



## RESEARCH

### AT A GLANCE Q3 2020

## INDUSTRIAL & LOGISTICS REAL ESTATE MARKET IN THE CZECH REPUBLIC

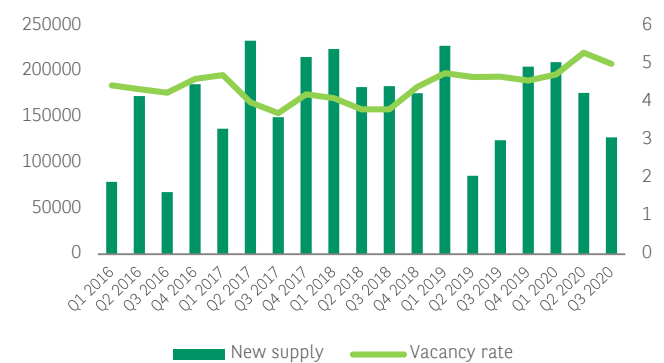
- Almost 430,000 sq m is under construction, developers are focusing to the regions
- The volume of net take-up fell by 42% year-on-year.

### SUPPLY & VACANCY

In the first 9 months of 2020, **513,400 sq m** of modern industrial space was **completed**. The total volume of industrial and logistics space amounted to **almost 9.1 million sq m** at the end of Q3 2020. In the period from July to September, 127,700 sq m were added to the market. The largest completed project is located in the **Logistics Park Nošovice** with a space of 27,700 sq m. A new scheme of 25,500 sq m was delivered as part of **Panattoni Park Střebro** and a new logistics hall with 19,500 sq m has been completed in **Logistika Park Pardubice**.

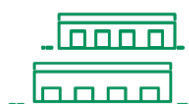
Compared with the previous quarter, the **vacancy** rate fell by 30 basis points to 5.0% at the end of September. The highest vacancy rate was recorded in the Karlovy Vary Region (12.2%).

NEW SUPPLY, VACANCY RATE  
(sq m, %)



Source: BNP Paribas Real Estate

### KEY FIGURES



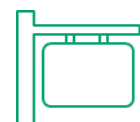
**9.1 m sq m**  
TOTAL STOCK



**127,700 sq m**  
NEW SUPPLY Q3 2020



**428,200 sq m**  
UNDER CONSTRUCTION



**5.0%**  
VACANCY RATE

## ECONOMIC OVERVIEW

- According to a preliminary estimate published by the Czech Statistical Office for Q3 2020, the **Czech economy contracted by 5.8% y-o-y**, compared to the previous quarter, the economy grew by 6.2%. The recovery in the third quarter was halted by the second wave of the Covid-19 pandemic, when, due to its unfavourable development, government restrictive measures were reintroduced during October to prevent the spread of the epidemic. It can therefore be expected that GDP will fall again in Q4 2020; the Czech National Bank forecasts a full-year decline in the Czech economy by more than 8%.
- Despite the pandemic, the development of **unemployment** in the Czech Republic is very favourable (thanks to the government's Antivirus program). It remains the lowest unemployment rate in the EU.
- Year-on-year **consumer prices** growth slowed down in September. According to analysts, inflation should continue to fall in the coming months.



**0.5%**  
NOMINAL WAGE  
GROWTH  
Q2 2020

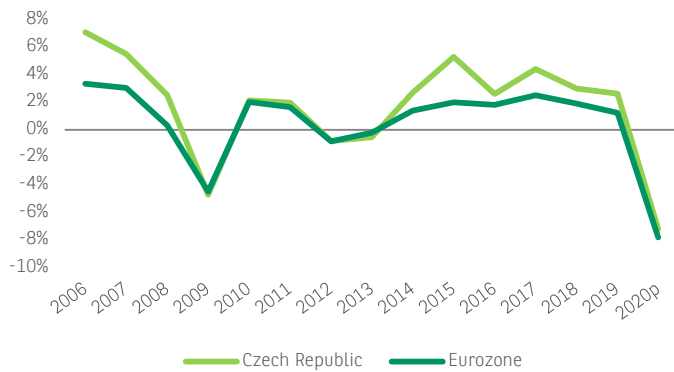


**3.2%**  
CONSUMER  
PRICE INDEX  
09/2020



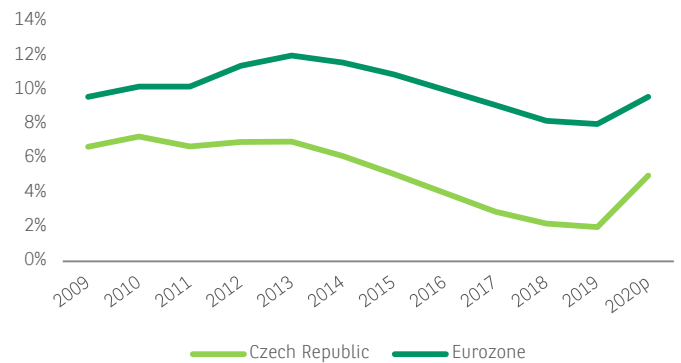
**3.8%**  
UNEMPLOYMENT  
RATE  
09/2020

GDP AT CONSTANT PRICES  
(%, y/y)



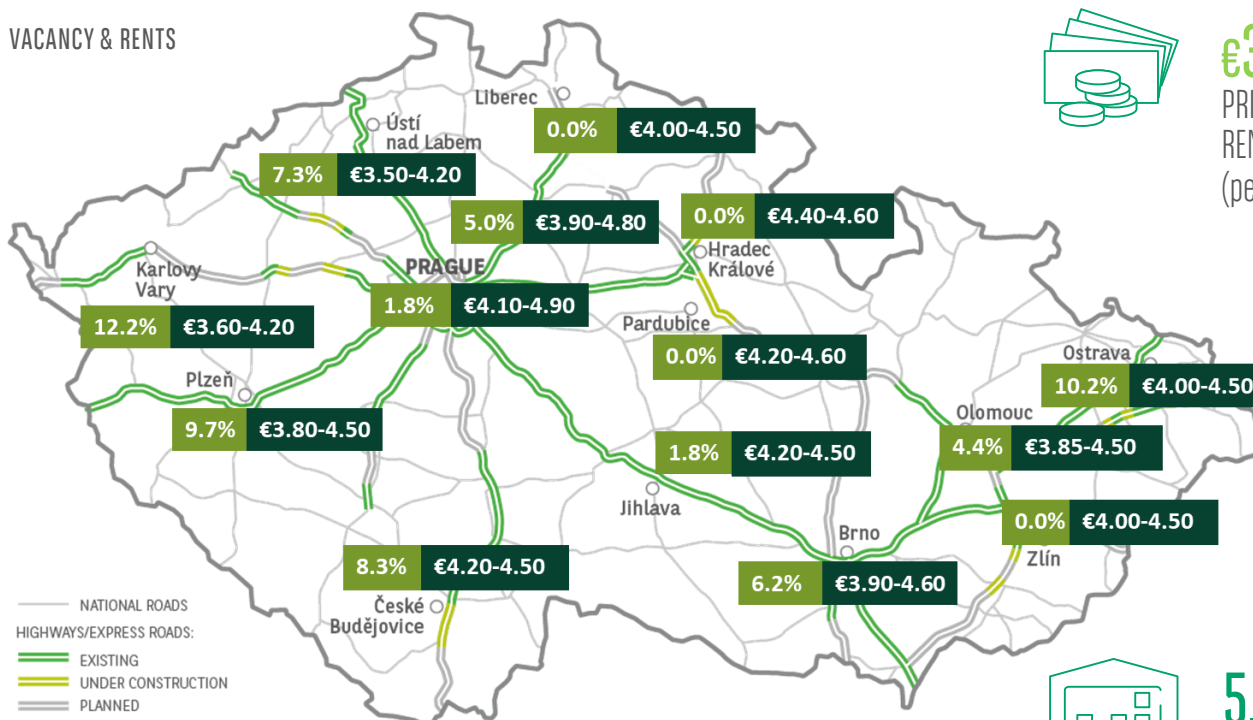
Source: BNP Paribas Real Estate, Oxford Economics

