



RESEARCH

AT A GLANCE Q2 2021

INDUSTRIAL & LOGISTICS REAL ESTATE MARKET IN THE CZECH REPUBLIC

- Most logistics space was completed in Greater Prague
- Strong leasing activity has led to four consecutive quarters of vacancy decline

SUPPLY & VACANCY

In the Czech Republic, **86,300 sq m** of warehouse space was **completed** in Q2 2021. The **total** modern warehouse and industrial space in the Czech Republic increased to **9.4 million sq m**.

The largest completed projects included a logistics hall in **Prologis Park Prague-Úžice** (21,300 sq m), tailor-made for CRUSSIS Electrobikes, furthermore, the construction of a new distribution centre for Partner in Pet Food was completed in **CSPPark Planá nad Lužnicí** (17,400 sq m), the third largest finished project was the hall in **VGP Park Prostějov** (12,800 sq m) leased by a confidential tenant.

For the second time in a row, the **vacancy rate** reached a **historic low** of 2.2%, falling by 3.14 percentage points year-on-year.

NEW SUPPLY, VACANCY RATE
(sq m, %)



Source: BNP Paribas Real Estate

KEY FIGURES



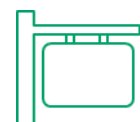
9.4 m sq m
TOTAL STOCK



86,300 sq m
NEW SUPPLY Q2 2021



611,800 sq m
UNDER CONSTRUCTION



2.2%
VACANCY RATE

ECONOMIC OVERVIEW

- According to a preliminary estimate published by the Czech Statistical Office, the **Czech economy** grew by **7.8%** year on year, the economy also grew quarter on quarter, by 0.6%. GDP growth was driven by investment spending, foreign demand and household consumption.
- Year-on-year growth in **consumer prices** slowed to **2.8%** in June from 2.9% in May. Prices of fuels and oils, alcoholic beverages and tobacco had the greatest impact on price growth, and prices of financial services also increased.
- In June 2021, the Czech National Bank responded to concerns about further growth in consumer prices by **raising interest rates**. The key interest rates rose by 0.25 percentage point to 0.5%. According to the Czech National Bank statement, the Bank Board can be expected to raise interest rates further by the end of the year.
- Unemployment** fell by 0.2 pp month-on-month. to 3.7%.



3.2%
NOMINAL WAGE
GROWTH
Q1 2021

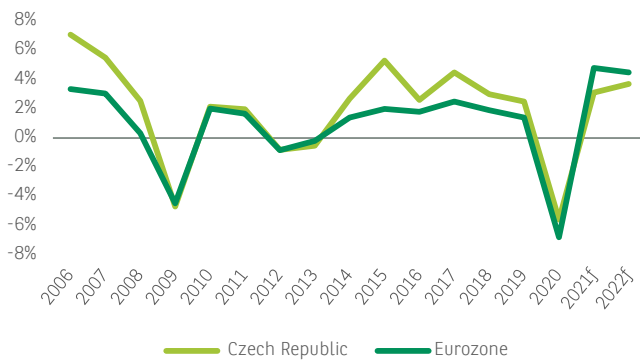


2.8%
CONSUMER
PRICE INDEX
06/2021



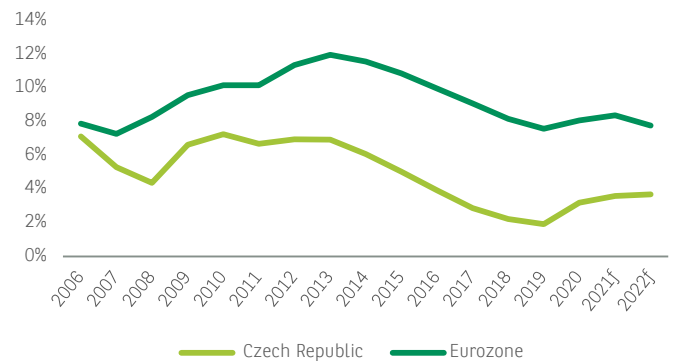
3.7%
UNEMPLOYMENT
RATE
06/2021

GDP AT CONSTANT PRICES
(%, y/y)



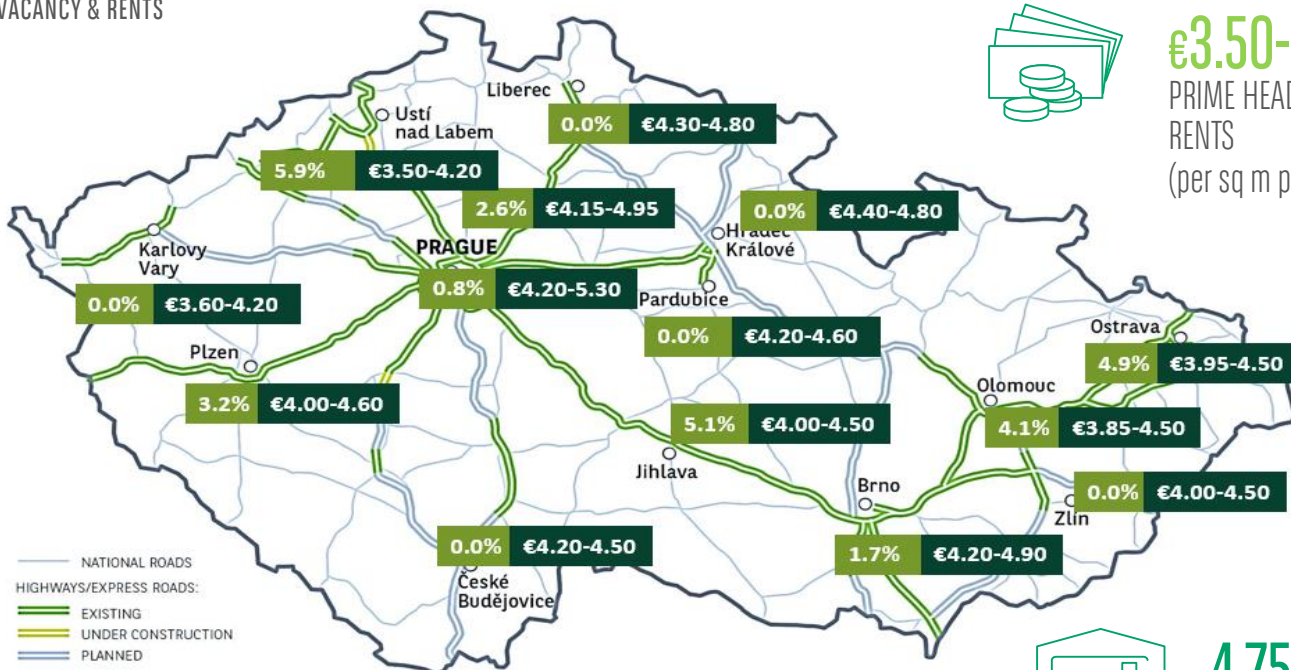
Source: BNP Paribas Real Estate, Oxford Economics

UNEMPLOYMENT RATE
(%, y/y)



Source: BNP Paribas Real Estate, Eurostat

VACANCY & RENTS



NATIONAL ROADS
HIGHWAYS/EXPRESS ROADS:
EXISTING
UNDER CONSTRUCTION
PLANNED

Source: BNP Paribas Real Estate



€3.50-5.30
PRIME HEADLINE
RENTS
(per sq m per month)



4.75%
PRIME YIELD

DEMAND

TAKE-UP

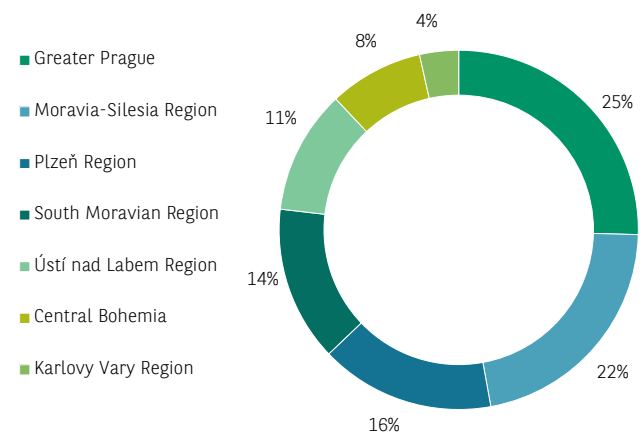
| | Q2 2021 | Y/Y | Q/Q |
|---------------|-----------------------|------------|-------------|
| Gross: | 410,300 sq m | 17% | -46% |
| Net: | 271,000 sq m | 52% | 10% |
| | H1 2021 | Y/Y | |
| Gross: | 1,169,700 sq m | 92% | |
| Net: | 517,900 sq m | 94% | |

