

SURVEY BY ANTAL AND CUSHMAN & WAKEFIELD

# Investment potential of Katowice

Edition 4

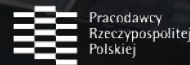
Strategic Partners:



City partner:



Honorary Patrons:



Patrons:



SURVEY BY ANTAL AND CUSHMAN & WAKEFIELD

# Investment potential

KATOWICE





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**The project is a valuable tool for all entrepreneurs and investors interested in developing their business in Poland.**

ARTUR SKIBA

ANTAL AND CUSHMAN &amp; WAKEFIELD

## Foreword

*Ladies and Gentlemen,*

**We are very pleased to present the series of reports from the fourth edition of the Business Environment Assessment Study. This is a comprehensive compilation of data and analysis, enriched with expert commentary.**

The project is a valuable tool for all entrepreneurs and investors interested in developing their business in Poland.

**The report reflects the current situation in the market and provides a business perspective, identifying the main trends in the economic development of companies in Poland's largest cities.**

The project once again came about through close cooperation between Antal, a leader in HR consulting, and Cushman & Wakefield, a recognized real estate expert and leading international real estate services consultancy.

Our knowledge and experience were crucial in analysing the survey results and creating the report, which is not only a comprehensive compilation of data, but also a tool for strategic business decision-making.

**1,290**  
decision-makers

The survey included 1,290 decision-makers, representatives of companies active on the Polish market.



# 9 cities

The project includes an analysis of the business environment in nine cities, and takes into account important areas such as:

1. the city's overall assessment,
2. infrastructure,
3. office space,
4. government support,
5. education potential,
6. employment potential,
7. business potential and
8. evaluation of the location as a place to live.

- the cost of living,
- housing prices on the secondary and primary markets,
- office rental rates,
- wages offered by employers,
- the number of students and graduates, and
- the number of employed people in the region by sector.

We hope that this report will become a valuable source of knowledge and inspiration for all those interested in business development and investment in the Polish market.

*Enjoy your reading.*

**The report accurately describes the specifics of the Katowice market.**

It contains key market information for investors, including:

**Artur Skiba**  
ANTAL PRESIDENT

**Krzysztof Misiak**  
EXECUTIVE PARTNER, HEAD OF POLAND,  
CUSHMAN & WAKEFIELD



“

**The report is not only a comprehensive compilation of data, but also a tool for strategic business decision-making.**

KRZYSZTOF MISIAK

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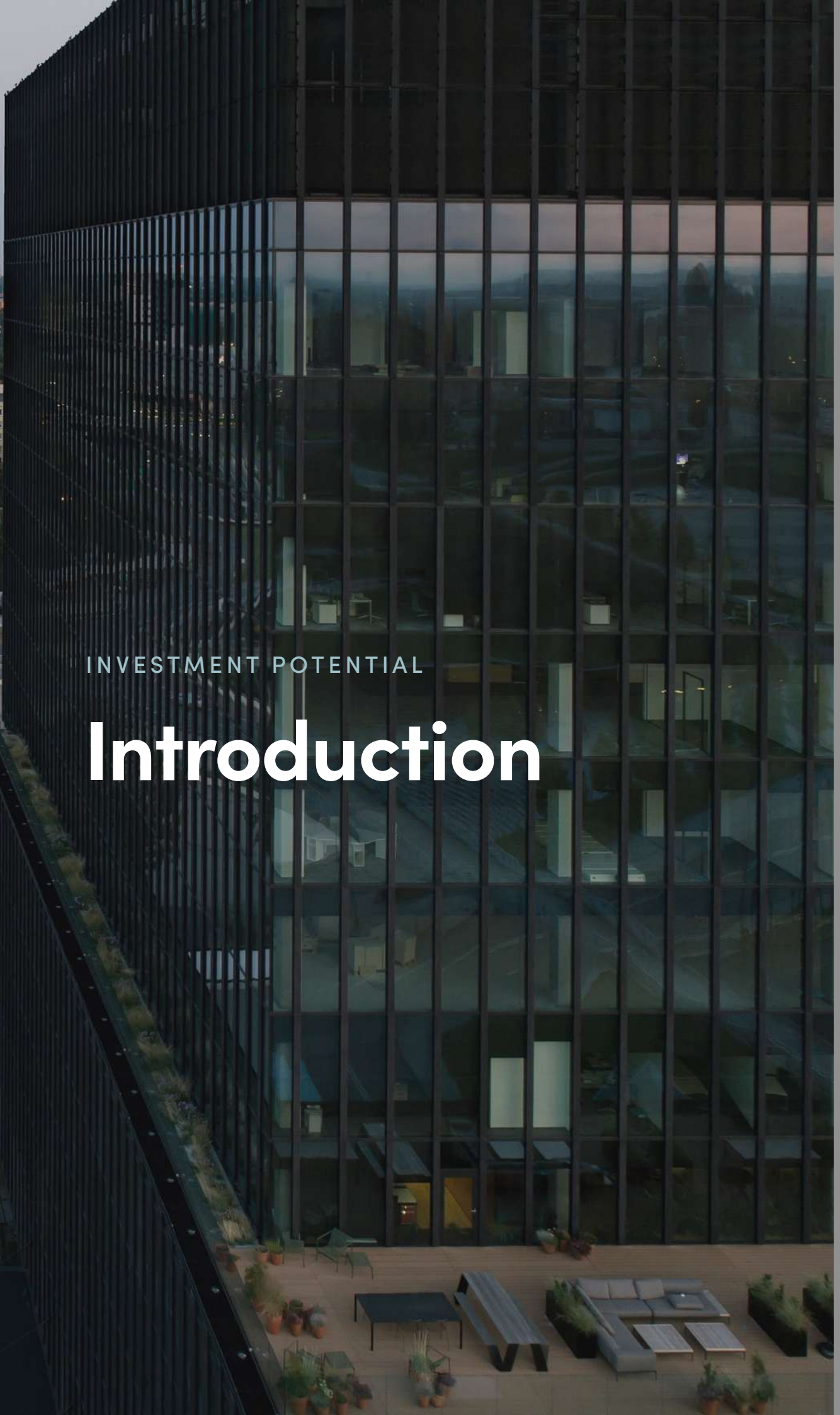
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INVESTMENT POTENTIAL