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



**€3.50-4.90**  
PRIME HEADLINE  
RENTS  
(per sq m per month)



**5.0%**  
PRIME YIELD

## DEMAND

## TAKE-UP

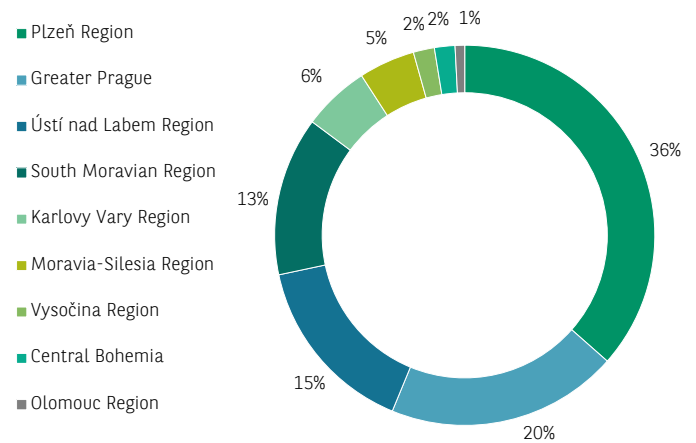
|               | Q3 2020             | Y/Y         | Q/Q         |
|---------------|---------------------|-------------|-------------|
| <b>Gross:</b> | <b>274,940 sq m</b> | <b>-33%</b> | <b>-21%</b> |
| <b>Net:</b>   | <b>155,680 sq m</b> | <b>-42%</b> | <b>-13%</b> |
|               | Q1 - Q3 2020        | Y/Y         |             |
| <b>Gross:</b> | <b>885,490 sq m</b> | <b>-20%</b> |             |
| <b>Net:</b>   | <b>422,320 sq m</b> | <b>-41%</b> |             |

QUARTERLY TAKE-UP  
(sq m)

Source: BNP Paribas Real Estate

## MAJOR NEW LEASES

| TENANT                  | PROPERTY               | SIZE (sq m) | DEAL TYPE     |
|-------------------------|------------------------|-------------|---------------|
| Petainer Czech Holdings | CTPark Aš              | 33,300      | Renegotiation |
| Confidential            | Panattoni Park Stříbro | 25,550      | New lease     |
| Confidential            | CTPark Bor             | 15,100      | New lease     |
| Raben Logistics Czech   | CTPark Brno            | 15,100      | Renegotiation |

Q1 - Q3 2020 NET TAKE-UP BY REGION  
(%)

Source: BNP Paribas Real Estate

## SUMMARY &amp; OUTLOOK

- In Q3 2020, almost 170,000 sq m of modern warehouse space was delivered to the market. At the end of September, there were **9.1 million sq m** of modern warehouse space in the Czech Republic.
- The highest **vacancy rate** was recorded in the Karlovy Vary Region (12.8%) and in the Moravian-Silesian Region (10.2%). In the Ústí nad Labem Region, the vacancy rate decreased by a record 6.4 percentage points compared to the previous quarter, when the newly built logistics schemes from the beginning of this year were fully occupied.
- During Q3 2020, the most **lease transactions** were newly concluded or renegotiated in **Prague** and its surroundings (23% of the total volume), followed by the South Moravian Region (23%) and the Pilsen Region (18%). **Short-term leases** recorded a significant increase this year. In the first three quarters of 2020 they reached a total volume of over 124,000 sq m, while in 2019 their total volume was 83,580 sq m.
- At the end of September, 428,200 sq m of modern warehouse space was **under construction**, which is a 19% decrease compared to the previous quarter. About 246,100 sq m should be completed during Q4 2020. If the projects under construction are not delayed by the end of the year, we expect a **record volume** of almost **760,000 sq m** to be completed this year. Most projects under construction are located in the **Moravian-Silesian Region** (28%) and the **Pilsen Region** (28%).
- Rents** remained stable in all regions. The highest achieved rents ranged between 3.50 and 4.90 EUR per sq m per month.
- The current ongoing crisis underlines the crucial importance of logistics real estate, the sector is well placed to respond to the post COVID-19 recovery. New trends that were already apparent before the crisis, such as **automation**, **efficiency** and **innovation**, will continue to play a key role in the logistics sector in the near future.



## 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 Q3 2020, 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.
- **No new warehouse space** in Greater Prague was delivered to the market in Q3 2020.
- In Q3 2020, the **total demand** amounted to **63,400 sq m**, out of which net take-up represented 16%. About 23% of the total national demand was concluded in Greater Prague.

