

EMEA Rents and Yields MarketView, Q4 2014

FURTHER CONTRACTION IN PRIME YIELDS ACROSS ALL SECTORS

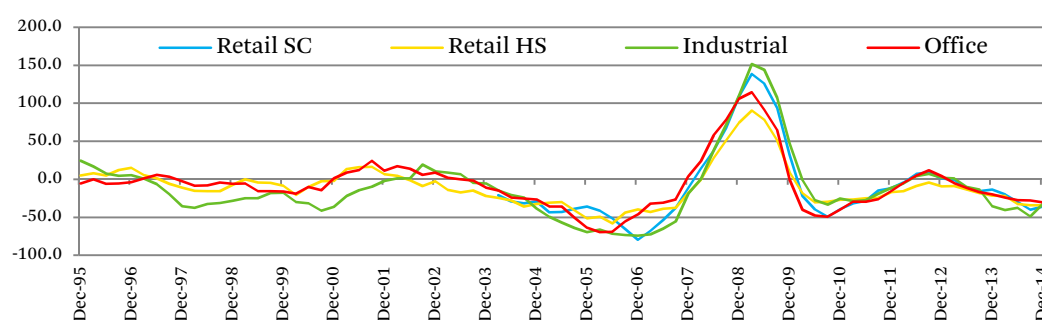


Rents – Risers
23



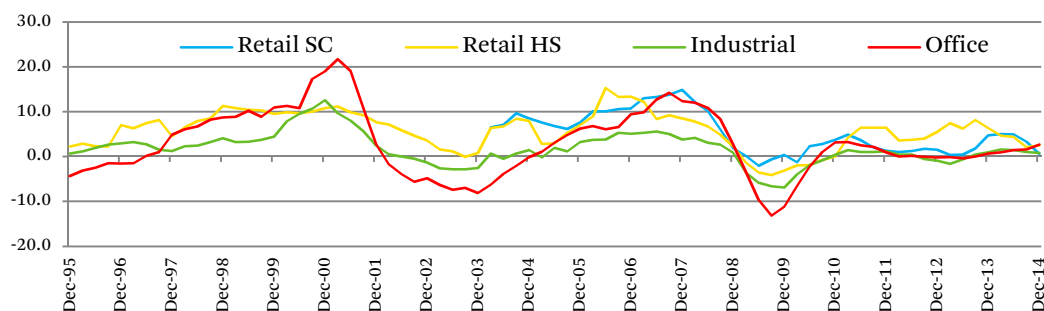
Yields – Fallers
59

Figure 1: CBRE EMEA Yield Index – Annual Change (BPS)



Source: CBRE, Q4 2014.

Figure 2: CBRE EMEA Rent Index – Annual Change (%)



Source: CBRE, Q4 2014.

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. **In 2015, prime European hotel yields - split up by operating type - have been included in this publication for the first time.**

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, the quoted figures are based more on expert opinion of market conditions. Full definitions are provided on page 6.

