

OFFICE SUMMARY MATRIX

Q2 2021 | UPDATE

TAKE Up

Total demand in Q2 2020 reached 97,990 sq m, which represents a robust increase of 31% quarter-on-quarter. The first half of 2021 demand equaled 172,900 sq m representing an increase of 3% year-on-year.

Vacancy RATE

Quarter-on-quarter increased by 0.8 percentage points in Budapest. North Buda remains the most occupied submarket with a vacancy rate of 4.4%.

9.8%

Total stock

Only 1 new scheme was delivered in Q2. BudaPart City was delivered at the BudaPart project.

3.96 million sq m

52%

of the pipeline for H2 2021-2022 period is already pre-let.

NEW SUPPLY

19,700 sq m of new supply was delivered in Q2.

PIPELINE

356,000 sq m of new supply is expected to be delivered until the end of 2022.

DEMAND

Q2 2021 was dominated by net take-up with a 60% share of total demand, amounting to 58,940 sq. m. Renewals amounted to 39,050 sq. m.

New leases and expansions in the existing stock reached a high share of 42%, while pre-leases concluded in development schemes reached a share of 18% of total demand.

HEADLINE

RENTS

Prime Rents have shown some consolidation in Q2 2021.

CBD **24.50** EUR/sq m/month
VÁCI **17.50** EUR/sq m/month
CORRIDOR

NET absorption

Turned negative in Q2 2021 as the occupied stock decreased by 16,720 sq. m.

Subsequent to the easing of most pandemic-induced restrictions, the GKI Business Sentiment Index has reached its pre-COVID level by the end of Q2.

Demand levels have shown signs of recovery, whilst availabilities continued to increase.

New supply for 2021-2022 remains constrained with a pre-let status of 52% as at the end of the quarter.

Prime headline rents have slightly consolidated, with further pressure is expected going forward.