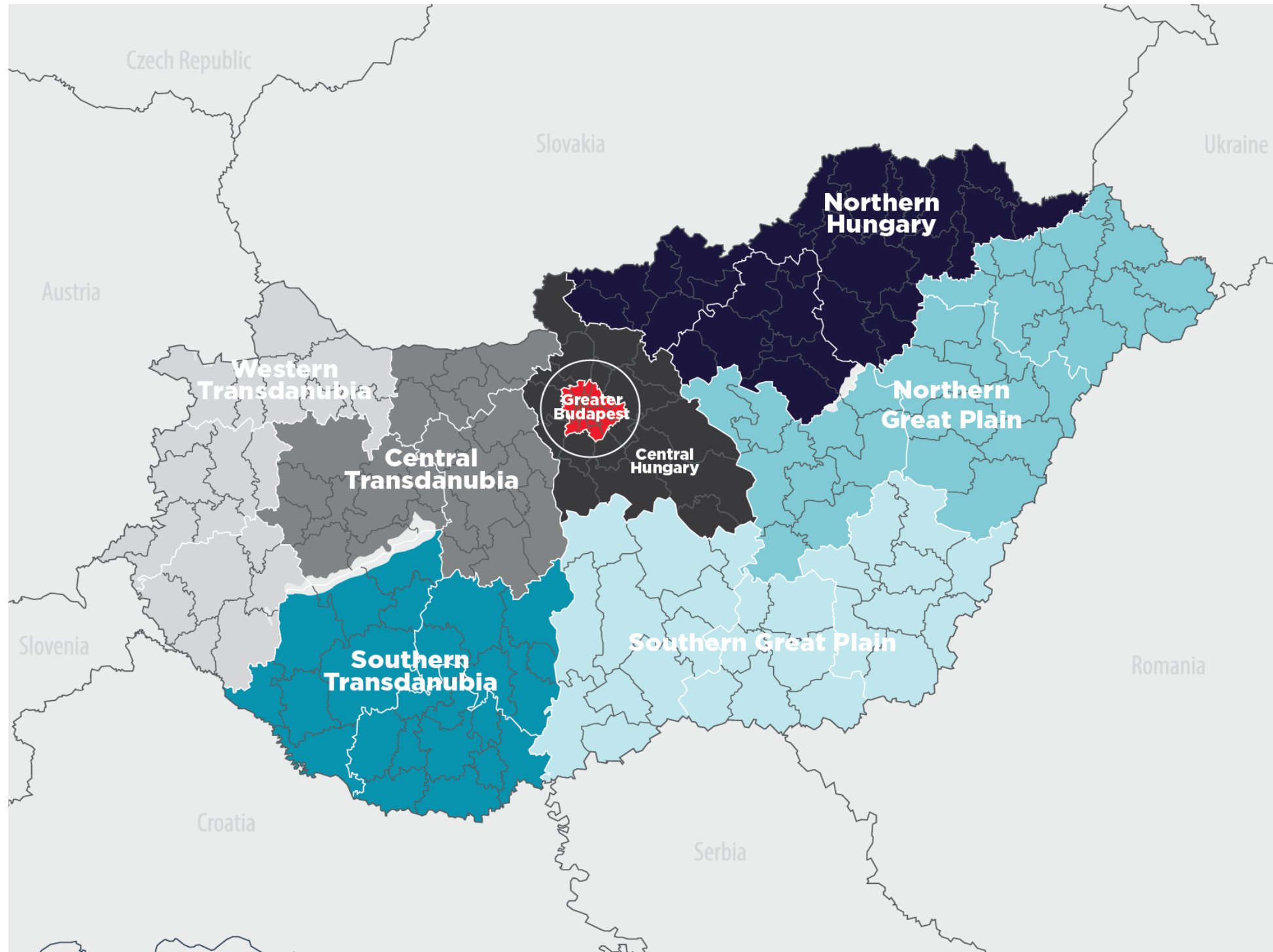
\*Lease renewals are included in the leasing statistics.

**TOP CONSTRUCTION COMPLETIONS Q1 2026**

PROPERTY	SUBMARKET	MAJOR TENANT	SQ M	OWNER/DEVELOPER
HelloParks Páty –PT5	Budapest West	None	42,420	HelloParks
Panattoni Park Moson – A	Western Transdanubia	Fiege	27,600	Panattoni
VGP Park Kecskemét - F	Southern Great Plain	Confidential	26,000	VGP
InPark Miskolc	Northern Hungary	Halms Hungary Kft	26,000	InPark
Xanga Inkubátorcsarnok Nyíregyháza	Northern Great Plain	None	9,400	Xanga Csoport

Source: Cushman & Wakefield & Budapest Research Forum

INDUSTRIAL SUBMARKETS



**ORSOLYA HEGEDŰS, MRICS**

*Partner, Head of Business Development Services Budapest*

Mobile: +36 30 399 5106

[orsolya.hegedus@eur.cushwake.com](mailto:orsolya.hegedus@eur.cushwake.com)

**EDIT JAKAB**

*Senior Research Analyst Budapest*

Mobile: +36 70 373 7482

[edit.jakab@cushwake.com](mailto:edit.jakab@cushwake.com)

**A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION**

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com).

©2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable, including reports commissioned by Cushman & Wakefield (“CWK”). This report is for informational purposes only and may contain errors or omissions; the report is presented without any warranty or representations as to its accuracy.

Nothing in this report should be construed as an indicator of the future performance of CWK’s securities. You should not purchase or sell securities—of CWK or any other company—based on the views herein. CWK disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CWK as well as against CWK’s affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.