



MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
11.8% Vacancy Rate	▲	▬
€5.7 Prime Rent, Sq m/month	▼	▬
6.75% Prime Yield	▼	▬

(Overall, All Property Classes, as of 30 September
Source: Cushman & Wakefield, Budapest
Research Forum)

ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
0.9% GDP real (F)	▲	▲
4.5% Unemployment rate	▬	▲
1.6% Industrial Production Index*	▲	▲

Annual growth forecast unless otherwise indicated;
Source: Moody's Analytics, 11th September 2025

ECONOMY: GRADUAL RECOVERY EXPECTED FROM 2026

Hungary's economy showed modest improvement in early 2025, though growth remains limited by weak external demand and uneven industrial performance. Moody's projects GDP to rise by 0.9% in 2025 and accelerate to 2.6% in 2026, driven by household consumption and stable real wages. Inflation has eased but remains high at around 4.4%, keeping monetary policy tight, with the base rate expected to stay at 6.5% through year-end. Labour market conditions are softening, with unemployment projected to peak near 4.7% in early 2026, though real wage growth continues to support consumption. Despite global trade headwinds, Hungary maintains a strong position in the regional EV industry, highlighted by the opening of BMW's new Debrecen plant in September 2025. Investor sentiment has improved, though industrial investment activity remains muted. The main transaction of 2025 was Erste Property Fund's acquisition of two industrial halls in HelloParks Páty, reflecting continued selective demand for prime logistics assets.

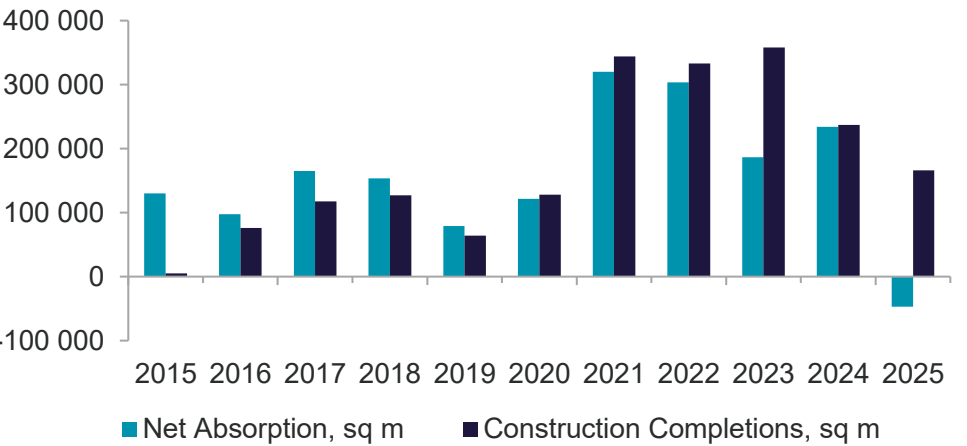
SUPPLY & DEMAND: FULL OCCUPANCY FOR NEW COMPLETIONS IN Q3 2025

A total of 76,765 sq m of new logistics space was delivered in Hungary in Q3 2025, fully pre-let at completion, bringing the country's modern industrial stock to 5.9 million sq m. As a result, net absorption turned positive during the quarter, while the vacancy rate declined to 13.1% in Greater Budapest and 9.2% in regional markets. Year-to-date gross take-up reached 675,540 sq m, marking a 40% year-on-year increase, driven largely by heightened activity in regional hubs. While Greater Budapest continued to account for 60% of total demand, volumes there remained broadly unchanged from a year earlier. National net take-up rose by 21% y-o-y, supported by strong pre-leasing and new lease activity, particularly outside the capital. The renewal ratio dropped to 31% nationwide, the lowest level since 2022, signalling a more dynamic leasing environment. Development activity remains solid, though the pipeline has moderated, down 31% year-on-year compared to Q3 2024, yet still substantial for 2025-2026. As of Q3 2025, 472,755 sq m of logistics space was under construction, 47% of which is located in regional markets. The pre-let rate stands at 52%, evenly distributed between Greater Budapest and regional areas, highlighting sustained occupier confidence despite a more selective development landscape.

