*Prepared in cooperation with*

# TRICITY

*City attractiveness and office market*

**H1 2021**

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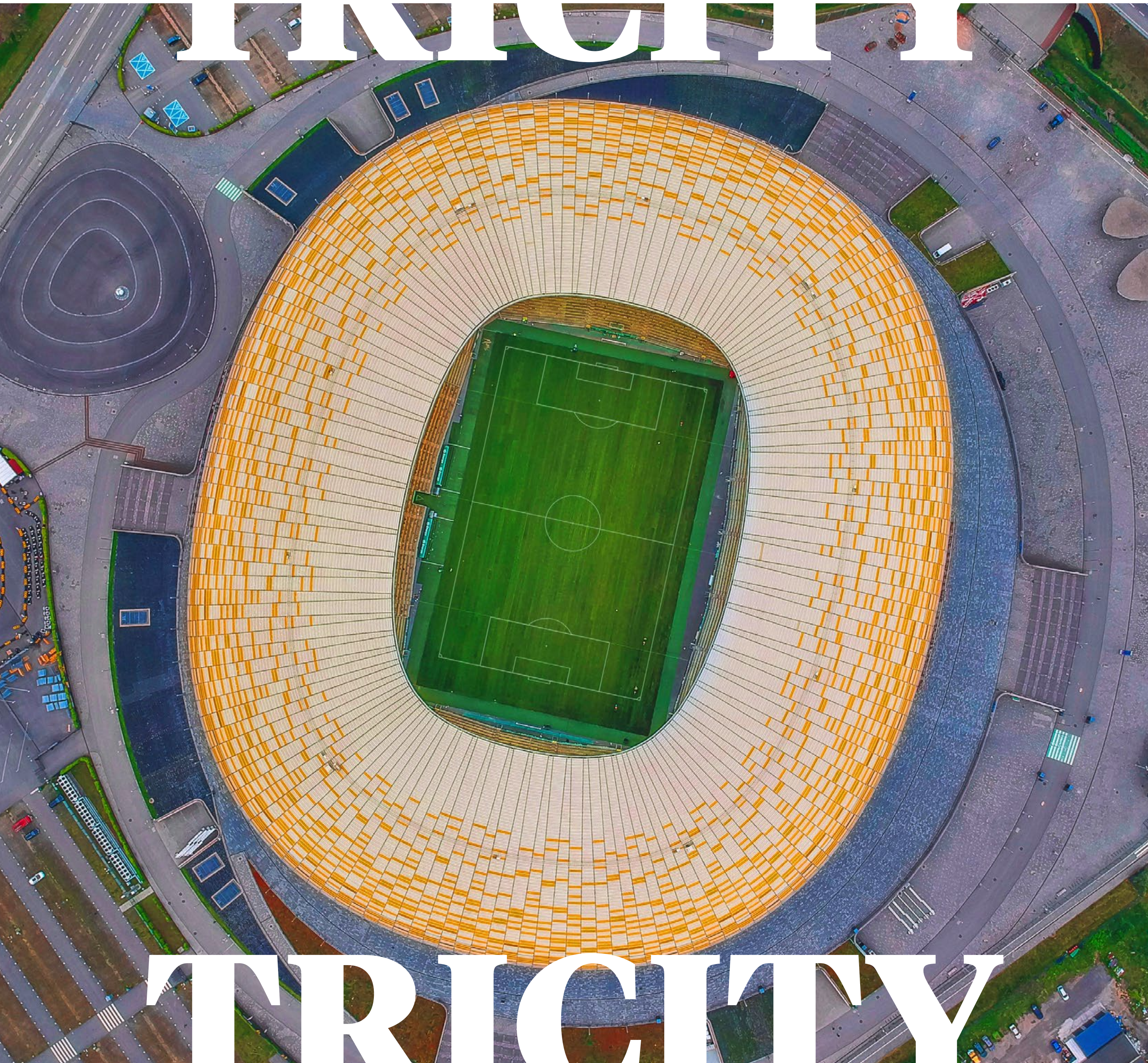

