

**Yields - Quarterly Change**

**EU15 Indices**

Industrial	7.88%	↓	-11bps
Office	5.89%	↓	-22bps
Retail	5.35%	↓	-7bps

**Number of markets**

Risers	↑	2
Stable	→	80
Fallers	↓	40

**Rents - Quarterly Change**

**EU15 Indices**

Industrial	↓	-0.4%
Office	↓	-1.1%
Retail	↓	-1.0%

**Number of markets**

Risers	↑	9
Stable	→	81
Fallers	↓	32

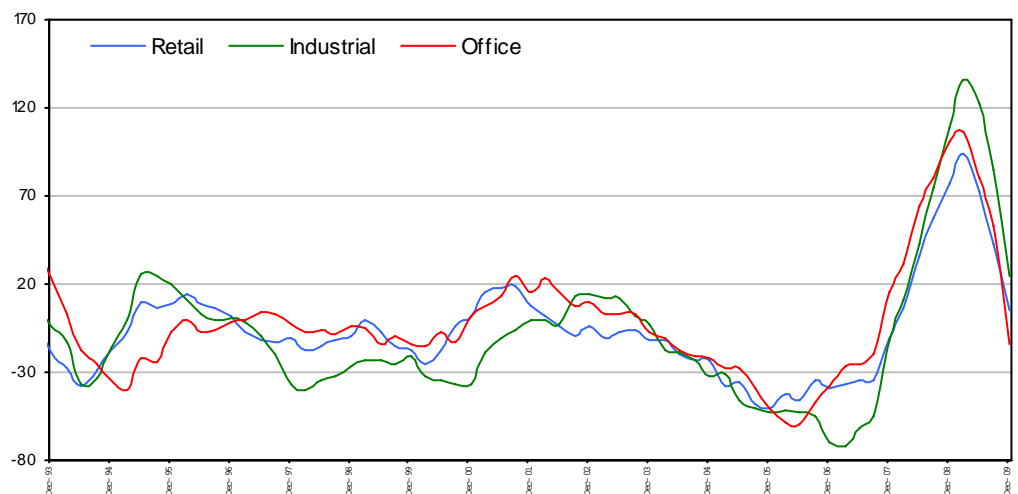
**CB RICHARD ELLIS FLASH REPORT ON EMEA RENTS AND YIELDS AS AT 31<sup>st</sup> December 2009**

This report is designed to provide our clients with an immediate view on prime rents and yields across major markets and sectors in the region as at the end of the quarter.

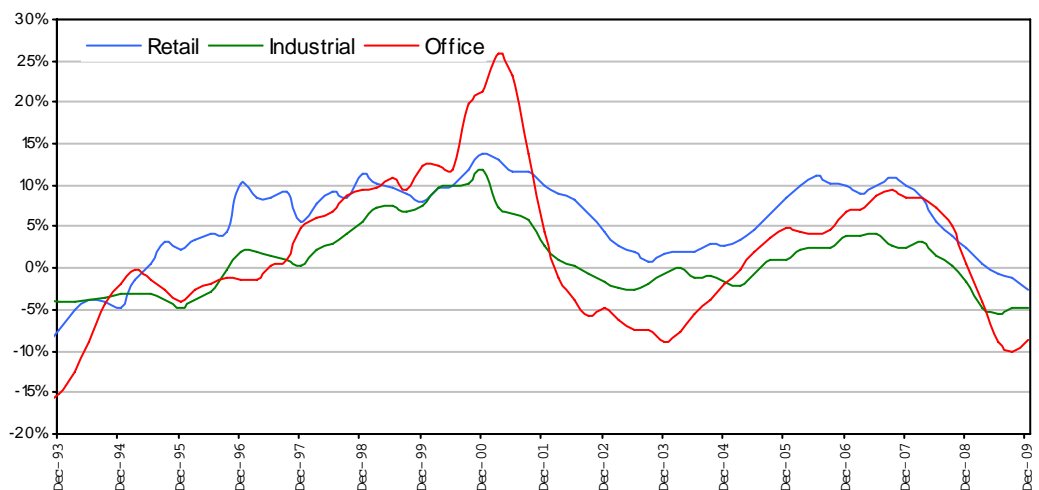
It is our intention to provide this information as soon as possible after the end of the quarter. In some markets, the data may therefore be a preliminary estimate and clients should note that data contained within the report may be subject to revision.

