

MARKET IN MINUTES

Q1 2024



INVESTMENT MARKET

193.8 M€

Total investment volume, Q1 2024

▲ 41% y-o-y



office

7.5% yield



industrial

7.75% yield



retail

7.5% yield

136.25 M€

Total cross-border investment

90 M€

Largest transaction

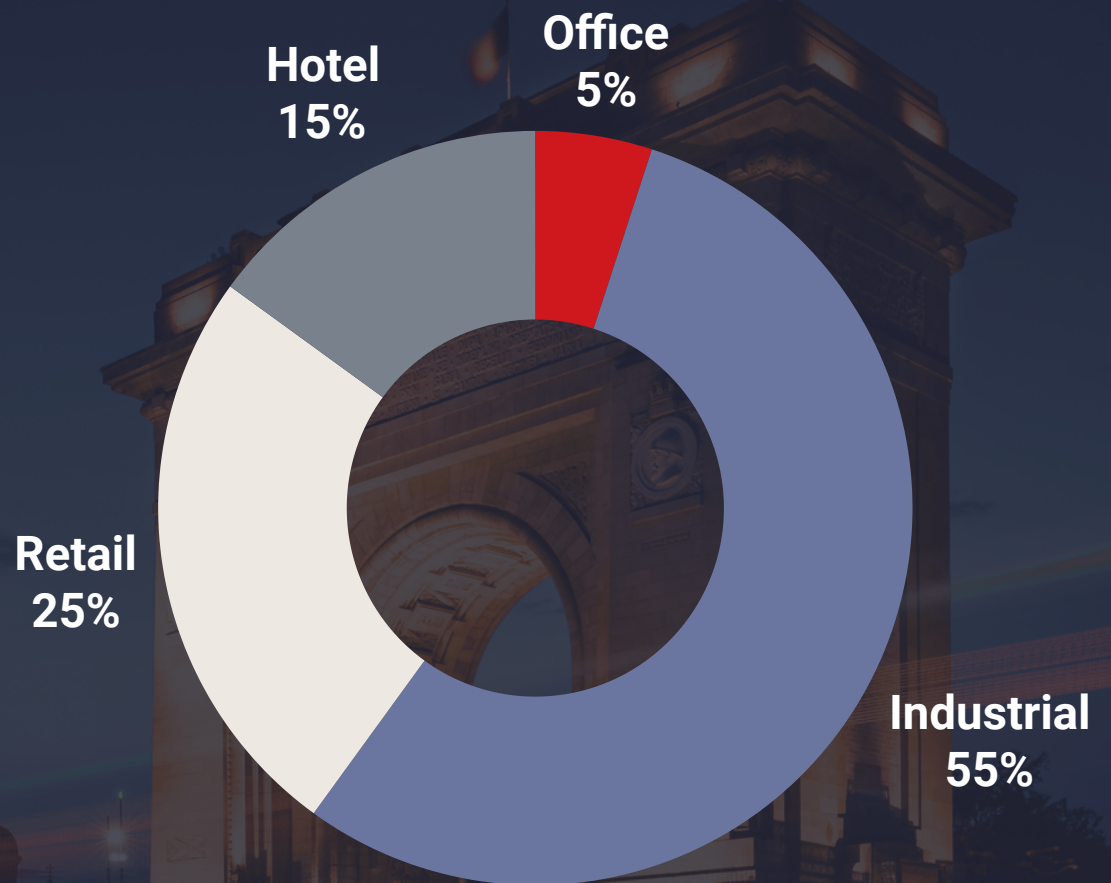
17.6 M€

Average deal size

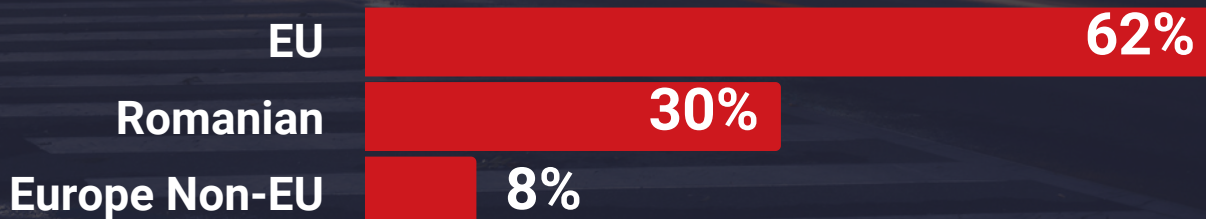
INVESTMENT MARKET

Q1 2024

Investment breakdown
