



CUSHMAN &
WAKEFIELD

Echinox

ROMANIA

INDUSTRIAL &
LOGISTICS MARKET

2018



INDUSTRIAL & LOGISTICS MARKET



ROMANIA MAP

Highways

In operation

Under construction

In planning

Pan-European Roads

Corridor no. IV

Corridor no. VII



LOCATION: CEE Region

AREA: 238,397 km²

POPULATION*: 20,121,641 inhabitants

UNEMPLOYMENT RATE:** 4.3%

AVERAGE MONTHLY INCOME:** € 575

GDP/ CAPITA: € 9,600

EXPORTS: 62.6 bn. €

LABOUR FORCE: 4.94 mil.

Source: National Institute of Statistics, National Commission of Prognosis December 2017

*Census 2011

**August 2018

INDUSTRIAL & LOGISTICS MARKET



3.42 M. sq. m

Industrial & Logistics
stock at the end
of Q3 2018



380,000 sq. m

Industrial & Logistics
space delivered
in Q1 - Q3 2018



256,000 sq. m

Industrial & Logistics
space leased
in Q1 - Q3 2018

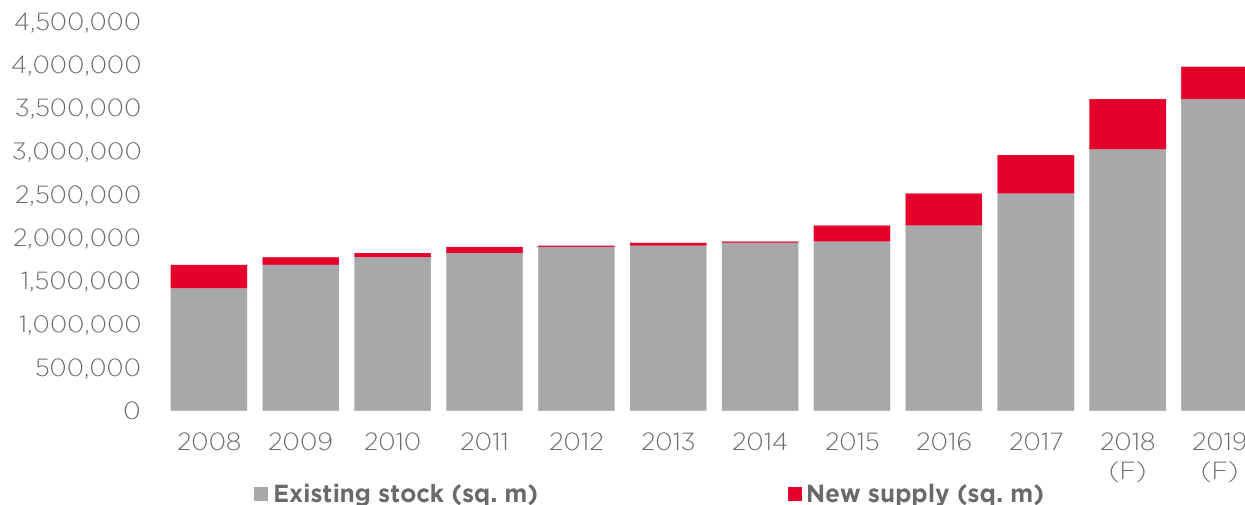


4% Vacancy rate
For Industrial &
Logistics
space at the end of Q3
2018

SUPPLY

- At the end of Q3 2018, the industrial & logistics stock in Romania reached 3.42 million sq. m;
- In the first nine months of 2018, new supply was of approximately 380,000 sq. m;
- Bucharest attracted the largest share of new supply in Q1 - Q3 period, 203,000 sq. m, representing 53%;
- Outside Bucharest, Pitesti (19%), Cluj (7%) and Oradea (7%) were the most active markets in terms of deliveries;
- During Q4 2018, additional space of 200,000 sq. m of space is planned for completion, boosting 2018 as the record year in terms of new supply;
- New industrial and logistics spaces will be delivered by the end of the year in Bucharest (93,000 sq. m), Timisoara (37,000 sq. m), Ploiesti (34,500 sq. m), Cluj (22,000 sq. m) and Brasov (15,000 sq. m).

INDUSTRIAL & LOGISTICS STOCK EVOLUTION (SQ. M)



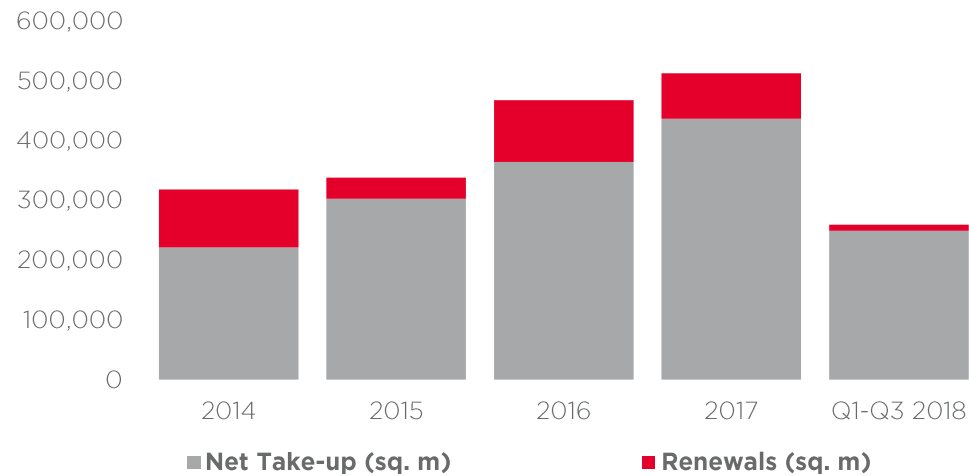
Source: C&W Echinox Research Q3 2018

INDUSTRIAL & LOGISTICS MARKET

DEMAND

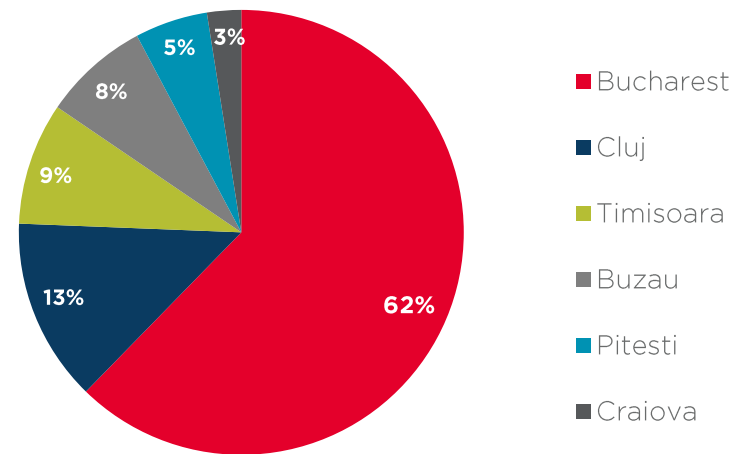
- Throughout Q1 - Q3 2018, leasing activity amounted approximately 256,000 sq. m. The total take-up was mostly represented by net take-up, with renewals and renegotiations representing less than 5% of the leasing activity;
- Bucharest remains the most sought-after destination, given that approximately 62% of the total demand was recorded in the Capital city;
- The most active occupiers were companies from Logistics, Distribution and Retail sectors, recording a total volume of approximately 200,000 sq. m.

