



Romania Retail Snapshot

2024



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CEE RETAIL REAL ESTATE MARKET

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ROMANIA RETAIL REAL ESTATE
MARKET

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ROMANIA RETAIL MARKET
PERFORMANCE

MACROECONOMICS

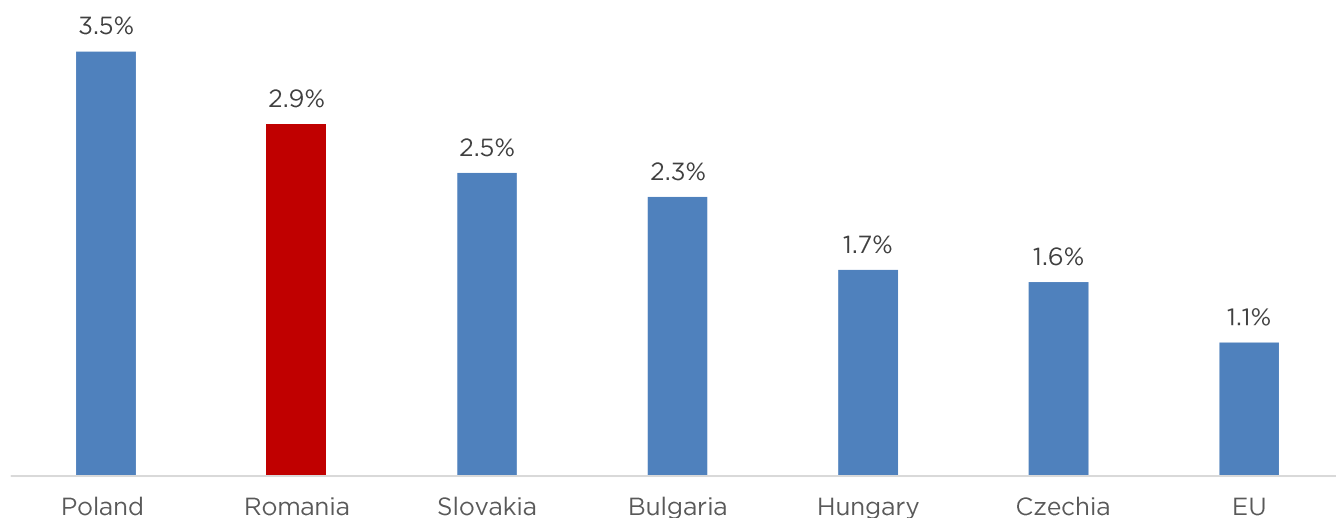
One of the highest economic growth in the EU in 2023 (2.1%); Second highest GDP growth in the CEE & SEE regions in the 2007 - 2023 period

Population	19.0 (2023)
GDP	€ 324.6 billion (2023)
GDP growth	2.1% (2023)
Monetary Policy Rate	7.0% (June 2024)
Inflation rate	5.1% (May 2024)
Average net salary (€/ month) Romania	1,049*
Average net salary (€/ month) Bucharest	1,350*
Unemployment rate Romania	3.1%*
Unemployment rate Bucharest	0.8%*

