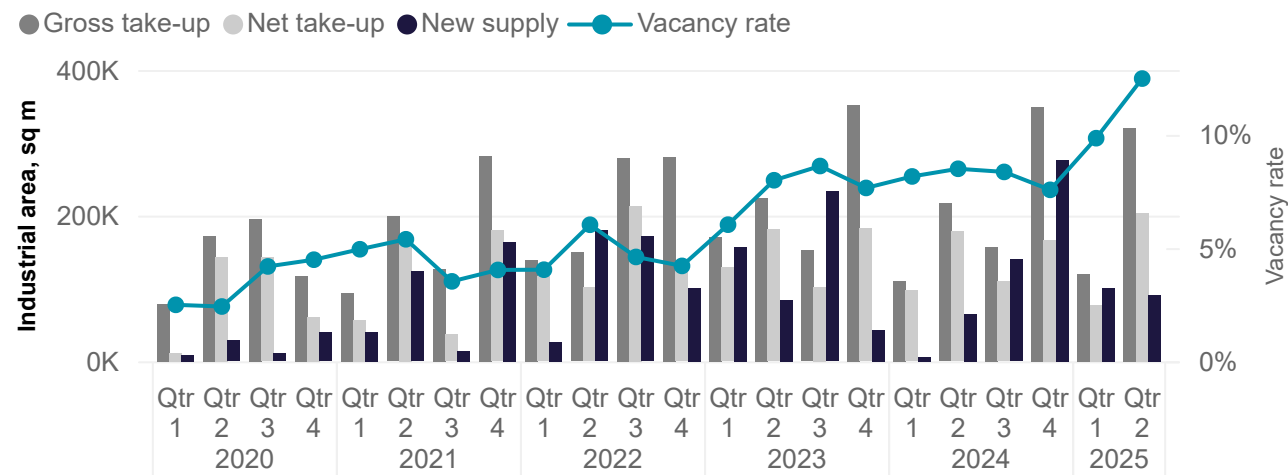
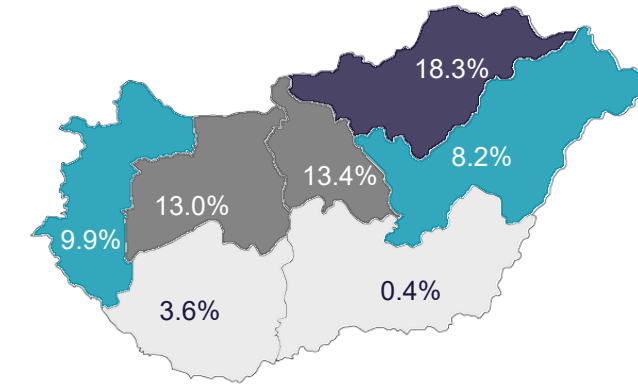


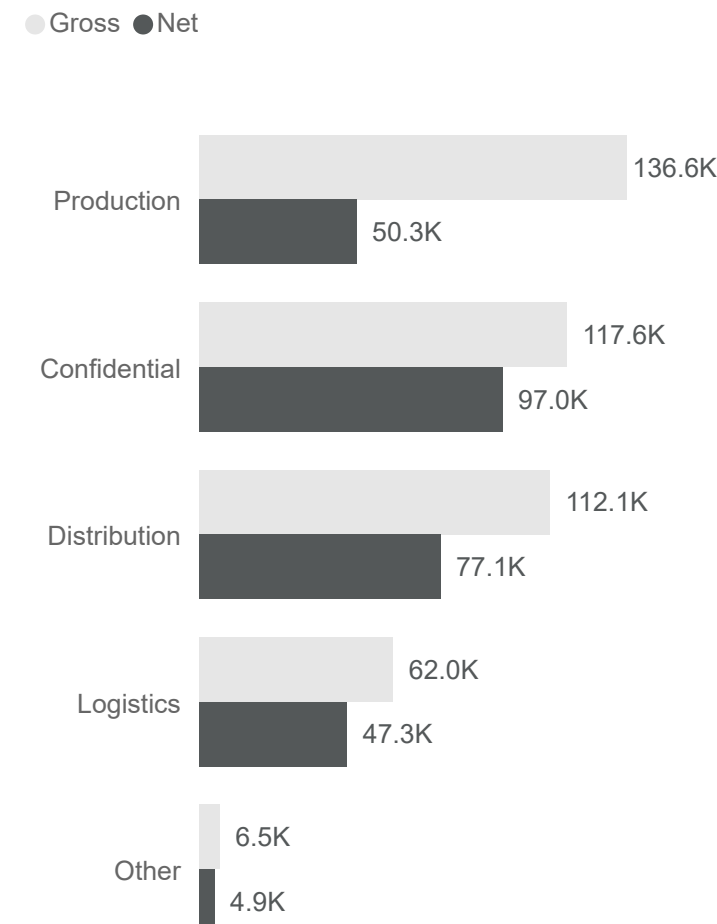
Current Quarter Performance Indicators:

