

ROMANIA

INDUSTRIAL & LOGISTICS MARKET

2023



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GENERAL INFORMATION



ROMANIA

INDUSTRIAL & LOGISTICS MARKET

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ROMANIA MAP

Highways

In operation

Under construction

In planning

Pan-European Roads

Corridor no. IV

Corridor no. VII



LOCATION: CEE Region

AREA: 238,397 km²

POPULATION*: 19,053,815 inhabitants

UNEMPLOYMENT RATE:** 3.1%

AVERAGE NET MONTHLY INCOME:** € 891

GDP/ CAPITA: € 15,200

EXPORTS: 92.8 bn. €

LABOUR FORCE: 5.2 mil.

ROMANIA

INDUSTRIAL & LOGISTICS MARKET

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6.45 M. sq. m
stock at the end
of 2022



834,000 sq. m
space delivered
in 2022



1,286,000 sq. m
of industrial &
logistics spaces
leased in 2022

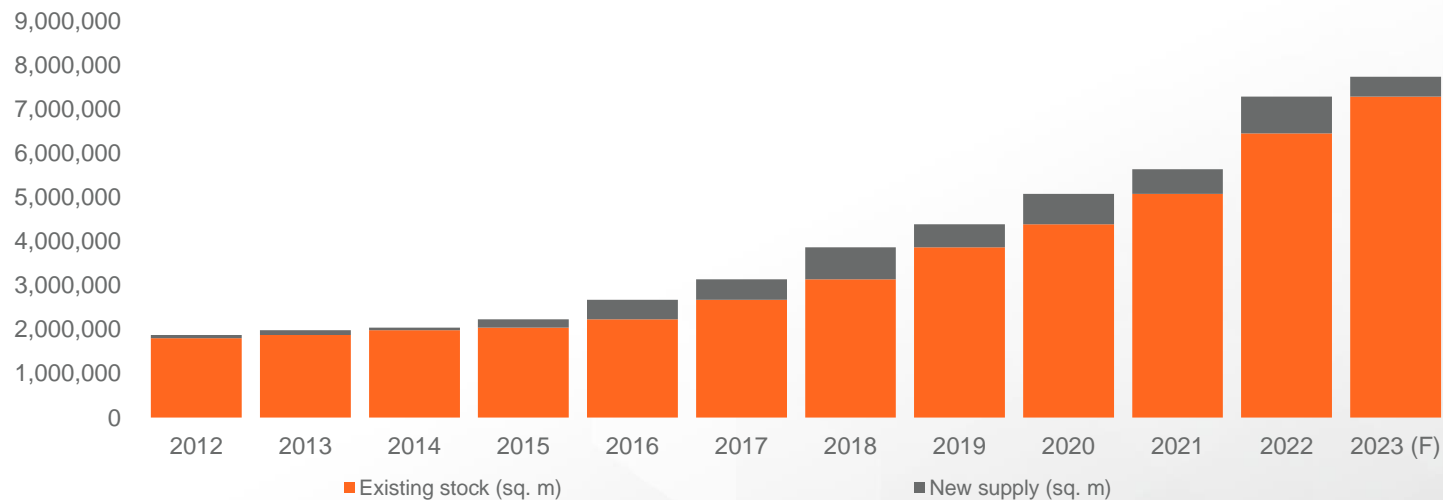


5.6%
Vacancy rate at
national level at the
end of 2022



452,000 sq. m
Under construction
pipeline

STOCK EVOLUTION (SQ. M)



ROMANIA REGIONS

REGIONS	POPULATION
North - East	3,226,436
South - East	2,367,987
South - Muntenia	2,864,337
South - West Oltenia	1,873,606
West	1,668,921
North - West	2,521,793
Center	2,271,066
Bucharest - Ilfov	2,259,669

ROMANIA

INDUSTRIAL & LOGISTICS MARKET

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ROMANIA MARKETS

REGIONS	NEW SUPPLY 2022 (SQ. M)	STOCK 2022 (SQ. M)	UC PIPELINE (SQ. M)
North - East	15,500	118,700	50,500
South - East	19,000	118,900	-
South - Muntenia	31,800	640,400	2,500
South - West Oltenia	13,500	200,800	31,200
West	192,200	963,200	44,700
North - West	54,000	597,300	54,000
Center	60,000	566,000	104,700
Bucharest - Ilfov	448,200	3,241,000	164,900

MAJOR PLAYERS

DEVELOPER	PORTFOLIO (SQ. M)
CTP	2,410,500
WDP	1,272,900
P3	380,000
Globalworth – Global Vision	373,900
Logicor	257,400

