

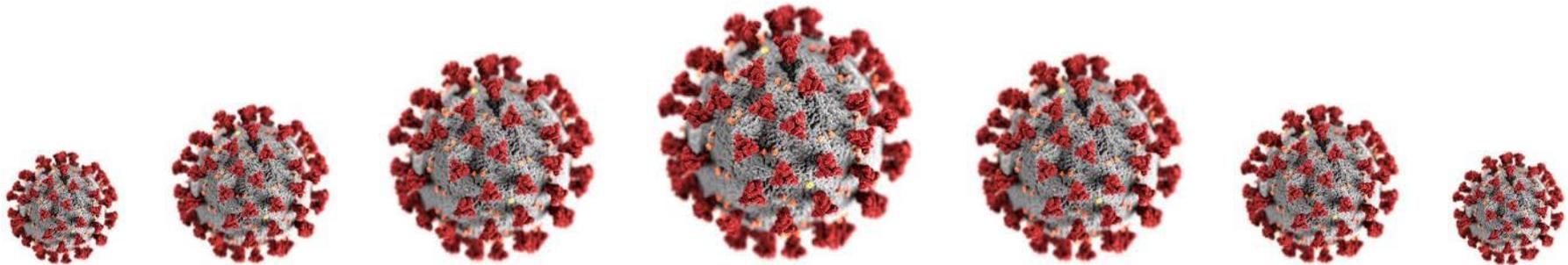
Q1/Q2 2020



TRAVEL & VISITOR GUIDE

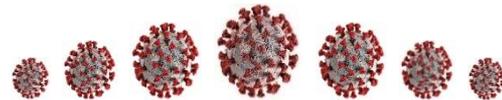
CEE REAL ESTATE \pm COVID-19

Special Insights Series – Opportunities and Challenges in Extraordinary Times



COVID-19 & Real Estate Impact

CEE Travel & Visitor Guide



With COVID-19 cases appearing to be peaking and tailing-off, many countries have announced phased plans to 'exit from lockdown'. As a result, businesses are cautiously keen to get back to business, and while it may not be possible to return to 'normal', a return will happen. Whether they are Investors, Occupiers, Banks or Developers, many of our Clients are also keen to get back to business, to continue with ongoing projects and look at new opportunities. However, much of this requires some level of physical inspection before they are willing to put in a bid or sign on the dotted line. So, what is the status and are the CEE countries open for business? Well, unfortunately it is no longer a simple case of booking travel and accommodation and heading for the airport, or jumping in the car so, we at Colliers thought we would provide you with a simplified guide to the current travel and visitor status around the region, looking at the following key criteria:

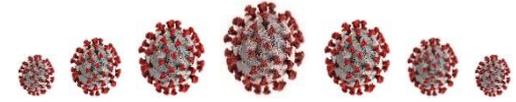
- **Entry to Country Permitted?** A key criteria based on whether or not a country's borders are open or not. Potential visitors are often restricted based on their source country and in the case of CEE, this may be limited to EU countries in some cases or much tighter restrictions in terms of only allowing citizens or those holding residence permits (incl. family members).
- **Quarantine and health requirements on entry?** Although borders are slowly opening up, many countries are maintaining measures to limit the growth of new cases from international travelers by imposing quarantine/self-isolation of up to 2 weeks. (Depending on your home country, you must also check the return conditions from the countries you intend to visit.) In some markets, a valid (negative) test certificate is sufficient for presentation at the border control and although it may have just a few days of validity, this may be sufficient to carry out the necessary property viewings for example.
- **Methods of entry:** The most common entry method for many clients would be by plane but, routes in and out of the region vary between countries and remain fairly limited at present. This is a similar case for train and bus routes as they all try to solve the issues around capacity and health requirements. On top of that, it also needs to make financial sense to run the service and be reliable for the return journey.
- **Purpose of visit required?** Many markets still remain quite strict on who they allow in, but some have a process to support business continuity which requires both parties in a trade to provide some relatively simple admin on top of any other health requirements.
- **Accommodation and getting around:** The ability to have somewhere to sleep and the means to safely travel around the city or country by taxi or hire car is also important. Many of these services are operating with additional measures implemented to protect people, for example plexi-glass screens in taxis between the driver and passengers.
- **Access to properties (viewings):** The ability to view a property does vary but, in general there are not that many official restrictions in place. In almost all cases, you would most likely be organizing a property viewing through the owner, their agent or, the property manager who should be able to advise you of any specific requirements. Be prepared that some occupiers may refuse any non-employees to visit their space in order to limit the chances of transmission. In addition, be prepared to follow local measures implemented in regard to hygiene, such as temperature checks, disinfection and the wearing of facemasks and gloves. These may often go over and above any official requirements but, will be important to provide the level of confidence required for users of the property to return to some level of normality.