## KEY INDICATORS



**3,223,260** sq m  
TOTAL STOCK



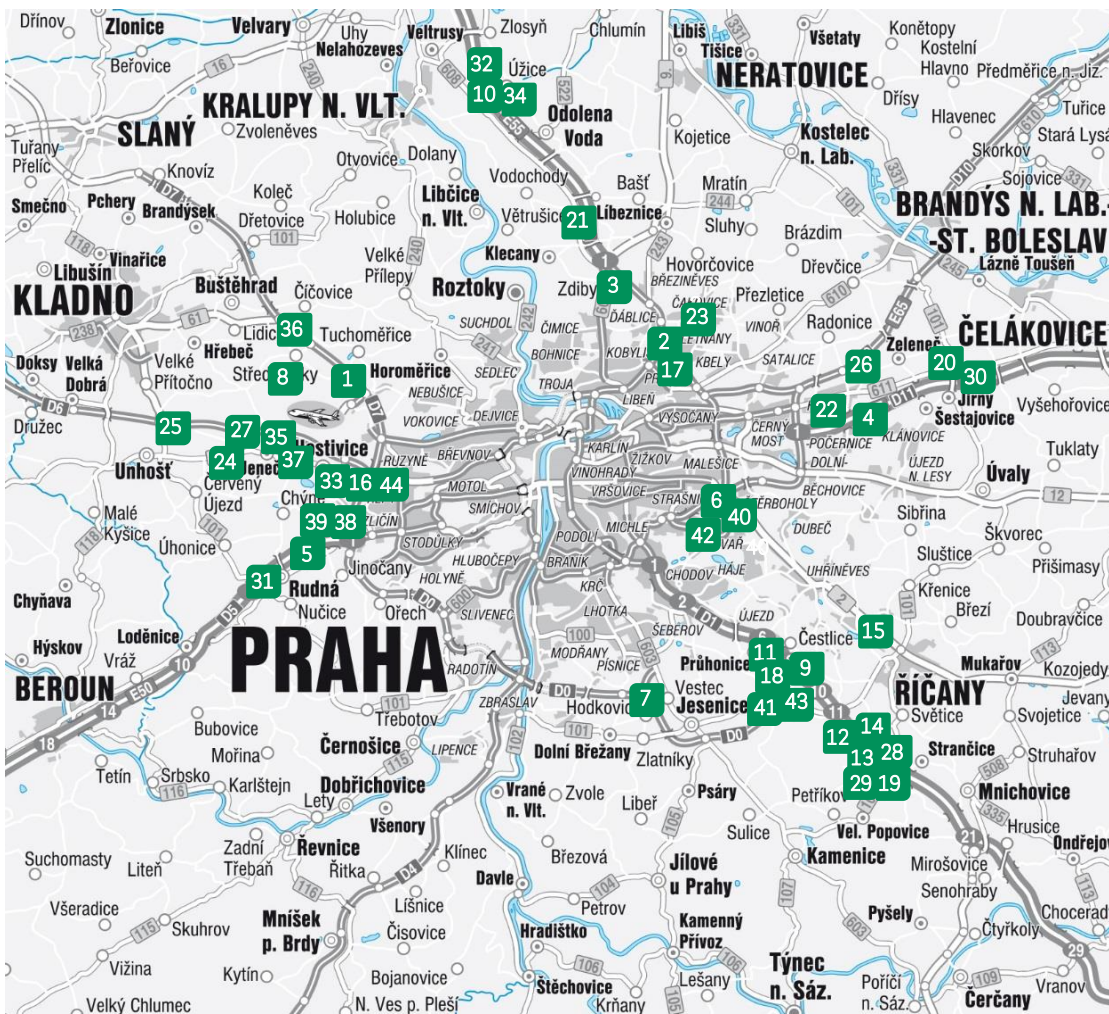
**1.8%**  
VACANCY RATE



**41,040** sq m  
UNDER CONSTRUCTION



**€4.10 – 4.90**  
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 Jažlovce Logistics Centre
13. Jažlovce PPL
14. KSF Jažlovce
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 Jeneč
36. VGP Park Tuchoměřice
37. Warehouse Jeneč
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. Emporium Ruzyně



## 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 Q3 2020, the **unemployment rate** was 3.3%.
- 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 69% of all warehouses in the Central Bohemian Region are located in Mladá Boleslav and its surroundings.
- During Q3 2020, two new logistics halls with a total area of **9,100 sq m** were **completed** in the logistics park P3 Mladá Boleslav.
- No demand** was realized in the Central Bohemian Region in Q3 2020.

## KEY INDICATORS



**732,070** sq m  
TOTAL STOCK



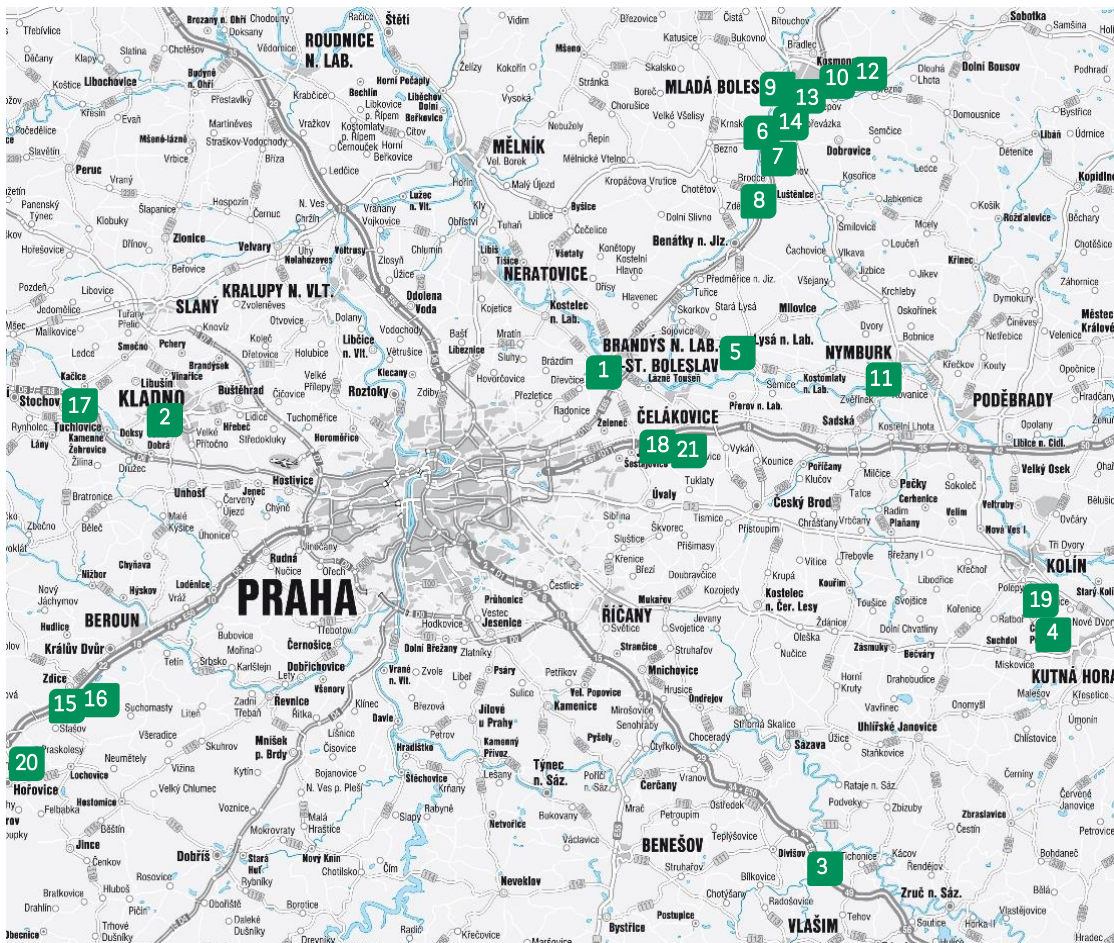
**5.0%**  
VACANCY RATE



**0** sq m  
UNDER  
CONSTRUCTION



**€4.00 - 4.80**  
PRIME HEADLINE RENTS  
(per sq m per month)



## EXISTING WAREHOUSE SPACE

- Brandýs nad Labem Continental
- C-Mec Kladno
- CTPark Divišov
- CTPark Kutná Hora
- CTPark Lysá nad Labem
- CTPark Mladá Boleslav
- CTPark Mladá Boleslav II
- D+D Brodce
- D+D Park Kosmonosy
- GLP Mladá Boleslav Logistics Centre
- Kolín Business Park
- P3 Mladá Boleslav
- Škoda Parts Centrum Plazy
- Uno Park Mladá Boleslav
- Repono Cerhovice
- CTPark Cerhovice
- P3 Prague D6
- Komerční Park Nehvizdy
- Logistics Park Kolín
- Panattoni Park D5 Hořovice
- 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 Q3 2020, the **unemployment rate** was 2.7%.
- 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.
- No new warehouse space** was delivered to the market in Q3 2020, nor was there **any space taken-up**.

### KEY INDICATORS



**54,060** sq m  
TOTAL STOCK



**8.3%**  
VACANCY RATE



**0** sq m  
UNDER  
CONSTRUCTION



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



### EXISTING WAREHOUSE SPACE

- CTPark České Velenice
- CTPark Planá nad Lužnicí
- D-Park Tábor
- Písek I.
- Písek II.