TAKE-UP EVOLUTION (SQ. M)



Source: C&W Echinox Research Q3 2018

STRUCTURE OF TOTAL TAKE-UP Q1 - Q3 2018 (SQ. M)



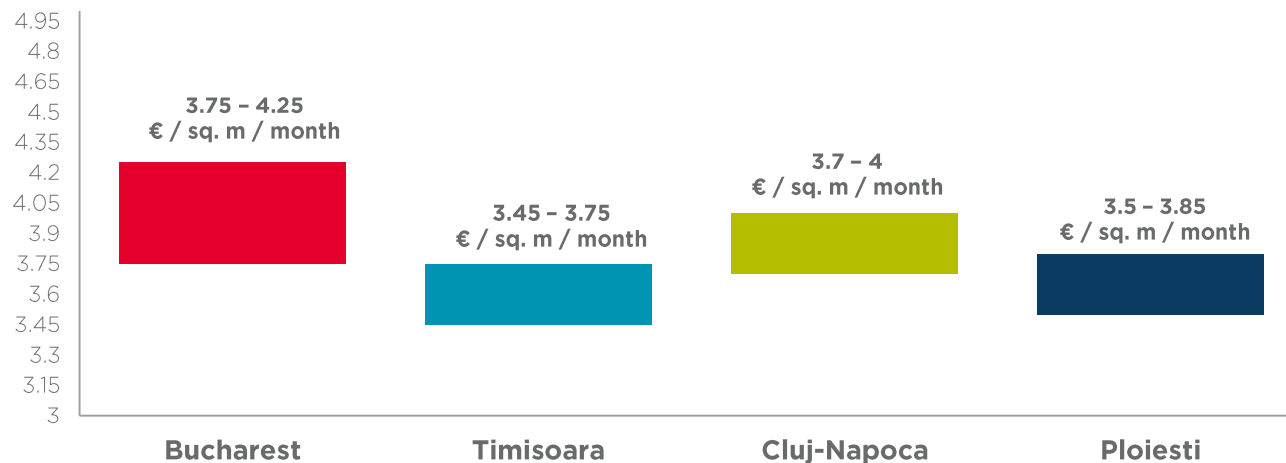
Source: C&W Echinox Research Q3 2018

INDUSTRIAL & LOGISTICS MARKET

VACANCY & RENTS

- Vacancy rate for industrial & logistics spaces in Romania was of 4%, at the end of Q3 2018;
- In Bucharest, the vacancy rate is of 3%, with approximately 50,000 sq. m of available space;
- In Pitesti, Brasov, Cluj and Oradea the vacancy rate is close to 0%;
- In terms of occupancy costs for industrial & logistics spaces, Romania is one of the most competitive markets in Europe. During Q3 2018, the rents remained at the same level. Prime headline rents for A-class units range between € 3.75 - 4.25/ sq. m/ month;
- Net effective rents range between € 3.45 - 3.9/ sq. m/ month, depending on city, lease length and technical specifications;
- In addition to the rent, a service charge allowance applies, ranging between 0.6 - 0.9 EUR/ sq. m/ month, covering property tax, insurance, exterior security, technical maintenance, landscaping etc.

PRIME HEADLINE RENTS (€/ SQ. M/ MONTH)



Source: C&W Echinox Research Q3 2018



BUCHAREST

INDUSTRIAL & LOGISTICS MARKET

OVERVIEW

- Bucharest industrial & logistics market has been the most active in terms of demand and supply, with over 150,000 sq. m transacted in the first three quarters of the year.
- The high rate of consumption in the Capital city encourages major companies active in FMCG, distribution, “brick-and-mortar” retail and e-commerce to expand or consolidate their storage hubs.
- Bucharest tends to become a more mature market with big logistics parks along A1 Highway and North West ring road, having reached a total stock of Industrial and Logistics spaces of over 1.6 million sq. m.

MACROECONOMIC & DEMOGRAPHIC

BUCHAREST

LOCATION:	South
POPULATION*:	1,883,425
UNEMPLOYMENT RATE**:	1.5%
AVERAGE MONTHLY INCOME**:	€ 736
GDP (mil.):	€ 47,800
GDP/ CAPITA:	€ 25,400
LABOUR FORCE**:	1,017,659
EXPORTS 2017 (bn.)	€ 10.7

ILFOV

LOCATION:	South
POPULATION*:	388,738
UNEMPLOYMENT RATE**:	0.6%
AVERAGE MONTHLY INCOME**:	€ 606
GDP (mil.):	€ 4,200
GDP/ CAPITA:	€ 10,800
LABOUR FORCE**:	154,150
EXPORTS 2017 (bn.)	€ 2.4

KEY FACTS



The largest city in the CEE and 6th largest city in the European Union by population



The highest GDP per capita in the country (25,400 €), 2.6 times the national average



Romania's main logistics hub, directly connected to all major regions in the country



Iffov – the lowest unemployment rate in the country (0.6%)

Source: National Institute of Statistics, National Commission of Prognosis December 2017

*Census 2011

**August 2018

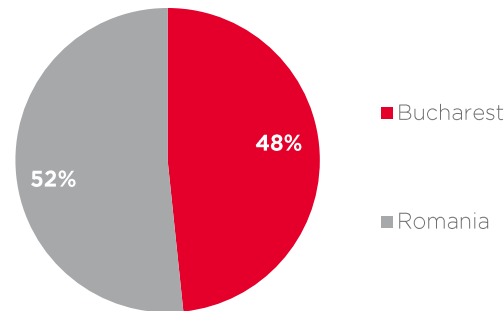
INDUSTRIAL & LOGISTICS MARKET

INDUSTRIAL & LOGISTICS MARKET OVERVIEW

Total industrial & logistics stock (sq. m)	1,634,000
New supply Q1 - Q3 2018 (sq. m)	203,000
Pipeline Q4 2018 - 2019 (F) (sq. m)	270,000
Net take-up Q1 - Q3 2018 (sq. m)	151,400
Vacancy rate	3%
Prime rental level (€ / sq. m)	3.75 - 4.25
Service charge (€ / sq. m)	0.8 - 0.9

