

# INTERNATIONAL MARKETS Q2 2009

**Knight Frank**



## Offices, Dubai

Availability	40%	▲
Prime Rents (US \$ per sqm)	1,000	▼
Prime Yields	10%	▲
Indicative Cost of Debt	6.3%	▲



## Offices, Abu Dhabi

Availability	6%	▲
Prime Rents (US \$ per sqm)	1,100	▼
Prime Yields	9%	▲
Indicative Cost of Debt	6.3 %	▲



## Offices, Riyadh

Availability	20%	▲
Prime Rents (US \$ per sqm)	355	▼
Prime Yields	10%	▲
Indicative Cost of Debt	6.6%	▲



## Offices, Muscat

Availability	8%	▲
Prime Rents (US \$ per sqm)	322	▼
Prime Yields	9%	▲
Indicative Cost of Debt	6.7%	▲



## Offices, Doha

Availability	18%	▲
Prime Rents (US \$ per sqm)	721	▼
Prime Yields	12%	▲
Indicative Cost of Debt	6.7%	▲



## Offices, Kuwait City

Availability	30%	▲
Prime Rents (US \$ per sqm)	656	▼
Prime Yields	11%	▲
Indicative Cost of Debt	5.0%	▲

**Note:** For indicative purposes only.

Quoted Prime Headline Rents: Good location; Good Condition; > 10 yrs unexpired or regional equivalent; OMRV; Good covenant, sentiment indicators gauged for yield.

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## Knight Frank



### City Offices, London

Availability	11.6%
Prime Rents (US \$ per sqm)	768
Prime Yields	6.5%
Indicative Cost of Debt	6.0%



### West End Offices, London

Availability	9.6%
Prime Rents (US \$ per sqm)	1,222
Prime Yields	5.75%
Indicative Cost of Debt	6.0%



### Offices, Manhattan

Availability	13.8%
Prime Rents (US \$ per sqm)	507
Prime Yields	7.00%
Indicative Cost of Debt	5.75%



### Offices, Hong Kong

Availability	3.6%
Prime Rents (US \$ per sqm)	1,506
Prime Yields	4.1%
Indicative Cost of Debt	5.0-5.25%



### Offices, Singapore

Availability	10%
Prime Rents (US \$ per sqm)	776
Prime Yields	4.5%
Indicative Cost of Debt	3.2%



### Offices, Sydney

Availability	6.25-7.25%
Prime Rents (US \$ per sqm)	522
Prime Yields	6.75-7.25%
Indicative Cost of Debt	7.5%

**Note:** For indicative purposes only.

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