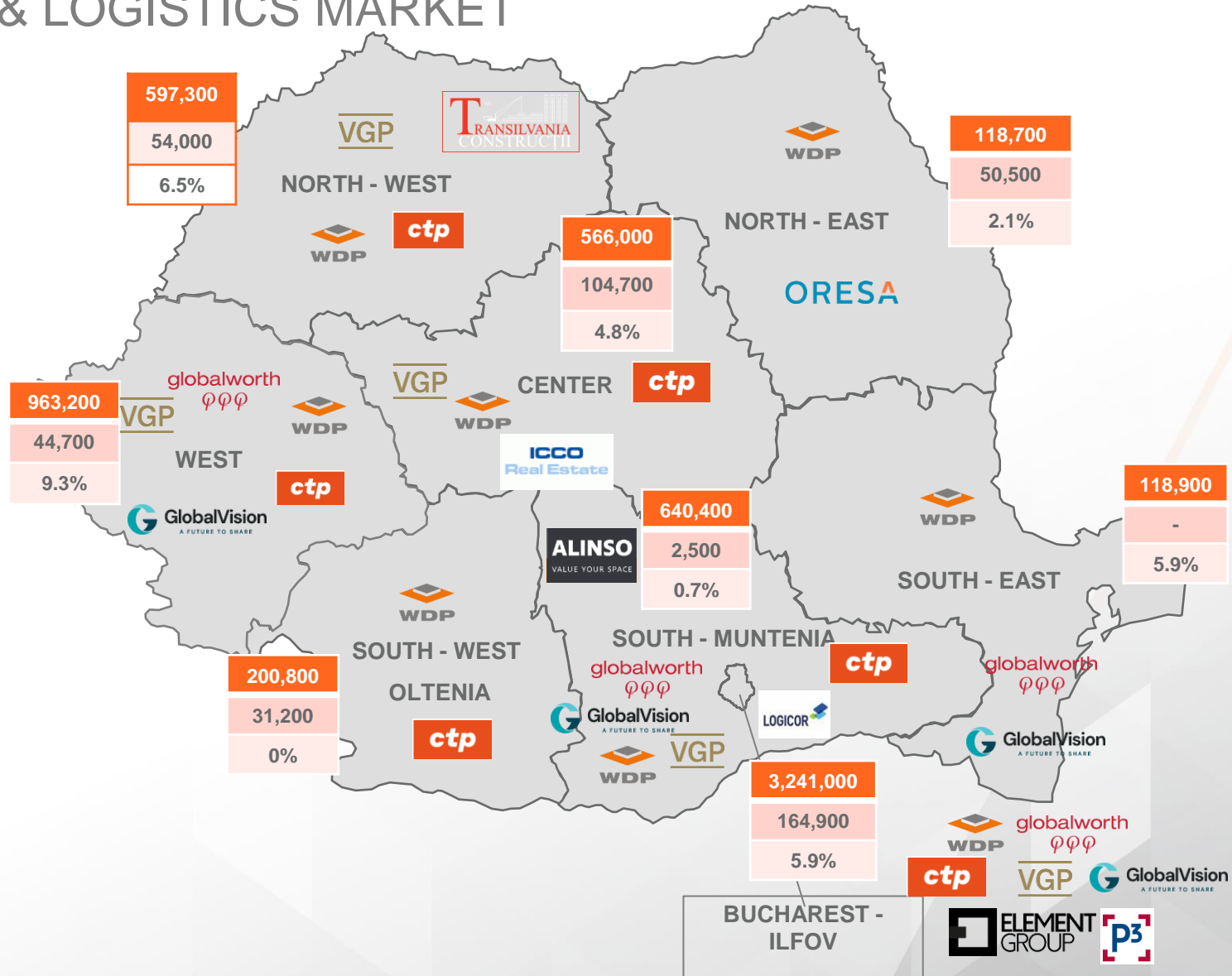
Source: C&W Echinix Research



ROMANIA

INDUSTRIAL & LOGISTICS MARKET

1



Source: C&W Echinix Research

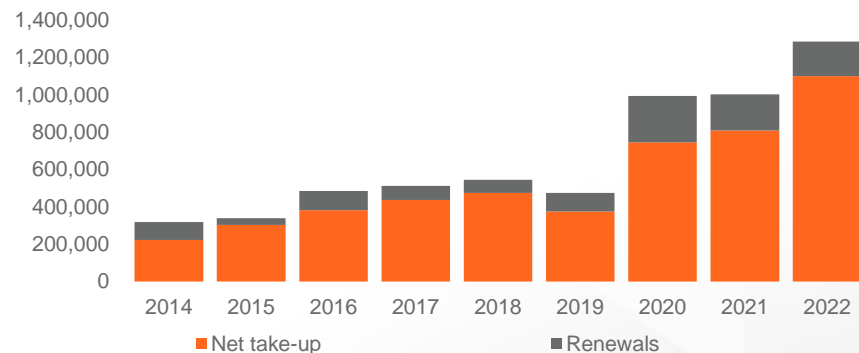
ROMANIA

INDUSTRIAL & LOGISTICS MARKET

MAJOR DEALS 2022

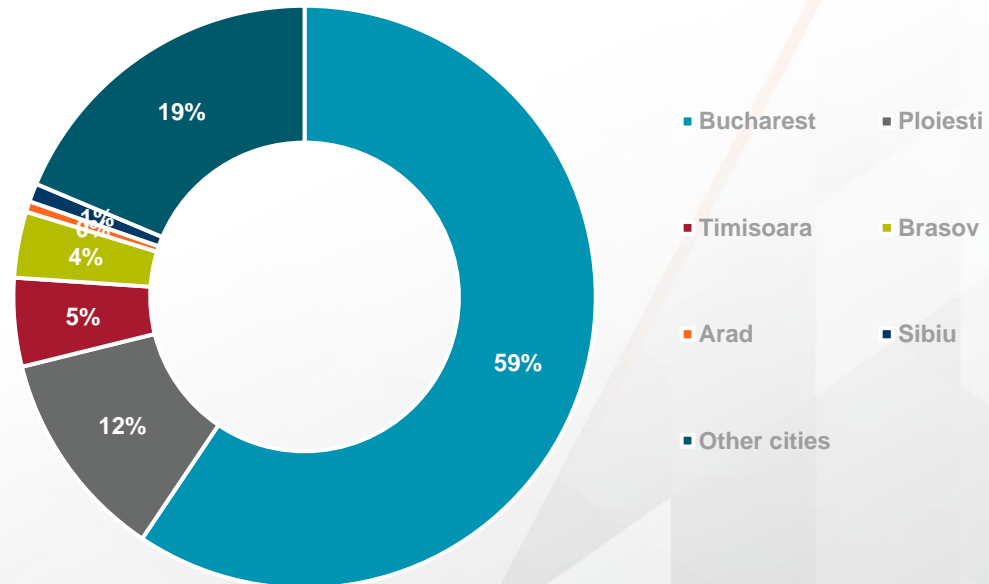
TENANT	GLA (SQ. M)	PROJECT
LPP	65,700	CTPark Bucharest West
Modivo / e-pantofi	53,000	WDP Park Stefanesti
Kuehne + Nagel (3PL for Pepco)	52,300	CTPark Bucharest West
Profi	51,800	Logicor Ploiesti

TAKE-UP EVOLUTION (SQ. M)



Source: C&W Echinix Research

STRUCTURE OF TOTAL TAKE-UP IN 2022 (SQ. M)



2

WEST

TIMISOARA

ARAD

DEVA

CARANSEBES

CALAN



WEST

TIMISOARA, ARAD, DEVA, CARANSEBES, CALAN

2

KEY FACTS



Excellent connection via A1 highway to Budapest and Western Europe



3rd after Bucharest and Center in terms of the total FDI stock



2 operational airports, in Timisoara and Arad

MACROECONOMIC & DEMOGRAPHIC

TOTAL POPULATION:	1,668,921
LABOUR FORCE:	517,800
STUDENTS:	59,000
UNEMPLOYED POPULATION:	13,500
UNEMPLOYMENT RATE:	1.7%
AVERAGE NET MONTHLY INCOME (€):	748
GDP (bn. €):	26.3
GDP/ CAPITA (€):	15,100
GDP growth (2022)	4.0%
FDI STOCK 2021 (bn. €)	7.0
HIGHWAYS LENGTH (km)	250

Source: National Institute of Statistics, National Commission of Prognosis, National Bank of Romania



LEGEND
Motorway / Express roads
Existing
Under construction
Planned

MAJOR CITIES

CITY	POPULATION
Timisoara	250,849
Arad	145,078
Resita	58,393
Deva	53,113
Hunedoara	50,457
Lugoj	35,450
Caransebes	21,714



WEST

TIMISOARA, ARAD, DEVA, CARANSEBES, CALAN

2

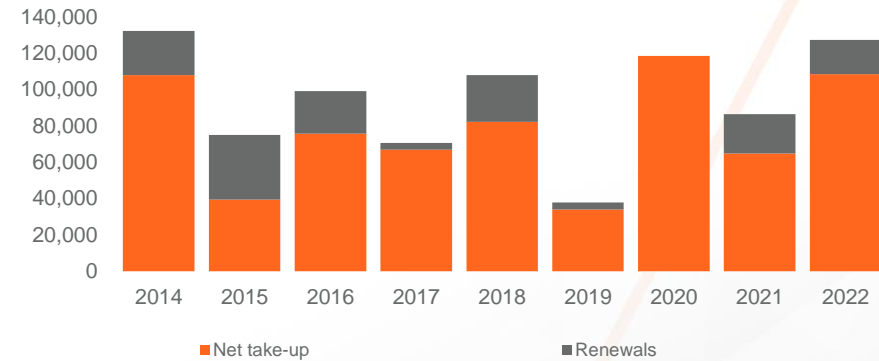
MARKET OVERVIEW

Total industrial & logistics stock (sq. m)	963,200
Industrial & logistics stock per capita (sq. m / 1,000 inhabitants)	577
New supply 2022 (sq. m)	192,200
UC Pipeline (sq. m)	44,700
Take-up 2022 (sq. m)	127,300
Vacancy rate	9.3%
Prime rental level (€ / sq. m/ month)	4.00