Source: National Institute of Statistics, National Commission for Prognosis

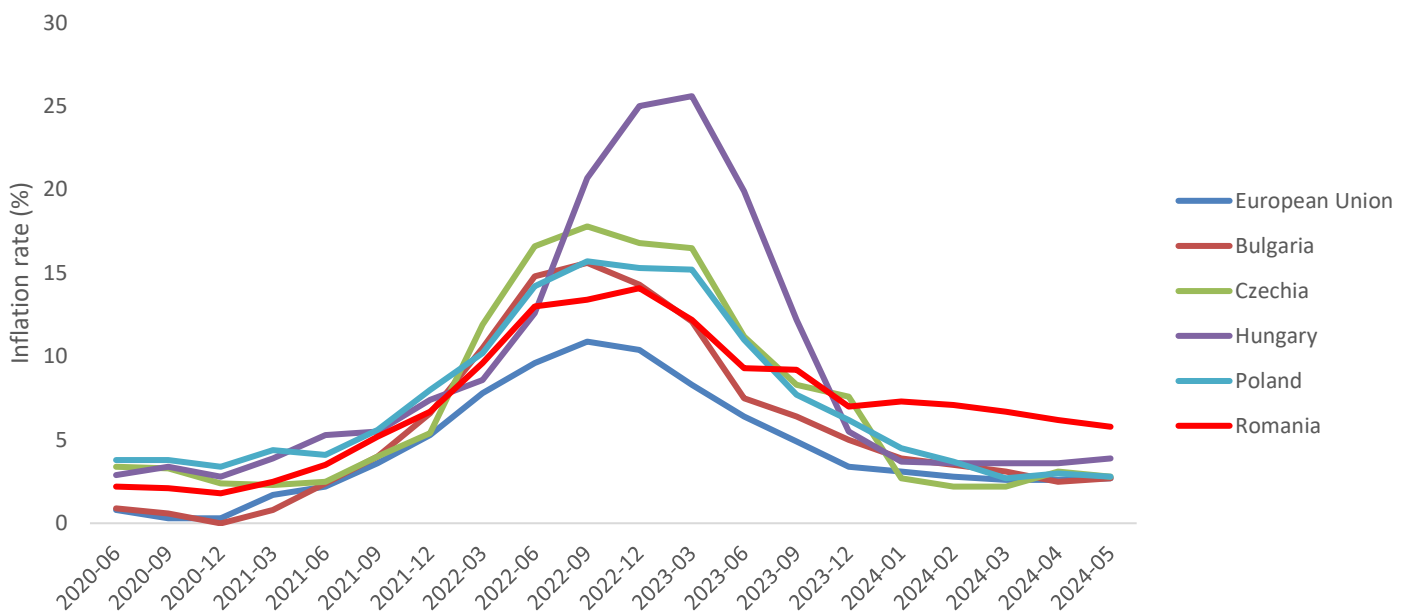
*April 2024

GDP CAGR 2007 – 2023



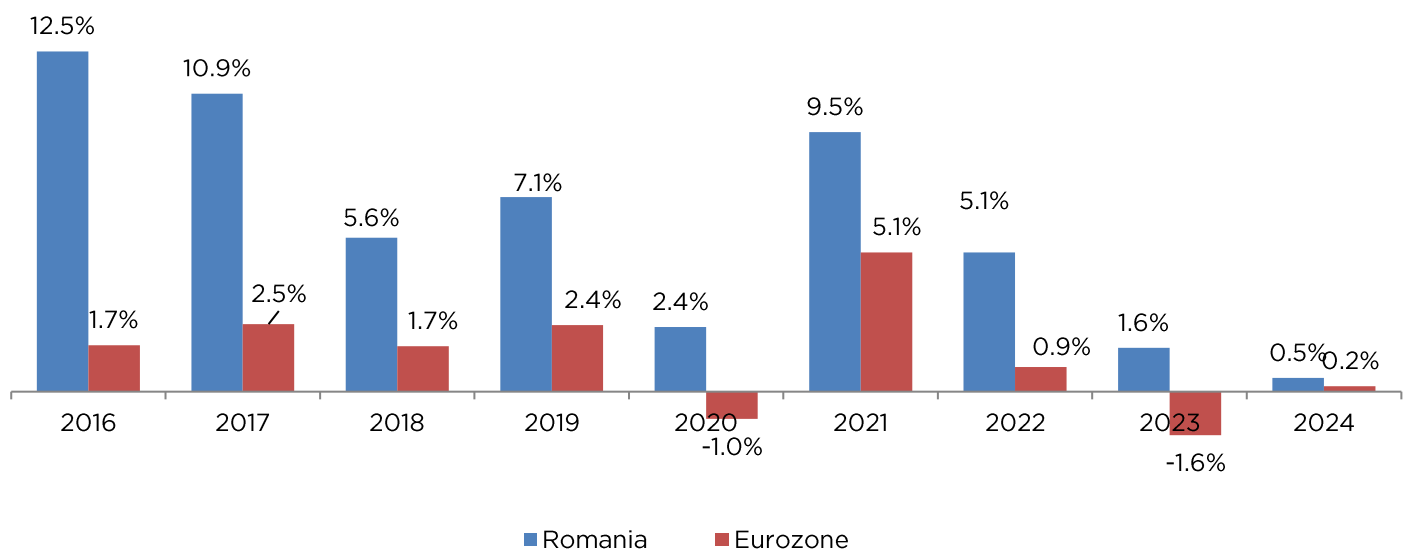
MACROECONOMICS

The impact of inflation varies by market



Source: EUROSTAT

Romania Vs. Euro Zone Retail Sales Volume Y/Y Growth



Source: Moody's Analytics, Eurostat

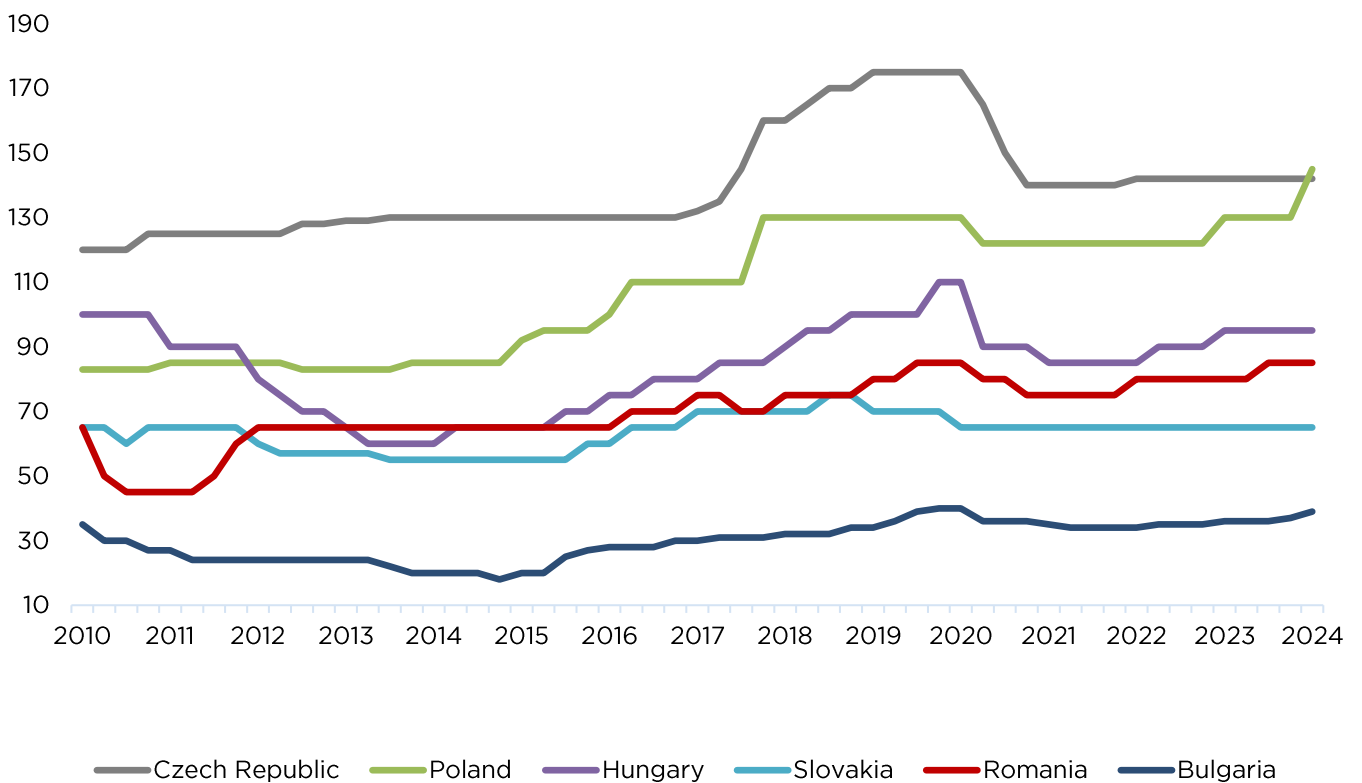
CEE RETAIL MARKET

Key indicators

Country	Stock (sq. m)	Prime rent (€/sq. m/ month)	Density (sq. m / 1,000 inhabitants)
Romania	4,455,000	85	233
Hungary	3,009,000	95	307
Czechia	3,847,000	142	362
