

YoY Chg 12-Mo. Forecast

7.0%

Prime yields



250,000

2022 Take-Up, SQM



€ 4.70

Prime Rent, PSQM



ECONOMIC INDICATORS Q4 2022

YoY Chg 12-Mo. Forecast

+5.6%

GDP growth rate 2022(estimation)



11.6%

Unemployment Rate December 2022



7.2 %

Inflation rate December 2022



47.2

December PMI Market Greece



-1.4%

December/Annual change of Industrial Production Index



ECONOMIC OVERVIEW

The Greek economy in 2022 grew faster than expected, benefiting from buoyant tourism receipts and a rebound in domestic demand, albeit geopolitical risks, and inflationary pressures. It is foreseen that same momentum will continue in 2023 supported by EU's funding and the anticipated increase of tourism and investment revenues. During December 2022 the value of exports reached €4.522 bln, up 25.7 % y-o-y and the value of imports reached €7.471 bln, up 8.4% y-o-y. Industrial production dropped 1.4% y-o-y in working-day adjusted terms in December, under the burden of rising energy costs. Manufacturing PMI dropped further in December to 47.2 points, from 48.4 points in November, as the electricity supply drops sharply. December's PMI marks half a year of decline in the operating conditions of the Greek manufacturing sector.

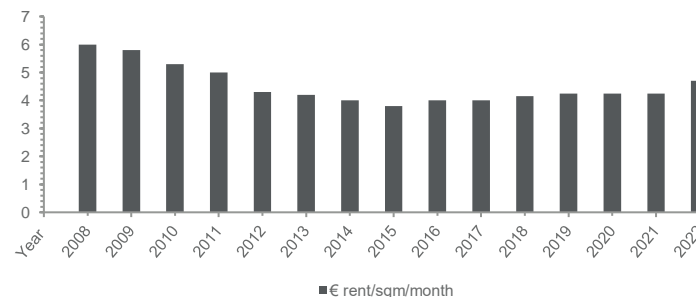
INVESTMENT & DEVELOPMENT

The global supply chain is reshaped, making Greece, a crossroads of Europe – Asia – Africa in the shadow of the ongoing Russian invasion to Ukraine. Greek ports are transformed into regional logistics hubs for goods traveling from Asia to the European Community. Within the next few years, the contribution of the logistics sector to the national GDP is expected to reach 12% while the sector employs approximately 200,000 people. Having benefitted from trade figures and consumer and business reactions to the pandemic, the logistics sector is now focusing on new technologies such as robotic warehouse systems which make automation a reality. Greek industrial and logistics investment volume, reported a 17% y-o-y fall reaching a total of €100 mln mainly due to a lack of available product on offer. Following the land acquisition by Microsoft for a data center in the Mesogeia area, Lamda Hellix during 4th quarter unveiled its plans for its new data center located in the city of Heraklion, set to become the first carrier-neutral facility in Crete and the largest technology investment on the island of Crete. The most notable transaction of the quarter is the acquisition by Hellenic cables of the former Petzetakis factory in Thiva of 49,673 sq.m for €7.36 mln. During the quarter also Trastor and BriQ properties Reics, have both acquired land in Aspropyrgos for the development of modern logistics.

OCCUPIER MARKET

The occupier market remains solid and active, with an annual volume estimated at 250,000 sq.m. Demand is mainly supported by 3PLs looking for modern space in Attica, for an area between 5,000 and 15,000 sqm. Historically low vacancy rates are insulating rental growth which based on specs and space volume can even exceed €5/sq.m /month. The demand is mainly focused in Western Attica, where the supply of existing stock is very limited and the average yield ranges from 6.8% to 7% based on rental terms and covenant strength. Leroy Merlin agreed during the quarter the lease of 8,000 sqm warehouses along 125-127 Kifisou Ave.

RENT EVOLUTION



YIELD EVOLUTION

