



**Modern stock**  
(sqm)

**5.9M**



**Q1 2022 Supply**  
(sqm)

**115,000**



**Pipeline 2022**  
(sqm)

**590,000**

excl. Q1 2022



**Vacancy rate**  
(%)

**4.3%**

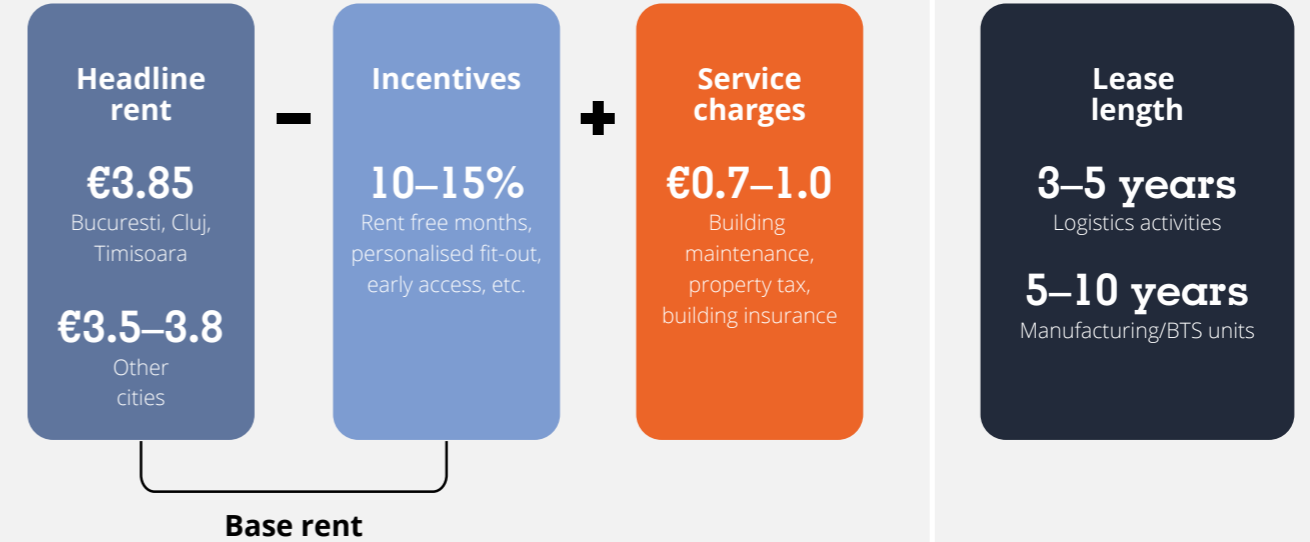
decreasing

### Prime yield

**7.50%**

stable

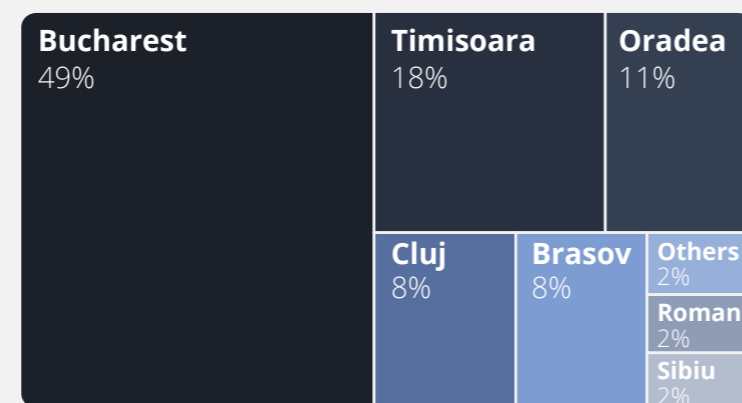
### Occupancy costs



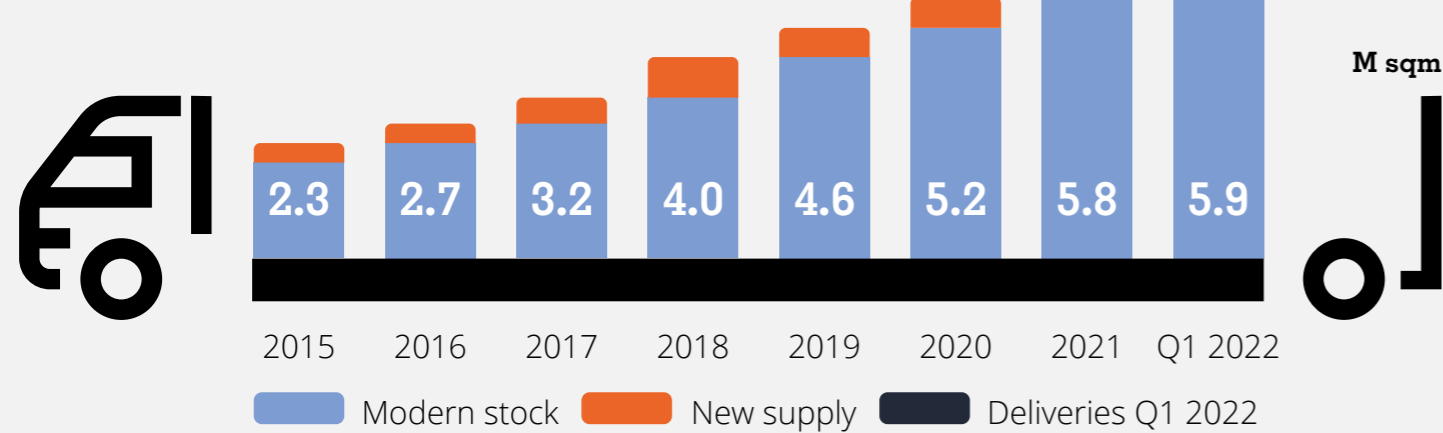
## Industrial stock

With ~115,000 sq.m delivered in Q1 2022, the modern industrial stock in Romania exceeded 5.9M sqm, with the overall vacancy rate estimated at 4.3% (decreasing from 4.9% at the end of 2021). The decrease in vacancy is due chiefly to the high demand recorded in Q1 2022. The vacancy in Bucharest area stands at ~4.4%, decreasing from 5.2% at the end of 2021. The vacancy in Cluj industrial hub is around 3.9%, whilst in Timisoara area it is ~6.3%.