In summary, the following statistics and summaries are based on publicly available information at the date of update (11-18th May) and are subject to regular change. Whilst we would very much like to welcome you to the region to do business, we also regard all of our health interests with the highest of priorities. Checking with your country's consular service and relevant destination airports on a regular basis will also keep you well informed.

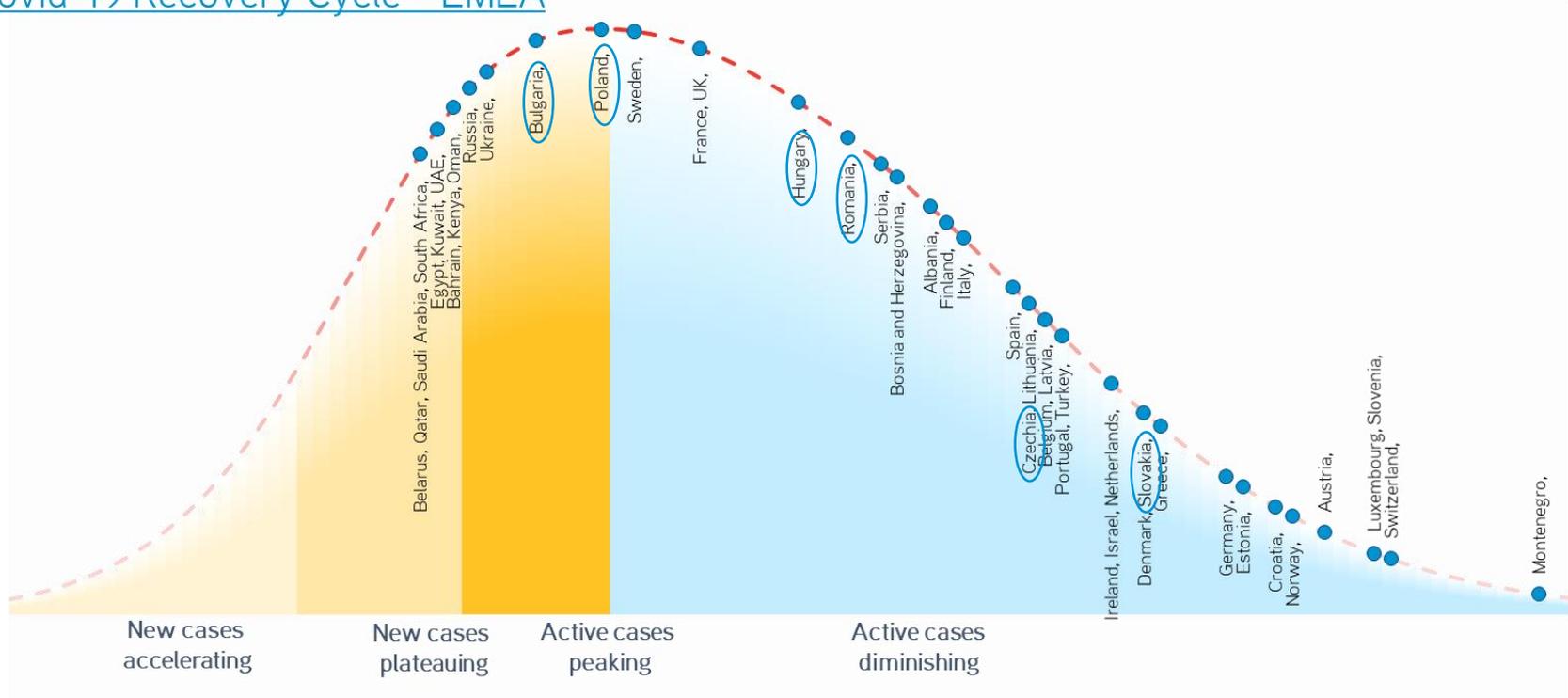
We hope to see you soon and, in the meantime, stay safe!