MAJOR INDUSTRIAL SUB-MARKETS

CITY	NEW SUPPLY 2022 (SQ. M)	STOCK 2022 (SQ. M)	UC PIPELINE (SQ. M)
Timisoara	139,200	680,700	43,000
Arad	28,000	156,800	1,700
Deva	-	92,200	-
Caransebes	-	8,500	-
Calan	25,000	25,000	-
TOTAL	192,200	963,200	44,700

TAKE-UP EVOLUTION (SQ. M)



MAJOR DEALS 2022

TENANT	GLA (SQ. M)	PROJECT
Mondo Style	10,000	Sanandrei 4
Panduit	9,500	CTPark Arad Nord
C&M Packaging	5,000	CTPark Timisoara II

Source: C&W Echinix Research

WEST

TIMISOARA, ARAD, DEVA, CARANSEBES, CALAN

MAJOR PROJECTS

PROJECT	GLA (SQ. M)	OWNER
VGP Park Timisoara	169,200	VGP
CTPark Timisoara	144,800	CTP
Global Logistics Timisoara	140,200	Globalworth - Global Vision
WDP Park Timisoara	136,500	WDP
CTPark Arad	63,800	CTP
CTPark Deva	47,300	CTP
WDP Park Deva	44,900	WDP

MAJOR UNDER CONSTRUCTION PROJECTS

PROJECT	GLA (SQ. M)
WDP Park Timisoara	33,000
Sanandrei 4	10,000

MAJOR PLAYERS

DEVELOPER	PORTFOLIO (SQ. M)
CTP	310,800
WDP	206,400
VGP	169,200
Globalworth – Global Vision	160,200

STOCK EVOLUTION (SQ. M)



3

NORTH - WEST

CLUJ-NAPOCA

SATU MARE

BAIA MARE

ORADEA

BISTRITA



NORTH - WEST

CLUJ - NAPOCA, SATU MARE, BAIJA MARE, ORADEA, BISTRITA

3

KEY FACTS



Major manufacturing hub in Romania



4 international airports located in the region

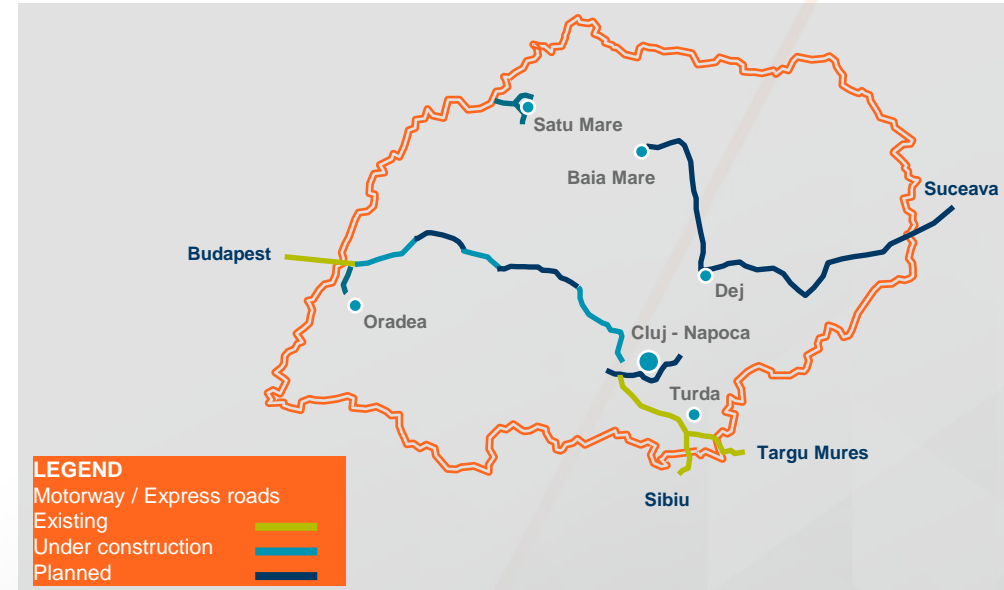


2nd region in terms of national GDP contribution to national GDP

MACROECONOMIC & DEMOGRAPHIC

TOTAL POPULATION:	2,521,793
LABOUR FORCE:	714,000
STUDENTS:	98,700
UNEMPLOYED POPULATION:	23,500
UNEMPLOYMENT RATE:	2.1%
AVERAGE NET MONTHLY INCOME:	726
GDP (bn. €):	35.1
GDP/ CAPITA (€):	13.900
GDP growth (2022)	4.5%
FDI STOCK 2021 (bn. €)	5.4
HIGHWAYS LENGTH (km)	80

Source: National Institute of Statistics, National Commission of Prognosis, National Bank of Romania



MAJOR CITIES

CITY	POPULATION
Cluj-Napoca	286,598
Oradea	183,105
Baia Mare	108,759
Satu Mare	91,520
Bistrita	78,877
Zalau	52,132



NORTH - WEST

CLUJ - NAPOCA, SATU MARE, BAIJA MARE, ORADEA, BISTRITA

3

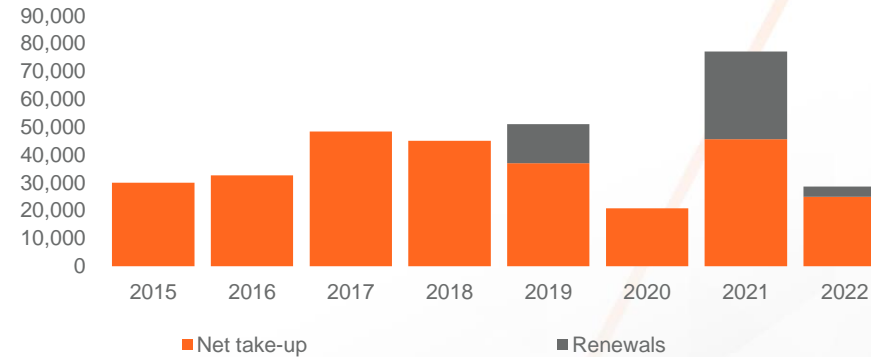
MARKET OVERVIEW

Total industrial & logistics stock (sq. m)	597,300
Industrial & logistics stock per capita (sq. m)	237
New supply 2022 (sq. m)	54,000
UC Pipeline (sq. m)	54,000
Take-up 2022 (sq. m)	28,700
Vacancy rate	6.5%
Prime rental level (€ / sq. m/ month)	4.50

MAJOR INDUSTRIAL SUB-MARKETS

CITY	NEW SUPPLY 2022 (SQ. M)	STOCK 2022 (SQ. M)	UC PIPELINE (SQ. M)
Cluj - Napoca	19,200	420,000	-
Oradea	34,800	158,300	39,300
Dej	-	10,000	-
Baia Mare (Targu Lapus)	-	9,000	14,700
TOTAL	54,000	597,300	54,000

TAKE-UP EVOLUTION (SQ. M)



MAJOR DEALS 2022

TENANT	GLA (SQ. M)	PROJECT
Leoni	12,100	Aliro Biofunghi (Beius – Oradea)
Inatech	2,400	CTPark Oradea

Source: C&W Echinix Research

NORTH - WEST

CLUJ - NAPOCA, SATU MARE, BAIJA MARE, ORADEA, BISTRITA

3

MAJOR PROJECTS

PROJECT	GLA (SQ. M)	OWNER
TRC Park Transilvania	141,200	Transilvania Constructii
WDP Park Apahida	107,300	WDP
WDP Park Oradea	58,000	WDP
TRC Park Cluj	40,900	Transilvania Constructii
CTPark Cluj Floresti	29,000	CTP
Urbano Parks	25,100	Urbano Parks
CTPark Oradea Airport	25,000	CTP