## 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 Q3 2020, the **unemployment rate** was 4.2%.
- 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 Q3 2020, **3,700 sq m** of modern warehouse space was delivered to the market.
- Gross take-up** amounted to **62,400 sq m**, out of which net take-up represented 54% in Q3 2020.

### KEY INDICATORS



**1,149,660** sq m  
TOTAL STOCK



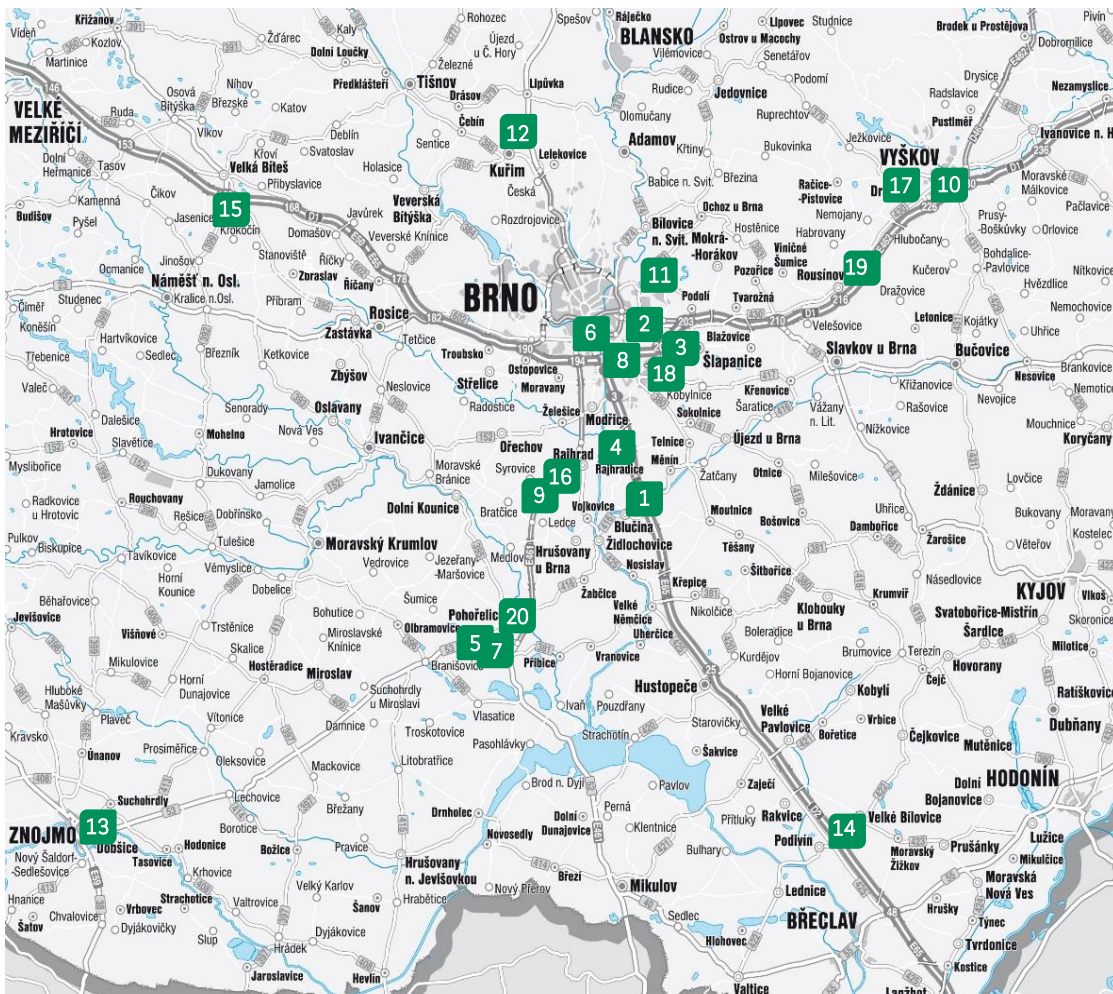
**6.2%**  
VACANCY RATE



**66,080** sq m  
UNDER  
CONSTRUCTION



**€3.90 – 4.60**  
PRIME HEADLINE RENTS  
(per sq m per month)



### EXISTING WAREHOUSE SPACE

- CTPark Blučina
- CTPark Brno
- CTPark Brno South
- CTPark Modřice
- CTPark Pohořelice
- CTPark Ponávka
- Flexi Hall Pohořelice
- LTC Brno Kaštanová
- Prologis Park Brno Syrovice
- Průmyslový areál Vyškov
- RD Park Brno Líšeň
- Smart Zone Kuřim
- Technopark Znojmo
- Velbi Park Velké Bílovice
- Outulný Group Velká Bíteš
- VGP Park Brno
- Vyškov Rompa
- Panattoni Park Brno
- Industry Park Rousínov
- IOG Pohořelice



# 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 Q3 2020, the **unemployment rate** was 2.9% in the Hradec Králové Region and 2.6% 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 warehouse space** was delivered to the market in Q3 2020, nor was there **any space taken-up**.