5,844,700 Total stock	12.5% Vacancy rate	319,900 Gross take-up	91,300 New supply	505,800 Under construction	€ 5.70 Prime rent	6.75% Prime yield
14% YoY Change	4.0% YoY Change	47% YoY Change	41% YoY Change	-34% YoY Change	-1.7% YoY Change	0 YoY Change

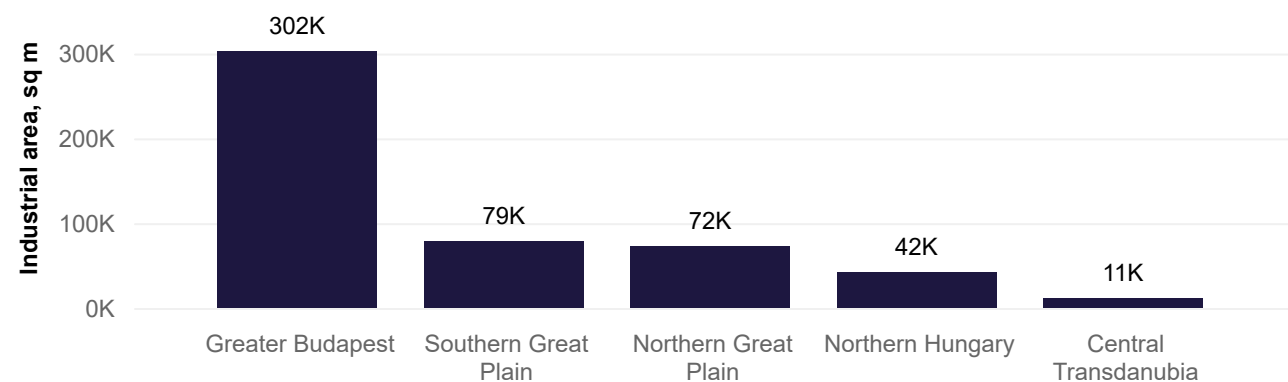
Vacancy rates by regional markets



YTD Take-up by Sector (sq m)



Pipeline Under Construction (sq m)



Current Quarter Completions (sq m)

Property name	Building	Region	Total size	Delivery	Developer
HelloParks Alsónémedi	AN1	Greater Budapest	59,300	2025 Q2	HelloParks
IGPark Debrecen		Northern Great Plain	21,800	2025 Q2	Innovinia
Alba Ipari Zóna R		Central Transdanubia	6,900	2025 Q2	M59
Alba Ipari Zóna S		Central Transdanubia	3,300	2025 Q2	M59

Planned Completions in the next 6 months

Logistics Park	Building	Region	Total size	Delivery	Developer
WLP Debrecen West - Ebes	Phase II	Northern Great Plain	32,900	2025 Q4	Weerts
Debrecen Déli Gazdasági Övezet	Xanga Park	Northern Great Plain	22,000	2025 Q3	Xanga
VGP Park Kecskemét	F	Southern Great Plain	22,000	2025 Q3	VGP
IGPark Kecskemét - South	A (Phase II)	Southern Great Plain	21,000	2025 Q3	Innovinia
Horváth Rudolf Hatvan	R10	Northern Hungary	19,800	2025 Q4	HelloParks
Inkubátorcsarnok Nyíregyháza		Northern Great Plain	9,400	2025 Q4	Xanga
CTPark Tatabánya	TBN1B	Central Transdanubia	5,800	2025 Q4	CTP



Hungary Industrial Market

Fresh Data, Q2 2025



Current Quarter Performance Indicators:

Greater Budapest

3,866,100

Total stock

13.4%

Vacancy rate

201,700

Gross take-up

120,500

Net take-up

59,300

New supply

302,400

Under construction

€ 5.50

Prime Rent

8%

YoY Change

4.9%

YoY Change

7%

YoY Change

-19%

YoY Change

42%

YoY Change

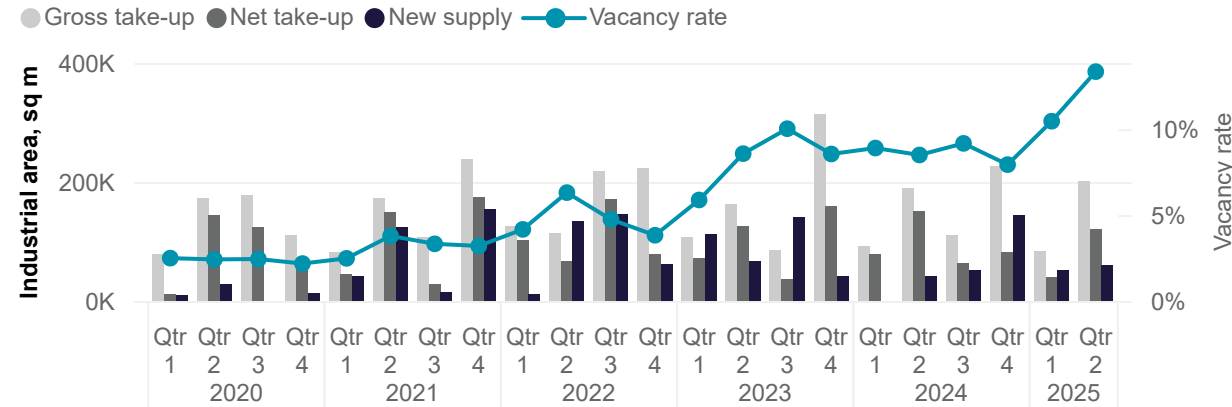
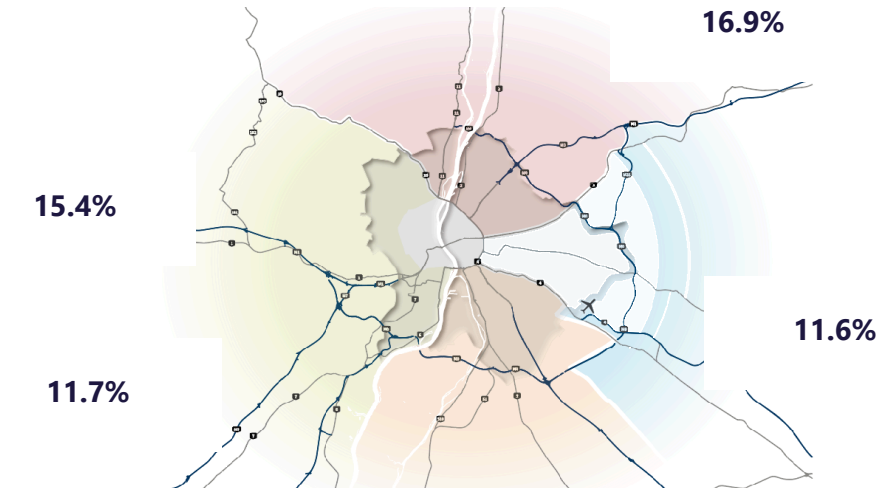
-31%