by market sector



Investment breakdown
by purchaser source of capital



MARKET IN MINUTES

Q1 2024



BUCHAREST OFFICE MARKET

84,975 SQM

Gross take-up

▲ **87%** y-o-y

32,182 SQM

Net take-up

▲ **31%** y-o-y

12% Vacancy rate

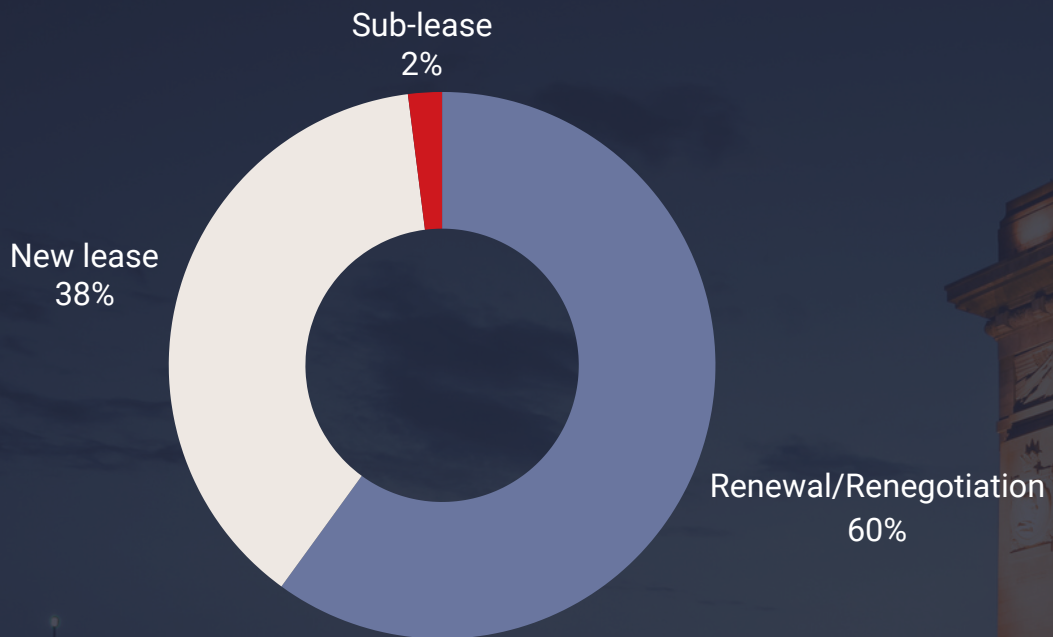
20€ / SQM/MONTH
Prime rent

3.8 M SQM
Total stock

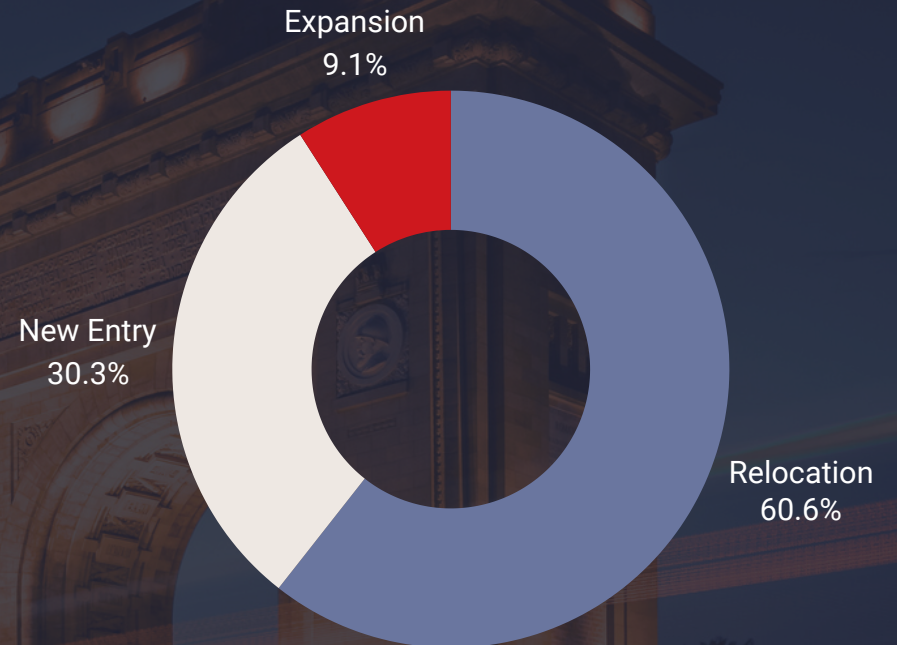
BUCHAREST OFFICE MARKET

Q1 2024

