

# EMEA OFFICE RENTS

## 2020 Q3

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KEY
City
Prime CBD Yield [%]
Prime CBD headline rent [EUR*/sqm/month]
Secondary CBD headline rent [EUR*/sqm/month]

Arrows indicate expected movement over the next 12 months.  
Data as at 30.09.2020.

\*Currency Rates (30/06/2020 - ECB):  
1 EUR = 0.91 GBP (United Kingdom),  
10.57 SEK (Sweden), 10.10 NOK (Norway),  
7.45 DKK (Denmark), 117 USD (Egypt,  
Georgia, Russia, Turkey, UAE, Ukraine),  
4.42 SAR (KSA), 1972 ZAR (South Africa),  
128.21 KES (Kenya)

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### DEFINITIONS

**PRIME CBD YIELD:** The yield an investor is prepared to pay to buy a Grade A building, fully-let to high quality tenants at an open market rental value in a prime location. Lease terms should be commensurate with the market. The yield quoted will reflect local market practice, which can differ by country.

**PRIME CBD HEADLINE RENT:** The rent that could be expected for a unit of standard size commensurate with demand (typically 500-1,000 sq m for offices), for space of the highest quality and specification (Grade A) in the CBD area at the survey date.

**SECONDARY CBD HEADLINE RENT:** The rent that could be expected for a unit of standard size commensurate with demand (typically 500-1,000 sq m for offices), for space of good quality and specification (typically Grade B plus) within the CBD at the survey date.