

H1 2022

PARIS RETAIL

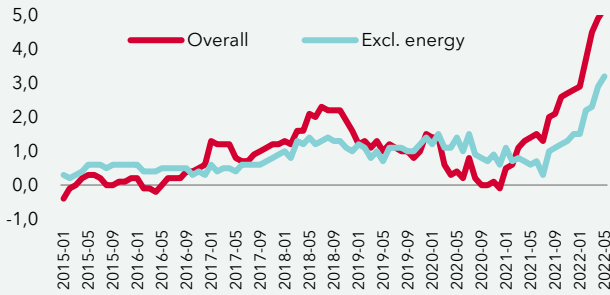
DIGEST

PRIME RETAIL STREETS

Health and economic context

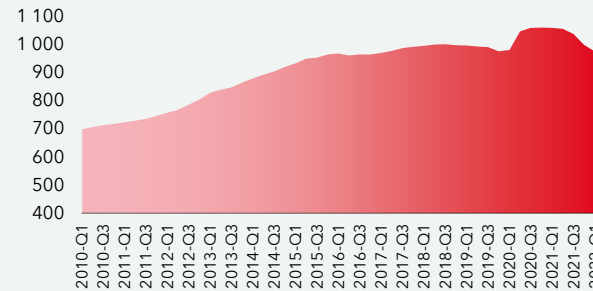
HEALTH & ECONOMIC CONTEXT

Evolution of consumer prices
CVS index, year-on-year, all households



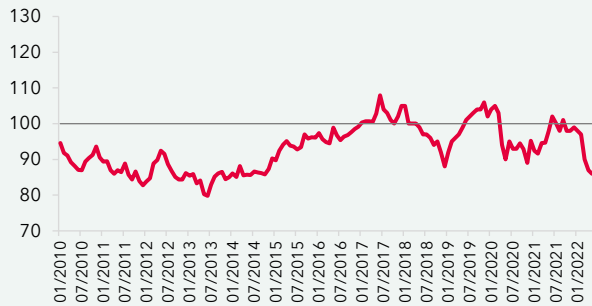
Source: INSEE

Jobseekers registered with Pôle Emploi
Categories A, B and C, Greater Paris Region, in thousands



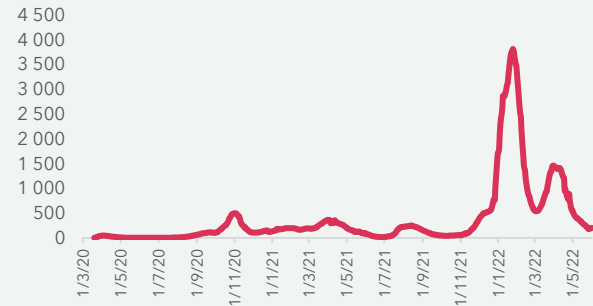
Source: INSEE

Evolution of consumer confidence
Overall indication, in France



Source: INSEE

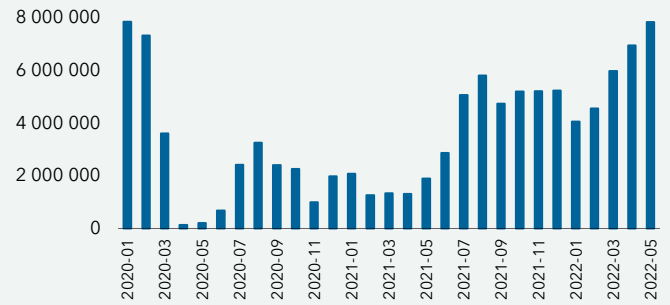
Evolution of COVID-19 infection rates
Daily, in France