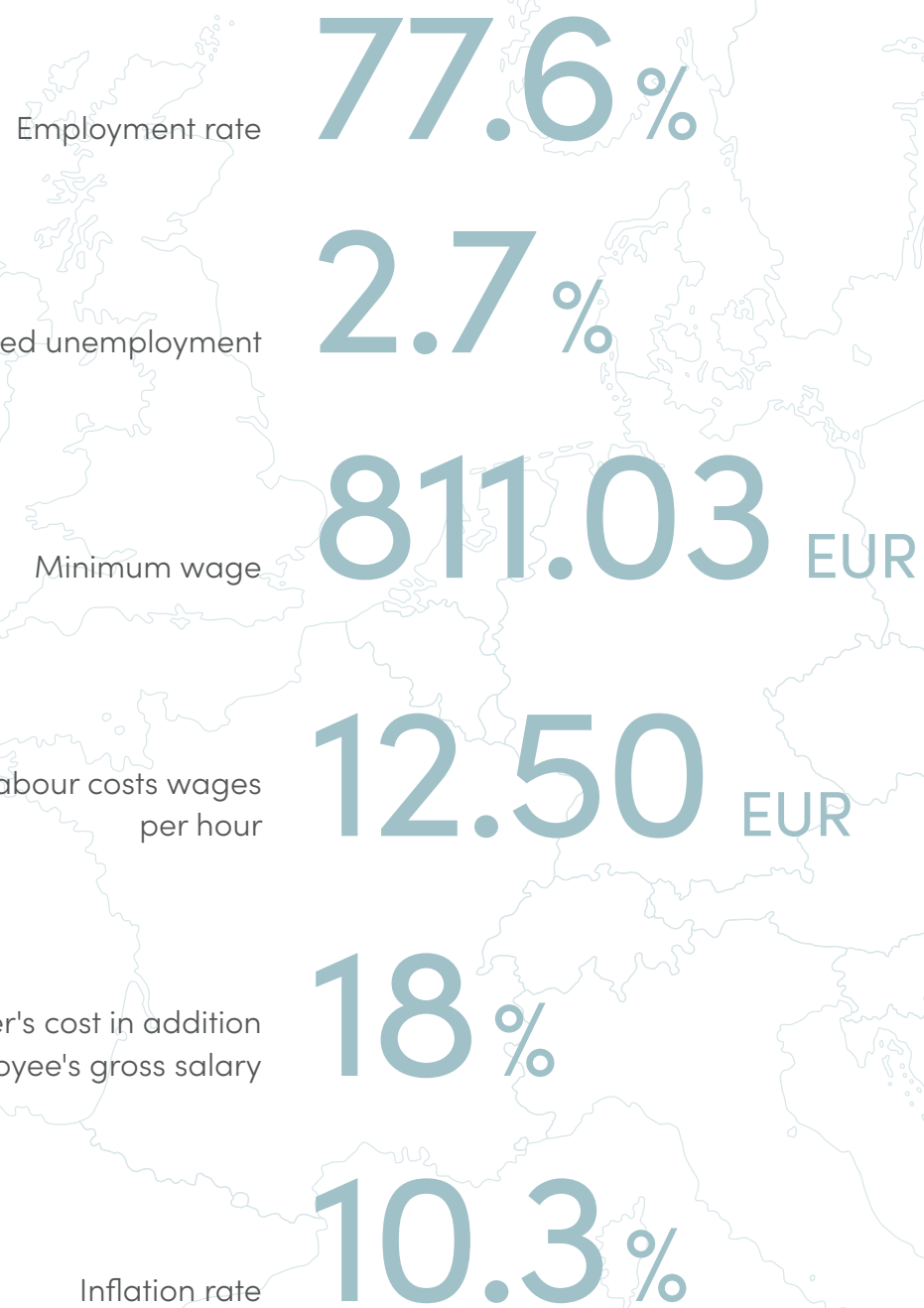
# Introduction





# Investment potential – introduction

## ECONOMIC INDICATORS AND EMPLOYMENT CONDITIONS IN POLAND



## POLAND IN COMPARISON WITH SELECTED EUROPEAN COUNTRIES

Country	Employment rate [%]	Registered unemployment [%]	Minimum wage [EUR]	Labour costs wages per hour [EUR]	Employer's cost in addition to employee's gross salary [% of salary]	Inflation rate [%]
<b>UE</b> (27 countries)	75.3%	5.9%		30.50	24.8%	6.1%
<b>Bulgaria</b>	78.1%	4.0%	398.81	8.20	13.3%	7.8%
<b>Czech Republic</b>	81.8%	2.7%	728.67	16.40	24.0%	10.2%
<b>Germany</b>	81.4%	3.0%	1,997.00	39.50	23.3%	6.5%
<b>Hungary</b>	80.6%	3.9%	623.77	10.70	14.2%	17.5%
<b>Poland</b>	77.6%	2.7%	811.03	12.50	18.0%	10.3%
<b>Romania</b>	68.5%	5.4%	604.41	9.50	5.3%	8.9%
<b>Slovakia</b>	77.3%	6.0%	700.00	15.60	27.0%	10.3%
<b>Eurostat data</b>	Q1 2023	June 2023	Q2 2023	2022	2022	July 2023

“

**The immediate future for FDI inflows to Poland looks optimistic, but nevertheless maintaining a competitive investment climate has been, is and will always be a challenge.**

RADEK PITUCH

## INVESTMENT POTENTIAL

# Expert commentary

## Radek Pituch

MANAGER BSS & TECH PROJECTS, DIRECT INVESTMENTS DEPARTMENT  
POLISH INVESTMENT AND TRADE AGENCY (PAIH)

**Poland has been maintaining and strengthening its leading position in attracting foreign investments in the CEE region for a long time. This positive trend is reflected in the investment portfolio of the Polish Investment and Trade Agency.**

Since 2018, PAIH has recorded record highs in terms of investment outlays and the number of declared, newly created jobs supported projects.

The passing months of 2023 were particularly exceptional in this regard. We can speak of effective support for the placement of 47 new investments in Poland, many of which are carried out by well-known global brands from various sectors of the economy, from financial services, through the automotive industry, to semiconductors. In addition, PAIH's portfolio includes nearly 150 active projects that the agency is seeking to locate in Poland.

A number of factors are contributing to the continued growth of investment rates in Poland. First of all, it is necessary to point to the human resources potential – the wide availability of qualified and experienced talent. Poland has the largest population potential among CEE countries, and is one of the largest academic centres in Europe.

In the current market conditions, this is an undeniable asset. Second, Poland is a country open to innovation and new technologies. This is evidenced by some 100 newly created R&D and IT investments over the past two years. Third, an invaluable investment magnet is the excellent range of forms of business support for companies deciding to locate their capital in Poland. Thanks to an amendment to the *Program for the Support of Investments of Significant Importance to the Polish Economy for 2011-2030*, applying for a cash grant, of which PAIH is the operator, is even more transparent than before.

The immediate future for FDI inflows to Poland looks optimistic, but nevertheless maintaining a competitive investment climate has been, is and will always be a challenge. It is necessary to remain open to new industries, read well the needs and expectations of business and new investors, and actively promote the potential of the Polish economy internationally.





PART 1

# Katowice – introduction



KATOWICE

# Average rating

# 7.5

## 1.01.

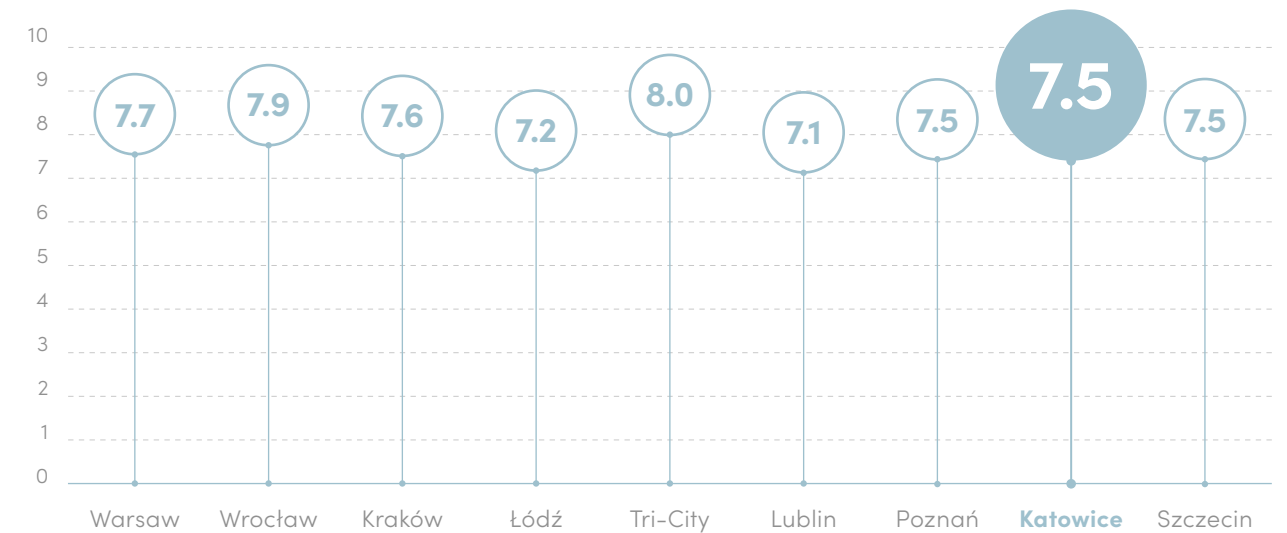
### Katowice assesment

**The Business Environment Assessment Study highlighted the main aspects influencing companies' investment decisions.**

Respondents were asked to assess the business environment in the cities in which they operate. By compiling several indicators for each area, the report presents a comprehensive rating expressed on a scale of 0-10, where 0 is the worst possible rating and 10 is the best.

CHART 1.1.

Average rating of all factors for Katowice



**Katowice has undergone a huge transformation in recent years.**

It has turned from a place associated with heavy industry, coal and steel into a modern metropolis. Katowice is not only a city of about 280,000 people, but also the heart of the Metropolis GZM (pol. Górnośląsko-Zagłębiowska Metropolia), comprising 41 cities and municipalities with a population of nearly 2.3 million.

