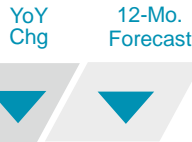


**14.2%**  
Vacancy Rate



**€21.50**  
Prime Rent, PSQM

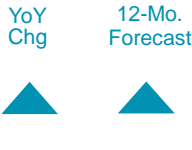


**7.25%**  
Prime Yield



**ECONOMIC INDICATORS Q2 2024**

**339.4K**  
Bucharest Office Employment



**4.0%**  
Bucharest Unemployment Rate



**6.3%**  
Romania Unemployment Rate



Source: Moody's Analytics

**ECONOMY: Inflation is coming down and the economy is highly resilient**

Inflation has been contracting in Romania for more than 6 months, reaching an average level of 6.8% in Q2 2024. Forecasts are positive for the rest of the year, with expectations that it will fall below 5% in Q4. The National Bank of Romania has reacted by decreasing the monetary policy rate in June by 25 bp to 6.75%, the first such movement in 18 months, thus following the example set by the European Central Bank a few weeks beforehand. Moreover, the economy was highly resilient in H1, with GDP growth rates of 1.8% and 2.1% being recorded in Q1 and Q2 respectively. An overall annual growth of 2.7% is anticipated for 2024, a notable evolution given the still volatile macroeconomic and geopolitical context.

**SUPPLY & DEMAND: Solid leasing activity, net take-up rebound**

There was no office project delivered in Bucharest in H1 2024, yet the leasing activity was strong, with 168,000 sq. m being transacted in the capital city in Q1 (91,100 sq. m) and Q2 (76,900 sq. m), thus marking a decrease of only 11% compared with H1 2023. Moreover, the net take-up had a significant rebound across Q2, with a 62% share in the transactional volume, the highest quarterly share since Q1 2022. The vacancy rate continued to be on a downward trend similar to the last few quarters, reaching a level of 14.2%, with further decreases expected by year-end due to the very limited pipeline.

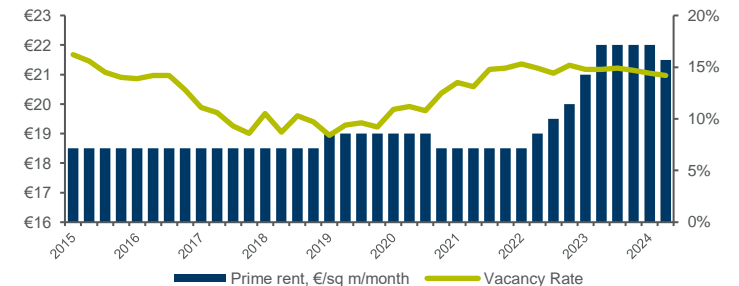
**PRICING: Small rental drop in CBD and overall stability in other submarkets**

The prime headline rent in Bucharest's CBD recorded a slight decrease of €0.50, settling at €21.50/ sq. m/ month in Q2, while other submarkets remained stable. The under construction pipeline remains limited at 88,400 sq. m GLA, with additional projects still in the permitting stages. New supply is expected to remain low in the coming years due to the high financing costs and also as a result of the ongoing urban planning issues at the municipal level.

**SPACE DEMAND / DELIVERIES**



**BUCHAREST VACANCY & ASKING RENT**



# MARKETBEAT BUCHAREST



CUSHMAN &  
WAKEFIELD

Echinox

Office Q2 2024

## MARKET STATISTICS

SUBMARKET	STOCK (SQ M)	AVAILABILITY (SQ M)	VACANCY RATE	CURRENT QTR TAKE-UP (SQ M)	YTD TAKE-UP (SQ M)	YTD COMPLETIONS (SQ M)	UNDER CNSTR (SQ M)	PRIME RENT RANGE (SQM / MONTH)
CBD	357,300	21,200	5.9%	6,200	10,200	-	-	€20.00 - 21.50
Center	453,000	25,000	5.5%	12,400	25,700	-	50,000	€16.00 - 18.00
Floreasca – Barbu Vacarescu	589,600	38,000	6.4%	13,100	23,100	-	23,400	€15.50 - 17.50
Expozitiei	325,300	82,700	25.4%	15,600	28,200	-	-	€15.00 - 16.50
Center - West	614,100	120,800	19.7%	7,700	11,700	-	15,000	€15.50 – 16.50
North	192,700	32,000	16.6%	11,200	13,500	-	-	€12.00 - 15.00
Dimitrie Pompeiu	440,700	48,400	11.0%	1,000	43,900	-	-	€11.00 - 13.00
Pipera North	201,300	88,200	43.8%	-	2,000	-	-	€9.00 - 11.00
West	165,900	11,500	6.9%	9,700	9,700	-	-	€12.00 – 13.50
East	51,100	15,700	30.7%	-	-	-	-	€9.00 - 12.00
South	41,800	2,900	7.0%	-	-	-	-	€9.00 - 12.00
<b>Bucharest (overall)</b>	<b>3,432,800</b>	<b>486,400</b>	<b>14.2%</b>	<b>76,900</b>	<b>168,000</b>	<b>-</b>	<b>88,400</b>	<b>€21.50</b>

## KEY LEASE TRANSACTIONS Q2 2024

PROPERTY	SUBMARKET	TENANT	RSQM	TYPE
Petrom City	North	Genesis College	10,000	New lease
J8 Office Park	Expozitiei	Dr. Max	6,600	New lease
West Gate Business Park H1	West	Accenture	6,200	Renewal / Renegotiation
Buzesti 85	CBD	Sanador	3,100	New lease

## KEY UNDER CONSTRUCTION PIPELINE

PROPERTY	SUBMARKET	PROJECT SIZE (SQM)	OWNER / DEVELOPER
Timपुरi Noi Square II	Center	50,000	Vastint
Promenada Offices	Floreasca – Barbu Vacarescu	23,400	NEPI Rockcastle
AFI Loft	Center - West	15,000	AFI Europe

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