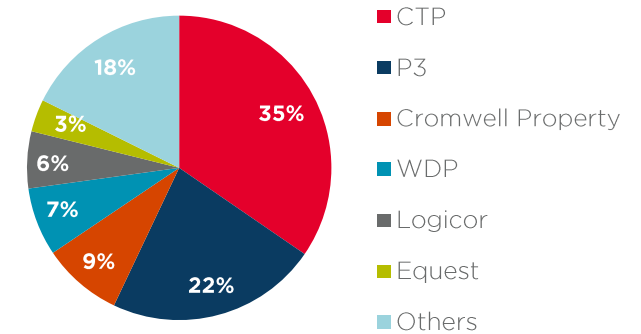
Source: C&W Echinox Research Q3 2018

TOTAL INDUSTRIAL & LOGISTICS STOCK



Source: C&W Echinox Research Q3 2018

MAJOR DEVELOPERS MARKET SHARE



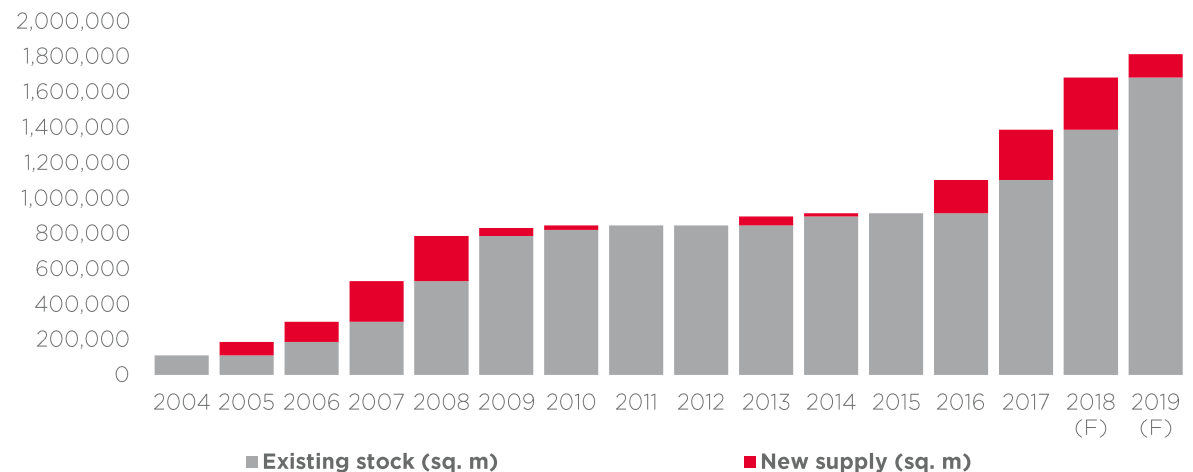
Source: C&W Echinox Research Q3 2018

MAJOR DEALS Q1 - Q3 2018

TENANT	GLA (SQ. M)	PROJECT	SECTOR
Metro Cash & Carry	56,500	WDP Park Stefanestii de Jos	Retail
LPP	22,000	WDP Park Stefanestii de Jos	Retail
Van Moer	20,000	CTPark Bucharest West	Logistics
NOD	14,000	CTPark Bucharest West	Distribution

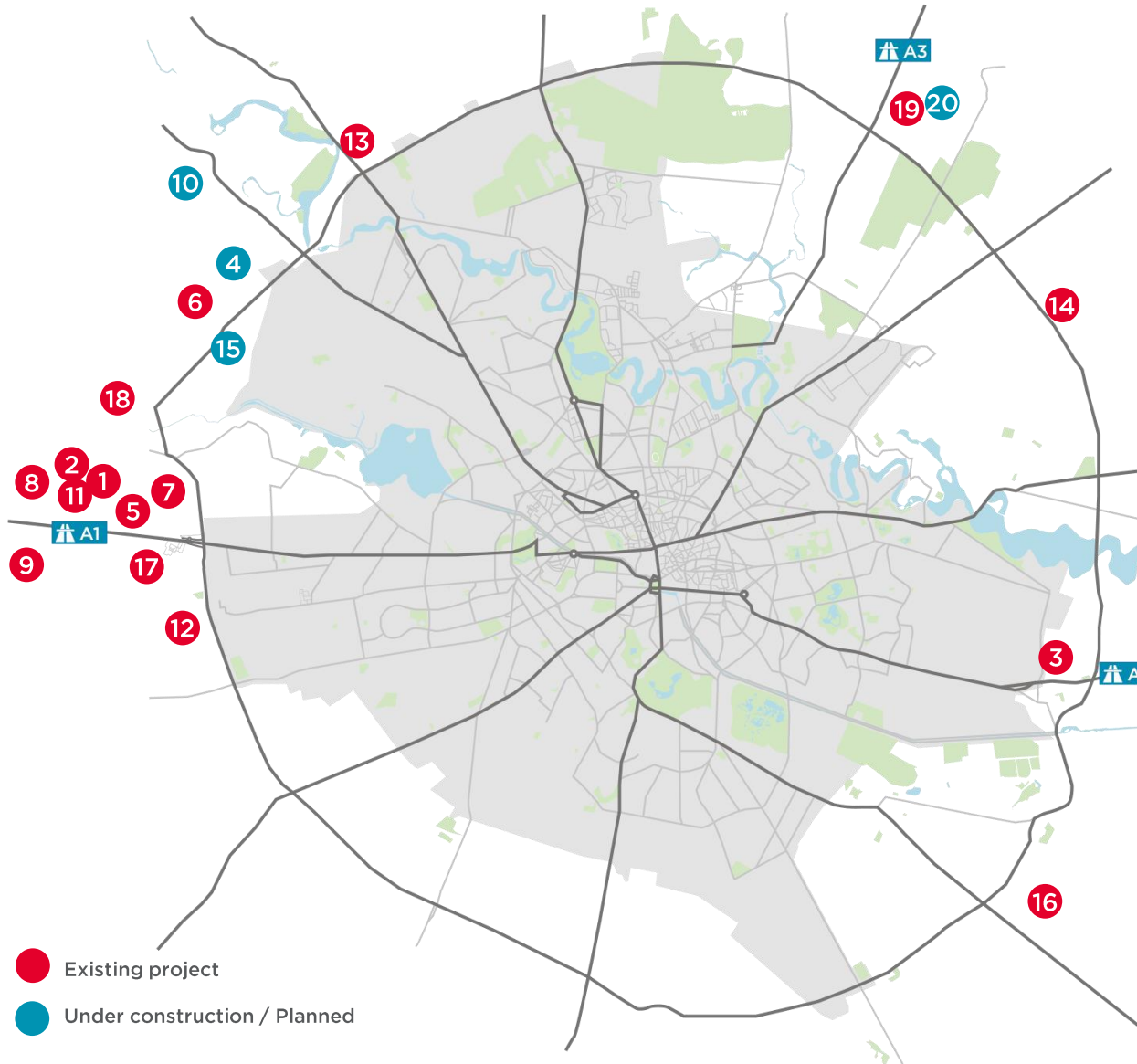
Source: C&W Echinox Research Q3 2018

INDUSTRIAL & LOGISTICS STOCK EVOLUTION (SQ. M)



Source: C&W Echinox Research Q3 2018

INDUSTRIAL & LOGISTICS MARKET



MAJOR PROJECTS

- 1 A1 Business Park
- 2 AIC Industrial Park
- 3 Apollo Center
- 4 Chitila Logistic Park
- 5 CTPark Bucharest
- 6 CTPark Bucharest Chitila
- 7 CTPark Bucharest Ringroad
- 8 CTPark Bucharest West I
- 9 CTPark Bucharest West II
- 10 ELI Park
- 11 Equest Logistics Center
- 12 Innovations Park
- 13 Logicor Bucharest I
- 14 Logicor Bucharest II
- 15 MLP Bucharest West
- 16 Olympian East Bucharest
- 17 P3 Bucharest Park
- 18 WDP Park Dragomiresti
- 19 WDP Stefanesti I
- 20 WDP Stefanesti II



TIMISOARA

INDUSTRIAL & LOGISTICS MARKET

OVERVIEW

- Timisoara is the second most developed industrial & logistics market of Romania.
- A class stock exceeds 400,000 sq. m, while a considerable number of companies such as Continental, Hella, Autoliv and Draxlmaier developed their own production facilities in Timisoara.
- Companies from automotive and electronics industries, followed by key logistics and retail players, decided to consolidate in Timisoara to cover the Western part of the country, benefiting of good connections with Central & Eastern Europe.
- Most of the existing stock is located in the area of the North East ring road, due to the proximity to the Airport and connection with A1 Highway.

