

REPORT Q4 2019

INDUSTRIAL PROPERTY MARKET

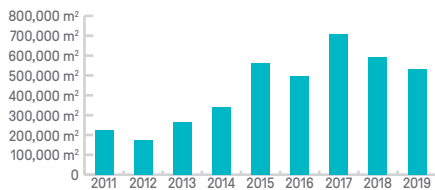
The total area of modern industrial space for lease is almost 8.5 million square meters. In the fourth quarter of 2019, a total of 632,000 sq m of modern industrial space was under construction, it is an increase over the previous quarter. However, the vacancy rate of premium industrial premises fell slightly to 4.0 %. There is a low vacancy rate in Prague and its surroundings and the supply is unable to satisfy demand. We can see the occupation of the last vacant premises. Developers are focusing their activities, in particular, the Moravian-Silesian Region. The main limiting factor is the labour force, with average unemployment of around 2 %.

"The supply of modern logistics parks is unable to satisfy demand for warehouse and manufacturing premises, especially in the Prague area where there are very low vacancy rates. The Prague East and D1 motorway areas are almost fully leased. In contrast, Prague West and North still have both new projects and current premises available to lease. In these locations, the speculative construction trend of recent years is continuing, regardless of the economic situation."

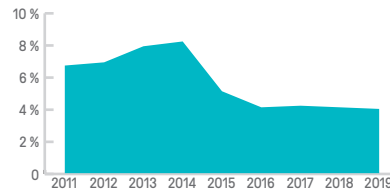
JANA SLAVÍKOVÁ
Senior Consultant



COMPLETED CONSTRUCTION

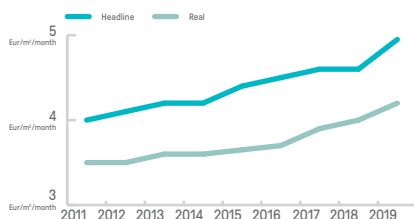


VACANCY RATE



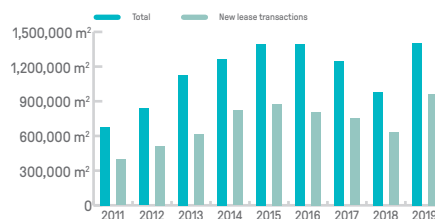
AVERAGE RENTS

(the average rent in the "A" segment is calculated)



TAKE UP

("Total" includes all closed transactions in the "A" class segment)



SELECTION OF TRANSACTIONS AND CONSTRUCTION

