

# LOGISTICS SUMMARY MATRIX

Q3 2020 | UPDATE

## TAKE Up

Demand equaled 176,900 sq m in Q3. YTD take-up amounted to 427,700 sq m representing a massive 30% increase on the strong 2019 levels.

## Vacancy RATE

in Budapest and its surroundings is

**2.3%**

## TOTAL Stock

No new schemes were delivered in Budapest and its surroundings in Q3 2020.

**2.35** million sq m

**60%**  
of the pipeline  
under construction  
is already pre-let.

**NEW SUPPLY**  
117,700 sq m  
new supply  
in YTD 2020.

## PIPELINE

23,800 sq m is expected to be delivered in Budapest and its surroundings in the last quarter of 2020.

## DEMAND

Q3 was driven by net take-up that amounted to 124,300 sq m. Renewals amounted to 52,600 sq m.

## PRIME RENTS

BTS **4.90** EUR/sq m/month  
EXISTING STOCK **4.75** EUR/sq m/month

**NET**  
absorption  
6,850 sq m in  
Q3 2020.

The Budapest industrial and logistics market is buoyant with record high demand levels and apparent under-supply of modern space, pushing the vacancy rate further down. This has attracted some newcomers to the market intending the delivery of new stock on speculative and BTS basis alike. Rents and lease terms remained firm with the market favoring the Landlord.