**Katowice is one of the largest business centres in Poland.**

After the transformation from a basin of traditional industry, Katowice's promising economic potential has been recognised by investors from the modern economic sector – from the business services industry, but also by office and hotel developers or business tourism related entities.

Katowice's strong position among other investment destinations is built on several groups of factors related to human potential, location and the level of logistics development.

Find out more at [www.investmentpotential.pl](http://www.investmentpotential.pl)



“

**In Katowice, the long-term strategy for attracting investors and serving them is a naturally developed state of equilibrium between a push and pull strategy.**

DR MAGDALENA KOLKA

KATOWICE – INTRODUCTION

# Expert commentary

**dr Magdalena Kolka**

DEPUTY HEAD OF THE INVESTOR SERVICES DEPARTMENT,  
KATOWICE CITY HALL

**It is a fact that the development of Katowice and the Metropolis attracts companies from all over the world, which open their headquarters here to continue their dynamic growth over the years.**

Investors, every year come to Katowice, giving us a “certificate” of attractive location and confirming that our city cares about its entrepreneurs and a good business climate. A perfect example is the latest companies: Concentrix, GlobalLogic, Henry Meds, Orbus Software or Vaillant.

**We are pursuing a strategy in which we can confidently identify Katowice's assets as keys to success, with which we are increasingly “opening” the door to more investors.**

And they are:

- a stable financial position,
- more than 725,000 sqm of modern office space,
- human resources with a population of 2.3 million,
- booming business tourism
- and a highly rated quality of life in the city.

In Katowice, the long-term strategy for attracting investors and serving them is a naturally developed state of equilibrium between a push strategy – reaching out to a potential investor and creating their needs, and a pull strategy – satisfying the needs of an investor who already has precise investment plans. Our dialogue with investors is honest and constructive.





PART 2

# Infrastructure



## INFRASTRUCTURE

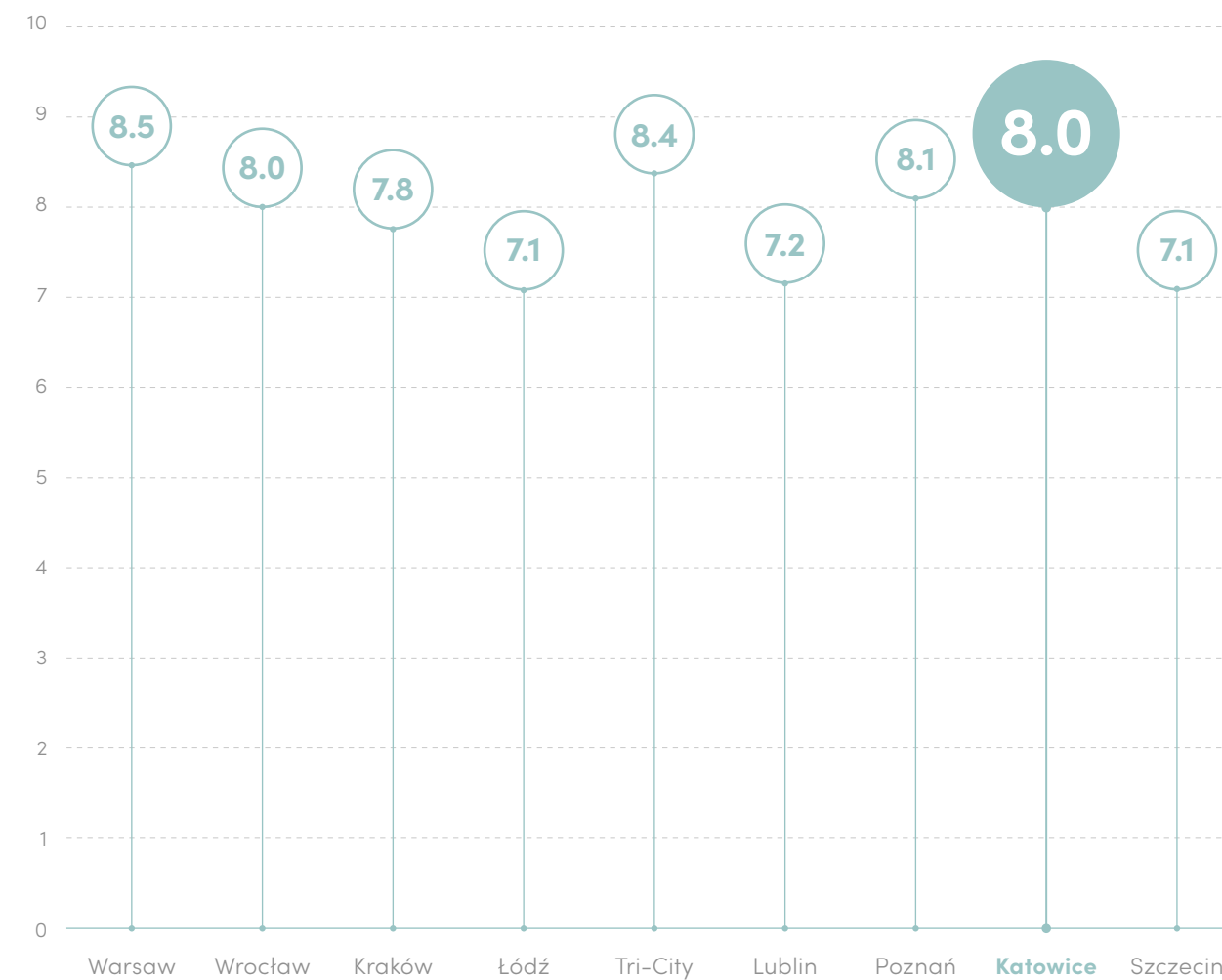
## Average rating

80

2.01.  
Infrastructure

CHART 2.1.

## Average infrastructure rating for Katowice



**Katowice is a well-connected city, with the A1 and A4 highways intersecting nearby, allowing convenient travel in all directions of Europe.**

The most important cities of the Metropolis are connected by the intercity road (pol. Drogowa Trasa Średnicowa), which runs through the

centre of Katowice, and the dense network of railroad lines makes it possible to comfortably reach Prague, Vienna, Budapest or Berlin in just a few hours.

In addition, Katowice International Airport is one of the largest and fastest growing in the country.

Find out more at [www.investmentpotential.pl](http://www.investmentpotential.pl)

“

**The city is a prime example of incredible metamorphosis.**

TOMASZ DYBA

## INFRASTRUCTURE

# Expert commentary

**Tomasz Dyba**

SENIOR NEGOTIATOR, CUSHMAN & WAKEFIELD

**The city of Katowice is closely linked to the functioning of the Metropolis GZM, which is a unique example of inter-municipal cooperation on a regional scale. The GZM brings together 41 municipalities to form a common metropolitan area.**

As a result of its competencies, the GZM plays a key role in developing regional infrastructure. It creates joint investments in transportation infrastructure, such as expanding the road network and upgrading public transportation.

These measures contribute to improving the mobility of residents, reducing traffic congestion and improving air quality.

