

RESEARCH



EUROPEAN OCCUPIER MARKET DASHBOARD

Q1 2017

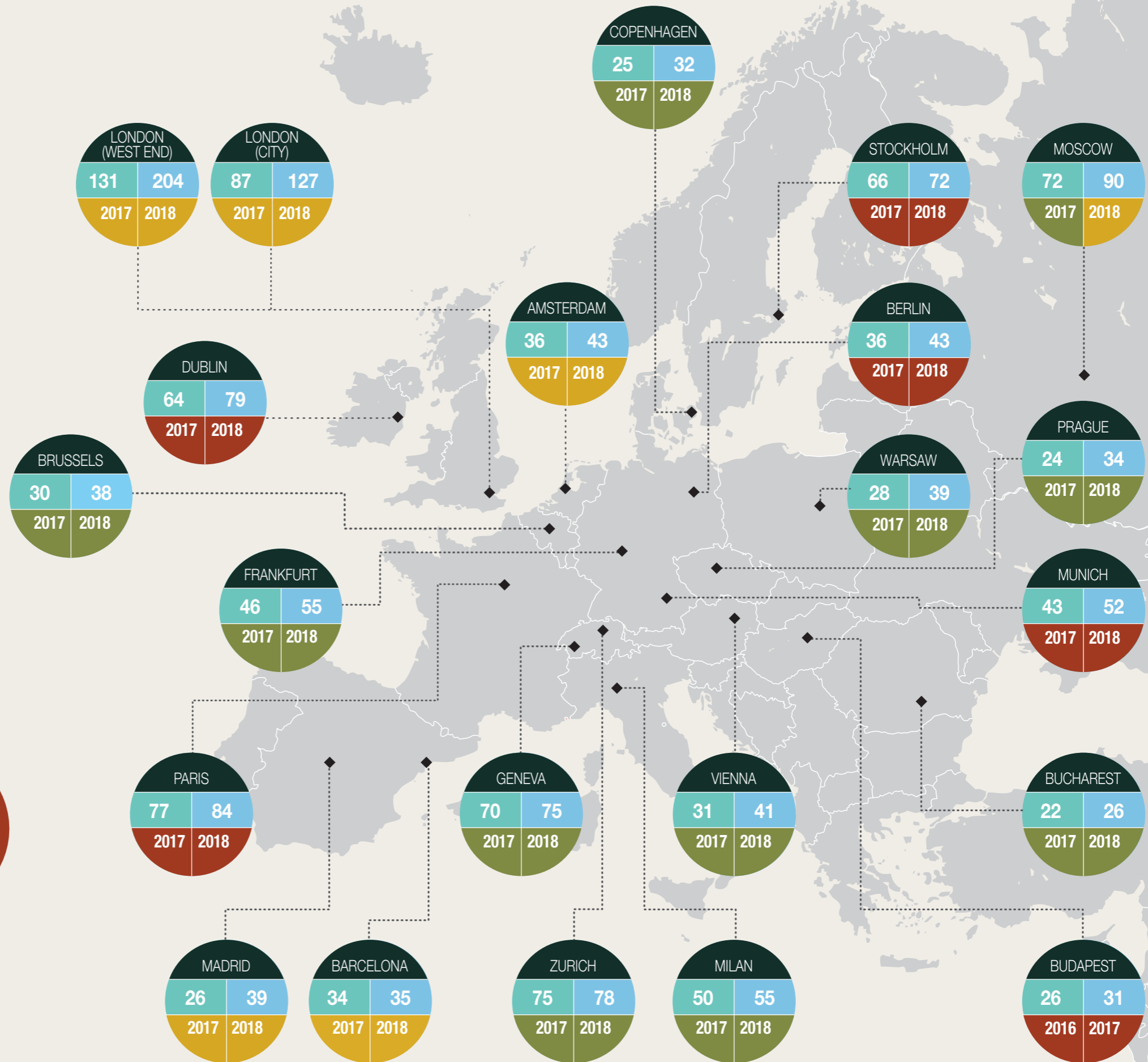
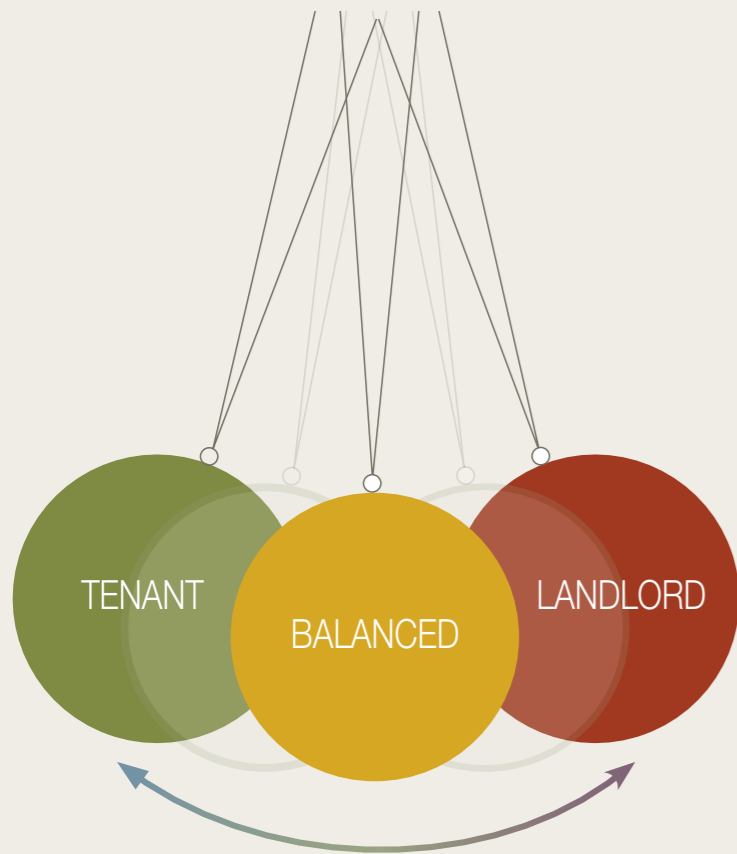