Poland	13,208,000	145	346

Source: Cushman & Wakefield Echinox Research

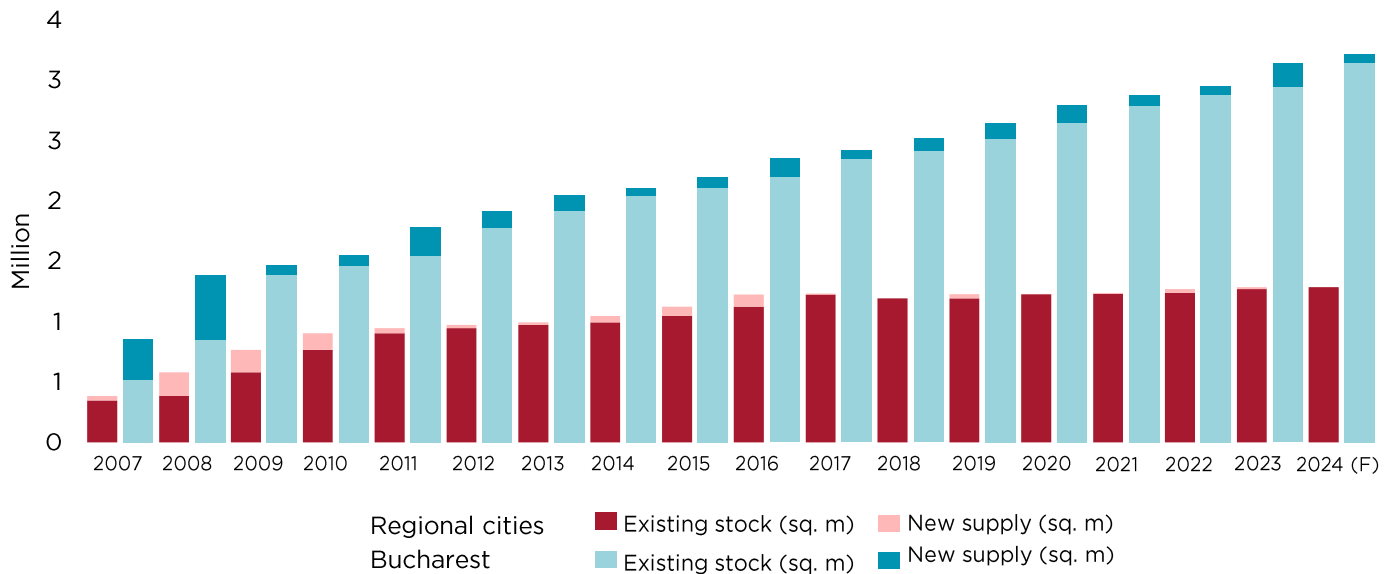
Prime Shopping Centre rents (€/sq. m/month)



Source: Cushman & Wakefield Echinox Research

ROMANIA RETAIL MARKET

Key figures H1 2024



 **4.45 mil. sq. m**
Total Stock in Romania

 **1.32 mil. sq. m**
Total Stock in Bucharest

 **212,000 sq. m**
New Supply 2023

 **900,000 sq. m**
Planned or Under Construction
modern retail spaces

 **€75 – 85 sq. m/month**
Headline rent in Bucharest
for a space of 100 - 150 sq. m at the ground floor of a dominant shopping center