QUARTERLY TAKE-UP
(sq m)

Source: BNP Paribas Real Estate

MAJOR NEW LEASES

| TENANT | PROPERTY | SIZE (sq m) | DEAL TYPE |
|--------------|-------------------------|-------------|--------------------------|
| FM ČESKÁ | P3 Lovosice | 60,600 | Renegotiation, expansion |
| OKAY | VGP Park Prostějov | 25,000 | New lease |
| Confidential | Contera Park Ostrava D1 | 25,000 | New lease |
| FM ČESKÁ | P3 Prague D11 | 20,300 | Renegotiation |

Q2 2021 NET TAKE-UP BY REGION
(%)

Source: BNP Paribas Real Estate

SUMMARY & OUTLOOK

- In Q2 2021, **86,300 sq m** of logistics space was **completed** in 10 industrial parks, this was 51% less than in the same period last year, but 10% more than in the previous quarter. Most space was completed in Greater Prague (27%) and in the South Bohemian Region (21%).
- The **vacancy rate** again surpassed its historical lows, the total vacancy rate in the Czech Republic at the end of June 2021 was 2.2%, it decreased by 1.5 percentage points quarter-on-quarter. The lowest vacancy rate was recorded in Greater Prague, where only 26,100 sq m of logistics space was available. On the contrary, the most vacant space is located in the Pilsen Region, namely 41,900 sq m.
- The **gross take-up** reached 410,300 sq m in the 2nd quarter. The share of new leases in total demand increased to 66% in the second quarter from 33% in the first quarter. Most leases (including renegotiations) were concluded in Greater Prague (36%) and in the Moravian-Silesian Region (17%).
- At the end of June, 611,800 sq m of modern warehouse space was **under construction**. The most projects under construction are situated in Greater Prague (20%), the Pilsen Region (18%) and the Moravian-Silesian Region (16%). In 2021, further 518,500 sq m of warehouse space should be completed.
- The **prime rent** is constantly growing, in the Czech Republic it ranged from €3.50 to €5.30 /sq m/month. In Greater Prague, rents climbed to €4.20 to €5.30 /sq m/month, due to the lack of available industrial space, it can be expected that prices in Greater Prague will continue to rise sharply. A similar situation is in the South Moravian Region, where the prime rents reached the level of €4.20 to €4.90 /sq m/month.
- Changes in consumer behaviour have resulted in record demand for warehouse and production space in the Czech Republic. In the first half of this year, historically the most spaces were leased, almost 1.2 million sq m.

GREATER PRAGUE

- The **Capital City of Prague** is the economic centre of the country and as for economy, has a unique position within the Czech Republic. Its economic output consistently contributes roughly a quarter of the national GDP. Prague is the largest regional labour market in the Czech Republic and influences also the rest of the country, especially Central Bohemian Region, where the unemployment rate continuously drops.
- At the end of Q2 2021, the **unemployment rate** was 3.4%.
- Prague is a central point of all highway routes and is also an important international railway junction. Air transport including freight is provided particularly by the Václav Havel Airport Prague.
- Greater Prague is the largest warehouse market in the Czech Republic. It accounts for 35% of the country's total stock.
- In Q2 2021 two logistics halls with a total area of 23,600 sq m were completed in Greater Prague.
- The **total demand** amounted to **147,200 sq m**, of which new leases accounted for 47%. About 36% of the total national demand was concluded in Greater Prague.

KEY INDICATORS



3,280,080 sq m
TOTAL STOCK



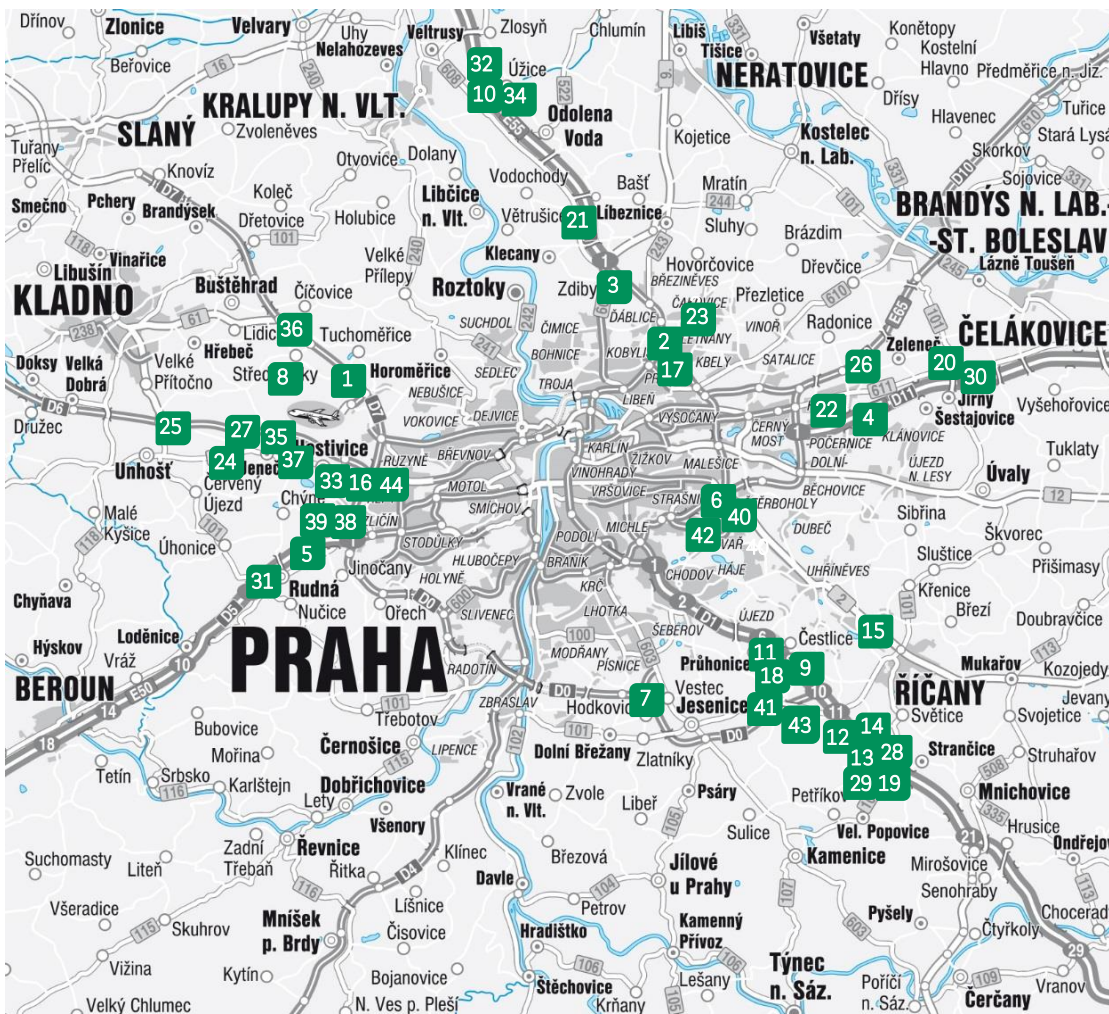
0.8%
VACANCY RATE



121,140 sq m
UNDER CONSTRUCTION



€4.20 – 5.30
PRIME HEADLINE RENTS
(per sq m per month)



EXISTING WAREHOUSE SPACE

1. Airport Logistics & Service Center
2. Areál Letov
3. Areál Zdiby
4. Big Box Horní Počernice
5. Business Park Prague Chrástany
6. Business Park Průmyslová 11
7. CPI Park Vestec
8. CTPark Prague Airport
9. CTPark Prague East
10. CTPark Prague North
11. Čestlice Business Park
12. GLP Jažlovice Logistics Centre
13. Hoya Jažlovice
14. KSF Jažlovice
15. Contera Park Říčany
16. Karlovarská Business Park
17. Letňany Business Park
18. Life Point Čestlice
19. P3 Prague D1
20. P3 Prague D11
21. P3 Prague D8
22. P3 Prague Horní Počernice
23. P3 Prague Letňany
24. Panattoni Park Prague Airport I
25. Panattoni Park Prague Airport II
26. Penny Market Radonice
27. Prologis Park Prague Airport
28. Prologis Park Prague D1 East
29. Prologis Park Prague D1 West
30. Prologis Park Prague Jirny
31. Prologis Park Prague Rudná
32. Prologis Park Prague Úžice
33. Segro Logistics Park Prague
34. Tesco DC Postřizín
35. VGP Park Jenč
36. VGP Park Tuchoměřice
37. Warehouse Jenč
38. Business Park Prague Zličín
39. CTPark Prague West
40. Eastgate Prague
41. Komerční Park Dobřejovice
42. City Park Hostivař
43. Prologis Park Prague D1 West II
44. K&K Invest Group Park
45. Archan Park Zápy

CENTRAL BOHEMIAN REGION

- The Central Bohemian Region is the area that surrounds the Capital City of Prague. Its area, number of municipalities, and population make it the largest region of the Czech Republic. The Region is an important source of labour force for Prague.
- At the end of Q2 2021, the **unemployment rate** was 3.4%.
- The Central Bohemian Region has the second densest (after Prague), but also the most overloaded, transport network in the Czech Republic. Main railway and road transit networks lead over the territory of the region to the Capital City. The region benefits also from river transportation.
- The biggest car manufacturer in the country, Škoda Auto, is also the biggest company in the region. It is based in Mladá Boleslav. This is one of the reasons almost 64% of all warehouses in the Central Bohemian Region are located in Mladá Boleslav and its surroundings.
- During the second quarter of 2021, no new logistics hall was completed in the Central Bohemian Region.
- Total **demand** amounted to **23,000 sq m** in Q2 2021.

