

Updated quarterly, our dashboards provide a concise synopsis of occupier activity in Europe's markets.



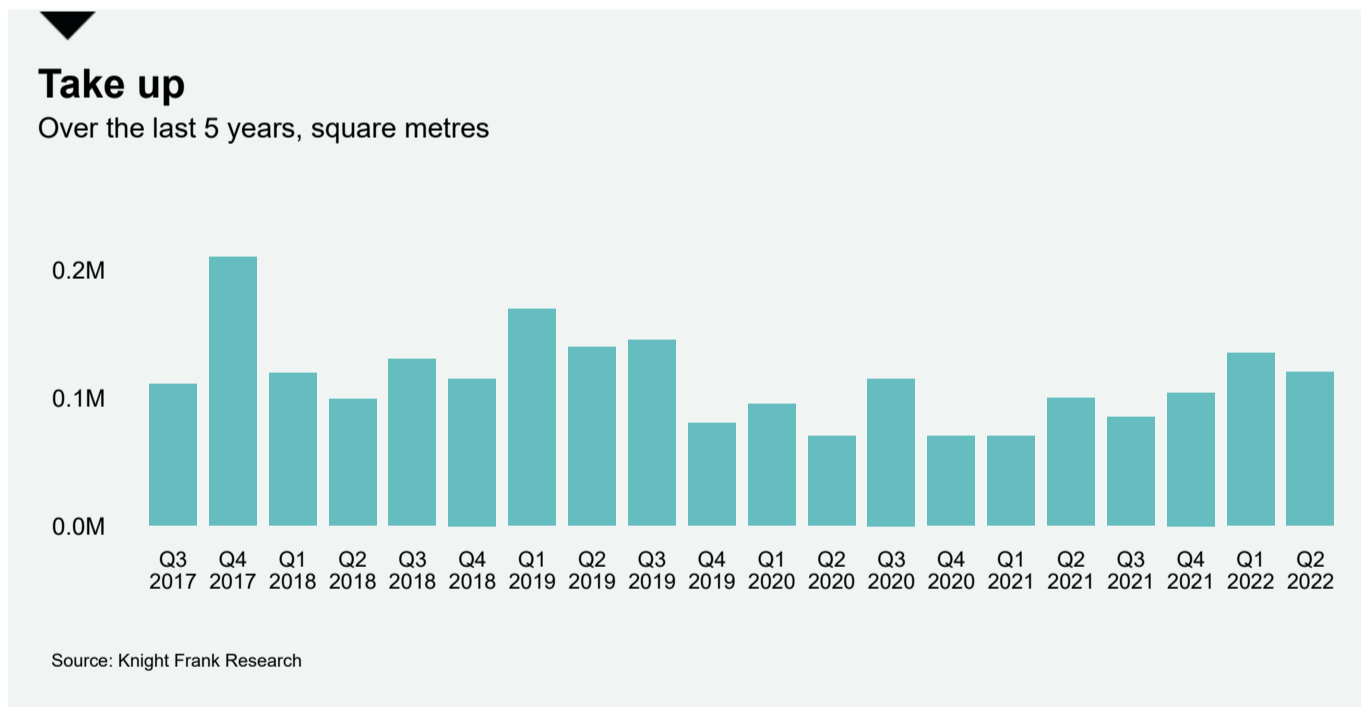
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# Madrid Office Market

Research, Q2 2022

## OCCUPIER MARKET HEADLINE FIGURES

TAKE UP		VACANCY RATE		PRIME RENT	
120,000	20.0%	11.4%	11.1%	€ 396	1.5%
SQM	YOY CHANGE	RATE	5 YR AVERAGE	RENT (PSQM)	YOY CHANGE



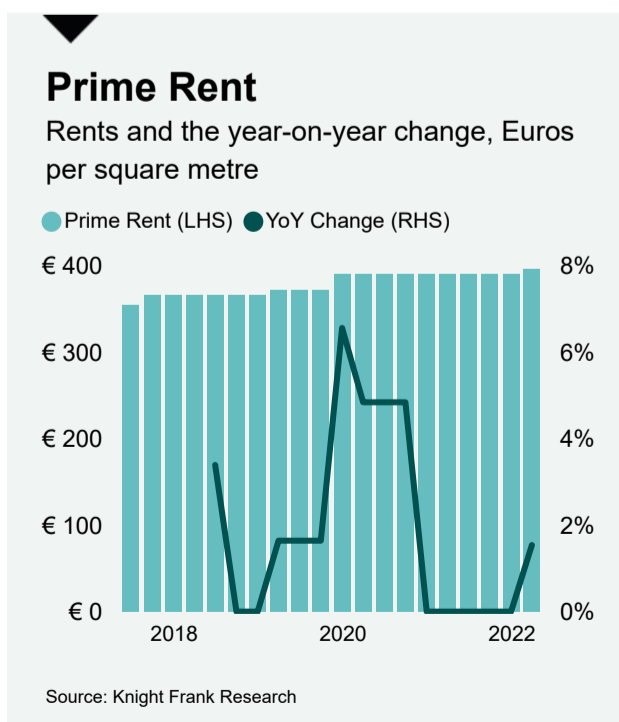
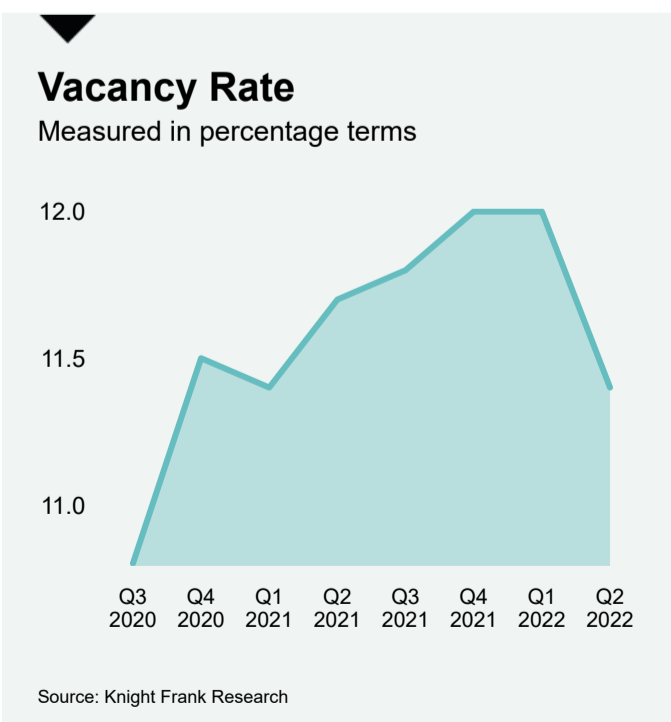
## OCCUPIER HEADLINES