 **€50 – 65 sq. m/month**
Headline rent outside Bucharest
for a space of 100 - 150 sq. m at the ground floor of a dominant shopping center

ROMANIA RETAIL MARKET PERFORMANCE

12 SEGMENTS

Analyzed operators: **116**

Total revenue 2023 (mil. €): **35,981**

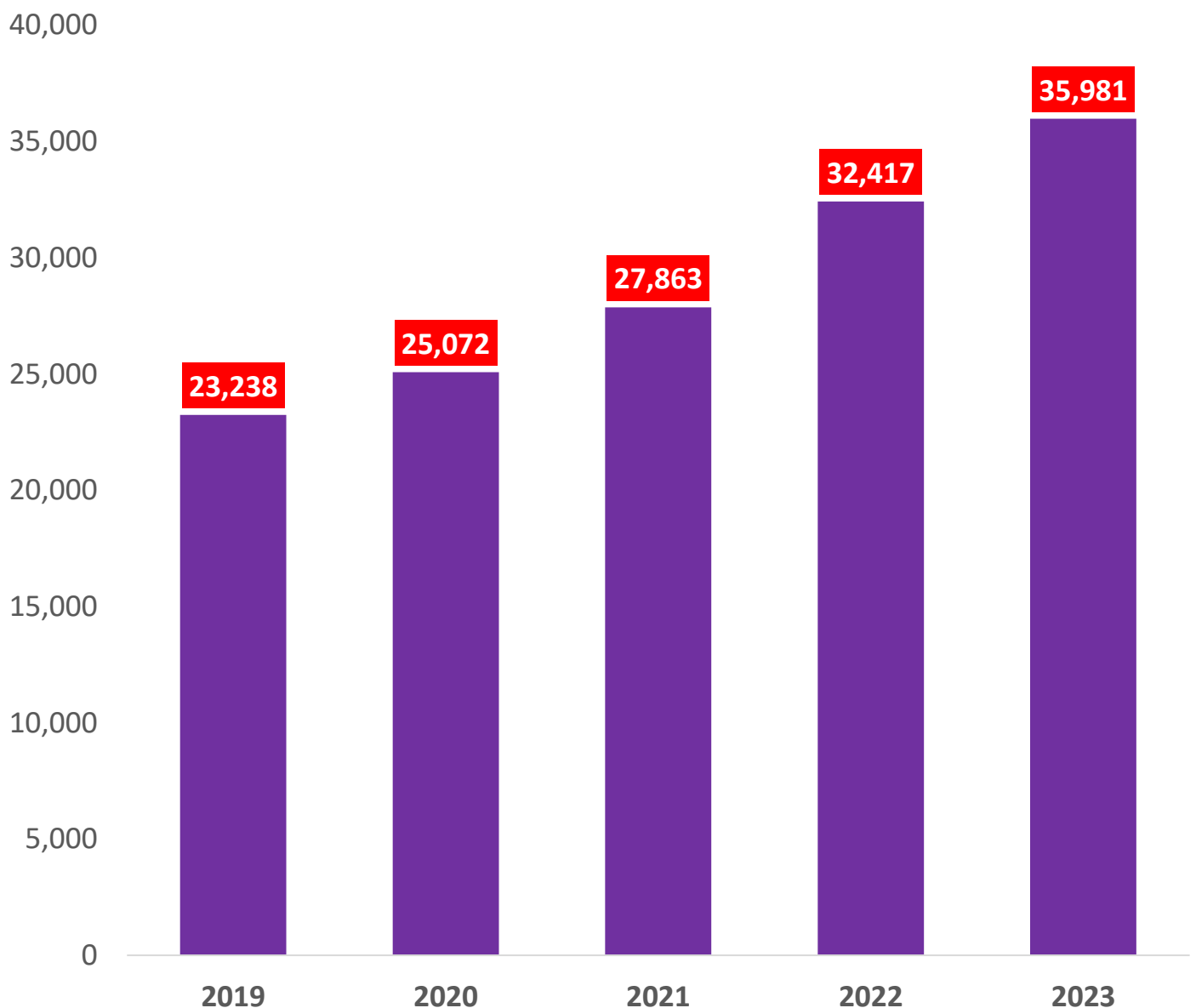
Growth 2023 vs 2022: **11.0%**

Annual inflation rate 2023: **10.4%**

CAGR revenue 2019 - 2023: **11.5%**

CAGR inflation 2019 - 2023: **7.9%**

OVERALL TURNOVER EVOLUTION (MIL €)