Please note also that the figures contained in this report are indicative of values applying to buildings of particular quality, specification and size. The extent to which they are supported by transactional evidence varies across markets and over time. When deal flow is generally thin, as now, the quoted figures are based more on expert opinion of market conditions. Full definitions are provided on page 5.

**CB RICHARD ELLIS EU15 YIELD INDEX – ANNUAL BASIS POINT CHANGE**



**CB RICHARD ELLIS EU15 RENT INDEX – ANNUAL CHANGE**



## RENTS

## YIELDS

Country	City	Local rent currency and measurement	Prime Rent (Local currency and measurement)	Prime Rent (€ per sq m pd)	Percentage change on quarter	Percentage change on year	Percentage change from peak *	Prime Yield	Basis point change on quarter	Basis point change on year	Basis point change from peak *
<b>EU15 Rent and Yield Indices</b>											
					-1.1	-8.7		5.89	-22	-14	113
Austria	Vienna	€ per sq m pm	22.25	267.00	0.00	-5.32	-5.32	5.65	-50	150	90
Belgium	Brussels	€ per sq m pa	265.00	265.00	0.00	-3.64	-11.67	6.25	0	0	100
Czech Republic	Prague	€ per sq m pm	21.00	252.00	0.00	-8.70	-8.70	7.00	0	50	182
Denmark	Aarhus	DKK per sq m pa	1,300.00	174.71	-3.70	-13.33	-13.33	5.50	-25	0	50
Denmark	Copenhagen	DKK per sq m pa	1,700.00	228.46	-1.45	-8.11	-8.11	5.50	-25	0	50
Finland	Helsinki	€ per sq m pa	324.00	324.00	-1.82	-10.00	-10.00	6.00	0	50	110
France	Lille	€ per sq m pa	185.00	185.00	0.00	-2.63	-5.13	7.00	-25	0	100
France	Lyon	€ per sq m pa	230.00	230.00	-8.00	-8.00	-8.00	6.40	-40	-45	80
France	Marseilles	€ per sq m pa	250.00	250.00	0.00	0.00	-16.67	7.00	0	0	190
France	Paris Ile-de-France	€ per sq m pa	720.00	720.00	-4.00	-10.00	-15.29	5.50	-25	-25	190
Germany	Berlin	€ per sq m pm	20.00	240.00	0.00	-9.09	-11.11	5.50	0	0	60
Germany	Dusseldorf	€ per sq m pm	22.50	270.00	0.00	-2.17	-2.17	5.20	-10	-10	20
Germany	Frankfurt	€ per sq m pm	38.00	456.00	0.00	0.00	-2.56	5.30	-10	-10	30
Germany	Hamburg	€ per sq m pm	23.00	276.00	-2.13	-4.17	-4.17	5.00	-10	-10	10
Germany	Munich	€ per sq m pm	30.00	360.00	-3.23	-4.76	-4.76	4.90	-10	-10	10
Hungary	Budapest	€ per sq m pm	20.00	240.00	0.00	-11.11	-11.11	8.00	0	125	225
Ireland	Dublin	€ per sq m pa	376.25	376.25	-12.50	-39.61	-44.09	7.50	0	0	375
Israel	Tel Aviv	\$ per sq m pm	23.00	188.59	2.22	-8.00	-34.29	9.00	0	0	200
