Institutional Rental Housing

October 2026

Analysis of the development of institutional rental housing in Prague between Q2 2026-Q3 2026

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BUILD-TO-RENT (BTR)

Average asking rents in Prague BTR projects reach CZK 615 per sq m per month, having increased by 2.5% over the past six months and by just 1.5% year on year.
In comparison, asking rents in the conventional private rental market stand at CZK 499 per sq m, which is 19% lower.

Currently, around 4,000 residential units are in operation within BTR schemes comprising more than 50 units, owned and managed by institutional investors. Approximately 16% of this stock falls within the affordable rental housing segment.

There are currently almost 2,400 apartments under construction in BTR projects across Prague, including 312 units within the affordable rental housing segment.

Over the past six months, the Mo-cha project in Prague 4 (91 apartments) and XPlace Ruzyně (57 apartments) were completed and brought into operation. Phase III of Vysočanský Mlýn received occupancy approval, with its 306 apartments scheduled to enter the rental market in Q1 2027. In contrast, Atrium Petřiny has been sold off on a unit-by-unit basis.

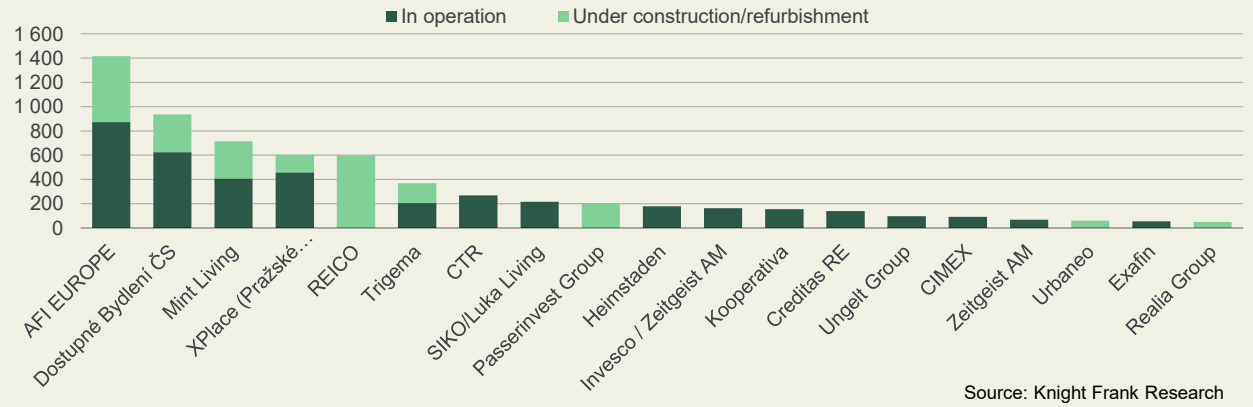
615 CZK
Average asking rent in BTR projects in Prague per sq m per month

4,000
Number of apartments in operation in BTR projects in Prague

2,400
Apartments under construction in BTR projects in Prague (above 50 units)

Source: Knight Frank Research, Flatzone

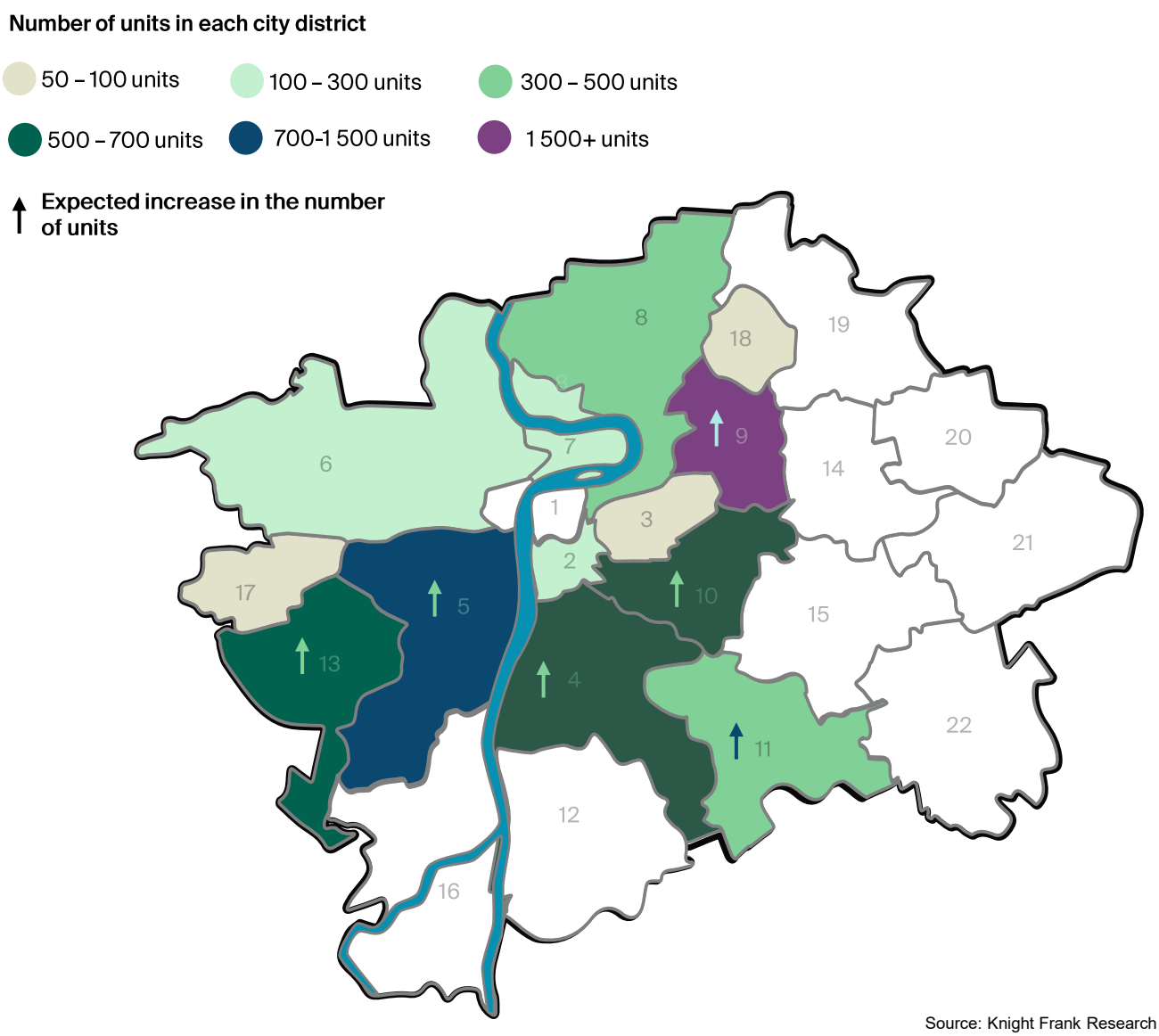
BTR Projects in Prague by Owner and Operator
Number of units



