

inwi

INVESTMENT LAND MARKET

FIRST HALF OF THE 2019



INVESTMENT LAND MARKET - TABLE OF CONTENT

SUMMARY OF RECENT LAND TRANSACTIONS (2019)

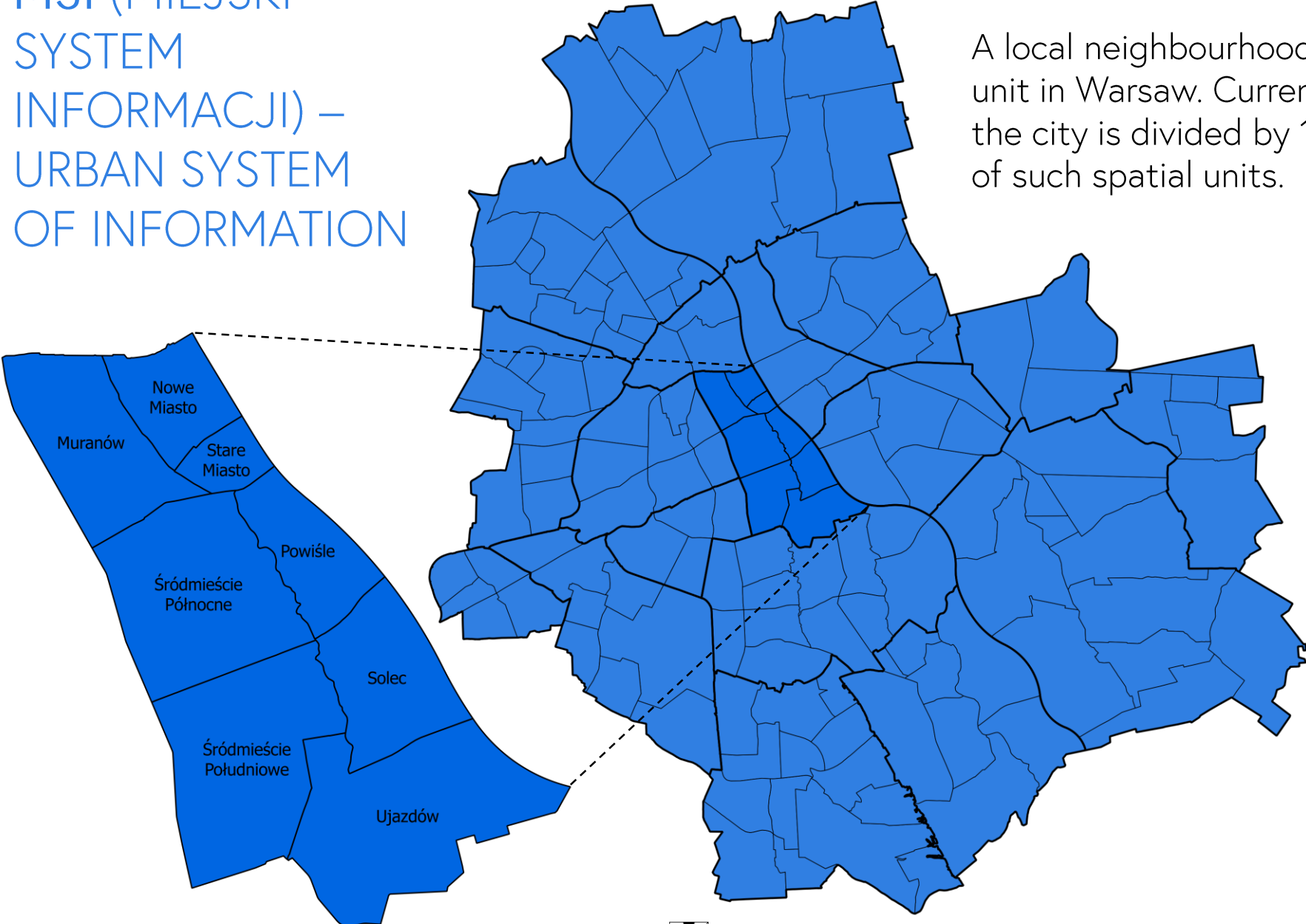
1. Sum of area and number of transactions – by district / MSI
2. Average price per m² of PUM vs m² of area – by district / MSI
3. Locations of plots signed
4. Average transaction price and area - by district
5. Number of transactions – timeline
6. Conditions of land transactions : no conditions, WZ / Masterplan conditions, Building permit conditions
7. City Center vs Suburbs
8. TOP 3 Districts, TOP 5 MSI, TOP 5 Developers

Attachment: Excel table with all details including average price per m² of area, average transactions price, prices per m² of PUM, buyers, sellers, date of transactions

INVESTMENT LANDS

MSI (MIEJSKI SYSTEM INFORMACJI) – URBAN SYSTEM OF INFORMATION

A local neighbourhood unit in Warsaw. Currently the city is divided by 143 of such spatial units.



