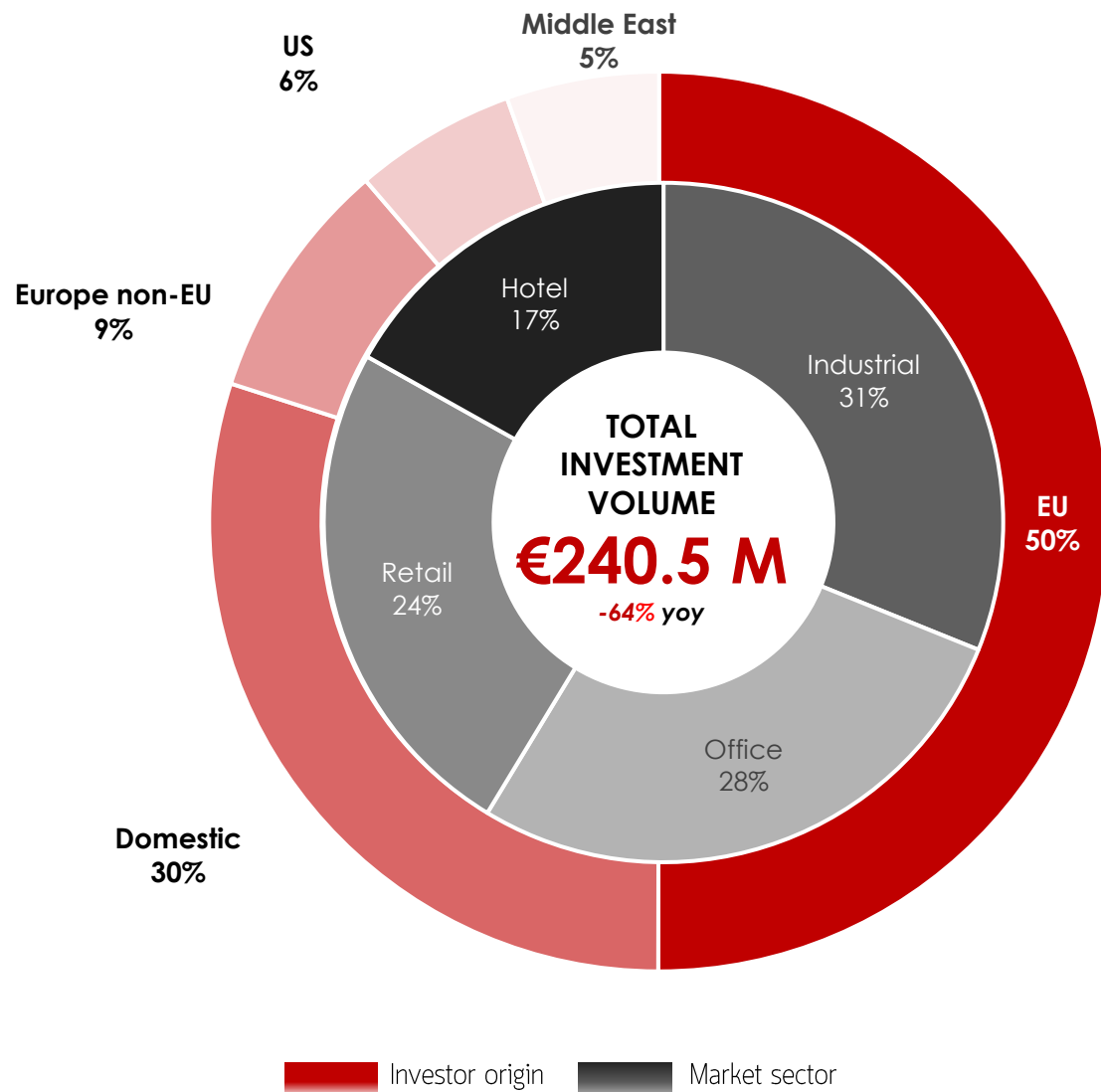




# REAL ESTATE MARKET HIGHLIGHTS

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**2023**



**€65 M**

Largest transaction value

Asset	GLA	Location	Seller	Buyer
FM Logistic Portfolio	98,000 sqm	Bucharest, Timisoara	Pitesti, FM Logistic	CTP