SEGMENT

FOOD STORES

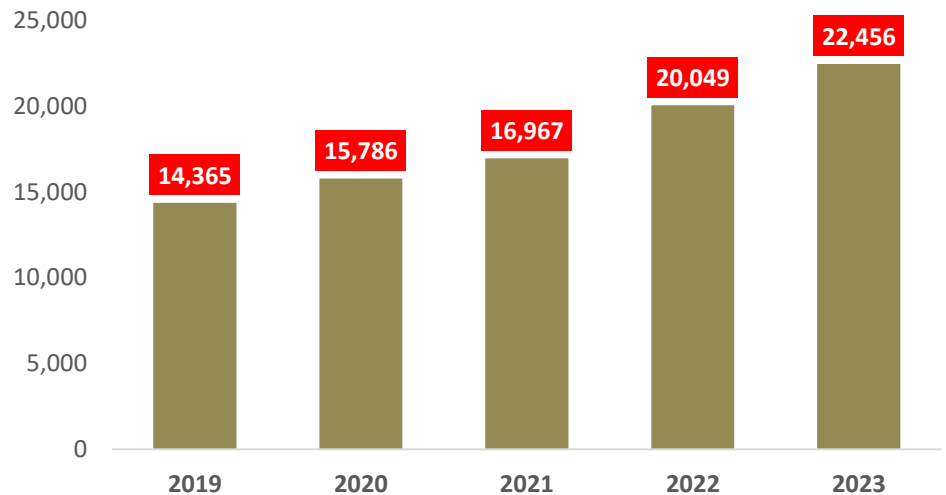
Analyzed operators: 10

Growth 2023 vs 2022: 12.0%

CAGR 2019 - 2023: 11.8%



TURNOVER EVOLUTION (MIL €)



FASHION

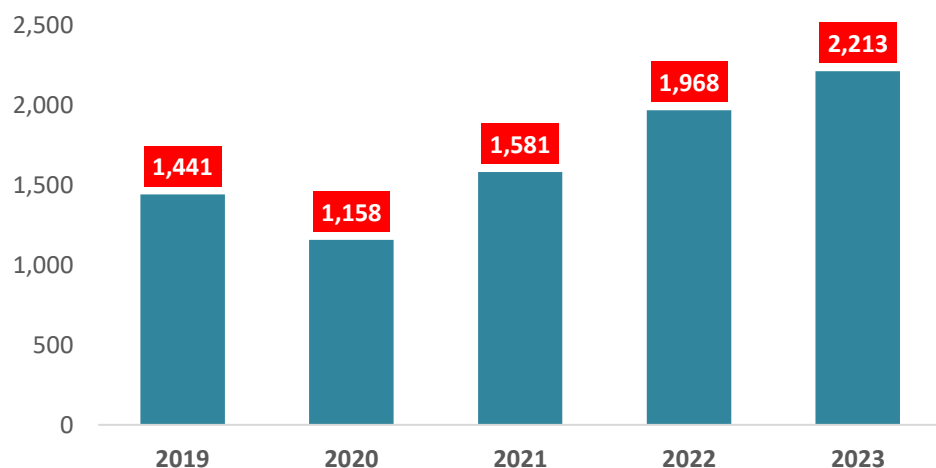
Analyzed operators: 38

Growth 2023 vs 2022: 12.4%

CAGR 2019 - 2023: 11.3%



TURNOVER EVOLUTION (MIL €)

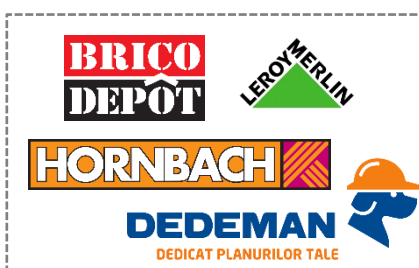


DIY

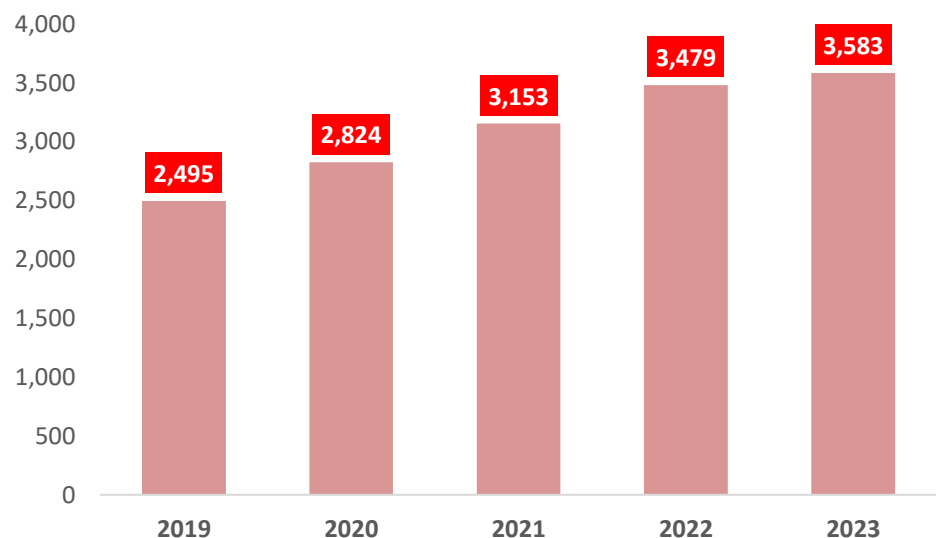
Analyzed operators: 4

Growth 2023 vs 2022: 3.0%

CAGR 2019 - 2023: 9.5%



TURNOVER EVOLUTION (MIL €)



