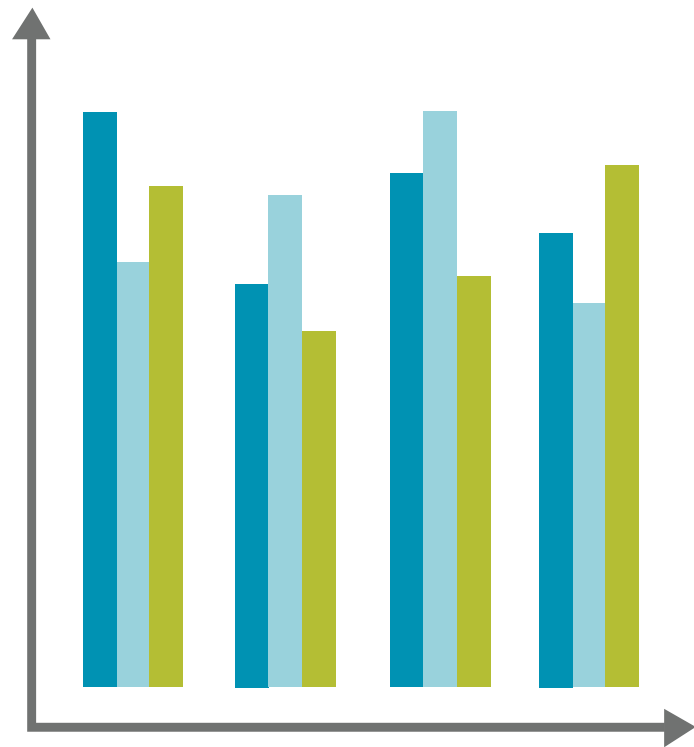


# BUDAPEST OFFICE MARKET

## Q3 2018 update



**Robust demand pushed the Budapest office market vacancy rate down to record low level of 6.4%.**

### TAKE Up

111 430 sq m take-up in Q3  
Q1-Q3 demand reached  
**358 000 sq m - 8% increase y-o-y**



**+110,000** sq m of new space was delivered in Q3 2018



**45%** of the Q4 2018 new supply is already pre-let

### Vacancy RATE

**6.4%**  
1.2 pps decrease q-o-q  
Record low vacancy rate in Budapest



Rents were stable over Q3 2018, however we expect increase in most submarkets until YE 2018 on the back of low vacancy rate.

**Further 35,300 sq m space is expected in Q4 and 125 000 sq m in 2019**



Net take-up has a share of **75%** with new deals giving **49%** of the total leasing activity. Renewals accounted for **20%**

### TOTAL Stock

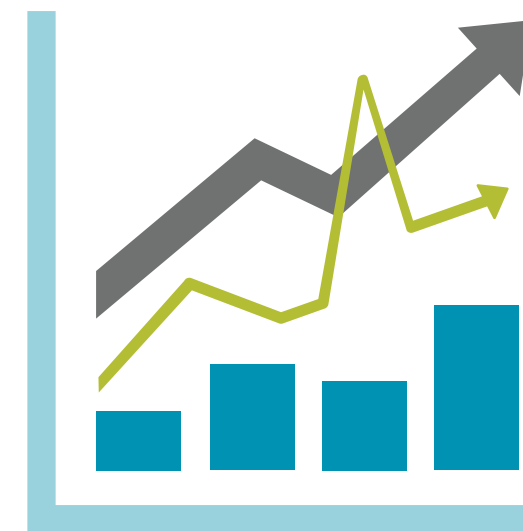
**3.6** million sq m  
4 new schemes were delivered in Q3 2018

### CBD

**24.00** EUR/sq m/month

### VÁCI CORRIDOR

**15.25** EUR/sq m/month



**NET absorption 142,210 sq m**