

### INDUSTRIAL MARKET SUMMARY

The current situation brings an excessive demand for new capacities to the Czech industrial property market. In the vicinity of Prague, the most developed parks are beginning to struggle to the limits of further development and therefore yet less developed parks are getting into the spotlight. They can offer both the future development possibilities and sufficient infrastructure connection. As an example can be mentioned new construction in CTPark Prague North, where a modern, semi-automated warehouse is being constructed for the company Makro. After its completion, it will expand the park's total area of more than 51.053 sq m of new premises.

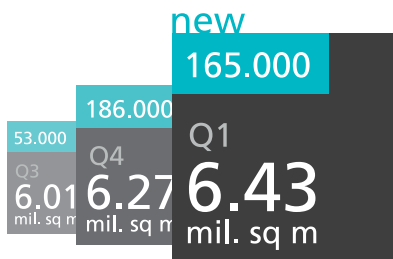
An important issue is also an availability of workforce in some regions. Especially in Northwestern Bohemia it is no longer possible to acquire a large numbers of workers for a new project without significant salary increase.

*„We recommend using the services of real estate consultants. Their market knowledge is the key aspect of success when searching for a new warehouse premises in the most sought-after locations. They can provide clients with suitable spaces even before the premises are publicly offered on the market.“*

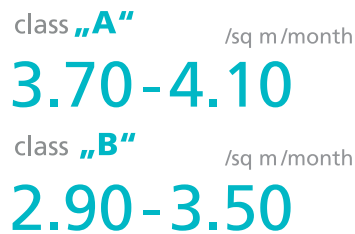
**MAREK ŠÝKORA**  
Industrial Agency



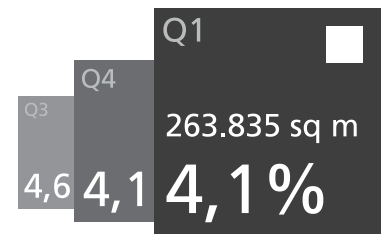
### WAREHOUSE PROPERTIES „A“ CLASS



### AVERAGE RENTS



### VACANCY RATE



### YEAR ON YEAR TREND

newly completed  
**+51%**

the average rent  
**+5%**

vacancy  
**-2%**

### SELECTION OF TRANSACTIONS AND CONSTRUCTION

■ significant transactions ■ new construction