Italy	Milan	€ per sq m pa	520.00	520.00	0.00	-5.45	-5.45	5.85	-15	10	85
Italy	Rome	€ per sq m pa	420.00	420.00	0.00	-4.55	-4.55	5.85	-15	5	60
Luxembourg	Luxembourg City	€ per sq m pm	40.00	480.00	0.00	0.00	0.00	6.00	0	0	75
Netherlands	Amsterdam	€ per sq m pa	330.00	330.00	0.00	-2.94	-2.94	6.15	0	15	135
Netherlands	Rotterdam	€ per sq m pa	195.00	195.00	0.00	-2.50	-2.50	6.35	0	15	120
Netherlands	The Hague	€ per sq m pa	205.00	205.00	0.00	-2.38	-2.38	6.35	0	35	155
Netherlands	Utrecht	€ per sq m pa	200.00	200.00	0.00	-2.44	-2.44	6.35	0	15	110
Norway	Oslo	NOK per sq m pa	3,000.00	361.64	0.00	-14.29	-33.33	6.75	-25	0	175
Poland	Warsaw	€ per sq m pm	23.00	276.00	0.00	-23.33	-34.29	6.75	0	50	135
Portugal	Lisbon	€ per sq m pm	19.50	234.00	-2.50	-4.88	-4.88	7.00	-25	25	125
Portugal	Oporto	€ per sq m pm	14.50	174.00	-3.33	-14.71	-14.71	8.75	0	75	100
Romania	Bucharest	€ per sq m pm	19.50	234.00	-2.50	-9.30	-11.36	9.50	0	100	325
Russian Federation	Moscow	\$ per sq m pa	850.00	580.80	-5.56	-43.33	-50.00	12.00	0	200	450
Slovak Republic	Bratislava	€ per sq m pm	17.00	204.00	0.00	-5.56	-5.56	7.50	0	75	190
Spain	Barcelona	€ per sq m pa	252.00	252.00	-2.33	-16.00	-25.00	6.25	-25	25	200
Spain	Madrid	€ per sq m pa	348.00	348.00	-3.33	-25.64	-28.40	6.25	-25	25	200
Sweden	Gothenburg	SEK per sq m pa	2,250.00	219.73	0.00	-2.17	-2.17	5.75	0	10	75
Sweden	Stockholm	SEK per sq m pa	4,000.00	390.63	0.00	-4.76	-9.09	5.75	0	75	150
Switzerland	Geneva	CHF per sq m pa	850.00	560.65	0.00	3.66	0.00	5.25	0	0	0
Switzerland	Zurich	CHF per sq m pa	850.00	587.03	-4.49	-8.60	-10.53	4.75	0	0	25
Turkey	Istanbul	\$ per sq m pm	40.00	335.29	0.00	-11.11	-11.11	8.50	0	0	100
United Arab Emirates	Dubai	AED per sq ft pa	400.00	818.89	0.00	-27.27	-27.27	8.50	0	75	100
United Kingdom	London – City	£ per sq ft pa	43.50	528.54	3.57	-18.69	-33.08	6.00	-50	-65	175
United Kingdom	London – West End	£ per sq ft pa	80.00	972.02	0.00	-17.95	-33.33	4.75	-50	-75	125
United Kingdom	Birmingham	£ per sq ft pa	27.00	328.06	0.00	-10.00	-16.92	5.75	-110	-190	110
United Kingdom	Edinburgh	£ per sq ft pa	28.00	340.21	0.00	-3.45	-3.45	6.00	-85	-100	150
United Kingdom	Glasgow	£ per sq ft pa	27.00	328.06	-5.26	-5.26	-5.26	5.85	-115	-140	135
United Kingdom	Manchester	£ per sq ft pa	28.50	346.28	0.00	0.00	0.00	5.75	-110	-190	100