KEY INDICATORS



725,420 sq m
TOTAL STOCK



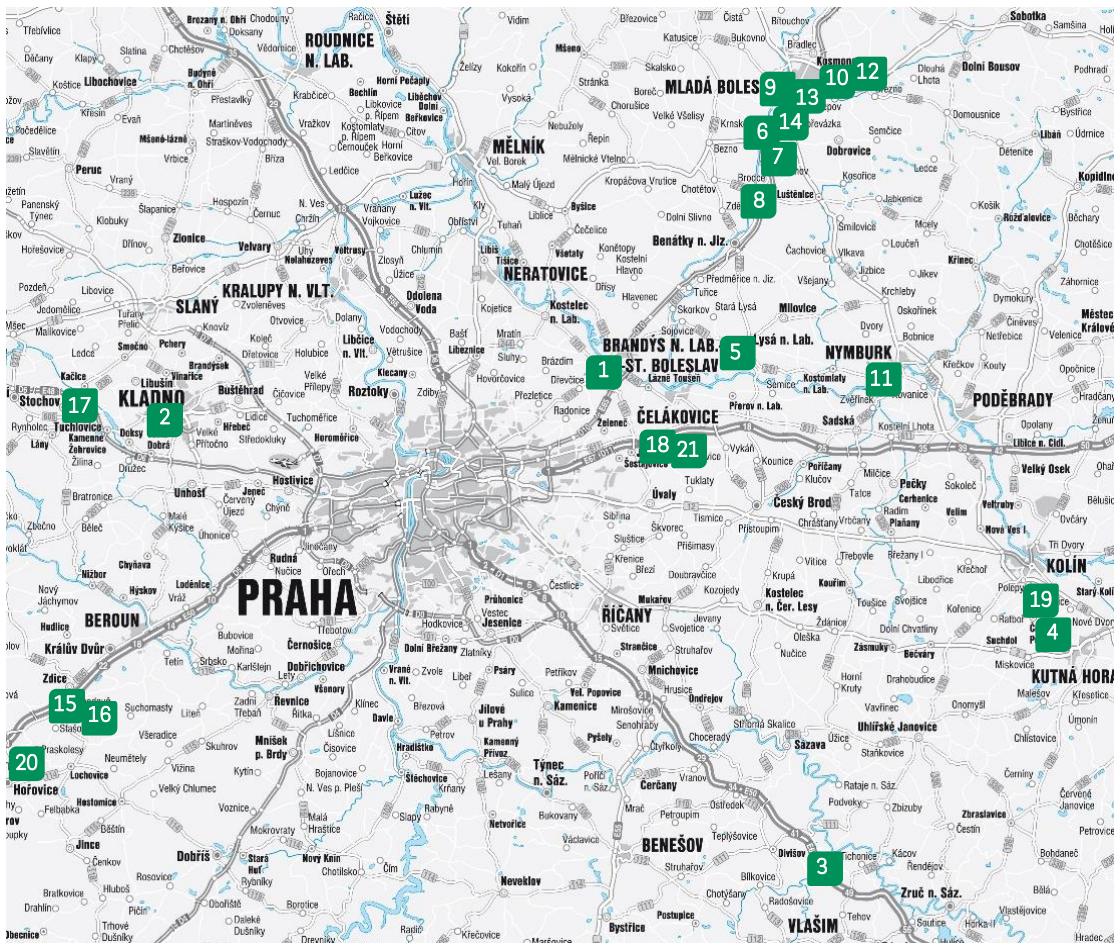
2.6%
VACANCY RATE



72,320 sq m
UNDER
CONSTRUCTION



€4.15 - 4.95
PRIME HEADLINE RENTS
(per sq m per month)



EXISTING WAREHOUSE SPACE

1. Brandýs nad Labem Continental
2. C-Mec Kladno
3. CTPark Divišov
4. CTPark Kutná Hora
5. CTPark Lysá nad Labem
6. CTPark Mladá Boleslav
7. CTPark Mladá Boleslav II
8. D+D Brodce
9. D+D Park Kosmonosy
10. GLP Mladá Boleslav Logistics Centre
11. Kolín Business Park
12. P3 Mladá Boleslav
13. Škoda Parts Centrum Plazy
14. Uno Park Mladá Boleslav
15. Repono Cerhovice
16. CTPark Cerhovice
17. P3 Prague D6
18. Komerční Park Nehvizdy
19. Logi Park Kolín
20. Panattoni Park D5 Hořovice
21. Nepoint Nehvizdy

SOUTH BOHEMIAN REGION

- The South Bohemian Region has a rather recreational character, industrial production is concentrated mainly in the agglomeration of České Budějovice.
- At the end of Q2 2021, the **unemployment rate** was 2.8%.
- The Region has been reporting an ever-increasing volume of traffic, particularly on the roads. However, the Region's territory is not connected to the network of highways within the Czech Republic. The planned and partly under construction D3 highway will connect Prague with the South Bohemian Region and further will join the highway network to neighbouring Austria. The South Bohemian Region - Austrian Border section should be completed by 2024 and the Central Bohemian Region by 2028.
- Due to poor transport accessibility, the offer of logistics schemes in the South Bohemian Region is limited, located mainly around Tábor.
- In Q2 2021, one logistics hall (17,800 sq m) was **completed** in CSPPark Planá nad Lužnicí.
- No demand** was realized in the South Bohemian Region in Q2 2021.

KEY INDICATORS



87,510 sq m
TOTAL STOCK



0.0%
VACANCY RATE



9,220 sq m
UNDER
CONSTRUCTION



€4.20 - 4.50
PRIME HEADLINE RENTS
(per sq m per month)



EXISTING WAREHOUSE SPACE

1. CTPark České Velenice
2. CTPark Planá nad Lužnicí
3. Průmyslová zóna Tábor
4. Arete Park Písek I.
5. Arete Park Písek II.
6. CSPPark Planá nad Lužnicí

SOUTH MORAVIAN REGION

- The South Moravian Region is one of the regions with significant economic potential. The gross domestic product of the Region represents one tenth of the national GDP.
- At the end of Q2 2021, the **unemployment rate** was 4.0%.
- In terms of transport, the South Moravian Region has a significant transit function. An important regional transport hub for road, motorway, railway and air transport is the regional city Brno, which is situated at the highway intersection in the direction of Prague (D1), Bratislava (D2), Olomouc (D46) and Vienna (D52). However, the D52 motorway is still incomplete, with only 17 km in operation and should be fully finished by 2028.
- The South Moravian Region is the third largest logistics market in the Czech Republic, after the Prague and Plzeň regions.
- In Q2 2021, 7,600 sq m of modern warehouse space was **delivered** to the market in Panattoni Park Brno Airport.
- **Gross take-up** amounted to **39,600 sq m**, out of which net take-up represented 37,900 sq m in Q2 2021.