MARKETVIEW EMEA PRIME RENTS AND YIELDS

Country	City	Office Rents						Office Yields			
		Local Rent Currency Measurement	Prime Rent (Local Currency Measurement)	Prime Rent (€/SqM/Annum)	Change on Quarter (%)	Change on Year (%)	Change from Trough (%)**	Prime Yields (%)	Change on Quarter (Bps)	Change on Year (Bps)	Change from Trough (Bps)**
EMEA Office Index					1.57	2.67	7.44	5.40	-11.07	-30.19	-126.27
Austria	Vienna	€ per sq m pm	25.75	309.00	0.00	1.98	15.73	4.60	-5.00	-15.00	-115.00
Belgium	Brussels	€ per sq m pa	285.00	285.00	0.00	0.00	7.55	6.00	0.00	0.00	-75.00
Croatia	Zagreb	€ per sq m pm	14.25	171.00	0.00	-5.00	0.00	8.30	0.00	0.00	-20.00
Czech Republic	Prague	€ per sq m pm	19.50	234.00	0.00	-2.50	0.00	6.00	0.00	-25.00	-100.00
Denmark	Aarhus	DK per sq m pa	1275.00	171.21	0.00	-1.92	0.00	5.25	0.00	0.00	-50.00
Denmark	Copenhagen	DK per sq m pa	1650.00	221.57	0.00	-1.49	0.00	5.00	0.00	0.00	-75.00
Estonia	Tallinn	€ per sq m pm	15.00	180.00	2.04	9.09	11.11	7.50	0.00	0.00	0.00
Finland	Helsinki	€ per sq m pa	408.00	408.00	0.00	3.03	28.30	4.40	-20.00	-80.00	-160.00
France	Lille	€ per sq m pa	220.00	220.00	0.00	0.00	18.92	5.40	0.00	-40.00	-185.00
France	Lyon	€ per sq m pa	260.00	260.00	0.00	-3.70	13.04	5.50	0.00	-20.00	-150.00
France	Marseille	€ per sq m pa	300.00	300.00	11.11	11.11	20.00	6.00	0.00	0.00	-100.00
France	Paris	€ per sq m pa	800.00	800.00	0.00	0.00	11.11	3.75	-15.00	-50.00	-250.00
Germany	Berlin	€ per sq m pm	22.50	270.00	0.00	0.00	12.50	4.55	-10.00	-20.00	-95.00
Germany	Dusseldorf	€ per sq m pm	26.00	312.00	-1.89	-5.45	15.56	4.70	0.00	-10.00	-60.00
Germany	Frankfurt	€ per sq m pm	39.00	468.00	2.63	2.63	2.63	4.60	-10.00	-10.00	-80.00
Germany	Hamburg	€ per sq m pm	24.50	294.00	0.00	2.08	8.89	4.40	-15.00	-25.00	-70.00
Germany	Munich	€ per sq m pm	33.00	396.00	0.00	1.54	11.86	4.30	-15.00	-25.00	-70.00
Germany	Athens	€ per sq m pm	22.00	264.00	0.00	0.00	0.00	8.50	0.00	-25.00	0.00
Greece	Thessaloniki	€ per sq m pm	10.50	126.00	0.00	0.00	0.00	9.25	0.00	0.00	-25.00
Hungary	Budapest	€ per sq m pm	20.00	240.00	0.00	0.00	0.00	7.25	0.00	-25.00	-75.00
Ireland	Dublin	€ per sq m pa	484.00	484.00	0.00	28.38	63.51	5.00	0.00	-75.00	-250.00
Israel	Tel Aviv	ILS per sq m pm	105.00	267.53	0.00	-2.78	10.53	7.00	-50.00	-100.00	-200.00
Italy	Milan	€ per sq m pa	490.00	490.00	2.08	2.08	2.08	5.60	-15.00	-40.00	-65.00
Italy	Rome	€ per sq m pa	380.00	380.00	0.00	-5.00	0.00	6.20	-5.00	-5.00	-5.00
Latvia	Riga	€ per sq m pm	13.00	156.00	0.00	0.00	4.00	7.75	0.00	0.00	-25.00
Lithuania	Vilnius	€ per sq m pm	15.00	180.00	0.00	7.14	11.11	7.50	0.00	-25.00	-50.00
Netherlands	Amsterdam	€ per sq m pa	345.00	345.00	0.00	1.47	4.55	5.30	-10.00	-15.00	-85.00
Netherlands	Rotterdam	€ per sq m pa	225.00	225.00	0.00	0.00	15.38	5.70	-10.00	-10.00	-65.00
