



**CUSHMAN &
WAKEFIELD**

Office Market Update 2017 Q3

Bratislava



ABOUT US

Cushman & Wakefield is a global leader in commercial real estate services, helping clients transform the way people work, shop, and live.

The firm's 43,000 employees in more than 60 countries provide deep local and global insights that create significant value for occupiers and investors around the world.

Cushman & Wakefield is among the largest commercial real estate services firms with revenues of \$5 billion across core services of agency leasing, asset services, capital markets, facility services (branded Cushman & Wakefield Services), global occupier services, investment management (branded DTZ Investors), project & development services, tenant representation, and valuation & advisory.

OUR EXPERIENCE

- Our processes are certified by **ISO**
- Our team has the ability to deal with both, **local** companies and **multinational** companies with local requirements
- We have **RICS** qualified key account management capabilities
- **Market leaders** in most of the real estate market segments (office, industrial, retail, hospitality, CMG, valuations, property management, project management).
- Regularly awarded on international levels

“ Cushman & Wakefield was voted **Best Agency** and **Best Research** in Slovakia at 2017 Euromoney Real Estate Awards. ”



Bratislava Office Market

Key Figures



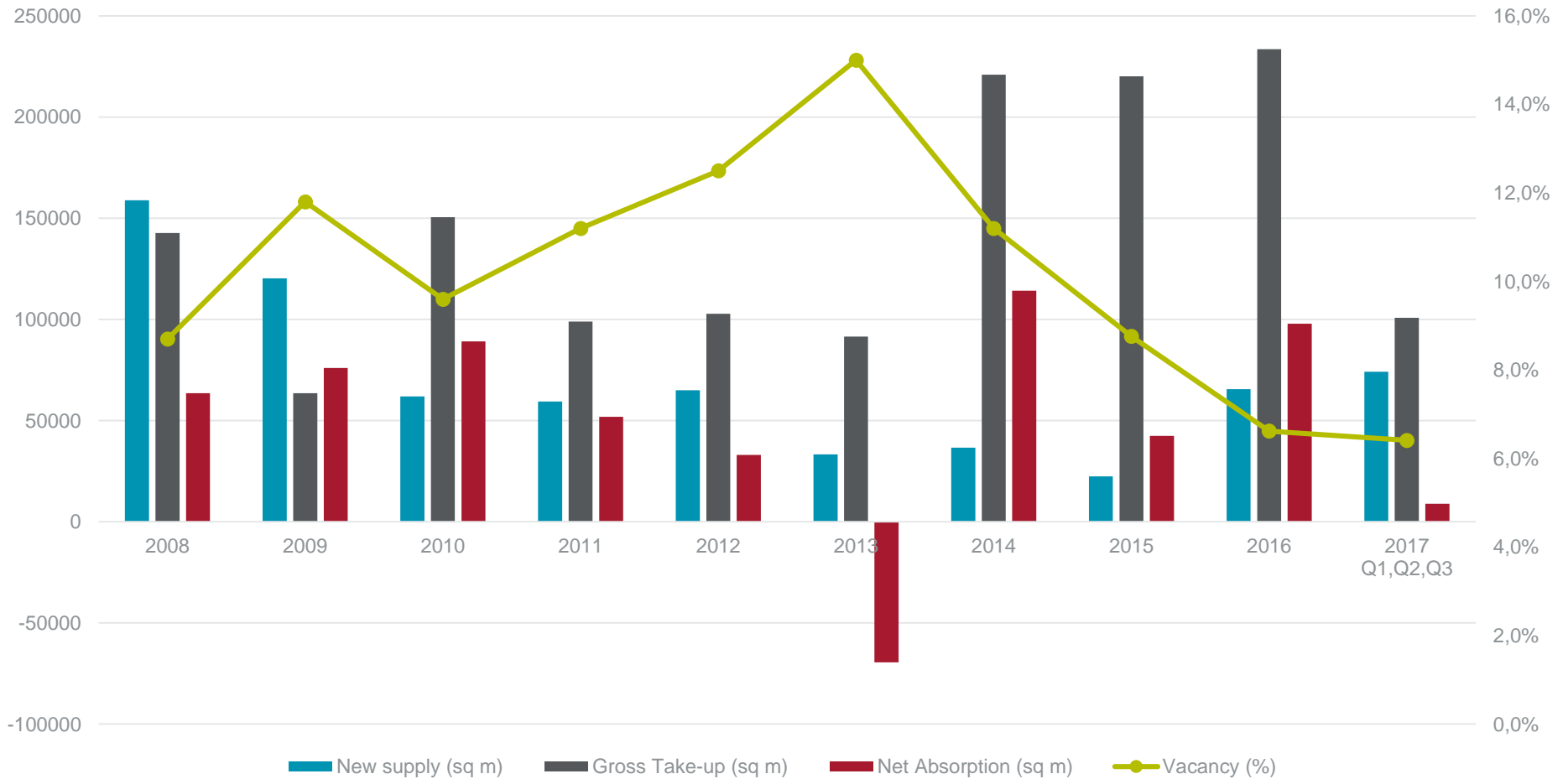
	New Supply	Net Absorption	Vacancy	Gross Take-up	Prime Rent
2017 Q3	74,197 SQ M	7,197 SQ M	6.41 %	26,880 sq m	16.00 EUR/SQ M/M
Q/Q change			- 0.44%	- 63 %	0 %
2017 Q2	8,303 sq m	7,606 sq m	6.85 %	42,835 sq m	16.00 EUR/sq m/m
2017 Q1	35,380 sq m	24,875 sq m	7.04 %	31,068 sq m	15.50 EUR/sq m/m
2016 Q4	21,215 sq m	17,870 sq m	6.78 %	81,220 sq m	15.50 EUR/sq m/m
2016 total	65,537sq m	97,830 sq m	6.60 %	233,500 sq m	15.50 EUR/sq m/m

