

THE DNA OF REAL ESTATE

First Quarter | 2024

MARKET TRENDS

- ▶ Prime rental growth positive across all use types; accelerating for offices and high street shops on a quarterly and annual basis.
- ▶ Shortage of space with right amenity and in the best location with relatively strong demand continues to drive rents higher in office sector.
- ▶ Yields continue to edge out, although the movement in Q1 was more modest, +8bps for offices, and +3bps for both high st shops and logistics.

MARKET INDICATORS

Offices

	Rental growth (q/q)		Yield movement (q/q)	
	2023 Q1	2024 Q1	2023 Q1	2024 Q1
Top market	Antwerp		No market reported inward shift	
	0.0%	15.2%		
All Europe	Average		Average	
	1.5%	1.8%	4.71%	5.47%
Bottom market	No market reporting falling rent		Manchester*	
			5.75%	6.75%

Retail (High street shops)

	Rental growth (q/q)		Yield movement (q/q)	
	2023 Q1	2024 Q1	2023 Q1	2024 Q1
Top market	Budapest		Prague	
	0.0%	9.1%	5.50%	5.40%
All Europe	Average		Average	
	0.2%	0.9%	4.51%	4.91%
Bottom market	No market reporting falling rent		Rome*	
			3.75%	4.25%

Logistics

	Rental growth (q/q)		Yield movement (q/q)	
	2023 Q1	2024 Q1	2023 Q1	2024 Q1
Top market	The Hague		Central Scotland	
	2.7%	13.3%	6.10%	6.00%
All Europe	Average		Average	
	2.5%	1.4%	4.94%	5.32%
Bottom market	No market reporting falling rent		Sofia	
			7.25%	8.00%

Source: Cushman & Wakefield Research. * Indicates multiple markets moving at same rate.