Source: Santé publique France

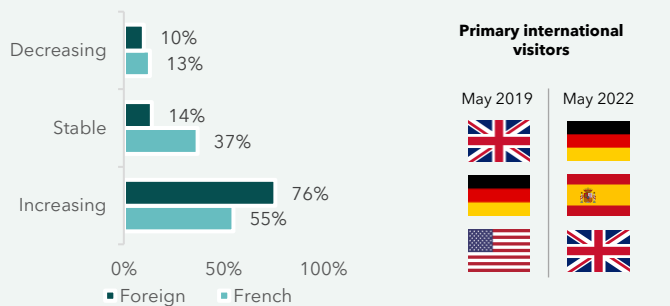
TOURISM

Paris airport traffic
Number of passengers in Orly and Roissy-CDG, in millions



Source: ADP

Evolution of tourist numbers in Paris
May 2022 compared to May 2021



Source: VisitParisRegion

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Prime Parisian Retail

LETTINGS & RETAILERS

Prime rental values

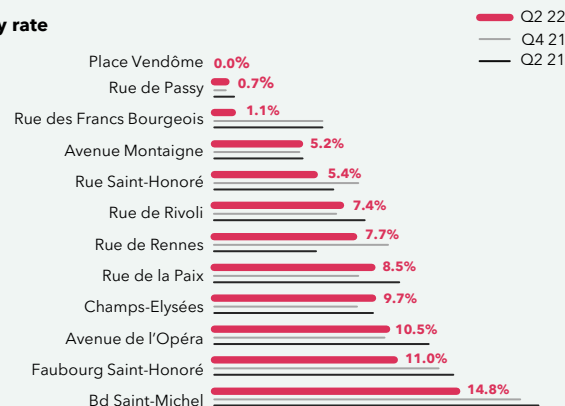
In €/sq m Zone A

Retail Street	END H1 2021	END H1 2022
Avenue des Champs-Élysées	14,000 - 17,000	13,000 - 15,000
Avenue Montaigne	11,000 - 14,000	11,000 - 13,000
Rue Saint-Honoré	12,000 - 15,000	10,000 - 12,000
Faubourg Saint-Honoré	12,000 - 15,000	10,000 - 12,000
Bd Haussmann	5,000 - 6,000	4,000 - 5,000
Rue des Francs Bourgeois	4,000 - 4,800	4,000 - 5,000
Bd Saint-Germain	3,000 - 4,000	2,500 - 3,500
Madeleine / Capucines	3,000 - 4,000	2,500 - 3,500
Rue de Rivoli	2,000 - 3,000	2,000 - 3,000
Rue de Rennes	2,000 - 3,000	2,000 - 3,000

Source: Knight Frank

Vacancy rate

In %

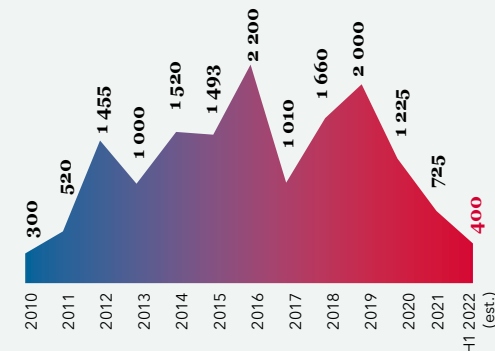


Source: Knight Frank /*Prime sections of the street

INVESTMENT

Retail investment volumes in Paris

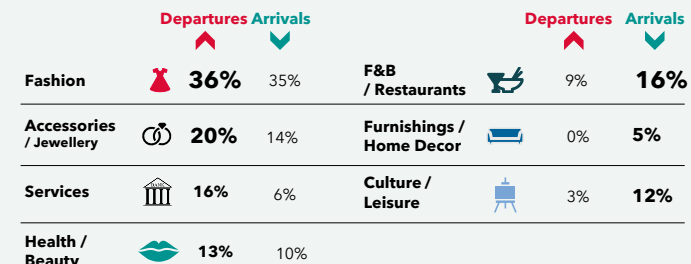
Highstreet, in millions of euros



Source: Knight Frank

Breakdown of retailer movements by activity sector

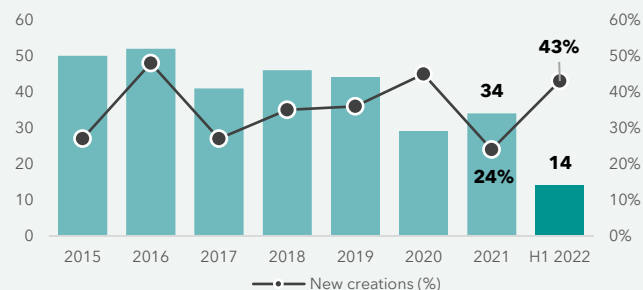
Ratio of departures to arrivals for all recorded movements*



Source: Knight Frank / *Between end H1 2021 and end H1 2022 on major Parisian retail streets.

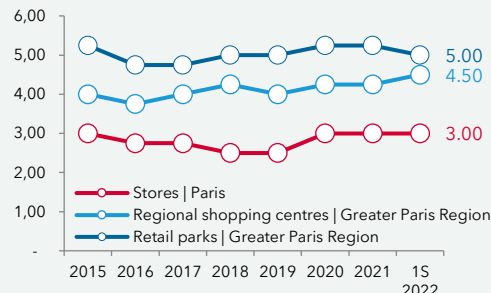
Luxury store openings

Number per annum in Paris*



Source: Knight Frank /*New creations, extensions-renovations, transfers and pop-ups.

Prime yields (%)



Source: Knight Frank

EXAMPLES OF RECENT RENTAL TRANSACTIONS

Aesop 133 rue Vieille du Temple, Paris 3th
Dinh Van 43 rue de Rennes, Paris 6th
Gucci 235 rue Saint-Honoré, Paris 1st

Hauser & Wirth 26 bis rue François 1^{er}, Paris 8th
Jimmy Choo 41 avenue Montaigne, Paris 8th
NBA 20 bd Saint-Michel, Paris 6th

Saint Laurent 175 bd Saint-Germain, Paris 6th
Zara (transfer-extension) 74 av. des Champs-Élysées, Paris 8th
Zara (extension) 88 rue de Rivoli, Paris 4th

Spotlight on... new entrants

Knight Frank dedicates this new "Digest" to foreign brands opening their first French store in Paris. At a time of recovery in tourism, the evolution of new entrants is another useful indicator of the international appeal of Paris. After the sharp drop in 2020, 2021 saw a resurgence in the number of new arrivals. The trend is set to continue in 2022, with 14 new arrivals recorded in the capital in just the first half of 2022 and at least as many expected in the second half.