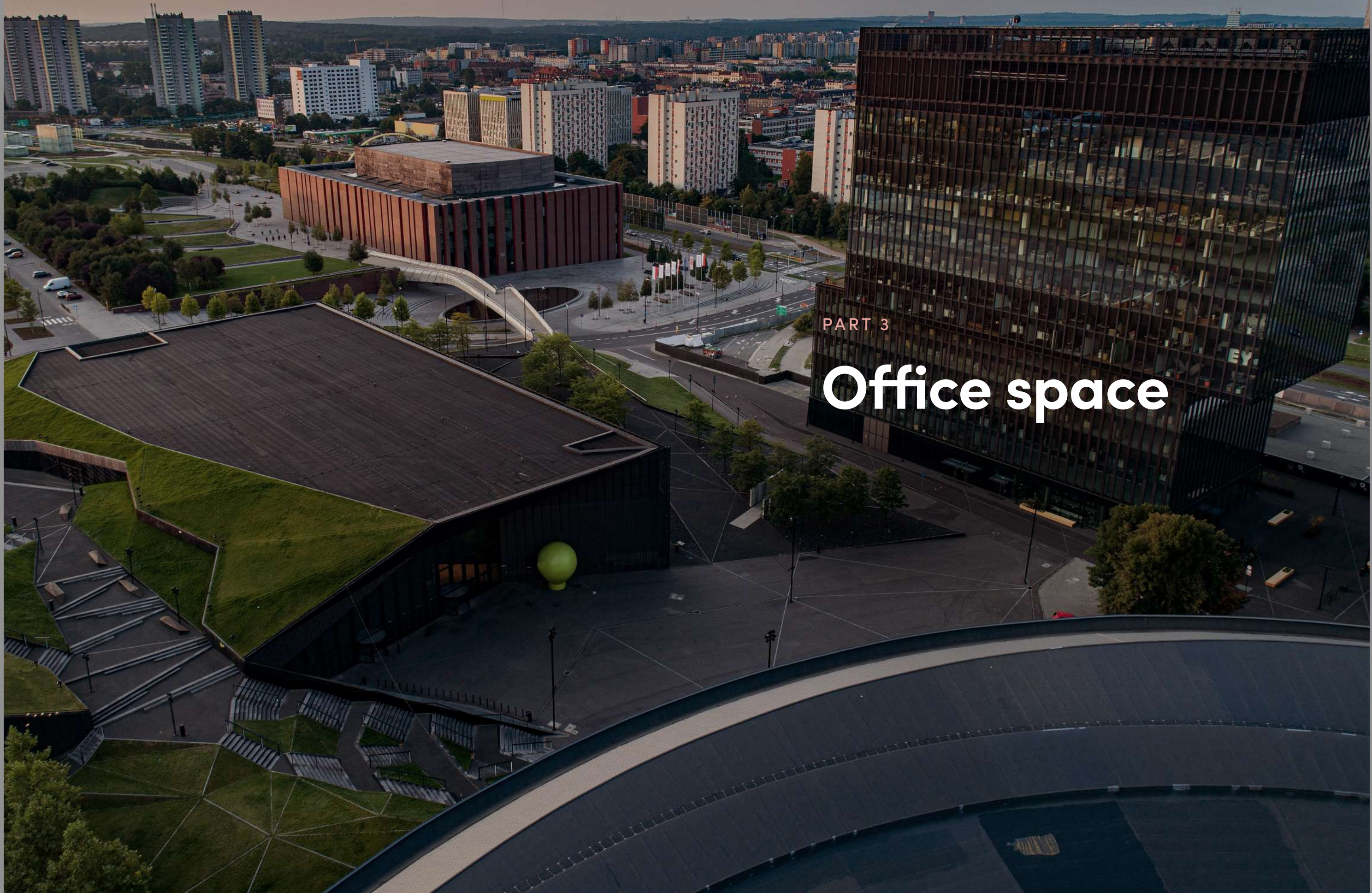
**The infrastructure of the city of Katowice is an example of dynamic development and adaptation to modern needs.**

The city is a prime example of incredible metamorphosis.

**Over the past few decades, Katowice has transformed itself from a mining centre into a modern business and cultural centre.**

One of the key elements of this transformation is the Cultural Zone, which is perhaps the most visited place by visitors. The International Congress Centre, the National Polish Radio Symphony Orchestra and the ever-expanding Silesian Museum (pol. Muzeum Śląskie) are key attractions in the area.





PART 3

# Office space



OFFICE SPACE

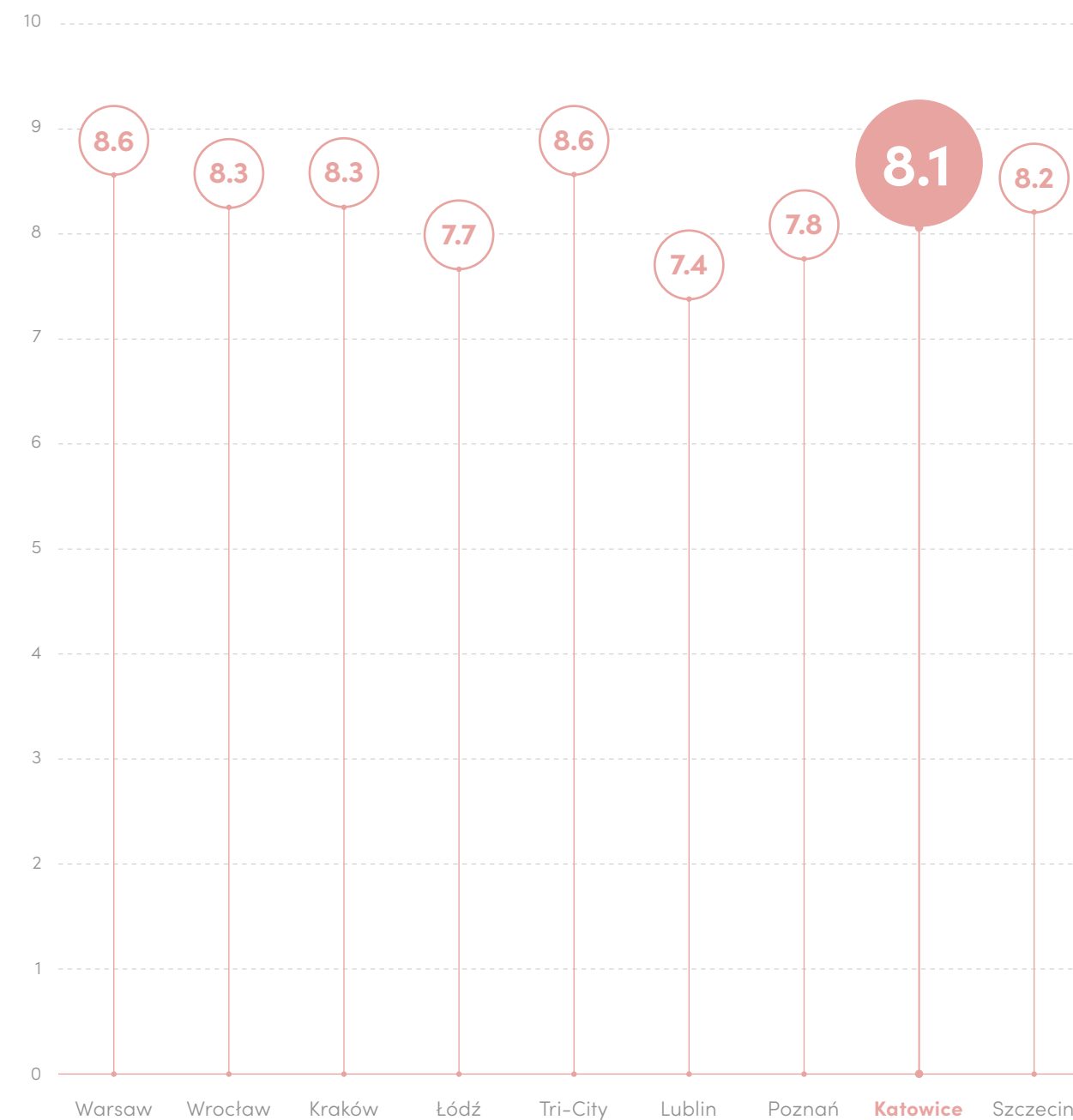
# Average rating

# 8.1

## 3.01. Office space

CHART 3.1.

Average office space rating for Katowice



Find out more at [www.investmentpotential.pl](http://www.investmentpotential.pl)



## 3.02.

## Real estates in Katowice

## BASIC DATA ABOUT THE REAL ESTATE MARKET

13.50–15.50 EUR/ m<sup>2</sup> / month

Asking rents

107

Number of existing office buildings

78,000 m<sup>2</sup>

Office space under construction

0 m<sup>2</sup>

New supply

24,900 m<sup>2</sup>

Gross demand

20.1%

Vacancy rate

725,800 m<sup>2</sup>

Total stock of office space

## OFFICE SPACE STOCK BY AGE

204,500 m<sup>2</sup>

0-5 years

229,600 m<sup>2</sup>

6-10 years

291,700 m<sup>2</sup>

over 10 years

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WAKEFIELD



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**Investors still see potential in the region and believe in its long-term development.**

TOMASZ DYBA

## OFFICE SPACE

# Expert commentary

### Tomasz Dyba

SENIOR NEGOTIATOR, CUSHMAN & WAKEFIELD

**The office market in Katowice is one of the most rapidly growing in Poland. The city has become an important business centre in the southern part of the country, attracting investors from various economic sectors. One of the key factors in development is the region's large population.**

Vacancy rates are high today, as high as 20.1%. The high level of competition is causing developers and property owners to intensify efforts to improve the attractiveness of facilities.