Netherlands	The Hague	€ per sq m pa	210.00	210.00	0.00	0.00	2.44	5.70	-10.00	-10.00	-65.00
Netherlands	Utrecht	€ per sq m pa	205.00	205.00	0.00	0.00	2.50	6.00	-10.00	10.00	-35.00
Norway	Oslo	NOK per sq m pa	4250.00	468.73	0.00	8.97	41.67	4.50	-50.00	-75.00	-250.00
Poland	Warsaw	€ per sq m pm	25.00	300.00	-1.96	-3.85	8.70	6.00	0.00	0.00	-75.00
Portugal	Lisbon	€ per sq m pm	18.50	222.00	0.00	0.00	0.00	6.25	-50.00	-125.00	-200.00
Portugal	Oporto	€ per sq m pm	12.00	144.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00
Romania	Bucharest	€ per sq m pm	18.00	216.00	0.00	0.00	0.00	7.75	0.00	-50.00	-175.00
Russian Federation	Moscow	\$ per sq m pa	900.00	743.68	-25.00	-25.00	5.88	9.75	112.00	125.00	-225.00
Russian Federation	St Petersburg	\$ per sq m pa	530.00	437.94	-33.75	-33.75	-29.33	12.25	113.00	125.00	-475.00
Serbia	Belgrade	€ per sq m pm	15.50	186.00	3.33	3.33	6.90	9.50	0.00	0.00	-50.00
Slovak Republic	Bratislava	€ per sq m pm	16.00	192.00	0.00	0.00	0.00	7.00	0.00	-25.00	-50.00
South Africa	Johannesburg	ZAR per sq m pm	185.00	158.69	0.00	5.71	12.12	7.75	0.00	-25.00	-50.00
Spain	Barcelona	€ per sq m pm	17.75	213.00	0.00	0.00	0.00	5.25	-25.00	-75.00	-125.00
Spain	Madrid	€ per sq m pm	25.25	303.00	2.02	3.06	2.02	5.00	-25.00	-100.00	-150.00
Sweden	Gothenburg	SEK per sq m pa	2800.00	295.33	3.70	3.70	24.44	4.50	-25.00	-50.00	-125.00
Sweden	Stockholm	SEK per sq m pa	4700.00	495.73	4.44	6.82	17.50	4.25	0.00	-25.00	-150.00
Switzerland	Geneva	CHF per sq m pa	900.00	748.53	0.00	-5.26	9.76	4.00	0.00	0.00	-125.00
Switzerland	Zurich	CHF per sq m pa	825.00	686.16	0.00	-2.94	0.00	3.20	0.00	0.00	-90.00
Turkey	Istanbul	\$ per sq m pm	45.00	446.21	0.00	0.00	12.50	6.50	0.00	-75.00	-200.00
Ukraine	Kyiv	\$ per sq m pm	25.00	247.89	-7.41	-24.24	-7.41	13.50	0.00	50.00	-150.00
United Arab Emirates	Abu Dhabi	AED per sq m pa	1850.00	416.19	0.00	2.78	2.78	7.75	0.00	-25.00	-100.00
United Arab Emirates	Dubai	AED per sq ft pa	280.00	678.02	0.00	0.00	0.00	6.75	-25.00	-25.00	-200.00
United Kingdom	London - City	£ per sq ft pa	62.50	866.81	4.17	8.70	48.81	4.25	-25.00	-25.00	-250.00
United Kingdom	West End	£ per sq ft pa	112.50	1560.27	4.65	12.50	40.63	3.75	0.00	0.00	-175.00
United Kingdom	Belfast	£ per sq ft pa	15.00	208.04	7.14	20.00	20.00	6.25	-50.00	-100.00	-150.00
United Kingdom	Birmingham	£ per sq ft pa	30.00	416.07	5.26	5.26	11.11	5.75	0.00	0.00	-175.00
United Kingdom	Bristol	£ per sq ft pa	28.00	388.33	1.82	1.82	7.69	5.75	0.00	-75.00	-190.00
United Kingdom	Edinburgh	£ per sq ft pa	29.50	409.14	3.51	3.51	9.26	5.50	-25.00	-50.00	-175.00
United Kingdom	Glasgow	£ per sq ft pa	28.50	395.27	0.00	5.56	5.56	5.75	-25.00	-25.00	-175.00
United Kingdom	Manchester	£ per sq ft pa	31.00	429.94	3.33	3.33	8.77	5.00	0.00	-75.00	-250.00