KEY MARKET INDICATORS FOR OFFICE OCCUPIERS

EUROPEAN TRENDS

- ▶ PRIME RENTS (USD/sq ft/annum)
 - ▶ OCCUPANCY COSTS (USD/sq ft/annum)
- POSITION ON MARKET PENDULUM**
- ▶ LANDLORD
 - ▶ BALANCED
 - ▶ TENANT

MARKET PENDULUM



Source: Knight Frank Research
Occupancy costs = prime rent + service charge + taxes

EUROPEAN TRENDS, Q1 2017

Markets	Currency / Measure	Prime Rent		Total Occupancy Cost	
		Local Measure	Local Measure	USD/sq ft/annum	USD/sq ft/annum
Amsterdam	Euro sq m pa	365.00	430.00	36	43
Barcelona	Euro sq m pa	261.00	349.00	34	35
Berlin	Euro sq m pa	360.00	432.00	36	43
Brussels	Euro sq m pa	300.00	379.00	30	38
Bucharest	Euro sq m pa	216.00	262.00	22	26
Budapest	Euro sq m pa	264.00	312.00	26	31
Copenhagen	DKK sq m pa	1,850.00	2,400.00	25	32
Dublin	Euro sq m pa	646.00	796.00	64	79
Frankfurt	Euro sq m pa	462.00	554.00	46	55
Geneva	CHF sq m pa	750.00	800.00	70	75
London (City)	GBP sq ft pa	70.00	102.25	87	127
London (West End)	GBP sq ft pa	105.00	164.12	131	204
Madrid	Euro sq m pa	336.00	394.00	26	39
Milan	Euro sq m pa	500.00	553.00	50	55
Moscow	USD sq m pa	780.00	901.00	72	90
Munich	Euro sq m pa	432.00	520.00	43	52
Paris	Euro sq m pa	770.00	847.00	77	84
Prague	Euro sq m pa	240.00	337.00	24	34
Stockholm	SEK sq m pa	6,300.00	6,900.00	66	72
Vienna	Euro sq m pa	309.00	413.00	31	41
Warsaw	Euro sq m pa	276.00	396.00	28	39
Zurich	CHF sq m pa	800.00	840.00	75	78

Source: Knight Frank Research



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