As a result, tenants can count on good lease terms, flexible negotiation options and access to a variety of amenities.

Companies can therefore choose from a variety of locations and standards, tailoring the offerings to their needs.

**Despite high vacancy rates, the Katowice market remains active.**

As much as 78,000 sqm of office space is currently under construction (the third result in the country after Warsaw and Kraków).

This shows that investors still see potential in the region and believe in its long-term development.





PART 4

# Public administration support



PUBLIC ADMINISTRATION SUPPORT

# Average rating

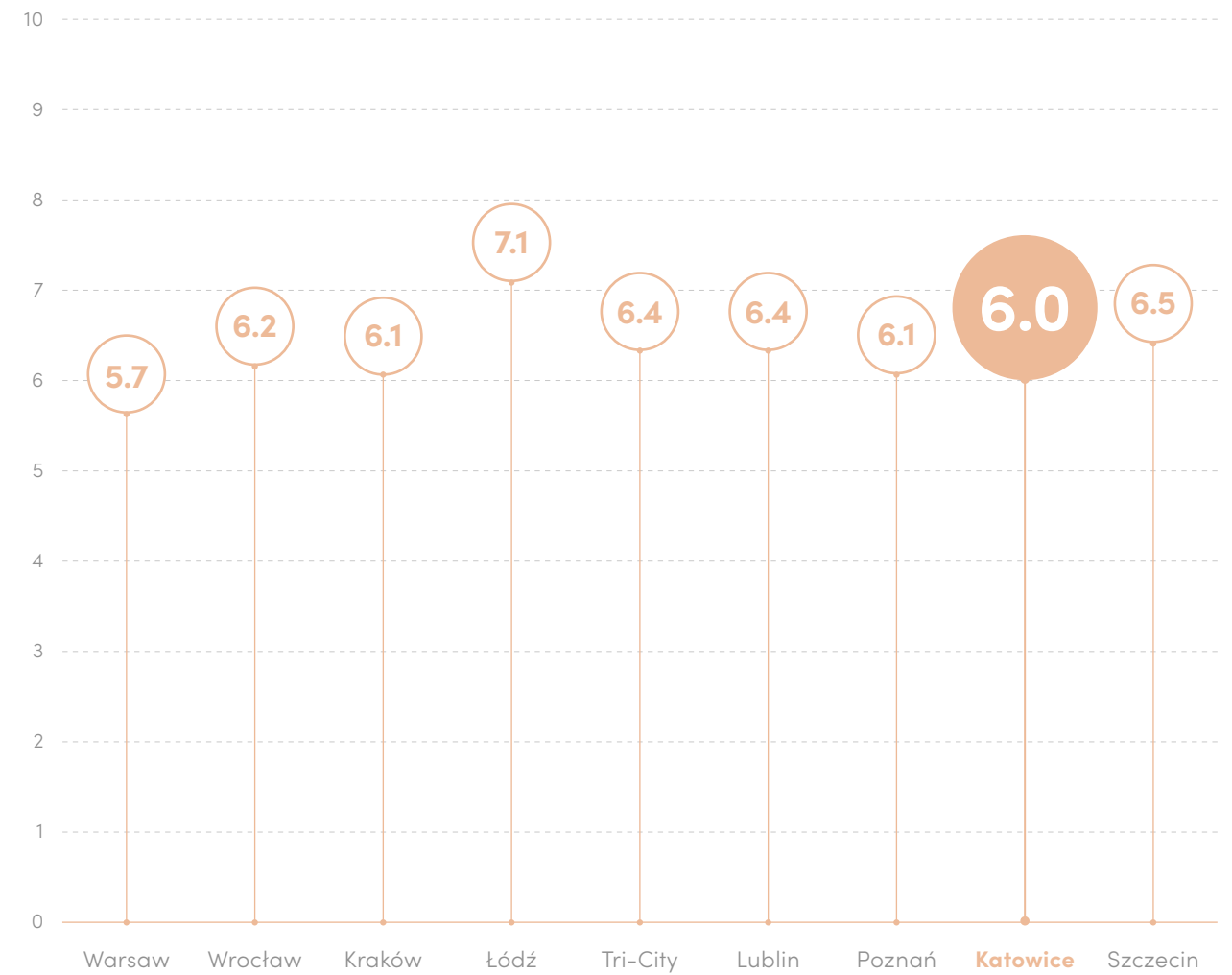
# 6.0

## 4.01.

# Public administration support

CHART 4.1.

Average rating of public administration support for Katowice



**Potential investors and employers with a presence in the region greatly appreciate the opportunity to receive support from the government.**

The cooperation often begins while the site selection process is still underway for the company's new headquarters.

The city is highly visible in the activities of the Katowice Special Economic Zone, which has issued 78 decisions and on support for new investment projects. The investments will create 1,150 new jobs and generate more than PLN 2.3 billion in capital expenditures.

Find out more at [www.investmentpotential.pl](http://www.investmentpotential.pl)





PART 5

# Educational potential



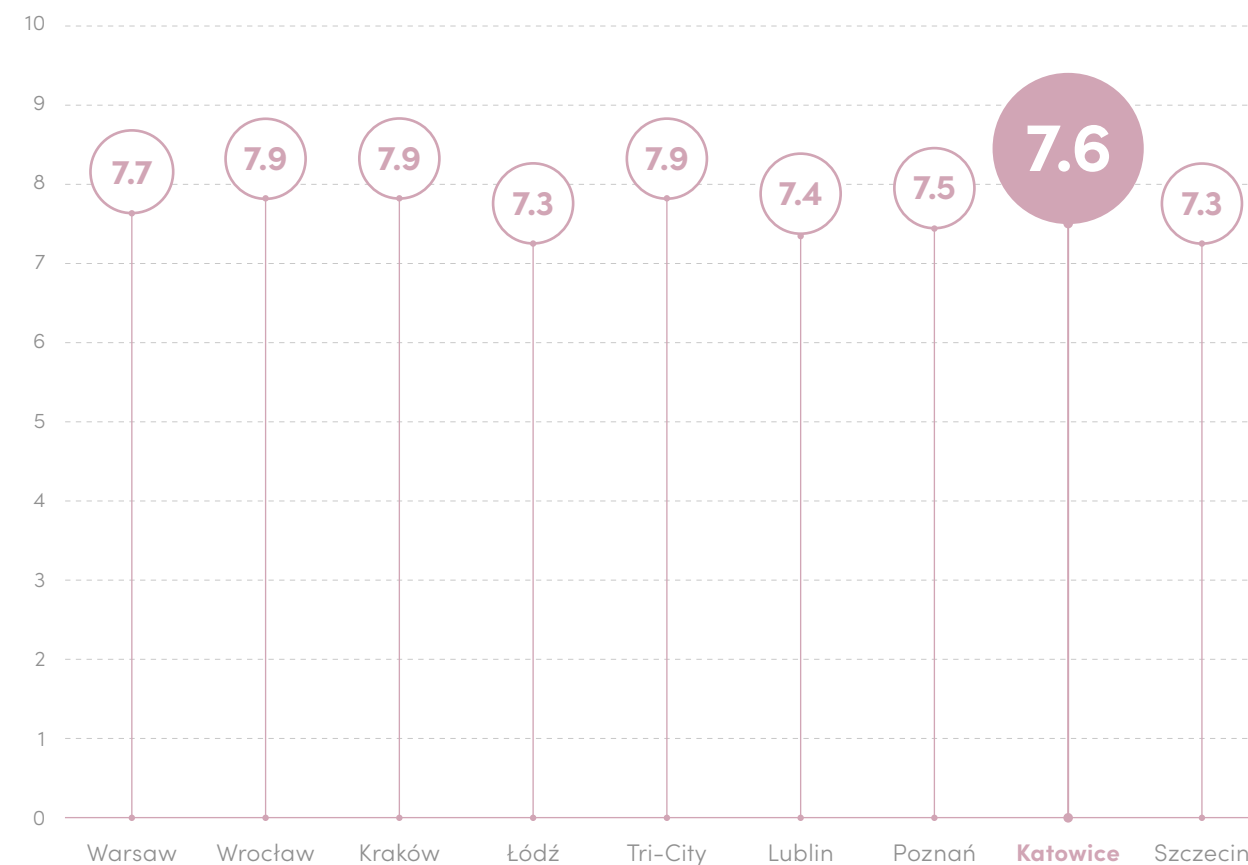
EDUCATIONAL POTENTIAL

# Average rating

# 7.6

## 5.01. Educational potential understood as the availability of future employees

CHART 5.1. Average assessment of educational potential for Katowice



**A major advantage of Katowice and the region as a whole is the availability of personnel with a wide range of education and varying levels of experience.**

There are 14 higher education institutions in the city, with about 50,000 students.

