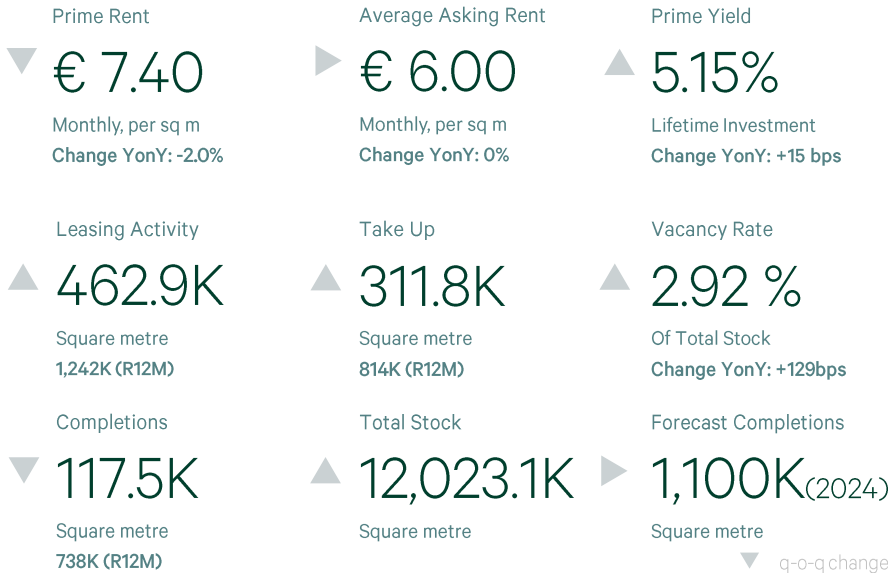


Czech Republic Industrial and Logistics Market Figures

KEY PERFORMANCE INDICATORS (Q2 2024)



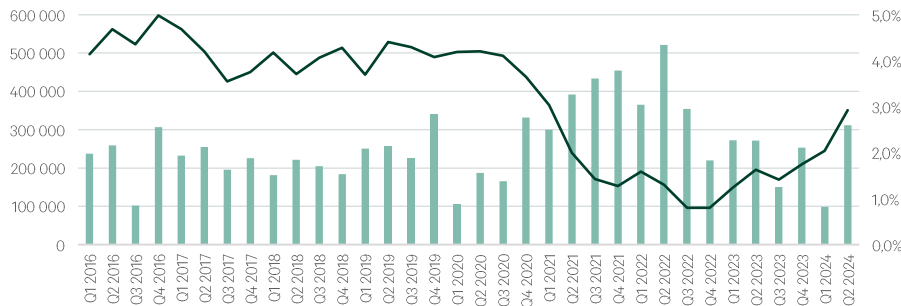
Note: As of Q2 2023, the Average asking rents represent the average in the modern stock in the whole country; existing space, space under construction and planned projects included.

Take-up in Q2 2024 totalled 311,830 sq m, showing an increase of 216% q-o-q, and even an increase of 15% y-o-y. Based on disclosed tenant sectors, net demand in Q2 2024 was driven mainly by manufacturing (57%) 3PL (21%) and Distribution companies (20%). New supply in the second quarter reached nearly 118,000 sq m representing a decrease of 21% q-o-q and a decrease of 53% compared to Q2 2023. The vacancy rate this quarter increased and stood at 2.92%. In addition, we monitor an additional 377,700 sq m of vacant space in the shell & core. If these buildings were completed as they are, the vacancy rate would reach around 6%.

At the end of Q2 2024, the total space under construction in the Czech Republic increased to 969,800 sq m, representing an increase of 9% compared to the previous quarter and a ca. 30% decrease compared to the same period last year. During Q2 2024, development works commenced on 209,700 sq m of Industrial & logistics space. However, nearly 120,000 sq m of this space is located within 4 buildings in OAMP, where the developer started speculative construction in early Q2. As a result, the share of speculative space under construction increased to nearly 32% during the quarter. In 2024, the overall new supply is expected to reach almost 1,100,000 sq m. However, this depends on the amount of construction postponed and retained in shell&core.

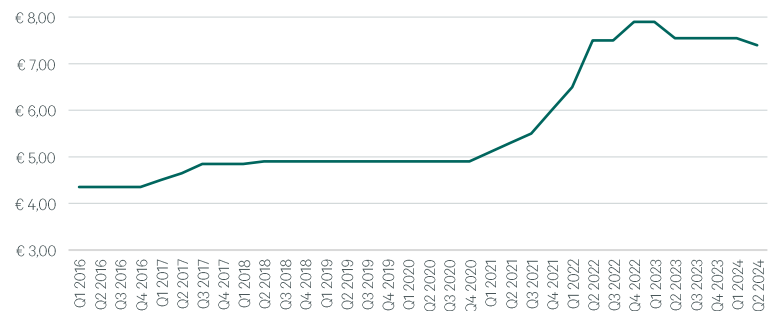
Prime rents decreased slightly this quarter due to limited demand within the prime location, in combination with most of the buildings on offer being older buildings with no new large development within this area.