KEY INDICATORS



1,190,840 sq m
TOTAL STOCK



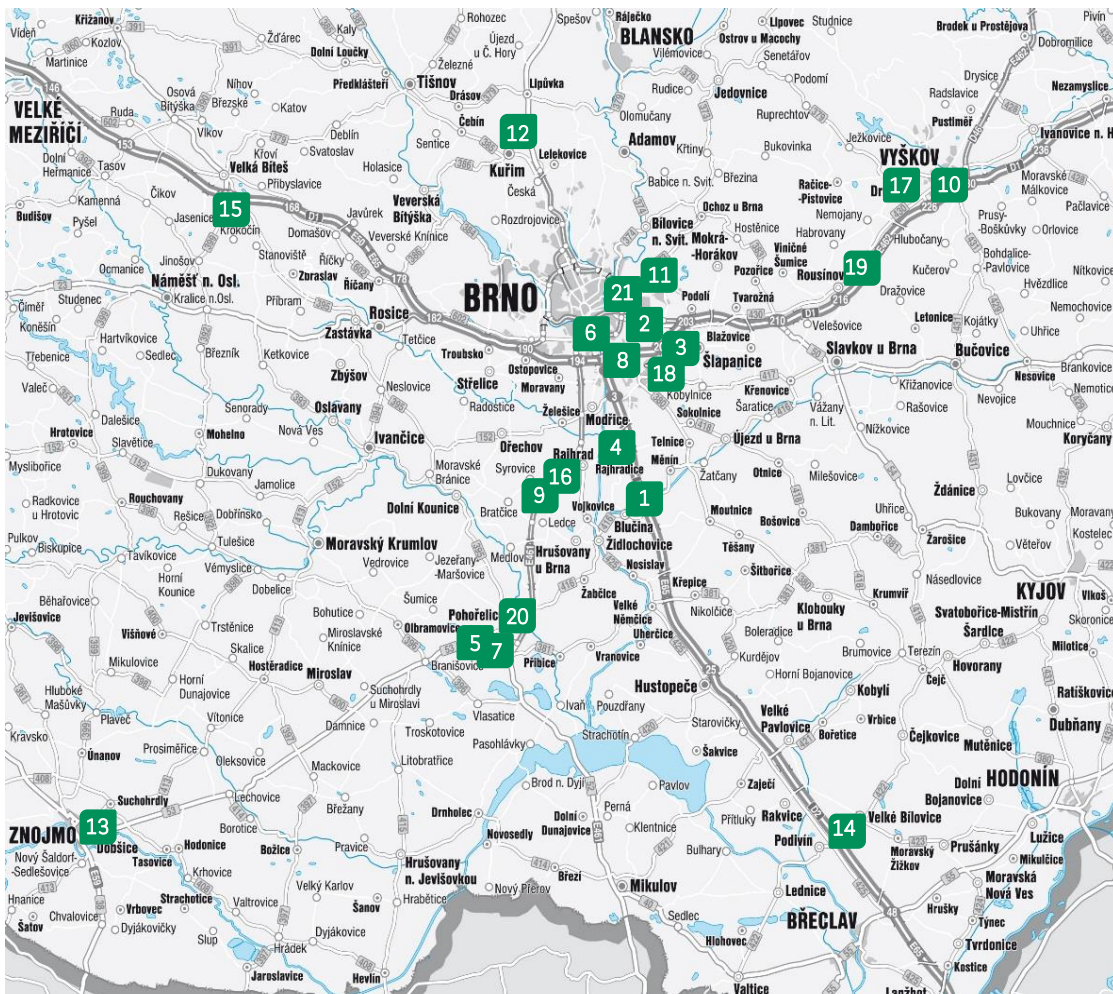
1.7%
VACANCY RATE



75,370 sq m
UNDER
CONSTRUCTION



€4.20 - 4.90
PRIME HEADLINE RENTS
(per sq m per month)



EXISTING WAREHOUSE SPACE

1. CTPark Blučina
2. CTPark Brno
3. CTPark Brno South
4. CTPark Modřice
5. CTPark Pohořelice
6. Flexi Hall Pohořelice
7. LTC Brno Kaštanová
8. Prologis Park Brno Syrovice
9. Průmyslový areál Vyškov
10. RD Park Brno Líšeň
11. Smart Zone Kuřim
12. Technopark Znojmo
13. Velbi Park Velké Bílovice
14. Ponávka
15. VGP Park Brno
16. Vyškov Rompa
17. Panattoni Park Brno Airport
18. Industry Park Rousínov
19. IOG Pohořelice
20. CTPark Brno Líšeň
- 21.

HRADEC KRÁLOVÉ, PARDUBICE

- The Hradec Králové Region, together with the neighbouring Pardubice and Liberec Regions, form the Northeast Region, which is one of the three largest areas in the Czech Republic in terms of area and population.
- The Hradec Králové Region can be characterized as an agro-industrial area with highly developed tourism, whereas the Pardubice Region is a predominantly industrial (engineering) area.
- At the end of Q2 2021, the **unemployment rate** was 2.8% in the Hradec Králové Region and 2.4% in the Pardubice Region.
- The Hradec Králové Region is connected to Prague by the unfinished D11 highway, which, after its completion in 2024, will connect the region with Poland. The Pardubice and Hradec Králové Regions are also located at the cross section of two European long-distance roads E67 (Prague-Warsaw) and E442 (Liberec-Olomouc). The planned and now partially under construction D35 highway will also pass through the regions.
- No new warehouses were delivered to the market in this quarter.
- No new warehouse space was delivered to the market in Q2 2021, nor was there any space taken-up.

KEY INDICATORS



349,470 sq m
TOTAL STOCK



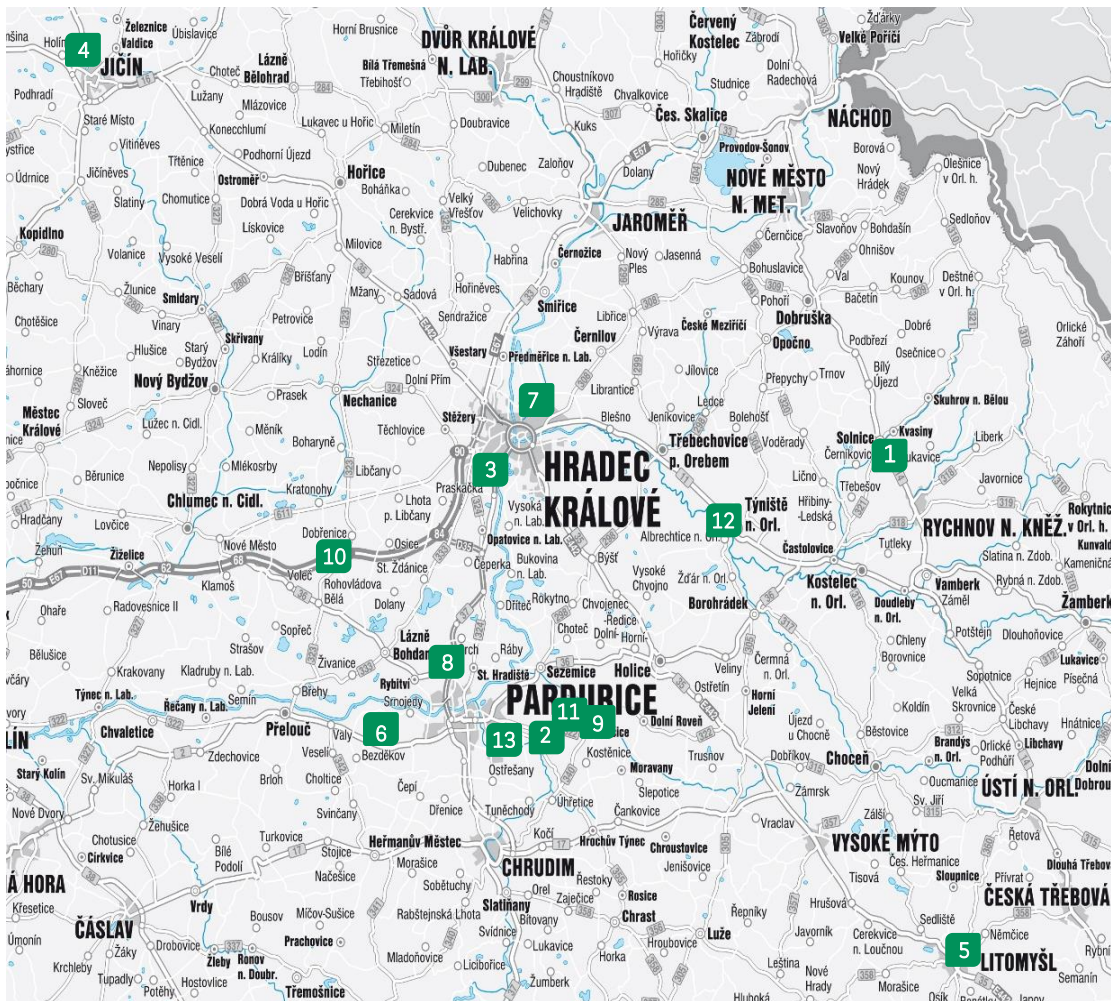
0.0%
VACANCY RATE



1,780 sq m
UNDER CONSTRUCTION



€4.20 - 4.80
PRIME HEADLINE RENTS
(per sq m per month)