Every year, approximately 13,000 people graduate from Katowice education institutions and enter the labour market.

Graduates are proficient in foreign languages and graduate with modern degrees. They are excellent candidates for employees of companies that have decided to establish their branches or headquarters here.

Find out more at [www.investmentpotential.pl](http://www.investmentpotential.pl)



AVAILABILITY OF **FUTURE EMPLOYEES**  
IN KATOWICE

# 14

Number of universities

# 49,653

Number of students

# 12,730

Number of graduates

NUMBER OF STUDENTS BY AREA  
OF KNOWLEDGE

# 2,732

Finance

# 1,289

Engineering

# 2,293

IT

# 3,643

Philologies



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**The strengthening of Katowice's position as an educational centre on the map of Poland is undoubtedly influenced by the high quality of education and the real possibility of employment in the region.**

KAROLINA BUCKA

## EDUCATIONAL POTENTIAL

# Expert commentary

**Karolina Bucka**

TEAM LEADER, IT SERVICES ANTAL

**Katowice is a city that has been developing strongly in many areas in recent years. It is an ideal example of the transformation of an industrial region into a centre for business services and high technology.**

Undoubtedly, one of the main factors that have influenced this change is the development of the field of education.

**Katowice is now a recognised and important educational centre in Poland.**

The city has 14 higher education institutions that boast a wide range of educational offerings, with areas such as philology, finance and IT leading the way among the majors chosen by students, and these areas have seen business and employment growth over the past few years.

The strengthening of Katowice's position as an educational centre on the map of Poland, in addition to its wide educational offer, is undoubtedly influenced by the high quality of education and the real possibility of employment in the region.

Katowice's advantage is also that the city is very well connected, not only locally within the agglomeration or nearby provinces, but also with the whole of Poland, which also attracts students from all over the country, as well as from abroad, who expand the professional potential of the region.

The best proof that the city cares a lot about the field of science is the fact that Katowice was awarded the title of *European Science City 2024*. It is impossible not to point out here that this is the first Polish city to receive this honour, standing alongside such cities as Stockholm, Barcelona, Dublin, Copenhagen and Manchester.





PART 6

# Employment potential



EMPLOYMENT POTENTIAL

# Average rating

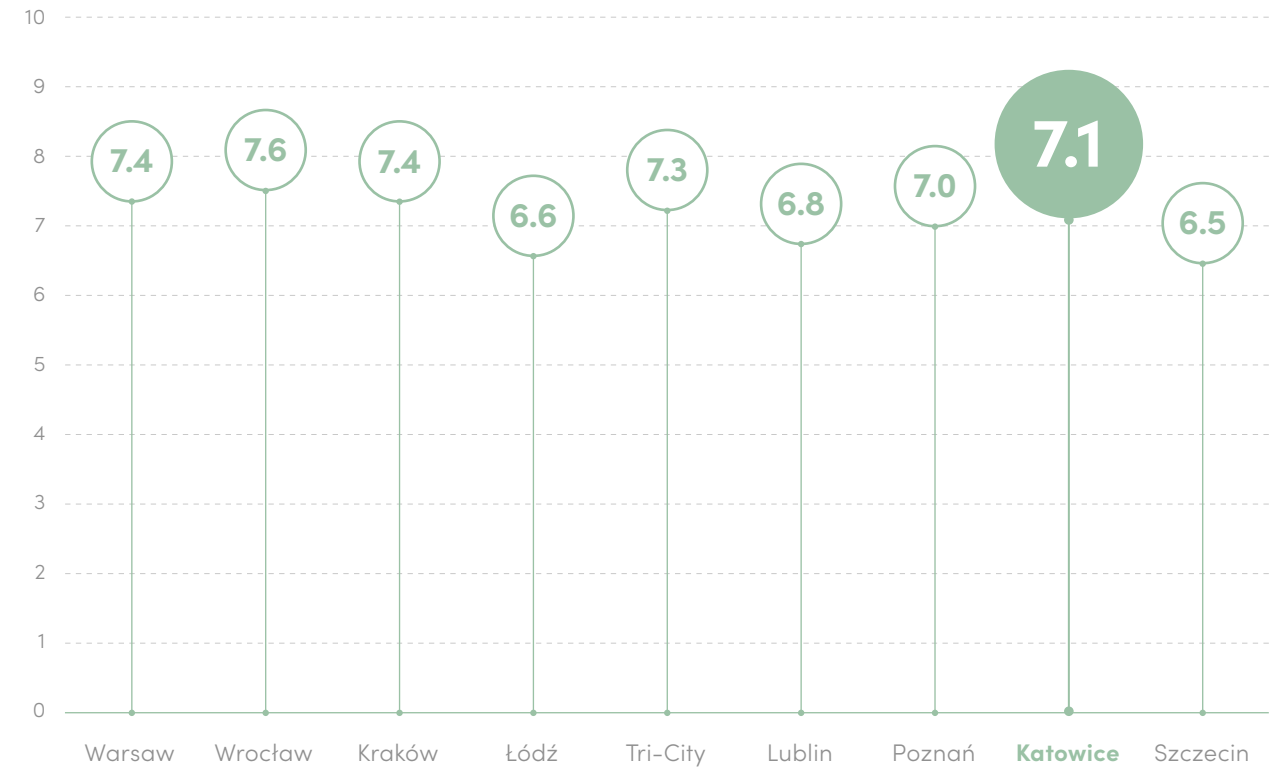
# 7.1

## 6.01.

# Employment potential

CHART 6.1.

Average employment potential rating for Katowice



### LABOUR MARKET INDICATORS OF THE SILESIA VOIVODESHIP

# 4,346,702

Population

# 3.7%

Unemployment rate

# 784,573

Average employment in the enterprise sector

# 7,244.10 PLN

Average gross monthly salary in the enterprise sector

Find out more at [www.investmentpotential.pl](http://www.investmentpotential.pl)



## 6.02. Sample salaries in Katowice

### GROSS MONTHLY SALARIES (PLN)

Manufacturing and Logistics Sector	min.	max.
Production worker (unskilled)	3,800	5,500
Production worker (skilled)	4,600	7,000
Shift Manager	8,000	10,000
Logistics specialist	7,000	9,500
Logistics manager	12,000	18,500
Production engineer	7,000	13,000
SSC/BPO Sector	min.	max.
GL Accountant (2-3 years of experience)	7,500	9,500
GL Senior Accountant (over 3 years of experience)	9,000	11,500
GL Team Leader (team of 5-15 people)	13,000	16,000
AP/AR Accountant (2-3 years of experience)	6,000	8,000
AP/AR Senior Accountant (over 3 years of experience)	8,000	9,500
AP/AR Team Leader (team of 5-15 people)	12,000	15,000
CS Junior Specialist (no experience)	5,500	6,500
CS Specialist (over 1 year of experience)	6,500	7,500
CS Team Leader (team of 5-15 people)	11,000	13,000
Payroll Specialist (1-3 years of experience)	9,500	11,000
Senior Payroll Specialist (over 3 years of experience)	12,000	14,000
Payroll Team Leader (team of 5-15 people)	15,000	17,000
IT Sector	min.	max.
1st Line Support (2 years of experience)	7,000	10,000
2nd Line Support (2 years of experience)	9,500	12,000
3rd Line support (2 years of experience)	11,000	15,000
IT Administrator (3 years of experience)	12,000	16,000
Business / System Analyst (3 years of experience)	15,000	20,000
Fullstack Developer (3 years of experience)	19,000	24,000
Frontend Developer (3 years of experience)	19,000	25,000
Backend Developer (3 years of experience)	20,000	25,000
Devops (3 years of experience)	19,000	23,000
Manual Tester (3 years of experience)	10,000	12,000
Automatic Tester (3 years of experience)	16,000	20,000
Team Leader (dev) (team of 5-15 people)	26,000	32,000

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“

**Currently, the main challenges for the development of the labour market in Katowice in the future are industrial transformation and education of the workforce.**

AGNIESZKA GRZEGORCZYK

## EMPLOYMENT POTENTIAL

# Expert commentary

**Agnieszka Grzegorzyc**

TEAM LEADER, ENGINEERING & OPERATIONS, ANTAL

**The factors contributing to the growth of employment potential in Katowice are undoubtedly foreign investment. The city is attracting new companies, leading to the creation of new jobs in the manufacturing and service sectors. The agglomeration's large population and high educational potential make it possible to meet the recruitment needs of companies.**

Currently, the main challenges for the development of the labour market in Katowice in the future are industrial transformation and education of the workforce. Katowice is tackling the transformation of traditional industries to more modern and sustainable ones. At the same time, the increase in employment potential requires adequate education and training of workers to meet new market demands.

