

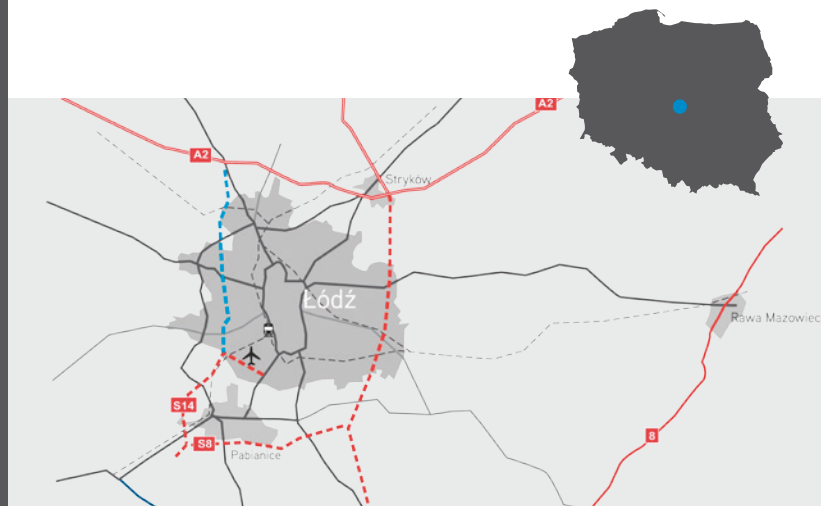
Łódź

OFFICE MARKET REVIEW

- The supply of office space in Łódź oscillated around 232,200 m². New supply delivered to the market amounted to 20,400 m². The biggest new office scheme completed in the analysed period was the second phase of Green Horizon offering 14,000 m² for lease.
- During the first six months of 2013, the demand for office space totalled 13,000 m². More than a half of signed contracts were expansions of existing tenants. The average transaction size was 998 m².
- The second quarter of 2013 registered an increase in the vacancy rate. At the end of June, as much as 41,000 m² of office space remained vacant (17.6%).
- Compared to other regional cities, Łódź office market still offers competitive rental conditions. Average rents in A class buildings ranged between € 11.5 and 13.5 /m²/month.

SELECTED BPO/SSC OCCUPIERS

TENANT	SECTOR
Accenture	IT
Fujitsu Technology Solutions	IT
ABB	IT
Atos Origin	IT
Infosys	BPO
Microsoft	IT
Mobica	IT
Nordea	Financial services
Randstad Payroll Solutions	HR
SAP	IT



DISTANCE TO WARSAW

130 km

TRAVEL TIME TO WARSAW

1h40'



2h10'



SPECIAL ECONOMIC ZONE



POPULATION
718,960

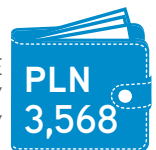


UNEMPLOYMENT RATE
12.4%



NUMBER OF UNIVERSITIES
22

AVERAGE MONTHLY SALARY

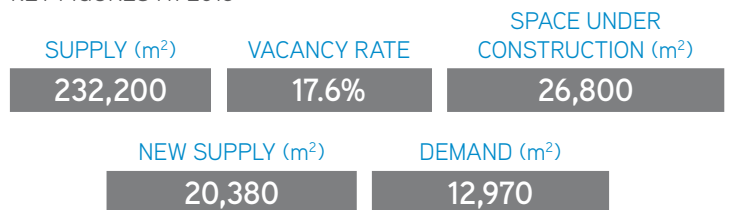


NUMBER OF STUDENTS
91,546

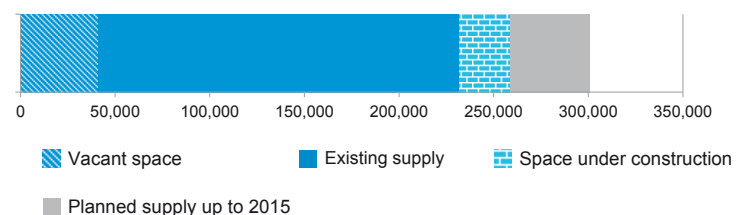


NUMBER OF GRADUATES
24,825

KEY FIGURES H1 2013



OFFICE SPACE (m²)



RENTAL RATES (€/m²/month)