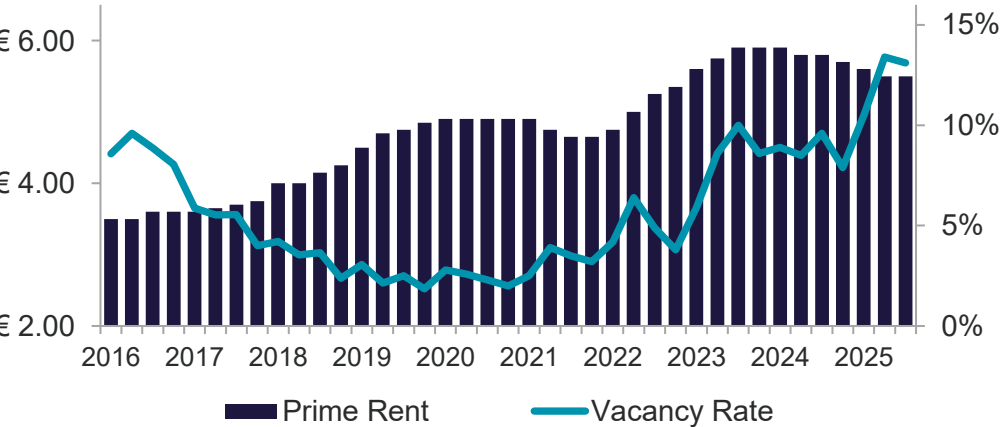
PRICING: STABILISING RENTS AND DIVERSIFYING SUBMARKETS

In Q3 2025, prime rents remained stable quarter-on-quarter but fell by 5.2% year-on-year in Greater Budapest, reaching €5.50 per sq m. Ongoing rental pressure across the industrial market has prompted landlords to offer more incentives, while the gap between new developments and first-generation properties continues to widen in both quality and achievable rents.

GREATER BUDAPEST SPACE DEMAND / DELIVERIES



GREATER BUDAPEST OVERALL VACANCY & ASKING RENT



MARKET STATISTICS

SUBMARKET	STOCK (SQ M)	AVAILABILITY (SQ M)	OVERALL VACANCY RATE	CURRENT QUARTER TAKE-UP (SQ M)	YTD TAKE-UP (SQ M)	YTD COMPLETIONS (SQ M)	UNDER CNSTR (SQ M)	PRIME RENT (€/SQ M/MONTH)*
Budapest North	464,300	68,300	14.7%	43,590	71,720	15,015	45,270	5.50
Budapest South	1,394,810	180,960	13.0%	23,830	142,500	59,290	0	5.50
Budapest East	952,445	104,945	11.0%	14,600	79,775	49,015	51,195	5.50
Budapest West	1,109,295	160,815	14.5%	39,830	111,900	42,510	154,020	5.50
GREATER BUDAPEST TOTAL	3,920,850	515,020	13.1%	121,850	405,895	165,830	250,485	5.50
Central Hungary	22,540	8,480	37.6%	0	8,495	0	0	5.50
Central Transdanubia	501,000	46,050	9.2%	21,760	68,105	10,205	10,330	5.40
Northern Great Plain	393,765	35,660	9.1%	32,000	53,820	82,145	86,165	5.70
Northern Hungary	349,320	66,745	19.1%	8,125	70,155	10,210	42,765	5.60
Southern Great Plain	263,535	1 050	0.4%	0	16,240	0	83,000	5.35
Southern Transdanubia	56,000	2,010	3.6%	0	0	0	0	5.00
Western Transdanubia	416,770	24,140	5.8%	52,015	52,830	0	0	5.40
COUNTRYSIDE TOTAL	2,002,940	184,135	9.2%	113,895	269,645	102,560	222,260	5.70
HUNGARY TOTAL	5,923,790	699,155	11.8%	235,745	675,540	268,390	472,745	5.70

* Prime rents reflect prime asking rents €/sq m/month.

KEY LEASE TRANSACTIONS Q3 2025

PROPERTY	SUBMARKET	TENANT	SQ M	TYPE
IGPark Nyíregyháza	Northern Great Plain	Confidential/Manufacturing	32,000	Prelease
Login Business Park	Budapest North	Confidential	20,900	New
HelloParks Fót – FT3	Budapest North	Confidential	19,500	Prelease
Panattoni Mosonmagyaróvár	Western Transdanubia	Fiege	18,000	Prelease
Horváth Rudolf Hegyeshalom	Western Transdanubia	Confidential	16,400	Expansion
CTPark Budapest West – BIA10A	Budapest West	Gorenje	15,460	Prelease
CTP Komárom	Central Transdanubia	Confidential	14,250	New