Katowice has a strong industrial tradition, so the manufacturing sector continues to grow and is an important source of jobs. Growing demand for consulting, IT and financial services is contributing to the development of the business services sector.

Also, the technology and IT sector, where growth is attracting companies in the industry, generating jobs for programmers, engineers and IT professionals. On the other hand, cooperation with universities fosters the development of the R&D sector and the expansion of the talent pool in this field.

**As an important economic centre in Poland, Katowice has the potential to further develop its labour market, with the key being to manage the challenges and capitalize on its unique strengths.**





PART 7

# Business potential



## BUSINESS POTENTIAL

## Average rating

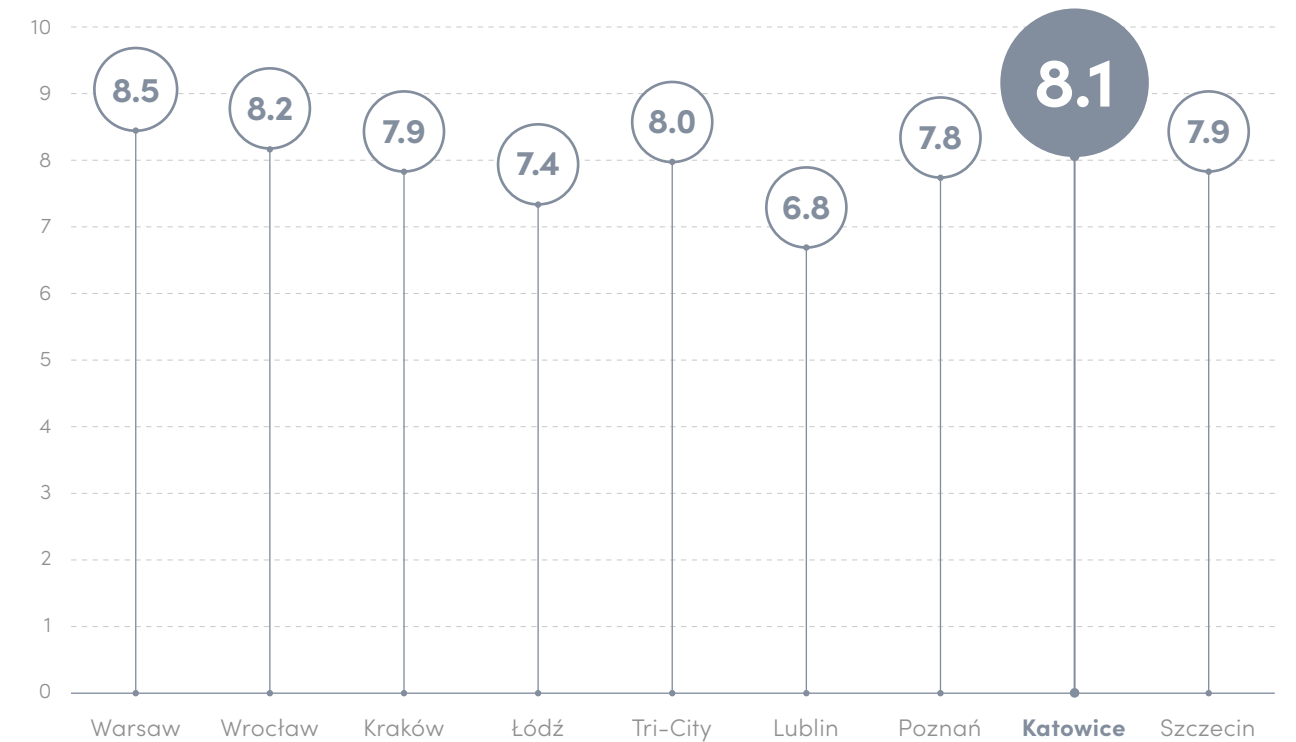
8.1

## 7.01.

## Business potential

CHART 7.1.

## Average business potential rating for Katowice



**Katowice is a city that has been developing dynamically and innovatively for years, gaining national and international recognition and prestige.**

The Upper Silesian capital has shown how in a short period of time it is possible to appear on the map of locations for the BSS sector, strengthen its position and be permanently included in the search criteria of domestic and foreign investors. Katowice is in the group of so-called Tier-2 cities, which for the BSS sector

means high growth potential with stable costs and balanced market saturation by BPO/GBC/IT projects.

The entire Katowice agglomeration is a unique urban ecosystem in Poland and even offers one-of-a-kind logistical and transportation opportunities.

Over the first two decades of the 21st century, Katowice has significantly increased its investment attractiveness, and all indications are that this trend will continue.

Find out more at [www.investmentpotential.pl](http://www.investmentpotential.pl)



“

**We are confident that investing in our team and expanding into the Katowice market will be profitable for both our company and the local community.**

MICHAŁ MATEJA

BUSINESS POTENTIAL

# Expert commentary

**Michał Mateja**

MANAGING DIRECTOR, VAILLANT BUSINESS SERVICES POLAND SP. Z O.O.

**When looking for a suitable location for our IT & Data Site, we wanted a thriving environment, so we set our sights on Katowice, a city friendly to both investors and employees.**

Thanks to the dynamic growth of Vaillant Group Business Services Poland, just a few months after we started our operations in the city, we decided to open research and development stations in Katowice as a key part of Vaillant's growth strategy.

Thanks to R&D experts, we will be able to implement innovative projects even more effectively and strengthen our leadership position in the market.

We are confident that investing in our team and expanding into the Katowice market will be profitable for both our company and the local community.

**We look forward to continued cooperation with experts from the region.**

Currently, our team consists of 100 specialists, which we plan to expand with another 130 IT experts, so that together we can build the future of the digital world and take care of our environment.



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### 7.02.

## Selected companies in and around the city

#### Retail

AGATA  
 AUTO PARTNER  
 COGNOR  
 POWSZECHNA SPÓŁDZIELNIA SPOŻYWCÓW "SPOLEM"  
 W KATOWICACH  
 PRZEDSIĘBIORSTWO HANDLOWE "ALFA ELEKTRO"  
 WĘGLOKOKS

#### SSC/BPO

ARVATO POLSKA  
 CAPGEMINI BUSINESS SERVICES  
 ESKY.PL  
 EUROFINS GSC POLAND  
 EY POLSKA  
 GENPACT SERVICES POLAND  
 GLOBAL BD TRADING  
 PERFORM MEDIA POLAND  
 PWC SERVICE DELIVERY CENTER  
 SANDVIK COROMANT  
 TELEPERFORMANCE POLSKA  
 TMF GROUP  
 UNILEVER POLAND SERVICES

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 E NET PRODUCTION  
 EPAM  
 FUJITSU GLOBAL DELIVERY CENTER POLAND  
 GLOBALLOGIC  
 HYLAND  
 KEYWORDS STUDIOS  
 SAPIENS INTERNATIONAL CORPORATION  
 SHIJI POLAND  
 VAILLANT

#### Construction

ATAL  
 HALDEX  
 IMPERIAL

#### Industrial production

ALSTOM ZWUS  
 ARCELORMITTAL POLAND  
 BUMECH  
 DEILMANN-THYSSEN SCHACHTBAU  
 HALDEX  
 HOLDING KW  
 KATOWICKI HOLDING WĘGLOWY  
 KOMPANIA WĘGLOWA  
 POLLENA-SAVONA  
 POŁUDNIOWY KONCERN ENERGETYCZNY  
 REMAG  
 TRANS-JAN  
 WĘGLOKOKS  
 ZM SILESIA

