

Updated quarterly, our dashboards provide a concise synopsis of occupier activity in Europe's markets.



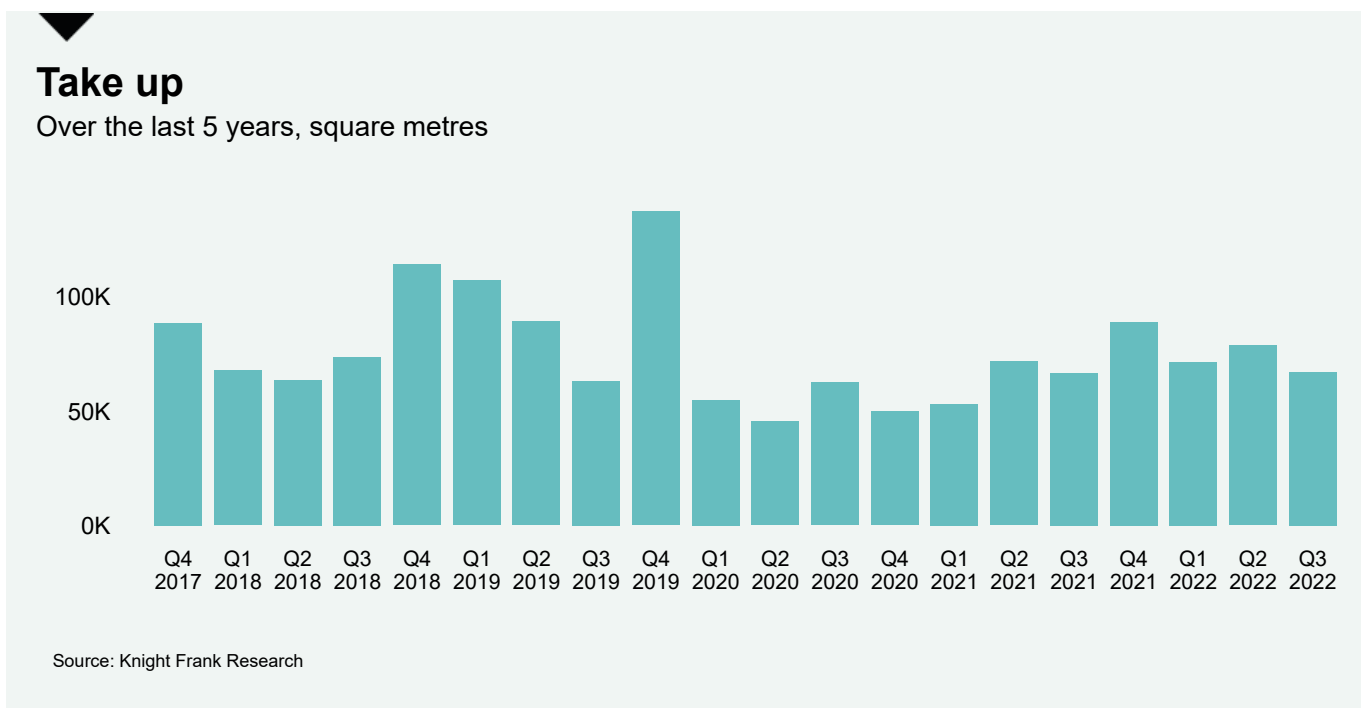
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# Bucharest Office Market

Research, Q3 2022

## OCCUPIER MARKET HEADLINE FIGURES

TAKE UP		VACANCY RATE		PRIME RENT	
<b>66,979</b>	<b>0.4%</b>	<b>14.0%</b>	<b>11.2%</b>	<b>€ 222</b>	<b>2.8%</b>
SQM	YOY CHANGE	RATE	5 YR AVERAGE	RENT (PSQM)	YOY CHANGE