\* Figures indicate degree of change from the highest rent or lowest yield recorded in the previous three years, and current level

# RETAIL

		RENTS						YIELDS			
Country	City	Local rent currency and measurement	Prime Rent (Local currency and measurement)	Prime Rent (€ per sq m pd)	Percentage change on quarter	Percentage change on year	Percentage change from peak *	Prime Yield	Basis point change on quarter	Basis point change on year	Basis point change from peak *
<b>EU15 Rent and Yield Indices</b>					<b>-1.0</b>	<b>-2.5</b>		<b>5.35</b>	<b>-7</b>	<b>5</b>	<b>93</b>
Austria	Vienna	€ per sq m pm	220.00	2,640.00	0.00	2.33	0.00	4.65	-5	15	65
Belgium	Brussels	€ per sq m pa	1,600.00	1,600.00	0.00	0.00	0.00	5.25	0	0	100
Czech Republic	Prague	€ per sq m pm	170.00	2,040.00	0.00	-5.56	-5.56	6.75	0	75	175
Denmark	Copenhagen	DKK per sq m pa	14,500.00	1,948.66	-3.33	-3.33	-9.38	5.00	0	25	100
Finland	Helsinki	€ per sq m pa	1,374.00	1,374.00	0.00	-0.43	-0.79	5.80	0	50	100
France	Lille	€ per sq m pa	1,800.00	1,800.00	-18.18	-18.18	-18.18	5.55	-25	-25	125
France	Lyon	€ per sq m pa	2,300.00	2,300.00	0.00	-8.00	-8.00	5.50	-25	-25	125
France	Marseille	€ per sq m pa	1,700.00	1,700.00	0.00	0.00	0.00	5.50	-25	-25	125
France	Paris Ile-de-France	€ per ITZA pa	10,000.00	6,300.00	0.00	0.00	0.00	5.25	-25	0	125
Germany	Berlin	€ per sq m pm	235.00	2,820.00	0.00	0.00	0.00	4.90	0	0	40
Germany	Dusseldorf	€ per sq m pm	220.00	2,640.00	0.00	0.00	0.00	4.60	0	0	10
Germany	Frankfurt	€ per sq m pm	270.00	3,240.00	0.00	8.00	0.00	4.60	0	0	35
Germany	Hamburg	€ per sq m pm	220.00	2,640.00	0.00	0.00	0.00	4.50	0	0	0
Germany	Munich	€ per sq m pm	300.00	3,600.00	0.00	0.00	0.00	4.50	0	25	50
Hungary	Budapest	€ per sq m pm	90.00	1,080.00	0.00	-10.00	-10.00	7.75	0	125	200
Ireland	Dublin	€ per ITZA pa	7,500.00	3,525.00	-11.76	-25.00	-25.00	6.50	0	0	400
Israel	Tel Aviv	\$ per sq m pm	100.00	819.95	0.00	0.00	0.00	8.50	0	0	150
Italy	Milan	€ per sq m pa	3,700.00	3,700.00	0.00	0.00	0.00	5.50	0	15	100
Italy	Rome	€ per sq m pa	3,500.00	3,500.00	0.00	0.00	0.00	5.80	-10	0	55
Netherlands	Amsterdam	€ per sq m pa	2,700.00	2,700.00	0.00	0.00	0.00	4.65	0	40	110
Norway	Oslo	NOK per sq m pa	14,000.00	1,687.66	0.00	-6.67	-12.50	6.25	-50	-50	100
Poland	Warsaw	€ per sq m pm	70.00	840.00	0.00	-30.00	-41.67	7.00	0	25	130
Portugal	Lisbon	€ per sq m pm	80.00	960.00	0.00	0.00	0.00	7.50	0	75	100
Portugal	Oporto	€ per sq m pm	40.00	480.00	0.00	0.00	0.00	8.50	0	50	50
Romania	Bucharest	€ per sq m pm	75.00	900.00	0.00	-42.31	-46.43	12.00	0	350	600
Russian Federation	Moscow	\$ per sq m pa	7,755.00	5,298.94	-2.00	-13.24	-38.66	12.30	0	350	380
Slovak Republic	Bratislava	€ per sq m pm	60.00	720.00	0.00	0.00	0.00	8.50	0	125	200
Spain	Barcelona	€ per sq m pa	2,040.00	2,040.00	-14.89	-23.42	-23.42	6.00	0	50	150
Spain	Madrid	€ per sq m pa	2,796.00	2,796.00	0.00	-6.80	-11.07	6.00	0	25	175
Sweden	Stockholm	SEK per sq m pa	11,500.00	1,123.05	0.00	0.00	0.00	5.80	0	40	155
Switzerland	Geneva	CHF per sq m pa	3,600.00	2,374.51	0.00	2.86	0.00	5.00	0	0	25
Switzerland	Zurich	CHF per sq m pa	7,500.00	5,058.34	0.00	0.00	0.00	4.70	0	0	20
United Arab Emirates	Dubai	AED per sq ft pa	250.00	511.81	-16.67	-50.00	-50.00	9.00	0	100	100
United Kingdom	London – City	£ per ITZA pa	200.00	1,530.93	0.00	-20.00	-27.27	6.00	0	25	150
United Kingdom	London – West End	£ per ITZA pa	750.00	5,740.99	0.00	0.00	0.00	4.75	0	-25	75
United Kingdom	Birmingham	£ per ITZA pa	280.00	1,598.97	0.00	1.82	-6.67	5.75	-75	-115	175
United Kingdom	Edinburgh	£ per ITZA pa	180.00	1,377.84	2.86	-14.29	-14.29	6.25	-50	-25	200
United Kingdom	Glasgow	£ per ITZA pa	250.00	1,990.21	4.00	4.00	-3.85	6.75	-25	-25	250
United Kingdom	Manchester	£ per ITZA pa	200.00	1,530.93	-6.98	-31.03	-33.33	5.50	-75	-100	150