# TRICITY

FACTS & FIGURES

CITY AREA
414.8 sq km

POPULATION (metropolitan area)
1.58m

MIGRATION BALANCE
(+) 484

UNEMPLOYMENT RATE
3.10%

GDP GROWTH
7%

GDP PER CAPITA
PLN 75,206 (2017)

AVERAGE SALARY
PLN 6,604 (gross)

## INVESTMENT ATTRACTIVENESS

### 1. RANKINGS INDICATING THE INVESTMENT ATTRACTIVENESS OF THE CITY

4. 4th place **in FDI strategy** in Tech Cities of the Future 2020/21 and a place **in top five in Global Cities of the Future 2021/22** among medium and small-sized cities and in the Rising Cities category

1. 1st place as **the best place for business activity in Poland** according to ABSL Report, 2020

1. Outsourcing Stars 2021 in City category, which means 1st place **for the fastest developing city in BSS in Poland**, Pro Progressio

1. 1st place for **the most dynamically developing city in Poland**, CEE Shared Services and Outsourcing Awards, 2020

European Enterpreneurial Region 2020

### 2. INVESTMENT INCENTIVES

**INVEST IN POMERANIA**
Dedicated employer branding campaign, access to recruitment platform, dedicated recruitment campaign, support in immigration matters, scholarship for relocation, temporary office for investors.

**ECONOMIC ZONES**
Employment grant and investment grant in the form of CIT exemptions.

**GOVERNMENT SUPPORT**
Employment and investment cash grant for investors.



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## QUALITY OF LIFE

### 3. RANKINGS ON THE QUALITY OF LIFE IN THE CITY

2. 2nd place for Gdańsk in **quality of life category during last 5 years according to Report on the Quality of Life in European cities**

160. 160th place in **Quality of Life Index by Numbeo (mid-2021)**

1. 1st place for Gdańsk in **People Friendly Cities 2020** ranking by Forbes

3. 3rd place for Gdańsk in **Quality of life category in Emerging Europe Awards, 2020**

### 4. CITY INITIATIVES AIMED AT IMPROVING THE QUALITY OF LIFE IN THE CITY

- Gdańsk systematically monitors quality of life and resident's satisfaction.
- In 2020, Gdańsk carried out activities to improve the infrastructure for pedestrian traffic and eliminate the negative impact of vehicle parking on the pedestrian traffic. As a result, over 17 km of pavements were built in 2020.
- Activation measures and investments as part of revitalization program in four areas of Gdańsk: Biskupia Górka/ Stary Chełm, Dolne Miasto/Plac Wałowy/Stare Przedmieście, Nowy Port z Twierdzą Wisłoujście, Orunia.
- Gdańsk leads disease prevention programs aimed primarily at groups of increased risk. The city also takes actions to improve the quality of medical and social care.
- Almost 16 km of bicycle paths and pedestrian routes were built or modernized. Number of parking spaces for bicycles increased by 800.
- In Gdynia there is a position in local government structure of vice-president for quality of life.
- Parks, squares, open-air playgrounds and gyms are the main winners of district projects in Gdynia's participatory budgeting.
- Air protection program for the City of Gdańsk.
- Development of the groundwater monitoring system in the area of Gdańsk, Sopot and the commune of Pruszcz.

BIKE PATHS
283,4 km (2019)

GREEN AREAS
123 sq km

FACTS & FIGURES

| NUMBER OF STUDENTS | NUMBER OF GRADUATES | NUMBER OF UNIVERSITIES | AIRPORT – DISTANCE TO THE CITY CENTRE | AIRPORT – NUMBER OF PASSENGERS | BSS SECTOR – NUMBER OF CENTRES | BSS SECTOR – NUMBER OF EMPLOYED |
|---|---|---|---|---|---|---|
| 75,809 | 19,311 | 18 | 15 km | 1,472,945 (2020)<br>5,400,000 (2019) | 162 | 32,000 |

