

Press Release

## Vienna Research Forum

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# Logistics/Industrial Market Vienna and Surrounding Area The 1<sup>st</sup> Half of 2024

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### The 1st half of 2024 in a nutshell

- Total stock approx. 7.38 million m<sup>2</sup>
- Space turnover in H1 2024 at around 77,323 m<sup>2</sup>
- Largest letting responsible for approx. 51.7% of turnover

In the first half of 2024, space turnover in Vienna's logistics and industrial market and the surrounding area totaled 77,323 m<sup>2</sup>. After evaluating the latest key data, the Vienna Research Forum Logistics/Industry (VRF-LI) reached this conclusion. The VRF only considers logistics space as long as it meets certain quality criteria, such as hall height, maneuvering space and distance from the freeway.

As of 2024, 3 additional submarkets - "Eisenstadt", "Wiener Neustadt & Baden" and "St. Pölten" - will be analyzed by the VRF because developments and take-up of space relevant to the Vienna market are increasingly being observed in these regions. This increases the stock by 1.5 million m<sup>2</sup>.

Total take-up, including the space not taken into account by the VRF, amounted to 94,469 m<sup>2</sup> in H1 2024.

Around 49% of the classified space meets the highest quality standards, so-called logistics Class A properties, approx. 31.41% qualifies as Class B and 19.60% as Class C. In the case of production and industrial space, all properties currently used for this purpose and meeting certain minimum criteria, such as hall size, were included. According to VRF-LI, the largest take-up of 47,000 m<sup>2</sup> took place in the Vienna East submarket. This corresponds to around 60.78% of take-up on the logistics and industrial market in the first half of 2024.

If we look at the turnover in terms of the proportion of logistics and industrial space, 80.60% is accounted for by logistics space and 19.40% by production and industrial space.

### About the Vienna Research Forum:

The Vienna Research Forum was initiated by the Association for the Promotion of Quality in the Real Estate Industry (immQu) with the leading law firms on the Vienna office real estate market, CBRE GmbH, Colliers International Immobilienmakler GmbH, EHL Immobilien GmbH, OPTIN Immobilien GmbH, ÖRAG Immobilien Vermittlung GmbH, OTTO Immobilien GmbH and Spiegelfeld International GmbH.

They enter the most important parameters, such as letting performance, vacancy rates and building completions into the VRF database anonymously and independently of each other. These are then published quarterly in the interests of comparability and as support for investors and companies.



## Logistics/Industrial Market Vienna and Surrounding Area Submarket Analysis H1 2024:

Submarket Name	Properties Total Area in m <sup>2</sup>	Logistics Properties Total Area in m <sup>2</sup>	Logistics Properties Total Area in m <sup>2</sup> Class A	Logistics Properties Total Area in m <sup>2</sup> Class B	Logistics Properties Total Area in m <sup>2</sup> Class C	Production / Industrial Properties Total Area in m <sup>2</sup>	Total Space Turnover H1 2024
Vienna North	740,184	259,021	50,000	123,139	85,882	481,163	8000
Vienna East	707,612	282,982	55,270	216,222	11,490	424,630	0
Vienna Süd	1,084,127	506,186	186,605	137,600	181,981	577,941	5,823
Vienna West	44,823	21,823	0	7,500	14,323	23,000	0
Vienna Surrounding North	1,243,683	441,060	322,060	70,100	48,900	802,623	11,800
Vienna Surrounding East	899,456	738,456	593,456	78,000	67,000	161,000	47,000
Vienna Surrounding South	1,146,135	695,928	319,601	287,408	88,919	450,207	4,700
Eisenstadt	179,100	100,100	88,100	5,000	7,000	79,000	0
Wiener Neustadt-Baden	1,009,508	346,408	155,908	134,600	55,900	663,100	0
St Pölten	327,900	263,900	20,200	88,700	155,000	64,000	0
<b>Total</b>	<b>7,382,528</b>	<b>3,655,864</b>	<b>1,791,200</b>	<b>1,148,269</b>	<b>716,395</b>	<b>3,726,664</b>	<b>77,323</b>

The VRF-LI surveyed the total stock of logistics, production and industrial space in Vienna and the surrounding area for the first time in November 2019 and updated it at the end of H1 2024: It therefore amounts to 7,382,528 m<sup>2</sup>\*, of which around 50.5% is accounted for by production and industrial space and around 49.5% by logistics space.

\* Vienna Research Forum registers new rentals and pre-lettings as rental performance but not lease renewals. Subleases are recorded but not reported.

\* Due to regular adaptation of unclassified properties, conversions and completions, the portfolio may change from quarter to quarter.

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