\* Figures indicate degree of change from the highest rent or lowest yield recorded in the previous three years, and current level

Data is for Retail High Street, except Poland, Warsaw which relates to Shopping Centre

# INDUSTRIAL

		RENTS						YIELDS			
Country	City	Local rent currency and measurement	Prime Rent (Local currency and measurement)	Prime Rent (€ per sq m pq)	Percentage change on quarter	Percentage change on year	Percentage change from peak *	Prime Yield	Basis point change on quarter	Basis point change on year	Basis point change from peak *
<b>EU15 Rent and Yield Indices</b>					<b>-0.4</b>	<b>-4.7</b>		<b>7.88</b>	<b>-11</b>	<b>24</b>	<b>148</b>
Austria	Vienna	€ per sq m pm	5.20	62.40	-0.95	-3.70	-5.45	7.60	0	60	160
Belgium	Brussels	€ per sq m pa	46.00	46.00	0.00	-4.17	-4.17	7.60	0	10	160
Czech Republic	Prague	€ per sq m pm	4.75	57.00	0.00	-9.52	-13.64	8.75	0	100	255
Denmark	Copenhagen	DKK per sq m pa	500.00	67.20	0.00	-4.76	-4.76	7.75	0	75	175
Finland	Helsinki	€ per sq m pa	113.00	113.00	-0.88	-14.39	-15.04	7.40	15	70	140
France	Paris Ile-de-France	€ per sq m pa	80.00	80.00	0.00	0.00	0.00	8.00	-25	50	200
Germany	Berlin	€ per sq m pm	4.60	55.20	2.22	2.22	2.22	7.50	0	25	50
Germany	Dusseldorf	€ per sq m pm	5.30	63.60	1.92	1.92	1.92	7.25	0	50	75
Germany	Frankfurt	€ per sq m pm	5.95	71.40	0.85	0.85	0.85	7.25	0	50	75
Germany	Hamburg	€ per sq m pm	5.70	68.40	0.00	0.00	0.00	7.25	0	50	75
Germany	Munich	€ per sq m pm	6.40	76.80	0.00	0.00	-1.54	7.25	0	50	75
Hungary	Budapest	€ per sq m pm	4.50	54.00	-10.00	-18.18	-30.77	9.50	0	150	275
Ireland	Dublin	€ per sq m pa	92.00	92.00	-4.91	-22.03	-29.23	9.00	0	0	425
Israel	Tel Aviv	\$ per sq m pm	10.00	82.00	0.00	0.00	-25.21	10.00	0	50	300
Italy	Milan	€ per sq m pa	57.00	57.00	0.00	-1.72	-8.06	8.00	0	20	150
Italy	Rome	€ per sq m pa	60.00	60.00	0.00	-3.23	-20.00	8.00	0	20	150
Netherlands	Amsterdam	€ per sq m pa	67.00	67.00	-4.29	-4.29	-4.29	7.90	0	40	140
Netherlands	Rotterdam	€ per sq m pa	67.00	67.00	-4.29	3.08	3.08	7.35	0	35	155
Netherlands	The Hague	€ per sq m pa	65.00	65.00	0.00	0.00	0.00	7.90	0	15	140
Netherlands	Utrecht	€ per sq m pa	70.00	70.00	7.69	7.69	7.69	7.90	0	40	140
Norway	Oslo	NOK per sq m pa	1,000.00	120.55	0.00	-9.09	-13.04	7.50	-25	0	150
Poland	Warsaw	€ per sq m pm	5.00	60.00	0.00	-9.09	-21.88	8.75	0	100	225
Portugal	Lisbon	€ per sq m pm	3.80	45.60	0.00	-15.56	-24.00	8.00	-25	50	125
Romania	Bucharest	€ per sq m pm	4.25	51.00	-5.56	-10.00	-9.57	10.50	0	200	250
Russian Federation	Moscow	\$ per sq m pa	100.00	68.33	0.00	-28.57	-28.57	14.00	0	200	450
Slovak Republic	Bratislava	€ per sq m pm	4.00	48.00	0.00	-11.11	-11.11	8.75	0	25	225
Spain	Barcelona	€ per sq m pa	78.00	78.00	-7.14	-13.33	-18.75	8.25	25	125	200
Spain	Madrid	€ per sq m pa	78.00	78.00	0.00	-17.02	-23.53	8.25	0	125	225
Sweden	Stockholm	SEK per sq m pa	650.00	63.48	0.00	0.00	0.00	7.75	0	50	100
Switzerland	Geneva	CHF per sq m pa	220.00	145.11	4.76	0.00	0.00	6.75	0	0	0
Switzerland	Zurich	CHF per sq m pa	140.00	94.42	0.00	0.00	0.00	7.00	0	50	100
Turkey	Istanbul	\$ per sq m pm	5.50	46.10	0.00	-15.38	-15.38	10.00	0	100	250
United Arab Emirates	Dubai	AED per sq ft pa	30.00	61.42	0.00	-33.33	-33.33	13.00	0	200	300
United Kingdom	Birmingham	£ per sq ft pa	5.75	69.86	0.00	-4.17	-4.17	7.00	-75	-125	165
United Kingdom	Edinburgh	£ per sq ft pa	6.50	78.98	0.00	-10.34	-10.34	7.50	-25	-25	200
United Kingdom	Glasgow	£ per sq ft pa	6.25	75.94	0.00	-3.85	-3.85	7.50	-50	-75	200
United Kingdom	Manchester	£ per sq ft pa	5.50	66.83	-4.35	-4.85	-8.33	7.00	-75	-125	175