MARKET TREND (Take-up sq m | Vacancy rate)



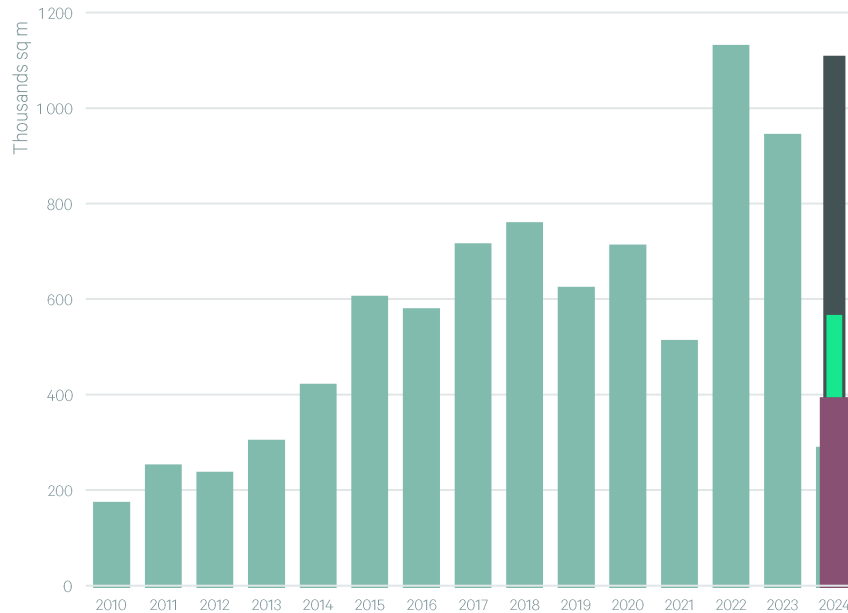
Source: CBRE Research, IRF, Q2 2024

PRIME RENT DEVELOPMENT (Euro/ sq m/ month)



Source: CBRE Research, Q2 2024

STOCK DEVELOPMENT (Completions | Annual Forecast | Forecast UC | Shell&Core)



Source: CBRE Research, IRF, Q2 2024

Definitions.

A-class building

- Good access for trucks to main roads; A clear internal usable height between 6 m and 12 m;
- Modern loading docks with levellers; One overhead door per unit (exception applies to custom-built premises);
- Anti-dust floor, minimum floor load bearing capacity of 5 tons per sq m;
- Skylights in the roof acting as smoke vents; Minimum lighting power on floor level of 200 Lx;
- Heating, insulated facade (sandwich panels); High standard office and social area available;
- Car and truck parking

Vacancy rate:

Ratio of physically vacant space in completed buildings on the total stock of warehouse and industrial space including office areas reported for press releases.

Total Stock and new supply:

Modern developer-led warehouse and industrial production space of A class quality, owned by a developer or investor for lease to third parties. It does not include owner-occupied stock. New supply includes the above-mentioned space completed during the given period.

Take-up:

Take-up represents the total floor space that was let or pre-let over the specified period. A property is taken-up when the lease or future lease contract is signed. This includes only long-term leases of a period longer than one year. Gross take-up includes renegotiations and subleases. Net take-up excludes these and includes only new leases, pre-leases, and expansions of space within existing lease contracts.

Shell&Core

Buildings outside active construction, with the core of the structure completed, and instead of completing the building, developers put these halls on hold waiting for tenants and finish the building to better suit the client's needs and specifications.

(R12M) - Rolling 12 months

Note

2021: As of Q4 2021, the Industrial Research Forum amended all data to represent better the current vacancy situation on the market. As of the end of the year, short-term leases are no longer excluded from the vacancy rate. Until now, spaces leased on a short-term basis were counted as vacant spaces. However, with several buildings throughout the Greater Prague area dedicated to this type of leasing, IRF has abolished this practice. With this change, there has been a drop in the "vacancy rate", mainly in the Greater Prague area. This change does not affect any leasing volumes as short-term leases are not included in them.

2023: Prime rents are based on real leasing evidence. Recent rental evidence proved downward pressure on prime rents to the levels seen in Q3 2022. We expect they will remain around that level in the foreseeable future.

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Q2 2024

REPORT FIGURES

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