**€110.1 M**

Total investment in Bucharest  
46% share in total investment

**€13.4 M**

Average transaction value  
18 transactions



**7.25%**  
Prime office yield

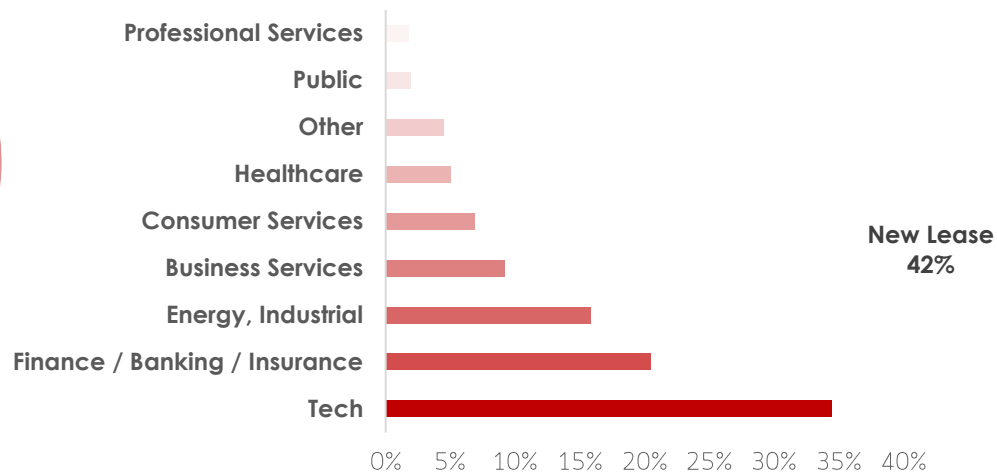


**7.75%**  
Prime industrial yield

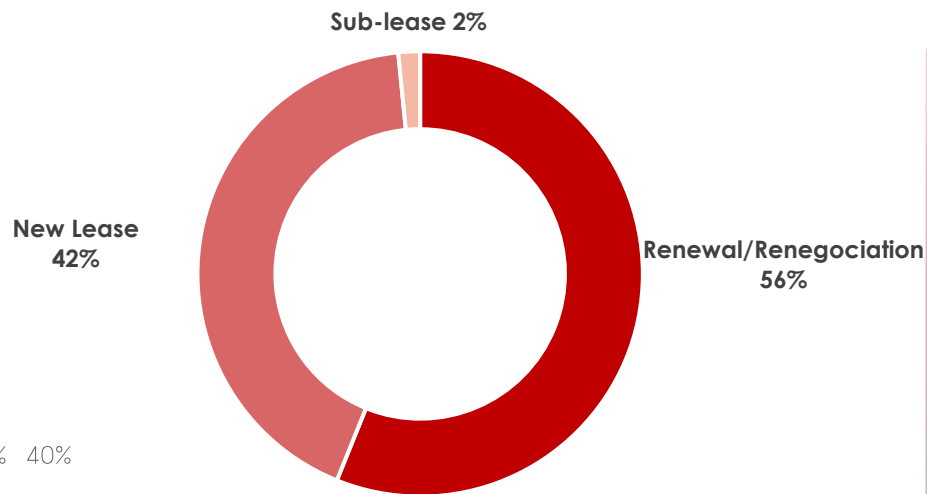


**7.25%**  
Prime Shopping center yield

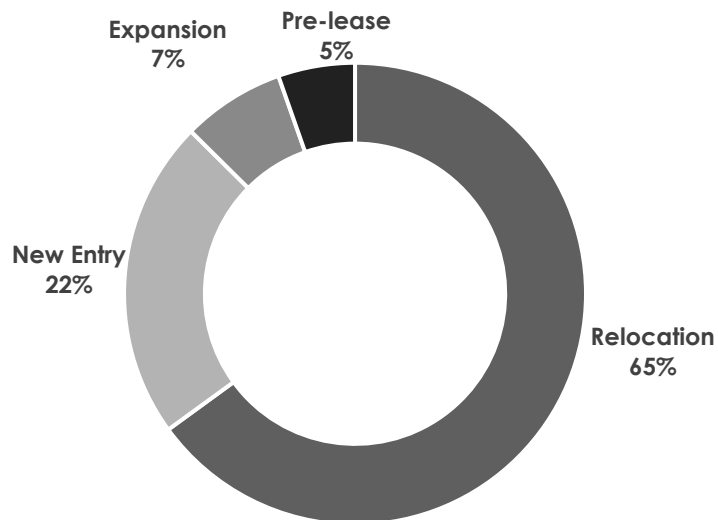
Demand structure by industry



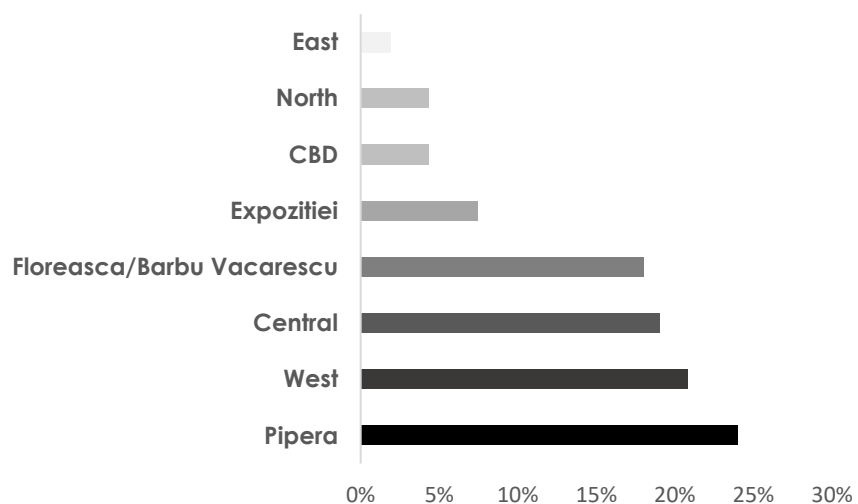
Demand structure by contract type



New leases by transaction type



Demand structure by area



BUCHAREST

**3.79 M sqm**

Bucharest office stock

**102,450 sqm**

9m 2023 deliveries