SEGMENT

SPORTS

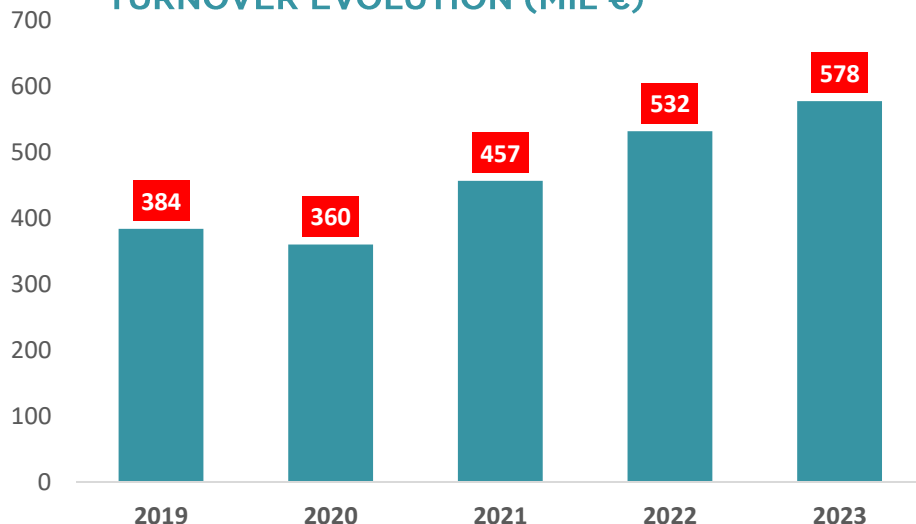
Analyzed operators: 6

Growth 2023 vs 2022: 8.6%

CAGR 2019 - 2023: 10.8%



TURNOVER EVOLUTION (MIL €)



FOOTWEAR

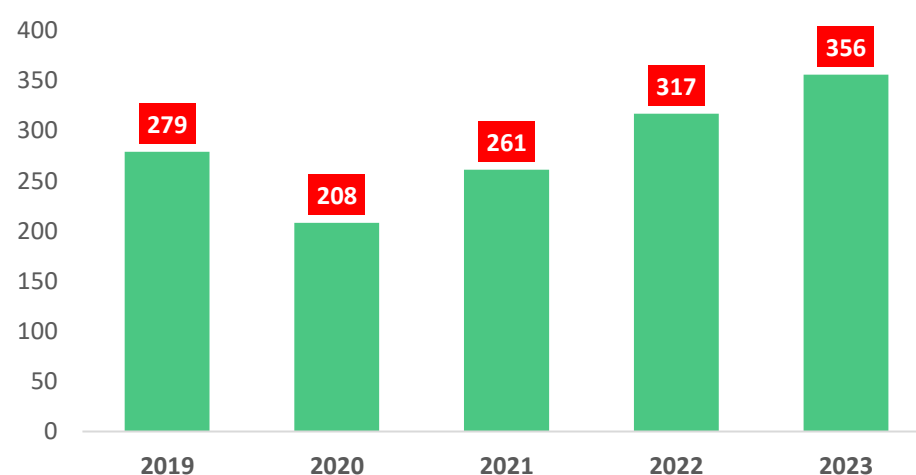
Analyzed operators: 10

Growth 2023 vs 2022: 12.3%

CAGR 2019 - 2023: 6.3%



TURNOVER EVOLUTION (MIL €)



KIDS & TOYS

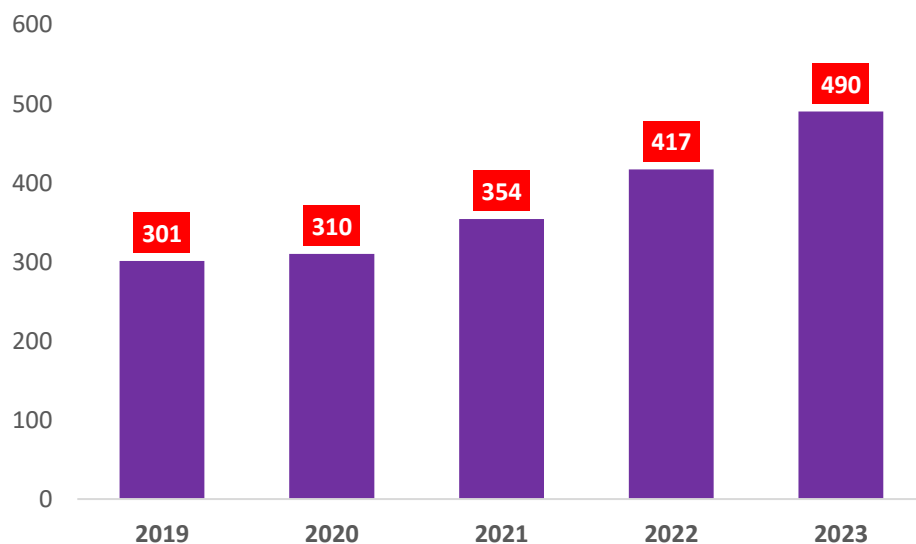
Analyzed operators: 7

Growth 2023 vs 2022: 17.5%

CAGR 2019 - 2023: 13.0%



TURNOVER EVOLUTION (MIL €)



