

**7.7%**  
Bucharest Vacancy Rate



**€4.10**  
Prime Rent, PSQM



**8.00%**  
Prime Yield



### ECONOMIC INDICATORS Q1 2021

**-5.4% (F)**  
GDP (Q1 2021)



**5.2%**  
Unemployment Rate



**9.1% (F)**  
Industrial Production



**-2.2%**  
Retail Sales



### Demand remains consistent

The demand for Logistics space remained consistent in Q1 2021, with a total leasing activity of almost 200,000 sq. m, more than double when compared to Q1 2020, as the positive trend observed during the Covid-19 pandemic went forward to 2021 as well. Renewals represent only 16% out of the quarterly volume transacted, the activity being mainly driven by new demand. The most significant deals signed in Q1 2021 are pre-leases, which have a market share of more than 40%. Corteva Agriscience signed the largest transaction in Q1 2021 by securing a 23,000 sq. m space in a built-to-suit project in Bucharest, while a major retailer also pre-leased a 22,000 sq. m space in Transylvania region to accommodate a new distribution center. Bucharest attracted 59% of the transactions signed in Q1 2021, the Capital city being followed by Timisoara (10% market share), Pitesti (10%) and Brasov (7%). Demand was driven by various sectors, logistics and courier companies (22% market share), along with retail and ecommerce (18%), and Automotive (14%) being the most active.

### The new supply was modest

During Q1 2021, the new supply of modern Logistics and Industrial spaces was modest, since the most significant delivery was represented by a 10,000 sq. m expansion of WDP Park Stefanesti I near Bucharest, fully leased by Decathlon who expanded its distribution center in this location to 40,000 sq. m. The vacancy rate slightly increased in Bucharest, reaching 7.7%, with an overall level of 5% across Romania.

### Consistent pipeline

The pipeline for the rest of the year is consistent, as developers currently have new projects with a total area of more than 450,000 sq. m under construction in various cities. Bucharest remains the main hot spot, 55% of the new supply being developed around the capital city. Cluj - Napoca, Timisoara and Brasov, amongst the most important logistics hubs, and Craiova, where a new 58,000 sq. m distribution center for Profi is being developed, will also see major deliveries. Moreover, smaller cities, such as Turda, Dej (both of them in Cluj county) and Roman, in the Moldova region, will benefit from new logistics spaces due to their strategic position.

### SPACE DEMAND / DELIVERIES



### BUCHAREST OVERALL VACANCY & PRIME RENT



Source: Moody's, National Institute of Statistics



## 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	2,371,700	182,200	7.7%	108,700	108,700	19,000	249,200	4.10
Timisoara	521,400	4,200	1%	19,000	19,000	-	47,300	3.75
Ploiesti	370,000	4,500	1.2%	-	-	11,000	-	3.75
Cluj - Napoca	312,500	3,500	1.1%	-	-	-	49,200	4.00
Brasov	282,000	2,500	0.8%	13,700	13,700	-	17,300	3.75
Pitesti	222,500	0	0%	20,700	20,700	-	15,200	3.75
Other Cities	514,700	35,500	6.9%	37,500	37,500	-	77,900	3.75
<b>ROMANIA</b>	<b>4,594,800</b>	<b>232,400</b>	<b>5%</b>	<b>199,600</b>	<b>199,600</b>	<b>30,000</b>	<b>456,100</b>	<b>4.15</b>

## KEY LEASE TRANSACTIONS Q1 2021

PROPERTY	SUBMARKET	TENANT	SIZE (SQ. M)	TYPE
Lazar Logistics	Bucharest	Corteva Agriscience	23,100	Pre-lease
WDP Park Stefanesti I	Bucharest	eMag	11,000	New lease
CTPark Bucharest North	Bucharest	PPG	7,500	New lease
P3 Bucharest A1	Bucharest	Agricover	6,000	Renewal
VGP Park Brasov	Brasov	ITC Logistic	5,800	Pre-lease

## KEY CONSTRUCTION COMPLETIONS Q1 2021

PROPERTY	SUBMARKET	MAJOR TENANT	SIZE (SQ. M)	OWNER/DEVELOPER
WDP Park Stefanesti I	Bucharest	Decathlon	10,000	WDP

## PIPELINE PROJECTS 2021

PROPERTY	SUBMARKET	MAJOR TENANT	SIZE (SQ. M)	OWNER/DEVELOPER
CTPark Bucharest West 20 – 21	Bucharest	Maersk – IB Cargo	101,800	CTP
WDP Park Craiova	Craiova	Profi	58,000	WDP
WDP Park Stefanesti II	Bucharest	epantofi.ro	50,000	WDP
CTPark Bucharest North II&III	Bucharest	-	40,000	CTP
VGP Park Timisoara D	Timisoara	Fartud	30,400	VGP

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