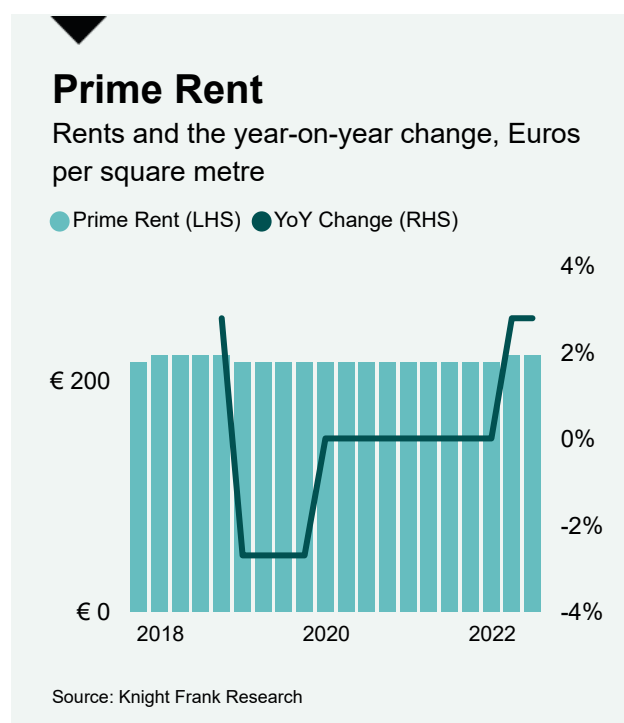
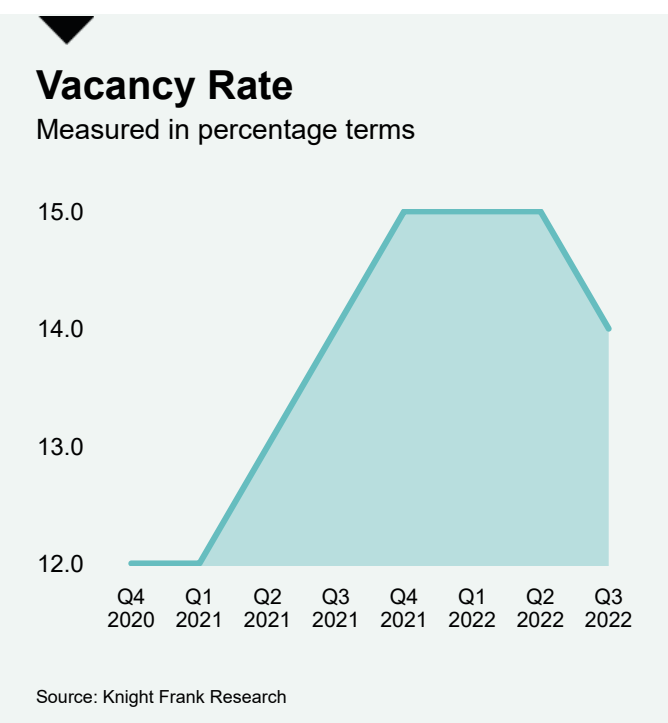


## OCCUPIER HEADLINES

Take-up in the Bucharest office market totalled 67,000 sqm in Q3 2022, of which 44% were renewals and 35% relocations. This brings the total take-up in the first nine months of the year to nearly 218,000 sqm, a 15% increase compared to the same period in the previous year.

The IT & Communications sector still makes up the largest share of office space demand, accounting for nearly 35% of total take-up. Q3 2022 also saw the largest transaction of the year so far, increasing the average transaction size to 1,200 sqm.

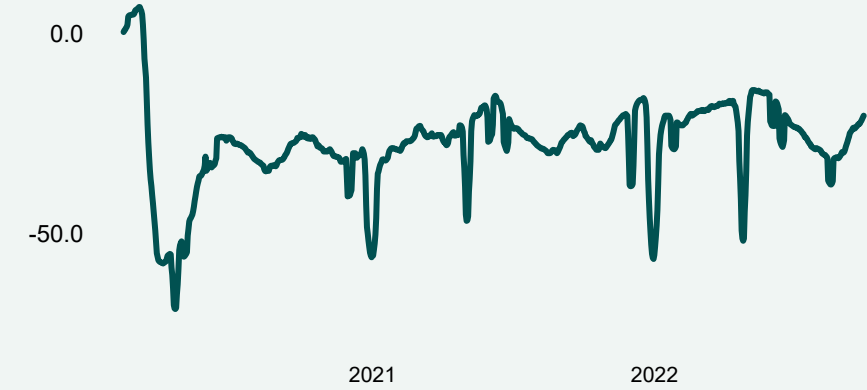
Amid the lack of approvals of new building permits we estimate a smaller number of projects will be delivered in the next few years. This means the Bucharest office leasing market will likely change to a landlord market, which will put further upward pressure on rents.