EXISTING WAREHOUSE SPACE

1. CTPark Kvasiny
2. CTPark Pardubice II
3. Greenhouse Hradec Králové
4. Investika Jičín
5. Investika Litomyšl
6. LC Opočinek
7. LiNK Hradec Králové
8. Logistické Centrum Zelená Louka
9. Starzone Pardubice
10. P3 Hradec Králové
11. Pardubice Černá za Bory
12. Cataler Týniště
13. Logistika Park Pardubice

KARLOVY VARY REGION

- The **Karlovy Vary Region** is famous for its SPA's. Tourism is one of the most important industries in this area.
- At the end of Q2 2021, the **unemployment rate** was 5.2%.
- The main road of the Karlovy Vary Region is the D6 highway (Cheb - Sokolov - Karlovy Vary). At present there are three sections of this highway in operation and the whole highway should be completed in 2026. Currently the highway is now connected to Germany by road I/6.
- Due to the availability of land and proximity to Germany, the Karlovy Vary Region is in the growing spotlight of developers and tenants. Most of the existing warehouse space is located in the vicinity of Cheb, near the D2 motorway.
- No warehouse was completed in the Karlovy Vary Region this quarter.
- In Q2 2021, the **total demand** amounted to 9,500 sq m.

KEY INDICATORS



272,950 sq m
TOTAL STOCK



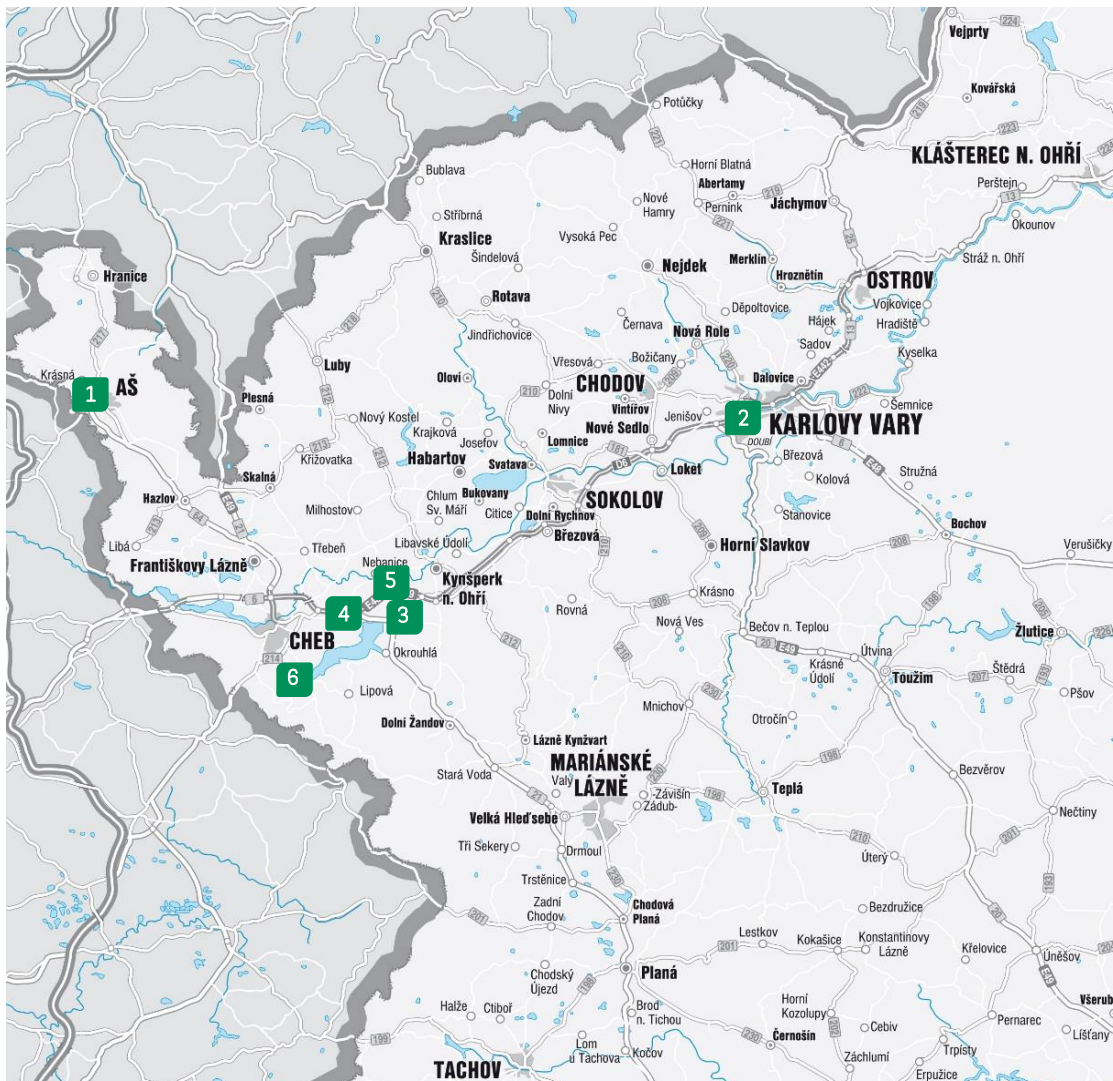
0.0%
VACANCY RATE



38,780 sq m
UNDER CONSTRUCTION



€3.60 - 4.20
PRIME HEADLINE RENTS
(per sq m per month)



EXISTING WAREHOUSE SPACE

1. CTPark AŠ
2. Kanov Industrial Park
3. Maman Euro Logistic Cheb
4. Panattoni Park Cheb
5. CTPark Cheb
6. Panattoni Park Cheb South

LIBEREC REGION

- The predominantly mountainous **Liberec Region** has an industrial character however tourism also forms a significant part of the economy.
- At the end of Q2 2021, the **unemployment rate** was 4.0%.
- The Region is connected to Prague via the D10 highway, which leads from Prague to Turnov, where it terminates and connects to the I / 35 expressway, which continues to the regional city of Liberec. Passing through the region is the European route E65 running in the direction, Prague, Harrachov, Poland. There are other first-class roads which connect the region with Germany. The Liberec Region is the only region in the Czech Republic that has no electrified rail line.
- No new warehouse space was delivered to the market in Q2 2021, nor was there any space taken-up.