MAJOR UNDER CONSTRUCTION PROJECTS

PROJECT	GLA (SQ. M)
CTPark Oradea 3	39,300
WDP Park Targu Lapus (Baia Mare)	14,700

MAJOR PLAYERS

DEVELOPER	PORTFOLIO (SQ. M)
WDP	182,300
Transilvania Constructii	182,100
CTP	123.100

STOCK EVOLUTION (SQ. M)



4

NORTH - EAST

BACAU

BOTOSANI

SUCEAVA

PIATRA NEAMT

IASI



NORTH - EAST

BACAU, BOTOSANI, SUCEAVA, PIATRA NEAMT, IASI

KEY FACTS



Good perspective in terms of planned infrastructure investment (A7 and A8 highways)



Undersupply and less intensive competition, emergence of demand for A-class projects



The largest region in Romania in terms of size and population

MACROECONOMIC & DEMOGRAPHIC

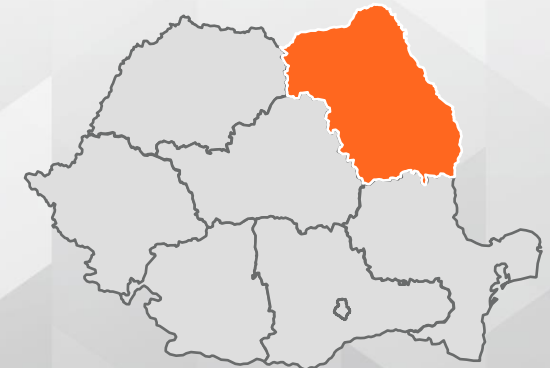
TOTAL POPULATION:	3,226,436
LABOUR FORCE:	585,300
STUDENTS:	73,600
UNEMPLOYED POPULATION:	41,400
UNEMPLOYMENT RATE:	4.1%
AVERAGE NET MONTHLY INCOME (€):	679
GDP (bn. €):	29.5
GDP/ CAPITA (€):	9,400
GDP growth (2022)	3.6%
FDI STOCK 2021 (bn. €)	2.0
HIGHWAYS LENGTH (km)	15

Source: National Institute of Statistics, National Commission of Prognosis, National Bank of Romania



MAJOR CITIES

CITY	POPULATION
Iasi	271,692
Bacau	136,102
Botosani	89,987
Suceava	84,308
Piatra Neamt	79,679
Vaslui	63,035
Barlad	52,475



NORTH - EAST

BACAU, BOTOSANI, SUCEAVA, PIATRA NEAMT, IASI

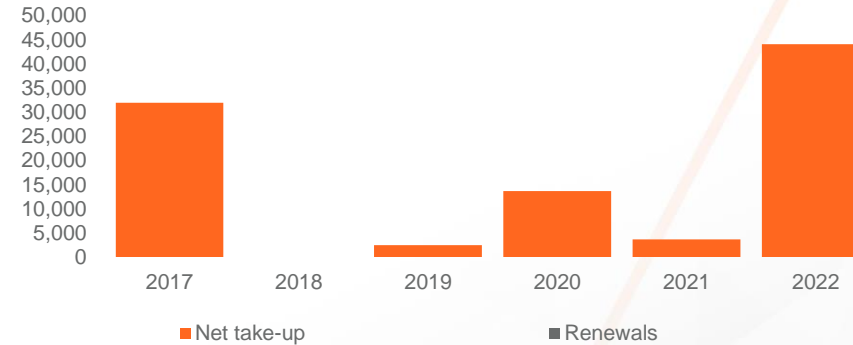
MARKET OVERVIEW

Total industrial & logistics stock (sq. m)	118,700
Industrial & logistics stock per capita (sq. m / 1,000 inhabitants)	37
New supply 2022 (sq. m)	15,500
UC Pipeline (sq. m)	50,500
Take-up 2022 (sq. m)	44,100
Vacancy rate	2.1%
Prime rental level (€ / sq. m/ month)	4.00

MAJOR INDUSTRIAL SUB-MARKETS

CITY	NEW SUPPLY 2022 (SQ. M)	STOCK 2022 (SQ. M)	UC PIPELINE (SQ. M)
Roman	12,000	56,400	-
Iasi	-	42,800	-
Bacau	3,500	19,500	50,500
TOTAL	15,500	118,700	50,500

TAKE-UP EVOLUTION (SQ. M)



MAJOR DEALS 2022

TENANT	GLA (SQ. M)	PROJECT
Delamode	3,000	InCity Bacau
Lear	2,700	Miroslava Industrial Park

Source: C&W Echinox Research

NORTH - EAST

BACAU, BOTOSANI, SUCEAVA, PIATRA NEAMT, IASI

MAJOR PROJECTS

PROJECT	GLA (SQ. M)	OWNER
WDP Park Roman	56,400	WDP
Solo Park	24,800	Oresa Ventures

MAJOR PLAYERS

DEVELOPER	PORTFOLIO (SQ. M)
WDP	56,400
Oresa Ventures	24,800

MAJOR UNDER CONSTRUCTION PROJECTS

PROJECT	GLA (SQ. M)
ELI Park Bacau	37,000
TRC Park Bacau	13,500

STOCK EVOLUTION (SQ. M)



5

SOUTH - EAST

BRAILA

BUZAU

CONSTANTA

GALATI

TULCEA



SOUTH - EAST

BRAILA, BUZAU, CONSTANTA, GALATI, TULCEA, FOCSANI

5

KEY FACTS



Maritime hub (5 shipyards, Constanta being the largest container port in the Black Sea)



Important European transport corridors connecting the Region with Bucharest

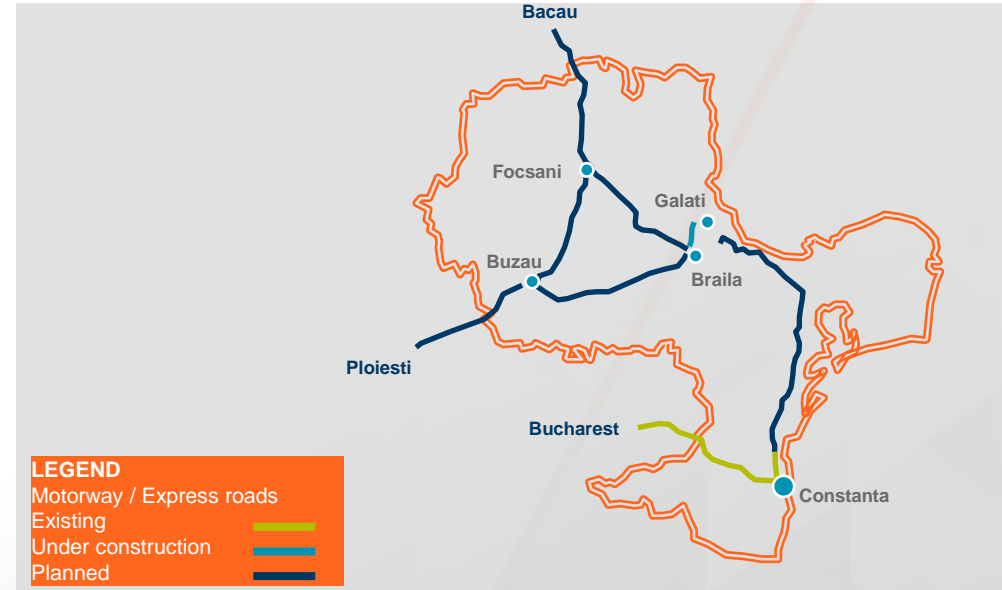


The 2nd largest region of Romania in terms of size

MACROECONOMIC & DEMOGRAPHIC

TOTAL POPULATION:	2,367,987
LABOUR FORCE:	552,900
STUDENTS:	39,600
UNEMPLOYED POPULATION:	34,000
UNEMPLOYMENT RATE:	3.9%
AVERAGE NET MONTHLY INCOME (€):	649
GDP (bn. €):	28.4
GDP/ CAPITA (€):	12,300
GDP growth (2022)	4.3%
FDI STOCK 2021 (bn. €)	3.7
HIGHWAYS LENGTH (km)	90