## KEY INDICATORS



**358,260** sq m  
TOTAL STOCK



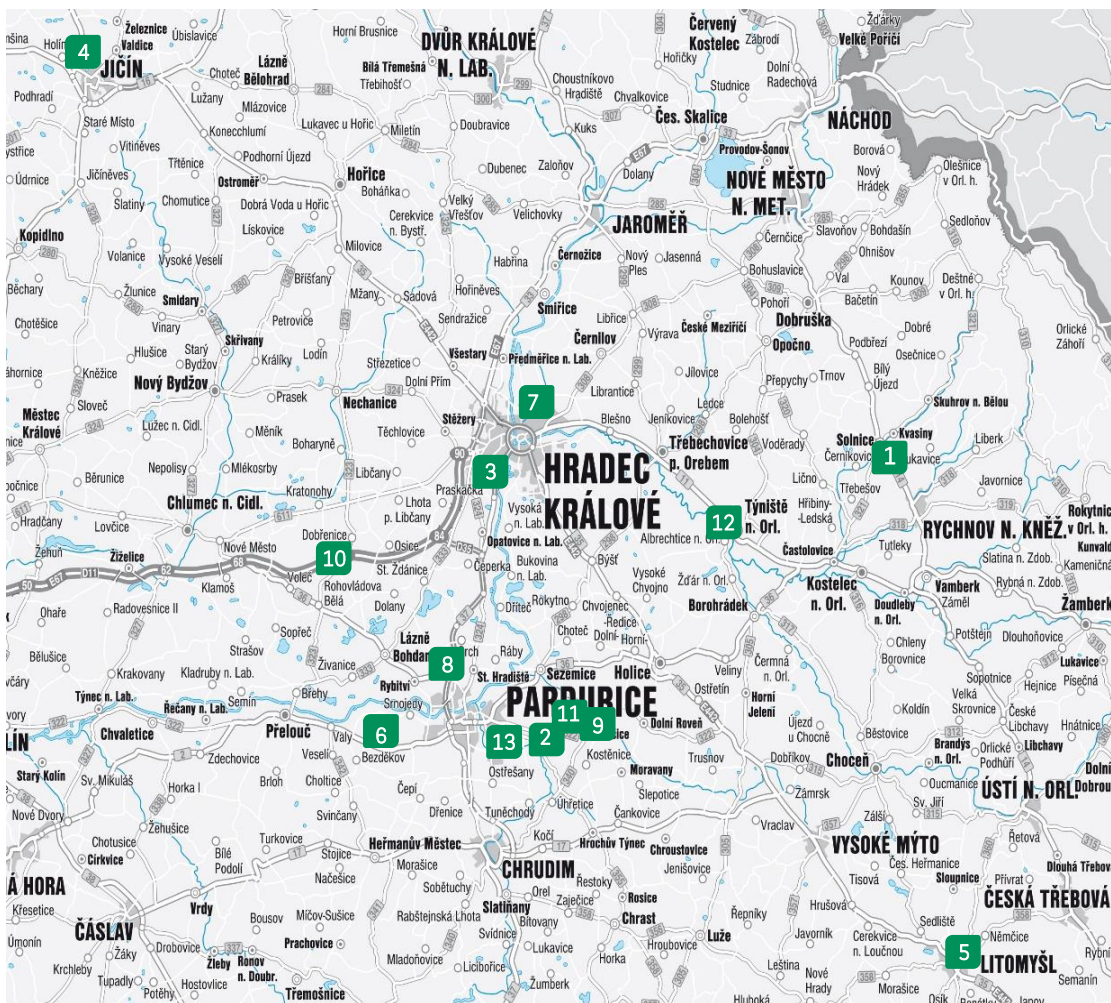
**0.0%**  
VACANCY RATE



**0** sq m  
UNDER  
CONSTRUCTION



**€4.20 - 4.60**  
PRIME HEADLINE RENTS  
(per sq m per month)



## EXISTING WAREHOUSE SPACE

1. CTPark Kvasiny
2. CTPark Pardubice II
3. Greenhouse Březhrad
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 Q3 2020, the **unemployment rate** was 5.0%.
- 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.
- A **13,000 sq m** production hall was **completed** in Panattoni Park Cheb South.
- In Q3 2020, the **gross take-up** reached **46,210 sq m**, of which the net take-up accounted for 24,000 sq m.

### KEY INDICATORS



**273,040** sq m  
TOTAL STOCK



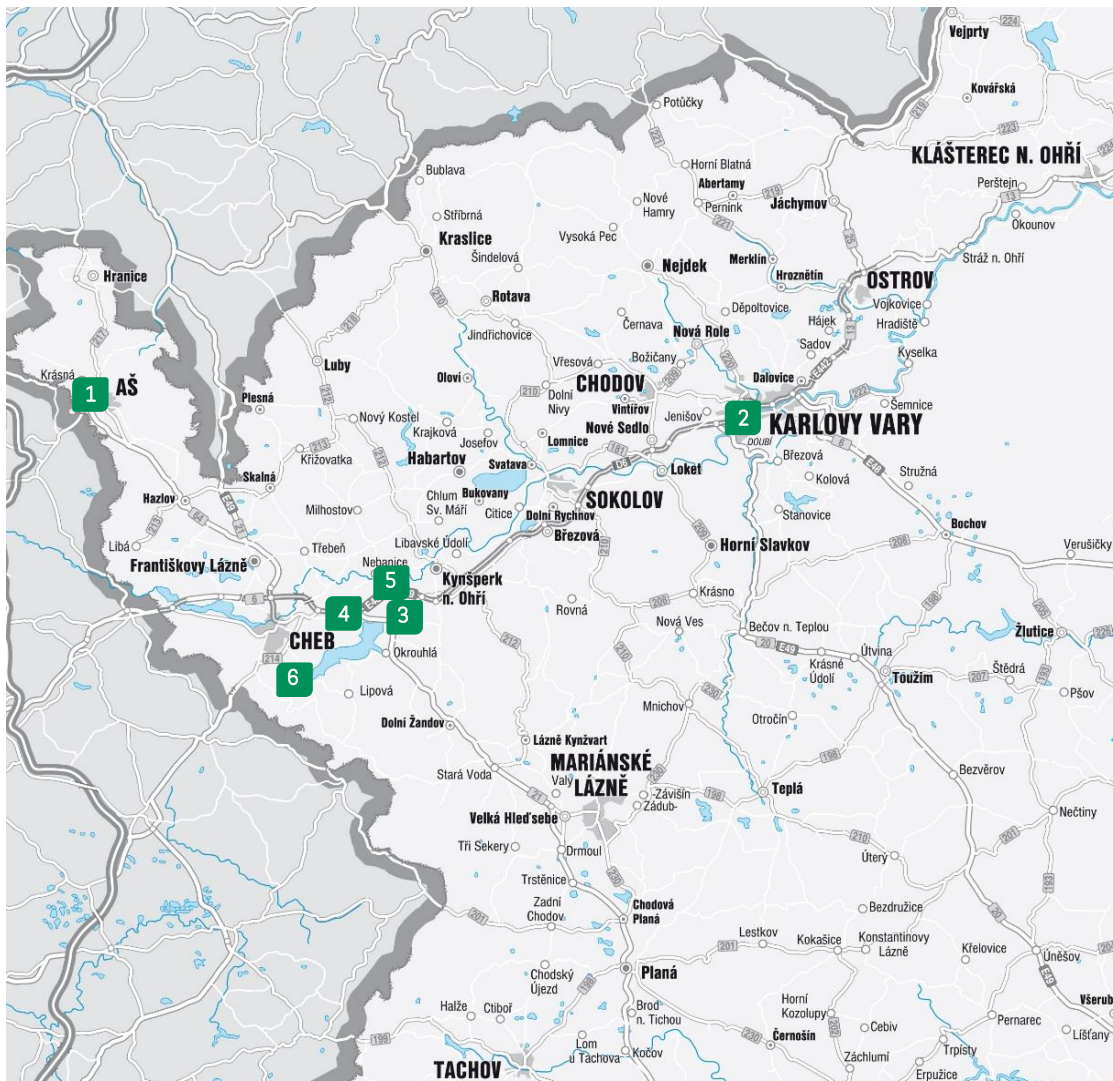
**12.2%**  
VACANCY RATE



**0** sq m  
UNDER CONSTRUCTION



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



### EXISTING WAREHOUSE SPACE

- CTPark AŠ
- Kanov Industrial Park
- Maman Euro Logistic Cheb
- Panattoni Park Cheb
- CTPark Cheb
- 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 Q3 2020, the **unemployment rate** was 3.9%.
- 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 Q3 2020.
- Total **demand** amounted to **14,600 sq m** in Q3 2020.