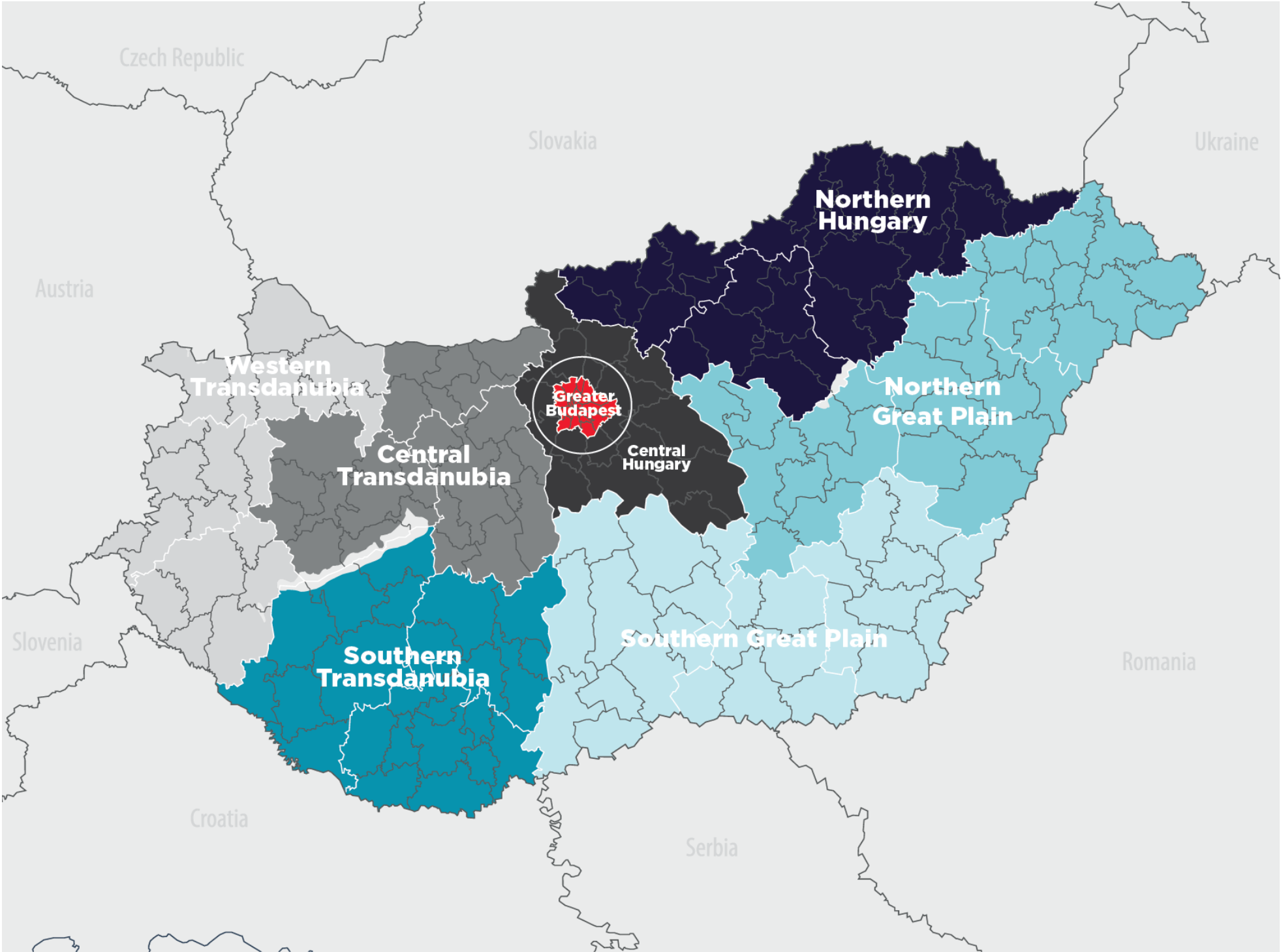
*Renewals included in leasing statistics

CONSTRUCTION COMPLETIONS Q3 2025

PROPERTY	SUBMARKET	MAJOR TENANT	SQ M	OWNER/DEVELOPER
Rossmann HQ	Budapest East	Rossmann	32,000	OTP/Panattoni
Xanga Park – Debrecen Déli Gazdasági Övezet	Northern Great Plain	Ghibli	22,000	Xanga Csoport
VGP Park Budapest Aerozone B	Budapest East	Boxy Logistics	12,200	VGP
Késmárk Ipari Park	Budapest North	Confidential	5,750	IPD
VGP Park Budapest Aerozone - Building A extension	Budapest East	Confidential	4,855	VGP

Source: Cushman & Wakefield & Budapest Research Forum

INDUSTRIAL SUBMARKETS



ORSOLYA HEGEDŰS, MRICS
Partner, Head of Business Development Services Budapest
Mobile: +36 30 399 5106
orsolya.hegedus@eur.cushwake.com

EDIT JAKAB
Senior Research Analyst Budapest
Mobile: +36 70 373 7482
edit.jakab@cushwake.com

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION
Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit www.cushmanwakefield.com.

©2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable, including reports commissioned by Cushman & Wakefield (“CWK”). This report is for informational purposes only and may contain errors or omissions; the report is presented without any warranty or representations as to its accuracy.

Nothing in this report should be construed as an indicator of the future performance of CWK’s securities. You should not purchase or sell securities—of CWK or any other company—based on the views herein. CWK disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CWK as well as against CWK’s affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.