

# Italian Real Estate market

H1 2026

## Take-up

		On H1 2025
<b>Office</b>		
Milan	<b>137,000</b> sqm	<b>-35%</b>
Rome	<b>66,000</b> sqm	<b>+27%</b>
<b>Logistics</b>		
Italy	<b>1,600,000</b> sqm	<b>+49%</b>

## Prime rent

		Sentiment next 12 months
<b>Office</b>		
Milan	<b>900</b> €/sqm p.a.	↗
Rome	<b>630</b> €/sqm p.a.	↗

### Logistics

Milan	<b>73</b> €/sqm p.a.	↗
Rome	<b>72</b> €/sqm p.a.	↗
Bologna	<b>72</b> €/sqm p.a.	↗
Piacenza	<b>62</b> €/sqm p.a.	↗
Verona	<b>60</b> €/sqm p.a.	=
Turin	<b>52</b> €/sqm p.a.	=

## Prime net yield

		Sentiment next 12 months
Office Milan	<b>3.90</b> %	=
Office Rome	<b>4.30</b> %	=
Logistics	<b>5.20</b> %	=
Retail H.S.	<b>3.90</b> %	=
Retail S.C.	<b>6.90</b> %	=
PBSA	<b>4.75</b> %	=



## Investment volumes

		On H1 2025
Office	<b>880</b> mn €	<b>+13%</b>
Logistics	<b>1,190</b> mn €	<b>+50%</b>
Retail	<b>2,280</b> mn €	<b>+106%</b>
Hospitality	<b>1,090</b> mn €	<b>-36%</b>
Living	<b>730</b> mn €	<b>+69%</b>
Alternative/Mixed	<b>890</b> mn €	<b>+28%</b>

		On H1 2025
Milan	<b>2,960</b> mn €	<b>+72%</b>
Rome	<b>890</b> mn €	<b>+7%</b>

on H1 2025  
**+28%**