** Figures indicate change between the lowest rent or highest yield recorded in or since 2009 and the current level.

MARKETVIEW EMEA PRIME RENTS AND YIELDS

CountryCity		Retail Rents						Retail Yields			
		Local Rent Currency Measurement	Prime Rent (Local Currency Measurement)	Prime Rent (€/Sqft/Annum)	Change on Quarter (%)	Change on Year (%)	Change from Trough (%)**	Prime Yields (%)	Change on Quarter (BP)	Change on Year (BP)	Change from Trough (BP)**
EMEA Retail High Street Indices					1.12	2.49	24.62	4.72	-7.90	-34.10	-125.83
EMEA Retail Shopping Centre Indices					0.06	0.59	13.32	5.58	-2.23	-35.78	-115.92
Austria	Vienna	€ per sq m pm	310.00	3720.00	0.00	1.64	12.73	3.90	0.00	-10.00	-80.00
Belgium	Brussels	€ per sq m pa	1900.00	1900.00	0.00	0.00	18.75	4.25	0.00	0.00	-100.00
Croatia	Zagreb*	€ per sq m pm	22.50	270.00	0.00	0.00	0.00	8.25	0.00	0.00	-25.00
Czech Republic	Prague*	€ per sq m pm	100.00	1200.00	0.00	8.11	17.65	5.50	-50.00	-75.00	-175.00
Denmark	Copenhagen	DK per sq m pa	15000.00	2014.25	0.00	0.00	3.45	4.00	0.00	-50.00	-100.00
Estonia	Tallinn	€ per sq m pm	36.50	438.00	0.00	7.35	12.31	7.25	0.00	0.00	-25.00
Finland	Helsinki	€ per sq m pa	1750.00	1750.00	-1.46	-1.46	27.37	4.50	-25.00	-60.00	-130.00
France	Lille	€ per ITZA pa	2300.00	1449.00	0.00	0.00	27.78	4.00	-15.00	-50.00	-200.00
France	Lyon	€ per ITZA pa	2600.00	1638.00	0.00	0.00	13.04	4.00	-15.00	-50.00	-200.00
France	Marseille	€ per ITZA pa	1700.00	1071.00	0.00	0.00	0.00	4.25	-10.00	-25.00	-175.00
France	Paris	€ per ITZA pa	18000.00	11340.00	0.00	0.00	80.00	3.25	-25.00	-65.00	-250.00
Germany	Berlin	€ per sq m pm	330.00	3960.00	0.00	3.13	40.43	4.20	0.00	-20.00	-70.00
Germany	Cologne	€ per sq m pm	280.00	3360.00	0.00	0.00	19.15	4.20	0.00	-20.00	-65.00
Germany	Dusseldorf	€ per sq m pm	280.00	3360.00	0.00	0.00	27.27	4.20	0.00	-10.00	-40.00
Germany	Frankfurt	€ per sq m pm	320.00	3840.00	0.00	0.00	28.00	4.10	0.00	-20.00	-50.00
Germany	Hamburg	€ per sq m pm	330.00	3960.00	0.00	10.00	50.00	4.10	0.00	-10.00	-40.00
Germany	Munich	€ per sq m pm	390.00	4680.00	2.63	11.43	30.00	4.00	0.00	-20.00	-50.00
Greece	Athens	€ per ITZA pm	200.00	1128.00	0.00	0.00	0.00	6.50	0.00	-25.00	-50.00
Hungary	Budapest*	€ per sq m pm	90.00	1080.00	0.00	5.88	12.50	7.00	0.00	0.00	-75.00
Ireland	Dublin	€ per ITZA pa	5000.00	2350.00	11.11	25.00	25.00	4.00	0.00	-150.00	-250.00
Israel	Tel Aviv	ILS per sq m pm	372.00	947.84	0.00	-7.00	48.80	7.00	-50.00	-100.00	-150.00
Italy	Milan	€ per sq m pa	4500.00	4500.00	0.00	0.00	21.62	4.90	-35.00	-60.00	-85.00
Italy	Rome	€ per sq m pa	4000.00	4000.00	0.00	0.00	14.29	4.90	-35.00	-60.00	-100.00
Latvia	Riga	€ per sq m pm	37.00	444.00	7.25	10.45	13.85	7.50	0.00	-25.00	-25.00
Lithuania	Vilnius	€ per sq m pm	34.00	408.00	0.00	13.33	13.33	7.00	0.00	-75.00	-100.00
