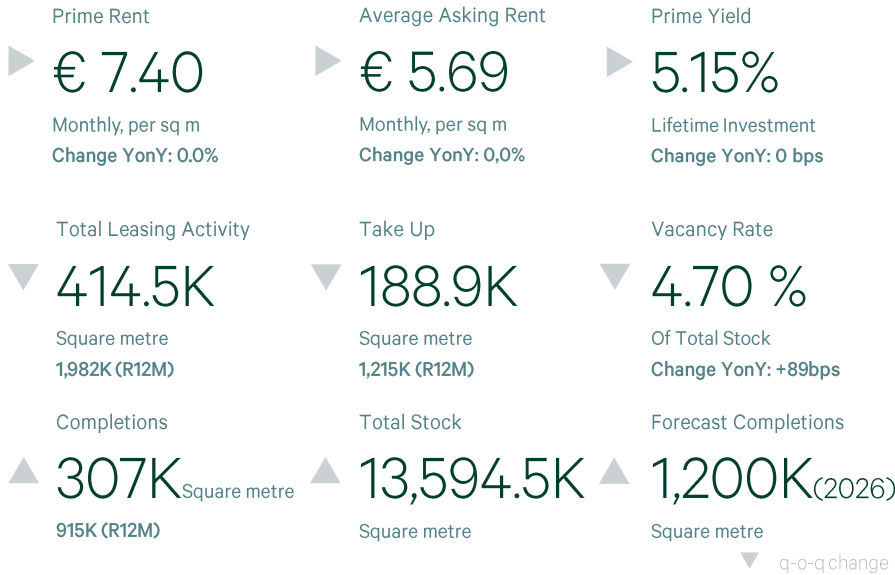


Czech Republic Industrial and Logistics Market Figures

KEY PERFORMANCE INDICATORS (Q1 2026)



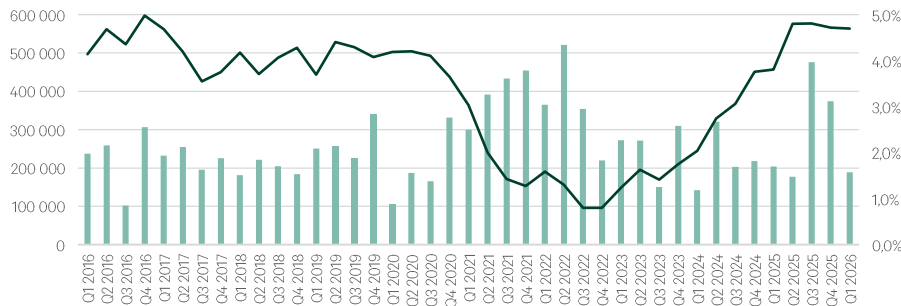
Note: As of Q2 2023, the Average asking rents represent the average in the modern stock in the whole country; existing space, space under construction and planned projects included.

In Q1 2026, take-up reached 188,900 sq m, showing a decrease of 5% quarter-on-quarter (q-o-q) and a small decrease of 5% year-on-year (y-o-y). Demand this quarter has been driven by the 3PL sector. This quarter, 50% of demand came from this sector, compared to only 11% last quarter. Overall, the 3PL sector was somewhat under represented from take-up for the majority of the last year before the return in Q4. The second largest volume of new demand came from the Manufacturing sector, accounting for 33%. Only 5% came from the Distribution sector (retail/e-commerce), and 12% were companies from other/ undisclosed sectors.

New supply in Q1 2026 totalled 307,000 sq m, representing a 34% quarter-on-quarter increase and a 44% increase compared to Q1 2025. From this volume, 214,000 sq m were delivered under a single roof in Panattoni Business Park Cheb for H&M after a construction period of three and a half years. The vacancy rate is currently reaching 4.7%, equating to 639,100 sq m of available space. An additional 375,200 sq m of shell & core space is also vacant. If fully completed, this would bring the overall vacancy rate to approximately 7.2%.