Source: National Institute of Statistics, National Commission of Prognosis, National Bank of Romania

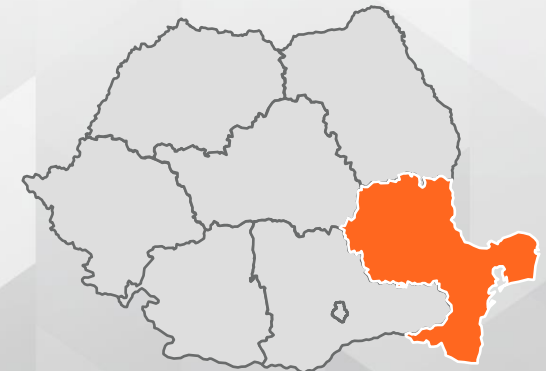


LEGEND

- Motorway / Express roads
- Existing
- Under construction
- Planned

MAJOR CITIES

CITY	POPULATION
Constanta	263,707
Galati	217,851
Braila	154,686
Buzau	103,481
Focsani	66,719
Tulcea	65,624



SOUTH - EAST

BRAILA, BUZAU, CONSTANTA, GALATI, TULCEA, FOCSANI

5

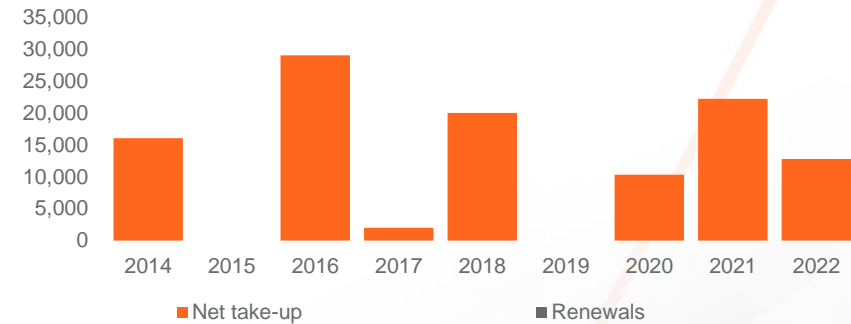
MARKET OVERVIEW

Total industrial & logistics stock (sq. m)	118,900
Industrial & logistics stock per capita (sq. m / 1,000 inhabitants)	50
New supply 2022 (sq. m)	19,000
UC Pipeline (sq. m)	-
Take-up 2022 (sq. m)	17,400
Vacancy rate	5.9%
Prime rental level (€ / sq. m/ month)	4.00

MAJOR INDUSTRIAL SUB-MARKETS

CITY	NEW SUPPLY 2022 (SQ. M)	STOCK 2022 (SQ. M)	UC PIPELINE (SQ. M)
Constanta	17,400	53,900	-
Braila	-	44,000	-
Buzau	-	21,000	-
TOTAL	17,400	118,900	-

TAKE-UP EVOLUTION (SQ. M)



MAJOR DEALS 2022

TENANT	GLA (SQ. M)	PROJECT
Linde	2,800	Constanta Business Park
Cargus	2,500	Constanta Business Park

Source: C&W Echinix Research

SOUTH - EAST

BRAILA, BUZAU, CONSTANTA, GALATI, TULCEA, FOCSANI

MAJOR PROJECTS

PROJECT	GLA (SQ. M)	OWNER
WDP Park Braila	44,000	WDP
Constanta Business Park	39,400	Globalworth – Global Vision
WDP Park Buzau	21,000	WDP

MAJOR PLAYERS

DEVELOPER	PORTFOLIO (SQ. M)
WDP	68,500
Globalworth – Global Vision	39,400

UNDER CONSTRUCTION PROJECTS

PROJECT	GLA (SQ. M)
-	-

STOCK EVOLUTION (SQ. M)



6

SOUTH - MUNTENIA

PLOIESTI

PITESTI

TARGOVISTE

SLOBOZIA


GIURGIU



SOUTH - MUNTENIA

PLOIESTI, PITESTI, TARGOVISTE, SLOBOZIA, GIURGIU, CALARASI

KEY FACTS



Directly connected to Bucharest via the A1, A2 and A3 highways



One of the most dynamic regions in terms of GDP growth in 2022 (4.5%), mainly driven by services

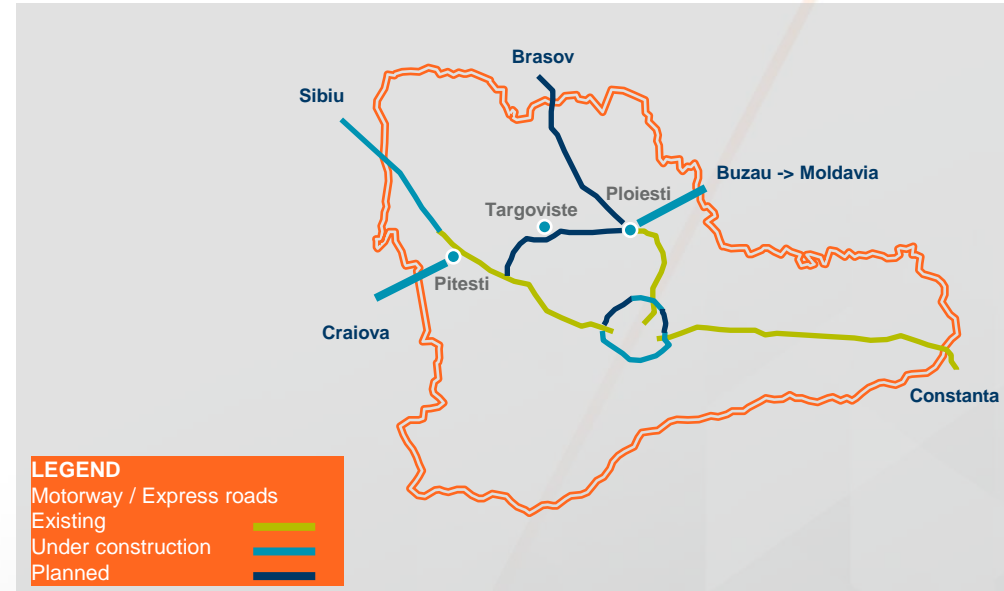


Major industrial hub for Oil & Gas company, automotive, FMCG, white goods, etc

MACROECONOMIC & DEMOGRAPHIC

TOTAL POPULATION:	2,864,337
LABOUR FORCE:	586,800
STUDENTS:	20,900
UNEMPLOYED POPULATION:	36,200
UNEMPLOYMENT RATE:	3.7%
AVERAGE NET MONTHLY INCOME (€):	675
GDP (bn. €):	32.0
GDP/ CAPITA (€):	11,400
GDP growth (2022)	4.5%
FDI STOCK 2021 (bn. €)	6.3
HIGHWAYS LENGTH (km)	245