## KEY INDICATORS



**282,230** sq m  
TOTAL STOCK



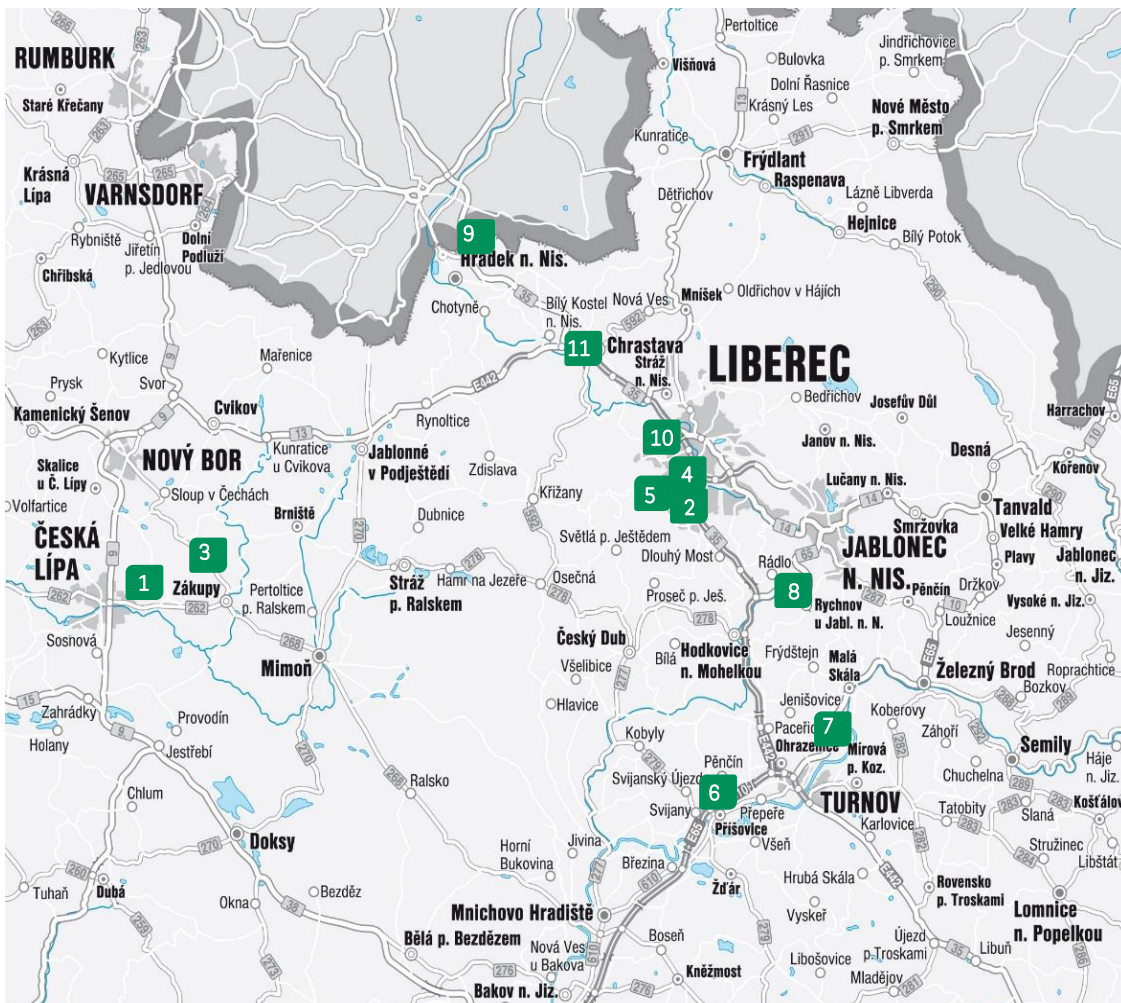
**0.0%**  
VACANCY RATE



**17,500** sq m  
UNDER  
CONSTRUCTION



**€4.00 – 4.50**  
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 Q3 2020, the **unemployment rate** was 3.6%.
- 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.
- No new modern warehouse** space was completed in Q3 2020.
- The largest projects under construction are the extension of **VGP Park Olomouc** by a new hall with a total area of 14,700 sq m and a new hall in **VGP Park Prostějov** with total area of 14,500 sq m with planned completion in Q4 2020.
- No space was **taken-up** in Q3 2020.

### KEY INDICATORS



**309,390** sq m  
TOTAL STOCK



**4.4%**  
VACANCY RATE



**29,210** sq m  
UNDER CONSTRUCTION



**€4.10 – 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 Q3 2020, 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.
- Three projects with a total area of 56,880 sq m were completed in Q3 2020. Two new halls were delivered in the Logistics Park Nošovice (with a total area of 37,910 sq m) and one new building (19,000 sq m) was completed in the complex of Ostrava Airport Multimodal Park.
- Total **demand** amounted to **11,900 sq m** in Q3 2020.