PAST 5 YEARS

2015	22,400 sq m	42,750 sq m	8.76 %	220,000 sq m	15.50 EUR/sq m/m
2014	37,600 sq m	114,154 sq m	11.20 %	221,000 sq m	15.00 EUR/sq m/m
2013	33,000 sq m	-69,427 sq m	15.00 %	91,600 sq m	15.00 EUR/sq m/m
2012	65,000 sq m	33,006 sq m	12.50 %	102,800 sq m	15.00 EUR/sq m/m
2011	59,000 sq m	51,893 sq m	11.20 %	99,000 sq m	15.00 EUR/sq m/m

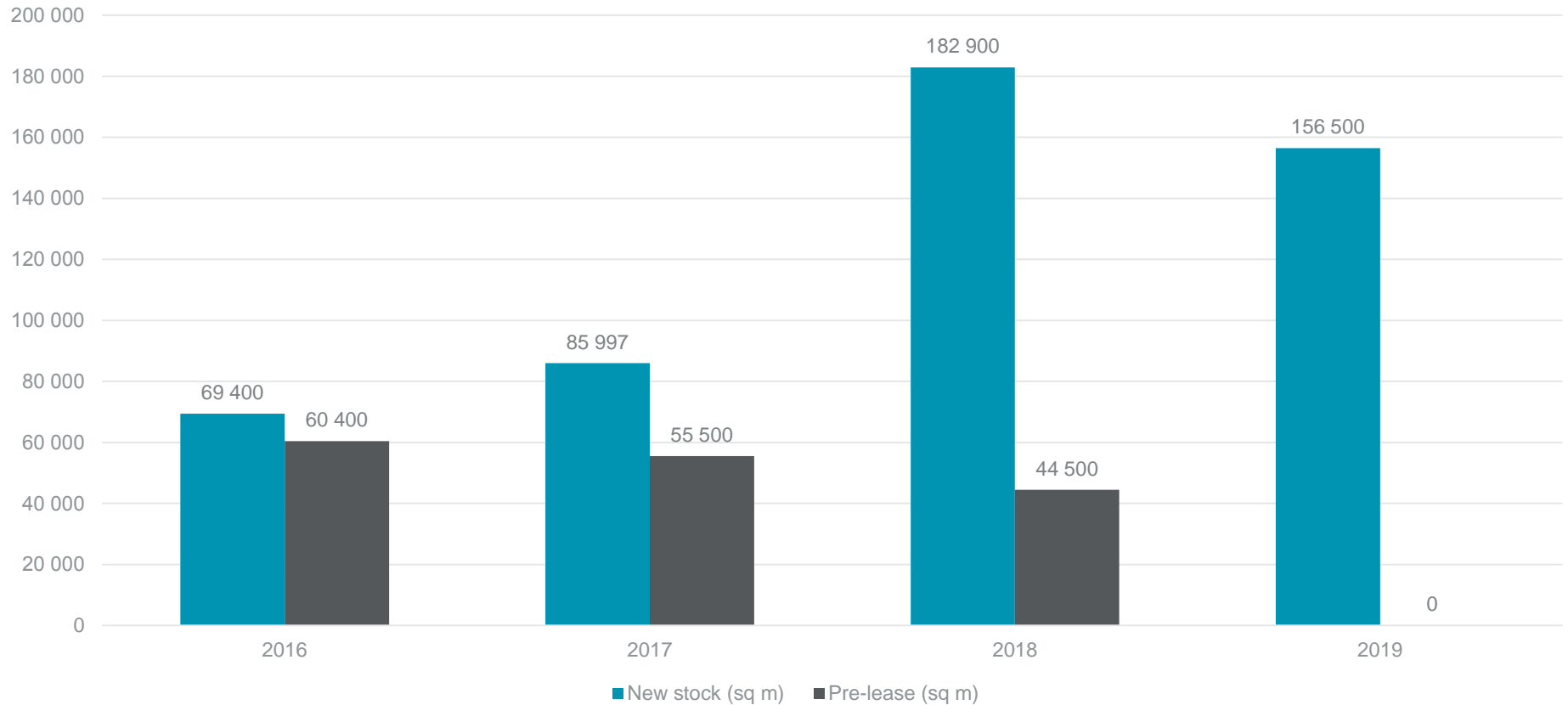
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2008 – 2017(Q1,Q2,Q3): New supply, Gross Take-up, Net absorption and Vacancy