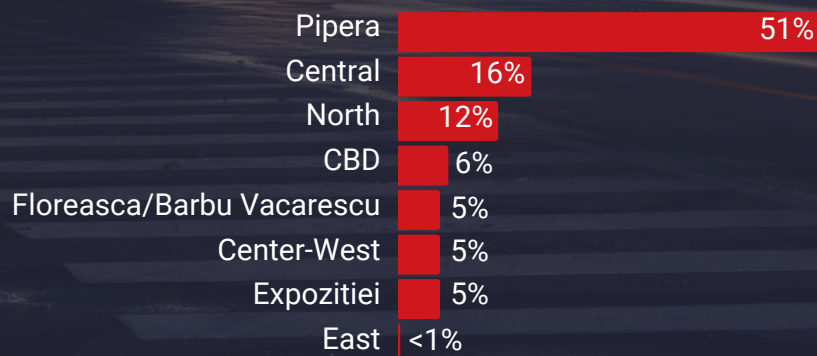
Gross take-up breakdown



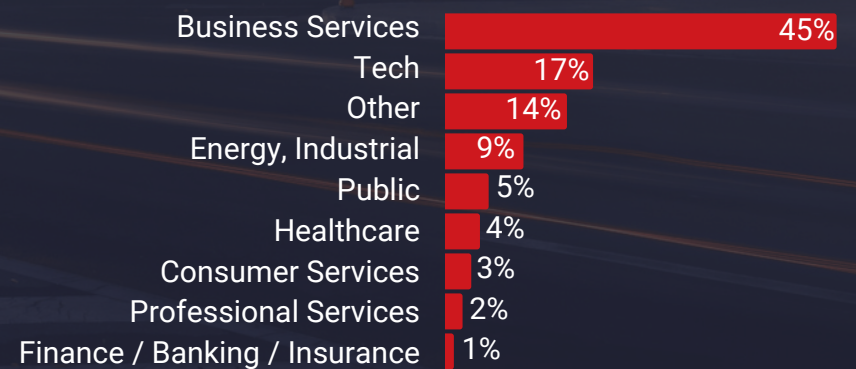
Net take-up breakdown



Demand breakdown by area



Demand breakdown by industry



MARKET IN MINUTES

Q1 2024



ROMANIAN INDUSTRIAL MARKET

127,089 SQM

Gross take-up

▼ 14% y-o-y

102,042 SQM

Net take-up

▼ 27% y-o-y

102,677 SQM

New deliveries

4.5€ / SQM/MONTH

Prime rent

7 M SQM

Total stock