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# TRICITY

H1 2021

| EXISTING STOCK | SUPPLY UNDER CONSTRUCTION | VACANCY RATE | NEW SUPPLY | TAKE-UP |
|---|---|---|---|---|
| 924,000 sq m | 100,000 sq m | 9.2% | 35,000 sq m | 72,200 sq m |

Total office stock in Tricity reached 924,000 sq m at the end of June 2021. In H1 2021 almost 35,000 sq m was delivered in 3 projects. Additionally, at the end of June 2021 approximately 100,000 sq m was under construction, of which over 50% is scheduled to be delivered by the end of 2021. Together with substantial developer activity, even despite the pandemic, the tenant interest in the Tricity market is not weakening. From January to June 2021 over 72,000 sq m was subject to lease, accounting for 27% of total regional take-up. Due to high tenant and developer activity, the vacancy rate in Tricity remains stable. It increased by 0.1 pp. over the quarter and at the end of June 2021 stood at 9.2%. It is the third lowest result in the largest cities in Poland.

## SELECTED SCHEMES UNDER CONSTRUCTION

**3T OFFICE PARK A&B&C**
- 38,400 sq m
- 2021
- 3T Office Park Allcon Investment Ipopema

**PALIO OFFICE PARK I (B)**
- 8,000 sq m
- Q4 2022
- Cavatina Holding

**C300**
- 13,790 sq m
- Q3 2021
- INOPA

**FORMAT**
- 15,700 sq m
- Q3 2021
- Torus

**AIRPORT CITY (ALPHA)**
- 6,890 sq m
- Q3 2021
- Port Lotniczy w Gdańsku

Total office space | Completion date | Developer / Owner

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

Amazon Development Center | Arla Foods | Nordea | Ricoh | Santander Global Operations | Sii | WNS Global Services

## STANDARD LEASE TERMS IN LARGE SCALE, NEW BUILDINGS

| SERVICE CHARGE PLN/SQM/MONTH | RENT-FREE MONTHS | FIT-OUT BUDGET EUR/SQM |
|---|---|---|
| 15-23 | 5 | 100-300 |

## COWORKING OPERATORS IN TRICITY:

Chillispaces.com

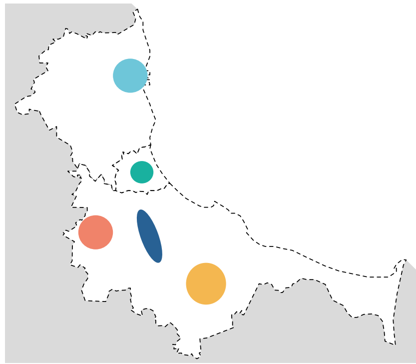
Flex

Spaces



## MAJOR OFFICE CONCENTRATION AREAS

| | EXISTING STOCK | SUPPLY UNDER CONSTRUCTION | VACANCY RATE | MONTHLY ASKING RENT |
|---|---|---|---|---|
| GDANSK AL. GRUNWALDZKA | 54,000 sq m | 8,300 sq m | 0.8% | EUR 11-15.5 /sq m |
| GDANSK CITY CENTRE | 438,700 sq m | 23,000 sq m | 12.6% | EUR 11-16 /sq m |
| GDANSK AIRPORT | 113,600 sq m | 8,000 sq m | 13.9% | EUR 12.5 /sq m |
| GDYNIA | 162,300 sq m | 53,800 sq m | 12.8% | EUR 11-15.5 /sq m |
| SOPOT | 35,200 sq m | 0 sq m | 8.6% | EUR 11-15.5 /sq m |