### KEY INDICATORS



**752,540** sq m  
TOTAL STOCK



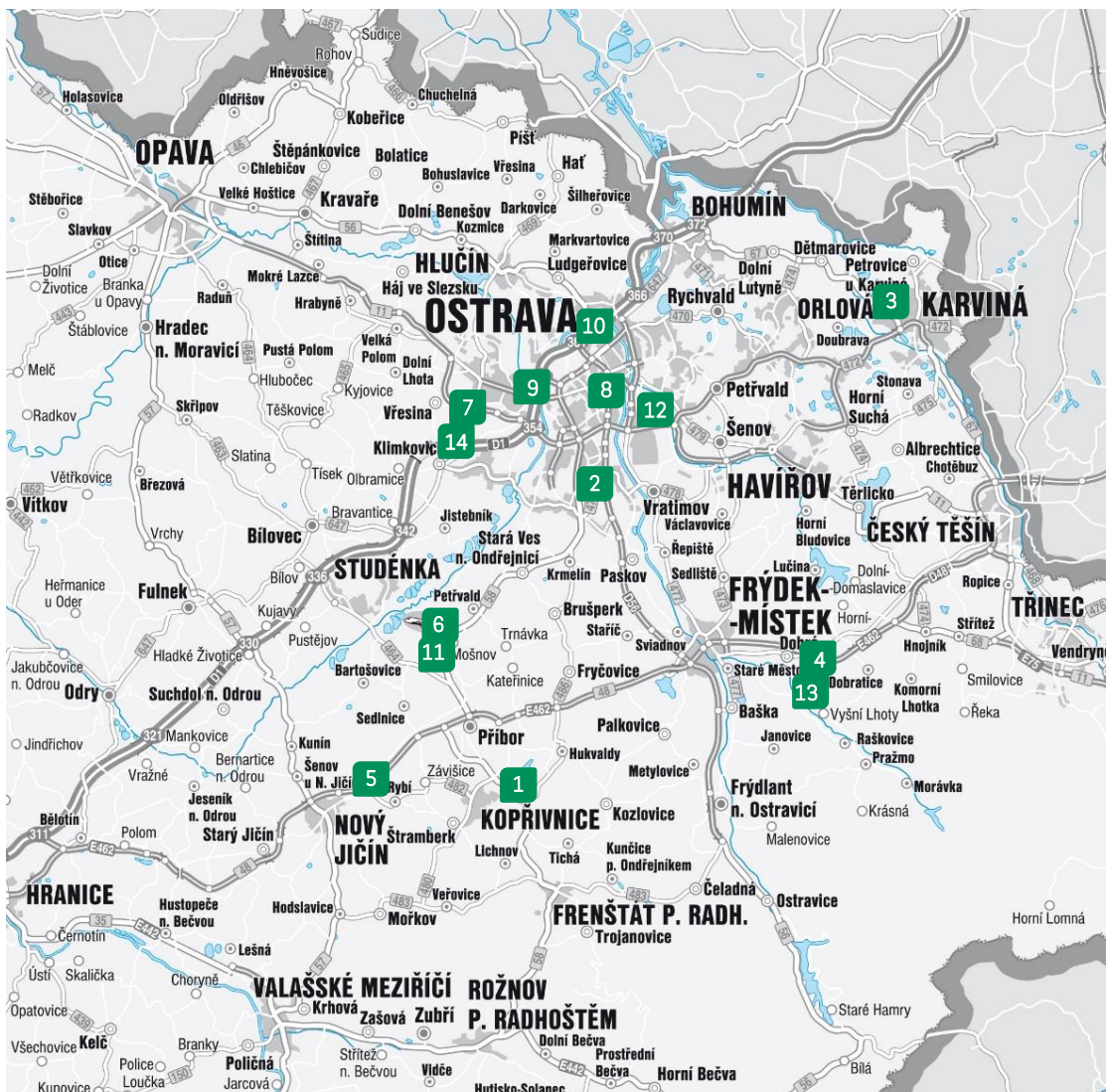
**10.2%**  
VACANCY RATE



**121,520** sq m  
UNDER  
CONSTRUCTION



**€4.00 – 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. PPL Hoya Ostrava
10. Tulipán Park Ostrava
11. Contera Park Mošnov
12. Contera Park Ostrava City
13. Logistics Park Nošovice
14. CTPark 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 Q3 2020, the **unemployment rate** was 3.2%.
- 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.
- In Q3 2020, only one project was **completed** in the region. A production building with **25,550 sq m** was built in **Panattoni Park Stříbro** for the Kion Group.
- Total **demand** amounted to **50,380 sq m**.

## KEY INDICATORS



**1,258,190** sq m  
TOTAL STOCK



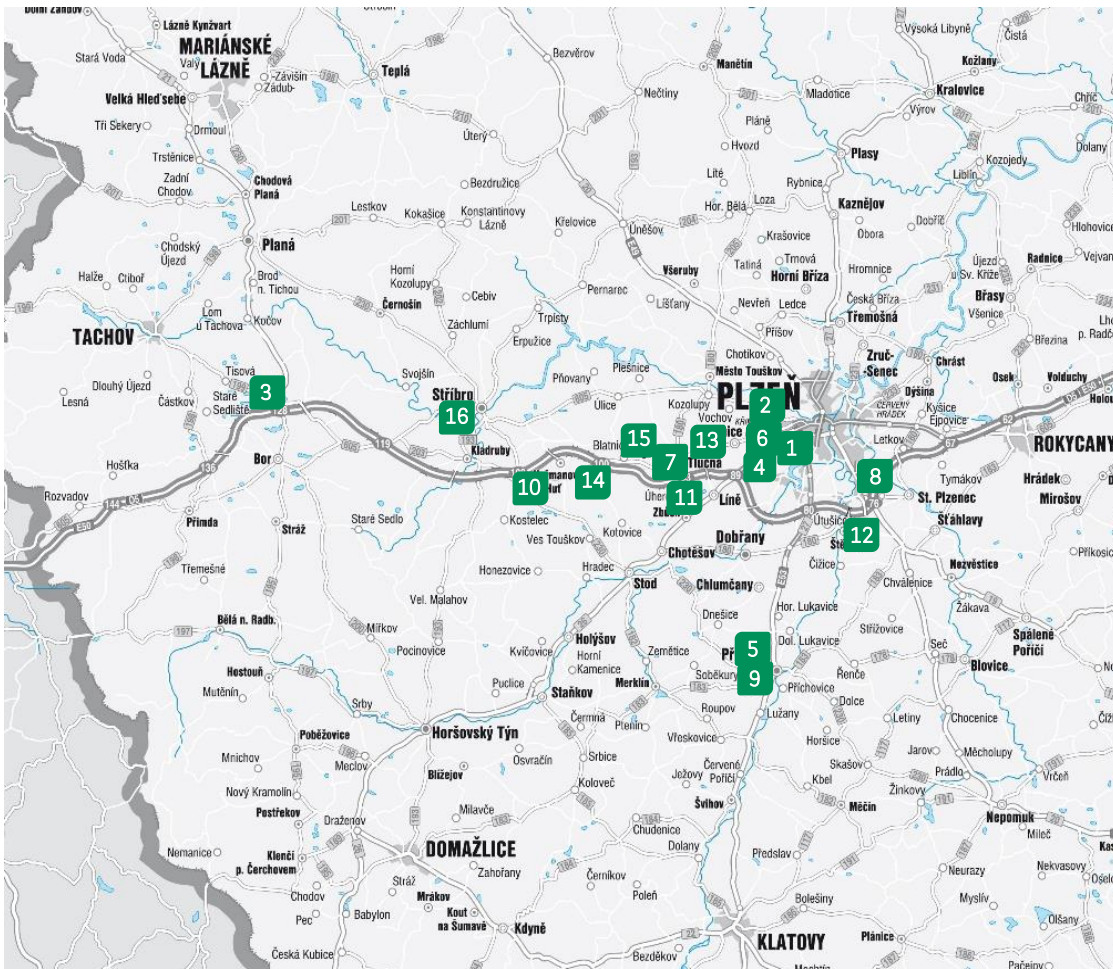
**9.7%**  
VACANCY RATE



**120,630** sq m  
UNDER CONSTRUCTION



**€3.80 - 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 Pilsen I - IV
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

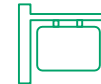
## ÚSTÍ NAD LABEM REGION

- 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 Q3 2020, the **unemployment rate** was 5.4%.
- 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.
- In Q3 2020, the **construction** of a new logistics hall with a total area of **11,800 sq m** in CTPark Žatec was undertaken.
- No new** modern **warehouse** space was completed in Q3 2020.
- Total **demand** amounted to **25,530 sq m**.