COVID-19 & Real Estate Impact

Recovery Cycle: 18th May

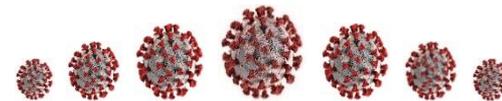


Covid-19 Recovery Cycle - EMEA



COVID-19 & Real Estate Impact

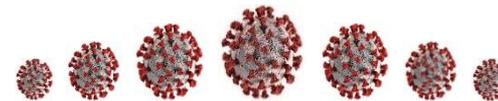
CEE Travel & Visitor Guide



| | Bulgaria | Czech Republic | Hungary |
|---|---|--|--|
| Entry to Country Permitted | Restricted (mainly to nationals, residence permit holders and essential workers) | Yes (subject to conditions) | Yes (subject to conditions) |
| Quarantine required on Entry | Yes, (currently 2 weeks), with some exception/conditions). | No (subject to fulfilling conditions - see health requirements) | Yes (currently 2 weeks) |
| Methods of Entry | Airplane and Car, subject to the conditions for entry into the country. All cross-border trains to/from the country are suspended. | Airplane, Train and Car. Currently limited routes are available in and out by plane and fewer by train. Cars may have additional complications if traveling from a non-bordering country. | Airplane, Train and Car. Currently limited routes are available in and out by plane and fewer by train. Cars may have additional complications |
| Purpose of Visit Requirements / Geographical sources | EU and Schengen nationals and third country nationals can enter and visit Bulgaria, only if they are directly engaged in the construction and safety of strategic and critical infrastructure of Bulgaria, certified investment projects and other important economic activities for Bulgaria, certified with a letter by the minister of economy or other relevant minister. | European citizens can visit if they can prove economic activity by completing a form and is signed by the Czech company/Entity they are visiting. Non-European citizens are currently not permitted entry. | Citizens of South-Korea, Czechia, Germany, Slovakia, Poland, Austria can visit if they can prove their business activity and they have completed a form of request at the website of the police. |
| Health Requirements | Wearing of protective masks or other face coverings is mandatory only in closed public places e.g. public transport, shops, etc. All persons in open public places are required to keep social distancing and all anti-epidemic measures, but in case of contact with other people wearing of protective mask or other face covering is mandatory. | Need to a produce negative COVID test (less than 4 days old) If the trip is less than 72 hours they do not need to be retested or go into quarantine. Conditions of return to home country may vary in terms of quarantine. Face masks must always currently be worn outside and are generally recommended along with other common preventative measures. | Need to a produce negative COVID test (less than 4 days old) or stay in quarantine for 14 days if you did not do that before the trip. Face masks must currently be worn at the public transport and in the shops. |
| Bordering Countries | Romania, Turkey, Greece, Macedonia, Serbia | Germany, Poland, Slovakia, Austria | Slovakia, Ukraine, Romania, Serbia, Croatia, Slovenia, Austria |
| Flight source/destination operational | Updated info can be found at http://sofia-airport.bg/en/passengers | Amsterdam, Frankfurt, Stockholm, and Paris (as of May 18th), Kiev and Bucharest and Odesa May 25th), Minsk, Sofia. Updated info can be found at http://prg.aero/en/#/ | Berlin, Frankfurt, Athén, Barcelona, Bazel, Berlin, Birmingham, Dortmund, Eindhoven, Göteborg, Liverpool, London, Madrid, Podgorica, Szarajevó, Stockholm és Marosvásárhely, Doha, Zürich, Dubai, Luton. Updated info can be found at http://bud.hu/en |
| Accommodation | Hotels and other accommodation can open as of May 14th subject to compliance with the requirements for social distancing and anti-epidemic measures. | Hotels are due to open from May 25th Subject to owner/operator. | Hotels can operate in the country with their catering services from 1st of June. |
| Getting Around | Car rentals and Taxis are operational. Public transport operates with some capacity restrictions and health/social distancing requirements such as wearing of protective masks. | Car rentals and Taxis are operational. Public transport operates with some capacity restrictions and health/social distancing requirements. | Car rentals and Taxis operate. Public transport operates with health/social distancing requirements. |
| Access to Properties | Public access to some properties types is prohibited. Access to other properties is permitted subject to compliance with the entry regime and measures, imposed by the owner/manager and the mandatory anti-epidemic measures /such as social distancing, regular disinfection, wearing of protective masks, etc. | In general there are no official restrictions on entry to properties. Some tenants may require advance notice or may refuse entry to their spaces. This should be managed in advance through the owner/property manager and may require certain health precautions to be taken as listed and stipulated above. | In general there are no official restrictions on entry to properties. Some tenants may require advance notice or may refuse entry to their spaces. This should be managed in advance through the owner/property manager and may require certain health precautions to be taken as listed and stipulated above. |