MACROECONOMIC & DEMOGRAPHIC

LOCATION:	West
COUNTY POPULATION*:	683,540
TIMISOARA POPULATION*:	319,279
UNEMPLOYMENT RATE**:	0.8%
AVERAGE MONTHLY INCOME**:	€ 623
GDP (mil.):	€ 8,800
GDP/ CAPITA:	€ 12,900
LABOUR FORCE**:	252,759
EXPORTS 2017 (bn.)	€ 6.3

Source: National Institute of Statistics, National Commission of Prognosis December 2017

*Census 2011

**August 2018

INDUSTRIAL & LOGISTICS MARKET OVERVIEW

Total industrial & logistics stock (sq. m)	440,000
New supply Q1 - Q3 2018 (sq. m)	13,200
Pipeline Q4 2018 - 2019 (F) (sq. m)	82,000
Net take-up Q1 - Q3 2018 (sq. m)	23,000
Vacancy rate	4%
Prime rental level (€/ sq. m)	3.45 - 3.75
Service charge (€/ sq. m)	0.6 - 0.8

Source: C&W Echinox Q3 2018

KEY FACTS



Directly connected via A1 highway to Budapest and Western Europe



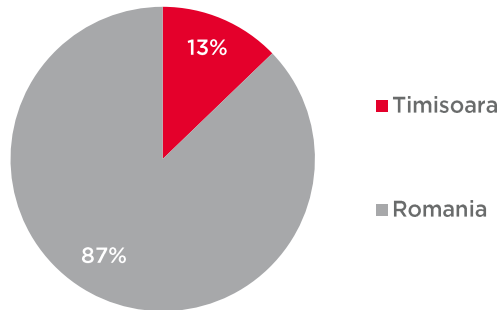
3rd busiest airport in Romania (1.6 mil. passengers in 2017)



The 2nd lowest unemployment rate (0.8%), after Ilfov, and the highest level of exports (6.3 bn. EUR in 2017), after Bucharest

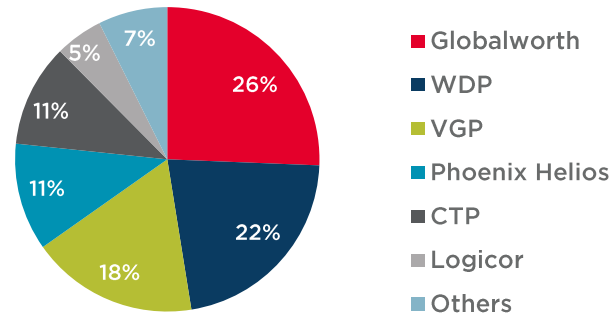
INDUSTRIAL & LOGISTICS MARKET

TOTAL INDUSTRIAL & LOGISTICS STOCK



Source: C&W Echinox Research Q3 2018

MAJOR DEVELOPERS MARKET SHARE



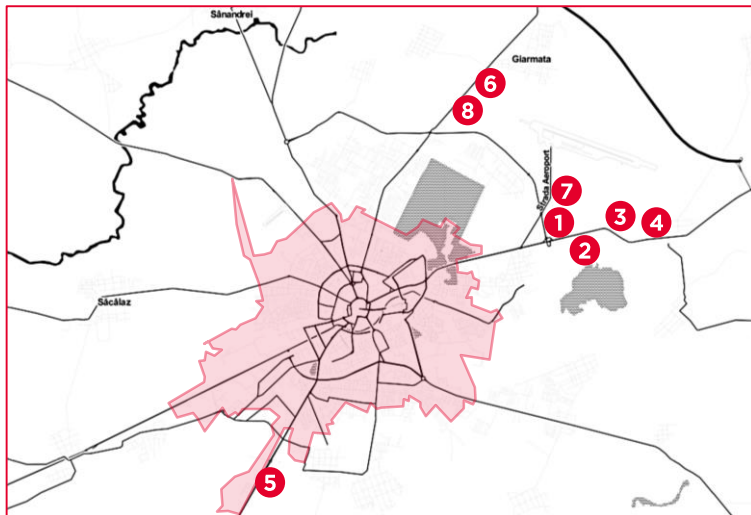
Source: C&W Echinox Research Q3 2018

MAJOR DEALS Q1 - Q3 2018

TENANT	GLA (SQ. M)	PROJECT	SECTOR
RPW Logistics	9,300	CTPark Timisoara II	Logistics
360 Co-Packing	6,700	WDP Park	Packaging
Delamode	2,700	Logikor Timisoara	Logistics
Citronex	2,500	LogIQ Timisoara	Distribution

Source: C&W Echinox Research Q3 2018

MAP



MAJOR INDUSTRIAL & LOGISTICS PROJECTS

LEGEND - TIMISOARA

- 1 CTPark Timisoara I
- 2 CTPark Timisoara II
- 3 Logikor Timisoara
- 4 Olympian Timisoara
- 5 Incontro Catalyst
- 6 Timisoara Airport Park (TAP)
- 7 VGP Park Timisoara
- 8 WDP Park Timisoara

- Existing project
- Under construction / Planned

CLUJ-NAPOCA

INDUSTRIAL & LOGISTICS MARKET

OVERVIEW

- Cluj market has been on an uprising trend over the past three years.
- At the end of the third quarter of 2018 the total stock was of approximately 254,000 sq. m, with approximately 45,000 sq. m currently under development.
- Driven by the city's geographically position and the positive business and social environment of the city, major retailers and logistics companies have opened their distribution centers in the area.

KEY FACTS



Cluj-Napoca is the 2nd largest city in Romania by population



The 2nd largest airport in Romania in terms of traffic, with almost 2.7 mil. passengers in 2017



The 2nd major university center in Romania, after Bucharest, with more than 68,000 students

MACROECONOMIC & DEMOGRAPHIC

LOCATION:	North - West
COUNTY POPULATION*:	691,106
CLUJ-NAPOCA POPULATION*:	324,576
UNEMPLOYMENT RATE**:	1.4%
AVERAGE MONTHLY INCOME**:	€ 654
GDP (mil.):	€ 8,250
GDP/ CAPITA:	€ 11,900
LABOUR FORCE**:	254,036
EXPORTS 2017 (bn.)	€ 1.5

Source: National Institute of Statistics, National Commission of Prognosis December 2017

*Census 2011

**August 2018

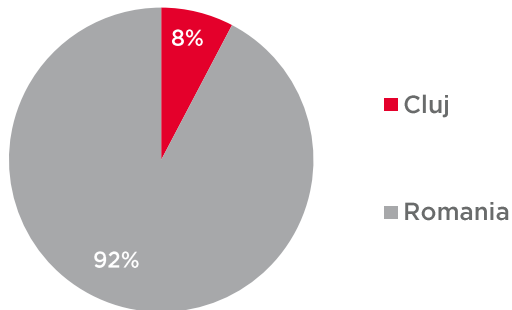
INDUSTRIAL & LOGISTICS MARKET OVERVIEW

Total industrial & logistics stock (sq. m)	254,000
New supply Q1 - Q3 2018 (sq. m)	26,000
Pipeline Q4 2018 - 2019 (F) (sq. m)	44,500
Net take-up Q1 - Q3 2018 (sq. m)	31,500
Vacancy rate	2%
Prime rental level (€ / sq. m)	3.7 - 4
Service charge (€ / sq. m)	0.7 - 0.8