KEY INDICATORS



299,730 sq m
TOTAL STOCK



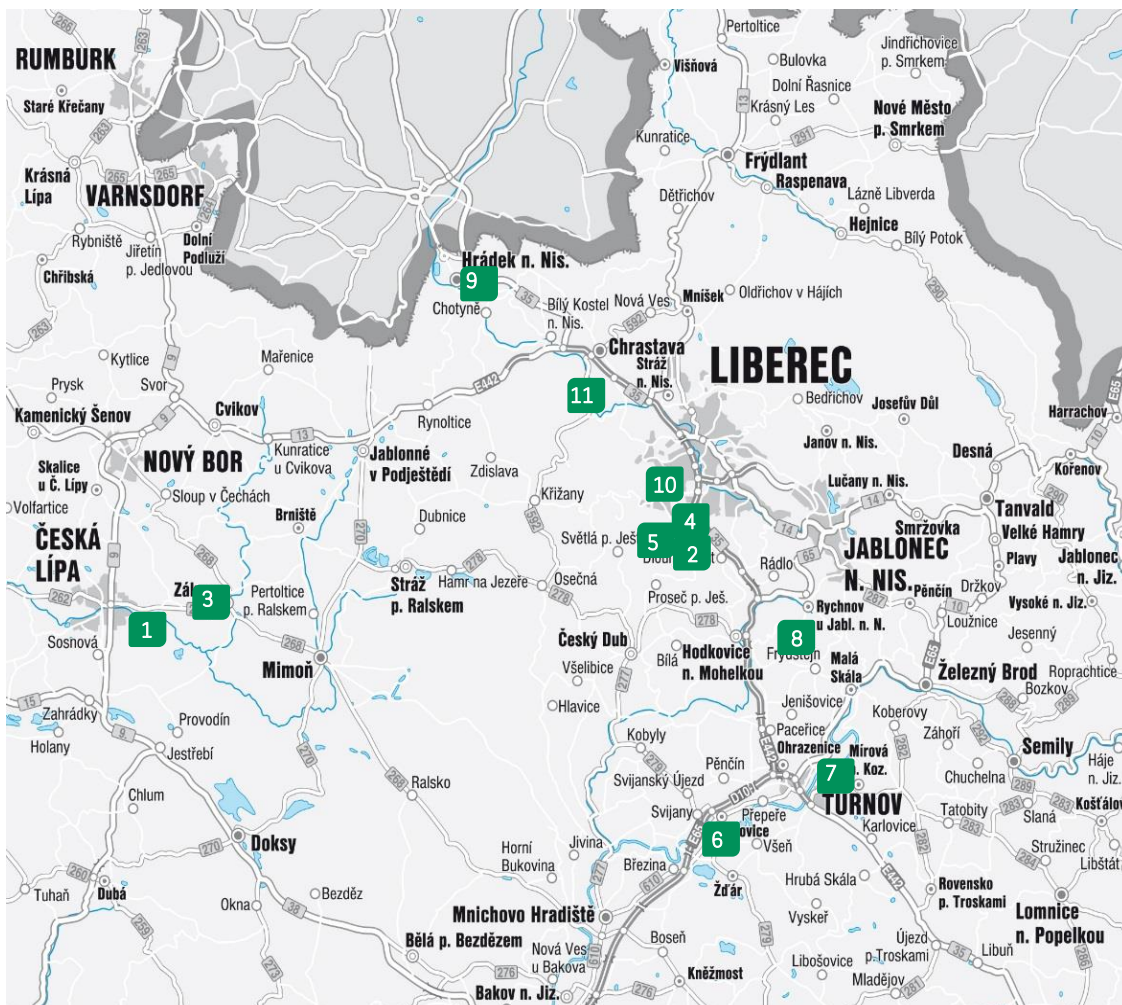
0.0%
VACANCY RATE



0 sq m
UNDER
CONSTRUCTION



€4.30 - 4.80
PRIME HEADLINE RENTS
(per sq m per month)



EXISTING WAREHOUSE SPACE

1. CTPark Česká Lípa
2. CTPark Liberec
3. CTPark Zákupy
4. Investika Liberec
5. P3 Liberec
6. P3 Příšovice
7. P3 Turnov
8. Rychnov u Jablonce
9. VGP Park Hrádek nad Nisou
10. VGP Park Liberec
11. Renwon Business Park Chrástava

OLOMOUC REGION

- From the economic point of view, the **Olomouc Region** is an industrial area with a well developed service industry.
- At the end of Q2 2021, the **unemployment rate** was 3.5%.
- The unfinished D1 highway passes through the region but is connected to the regional city of Olomouc by the fully completed D46 highway and the unfinished D35 highway (the so called northern backbone route, which will connect Bohemia with Moravia). Therefore, there is a comfortable transport connection to Brno and Prague as well as to Ostrava and Poland.
- In Q2 2021, two new logistics halls were **completed**. A new hall with the total area of 12,800 sq m was added in **VGP Park Olomouc** and a new hall with an area of 4,900 sq m was built in the logistics park **P3 Olomouc**.
- No demand** was realized in the Olomouc Region in Q2 2021.

KEY INDICATORS



327,090 sq m
TOTAL STOCK



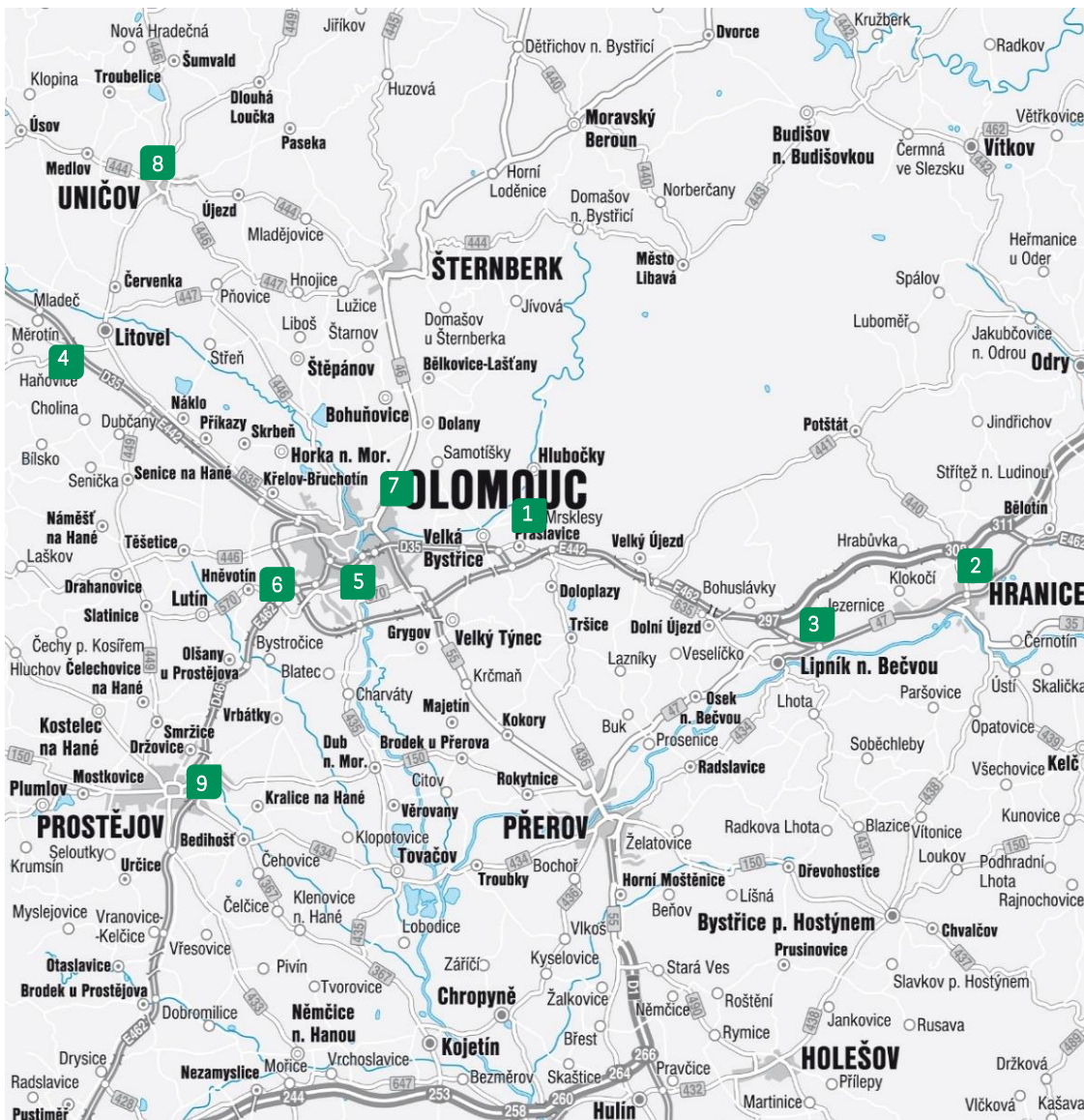
4.1%
VACANCY RATE



38,430 sq m
UNDER CONSTRUCTION



€3.85 – 4.50
PRIME HEADLINE RENTS
(per sq m per month)



EXISTING WAREHOUSE SPACE

1. CTPark Hlubočky
2. CTPark Hranice
3. CTPark Lipník nad Bečvou
4. Industrial Park Olomouc Litovel
5. P3 Olomouc
6. VGP Park Olomouc
7. Chválkovické sklady
8. Accolade Uničov
9. VGP Park Prostějov

MORAVIA-SILESIA REGION

- The Moravia-Silesia Region lies in the northeast of the Czech Republic and forms one of the most peripheral parts. In the north and east it borders with Poland, in the southeast with Slovakia.
- At the end of Q2 2021, the **unemployment rate** was 5.4%.
- The Region is historically associated with heavy industry, but in connection with its current decline there is a significant increase in unemployment.
- The already completed D1 highway provides the connection of the region with the whole Republic and also a direct connection with Poland.
- In Q2 2021, two logistics halls were **completed**, a new hall with 3,400 sq m was built in **CTPark Ostrava** and a hall with an area of 2,600 sq m was completed in **CTPark Nošovice**.
- The **gross take-up** reached **69,400 sq m**, of which the net take-up accounted for 58,800 sq m in Q2 2021.

