

INVESTMENT MARKET IN CEE

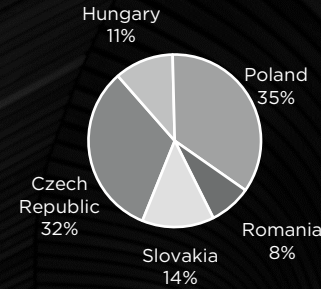
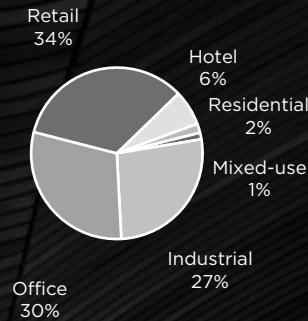
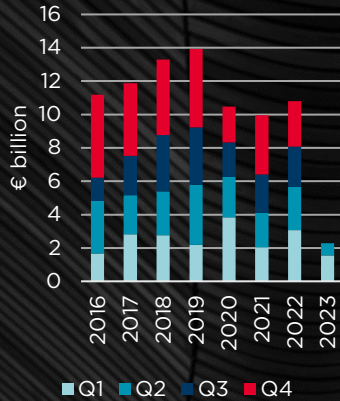
Q2 2023 HIGHLIGHTS

INVESTMENT VOLUMES

€ 2.28 B
H1 2023

-59.5%
CHANGE YOY

€ 5.64 B
H1 2022



HIGHLIGHTS



JEFF ALSON
CEE PARTNER
CAPITAL MARKETS

Pockets of activity persist across CEE despite a deteriorating sentiment for real estate, while local and regional capital remains engaged. The improving Czech economic outlook and banking sector sentiment may enhance pricing and activity. In Poland, investments are largely centred on the logistics and industrial property sector, while core retail is gaining relative attractiveness as the asset class. Slovakia, Hungary, and Romania are witnessing subdued transaction volumes, primarily driven by local investors who frequently acquire properties at a discount.

The occupational markets driving income for real estate begin to diverge. In Czechia, the hotel and retail sectors remain stronger than other sectors. Meanwhile, in Poland, office demand remains resilient in the CBD but weaker in the peripheral submarkets. The industrial and logistics property sector sustains healthy demand, with more focus on manufacturing than logistics. The recent rapid increase in rents is expected to level off now.

The second half of 2023 is expected to bring improved pricing stability as interest rates reach their peak and investors gain clearer insights into price discovery.

PRIME YIELDS

OFFICE +85 BPS Y/Y CHANGE

CZ	HU	PL	RO	SK
5.25%	5.75%	5.50%	7.00%	6.00%

RETAIL (SC) +53 BPS Y/Y CHANGE

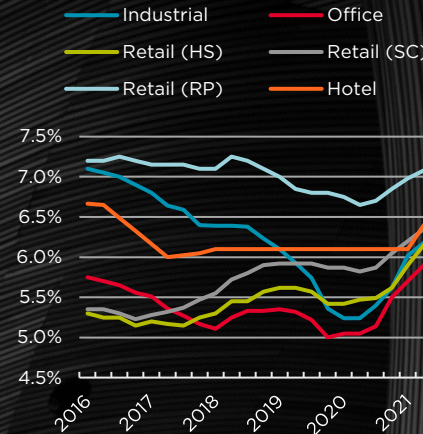
CZ	HU	PL	RO	SK
5.75%	6.50%	6.00%	7.00%	6.50%

INDUSTRIAL +94 BPS Y/Y CHANGE

CZ	HU	PL	RO	SK
5.00%	6.50%	5.90%	7.25%	6.25%

HOTELS +94 BPS Y/Y CHANGE

CZ	HU	PL	RO	SK
5.00%	6.50%	5.90%	7.25%	6.25%



CEE (CZ, HU, PL, RO, SK) blended yields

KEY OFFICE TRANSACTIONS H1 2023

Property	Location	Buyer	Seller	Size (sq m)
Panorama Business II	Bratislava (SK)	IAD Investments	J&T	28,200
Landererova 12	Bratislava (SK)	ZFP Investments	JTRE	24,200
Wola Retro	Warsaw (PL)	Adventum Group	Develia	25,900
Forest Offices	Debrecen (HU)	University of Debrecen	GTC	22,000
My Place Office II	Warsaw (PL)	Trigea Real Estate Fund	Echo Investment	17,200
Vizivaros Office Center	Budapest (HU)	FLE	CA Immo	14,200
Rohan Business Center	Prague (CZ)	Fio	REICO	9,400
Lakeside Park O2	Bratislava (SK)	Wood & Company	Immocap	14,000
One Herastrau	Bucharest (RO)	Vincit Union	One United Properties	8,000

KEY RETAIL TRANSACTIONS H1 2023

Property	Location	Buyer	Seller	Size (sq m)
TREI retail portfolio	Multiple (CZ, SK)	Star Capital Finance	TREI Real Estate	110,000
Atrium Palác Pardubice	Prague (CZ)	Redstone Real Estate	G City Europe	26,300
Arkády Pankrác (25%)	Prague (CZ)	G City Europe	ECE	40,000
Atrium Molo Szczecin	Szczecin (PL)	confidential	G City Europe	27,500
Family Market Bucium & Miroslava (50% in 2 assets)	Iasi (RO)	W&E Assets	Iulius Group	12,000
Retail Park Topoľčany	Topoľčany (SK)	ZDR Investments	Viwo	9,000
Brico Depot store	Iasi (RO)	Radacini Group	Grivalia	8,000
High Street retail portfolio	Oradea (RO)	confidential	Lion Capital	12,600

KEY INDUSTRIAL TRANSACTIONS H1 2023

Property	Location	Buyer	Seller	Size (sq m)
Campus 39 business park	Wroclaw (PL)	P3 Logistic Parks	Panattoni	185,000
FM Logistic Portfolio	Multiple (RO)	CTP	FM Logistic	98,000
Panattoni Wroclaw	Wroclaw (PL)	confidential	Panattoni	72,000
CBPI Park Liberec	Liberec (CZ)	CB Property Investors	Industrial Capital Holding	39,000
Panattoni Warsaw	Warsaw (PL)	confidential	Panattoni	53,000
Karlovarská Business Park	Prague (CZ)	Accolade	Conseq	19,500
Comalim Industrial Park	Arad (RO)	Transilvania Constructii	Comalim	16,900
Aplast	Bucharest (RO)	Viva Toys	Aplast	12,500

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