Source: C&W Echinox Q3 2018

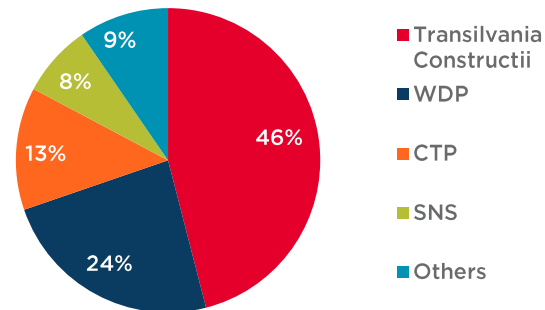
INDUSTRIAL & LOGISTICS MARKET

TOTAL INDUSTRIAL & LOGISTICS STOCK



Source: C&W Echinox Research Q3 2018

MAJOR DEVELOPERS MARKET SHARE



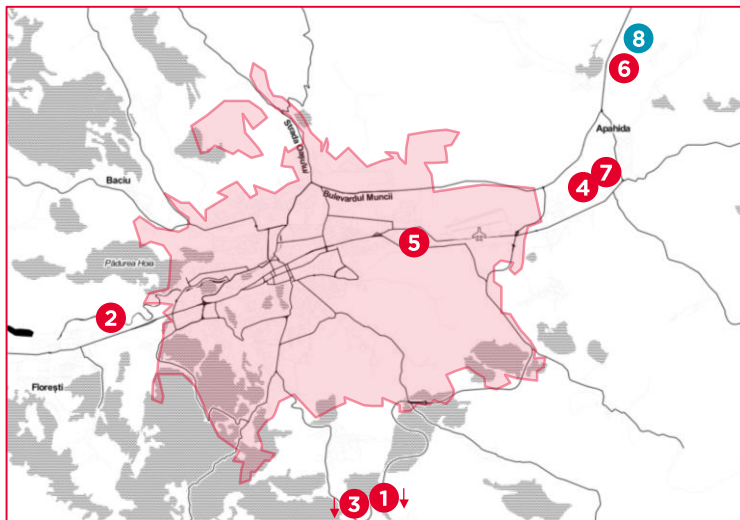
Source: C&W Echinox Research Q3 2018

MAJOR DEALS Q1 - Q3 2018

TENANT	GLA (SQ. M)	PROJECT	SECTOR
Ursus Breweries	9,000	CTPark Cluj II	FMCG
Frankische	7,000	CTPark Turda	Production
Evobit Information Technology	6,000	TRC Jucu	Data center
Arcese	5,000	WDP Park	Logistics

Source: C&W Echinox Research Q3 2018

MAP



MAJOR INDUSTRIAL & LOGISTICS PROJECTS

LEGEND - CLUJ NAPOCA & TURDA

- 1 Aries Industrial Park Turda
- 2 CTPark Cluj
- 3 CTPark Turda
- 4 SNS Park
- 5 TRC Park Cluj
- 6 TRC Park Jucu
- 7 WDP Park Cluj
- 8 Olympian Park Jucu

- Existing project
- Under construction / Planned



PLOIESTI

INDUSTRIAL & LOGISTICS MARKET

OVERVIEW

- Ploiesti is an important industrial pole of Romania, concentrating various companies from Oil & Gas industry, Automotive, Retail and FMCG.
- Schlumberger, Lufkin, Lukoil, Federal Mogul, Unilever, Kaufland, Mainfreight are some of the companies that chose Ploiesti for their operations, due to its proximity to Bucharest and connectivity to the rest of the country.
- The Industrial & Logistics stock is condensed in the West part of the city and consists of ~200,000 sq. m.

KEY FACTS



Major logistic and industrial hub for retail & FMCG companies



Considered the Oil & Gas capital of Romania, strategic location for international groups, such as OMV and Lukoil

MACROECONOMIC & DEMOGRAPHIC

LOCATION:	South
COUNTY POPULATION*:	762,886
PLOIESTI POPULATION*:	209,945
UNEMPLOYMENT RATE**:	2.8%
AVERAGE MONTHLY INCOME**:	€ 520
GDP (mil.):	€ 7,600
GDP/ CAPITA:	€ 10,000
LABOUR FORCE**:	183,366
EXPORTS 2017 (bn.)	€ 2.3

Source: National Institute of Statistics, National Commission of Prognosis December 2017

*Census 2011

**August 2018

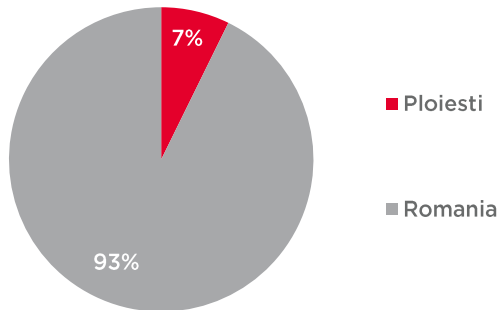
INDUSTRIAL & LOGISTICS MARKET OVERVIEW

Total industrial & logistics stock (sq. m)	240,000
New supply Q1 – Q3 2018 (sq. m)	-
Pipeline Q4 2018 – 2019 (F) (sq. m)	35,000
Net take-up Q1 – Q3 2018 (sq. m)	-
Vacancy rate	5%
Prime rental level (€ / sq. m)	3.5 – 3.85
Service charge (€ / sq. m)	0.75 – 0.8

Source: C&W Echinox Q3 2018

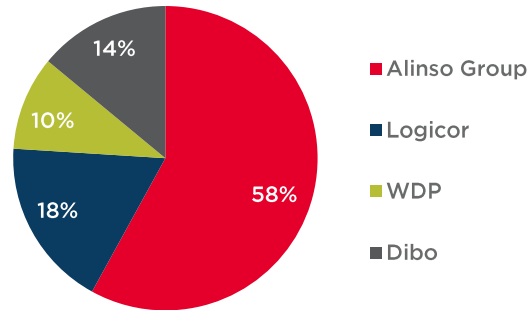
INDUSTRIAL & LOGISTICS MARKET

TOTAL INDUSTRIAL & LOGISTICS STOCK



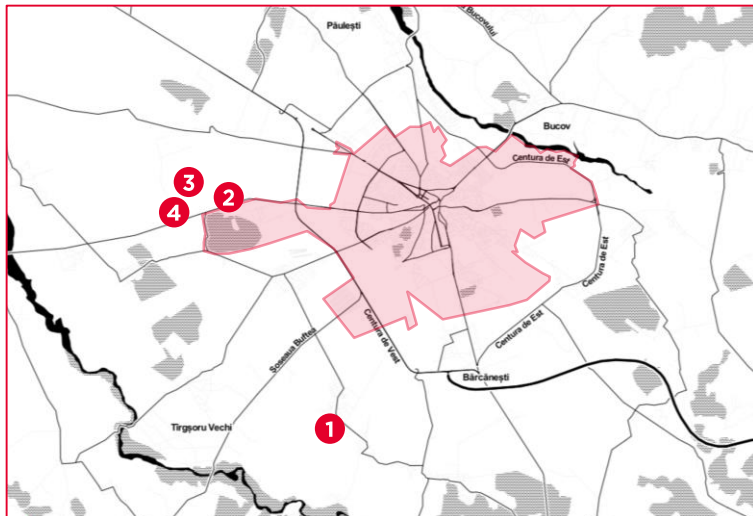
Source: C&W Echinox Research Q3 2018

MAJOR DEVELOPERS MARKET SHARE



Source: C&W Echinox Research Q3 2018

MAP



MAJOR INDUSTRIAL & LOGISTICS PROJECTS

LEGEND - PLOIESTI

- 1 Dibo Industrial Park
 - 2 Logicor Ploiesti
 - 3 Ploiesti West Park
 - 4 WDP Park Aricesti
-
- Existing project
 - Under construction / Planned

BRASOV

BRASOV

INDUSTRIAL & LOGISTICS MARKET

OVERVIEW

- With a total stock of 186,000 sq. m, Brasov market has recently raised interest from some of the major developers like WDP and VGP.
- The city has a significant growth potential, taking into account that several major companies already present in Brasov plan to expand their operations. Demand is increasing from both producers and retail companies willing to set up logistics hubs in the area.
- The planned development of an International Airport might further enhance the attractiveness of the city.