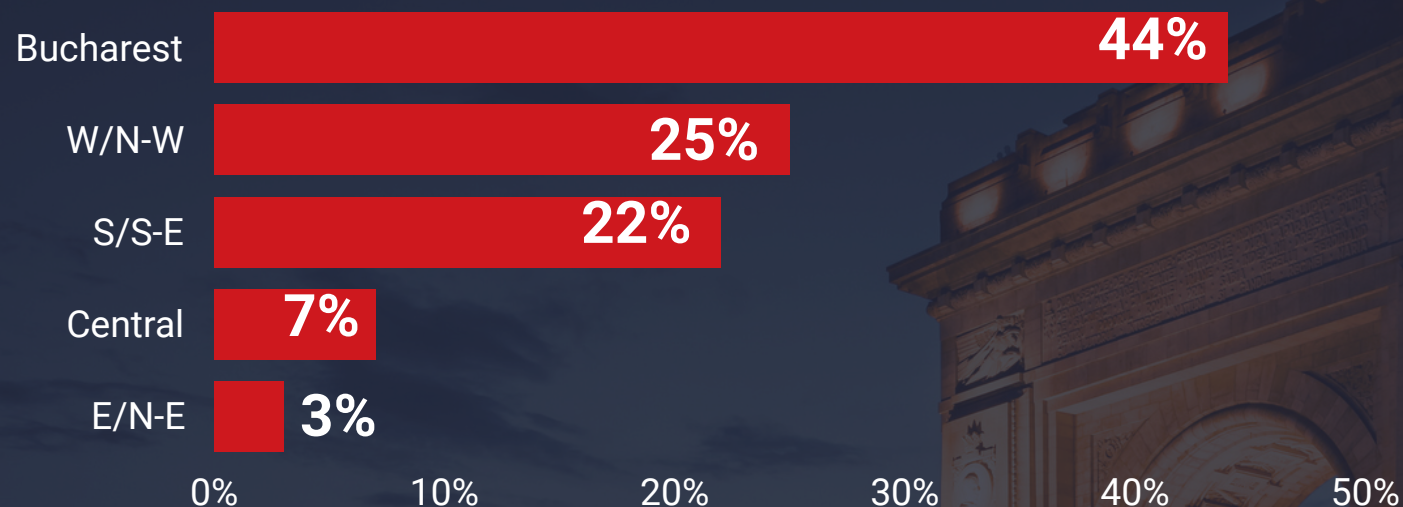
4.5%

Vacancy rate

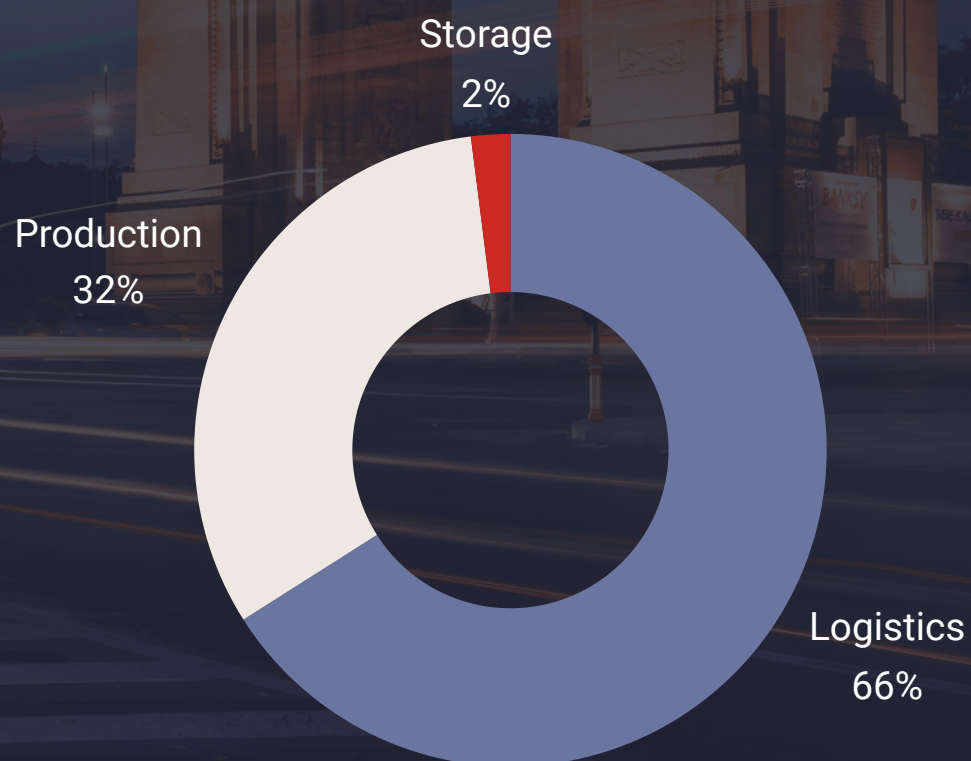
ROMANIAN INDUSTRIAL MARKET

Q1 2024

Demand breakdown by area



Demand breakdown by activity



MARKET IN MINUTES

Q1 2024



BUCHAREST RESIDENTIAL MARKET

11,929

Apartment Transactions

▲ 18% y-o-y

Bucharest, Q1 2024

1,913

Apartment Transactions

▲ 56% y-o-y

Ilfov, Q1 2024

509

Building Permits