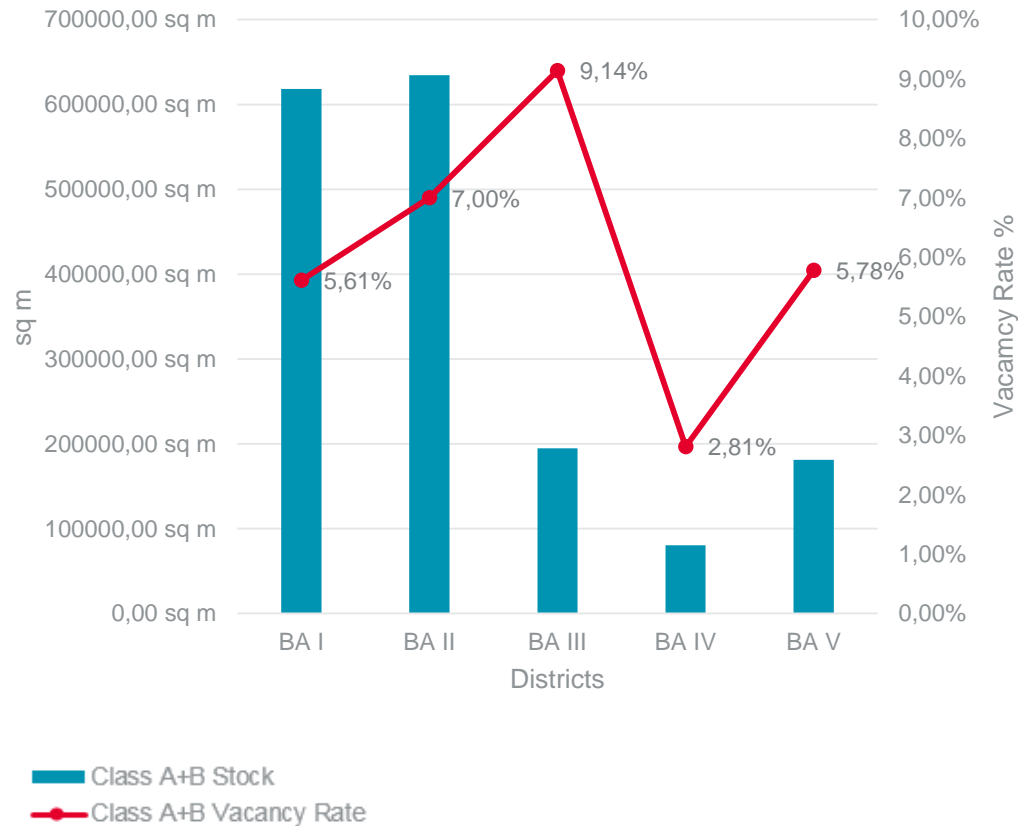
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New supply forecast 2017-2019



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Stock and vacancy by districts 3Q2017



Stock

Within the total stock 27 buildings representing approx. 497,600 sq m or approx. 29% of the total stock have secured certification as green/sustainable developments – either LEED or BREEAM ratings.

New supply

In the third quarter of 2017, two modern office buildings located in the premium locations of the city center were added to the total stock. These are the office building Panorama Business II (25,000 sq m) and the Zuckerman Hill Side (CX) (6,333 sq m). By the end of this year, we are expecting the completion of the Green Cube and New Stein, which together bring another 11,800 sq m of office space.

Vacancy

Current vacancy rate is at level 6.41 %. We estimate the vacancy to rise dramatically in next 12 months.

THANK YOU

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