KEY FACTS



Main industrial hub in the central part of Romania



2nd city in Romania by the number of visitors



Best city in the country in terms of the quality of living (Storia and D&D Research)

MACROECONOMIC & DEMOGRAPHIC

LOCATION:	Central
COUNTY POPULATION*:	549,217
BRASOV POPULATION*:	253,200
UNEMPLOYMENT RATE**:	2.4%
AVERAGE MONTHLY INCOME**:	€ 555
GDP (mil.):	€ 6,150
GDP/ CAPITA:	€ 11,200
LABOUR FORCE**:	190,160
EXPORTS 2017 (bn.)	€ 3.2

Source: National Institute of Statistics, National Commission of Prognosis December 2017

*Census 2011

**August 2018

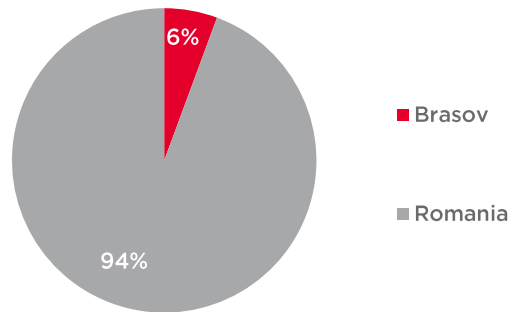
INDUSTRIAL & LOGISTICS MARKET OVERVIEW

Total industrial & logistics stock (sq. m)	186,000
New supply Q1 - Q3 2018 (sq. m)	-
Pipeline Q4 2018 - 2019 (F) (sq. m)	35,000
Net take-up Q1 - Q3 2018 (sq. m)	-
Vacancy rate	1%
Prime rental level (€ / sq. m)	3.65 - 3.95
Service charge (€ / sq. m)	0.7 - 0.8

Source: C&W Echinox Q3 2018

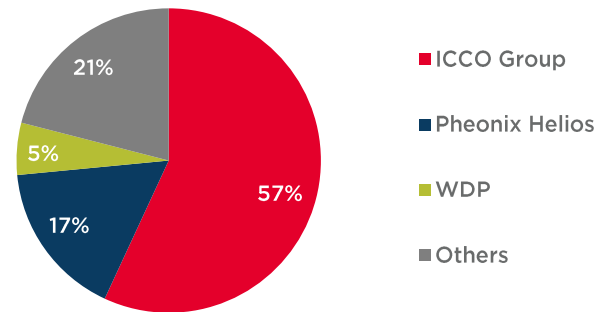
INDUSTRIAL & LOGISTICS MARKET

TOTAL INDUSTRIAL & LOGISTICS STOCK



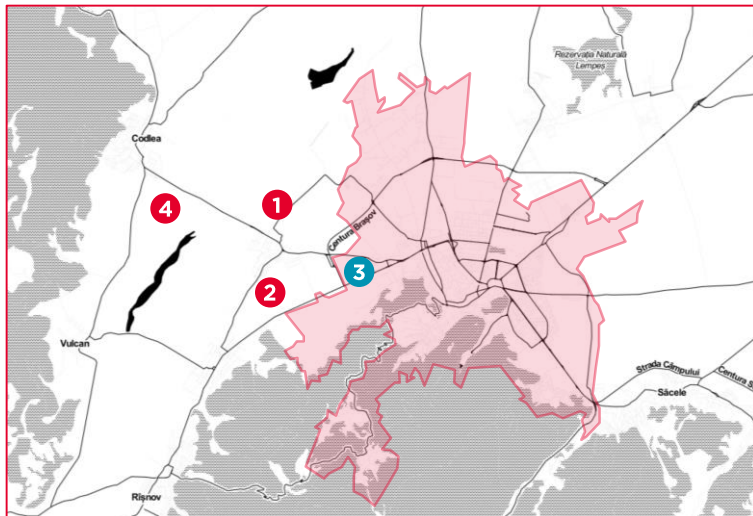
Source: C&W Echinox Research Q3 2018

MAJOR DEVELOPERS MARKET SHARE



Source: C&W Echinox Research Q3 2018

MAP



MAJOR INDUSTRIAL & LOGISTICS PROJECTS

LEGEND - BRASOV

- 1 ICCO Industrial Park
 - 2 Olympian Park Brasov
 - 3 VGP Park Brasov
 - 4 WDP Park Codlea
-
- Existing project
 - Under construction / Planned



PITESTI

INDUSTRIAL & LOGISTICS MARKET

OVERVIEW

- Pitesti is one of the most developed Industrial & Logistics market in Romania, with a stock of 240,000 sq. m at the end of Q3 2018.
- 2018 was a dynamic year, with 67,000 sq. m delivered along A1 Highway by CTP and WDP to accommodate the increasing demand in the area.
- Renault and Ford continue to be the major drivers that attract suppliers in the region, enhancing the demand for Industrial and Logistics spaces.

KEY FACTS



Considered the automotive industry capital of Romania, due to Dacia - Renault plant in Mioveni

MACROECONOMIC & DEMOGRAPHIC

LOCATION:	South
COUNTY POPULATION*:	612,431
PITESTI POPULATION*:	155,383
UNEMPLOYMENT RATE**:	3.4%
AVERAGE MONTHLY INCOME**:	€ 522
GDP (mil.):	€ 5,150
GDP/ CAPITA:	€ 8,400
LABOUR FORCE**:	160,513
EXPORTS 2017 (bn.)	€ 6.0

Source: National Institute of Statistics, National Commission of Prognosis December 2017

*Census 2011

**August 2018

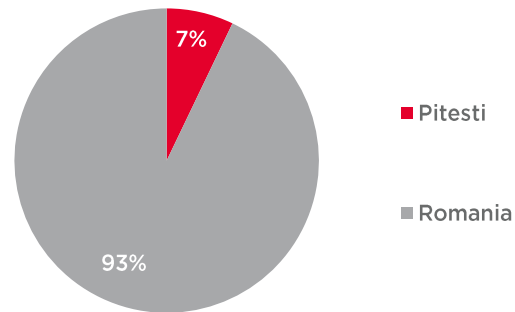
INDUSTRIAL & LOGISTICS MARKET OVERVIEW

Total industrial & logistics stock (sq. m)	240,600
New supply Q1 - Q3 2018 (sq. m)	67,000
Pipeline Q4 2018 - 2019 (F) (sq. m)	15,000
Net take-up Q1 - Q3 2018 (sq. m)	14,000
Vacancy rate	1%
Prime rental level (€ / sq. m)	3.7 - 4
Service charge (€ / sq. m)	0.7 - 0.8

