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KATOWICE

City attractiveness and office market

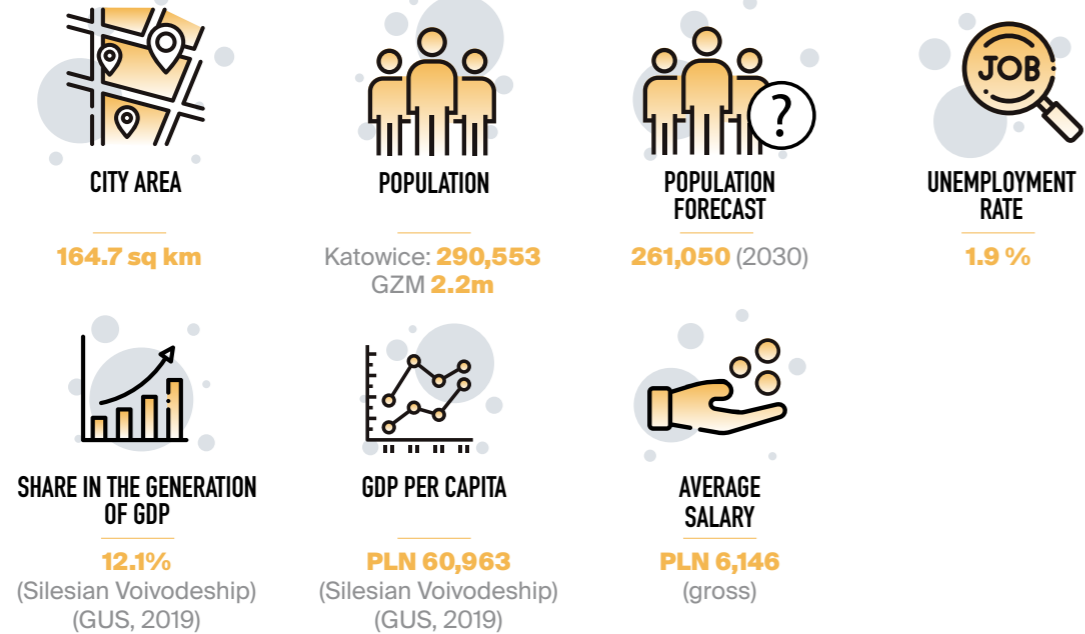
H1 2021

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KATOWICE

FACTS & FIGURES



INVESTMENT ATTRACTIVENESS

1. RANKINGS INDICATING THE INVESTMENT ATTRACTIVENESS OF THE CITY



QUALITY OF LIFE

2. RANKINGS ON THE QUALITY OF LIFE IN THE CITY



3. CITY INITIATIVES AIMED AT IMPROVING THE QUALITY OF LIFE IN THE CITY

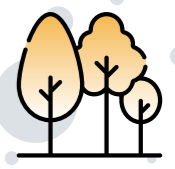
The most important infrastructure projects in Katowice currently under construction:

- Reconstruction of Dworcowa St. and Tylna Mariacka St. (planned budget - PLN 4,016,204).
- Bicycle infrastructure in Katowice (planned budget - PLN 54,796,579).
- Extension of national road no. 1 from the junction of the A4 motorway - road no. 86 to the junction under construction at Armia Krajowa St. - Stage I (planned budget - PLN 298,525,140).
- Revitalization of Dolina Pięciu Stawów (planned budget - PLN 50,000,000).
- „District of New Technologies in Katowice” - an initiative to create the Katowice Gaming and Technology Hub. The planned office and technology complex is to serve as an educational place and a design centre for technological needs. In practice, it will become the main offices of high technology companies, in particular the computer games and e-sports industry. For the purposes of the project, the area around the Pułaski Shaft, which is part of the shutdown „Wieczorek” mine, will be developed. The investment will be the next stage in the revitalisation of the Nikiszowiec district.
- Katowice was the first city in Poland to introduce the „Low-Emission Economy Plan”. The implementation of the plan contributes to the improvement of air quality and energy security. The city regularly improves the efficiency of waste management.
- Development of ecological public transport and a network of city bikes:
 - 15 electric buses;
 - 144 charging points for electric cars (68 stations);
 - City by bike - 105 bicycle stations with 842 bicycles, almost 180 km of bicycle infrastructure;
 - 4 integrated transfer hubs in the park & ride formula with over 1,100 parking spaces.
- AWAIR - the largest air condition monitoring system in Poland, consists of 127 sensors installed throughout the city and 154 screens which present the concentrations of PM10 and PM2.5 particulate matter concentration.
- The construction of 11 retention reservoirs with a total capacity of 6,500 m³ and the renovation and expansion of the existing rainwater sewage system is aimed at reducing the effects of climate change.
- The city is actively involved in activities in the field of shaping pro-ecological attitudes among residents, through social campaigns and tasks in the field of environmental education, e.g. Sowing Urban Meadows Action, Forest Family Picnic „ECO-RESPONSIBLE”, Campaign „Kranówka Katowice - Gulp from the tap”, the wCOP tree application, etc. Katowice’s pro-ecological activities have been appreciated, among others, by the Forbes magazine. Katowice won the title of the most ecological city in Poland in both 2018 and 2019.
- „Good climate” is an initiative of the city of Katowice, which was created on the occasion with the organization of the COP24 climate summit in December 2018. Currently, the profile is run by employees of the Energy Management Office, who post information on the broadly understood climate and its protection.
- Green Budget - its purpose is to diagnose the needs of residents in terms of ecology and environmental protection, and then to implement them.
- A circular economy means rationalizing resource management and reducing the environmental impact of waste. Katowice is the first city that has decided to introduce such an economy model.
- In the summer of 2020, the Komunalny Zakład Gospodarki Mieszkaniowej in Katowice initiated the „Łapiemy deszczówkę” campaign, during which tanks to collect rainwater were installed.



BIKE PATHS

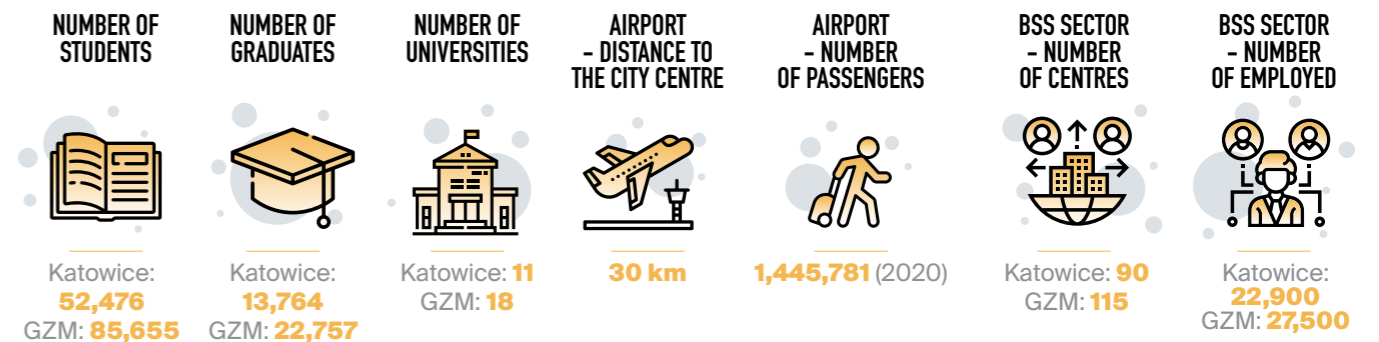
180 km (2020)