Netherlands	Amsterdam	€ per sq m pa	2900.00	2900.00	0.00	0.00	7.41	4.00	-10.00	-15.00	-65.00
Netherlands	Rotterdam	€ per sq m pa	1700.00	1700.00	0.00	0.00	0.00	4.50	-10.00	-15.00	-25.00
Netherlands	The Hague	€ per sq m pa	1200.00	1200.00	0.00	0.00	0.00	4.50	-10.00	-15.00	-25.00
Netherlands	Utrecht	€ per sq m pa	1650.00	1650.00	0.00	0.00	0.00	4.25	-10.00	-15.00	-45.00
Norway	Oslo	NOK per sq m pa	16000.00	1764.63	0.00	3.23	14.29	4.50	-50.00	-50.00	-225.00
Poland	Warsaw*	€ per sq m pm	90.00	1080.00	0.00	0.00	12.50	5.90	0.00	0.00	-110.00
Portugal	Lisbon	€ per sq m pm	90.00	1080.00	0.00	0.00	12.50	6.00	-25.00	-100.00	-150.00
Portugal	Oporto	€ per sq m pm	30.00	360.00	0.00	20.00	20.00	8.50	-50.00	-50.00	-50.00
Romania	Bucharest*	€ per sq m pm	60.00	720.00	0.00	4.35	20.00	8.00	0.00	-25.00	-150.00
Russian Federation	Moscow*	\$/ per sq m pa	2060.00	1406.53	0.00	0.00	19.98	10.00	87.00	100.00	-300.00
Russian Federation	St Petersburg*	\$/ per sq m pa	990.00	818.05	-36.13	-36.13	-34.00	12.00	88.00	100.00	-500.00
Serbia	Belgrade*	€ per sq m pm	35.00	420.00	0.00	0.00	0.00	8.25	-25.00	-25.00	-25.00
Slovak Republic	Bratislava*	€ per sq m pm	60.00	720.00	0.00	-7.69	0.00	6.90	-10.00	-10.00	-35.00
South Africa	Johannesburg*	ZAR per sq ft pm	260.00	223.03	2.97	8.33	8.33	7.25	0.00	0.00	0.00
Spain	Barcelona	€ per sq m pm	183.00	2196.00	0.00	0.00	4.57	4.50	0.00	-25.00	-125.00
Spain	Madrid	€ per sq m pm	208.33	2499.96	0.00	0.00	4.17	4.50	0.00	-25.00	-125.00
Sweden	Stockholm	SEK per sq m pa	14000.00	1476.65	0.00	0.00	21.74	4.25	0.00	-25.00	-175.00
Switzerland	Zurich	CHF per sq m pa	9200.00	7651.68	0.00	0.00	22.67	3.20	0.00	0.00	-100.00
Turkey	Istanbul*	\$/ per sq m pm	185.00	1834.41	0.00	2.78	105.56	6.60	0.00	0.00	-240.00
Ukraine	Kyiv*	\$/ per sq m pm	97.65	968.27	-9.67	-34.02	-9.67	13.50	0.00	100.00	-250.00
United Arab Emirates	Abu Dhabi*	AED per sq m pa	3250.00	731.14	0.00	8.33	18.18	8.00	0.00	0.00	-50.00
United Arab Emirates	Dubai*	AED per sq ft pa	550.00	1331.83	5.77	19.57	37.50	7.25	-25.00	-50.00	-150.00
United Kingdom	London – City	£ per ITZA pa	265.00	1727.39	0.00	0.00	51.43	4.50	0.00	-50.00	-150.00
United Kingdom	West End	£ per ITZA pa	1300.00	11358.74	0.00	0.00	73.33	2.50	0.00	-25.00	-200.00
United Kingdom	Belfast	£ per ITZA pa	110.00	717.03	0.00	-8.33	0.00	5.75	-25.00	-75.00	-100.00
United Kingdom	Birmingham	£ per ITZA pa	300.00	2621.25	0.00	0.00	9.09	5.00	0.00	-50.00	-175.00
United Kingdom	Edinburgh	£ per ITZA pa	200.00	1747.50	0.00	0.00	14.29	4.75	0.00	-25.00	-225.00
United Kingdom	Glasgow	£ per ITZA pa	252.00	2201.85	0.00	0.80	5.00	4.75	0.00	-25.00	-175.00
United Kingdom	Manchester	£ per ITZA pa	265.00	1727.39	0.00	3.92	23.26	5.00	0.00	0.00	-175.00

