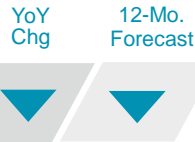


4.7%
Bucharest Vacancy Rate



€4.20
Prime Rent, PSQM



7.00%
Prime Yield



ECONOMIC INDICATORS Q1 2022

5.9%
GDP (2021)



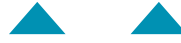
5.6%
Unemployment Rate



7.1%
Industrial Production (2021)



5.6%
Retail Sales



Source: National Institute of Statistics

Demand remains consistent

The demand for industrial and logistics spaces remained consistent in Q1 2022, with a total leasing activity of over 300,000 sq. m, reflecting a 50% increase when compared with Q1 2021, thus maintaining the positive trend observed during the last two years. Renewals represent only 15% of the transacted volume, the activity being mainly driven by new demand. Among the largest transactions signed in Q1 2022 we can mention the 25,000 sq. m expansion of the Pirelli space within WDP Park Slatina, Panduit's 11,200 sq. m renewal and expansion in CTPark Arad or SLS Cargo's 7,500 lease in P3 Bucharest A1. Bucharest had a 35% share of the Q1 2022 take-up, the capital city being followed by Ploiesti (29% market share), Slatina (8.3%) and Arad (8%). Demand was driven by various sectors, as retail and ecommerce (35%), along with logistics and distribution (15% market share) and automotive (10%) companies being the most active.

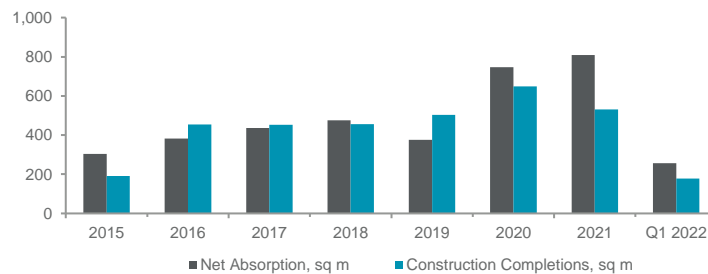
Mild winter encouraged the development activity

The sustained demand for the industrial and logistics spaces encouraged developers to continue their investment plans and therefore new projects totaling 178,000 sq.m were completed across Romania during Q1 2022, representing a significant year-on-year growth (only 30,000 sq. m were delivered in Q1 2021). The most important deliveries were represented by an 55,300 sq. m expansion of CTPark Bucharest North, a 25,000 sq. m build-to-suit project developed by WDP in Calan (Deva) and also by Constanta Business Park (19,000 sq. m). The vacancy rate in Bucharest was of 4.7% at the end of Q1, with an overall level of 3.8% across Romania.

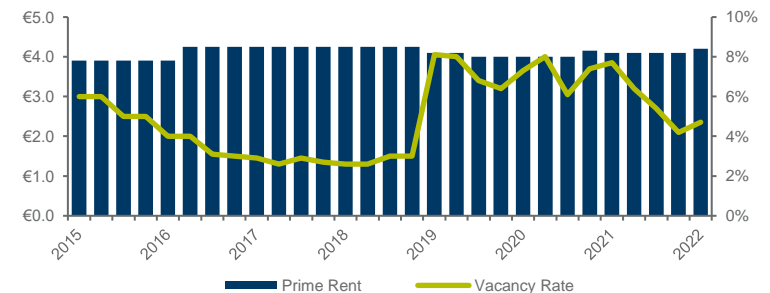
Robust pipeline

The pipeline for the rest of the year is consistent, as developers currently have new projects with a total area of more than 500,000 sq. m under construction in various cities. Bucharest remains the main hot spot, 50% of the new supply being developed around the capital city, while Timisoara, Brasov, Arad and Sibiu will also benefit from significant deliveries. Moreover, it should be noted that the projects under construction are already more than 50% pre-let, proving once again the attractiveness of such spaces in the current economic context.

SPACE DEMAND / DELIVERIES



BUCHAREST OVERALL VACANCY & PRIME RENT





MARKET STATISTICS

SUBMARKET	STOCK (SQM)	AVAILABILITY (SQ. M)	VACANCY RATE	CURRENT QTR TAKE-UP (SQ. M)	YTD TAKE-UP (SQM)	YTD COMPLETIONS (SQ. M)	UNDER CNSTR (SQ. M)	PRIME RENT (€/SQ M/MONTH)
Bucharest	2,904,000	137,800	4.7%	107,027	107,027	97,200	271,100	4.20
Timisoara	541,500	27,300	5%	24,869	24,869	-	118,800	3.85
Ploiesti	370,000	4,500	1%	87,628	87,628	-	-	3.85
Cluj - Napoca	412,900	6,500	2%	12,451	12,451	12,100	22,000	4.10
Brasov	302,400	4,200	1%	6,683	6,683	-	74,100	3.85
Pitesti	245,700	0	0%	-	-	6,700	-	3.85
Sibiu	160,800	11,200	7%	1,000	1,000	-	16,500	
Other Cities	863,100	27,600	3.1%	65,900	65,900	62,000	40,700	3.85
ROMANIA	5,800,400	219,100	3.8%	305,558	305,558	178,000	543,200	4.20

KEY LEASE TRANSACTIONS Q1 2022

PROPERTY	SUBMARKET	TENANT	SIZE (SQ. M)	TYPE
WDP Park Slatina	Slatina	Pirelli	25,000	Expansion
CTPark Arad	Arad	Panduit	11,200	Renewal + Expansion
P3 Bucharest A1	Bucharest	SLS Cargo	7,500	Expansion

KEY CONSTRUCTION COMPLETIONS Q1 2022

PROPERTY	SUBMARKET	MAJOR TENANT	SIZE (SQ. M)	OWNER/DEVELOPER
CTPark Bucharest North BUN 4-5	Bucharest	Rohlik	55,300	CTP
WDP Park Calan	Calan (Deva)	Auchan	25,000	WDP
CTPark Bucharest 14	Bucharest	-	23,300	CTP
Constanta Business Park B	Constanta	Maracana	19,900	Globalworth - Global Vision

PIPELINE PROJECTS 2022

PROPERTY	SUBMARKET	MAJOR TENANT	SIZE (SQ. M)	OWNER/DEVELOPER
WDP Park Timisoara	Timisoara	Profi	57,000	WDP
VGP Park Brasov II	Brasov	-	28,700	VGP
Logicor Mogosoaia Phase IV	Bucharest	Rotis Lux	21,000	Logicor
Logicor Pantelimon Phase II	Bucharest	DPD	21,000	Logicor
VGP Park Timisoara D	Timisoara	Fartud	30,400	VGP

VLAD SAFTOIU *Head of Research*
+40 21 310 3100 / vlad.saftoiu@cwechinox.com

CRISTINA LUPASCU *Director PR & Research*
+40 21 310 3100 / Cristina.lupascu@cwechinox.com

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