Industrial pipeline by geography Q2-Q4 2022



Romania modern industrial stock evolution



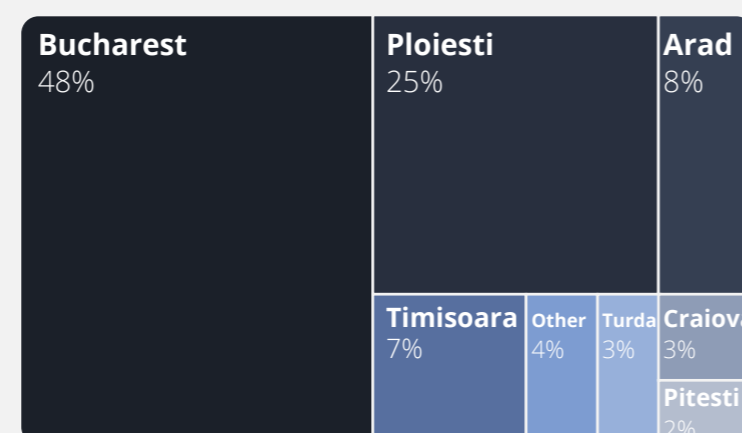
Highways and regional industrial & logistics hubs, Romania



## Industrial demand

The industrial take-up amounted close to 350,000 sqm in Q1 2022, with the average lease transaction in the region of 5,400 sqm. More demand (52%) was attracted by regional cities (in 2021, 71% was generated by the Bucharest area). Ploiesti area accounted for 25% of the demand in Q1 2022, Arad for 8% and Timisoara for 7%.

Industrial take-up by geography Q1 2022



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