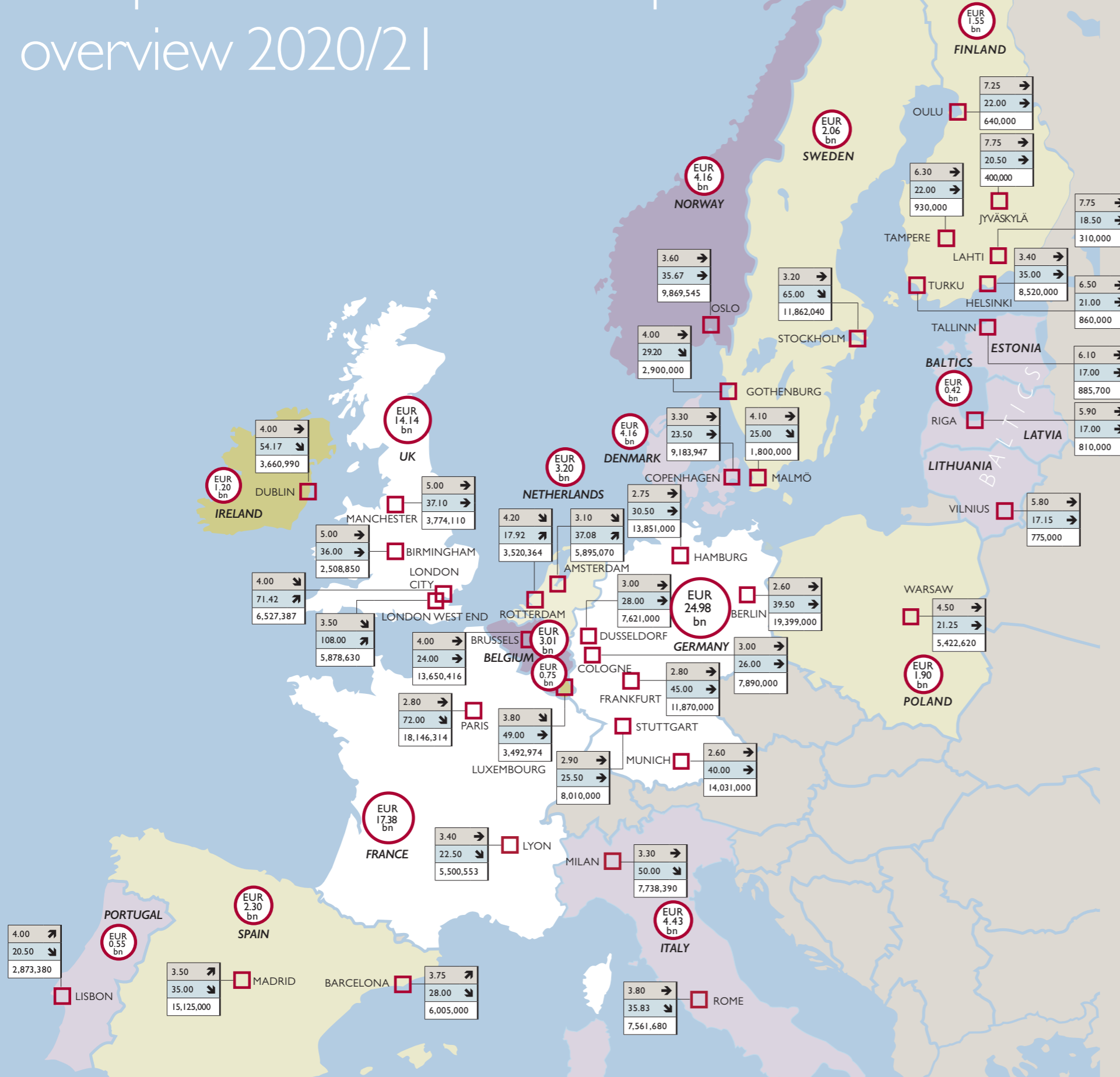


European office market map overview 2020/21



Prime yields

38 locations	20	↗
	17	→
	0	↘

Prime yield equals the yield for a property of the highest quality specification in a prime location within the area. The property should be 100% let at market rent at the time, to blue-chip tenants, with a typical lease term for prime property within that market. The yield should reflect net income received by an investor, expressed as the percentage of the total capital value plus expected acquisition costs.

Prime rents

38 locations	0	↗
	20	→
	17	↘

Prime rent represents the top open-market rent that can be achieved for an office unit (sq m.) per month. The unit itself has to be of the highest quality and be located at the best location of the local market.

Office transaction volume

in € billion

Country	2019	2020	% change compared to 2019*	2018
Norway	3.02	4.16	38%	3.10
Belgium	2.31	3.01	30%	2.24
Portugal	0.64	0.55	-14%	1.00
Italy	5.37	4.43	-18%	3.23
Baltics	0.51	0.42	-18%	0.42
Denmark	1.59	1.30	-18%	1.69
France	22.95	17.38	-24%	20.19
Germany	36.45	24.98	-31%	29.68
United Kingdom	22.20	14.14	-36%	25.29
Spain	3.90	2.45	-37%	2.70
Finland	2.60	1.55	-40%	3.47
Netherlands	5.92	3.20	-46%	5.71
Poland	3.61	1.90	-47%	2.35
Sweden	4.06	2.06	-49%	2.72
Luxembourg	1.68	0.75	-55%	1.88
Ireland	3.92	1.20	-69%	1.72

* Percentage change may not be accurate, due to decimals being rounded up

EUR 2.48 bn

Office transaction volume per country in EUR billion, 2020

In 2020, European office transaction volume is down 30.9% y-o-y, totalling to €83.5 billion. Deal volume started to recover after the severe slump in the second quarter. Prime yields are mainly stable, proving ongoing high demand for office properties.

Prime office yield, net %, Q1 2021	2.60	↗
Prime office rent, €/sqm. per month, Q1 2021	39.50	↗
Total office stock (sq m.), Q1 2021	19,500,000	↗

Source: Catella Research 2020, PMA, RCA for Non Catella Locations

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Prime office yield, net %, Q1 2021	2.60	↗
Prime office rent, €/sqm. per month, Q1 2021	39.50	↗
Total office stock (sq m.), Q1 2021	19,500,000	↗

↗ Forecast end 2021

We should see a strong economic recovery in 2021, supported by a further roll-out of vaccines. The rental markets will continue to be affected by pandemic-related uncertainty, but the vacancy rates are still on a low level. Prime yields and rents should remain stable overall.