Source: C&W Echinox Q3 2018

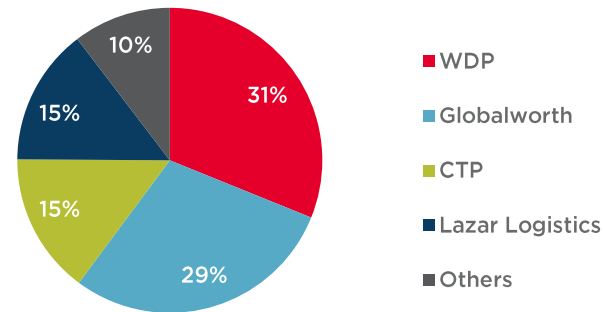
INDUSTRIAL & LOGISTICS MARKET

TOTAL INDUSTRIAL & LOGISTICS STOCK



Source: C&W Echinox Research Q3 2018

MAJOR DEVELOPERS MARKET SHARE



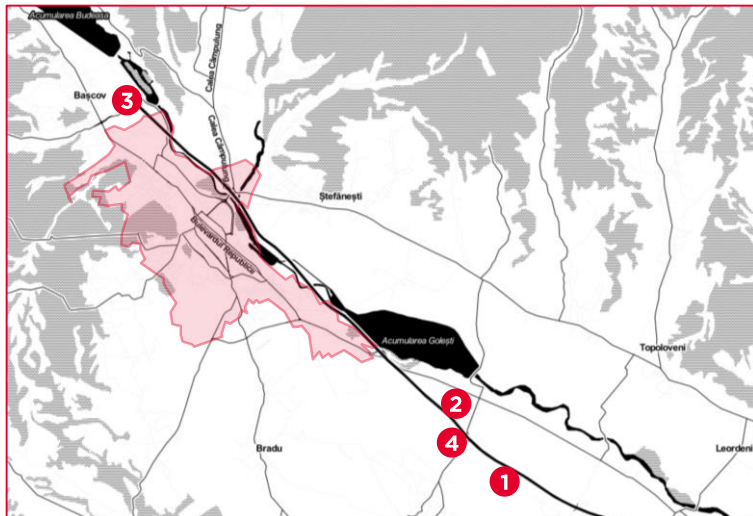
Source: C&W Echinox Research Q3 2018

MAJOR DEALS Q1 - Q3 2018

TENANT	GLA (SQ. M)	PROJECT	SECTOR
Faurecia	8,700	CTPark Pitesti	Automotive
Opsan	5,000	CTPark Pitesti	Automotive

Source: C&W Echinox Research Q3 2018

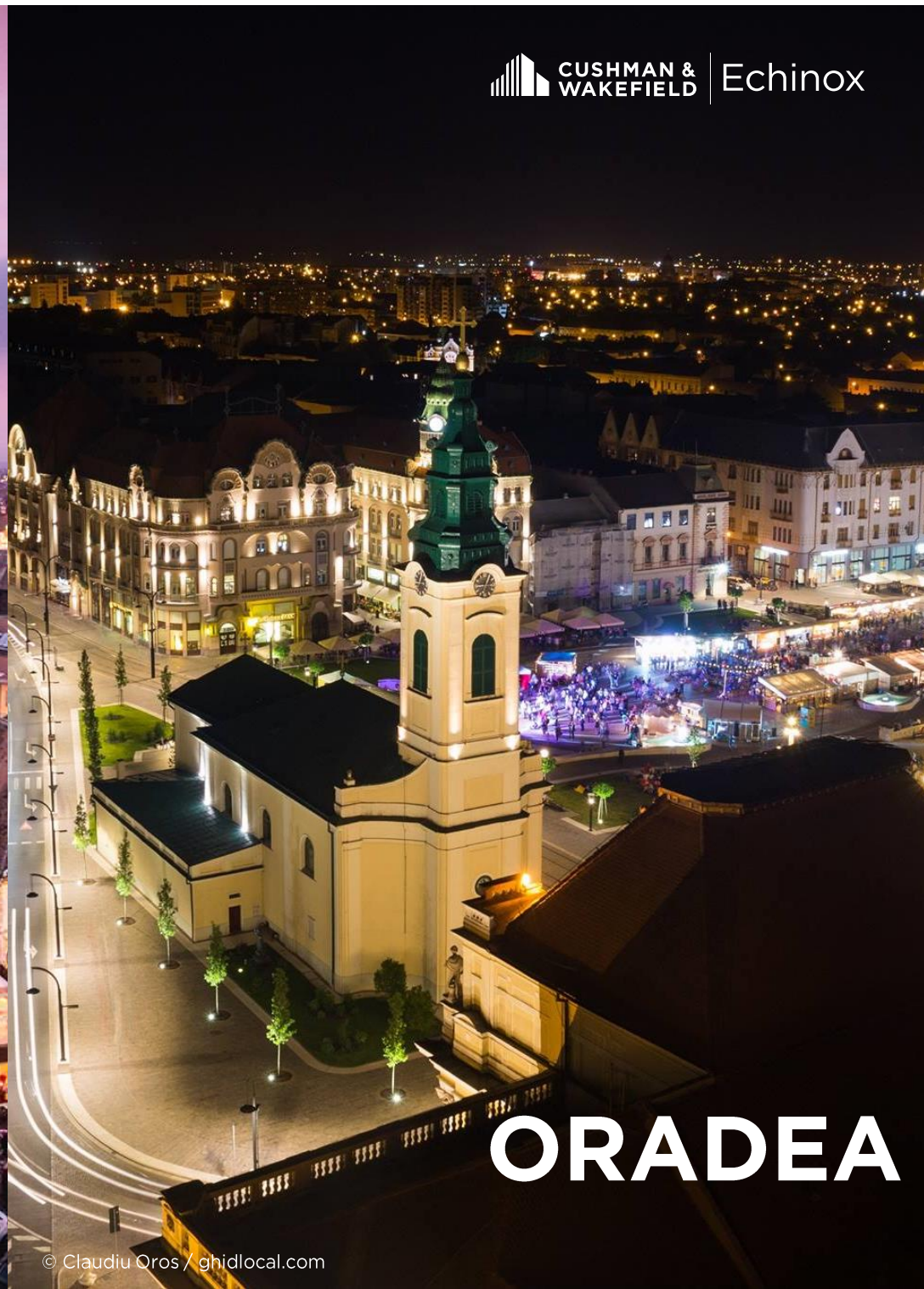
MAP



MAJOR INDUSTRIAL & LOGISTICS PROJECTS

LEGEND - PITESTI

- 1 CTPark Pitesti
 - 2 Dacia Warehouse
 - 3 Lazar Logistics
 - 4 WDP Park Oarja
-
- Existing project
 - Under construction / Planned



INDUSTRIAL & LOGISTICS MARKET

OVERVIEW

- Given the strategic location and connections with the Western markets, Sibiu attracted several companies from automotive industry, such as Siemens, Continental and Joyson Safety Systems.
- Having a stock of 80,000 sq. m, Sibiu is an attractive city for future developments due to the qualified labor force and developed infrastructure.