YoY Change

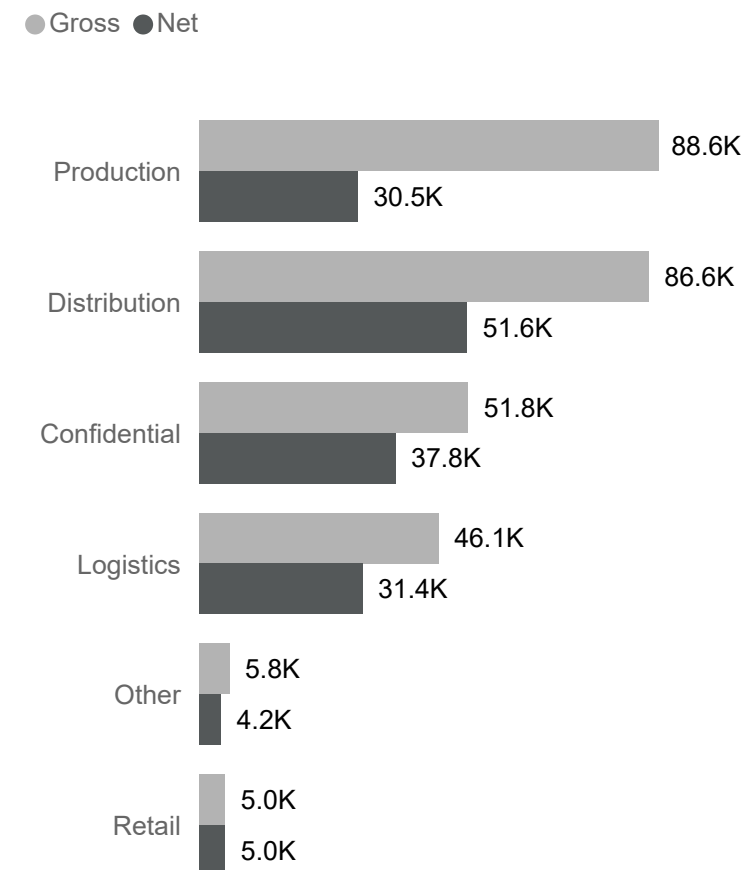
-5.2%

YoY Change

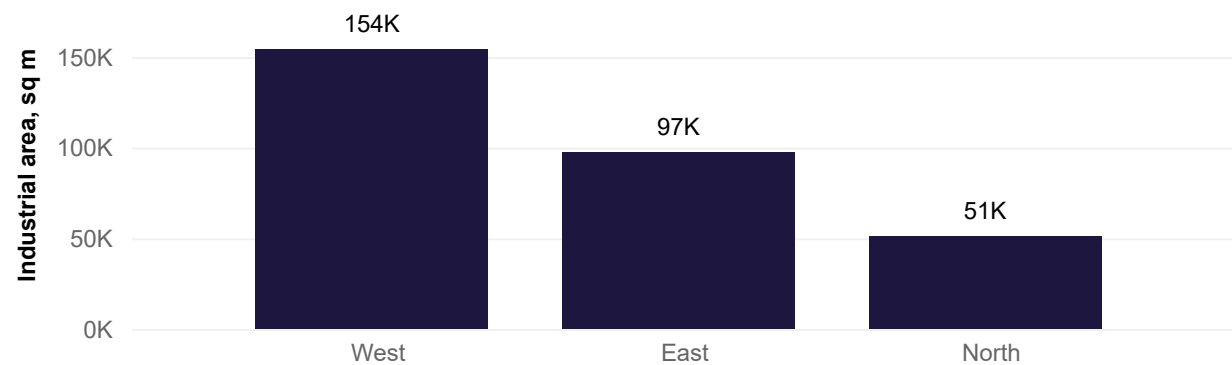
Vacancy rates by submarkets



YTD Take-up by Sector (sq m)



Pipeline Under Construction (sq m)



Top Completions in the last 12 months

Logistics Park	Building	Subregion	Total size	Delivery	Developer
HelloParks Alsónémedi	AN1	South	59,300	2025 Q2	HelloParks
East Gate PRO	B2	North	9,300	2025 Q1	WING
HelloParks Páty	PT3	West	42,500	2025 Q1	HelloParks
CTP Park Sziget	SZG1	South	120,900	2024 Q4	CTP
CTPark Budapest West	BIA2C	West	10,300	2024 Q4	CTP
Park22	P1	West	10,100	2024 Q3	WhiteStar
WLP Logisztikai Park Vecsés	V4	East	37,600	2024 Q3	Weerts

Planned Completions in the next 6 months

Property name	Building	Subregion	Total size	Delivery	Developer
CTPark Budapest		West	53,000	2025 Q4	CTP
HelloParks Fót	FT3	North	45,300	2025 Q4	HelloParks
HelloParks Páty	PT5	West	41,800	2025 Q4	HelloParks
Rossmann HQ		East	32,000	2025 Q3	Panattoni
CTPark Vecsés	VCS4	East	29,200	2025 Q3	CTP
CTPark Budapest West	BIA10A	West	26,800	2025 Q3	CTP
VGP Park Aerozone I	A1/3	East	22,300	2025 Q3	VGP