Source: National Institute of Statistics, National Commission of Prognosis, National Bank of Romania



MAJOR CITIES

CITY	POPULATION
Ploiesti	180,539
Pitesti	141,275
Targoviste	66,965
Calarasi	58,215
Giurgiu	54,551
Alexandria	40,390
Slobozia	41,553



SOUTH - MUNTENIA

PLOIESTI, PITESTI, TARGOVISTE, SLOBOZIA, GIURGIU, CALARASI

6

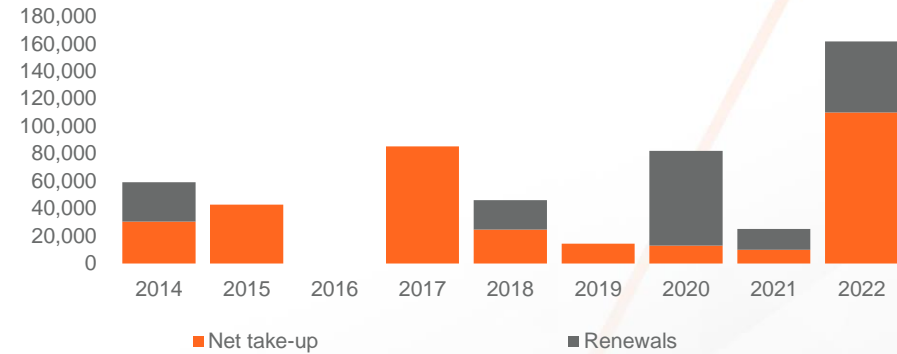
MARKET OVERVIEW

Total industrial & logistics stock (sq. m)	640,400
Industrial & logistics stock per capita (sq. m / 1,000 inhabitants)	224
New supply 2022 (sq. m)	31,800
UC Pipeline (sq. m)	2,500
Take-up 2022 (sq. m)	161,700
Vacancy rate	0.7%
Prime rental level (€ / sq. m)	4.00

MAJOR INDUSTRIAL SUB-MARKETS

CITY	NEW SUPPLY 2022 (SQ. M)	STOCK 2022 (SQ. M)	UC PIPELINE (SQ. M)
Ploiesti	17,000	386,600	-
Pitesti	14,800	253,800	-
TOTAL	31,800	640,400	-

TAKE-UP EVOLUTION (SQ. M)



MAJOR DEALS 2022

TENANT	GLA (SQ. M)	PROJECT
Profi	51,800	Logicor Ploiesti
DAAS Romania	9,000	ELI Park Ploiesti
Hunnebeck	2,500	ELI Park Ploiesti

Source: C&W Echinix Research

SOUTH - MUNTENIA

PLOIESTI, PITESTI, TARGOVISTE, SLOBOZIA, GIURGIU, CALARASI

6

MAJOR PROJECTS

PROJECT	GLA (SQ. M)	OWNER
Ploiesti West Park	217,100	Alinso
WDP Park Oarja	82,900	WDP
CTPark Pitesti	72,000	CTP
Global Logistics Pitesti	68,400	Globalworth - Global Vision
LogCenter Ploiesti	51,000	Logicor
WDP Park Brazi	33,300	WDP

UNDER CONSTRUCTION PROJECTS

PROJECT	GLA (SQ. M)
ELI Park Ploiesti	2,500

MAJOR PLAYERS

DEVELOPER	PORTFOLIO (SQ. M)
Alinso	217,100
WDP	167,400
Globalworth – Global Vision	75,100
CTP	72,000
Logicor	51,000

STOCK EVOLUTION (SQ. M)



7

SOUTH - WEST OLTENIA

CRAIOVA

TARGU JIU

DROBETA - TURNU SEVERIN

RAMNICU VALCEA



SOUTH - WEST OLTENIA

CRAIOVA, TARGU JIU, DROBETA - TURNU SEVERIN, RAMNICU VALCEA

7

KEY FACTS



Good workforce availability, having one of the highest unemployment rate



Major hub for the energy industry, car manufacturing or automotive components



3 universities, with more than 30,000 students enrolled

MACROECONOMIC & DEMOGRAPHIC

TOTAL POPULATION:	1,873,606
LABOUR FORCE:	407,700
STUDENTS:	31,000
UNEMPLOYED POPULATION:	37,500
UNEMPLOYMENT RATE:	5.3%
AVERAGE NET MONTHLY INCOME (€):	665
GDP (bn. €):	21.7
GDP/ CAPITA (€):	11,700
GDP growth (2022)	4.1%
FDI STOCK 2021 (bn. €)	1.9
HIGHWAYS LENGTH (km)	0

Source: National Institute of Statistics, National Commission of Prognosis, National Bank of Romania



LEGEND

Motorway / Express roads	
Existing	—
Under construction	—
Planned	—

MAJOR CITIES

CITY	POPULATION
Craiova	234,140
Ramnicu Valcea	93,151
Drobeta – Turnu Severin	79,865
Targu Jiu	73,544
Slatina	63,487



SOUTH - WEST OLTENIA

CRAIOVA, TARGU JIU, DROBETA - TURNU SEVERIN, RAMNICU VALCEA

7

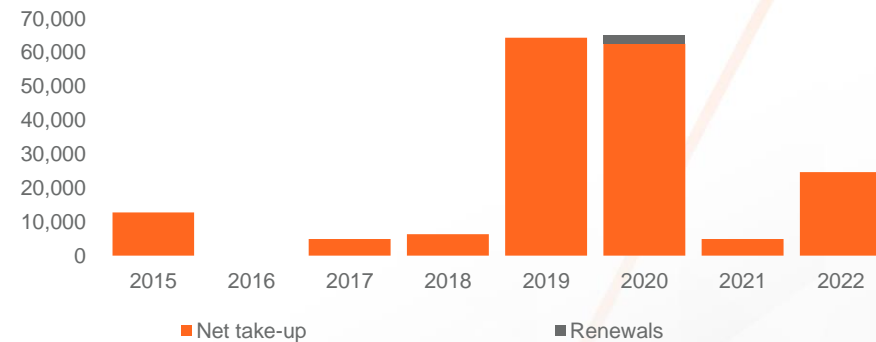
MARKET OVERVIEW

Total industrial & logistics stock (sq. m)	200,800
Industrial & logistics stock per capita (sq. m / 1,000 inhabitants)	107
New supply 2022 (sq. m)	13,500
UC Pipeline (sq. m)	31,200
Take-up 2022 (sq. m)	24,700
Vacancy rate	0%
Prime rental level (€ / sq. m/ month)	4.00

MAJOR INDUSTRIAL SUB-MARKETS

CITY	NEW SUPPLY 2022 (SQ. M)	STOCK 2022 (SQ. M)	UC PIPELINE (SQ. M)
Craiova	13,500	111,600	6,200
Slatina	-	63,800	25,000
Ramnicu Valcea	-	25,400	-
TOTAL	13,500	200,800	31,200

TAKE-UP EVOLUTION (SQ. M)



MAJOR DEALS 2022

TENANT	GLA (SQ. M)	PROJECT
Formfleks	6,200	WDP Park Almaj (Craiova)
A&D Pharma	5,000	CTPark Craiova

Source: C&W Echinix Research

SOUTH - WEST OLTENIA

CRAIOVA, TARGU JIU, DROBETA - TURNU SEVERIN, RAMNICU VALCEA

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MAJOR PROJECTS

PROJECT	GLA (SQ. M)	OWNER
WDP Park Slatina	63,800	WDP
WDP Park Craiova	58,000	WDP
CTPark Craiova	40,100	CTP
WDP Park Ramnicu Valcea	25,400	WDP