Despite a decline in take-up in the Madrid office market in Q2 2022 compared to the previous quarter, the occupier market remained active. Total office space take-up for the first half of the year is 50% higher than for the same period last year.

Total expected construction completions in 2022 amount to around 88,700 sqm of which 29,500 sqm were completed in the first half of the year.

Prime office rents rose to €396 per sqm per year, a 1.5% increase compared to the previous quarter. Prime office rents are likely to remain under upward pressure in Q3 2022.

Two major office leasing transactions in Madrid in Q2 2022 included the 5,234 sqm letting in the Velazquez 86 D building and the 5,219 sqm letting in the Puerto de Somport 21-23 building.



## ECONOMIC INDICATORS

### Mobility in Workplaces in Madrid

7-day Rolling Average, % Change from Baseline (3 Feb 20)

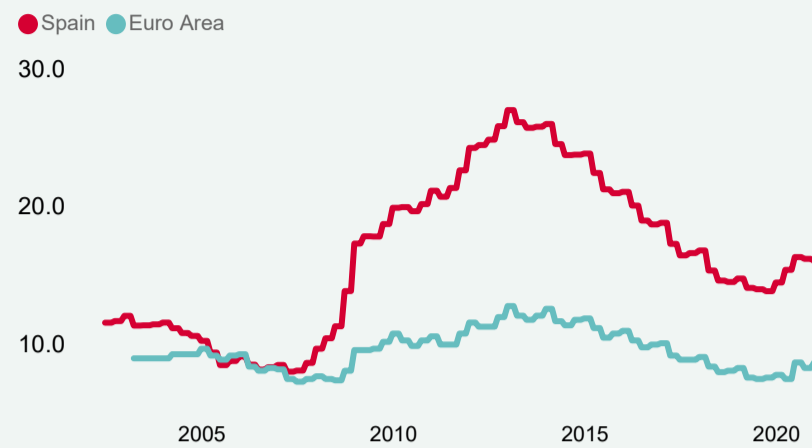


Source: Google Mobility

Workplace mobility is improving in the Catalonia region as Covid-related restrictions have eased supporting the service sector.

### Unemployment Rate in Spain

vs Euro Area, as a Percent of Civilian Labour Force %



Source: Eurostat/ Spanish National Statistics Institute (INE)

The Spanish unemployment rate increased slightly at the end of the first quarter as the economic recovery started to lose momentum amid high inflation and geopolitical headwinds.

### Employment Expectations in the Service Sector in Spain

Over the next 3 months, %

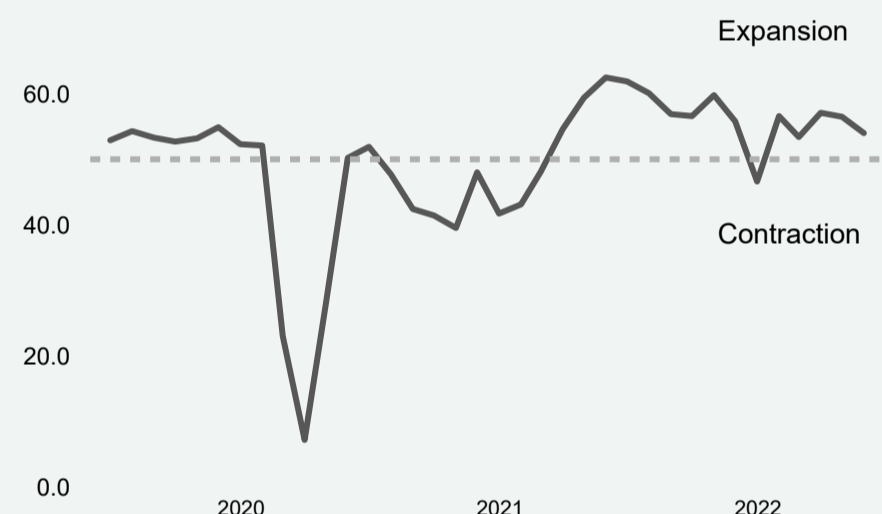


Source: European Commission (DG ECFIN)

Employment expectations in the service sector have started to level off, amid rising headwinds but a strong tourism season should support the Spanish economic in the short-term.

### Services PMI in Spain

Services PMI for the last 5 years, Index



Source: IHS Markit

The service sector PMI declined for a second consecutive month but remained in expansionary territory. This points to a slowdown in service sector activity, as cost pressures remain high.

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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