* Data is for shopping centres. Data for the remainder of the locations is for high street retail.

** Figures indicate change between the lowest rent or highest yield recorded in or since 2009 and the current level.

MARKETVIEW EMEA PRIME RENTS AND YIELDS

		Industrial Rents						Industrial Yields			
		Local Rent (Currency Measurement)	Prime Rent (Local Currency Measurement)	Prime Rent (£/sq/Annun)	Change on Quarter (%)	Change on Year (%)	Change from Trough (%)**	Prime Yields (%)	Change on Quarter (BPs)	Change on Year (BPs)	Change from Trough (BPs)**
Country	City										
EMEA Industrial Index					0.13	0.78	2.40	7.37	-5.06	-32.42	-119.78
Austria	Vienna	€ per sq m pm	4.80	57.60	0.00	0.00	0.00	7.00	-20.00	-25.00	-60.00
Belgium	Brussels	€ per sq m pa	46.00	46.00	0.00	0.00	4.55	6.75	0.00	-25.00	-85.00
Croatia	Zagreb	€ per sq m pm	5.30	63.60	0.00	-3.64	0.00	9.50	0.00	0.00	-25.00
Czech Republic	Prague	€ per sq m pm	4.20	50.40	0.00	-1.18	0.00	7.00	0.00	-100.00	-175.00
Denmark	Copenhagen	DK per sq m pa	425.00	57.07	0.00	0.00	0.00	7.00	0.00	-100.00	-100.00
Estonia	Tallinn	DK per sq m pa	4.75	57.00	-1.04	5.56	11.76	8.25	0.00	0.00	0.00
Finland	Helsinki	€ per sq m pm	138.00	138.00	0.00	0.00	22.12	6.50	-25.00	-80.00	-90.00
France	Lille	€ per sq m pa	44.00	44.00	0.00	-2.22	4.76	6.75	0.00	-25.00	-75.00
France	Lyon	€ per sq m pa	45.00	45.00	0.00	2.27	3.45	6.75	0.00	-25.00	-75.00
France	Marseille	€ per sq m pa	43.50	43.50	0.00	0.00	6.10	6.75	0.00	-25.00	-75.00
France	Paris	€ per sq m pa	58.00	58.00	0.00	-3.33	16.00	6.75	0.00	-25.00	-150.00
Germany	Berlin	€ per sq m pa	4.60	55.20	0.00	2.22	2.22	6.00	0.00	-25.00	-150.00
Germany	Dusseldorf	€ per sq m pa	5.40	64.80	3.85	3.85	3.85	6.00	0.00	-25.00	-125.00
Germany	Frankfurt	€ per sq m pm	6.20	74.40	0.00	0.00	5.08	6.00	0.00	-25.00	-125.00
Germany	Hamburg	€ per sq m pm	5.70	68.40	0.00	0.00	1.79	6.00	0.00	-25.00	-125.00
Germany	Munich	€ per sq m pm	6.50	78.00	0.00	0.00	4.84	6.00	0.00	-25.00	-125.00
Germany	Athens	€ per sq m pm	3.25	39.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00
Hungary	Budapest	€ per sq m pm	4.50	54.00	0.00	0.00	0.00	9.00	-25.00	-50.00	-50.00
Ireland	Dublin	€ per sq m pm	65.00	65.00	0.00	8.33	8.33	6.75	-50.00	-150.00	-275.00
Italy	Milan	€ per sq m pm	48.00	48.00	0.00	-4.00	0.00	8.00	0.00	-25.00	-50.00
Italy	Rome	€ per sq m pm	52.00	52.00	0.00	-5.45	0.00	8.00	0.00	-25.00	-50.00
Latvia	Riga	€ per sq m pa	4.50	51.00	0.00	0.00	20.00	8.75	-25.00	-50.00	-75.00