SEGMENT

JEWELRY

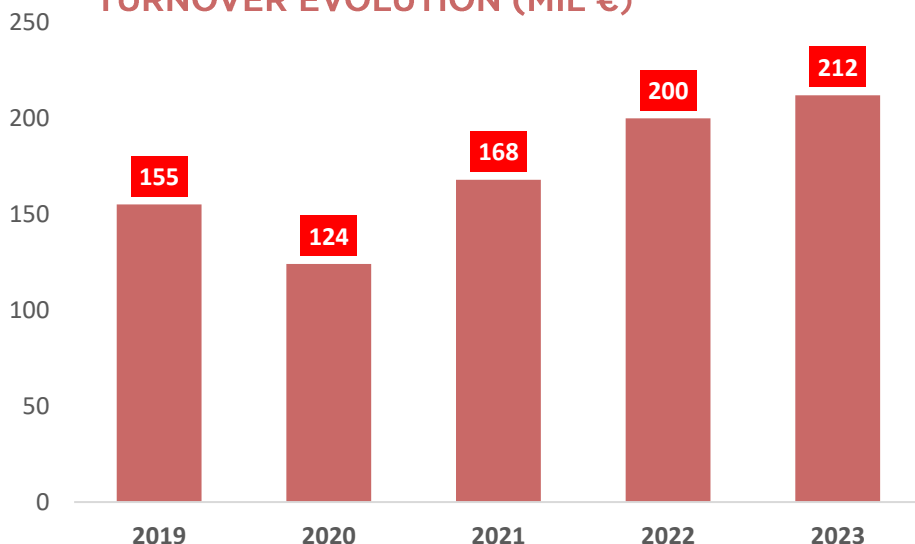
Analyzed operators: 5

Growth 2023 vs 2022: 6.0%

CAGR 2019 - 2023: 8.1%



TURNOVER EVOLUTION (MIL €)



HOME & DECO

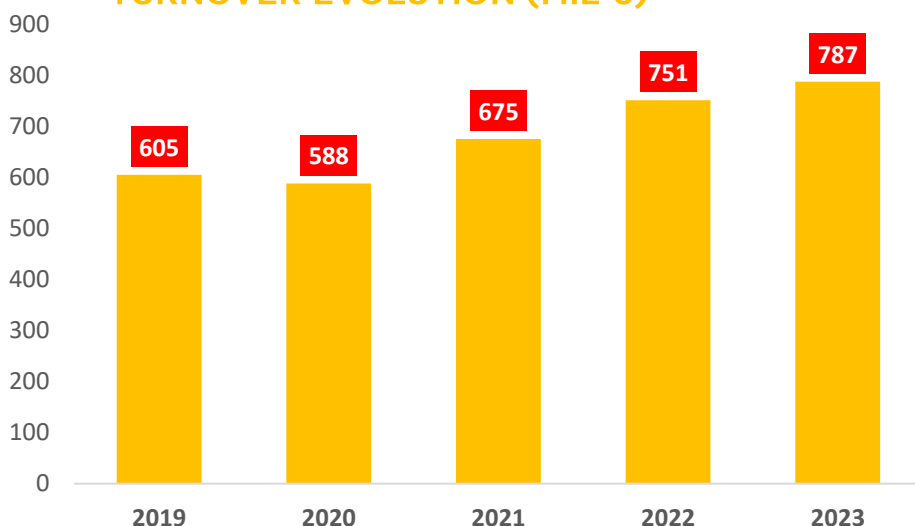
Analyzed operators: 6

Growth 2023 vs 2022: 4.8%

CAGR 2019 - 2023: 6.8%



TURNOVER EVOLUTION (MIL €)



FOOD & BEVERAGE

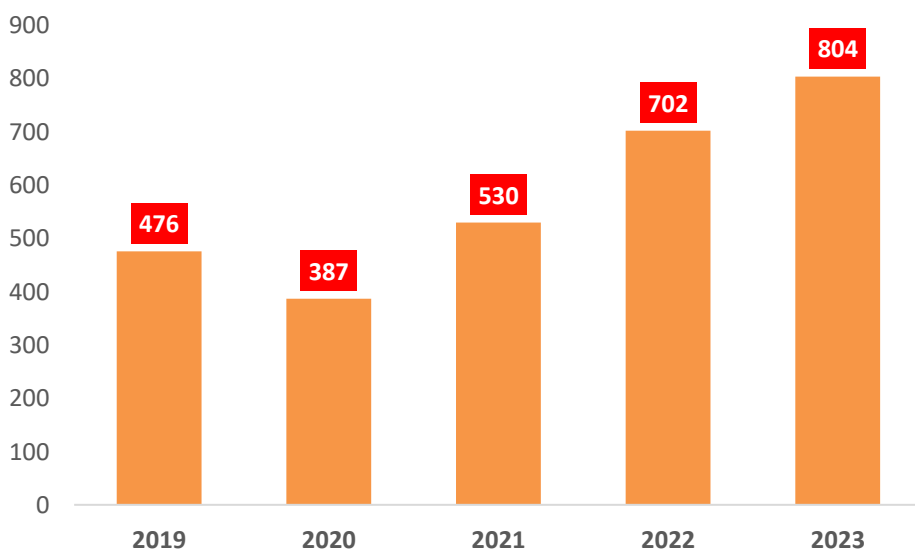
Analyzed operators: 11

Growth 2023 vs 2022: 14.5%

CAGR 2019 - 2023: 14.0%



TURNOVER EVOLUTION (MIL €)