KEY INDICATORS



834,720 sq m
TOTAL STOCK



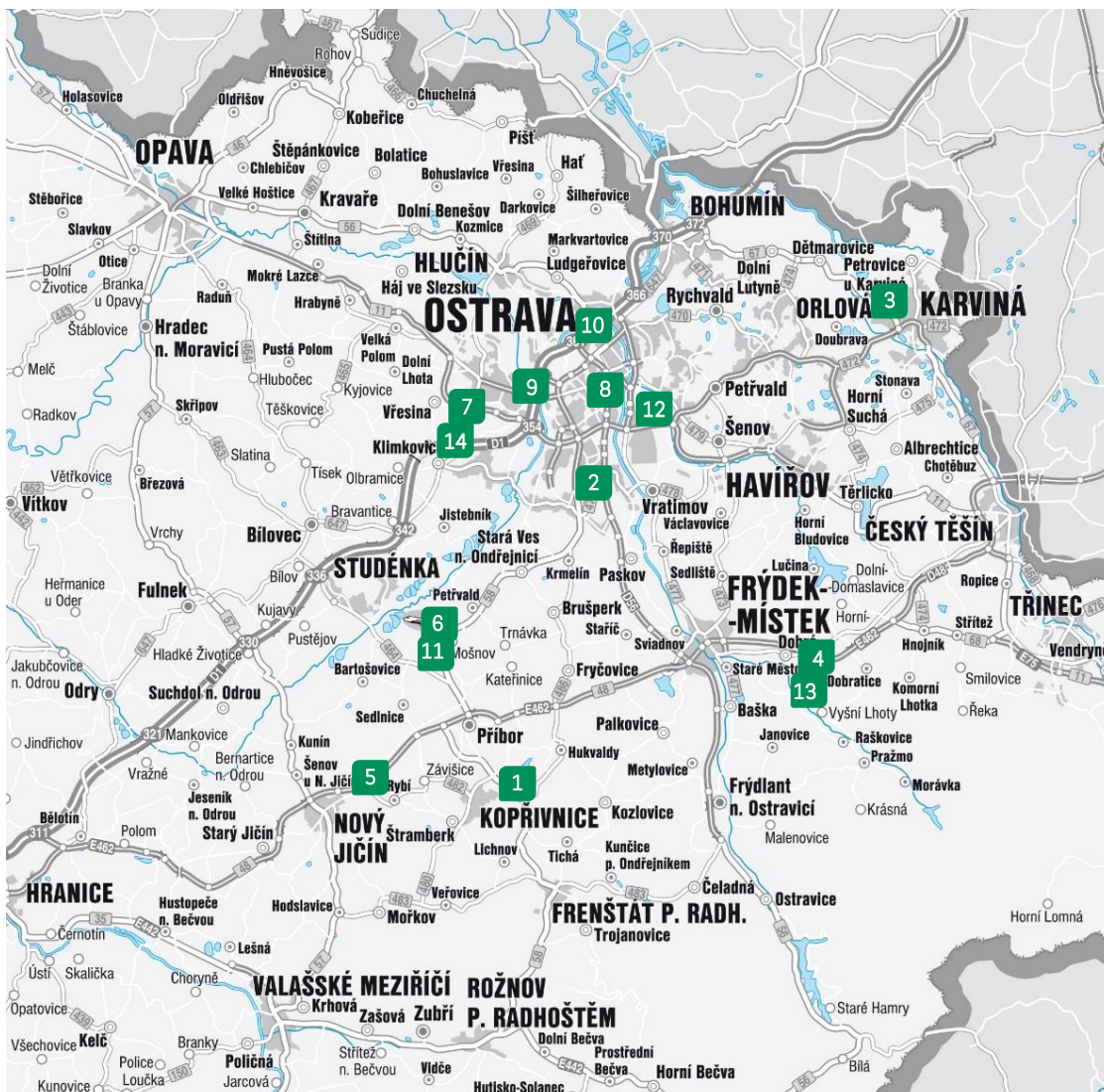
4.9%
VACANCY RATE



100,610 sq m
UNDER CONSTRUCTION



€3.95 - 4.50
PRIME HEADLINE RENTS
(per sq m per month)



EXISTING WAREHOUSE SPACE

1. Bang & Olufsen Kopřivnice
2. CTPark Ostrava
3. CTPark Karviná
4. CTPark Nošovice
5. CTPark Nový Jičín
6. Ostrava Airport Multimodal Park
7. Ostrava Logistics Park
8. Ostrava Vystavní
9. Hoya Ostrava Svinov
10. Tulipán Park Ostrava
11. Contera Park Mošnov
12. Contera Park Ostrava City
13. Logistics Park Nošovice
14. CTPark Ostrava Poruba

PLZEŇ REGION

- The **Plzeň Region** lies in the south-west of the Czech Republic, on the western side of the region is the state border with Germany.
- The Region is one of the moderately economically developed regions. There are many important companies in the field of engineering and alcoholic beverages.
- At the end of Q2 2021, the **unemployment rate** was 2.9%.
- An important D5 highway passes through the region. It leads from Prague bypassing Plzeň city to Germany. The city of Plzeň is also an important railway junction hub.
- The Plzeň Region is the second largest logistics market in the Czech Republic after Prague, with the largest warehouse space located in the vicinity of the regional city of Plzeň.
- During the second quarter of 2021, no new project was completed in the Pilsen Region.
- In Q2 2021, the **gross take-up** reached **60,000 sq m**, of which the net take-up accounted for 42,600 sq m.

KEY INDICATORS



1,299,540 sq m
TOTAL STOCK



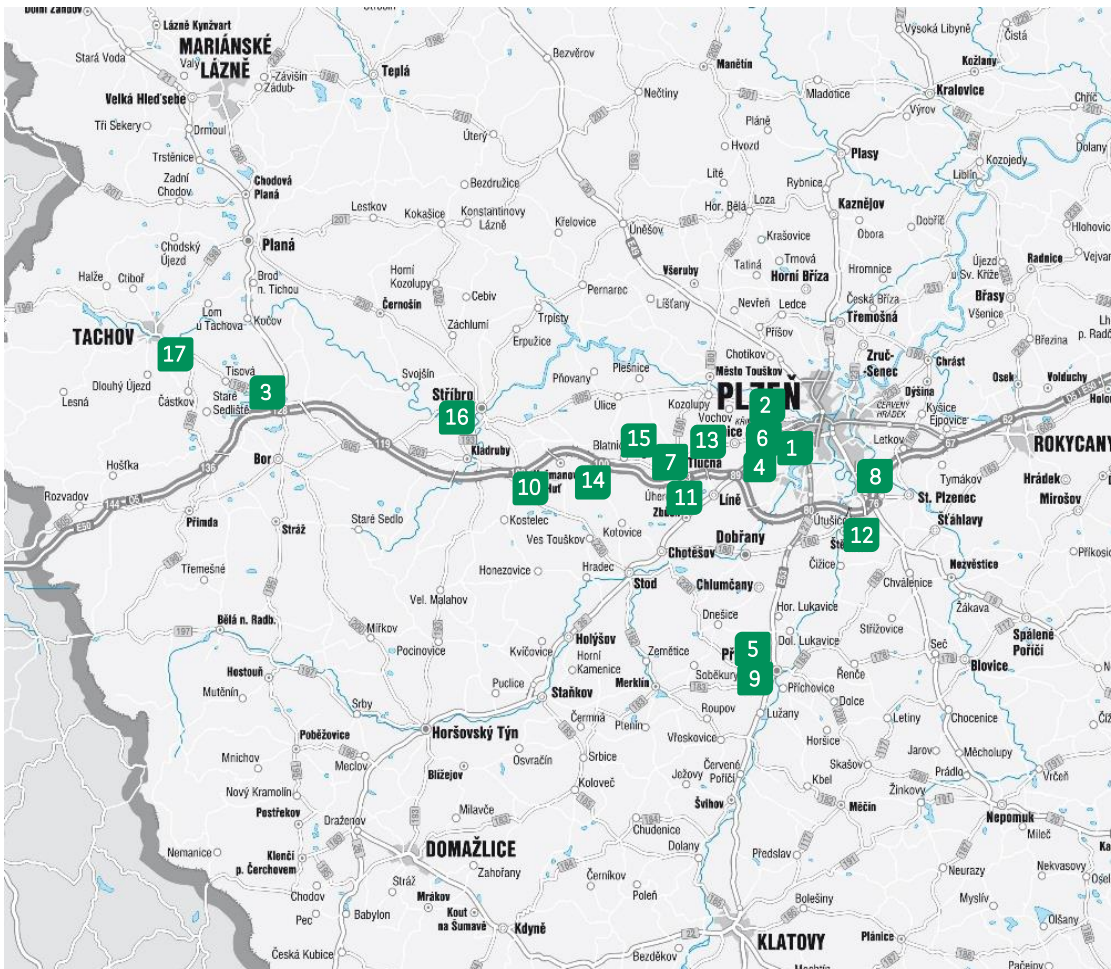
3.2%
VACANCY RATE



108,660 sq m
UNDER
CONSTRUCTION



€4.0 – 4.50
PRIME HEADLINE RENTS
(per sq m per month)



