

Bucharest Office Market Snapshot – Q2 2020

Overview

In the second quarter of 2020 four two office projects were completed in Bucharest, with a total GLA of more than 28,000 sqm, of which around 72% being already pre-rented.

Occupier focus

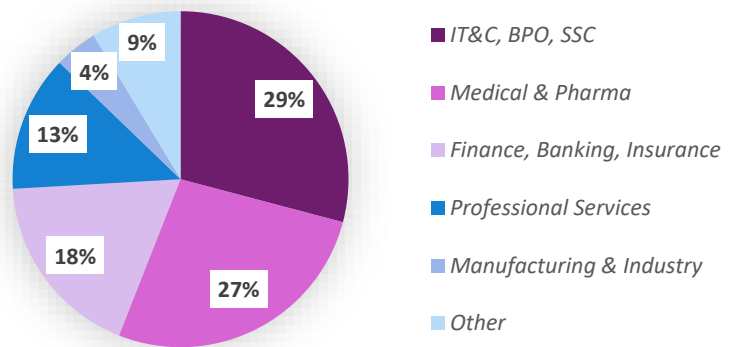
In Q2 2020, demand for modern office space in Bucharest was of 26,400 sqm. Net take-up represented 73% from the total volume. The most sought-after areas were the Center-West, with 38% of the companies preferences for renting new spaces, followed by the Center-North with 36% of the total rented area.

The most active occupiers were companies from Technology and Telecommunications sector – 29% from the total take-up, followed by companies from Medical&Pharma with 27% and Finance/Banking/Insurance with 18%.

Main Transactions in Q2 2020

Tenant	Size (sqm rented)	Property
Eximbank	3.500	Mincu 3
ON Semiconductor	3.200	The Light 1
UP Romania	2.400	U Center
Danfoss	800	Green Gate

(PRE) LEASES & EXPANSIONS, BY INDUSTRY



Main Projects to be delivered in 2020

Area	Project Name	Delivery	Surface (sqm)	Location
CENTRAL-NORTH	Ana Tower	S1 2020	35.000	Piata Presei
	Globalworth Campus C	S1 2020	28.000	Pompei
	Globalworth Square	S2 2020	30.800	Barbu Vacarescu
	ONE Tower	S2 2020	23.800	Floreasca
CENTRAL-WEST	Business Garden Bucharest	S1 2019	43.000	Grozavesti
	The Bridge III	S1 2020	21.200	Grozavesti
	Campus 6.2	S2 2020	19.800	Politehnica
	Campus 6.3	S2 2020	17.600	Politehnica
ULTRACENTRAL	H Victoriei 109	S1 2020	6.700	Victoriei
	Bratianu 12	S1 2020	1.900	Universitate
	Dacia ONE	S2 2020	13.900	Romana

Outlook

By the end of 2020, over 200,000 sqm of modern office space is forecasted to be completed.

The map shows the rent levels by class in main business areas, in the second quarter of 2020. During the year, some adjustments might take place.



ESOP Partners In Time



Project: METROFFICE
Surface: 10,500 sqm



Project: CITY BC – Timisoara
Surface: 4,000 sqm



Craiova
Project: ELECTROPUTERE
Surface: 4,700 sqm



Project: SKYTOWER
Surface: 3,500 sqm



Project: AFI Tech Park
Surface: 1,250 sqm

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