Bucharest & Ilfov, 2m 2024

38,812

Apartment Transactions

Romania, 2m 2024

1,950€

Average price/sqm

New dwellings, March 2024

1,670€

Average price/sqm

Old dwellings, March 2024

4,385

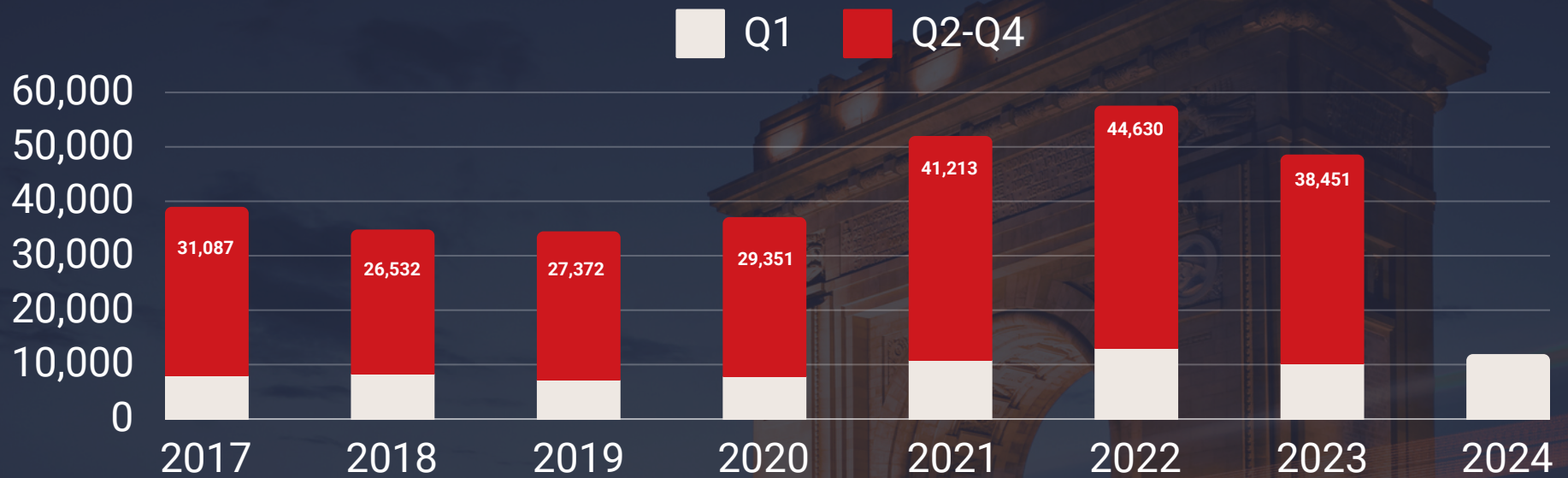
Building Permits

Romania, 2m 2024

BUCHAREST RESIDENTIAL MARKET

Q1 2024

Apartment transactions, Bucharest, 2017-Q1 2024



Apartment transactions, Ilfov, 2017-Q1 2024