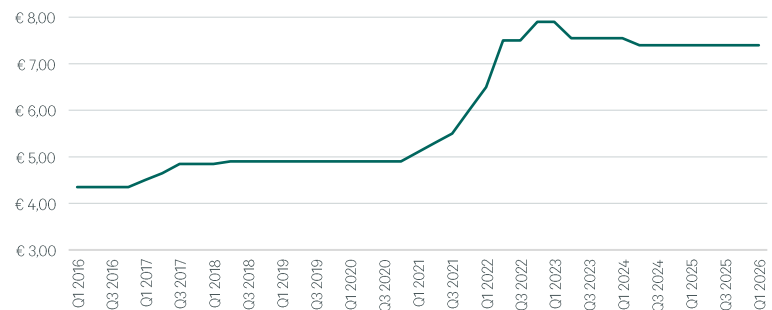
As of the end of Q1 2026, the total volume of industrial and logistics space under construction in the Czech Republic reached 1,140,100 sq m. With over 360,000 sq m with an expected delivery next quarter. After delivery we should see a significant decrease in active construction for the first time since 2021. At the end of Q1, around 36% of the space under construction was vacant. Development activity in Q1 2026 saw the commencement of construction of 177,400 sq m of industrial and logistics space. Around 35% of this space is speculative. Prime headline rents remained stable across core locations during Q1 2026.

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



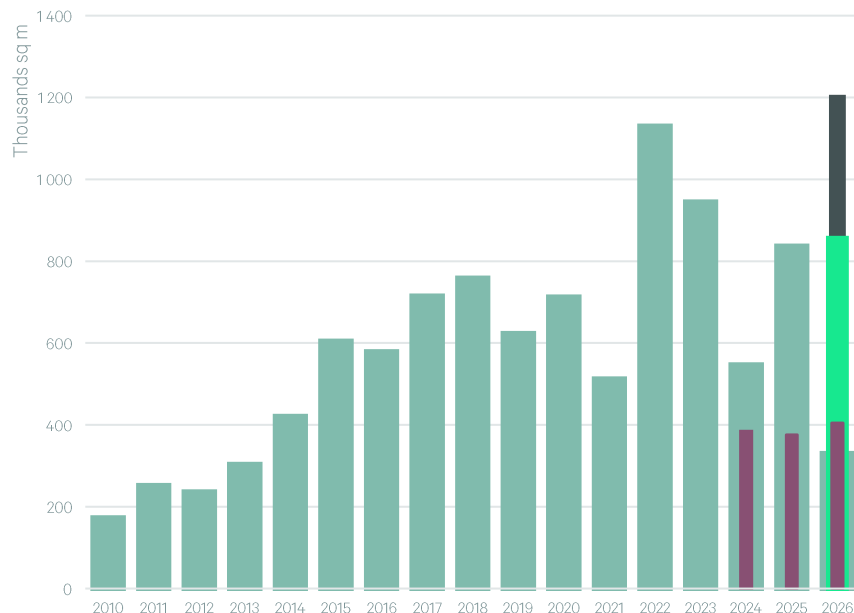
Source: CBRE Research, IRF, Q1 2026

PRIME RENT DEVELOPMENT (Euro/ sq m/ month)



Source: CBRE Research, Q1 2026

STOCK DEVELOPMENT (Completions | Annual Forecast | Forecast UC | Shell&Core end of the period)



Source: CBRE Research, IRF, Q1 2026

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

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.

2025 Q2: We have amended data for Q1 2025 vacancy. Due to a reporting error, space that was believed to be available and soon to be vacant was, unfortunately, already vacant. This change retrospectively added nearly 100,000 square meters of vacant space to Q1 2025, resulting in an increase in the overall vacancy rate.

2025 Q4: Amended data for Q2 2025, when 100,000 square meters previously believed to be in Shell & Core were actually completed, resulting in an increase in the vacancy rate and new supply for the whole year.

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Q1 2026

REPORT FIGURES

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