Lithuania	Vilnius	ILS per sq m pm	4.50	54.00	0.00	4.65	8.43	9.00	0.00	0.00	-25.00
Netherlands	Amsterdam	€ per sq m pa	75.00	75.00	0.00	0.00	11.94	6.15	-10.00	-55.00	-175.00
Netherlands	Rotterdam	€ per sq m pa	75.00	75.00	0.00	7.14	11.94	6.15	-10.00	-55.00	-120.00
Netherlands	The Hague	€ per sq m pm	70.00	70.00	0.00	0.00	7.69	9.00	0.00	0.00	0.00
Netherlands	Utrecht	€ per sq m pm	70.00	70.00	0.00	0.00	7.69	6.15	-10.00	-55.00	-175.00
Norway	Oslo	€ per sq m pa	1200.00	132.35	0.00	0.00	20.00	6.00	-20.00	-30.00	-175.00
Poland	Warsaw	€ per sq m pa	4.00	48.00	0.00	0.00	0.00	7.00	0.00	-40.00	-175.00
Portugal	Lisbon	€ per sq m pa	3.25	39.00	0.00	0.00	0.00	8.00	-75.00	-125.00	-150.00
Romania	Bucharest	€ per sq m pa	3.80	45.60	0.00	-5.00	0.00	9.50	-50.00	-50.00	-100.00
Russian Federation	Moscow	NOK per sq m pa	120.00	99.16	-5.88	-14.29	20.00	12.75	150.00	175.00	-125.00
Russian Federation	St Petersburg	€ per sq m pm	120.00	99.16	-14.29	-7.69	0.00	13.75	113.00	125.00	-325.00
Serbia	Belgrade	€ per sq m pm	4.50	54.00	0.00	0.00	0.00	12.00	0.00	0.00	-100.00
Slovak Republic	Bratislava	€ per sq m pm	3.65	43.80	0.00	-14.12	0.00	8.00	0.00	-50.00	-75.00
South Africa	Johannesburg	€ per sq m pm	62.00	53.18	0.00	-3.13	3.33	8.50	0.00	0.00	-250.00
Spain	Barcelona	€ per sq m pm	6.00	72.00	0.00	0.00	0.00	7.50	-25.00	-75.00	-100.00
Spain	Madrid	€ per sq m pm	5.00	60.00	0.00	0.00	0.00	7.75	0.00	-50.00	-100.00
Sweden	Gothenburg	SEK per sq m pa	750.00	79.11	0.00	0.00	15.38	6.00	0.00	-25.00	-160.00
Sweden	Stockholm	SEK per sq m pa	900.00	94.93	0.00	0.00	0.00	6.00	0.00	-50.00	-175.00
Switzerland	Geneva	CHF per sq m pa	200.00	166.34	0.00	0.00	0.00	5.50	0.00	0.00	-125.00
Switzerland	Zurich	CHF per sq m pa	160.00	133.07	0.00	0.00	14.29	6.50	0.00	-10.00	-50.00
Turkey	Istanbul	\$ per sq m pm	7.75	76.85	0.00	14.81	40.91	7.75	0.00	-25.00	-375.00
Ukraine	Kyiv	\$ per sq m pm	5.00	49.58	-11.50	-20.00	-11.50	16.00	0.00	100.00	-100.00
United Arab Emirates	Abu Dhabi	AED per sq m pa	900.00	202.47	0.00	0.00	0.00	11.00	0.00	0.00	-150.00
United Arab Emirates	Dubai	AED per sq ft pa	50.00	121.08	6.38	31.58	100.00	10.50	0.00	0.00	-250.00
United Kingdom	Edinburgh	£ per sq ft pa	6.00	83.21	0.00	0.00	0.00	7.00	0.00	-50.00	-100.00
United Kingdom	Glasgow	£ per sq ft pa	6.50	90.15	0.00	4.00	8.33	7.25	0.00	-50.00	-125.00
United Kingdom	London	£ per sq ft pa	12.75	176.83	2.00	2.00	2.00	4.60	-30.00	-45.00	-315.00
United Kingdom	Manchester	£ per sq ft pa	5.95	82.52	0.00	3.48	8.18	6.25	-25.00	-75.00	-210.00