# MAJOR REGIONAL CITIES

## KRAKÓW, WROCŁAW, TRICITY, POZNAŃ, KATOWICE, ŁÓDŹ

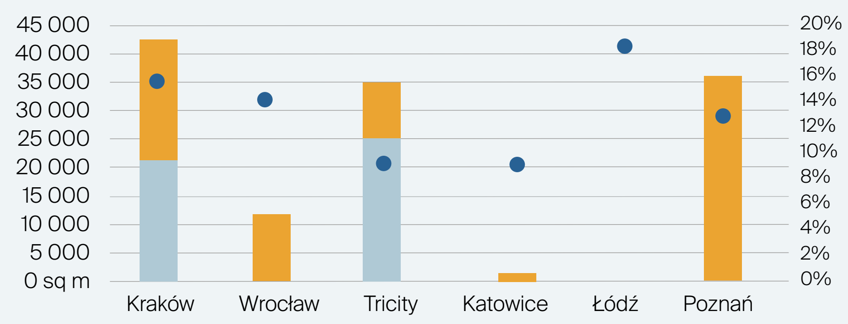
H1 2021

| EXISTING STOCK | NEW SUPPLY | TAKE-UP | SUPPLY UNDER CONSTRUCTION | AVAILABLE SPACE |
|---|---|---|---|---|
| 5.9m sq m | 127,000 sq m | 264,000 sq m | 925,000 sq m | 793,000 sq m |

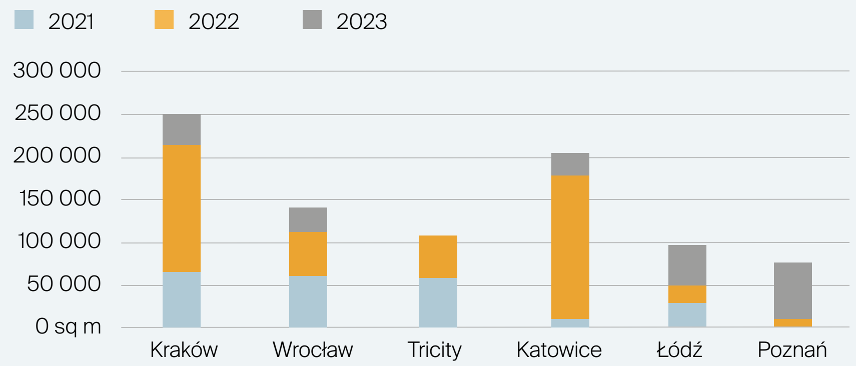
## TRICITY COMPARED TO MAJOR REGIONAL CITIES

The Tricity is definitely one of the most dynamically developing office markets in Poland, which in 2022 may join Kraków and Wrocław as a regional office market with resources exceeding 1 million sq m. The high developer activity in the Tricity in the years before the pandemic contributed to the development of many modern office buildings offering class A office space. The popularity of the Tricity is also indicated by the vacancy rate, which, despite the dynamic increase in stock, remains at one of the lowest levels in Poland.

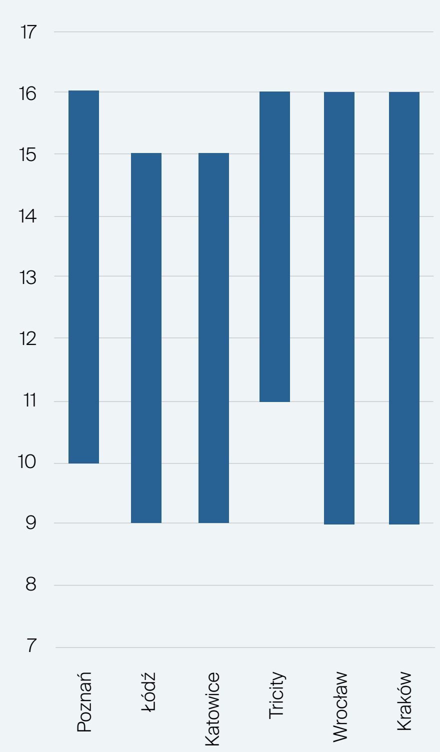
## NEW SUPPLY (H1 2021) AND VACANCY RATE (Q2 2021)




## SUPPLY UNDER CONSTRUCTION BY COMPLETION YEAR (Q2 2021)




## ASKING RENTS (Q2 2021)

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