At a glance - Q3 2019

LOGISTIC MARKET VALENCIA

TREND IN STOCK AND VACANCY RATE

The take-up of logistics space in the Valencia market reached 49,205 sqm in the third quarter of 2019, spread across six contracts. The cumulative take-up figure through to 30 September was 233,353 sqm. With the figures for the fourth quarter still to come, take-up has already hit record levels, although volumes are largely due to three large transactions, which made up 63% of the total. The most important transaction in this quarter was the agreement signed by Dascher for a logistics platform of 35,000 sqm. As has become increasingly common, Ribarroja was the area in most demand from users, with 85% of the take-up. The remaining transactions were completed in Paterna and Picassent.

The vacancy rate continues to fall, standing at 2.42% as at 1 October 2019. There is currently around 45,000 sqm of floor area available for immediate occupancy in Ribarroja, Lloriguilla and Torrent and options for “key in hand” projects in Ribarroja, Cheste, Sagunto, Picassent and Massalaves.

The maximum rents remained at levels of around €4.5/sqm/month in Almussafes and Ribarroja. We continue to see the gap with minimum rents reduce due to increases in the lowest rents.

Development activity remains on track, with the stock increased by facilities of 56,800 sqm in Ribarroja and Picassent in the third quarter of the year. Ratifications with a total floor area of 91,096 sqm will be delivered over the next 15 months with 17% of this already rented out.

MAXIMUM AND MINIMUM RENT BY MUNICIPAL DISTRICT Q3 2019

Just like the rest of Spain, the economy in the Valencia region continued to grow in 2019, albeit at a slower pace than in previous years. GDP is expected to increase by 2.3% throughout 2019 and by 1.9% in 2020. The lower growth is due to the gradual deceleration in domestic consumption and exports. One of the most important components of growth is tourism, and the region is among the most dynamic of all the traditional destinations, which helps to support economic growth. The labour market continues to see job generation, although it witnessed a slight deceleration in recent months.
Total real estate investment in Spain Q1-Q3 2019 — €9.0 Bn

Logistics Investment
Q1–Q3 2019
€1.3 Bn

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Logistics Investment
Q1–Q3 2019
€1.3 Bn

Main deals in Q3 2019

<table>
<thead>
<tr>
<th>Q</th>
<th>Tenant</th>
<th>Zone</th>
<th>Location</th>
<th>Type</th>
<th>Floor Area (sq m)</th>
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<tr>
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<td>Ribarroja</td>
<td>Lease</td>
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<td>3</td>
<td>SVAN</td>
<td>Center</td>
<td>Paterna</td>
<td>Lease</td>
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<td>South</td>
<td>Picassent</td>
<td>Turn key</td>
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</tbody>
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6 BUSINESS LINES in Europe
A 360° vision

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