#### Energy & Heat

POLIMEX-MOSTOSTAL  
 TAURON POLSKA ENERGIA  
 ZAKŁADY REMONTOWE ENERGETYKI KATOWICE

#### Banking

ING BANK ŚLĄSKI

#### Services

GI GROUP  
 GÓRNOŚLĄSKIE PRZEDSIĘBIORSTWO WODOCIĄGÓW  
 ID LOGISTICS POLSKA  
 JAS-FBG  
 TIME SECURITY





PART 8

# Assessing the location as a place to live



ASSESSING THE LOCATION AS A PLACE TO LIVE

# Average rating

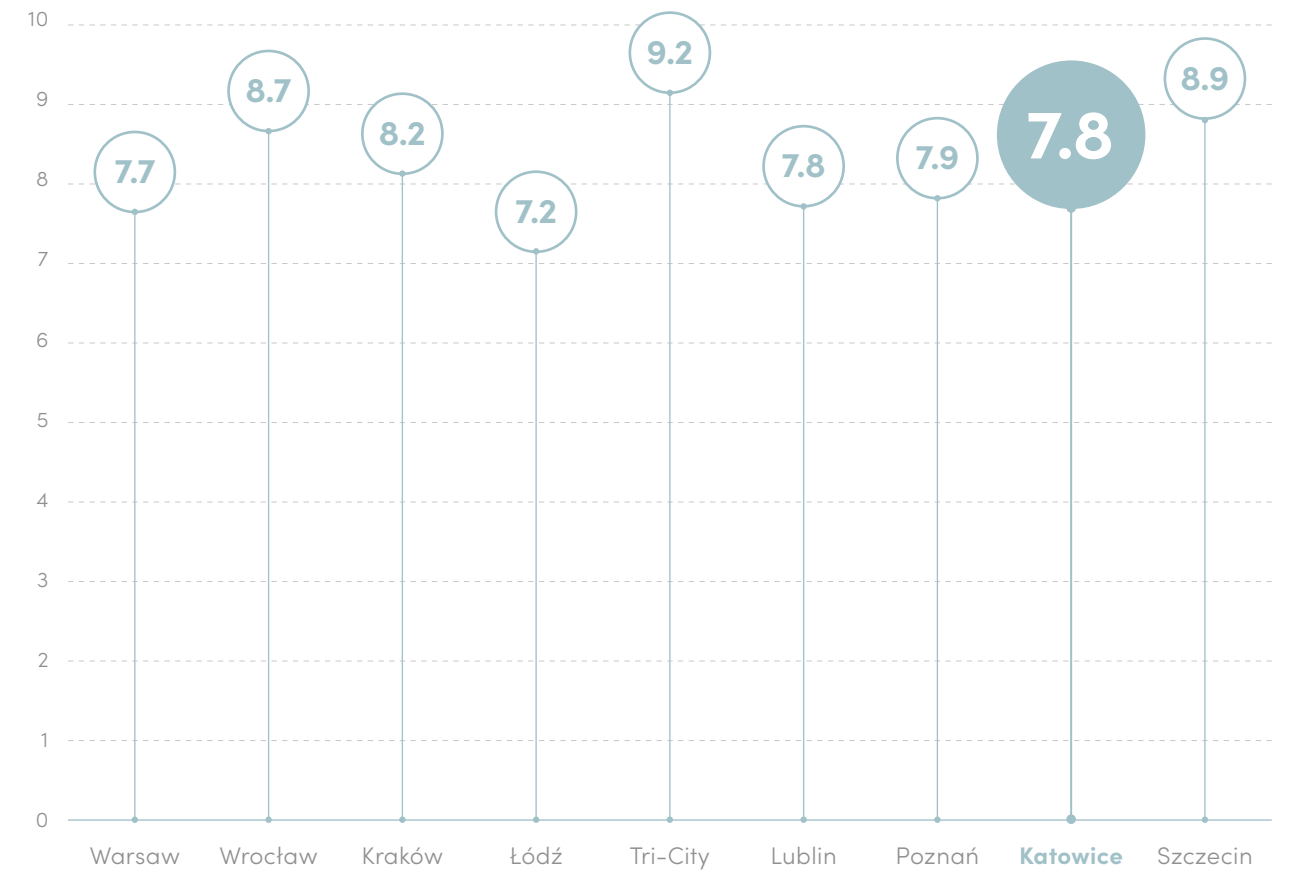
# 7.8

## 8.01.

# Assessing the location as a place to live

CHART 8.1.

Average rating of Katowice's location as a place to live



**Katowice is a city with a lot of green space, which accounts for more than half of its area.**

The city has a rich musical and cultural tradition and hosts many interesting musical events, and was the second city in Europe to be awarded the title of City of Music by UNESCO.

Katowice's potential in the area of culture, both of an infrastructural, institutional and human nature, as well as its rich and varied cultural offer, is noticeable on a European scale.

Find out more at [www.investmentpotential.pl](http://www.investmentpotential.pl)



8.02.

# Katowice as a place to live

DATA ON TOURISM AND CULTURAL DEVELOPMENT OF THE CITY

2,665,000

That's how many tourists visited the Śląskie Voivodeship in 2022.

314

The number of hotel facilities in the Śląskie Voivodeship.

42%

That's how much of Katowice's area is covered by forests, including remnants of the ancient Silesian Forest (pol. Puszcza Śląska) with **two nature reserves**: Ochojec and Murckowski Forest.

282,500

The number of people that visited Katowice's museums in 2022.

UNESCO CITY OF MUSIC

Since 2015, Katowice has been part of the UNESCO Network of Creative Cities, as a UNESCO City of Music, with more than **20 concert halls**, **30 music clubs** and **more than 15 record labels** and **recording studios** operating here.

KATOWICE AS A PLACE TO LIVE

## Basket of goods and services in comparison with other urban centres

	Warsaw	Wrocław	Kraków	Łódź	Tri-City*	Lublin	Poznań	Katowice	Szczecin
<b>Prices of apartments on the primary market</b> [PLN/1 sqm] <sup>1)</sup>	13,135	11,397	11,669	8,810	11,384	8,856	10,067	<b>9,226</b>	10,748
<b>Prices of apartments on the secondary market</b> [PLN/1 sqm] <sup>1)</sup>	12,199	10,234	11,018	6,366	10,899	8,016	8,346	<b>6,482</b>	7,733
<b>Average rental price for the city</b> [PLN] <sup>2)</sup>	5,037	3,130	3,147	2,247	3,499	2,448	2,437	<b>2,347</b>	2,630
<b>Price of a 1-person room for a student</b> [PLN] <sup>3)</sup>	1,450	1,400	1,200	950	1,450	900	1,000	<b>1,000</b>	1,100
<b>Number of children in nurseries and children's clubs per 1,000 children under 3 years of age</b> <sup>4)</sup>	314	360	362	242	244	342	291	<b>376</b>	285
<b>Monthly cost of public transport ticket for an adult, without concessions and discounts, for Zone I in case of division*</b> [PLN]	110	110	159	168	117	128	149	<b>109</b>	140

<sup>1)</sup> Residential real estate price database, NBR, 2nd quarter of 2023

<sup>2)</sup> Based on the data available at Otodom.pl, average rent prices in selected cities in July 2023

<sup>3)</sup> PKO BP: PULS NIERUCHOMOŚCI: AAAAA STUDENT SZUKA MIESZKANIA September 28, 2022. – Average market rental prices per room in large-panel blocks of flats (data for the Tri-City is for Gdansk in this case)

<sup>4)</sup> Statistics Poland, 2019 (Tri-City, excluding Gdynia and Sopot)

\* Tri-City, excluding Gdynia and Sopot





SURVEY BY ANTAL AND CUSHMAN & WAKEFIELD

# Methodology



# Methodology

The Business Environment Assessment Study was conducted using the CAWI method among **1,290 decision-makers** of companies in Poland from **31.07-25.08.2023**.

Sources of data used in the report on the website:  
[www.investmentpotential.pl](http://www.investmentpotential.pl)



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