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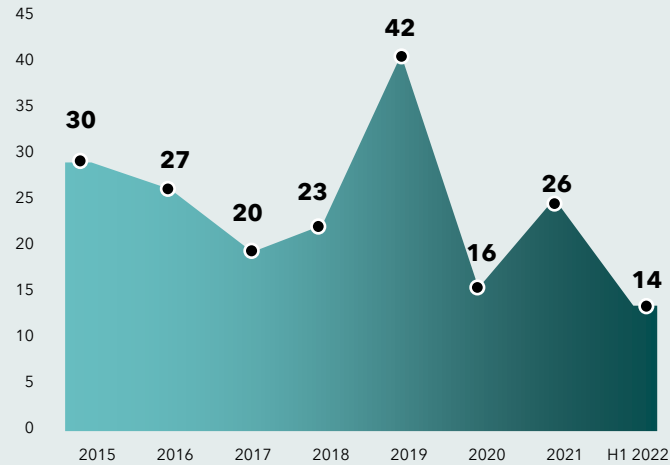
New entrants on the French market recorded since 2015 in Paris

RITUALS...® 13

stores in Paris : new entrant with the most store openings in Paris since 2015

Source: Knight Frank

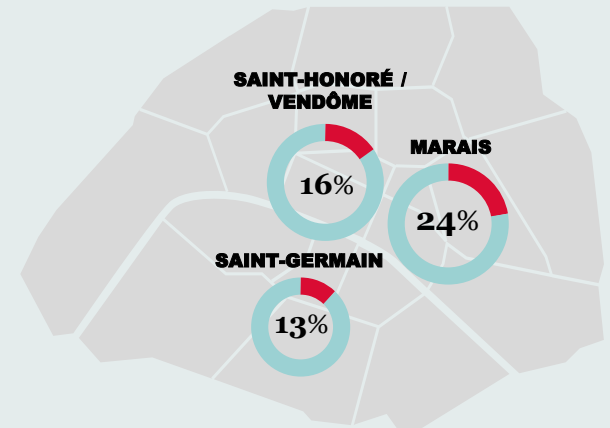
Evolution of the number of new arrivals in Paris



Source: Knight Frank

Top 3 neighbourhoods of choice for new entrants

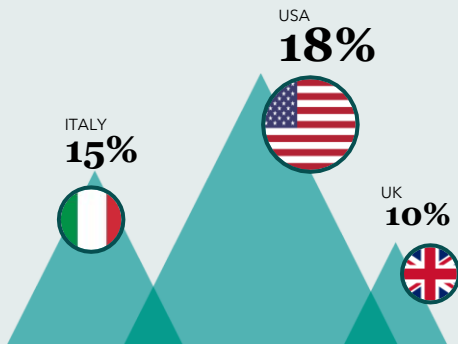
Share on all new arrivals in Paris since 2015



Source: Knight Frank

Most represented nationalities

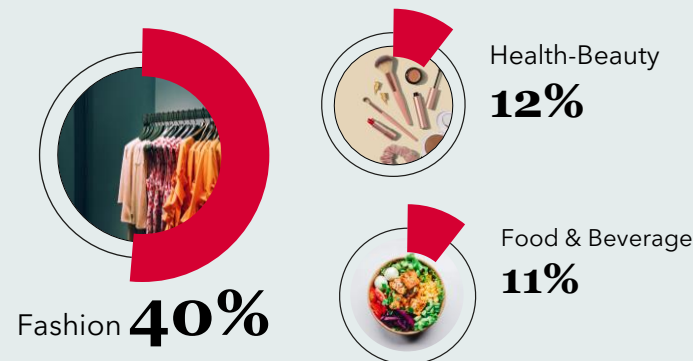
Share on all new arrivals in Paris since 2015



Source: Knight Frank

Top 3 most dynamic business sectors

Share on all new arrivals in Paris since 2015



Source: Knight Frank

Major arrivals in 2022 / 2023

Examples in Paris

Recent openings

- Brownie**, 74 rue de Rennes, Paris 6th
- David Yurman**, 245 rue Saint-Honoré, Paris 1st
- Ganni**, 118 rue Vieille du Temple, Paris 3rd
- Stüssy**, 44 rue du Temple, Paris 3rd

Upcoming openings

- Arket**, 13 rue des Archives, Paris 4th
- Hauser & Wirth**, 26 bis rue François 1^{er}, Paris 8th
- Palm Angels**, 217 rue Saint-Honoré, Paris 1st
- Restoration Hardware**, 23 av. des Champs-Élysées, Paris 8th

Source: Knight Frank