\* Figures indicate degree of change from the highest rent or lowest yield recorded in the previous three years, and current level

## DEFINITIONS

### Prime Rent

Represents the top open-market tier of rent that could be expected for a unit of standard size commensurate with demand in each location, of highest quality and specification and in the best location in a market at the survey date.

Prime Rent should reflect the level at which relevant transactions are being completed in the market at the time but need not be exactly identical to any of them, particularly if deal flow is very limited or made up of unusual one-off deals. If there are no relevant transactions during the survey period, the quoted figure will be more hypothetical, based on expert opinion of market conditions, but the same criteria on building size and specification will still apply.

For offices, the Prime Rent should represent the typical “achievable” open market headline rent which a blue chip occupier would be expected to pay for:

- an office unit of standard size commensurate with demand in each location, typically 1,000 sq m (10,000 sq ft)
- an office unit of highest quality and specification within the local market
- an office unit within the prime location (CBD, for example) of a market

It is assumed that the occupier will also be agreeing to a package of incentives that is typical of the market at the time

### Prime Yield

Represents the Yield which an investor would receive when acquiring a grade/class A building in a prime location (CBD, for example), which is fully let at current market value rents.

Prime Yield should reflect the level at which relevant transactions are being completed in the market at the time but need not be exactly identical to any of them, particularly if deal flow is very limited or made up of unusual one-off deals. If there are no relevant transactions during the survey period a hypothetical yield should be quoted, and is not a calculation based on particular transactions, but it is an expert opinion formed in the light of market

conditions, but the same criteria on building location and specification still apply.

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