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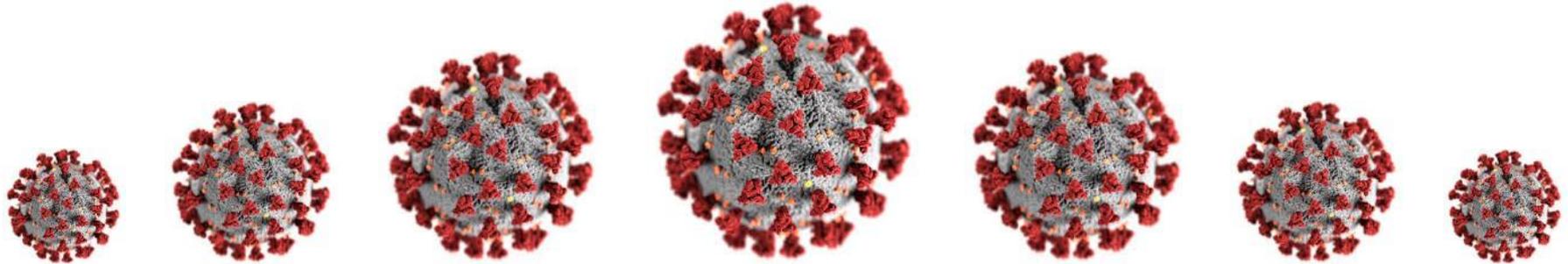
| | Poland | Romania | Slovakia |
|---|--|---|--|
| Entry to Country Permitted | Yes (subject to conditions) | Yes (subject to limited conditions, mainly professional reasons) | Restricted |
| Quarantine required on Entry | Yes (currently 2 weeks) | Yes (currently 2 weeks, only if COVID-19 symptoms are present) | Yes (currently home isolation of 2 weeks) and test for COVID-19 |
| Methods of Entry | The border with Germany, the Czech Republic, Slovakia and Lithuania can only be crossed in designated places. International flights and rail connections are suspended. | Airplane, car (limited routes available for airplanes - subject to a review late May/early June, with many terrestrial border points closed as well) | Bus and Car through designated border-crossing points. |
| Purpose of Visit Requirements / Geographical sources | European citizens can cross the border if they work in Poland or have residency. | Foreigners traveling for professional reasons (and providing proof of this) are allowed entry. EU citizens benefit from a longer list of exceptions allowing entry, like having relatives in Romania or having a long-term visa for residency in the country. | Entry is restricted only to Slovak citizens and mainly foreigners with residency in Slovakia or persons living within 30km from the border and commuting for work to Slovakia, students (conditions apply), foreign diplomats, freight transport drivers, health service crews, funeral service employees. |
| Health Requirements | Face masks must currently be worn at all times outside and gloves are recommended. No guidelines as to how border traffic will take place after the borders are opened and what the restrictions will be. | Face masks are mandatory in public spaces/areas. Quarantine period can be skipped if COVID-19 symptoms are not present. | Face masks must currently be worn at all times outside and are generally recommended along with other common preventative measures. Change in rules regarding wearing masks are currently being reviewed. COVID-19 testing should be taken at a state organised facility with rules in place to isolate those with positive results. |
| Bordering Countries | Russia, Lithuania, Belarus, Ukraine, Slovakia, Czech Republic, Germany | Ukraine, Moldova, Bulgaria, Serbia, Hungary | Poland, Ukraine, Hungary, Austria, Czech Republic |
| Flight source/destination operational | All passenger flights have been banned until May 23rd. All Polish airlines (LOT) domestic and international flights are cancelled until May 31st. Updated info can be found at http://lotnisko-chopina.pl/en/index.html | London, Oslo, Stockholm, Athens, Malmo available as of mid-May, new routes could open subject to demand. Updated info can be found at http://bucharestairports.ro/ | None. Bratislava airport is currently closed. Updated info can be found at http://bts.aero/en/ |
| Accommodation | Hotels are operational from May 4 th , restaurants opened on May 18 th and additional services will be open in the 4th stage of the lockdown exit | Some hotels / apartments remain open. | Short term accommodation (up to 10 days) are currently operational. Hotels are due to open in Stage 4 of the COVID-19 measures release, estimated May 20th (subject to government approval). |
| Getting Around | Car rentals and Taxis are operational. Public transport operates with some capacity restrictions and health/social distancing requirements. | Ground transportation (taxis, public transportation) is operational, though not functioning at full capacity. | Taxis are operational (subject to the availability of the protective plastic shield). Public transport operates with some capacity restrictions and health/social distancing requirements. |
| Access to Properties | In general there are no official restrictions on entry to properties. Some tenants may require advance notice or may refuse entry to their spaces. This should be managed in advance through the owner/property manager and may require certain health precautions to be taken as listed and stipulated above. | No specific limitations for access to properties, though there are rules and limitations to the office workplace in general (like wearing a mask). Contact with landlord/property manager prior to visit is advised. | Property visits require advance notice and in general should be managed with the owner/property manager. Additional safety precautions, such as temperature checks, disinfection, face masks, etc. are required. |

We are here to help.



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