

# LOGISTICS SUMMARY MATRIX

Q2 2020 | UPDATE

## TAKE Up

Demand equaled to **202,600 sq m** which represents a strong, almost **90%** increase y-o-y.

## Vacancy RATE

in Budapest and its surroundings is

**2.6%**

## TOTAL Stock

4 new schemes were delivered in Q2 2020.

**2.35** million sq m

**20%**  
of the pipeline is already pre-let.

**NEW SUPPLY**  
**64,100 sq m**  
+ new supply in Q2 2020.

**PIPELINE**  
47,600 sq m is expected to be delivered in Budapest and its surroundings in H2 2020.

## DEMAND

Q2 was driven by net take-up amounted to **143,300 sq m**. Renewals amounted to **59,200 sq m**.

## PRIME RENTS

BTS **4.85** EUR/sq m/month  
EXISTING STOCK **4.75** EUR/sq m/month

**NET absorption**  
**67,000 sq m in Q2 2020.**

Developers are strongly focusing on BTS or semi-speculative opportunities whilst projects already started pre-COVID are expected to be handed over with a quarter's delay. Rents and lease terms remained stable, albeit the market still favours the Landlord. We are seeing a number of lease re-gears and renewals where tenants are looking to secure stable tenancy amidst the fierce competition for existing space. We see now a record low vacancy rate due to continuously high demand coupled with a very limited and slowing handover of new facilities. This has opened a window of opportunity again for full BTS development in the Budapest area.