## ECONOMIC INDICATORS

### Mobility in Workplaces in Bucharest

7-day Rolling Average, % Change from Baseline (3 Feb 20)

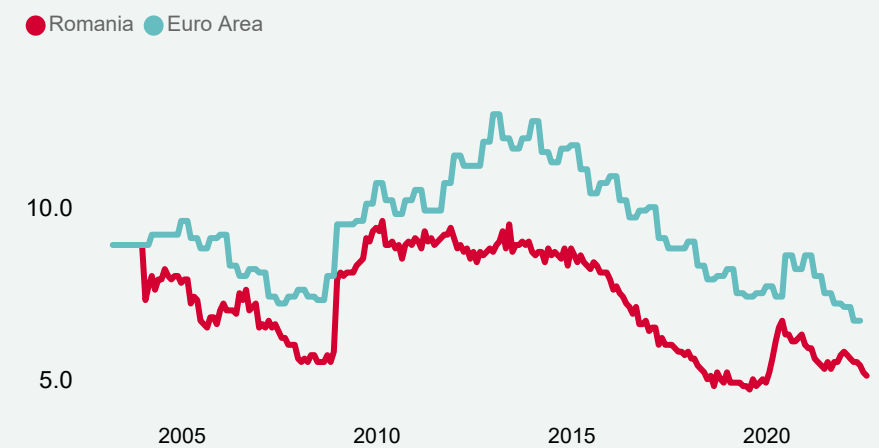


Source: Google Mobility

Workplace mobility in the Bucharest region is on an upward trend after a slump throughout the summer month as Covid-19 concerns have subsided.

### Unemployment Rate in Romania

vs Euro Area, as a Percent of Civilian Labour Force %



Source: Eurostat/ Romanian National Institute of Statistics

The Romanian unemployment rate declined further in August but remains above the pre-pandemic level. The crisis in Ukraine has also created labour disruptions in Romania.

### Employment Expectations in the Service Sector in Romania

Over the next 3 months, %

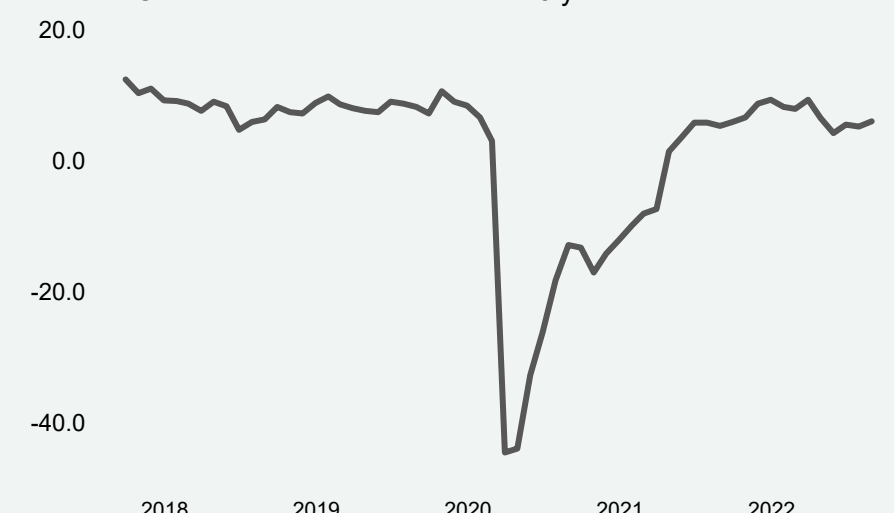


Source: European Commission (DG ECFIN)

Employment expectations in the Romanian service sector have improved marginally as service sector confidence is holding up for now.

### Services Confidence Indicator in Romania

Services Confidence Indicator for the last 5 years



Source: Eurostat

Confidence in the service sector improved slightly as inflation for services slowed. Weak real wage growth and high interest rates will likely dampen growth in the coming months.

We like questions, if you've got one about our research, or would like some property advice, we would love to hear from you

#### LOCAL RESEARCH CONTACT

Ileana Stanciu - Necea  
Head of Research  
Ileana.Stanciu-Necea@ro.knightfrank.com  
+40 21 380 85 85

#### LOCAL OFFICE OCCUPIER CONTACT

Horatiu Florescu  
Chairman & CEO  
hf@knightfrank.com  
+40 21 380 85 85

#### LONDON CONTACT

Colin Fitzgerald  
Head of Occupier Strategy & Solutions EMEA  
colin.fitzgerald@knightfrank.com  
+44 20 7861 1203

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