Source: Knight Frank Research

BUILD-TO-RENT (BTR)

Completed BTR projects and BTR projects under construction with more than 50 units



Source: Knight Frank Research

- As much as 26% of all BTR units currently under construction are located in Prague 5, followed by Prague 9 (25%), Prague 10 (16%), and Prague 4 (14%).
- More than 1,000 rental apartments are expected to be delivered to the market over the next six months.
- Prague 9 currently has the largest stock of operational BTR projects, with more than 1,660 apartments, representing as much as 42% of the total operational rental housing stock. It is followed by Prague 8 (10%) and Prague 11 (8%).

Institutional Rental Housing

BUILD-TO-RENT (BTR) BRNO

Brno is a major technology hub and a university city with a high share of students and international professionals, creating a unique potential demand mix that supports the development of the rental housing sector.

We currently track approximately 576 apartments in institutional rental projects with more than 50 units that are already operational in Brno.

At the end of the third quarter, more than 400 rental apartments were under construction in Brno. The largest project currently under development is Dornych, comprising 190 apartments and scheduled for completion in 2028. Another significant project is Montowna, located within the former Zbrojovka complex developed by CPI Group, which is expected to be completed in early 2027.

Alongside the BTR sector, the co-living segment is expanding rapidly in Brno, currently offering more than 600 units. In addition, over 600 further co-living units under the Domeq brand by CTP Invest are under construction. As a result, the capacity of the co-living segment is expected to double within the next two years.

461 CZK

Average rent in available BTR apartments in Brno per sq m per month

576

Number of apartments in BTR projects in operation in Brno

400+

BTR units under construction

600+

Co-living units in operation

Source: Knight Frank Research, Flatzone



Visualisation generated by AI

INVESTMENT DASHBOARD

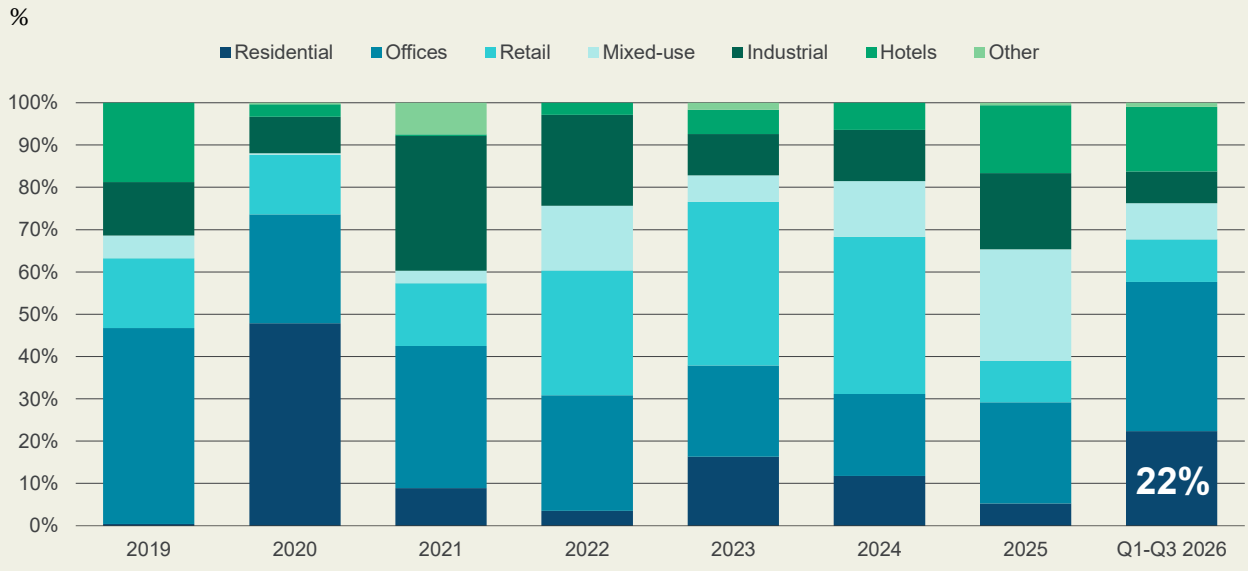
City	Prime BTR Yield (%)
Berlin	3.60%
London	4.00%
Vienna	4.00%
Prague	4.00%
Madrid	4.00%
Paris	4.50%
Warsaw	5.50%