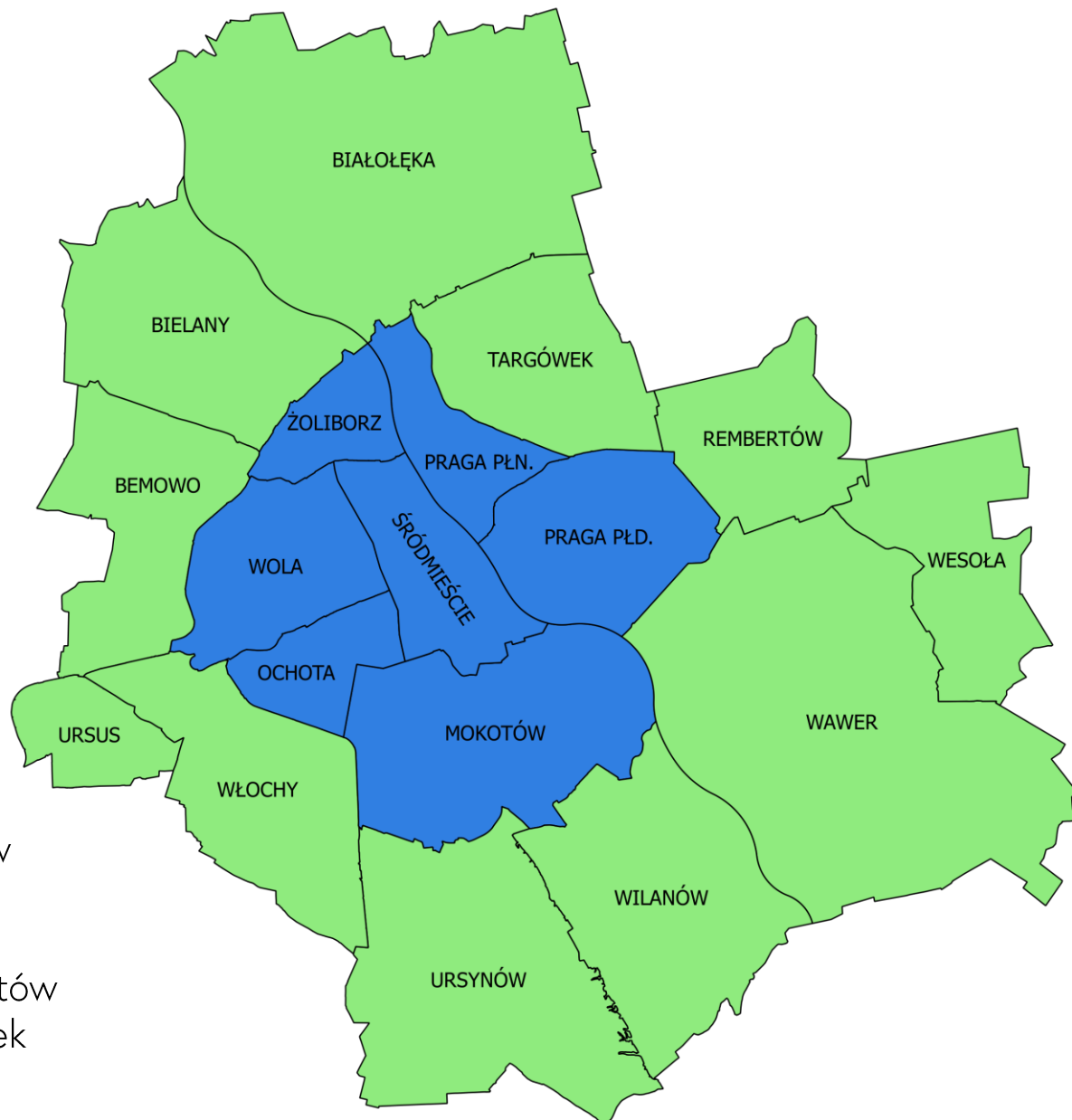
CITY CENTRE VS OUTSKIRTS

CITY CENTRE:

- Śródmieście
- Żoliborz
- Wola
- Ochota
- Mokotów
- Praga Płd.
- Praga Płn.

OUTSKIRTS:

- Białołęka
- Bielany
- Bemowo
- Ursus
- Włochy
- Ursynów
- Wilanów
- Wawer
- Wesoła
- Rembertów
- Targówek



INVESTMENT LANDS

Thanks to this report you will see where investors are buying lands and where they are preparing projects in Warsaw, you will see the average price per PUM by MSI (MSI are urban areas of districts - map in attachment), the average price per m2 by MSI, you will see the suspensive conditions of the transactions (no condition, WZ/Masterplan condition, building permit condition), you will find who is buying.

The report includes :

- 106 plots, that is 57 land transactions, because for 1 transaction = 1 project there are often several plots. Transactions signed during the last 6 months with recorded data, that is 2nd semester 2018, from July to December 2018.
- More than 500 projects under preparation (including lands purchased before)
- It includes maps (number of transactions by MSI, area by MSI, price/per PUM by MSI, price per m2 by MSI), charts, Excel table with all the following details:

District	Address	Plot nb	Zone nb (obręb)	Plot m ²	Buyer	Suspensive conditions: Masterplan/WZ/PnB	Additional key information	PUM	Cena [PLN/m ² PUM]	Cena [PLN/m ² plot]	Transaction price PLN	Transaction date	Previous owner	MSI
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CITY CENTER vs OUTSKIRTS

Parameter	City Center	Outskirts	Warsaw
Total area of transactions [m ²]	63 793 (22%)	232 898 (78%)	296 691
Number of transactions	23 (40%)	34 (60%)	57
Average price per m ² of PUM [PLN]	2 556 (↑ 57%)	1 257 (↓ 23%)	1 627
Average price per m ² of land [PLN]	4 003 (↑ 79%)	1 405 (↓ 37%)	2 231

The percentages shown in brackets in first two rows represent the value of shares, and the following two rows are a reference to the average value.

FOR MORE INFORMATION PLEASE CONTACT US:

Daniel Radkiewicz — MRICS

Address

INWI sp. z o.o. sp.k.
Zebra Tower (12th floor)
ul. Mokotowska 1
00-640 Warsaw

Phone number — WhatsApp

+48 516 192 856

Email

daniel.radkiewicz@inwi.com.pl



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