MACROECONOMIC & DEMOGRAPHIC

LOCATION:	Central
COUNTY POPULATION*:	397,322
SIBIU POPULATION*:	147,245
UNEMPLOYMENT RATE**:	1.9%
AVERAGE MONTHLY INCOME**:	€ 592
GDP (mil.):	€ 4,200
GDP/ CAPITA:	€ 10,600
LABOUR FORCE**:	138,792
EXPORTS 2017 (bn.):	€ 3.0

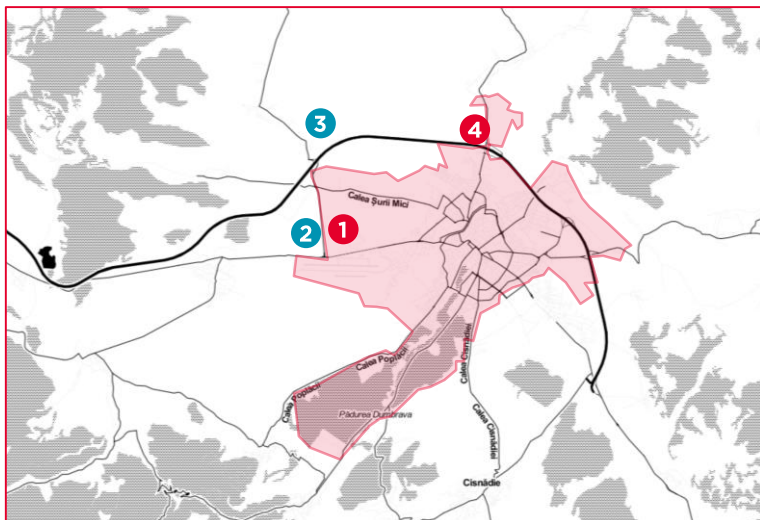
Source: INS, National Commission of Prognosis December 2017
 *Census 2011
 **August 2018

INDUSTRIAL & LOGISTICS MARKET

Total industrial & logistics stock (sq. m)	81,000
New supply Q1 - Q3 2018 (sq. m)	-
Pipeline Q4 2018 - 2019 (F) (sq. m)	-
Vacancy rate	6%
Prime rental level (€ / sq. m)	3.75 - 4
Service charge (€ / sq. m)	0.7 - 0.8

Source: C&W Echinox Q3 2018

MAP



MAJOR INDUSTRIAL & LOGISTICS PROJECTS

LEGEND - SIBIU

- 1 WDP Park Sibiu
- 2 CTPark Sibiu
- 3 Logicor Sibiu
- 4 VGP Park Sibiu

- Existing project
- Under construction / Planned

KEY FACTS



Major hub for the manufacturing of automotive components



Important node in the European road network (E68 and E81), while also having the 5th busiest airport in Romania (0.5 mil passengers in 2017)

INDUSTRIAL & LOGISTICS MARKET

OVERVIEW

- Oradea has attracted new investors throughout 2017 and 2018 from the auto spare parts industries (Inteva & Eberspacher).
- Emerson, Plexus and Faist Mekatronic have their own production facilities in Oradea, but the market has potential to expand through logistics developments.
- Amongst the major industrial & logistics developers, WDP has been the pioneer in the area, with 25,000 sq. m delivered in 2018.

MACROECONOMIC & DEMOGRAPHIC

LOCATION:	North - West
COUNTY POPULATION*:	575,398
ORADEA POPULATION*:	196,367
UNEMPLOYMENT RATE**:	1.6%
AVERAGE MONTHLY INCOME**:	€ 472
GDP (mil.):	€ 4,400
GDP/ CAPITA:	€ 7,600
LABOUR FORCE**:	176,419
EXPORTS 2017 (bn.)	€ 1.8

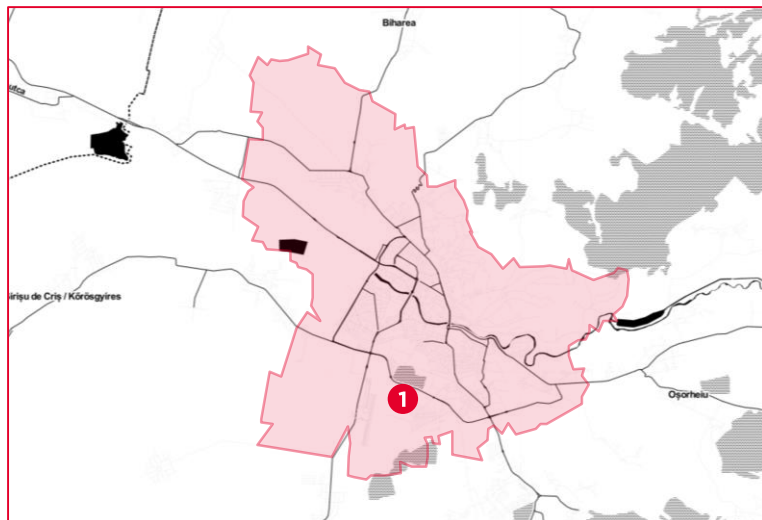
Source: INS, National Commission of Prognosis December 2017
 *Census 2011
 **August 2018

INDUSTRIAL & LOGISTICS MARKET

Total industrial & logistics stock (sq. m)	75,000
New supply Q1 - Q3 2018 (sq. m)	25,000
Pipeline Q4 2018 - 2019 (F) (sq. m)	-
Vacancy rate	7%
Prime rental level (€ / sq. m)	3.75 - 3.85
Service charge (€ / sq. m)	0.7 - 0.8

Source: C&W Echinox Q3 2018

MAP



MAJOR INDUSTRIAL & LOGISTICS PROJECTS

LEGEND - ORADEA

- 1** WDP Park Oradea
- Existing project
- Under construction / Planned

KEY FACTS

Important technical, furniture and FMCG hub

Major touristic destination due to its thermal spa resorts

INDUSTRIAL & LOGISTICS MARKET

CITY	BUCHAREST	TIMISOARA	CLUJ-NAPOCA	PLOIESTI	BRASOV	PITESTI	SIBIU	ORADEA
County Population*	-	683,540	691,106	762,886	549,217	612,431	397,322	575,398
City Population*	1,883,425	319,279	324,576	209,945	253,200	155,383	147,245	196,367
Average monthly net income**	€ 736	€ 623	€ 654	€ 520	€ 555	€ 522	€ 592	€ 472
Unemployment rate**	1.5%	0.8%	1.4%	2.8%	2.4%	3.4%	1.9%	1.6%
Total industrial & logistics stock end of Q3 2018 (sq. m)	1,634,000	440,000	254,000	240,000	186,000	240,600	81,000	75,000
New supply Q1 - Q3 2018 (sq. m)	203,000	13,200	26,000	-	-	67,000	-	25,000
Pipeline Q4 2018 - 2019 (F) (sq. m)	270,000	82,000	44,500	35,000	35,000	15,000	-	-
Net take-up Q1 - Q3 2018 (sq. m)	151,400	23,000	31,500	-	-	14,000	-	-
Vacancy rate	3%	4%	2%	5%	1%	1%	6%	7%
Prime headline rents (€ / sq. m / month)	3.75 - 4.25	3.45 - 3.75	3.7 - 4	3.5 - 3.85	3.65 - 3.95	3.7 - 4	3.75 - 4	3.75 - 3.85
Service charge (€ / sq. m / month)	0.8 - 0.9	0.6 - 0.8	0.7 - 0.8	0.75 - 0.8	0.7 - 0.8	0.7 - 0.8	0.7 - 0.8	0.7 - 0.8

Source: C&W Echinox Research Q3 2018

*National Institute of Statistics Census 2011

**National Institute of Statistics August 2018

ROMANIA INDUSTRIAL & LOGISTICS MAP



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