EXISTING WAREHOUSE SPACE

1. Adelandis Park Pilsen
2. Business Park Plzeň Křimice
3. CTPark Bor
4. CTPark Plzeň
5. CTPark Přeštice
6. Flexis Business Park
7. P3 Plzeň
8. VGP Park Plzeň
9. Panattoni Park Přeštice
10. Panattoni Park Stříbro
11. Panattoni Pilsen Park West
12. Prologis Park Pilsen Štěnovice
13. Business Park Plzeň Vejprnice
14. Prologis Park Pilsen II
15. CTPark Blatnice
16. CTPark Stříbro
17. URBANITY Campus Tachov

ÚSTÍ NAD LABEM REGION

- The Ústí nad Labem Region lies in the northwest of the Czech Republic. The northwest border of the region is also a state border with Germany.
- At the end of Q2 2021, the **unemployment rate** was 5.6%.
- The Region has an important transport position providing a link to the European Union. The D8 highway passes through the region. It leads from Prague to the state border with Germany, where it links to the German A17 highway. The Labe (Elbe) River is an important artery of shipping that connects the inland Czech Republic with the North Sea.
- No new logistics building was completed in Q1 2021.
- In Q2 2021, a new logistics hall in **CTPark Žatec** with a total area of 11,800 sq m was **completed**, which was fully leased by the production company Nexen Tire Europe.
- Total **demand** amounted to **61,000 sq m**, of which new leases accounted for 30,300 sq m.

KEY INDICATORS



574,470 sq m
TOTAL STOCK



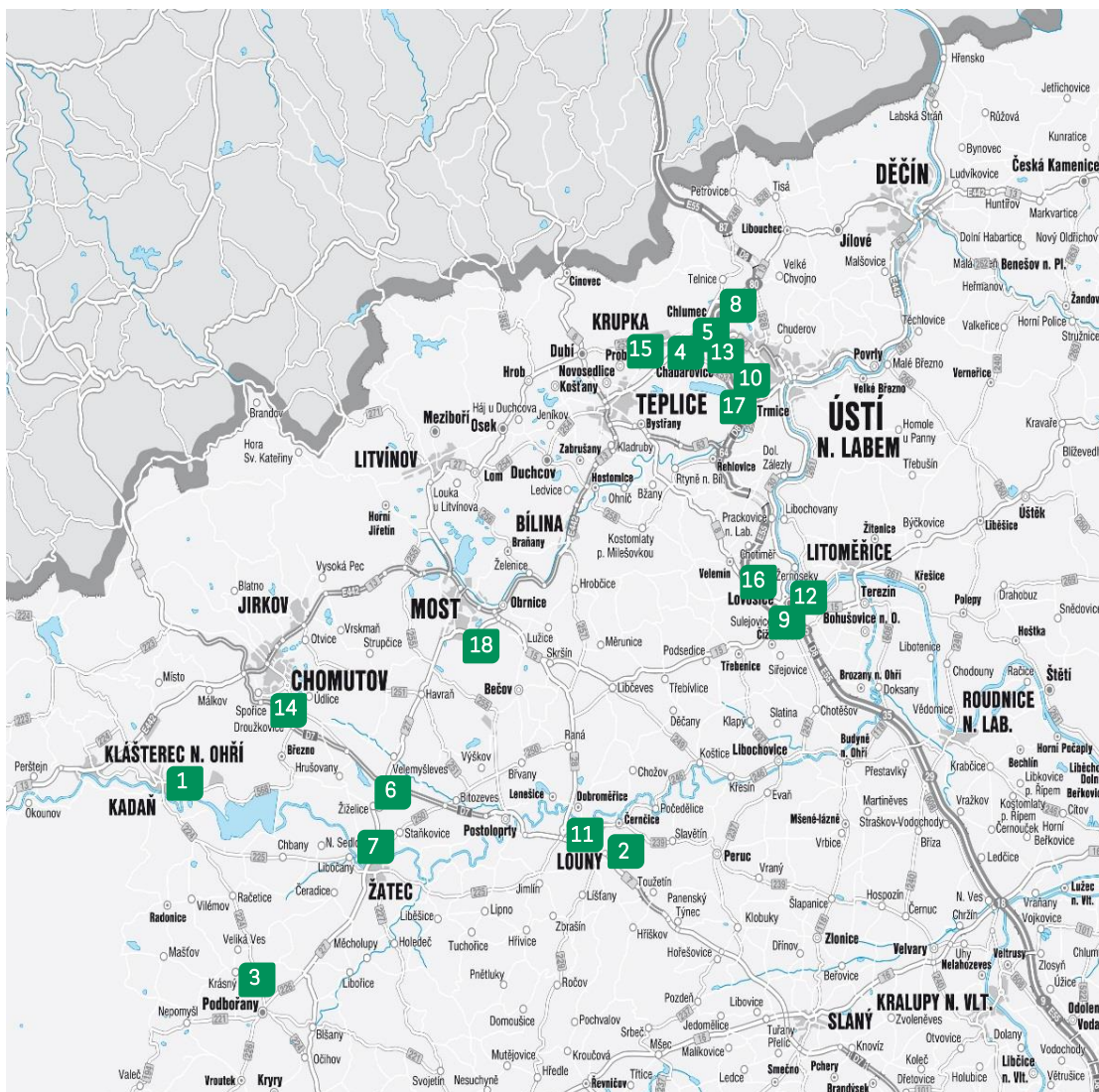
5.9%
VACANCY RATE



14,620 sq m
UNDER CONSTRUCTION



€3.50 - 4.20
PRIME HEADLINE RENTS
(per sq m per month)



EXISTING WAREHOUSE SPACE

1. CTPark Kadaň
2. CTPark Loupy
3. CTPark Podbořany
4. CTPark Teplice
5. CTPark Teplice II
6. CTPark Žatec
7. CTPark Žatec II
8. Contera Park Teplice
9. Logistic Center Lovosice
10. P3 Předlice
11. Průmyslový park Loupy
12. P3 Lovosice
13. VGP Park Český Újezd
14. VGP Park Chomutov
15. VGP Park Ústí nad Labem
16. Arete Park Lovosice
17. CTPark Ústí nad Labem
18. CTPark Most

VYSOČINA REGION

- The **Vysočina Region** is situated in the center of the Czech Republic. Economic performance of the region is below the national average. The dominant sector in this region is agriculture.
- At the end of Q2 2021, the **unemployment rate** was 2.8%.
- The road and railway network in the region is strategic from the national as well as European perspective. The territory is a part of Central-European urbanised axis (Berlin-Prague-Vienna/ Bratislava-Budapest). The D1 highway thus serves both the national and European transport. Recently, the good strategic location of the Region has attracted plenty of foreign investors who deploy not only production plants but also research and development units there.
- In addition, 109,700 sq m of modern warehouse space is owner occupied.
- No new warehouse space** was delivered to the market in Q2 2021, nor was there **any space taken-up**.

KEY INDICATORS



114,850 sq m
TOTAL STOCK



5.1%
VACANCY RATE



26,950 sq m
UNDER
CONSTRUCTION



€4.00 – 4.50
PRIME HEADLINE RENTS
(per sq m per month)



EXISTING WAREHOUSE SPACE

1. CTPark Humpolec
2. CTPark Humpolec II
3. CTPark Jihlava
4. Logistics Centre D1 Jihlava
5. CTPark Okříšky

DEFINITIONS

Stock: Modern developer led warehouse and industrial production space of A class quality, owned by a developer or investor for lease excluding owner-occupied stock.

New supply: Completed newly built buildings that obtained a use permit in the given period.

Take-up: A gross figure representing the total floor space known to have been let or pre-let, sold or pre-sold to tenants or owner-occupiers over a specified period of time. It does not include space that is under offer. A property is taken up when the future lease contract is signed. Total gross take-up includes renegotiations and lease extensions, net take-up excludes these.

Prime headline rents: Achieved rents that relate to new prime, high specification units of 4,000-5,000 sq m in prime locations. Effective rents represent the achievable average rents including rent free period.

**About BNP Paribas Real Estate**

BNP Paribas Real Estate, one of the leading international real estate providers, offers its clients a comprehensive range of services that span the entire real estate lifecycle: property development, transaction, consulting, valuation, property management and investment management.

BNP Paribas Real Estate has local expertise on a global scale through its presence in 32 countries and 5,400 employees.

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