

Offices Snapshot



Q2 2025

The sector indicators are compiled quarterly from a detailed and exhaustive study prepared by experts in the Knight Frank Spain office and are based on real data and market trends.

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With nearly 285,000 sq m occupied in the first half of the year, the level of the pre-COVID period (2019) has been matched

- Take-up in Madrid rose by 37% year-on-year during the second quarter. Investment in change-of-use projects in Spain accounted for nearly 15% of the total in Q2 2025, compared to 50% recorded in the same period of 2024.

MADRID OCCUPIER MARKET MADRID

In the second quarter of the year, take-up exceeded 146,700 sq m, 25% above the quarterly average recorded over the past two years. The half-year total is approaching 285,000 sq m.

Contracting levels are expected to close the year at a level similar to the previous one. During this quarter, the second-largest transaction of the past five years was completed: Técnicas Reunidas' pre-lease from

Merlin Properties at the Adequa campus in Las Tablas.

As for prime rents, these have risen slightly to €40.15/m²/month, with expectations of closing the year at €40.50/sq m/month.

Interest in offices located within the M-30 remains high. However, the volume of take-up has decreased due to limited availability of space, which stands at just 3.4% in the CBD and slightly above 1% in Grade A buildings.

Madrid

Take up Q2 2025

146,750 sq m
(106,915 sq m Q2 2024)

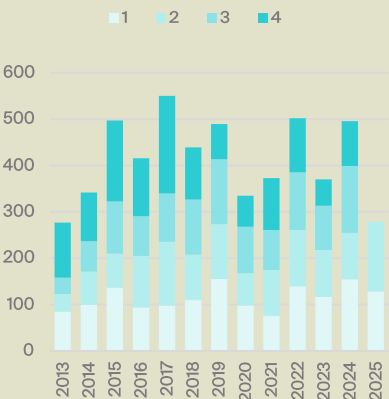
Top 3 occupancy deals Q2 2025

21,000 sq m
Técnicas Reunidas | Building 4. Adequa
Pre-Letting

9,539 sq m
Confidential | Avda. de Bruselas, 8
(Arroyo de la Vega, Alcobendas)
Sale - owner occupation

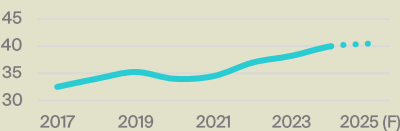
6,533 sq m
Confidential | Serrano Galvache, 56
Letting

Madrid quarterly take-up Thousands sq m



Source: Knight Frank Research

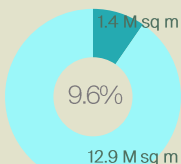
Prime Rent Madrid €/sq m/month



Source: Knight Frank Research

Vacancy rate Madrid* Q2 2025

■ Vacant space
■ Occupied space



Source: Knight Frank Research.

*The historical series has been adjusted to reflect a more consolidated stock, in line with the sector.

% Take-up by surface area and máximum rent by macro zones. Q2 2025

IN ORDER OF TAKE-UP HIGHEST RENT (€)

CBD
20% of the take-up 42.0

Secondary Centre
13% of the take-up 33.2

Descentralised
45% of the take-up 22.0

Out of Town
22% of the take-up 14.0

INVESTMENT MARKET
MADRID AND BARCELONA

The volume of direct investment in Spain closed the first half of the year at approximately € 960 M, of which around 50% was concentrated in Madrid and a very similar percentage in Barcelona. Activity in the rest of the country was practically residual.

If assets subject to changes in use are included, the figure rises to around €1,260 M. This half-year result has been strongly driven by the activity recorded in the second quarter, which accounted for approximately 80% of the total.

The more dynamic pace of absorption and economic stability are already showing signs of encouraging investment activity.

During the second quarter, notable transactions were recorded, such as the purchase of Grupo Planeta's headquarters in Barcelona for €250M, or the acquisition of Amazon's headquarters at Ramírez de Prado 5 in Madrid, included in the portfolio that IBA Capital and Batipart purchased from Axa, with a similar estimated value.

Prime yields remain stable in both Madrid and Barcelona, at 4.50% and 4.75%, respectively.

We like questions, if you've got one about our research, or would like some property advice, we would love to hear from you.



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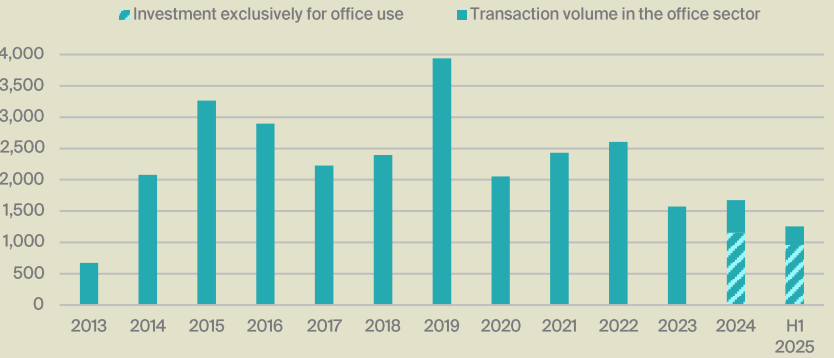


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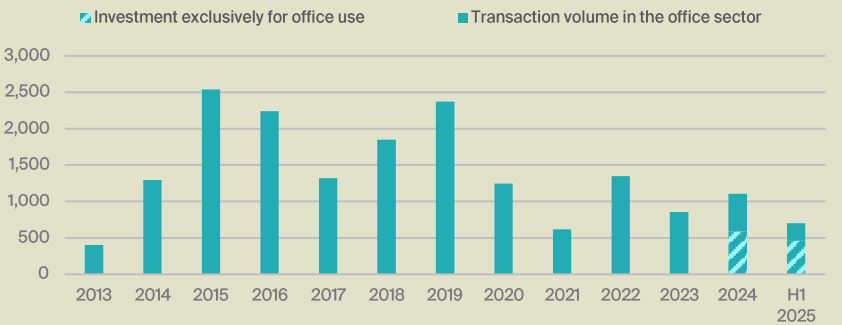
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Office investment in Spain*
€ M



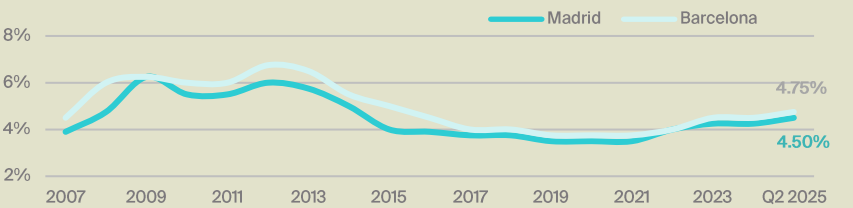
Source: Knight Frank Research
*Since 2024, the methodology will be changed to include office assets with use changes

Office investment in Madrid*
€ M



Source: Knight Frank Research
*Since 2024, the methodology will be changed to include office assets with use changes

Variation in prime yields



Source: Knight Frank Research

Europe prime yields. Q2 2025

| | | |
|-------------|--------|---|
| Warsaw | 6.00 % | = |
| Praga | 5.25% | = |
| París - CBD | 4.15% | = |
| Bruselas | 5.25% | = |
| Berlín | 4.90 % | = |
| Munich | 4.30 % | = |

Source: Knight Frank Research