GREEN AREAS

82 sq km

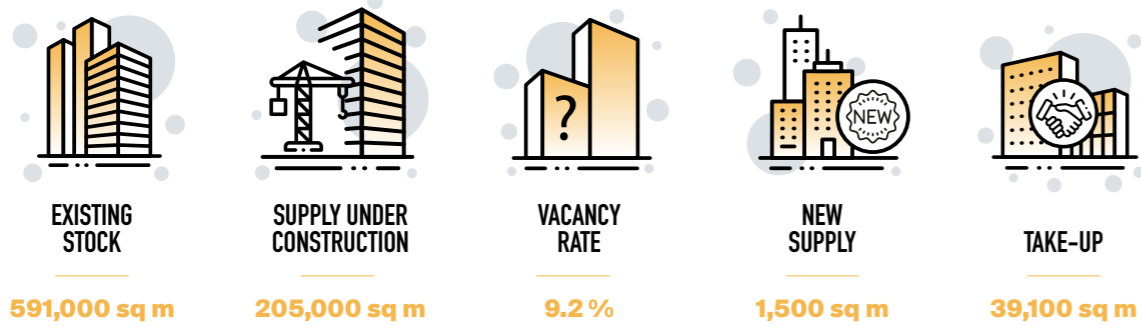
FACTS & FIGURES



GZM - Górnośląsko-Zagłębiowska Metropolia (The metropolis consists of Katowice together with 40 other cities and communes)

KATOWICE

H1 2021



Between January and June 2021 only one project was completed, meaning that the total stock exceeded 590,000 sq m. Another 205,000 sq m remains under construction, of which the biggest projects are set to be delivered in 2022. Developer activity remains strong, with such a large volume of supply under construction in Katowice not having been previously

recorded. Despite a slight slowdown in demand in Q1 2021, the following three months brought a revival - three of the ten largest lease agreements signed in regional cities in Q2 2021 were concluded in Katowice. In Q2 2021 alone, almost 35,000 sq m was subject to lease - some seven times higher than in the previous quarter. In terms of take-up in H1 2021,

there was a 50% increase compared to the corresponding period of the previous year. At the end of June 2021, the vacancy rate stood at 9.2%, i.e. 0.1 pp. lower than in Q1 2021 and 3.2 pp. higher compared to the previous year.

SELECTED SCHEMES UNDER CONSTRUCTION

GLOBAL OFFICE PARK A1,A2	CRAFT	ECO CITY KATOWICE
56,170 sq m	26,780 sq m	32,000 sq m
Q2 2022	Q3 2022	Q4 2022
Cavatina Holding	Ghelamco Poland	GPP
CARBON OFFICE	.KTW II	
7,000 sq m	42,000 sq m	
Q2 2021	Q2 2022	
Opal Maksimum	TDJ Estate	

Total office space
 Completion date
 Developer / Owner

STANDARD LEASE TERMS IN LARGE SCALE, NEW BUILDINGS



SELECTED BPO, SSC/GBS, IT AND R&D CENTERS:

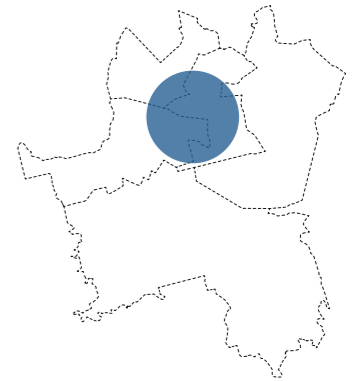
- Capgemini | Fujitsu
- Technology Solutions |
- Groupon Shared Services |
- Honeywell Services |
- ING Tech Poland | ista Shared Services | Orange | PwC
- Service Delivery Center | Sii

COWORKING OPERATORS IN KATOWICE:

- City Space
- Spaces
- Własne B.

MAJOR OFFICE CONCENTRATION AREAS

	EXISTING STOCK	SUPPLY UNDER CONSTRUCTION	VACANCY RATE	MONTHLY ASKING RENT
CITY CENTRE	260,000 sq m	128,000 sq m	7.5%	EUR 8-15 /sq m
OUTSIDE CITY CENTRE	331,000 sq m	77,000 sq m	10.4%	EUR 8-15 /sq m