Source: Knight Frank Research

Prime institutional residential yields across major European capitals are stabilising. Their future trajectory will be largely driven by the direction of interest rates and government bond yields, which serve as the benchmark risk-free rate.

The persistent imbalance between limited housing supply and strong demand is expected to continue supporting residential property values across Europe's major markets. However, the potential for capital value growth may be constrained in certain locations by regulatory measures, particularly rent control regulations.

Share of Rental Housing in Overall Investment in the Czech Republic Increases



Source: Knight Frank Research

BTR INVESTMENT

4.00%
Prime BTR Yields

100 basis points
Spread Against Prime Office Yields

The residential sector strengthened significantly in Q1-Q3 2026, recording more than €455 million in investment volume, making it the second most actively traded asset class after offices.

This performance was supported by Wood & Co.'s acquisition of a portfolio of 760 apartments in Písnice, as well as several forward-funding transactions involving institutional rental housing projects both in Prague and other regions. Additional transactions are currently under negotiation and are expected to close before the end of the year.

Prime residential yields compressed during the year by 50 basis points, reaching 4.00%. Yield compression is primarily driven by residential price growth, which continues to outpace rental growth. Based on transactions currently under negotiation, we expect yields to compress slightly further.



PÍSNICE APARTMENTS

Number: 760 apartments

Seller: CIB Group

Investor: WOOD & Company City – OPF

Transaction Date: Q2 2026



DOSTUPNÉ BYDLENÍ ČS STRAŠNICE

Number: 138 apartments

Seller/Developer: Kaprain

Investor: Dostupné Bydlení České spořitelny

Transaction Date: Q2 2026



ROHAN CITY A3 KARLÍN

Number: 113 apartments

Seller/Developer: Sekyra Group

Investor: MINT rezidenční fond

Transaction Date: Q3 2026

EXPERT OPINIONS



Ing. Rudolf Kraina, MBA

Board Member Trigema
& CEO Trigema Rental

„Rental housing in Prague has moved significantly closer to the standards seen in major European cities in recent years. The capital attracts international residents who expect a high level of services, modern technical standards and professional property management. Growing demand for premium rental housing confirms that the Czech market is gradually shifting towards the model common in Western Europe, where high-quality rental accommodation is an integral part of the urban housing landscape.

At the same time, domestic demand remains fundamental, driven by people moving to Prague from regional and district towns for work or study. The rental market needs to respond to the needs of this broad group of tenants and provide stable, long-term and high-quality housing solutions across different market segments, from affordable to premium. It is precisely the combination of European-standard services and long-term sustainability that creates an environment in which tenants can live without compromise and with a clear prospect of making rental housing their long-term home.“



DEFINITIONS

Build-to-rent (BTR) is a group of apartments built directly for rental purposes, which is fully furnished (includes a bed, sofa, all kitchen utensils, etc.) and often offers additional shared facilities and common areas that increase the attractiveness of the project. We also include the affordable housing segment in the statistics.

Affordable rental housing refers to a segment of rental accommodation offered at rents below prevailing market levels. It is often supported through public subsidies, preferential financing, or partnerships with municipalities, and is typically targeted at specific groups of residents, such as healthcare workers, teachers, social service employees, and other professions that are essential to the functioning of society.

Purpose-Built Student Accommodation (PBSA) refers to accommodation designed specifically for students. It usually includes smaller furnished shared or private rooms. In addition, it offers other services and shared facilities such as study rooms, common rooms, fitness centres and laundry facilities. They are often located close to schools. Facilities are professionally managed, and rent is often paid per bed.

Co-living is a shared living concept where tenants share common living spaces such as kitchens, living rooms and sometimes bathrooms while retaining private bedrooms. This type of housing often attracts young professionals and students and is close to student housing. It also includes other services similar to PBSA.

Average rents are based on advertised rental units currently available on the market.

Operational projects refer to schemes that have already been launched for leasing. There may be a period of more than six months between the completion and occupancy approval of a project, its fit-out, and its actual launch to the rental market.

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