### KEY INDICATORS



**551,480** sq m  
TOTAL STOCK



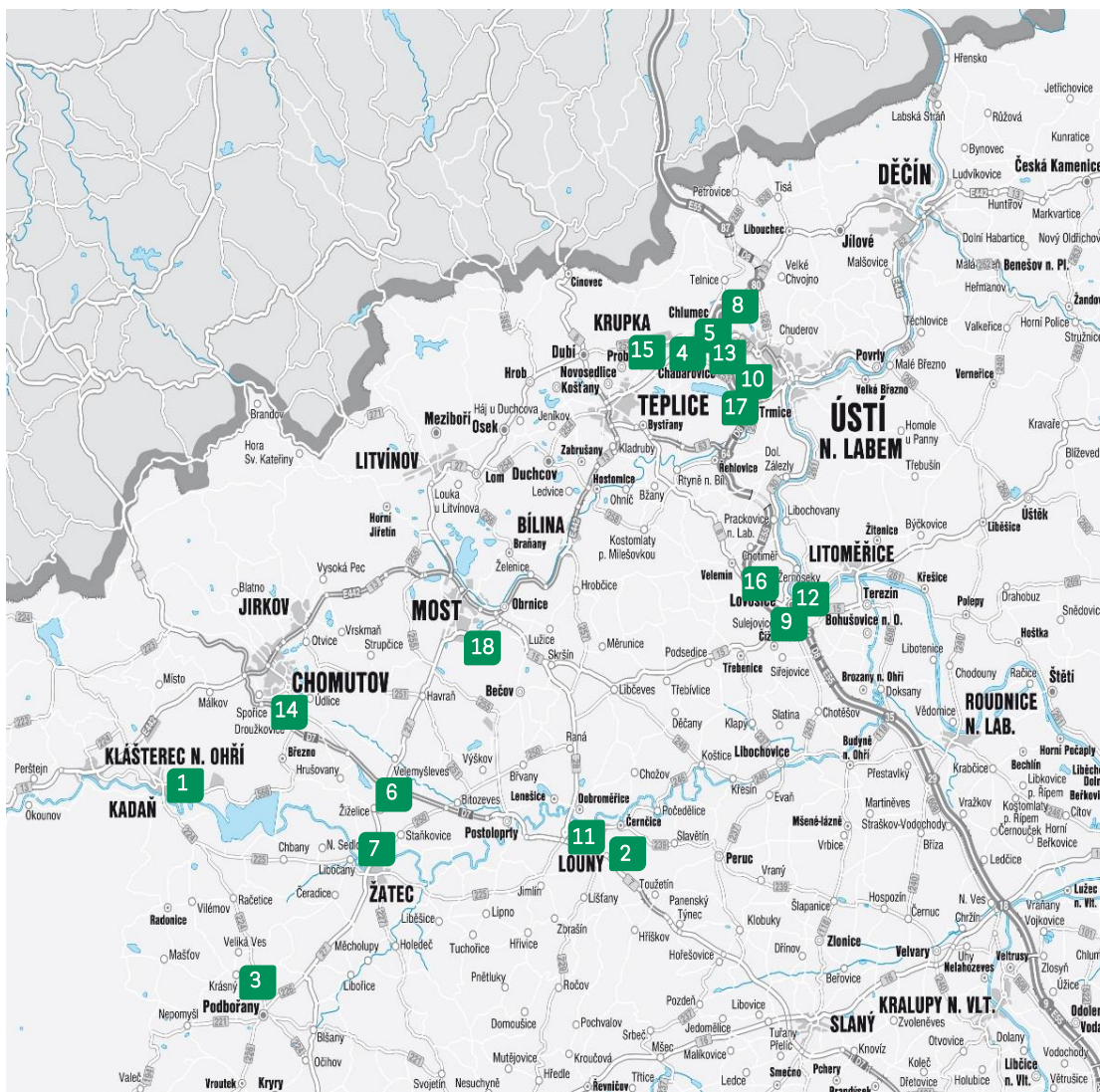
**7.3%**  
VACANCY RATE



**28,280** sq m  
UNDER  
CONSTRUCTION



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



### EXISTING WAREHOUSE SPACE

1. CTPark Kadaň
2. CTPark Louny
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 Louny
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 Q3 2020, the **unemployment rate** was 3.0%.
- 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, **93,800 sq m** of modern warehouse space is owner occupied.
- No new warehouse space** was delivered to the market in Q3 2020, nor was there **any space taken-up**.

### KEY INDICATORS



**130,790** sq m  
TOTAL STOCK



**1.8%**  
VACANCY RATE



**0** sq m  
UNDER  
CONSTRUCTION



**€3.90 - 4.60**  
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.

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**AUTHOR AND RESEARCH CONTACT**

Kamila Breen, Head of Research & Consultancy, [kamila.breen@realestate.bnpparibas](mailto:kamila.breen@realestate.bnpparibas)

Jana Řezáčová, Junior Consultant, [jana.rezacova@realestate.bnpparibas](mailto:jana.rezacova@realestate.bnpparibas)

**CEE RESEARCH CONTACT**

Patrycja Dzikowska, Head of Research & Consultancy, Central & Eastern Europe, [patrycja.dzikowska@realestate.bnpparibas](mailto:patrycja.dzikowska@realestate.bnpparibas)

**BUSINESS CONTACT**

Dušan Drábek, Head of Industrial & Logistics Agency, Director for Czech Republic and Slovakia, [dusan.drabek@realestate.bnpparibas](mailto:dusan.drabek@realestate.bnpparibas)

**BNP Paribas Real Estate APM CR s.r.o.**

Ovocný trh 8, 110 00 Praha 1

Czech Republic

Tel: +420 224 835 000

[www.realestate.bnpparibas.cz](http://www.realestate.bnpparibas.cz)

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# 6 BUSINESS LINES in Europe

## A 360° vision

### Main Locations

#### EUROPE

##### FRANCE

Headquarters  
167, Quai de la Bataille  
de Stalingrad  
92867 Issy-les-Moulineaux  
Tel.: +33 1 55 65 20 04

##### BELGIUM

Avenue Louise 235  
1000 Brussels  
Tel.: +32 2 290 59 59

##### CZECH REPUBLIC

Ovocný trh 8  
110 00 Prague 1  
Tel.: +420 224 835 000

##### GERMANY

Goetheplatz 4  
60311 Frankfurt  
Tel.: +49 69 2 98 99 0

##### HUNGARY

117-199 Váci ut.  
A Building  
1123 Budapest,  
Tel.: +36 1 688 4400

##### IRELAND

20 Merrion Road,  
Ballsbridge, Dublin 4  
Tel.: +353 1 66 11 233

##### ITALY

Piazza Lina Bo Bardi, 3  
20124 Milan  
Tel.: +39 02 58 33 141

##### LUXEMBOURG

Kronos Building  
10, rue Edward Steichen  
L - 2540 Luxembourg  
Tel.: +352 34 94 84

##### NETHERLANDS

Antonio Vivaldistraat 54  
1083 HP Amsterdam  
Tel.: +31 20 305 97 20

##### POLAND

ul. Grzybowska 78,  
00-844 Warsaw  
Tel.: +48 22 653 44 00

##### PORTUGAL

Avenida da República, 90  
Piso 1, Fracção 1,  
1600-206 Lisboa  
Tel.: +351 939 911 125

##### ROMANIA

4-8 Nicolae Titulescu Blvd  
America House  
Bucharest 011141  
Tel.: +40 21 312 7000

##### SPAIN

C/ Emilio Vargas, 4  
28043 Madrid  
Tel.: +34 91 454 96 00

##### UNITED KINGDOM

5 Aldermanbury Square  
London EC2V 7BP  
Tel.: +44 20 7338 4000

#### MIDDLE EAST / ASIA

##### DUBAI

Emaar Square  
Building n° 1, 7th Floor  
P.O. Box 7233, Dubai  
Tel.: +971 44 248 277

##### HONG KONG

25 /F Three Exchange Square,  
8 Connaught Place, Central,  
Hong Kong  
Tel.: +852 2909 2806

##### SINGAPORE

Pte Ltd 20 Collyer Quay, #17-04  
Singapore 049319  
Tel.: +65 8189 2762

### Alliances\*

##### AUSTRIA

##### CYPRUS

##### DENMARK

##### ESTONIA

##### FINLAND

##### GREECE

##### HUNGARY \*\*

##### JERSEY

##### LATVIA

##### LITHUANIA

##### NORTHERN IRELAND

##### NORWAY

##### PORTUGAL \*\*

##### SERBIA

##### SWEDEN

##### SWITZERLAND

##### USA

### Contacts

#### Consultancy & Research Czech Republic

Kamila Breen  
Tel.: +420 702 296 904  
kamila.breen@realestate.bnpparibas

#### CEE Research

Patrycja Dzikowska  
Tel.: +48 22 653 44 00  
patrycja.dzikowska@realestate.bnpparibas



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Headquarters: 167, Quai de la Bataille de Stalingrad – 92867 Issy Les Moulineaux Cedex

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