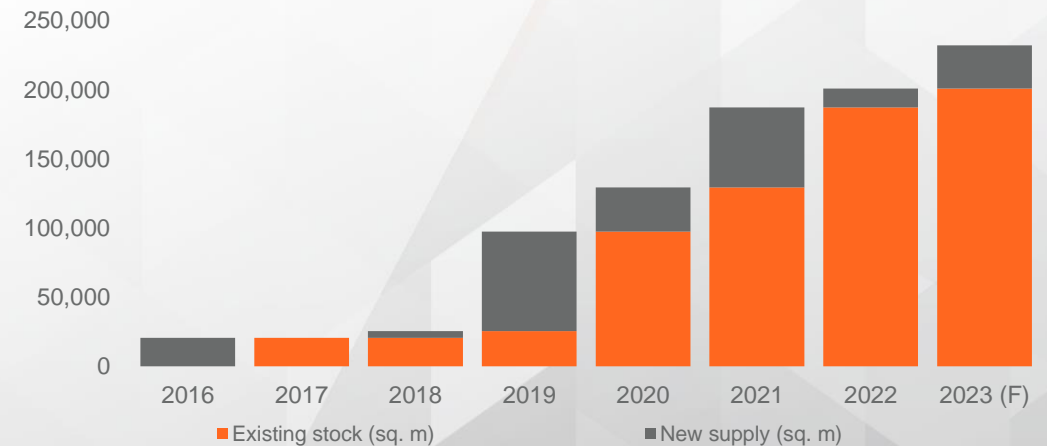
MAJOR PLAYERS

DEVELOPER	PORTFOLIO (SQ. M)
WDP	147,200
CTP	53,600

MAJOR UNDER CONSTRUCTION PROJECTS

PROJECT	GLA (SQ. M)
WDP Park Slatina	25,000

STOCK EVOLUTION (SQ. M)



8

CENTER

BRASOV

SIBIU

ALBA IULIA

TARGU MURES

MIERCUREA CIUC



CENTER

BRASOV, SIBIU, ALBA IULIA, TARGU MURES, MIERCUREA CIUC

KEY FACTS



2nd after Bucharest-Ifov in terms of the total FDI stock



Major hub for the manufacturing of automotive components

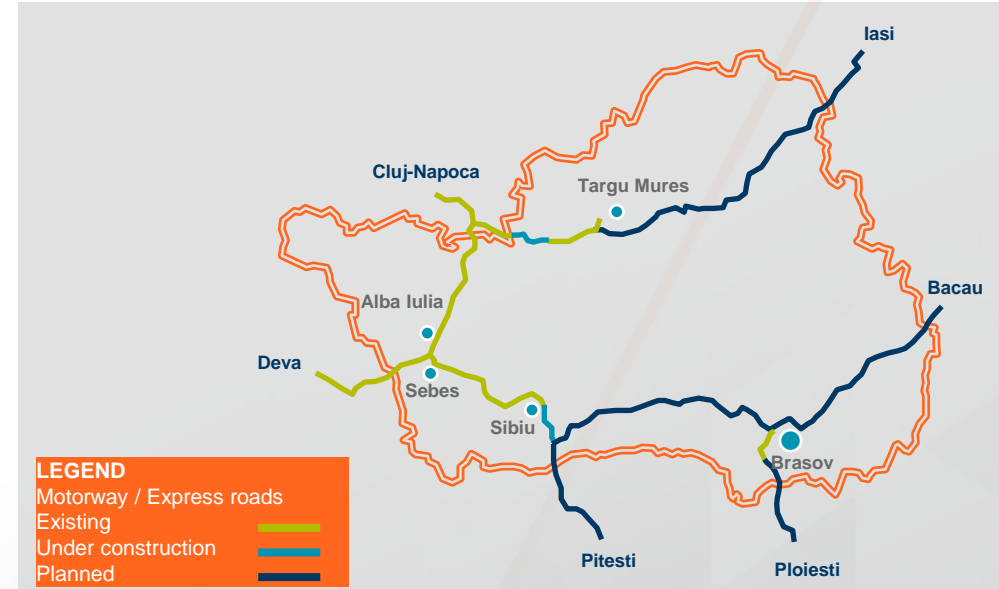


3rd out of 8 Regions in Romania in terms of GDP per capita

MACROECONOMIC & DEMOGRAPHIC

TOTAL POPULATION:	2,271,066
LABOUR FORCE:	654,200
STUDENTS:	59,700
UNEMPLOYED POPULATION:	26,900
UNEMPLOYMENT RATE:	2.7%
AVERAGE NET MONTHLY INCOME (€):	714
GDP (bn. €):	32.2
GDP/ CAPITA (€):	14,100
GDP growth (2022)	4.5%
FDI STOCK 2021 (bn. €)	8.4
HIGHWAYS LENGTH (km)	200

Source: National Institute of Statistics, National Commission of Prognosis, National Bank of Romania



MAJOR CITIES

CITY	POPULATION
Brasov	237,589
Sibiu	134,308
Targu Mures	116,033
Alba Iulia	64,227
Sfantu Gheorghe	50,080
Miercurea Ciuc	34,484



CENTER

BRASOV, SIBIU, ALBA IULIA, TARGU MURES, MIERCUREA CIUC

8

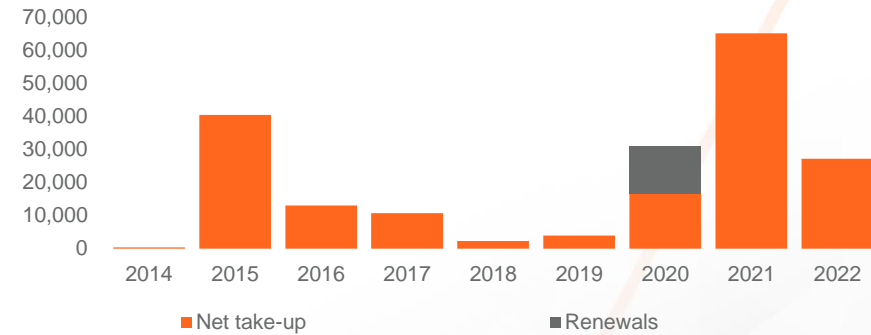
MARKET OVERVIEW

Total industrial & logistics stock (sq. m)	566,000
Industrial & logistics stock per capita (sq. m / 1,000 inhabitants)	249
New supply 2022 (sq. m)	60,000
UC Pipeline (sq. m)	104,700
Take-up 2022 (sq. m)	27,200
Vacancy rate	4.8%
Prime rental level (€ / sq. m/ month)	4.00

MAJOR INDUSTRIAL SUB-MARKETS

CITY	NEW SUPPLY 2022 (SQ. M)	STOCK 2022 (SQ. M)	UC PIPELINE (SQ. M)
Brasov	60,000	354,000	88,000
Sibiu	-	160,800	-
Alba Iulia	-	26,200	-
Targu Mures	-	25,000	16,700
TOTAL	60,000	566,000	104,700

TAKE-UP EVOLUTION (SQ. M)



MAJOR DEALS 2022

TENANT	GLA (SQ. M)	PROJECT
COS 2000	4,400	VGP Park Brasov
Trady 2000	2,700	VFP Park Brasov

