

VRF Logistics/Industrial Press Release - 10/01/2024

Logistics/Industrial market in Vienna and surroundings: Vienna Research Forum publishes its figures for the second half of 2023

- Total stock approximately 5.86 million m²
- Space take-up in H2 2023 at around 57,000 m²
- Largest letting accounts for around 40% of space take-up

In H2 2023, take-up of logistics, production and industrial space in Vienna and the surrounding area amounted to 56,910 m². This is what the results of the Vienna Research Forum Logistics/Industrial (VRF-LI) show after evaluating the current key data. The VRF only considers logistics premises that meet certain quality criteria such as hall height, shunting area and distance from the motorway.

The total logistics take-up inclusive areas that are not considered by the VRF amounted to 60,877 m².

The highest quality standards are met by 54% of the classified spaces, so-called logistics class A objects, while 31% are qualified as class B and 15% as class C. For the production and industrial premises, all properties that are currently used for this purpose and meet certain minimum criteria such as hall size were included.

According to the Vienna Research Forum Logistics/Industrial, the largest take-up comprised 23,000 m² in the submarket Vienna South.

It corresponds to around 40% of the space take-up on the logistics and industrial market in the second half of 2023.

Looking at the take-up of space by type of use, 100% of the space is accounted for by logistics space and 0% by production space.



As of 2024 three additional submarkets, namely “Eisenstadt”, “Wiener Neustadt & Baden” and “St. Pölten” will be analysed by VRF, because of the increasing relevance of these regions for the Viennese market and increasing take-ups. For example, in the 2nd half of 2023 a total of 18,743 m² space was rented in the area around St. Pölten.

For the first time in November 2019, the VRF Logistics/Industrial collected the total stock of logistics, production and industrial space in Vienna and the surrounding area. It has been updated at the end of H2 2023 and amounts to 5,859,020 m²*, of which 50% belong to production and industrial space and 50% to logistics space.

* The total stock of logistics, production and industrial space can change from quarter to quarter due to regular adaptations of unclassified objects, conversions and completions.

Submarket analysis H2 2023:

| Submarket name | Objects Total area in m ² | Logistics Objects Total area in m ² | Logistics Objects Total area in m ² Class A | Logistics Objects Total area in m ² Class B | Logistics Objects Total area in m ² Class C | Production / Industrial Objects Total area in m ² | Total space take-up H2 2023 |
|--------------------|--------------------------------------|--|--|--|--|--|-----------------------------|
| Vienna North | 740,184 | 259,021 | 50,000 | 123,139 | 85,882 | 481,163 | 0 |
| Vienna East | 707,612 | 282,982 | 55,270 | 216,222 | 11,490 | 424,630 | 0 |
| Vienna South | 1,084,127 | 506,186 | 186,605 | 137,600 | 181,981 | 577,941 | 26,160 |
| Vienna West | 44,823 | 21,823 | 0 | 7,500 | 14,323 | 23,000 | 0 |
| Vienna Surr, North | 1,243,683 | 441,060 | 322,060 | 70,100 | 48,900 | 802,623 | 0 |
| Vienna Surr, East | 892,456 | 738,456 | 593,456 | 78,000 | 67,000 | 154,000 | 23,717 |
| Vienna Surr, South | 1,146,135 | 695,928 | 369,048 | 287,408 | 39,472 | 450,207 | 7,033 |
| Total | 5,859,020 | 2,945,456 | 1,576,439 | 919,969 | 449,048 | 2,913,564 | 56.910 |

About the Vienna Research Forum:

The Vienna Research Forum initiator is the Association for quality promotion in the real estate sector (immQu) with the leading law firms in the Viennese logistics and industrial market CBRE GmbH, Colliers International Immobilienmakler GmbH, EHL Gewerbeimmobilien GmbH, ÖRAG Immobilien Vermittlung GmbH, OPTIN Immobilien

GmbH, OTTO Immobilien GmbH and Richter Industriemakler. They provide key parameters such as take-up and construction completion to the VRF Logistics/Industrial database in a cooperative and transparent process. The data is then published every six months to provide a comparative analysis which helps investors and companies.

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