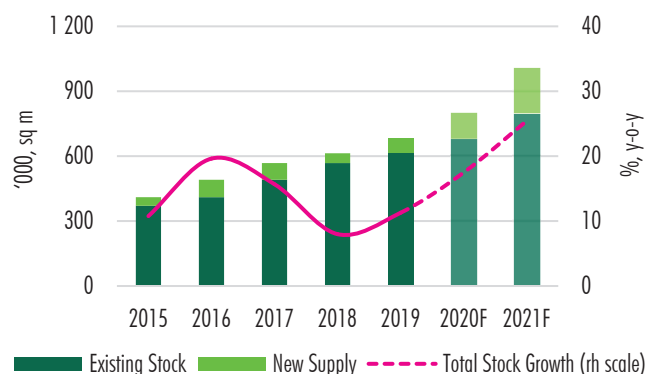


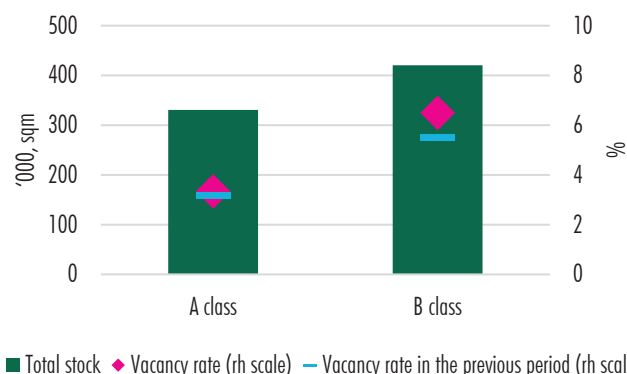
KPI:  Stock **751,000 sq m**  Vacancy Rate **5.1%**  Take-up **4,000 sq m**  Completions **34,400 sq m**  Prime yield **5.8%**

Macro:  HICP **0.6%**  GDP **-4.2%**  
 Unemployment **8.5%**  Wages growth **8.8%**

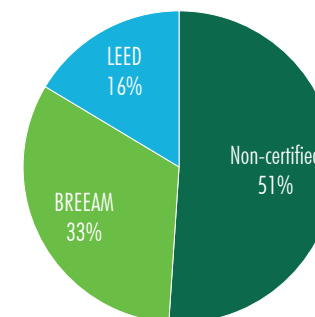
### Vilnius Modern Office Stock:



### Office Vacancy by Class:



### Existing Office Stock Certifications:



## Highlights:

- In Q3, three office projects were completed, which added 34,400 sq m to the stock. 96% of the new stock is already leased.
- Currently, there is 248,300 sq m of offices under construction, 51,100 sq m of which is planned to be completed this year.
- The vacancy rate has been increasing for a while this year, as new projects are being delivered while potential occupiers have taken a 'wait and see' approach.
- The take-up level of the quarter was very low for the Vilnius market. Only 4,000 sq m of office space was newly leased, with all the new transactions being somewhat of a smaller scale.
- Rent prices remain stable, yet with a substantial downward pressure based on market sentiment. B class office premises range between 10.0 – 14.0 EUR/sq m/month, A class – between 15.0 – 17.0 EUR/sq m/month.

## Projects' pipeline 2020-2021:

Project	Developer	Class	GLA, sq m
Laisves 78B	Ha.en	B	3 000
Business Stadium North	Hanner	A	16 300
Nova	Technopolis	B	26 500
Zalgirio 94	Inreal	B	3 000
Seskinės Sodai	Buvis	B	2 500
Office 100	Skraidenis	B	11 600
Business garden (I stage)	Vastint	B	40 000
S7 IV	Galio Group	A	13 000
Core	Baltijos Gildija	A	35 000
Naujas Skanstenas	YIT Kausta	B	7 400
Lvovo 37	Lords LB	A	15 200
BH Meraki	Baltic Horizon Capital	B	15 800
Freedom 36	Galio Group	B	14 500
Cloud	Projekta ir statyba	B	4 900
Business Stadium North East	Hanner	A	16 000
Total			224 700

#### Notes:

KPI figures show Q3 2020 results. Arrows indicate Q3 2020/Q2 2020 change.  
 Macro figures show Q2 2020 results. Arrows indicate figure change Q2 2020/Q2 2019.  
 Sources: Statistics Lithuania, CBRE Baltics

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