**7,530 sqm**

Q4 2023 pipeline

**11%**

Vacancy rate

**330,854 sqm**

Total leasing activity 9m 2023  
+48% yoy

**19-20 €/sqm**

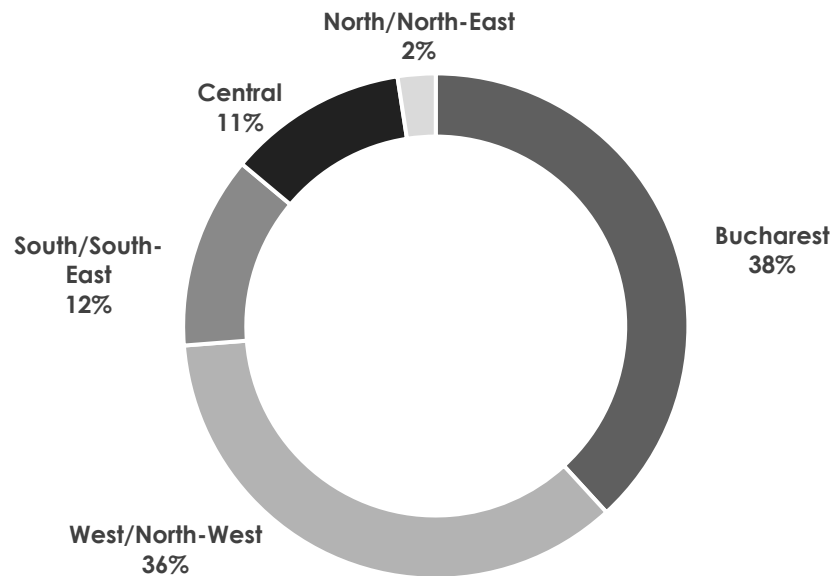
Prime headline rent



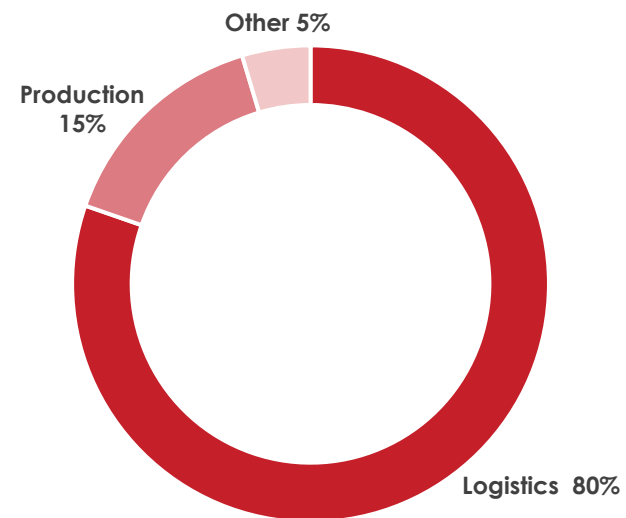
# INDUSTRIAL

ROMANIA

Demand structure by area



Demand structure by activity



**6.8 M sqm**  
Industrial stock

**424,000 sqm**  
9m 2023 deliveries

**88,000 sqm**  
Q4 2023 pipeline

**5%**  
Vacancy rate

**439,500 sqm**  
Total leasing activity 9m 2023  
-38% yoy

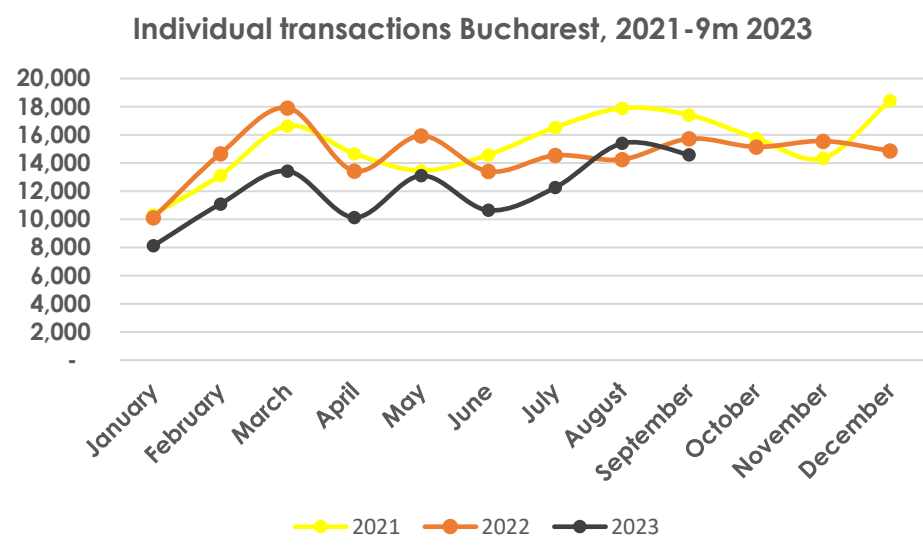
**4.5 €/sqm**  
Prime headline rent

**108,724**  
**Apartment transactions, Romania**  
 9m 2023  
 -16.3% yoy

**26,394**  
**Building permits, Romania**  
 Jan-Sep 2023  
 -23% yoy

**32,571**  
**New units, Romania**  
 H1 2023  
 -2% yoy

**10.4**  
**Construction output**  
 February 2023



Source: ANCP

**32,266**  
**Apartment transactions, Bucharest**  
 9m 2023  
 -21% yoy

**2,700**  
**Building permits, Bucharest-Ilfov**  
 Jan-Sep 2023  
 -37% yoy

**9,443**  
**New units, Bucharest-Ilfov**  
 H1 2023  
 -5% yoy

**1,930 €/sqm**  
**Average price for new units, Bucharest**  
 September 2023

Photo credits: Jaramir Kavan on Unsplash



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