** Figures indicate change between the lowest rent or highest yield recorded in or since 2009 and the current level.

MARKETVIEW EMEA PRIME RENTS AND YIELDS

Country	Operating Type	Hotel Yields			Change on Quarter (bps)	Change on Year (bps)
		2013 Q4 (%)	2014 Q3 (%)	2014 Q4 (%)		
Germany (Big 5)	Lease	5.75	5.25	5.25	0.00	-50.00
Regional UK Prime	Lease	6.25	5.50	5.25	-25.00	-100.00
London	Lease	5.75	5.00	4.50	-50.00	-125.00
Dublin	Lease	6.75	6.50	6.25	-25.00	-50.00
Madrid	Lease	6.75	6.50	6.50	0.00	-25.00
Barcelona	Lease	6.75	6.25	6.25	0.00	-50.00
Oslo	Lease	6.00	5.75	5.50	-25.00	-50.00
Regional UK Prime	Management Contract	8.50	7.50	7.50	0.00	-100.00
London	Management Contract	6.50	6.00	6.00	0.00	-50.00
Dublin	Management Contract	7.75	7.50	7.25	-25.00	-50.00
Madrid	Management Contract	7.50	7.50	7.25	-25.00	-25.00
Barcelona	Management Contract	7.50	7.00	7.00	0.00	-50.00
Paris	Vacant Possession	6.00	5.50	5.50	0.00	-50.00
Dublin	Vacant Possession	7.00	6.75	6.50	-25.00	-50.00
Madrid	Vacant Possession	7.00	6.75	6.75	0.00	-25.00
Barcelona	Vacant Possession	7.00	6.75	6.50	-25.00	-50.00
Rome	Vacant Possession	7.25	7.25	7.25	0.00	0.00
Milan	Vacant Possession	7.00	6.75	6.75	0.00	-25.00
Regional UK Prime	Vacant Possession	7.25	6.50	6.50	0.00	-75.00
London	Vacant Possession	5.25	5.00	5.00	0.00	-25.00

Note:

1) Hotel yields based on high-end properties.

2) **Operational lease term** - Respective local lease terms apply. German leases based on double net term.

3) **Management contract terms** - Encumbered with a Hotel Management agreement, operated and managed by an internationally renowned brand. Non-guaranteed, variable income stream.

4) **Vacant Possession** - Unencumbered asset. Operated independently or under a franchise agreement. Non-guaranteed, variable income stream.

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 SqM (10,000 SqF)
- 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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