Source: C&W Echinix Research

CENTER

BRASOV, SIBIU, ALBA IULIA, TARGU MURES, MIERCUREA CIUC

MAJOR PROJECTS

PROJECT	GLA (SQ. M)	OWNER
Industrial Park Brasov	146,700	ICCO
CTPark Brasov	58,100	CTP
VGP Park Brasov	54,000	VGP
CTPark Sibiu Gusterita	41,800	CTP
CTPark Sibiu Vest	38,300	CTP
WDP Park Codlea	34,100	WDP
Vantage Industrial Park	26,000	Zacaria
CTPark Targu Mures	25,000	CTP

UNDER CONSTRUCTION PROJECTS

PROJECT	GLA (SQ. M)
CTPark Brasov	50,000
Qualis Narciselor	20,000
VGP Park Brasov III	18,000
Mures City Logistics	16,500

MAJOR PLAYERS

DEVELOPER	PORTFOLIO (SQ. M)
CTP	163,200
ICCO	146,700
VGP	54,000
WDP	51,300

STOCK EVOLUTION (SQ. M)



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BUCHAREST - ILFOV



BUCHAREST - ILFOV

KEY FACTS



The highest GDP per capita in the country (33,200 €), more than 2 times the national average



Romania's main logistics hub, directly connected to all major regions in the country

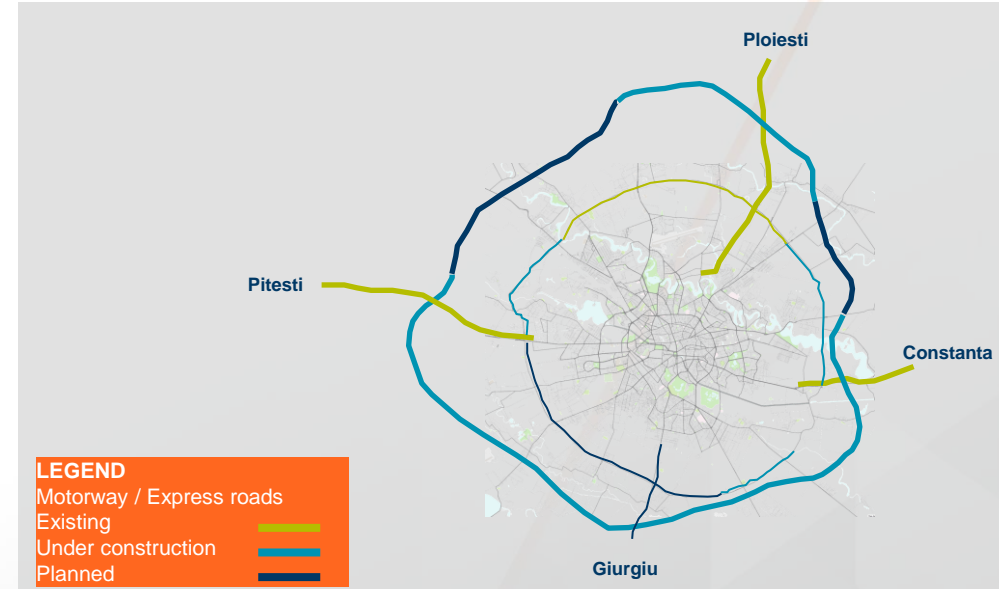


The largest city in the CEE and 6th largest city in the European Union by population

MACROECONOMIC & DEMOGRAPHIC

TOTAL POPULATION:	2,259,669
LABOUR FORCE:	1,156,300
STUDENTS:	177,900
UNEMPLOYED POPULATION:	14,000
UNEMPLOYMENT RATE:	1.0%
AVERAGE NET MONTHLY INCOME (€):	1,031
GDP (bn. €):	77.9
GDP/ CAPITA (€):	33,200
GDP growth (2022)	5.5%
FDI STOCK 2021 (bn. €)	60.9
HIGHWAYS LENGTH (km)	60

Source: National Institute of Statistics, National Commission of Prognosis, National Bank of Romania



MAJOR CITIES

CITY	POPULATION
Bucharest	1,716,983



BUCHAREST - ILFOV

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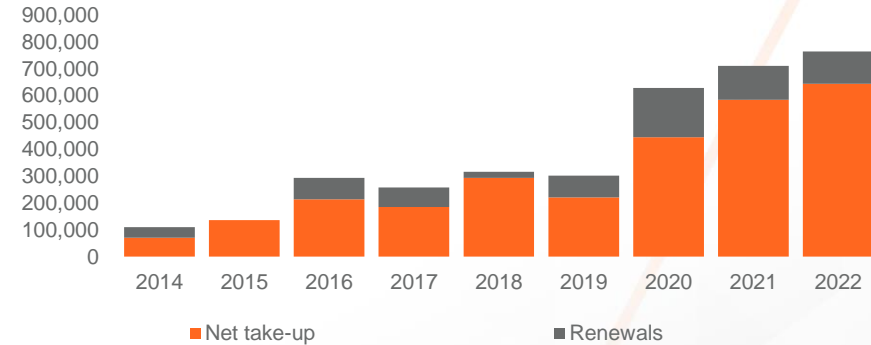
MARKET OVERVIEW

Total industrial & logistics stock (sq. m)	3,241,000
Industrial & logistics stock per capita (sq. m / 1,000 inhabitants)	1,434
New supply 2022 (sq. m)	448,200
UC Pipeline (sq. m)	164,900
Take-up 2022 (sq. m)	764,300
Vacancy rate	5.9%
Prime rental level (€ / sq. m/month)	4.50

MAJOR INDUSTRIAL SUB-MARKETS

CITY	NEW SUPPLY 2022 (SQ. M)	STOCK 2022 (SQ. M)	UC PIPELINE (SQ. M)
Bucharest	448,200	3,241,000	164,900

TAKE-UP EVOLUTION (SQ. M)



MAJOR DEALS 2022

TENANT	GLA (SQ. M)	PROJECT
LPP	65,700	CTPark Bucharest West
Modivo / epantofi	53,000	WDP Park Stefanesti
Kuehne + Nagel (3PL for Pepco)	52,300	CTPark Bucharest West
Corteva Agriscience	15,000	Lazar Logistics
Logistic E Van Wijk	14,500	CTPark Bucharest

Source: C&W Echinix Research

BUCHAREST - ILFOV

MAJOR PROJECTS

PROJECT	GLA (SQ. M)	OWNER
CTPark Bucharest West	782,000	CTP
CTPark Bucharest	570,000	CTP
P3 Park Bucharest	380,000	P3
WDP Park Stefanesti	295,000	WDP
CTPark Bucharest North	203,900	CTP
LogCenter Mogosoaia	146,000	Logicor

MAJOR UNDER CONSTRUCTION PROJECTS

PROJECT	GLA (SQ. M)
WDP Park Stefanesti	47,300
ELI Park	42,000
CTPark Bucharest Popesti Leordeni	16,500
VGP Park Bucuresti	16,000
CTPark Bucharest North	13,800

MAJOR PLAYERS

DEVELOPER	PORTFOLIO (SQ. M)
CTP	1,691,000
WDP	393,400
P3	380,000
Logicor	184,400

STOCK EVOLUTION (SQ. M)



CONTACT

Andrei Brinzea

Partner, Land & Industrial Agency
andrei.brinzea@cwechinox.com

Rodica Tarcavu

Partner, Industrial Agency
rodica.tarcavu@cwechinox.com

Vlad Saftoiu

Head of Research
vlad.saftoiu@cwechinox.com

Cristina Lupascu

Director PR & Research
cristina.lupascu@cwechinox.com

