

# INVESTMENT MARKET Q1 2023

## INVESTMENT VOLUMES DOMINATED BY ONE PORTFOLIO TRANSACTION

108

REAL ESTATE  
AGENCY

In Q1 2023 quarterly investment volume reached almost 430 million EUR. This represents an increase of 31% q/q, but a drop 54% y/y. The volume was however significantly boosted by the sale of the Trei Real Estate portfolio acquired by Plan B Investments including 60 supermarkets in the Czech Republic and 10 retail parks of the Vendo brand in the Czech Republic and Slovakia. If this transaction was discounted, the quarterly Investment volume would drop to almost a half.

Due to the above-mentioned portfolio deal, retail transactions had a leading share in Q1 2023 (52%), followed by industrial assets (29%) and offices (10%).

Czech capital dominated with a share of 81%, followed by Polish investors with 8%.

Prime yields moved out by another 25 basis points for office and industrial assets. Retail parks, shopping centres and high streets remained broadly stable.

The ECB raised repeatedly the base rate at its March session by 50 basis points to 3%. According to the Consensus Forecasts from March 2023, the Czech economy is forecast to stagnate this year and accelerate to 2.7% in 2024. Inflation eased to 16.7% in February and is predicted to drop to single digits mid-2023. The unemployment still remains very low at 2.5% recorded in February.



### OFFICE

5.00%

+25 bps q/q



### INDUSTRIAL

5.00%

+25 bps q/q



### HIGH STREET

5.50%

+0 bps q/q



### SHOPPING CENTRES

6.35%

+10 bps q/q

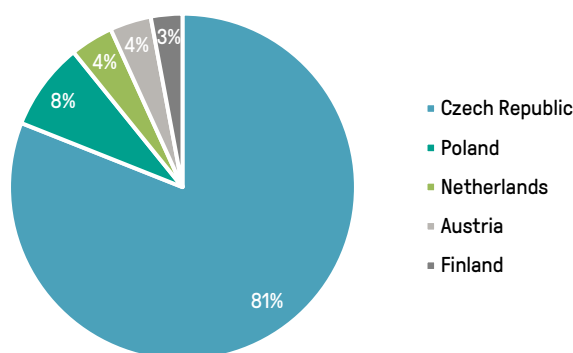


### RETAIL PARK

6.25%

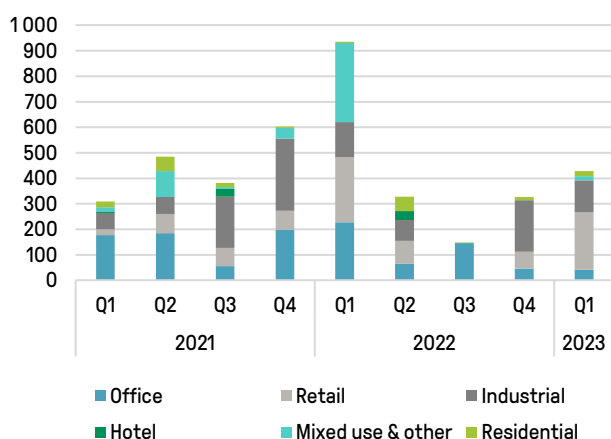
+0 bps q/q

## Investment by source of capital Q1 2023, mil. EUR



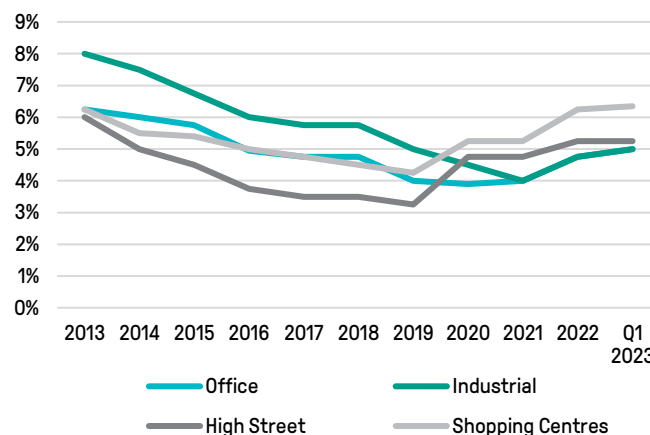
Source: 108 AGENCY

## Quarterly investment volume, mil. EUR



Source: 108 AGENCY

## Development of prime yields, %



Source: 108 AGENCY

## MAJOR DEALS IN Q1 2023

Property	Buyer	Seller	Size (sq m)	Price (mil. EUR)
Trei Real Estate portfolio	Plan B Investments	Trei Real Estate	82,500	150+
Liberec Industrial Park	CB Property Investors	Proinco from the Industrial & Capital Holding group	39,000	20-50
Ostrava Hrušov Park	CTP	Bluehouse	92,000	20-50

Source: 108 AGENCY