EMEA I&L RENTS 2017 H2

KEY

City

Prime Yield [%]

Prime headline rent Warehouse space [EUR**/sqm/month]

Prime headline rent Logistic & Distribution Space [EUR**/sqm/month]

Arrows indicate expected movement over the next 12 months.
Data as at 31.12.2017

**Currency Rates (29/12/2017 - ECB):
1 EUR = 0.89 GBP (United Kingdom), 9.84 SEK (Sweden), 9.57 NOK (Norway), 7.44 DKK (Denmark), 1.19 USD (Egypt, Georgia, Russia, Turkey, UAE, Ukraine), 14.80 ZAR (South Africa), 0.22 SAR (KSA)

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DEFINITIONS

PRIME YIELD: The yield an investor is prepared to pay to buy a modern warehouse facility, fully-let to high quality tenants at an open market rental value in a prime location. Lease terms should be commensurate with the market e.g. typically 5yrs +. The size of the building should also be commensurate with the local market.

WAREHOUSE SPACE: The Prime Warehouse Headline Rent represents the top open-market tier of rent that could be expected for a unit of standard size commensurate with demand for units up to 3,000 sq m, of the highest quality and specification (Grade A) in the best location in the market at the survey date. Warehouse Units would typically be 1,000 sq m- 2,999 sq m with up to 15% office space, the balance being general warehousing/logistics/distribution space ith at least 6 to 10 metre ceiling heights.

LOGISTICS & DISTRIBUTION SPACE: The Prime Log&Dist Headline Rent represents the top open-market tier of rent that could be expected for a unit of standard size commensurate with demand for units over 3,000 sq m or greater, of the highest quality and specification (Grade A) in the best location in the market at the survey date. Warehouse Units would typically include up to 10% office space, the balance being general warehousing/logistics/distribution space with at least 6 to 12 metre ceiling heights. All loading is dock-height.

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