

# Poland - Lublin

## Key Performance Indicators

Prime Yield

**8,15%**

Expected Investment Returns  
Change YoY: 85 bps

Prime Rent

**€ 12,50**

Monthly, per sq m  
Change YoY: 0,0%

Average Rent

**€ 10,00**

Monthly, per sq m  
Change YoY: 0,0%

Office Investment Volume

**€ 354M**

In Poland during Q4 2022  
€ 2.04B (Rolling 12 months)

Take Up

**2K**

Square Meter  
2K Year2Date

Vacancy Rate

**16,65%**

Percentage of Stock vacant  
Change YoY: 595 bps

Completions

**1K**

Square Meter  
16K Year2Date

Total Stock

**223K**

Square Meter  
186K Occupied Stock

(Forecast) Completions

**16K (2022)**

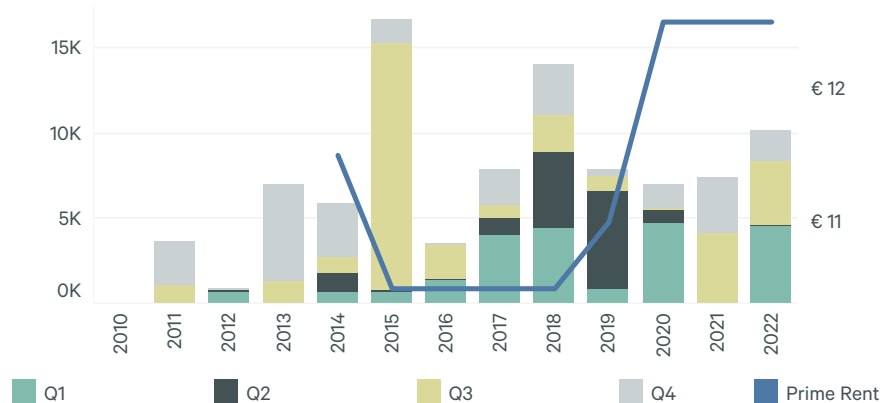
Square Meter  
1K (2023) // - (2024)

The total office market stock in Lublin amounts to almost 223,400 sq m. In Q4 2022 one new building was completed and 1,300 sq m was delivered. In total, 16,300 sq m was added to the stock in 2022.

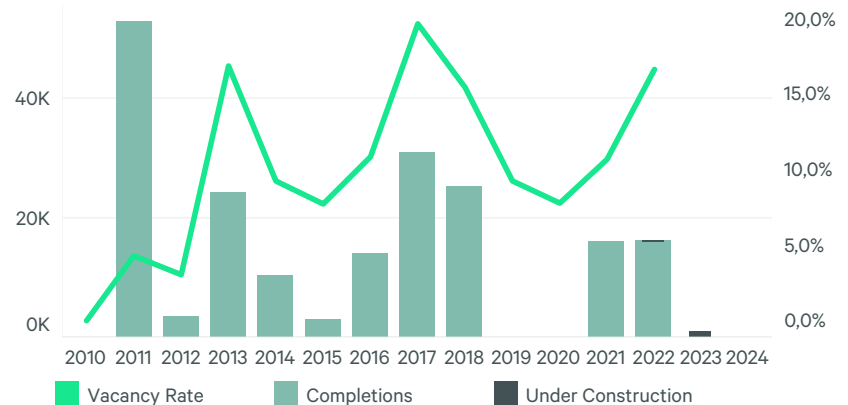
Demand in Lublin in 2022 reached 10,800 sq m, which is a significant increase in comparison with 2021, when only 7,400 sq m was let. The demand was dominated by new contracts (72%) and pre-let agreements (21%), with renegotiations and expansions being in the minority (respectively 6% and 1%). The largest transaction in 2022 in Lublin was Britenet's new contract for 2,800 sq m (IT sector), which constituted almost 26% of 2022 demand.

At the end of 2022, the vacancy rate stood at 16.65%, which translates into 37,200 sq m readily available. This shows an increase of 5.95 p.p. since 2021. The prime headline rent remains on a stable level at EUR 12.50/sq m/month. The average rent amounts to 10.00 EUR/sq m/month, while tenants with a standard 5-year agreement may obtain up to 3 months' rent free.

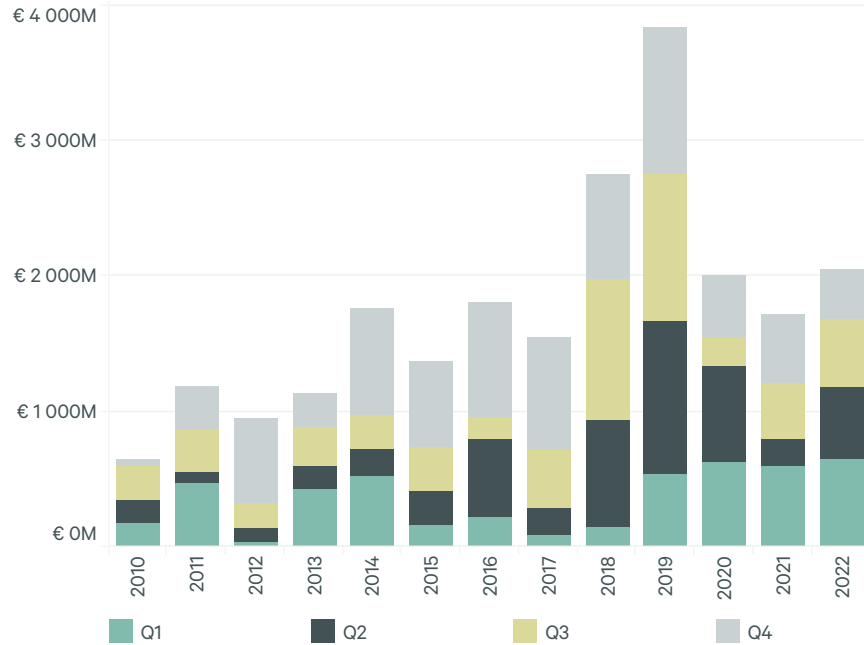
Market Trend (Take-Up | Prime Rent)



Development Activity (Completions | Vacancy Rate)



**Poland Office Investment Volumes**



Office supply in Lublin still represents a fairly small part of the regional market, with around a 3% office area share in all regional stock.

Growing investor interest in Lublin should gradually lead to a steady absorption of new office supply and eventually to an increase in the modern, A class building stock. The prime headline rent is forecasted to remain fairly stable, further encouraging companies to look at Lublin more favourably when looking for new or additional office space.

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