MAJOR REGIONAL CITIES

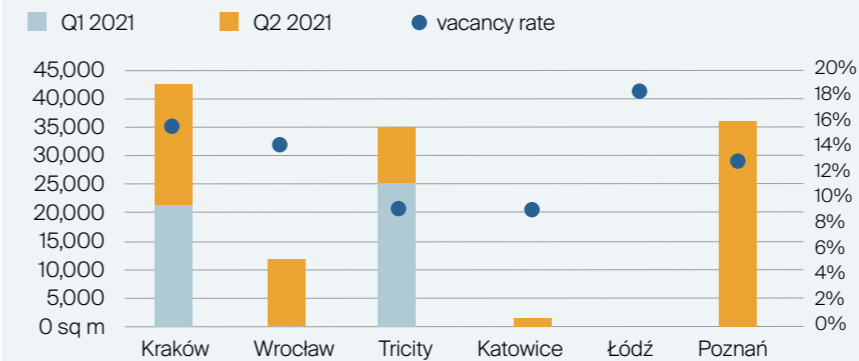
KRAKÓW, WROCŁAW, TRICITY, POZNAŃ, KATOWICE, ŁÓDŹ



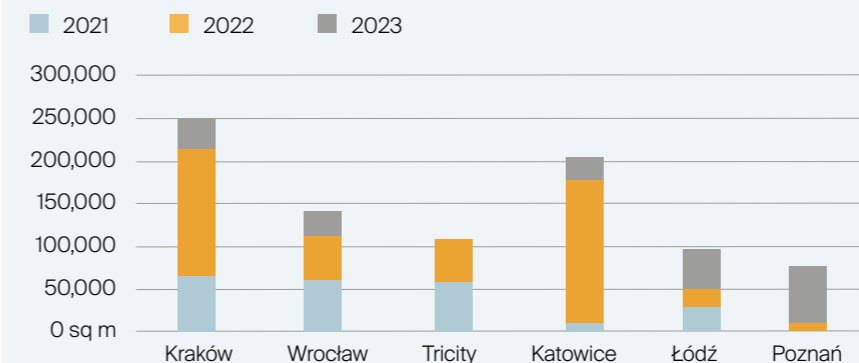
KATOWICE COMPARED TO MAJOR REGIONAL CITIES

Katowice is a smaller scale office market than the leading regional business hubs, however, recent years have brought the city a dynamic development. In recent years, the potential of Katowice has been noticed by developers who have so far focused on the largest office markets. As a result, there is currently over 200,000 sq m under construction in Katowice, and the vast majority of this space will be delivered to the market in 2022, giving a wide selection of A-class space to potential tenants.

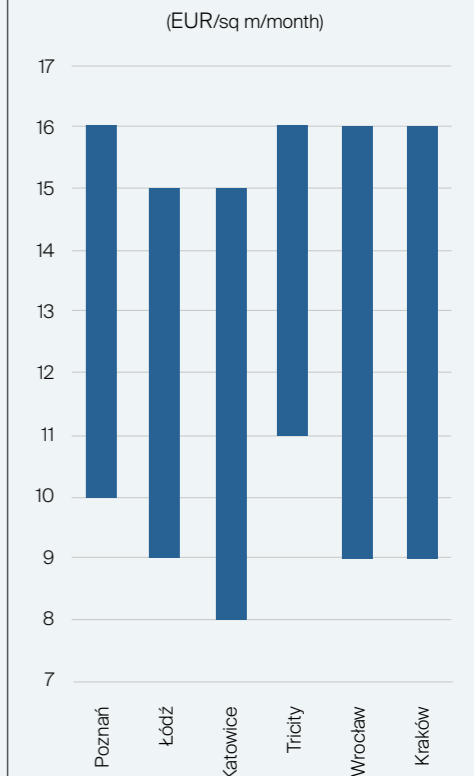
NEW SUPPLY (H1 2021) AND VACANCY RATE (Q2 2021)



SUPPLY UNDER CONSTRUCTION BY COMPLETION YEAR (Q2 2021)



ASKING RENTS (Q2 2021)



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Investors Assistance Department is a dedicated unit of the Katowice City Hall, which provides comprehensive services: from supporting business services investors, residential and commercial developers, to creating a friendly environment for start-up and the SMEs sector. Investors Assistance Department focuses on providing solutions customized to the needs of investment projects. Thanks to a wide range of innovative products an experienced team of experts supports investors in achieving their business goals in Katowice and in gaining and maintaining a competitive advantage.

INVESTORS ASSISTANCE DEPARTMENT

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