SEGMENT

COSMETICS

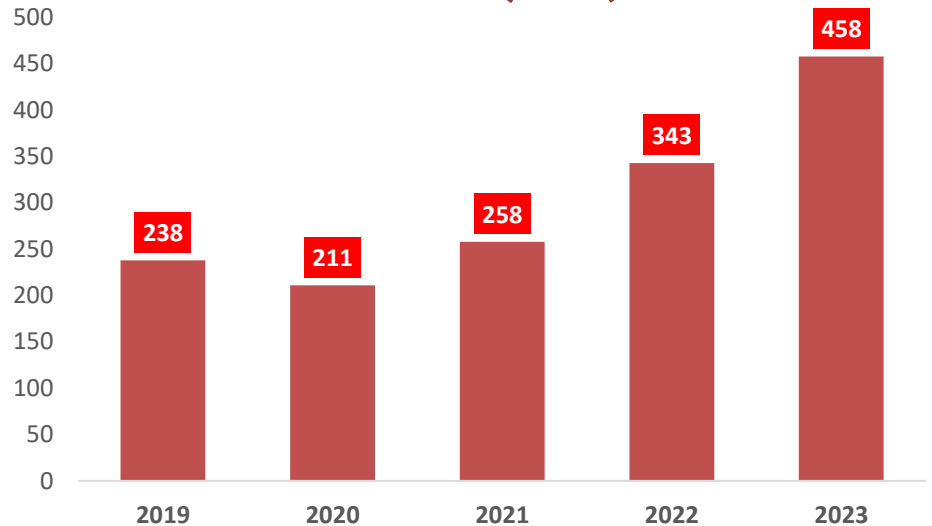
Analyzed operators: 8

Growth 2023 vs 2022: 33.5%

CAGR 2019 - 2023: 17.8%



TURNOVER EVOLUTION (MIL €)



ELECTRO-IT

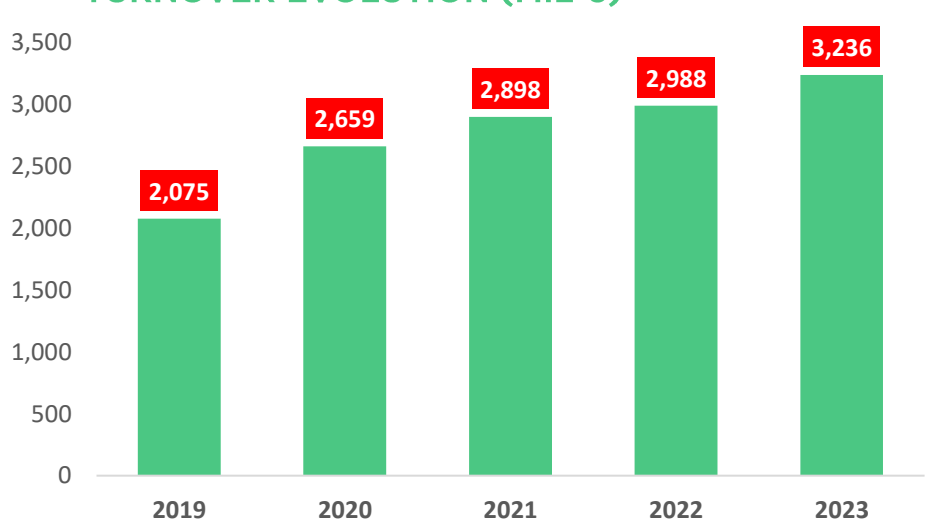
Analyzed operators: 3

Growth 2023 vs 2022: 8.3%

CAGR 2019 - 2023: 11.8%



TURNOVER EVOLUTION (MIL €)



SPECIALIZED STORES

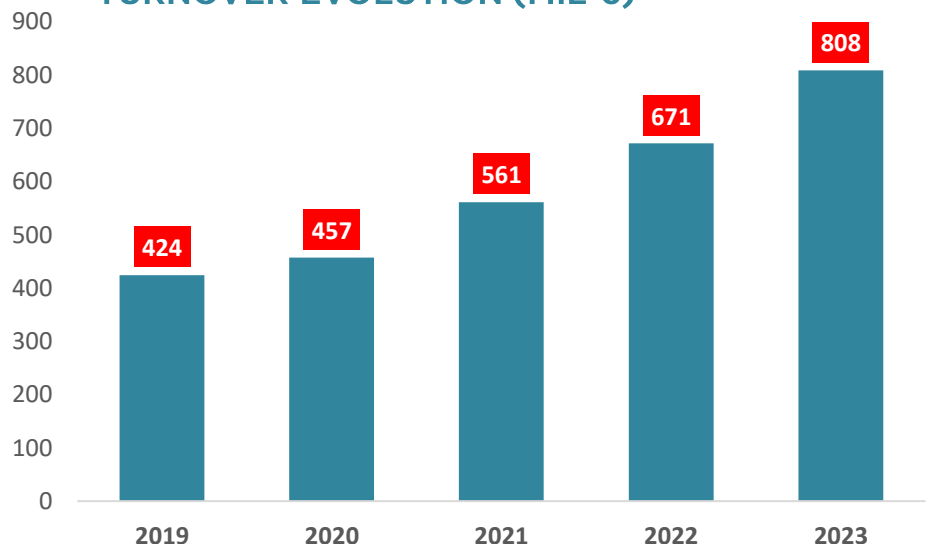
Analyzed operators: 8

Growth 2023 vs 2022: 20.4%

CAGR 2019 - 2023: 17.5%



TURNOVER EVOLUTION (MIL €)



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