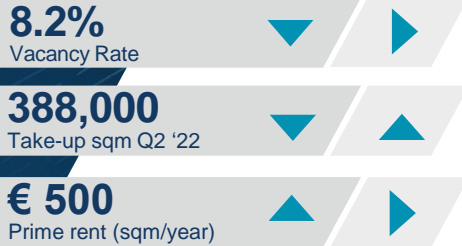
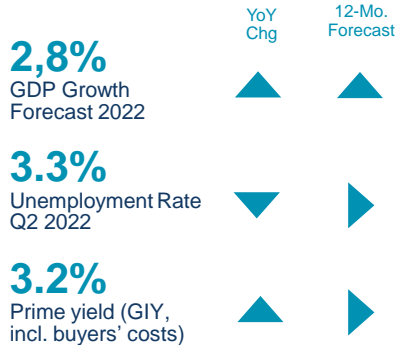


Office Q2 2022



ECONOMIC INDICATORS Q2 2022



Source: CBS, Cushman & Wakefield

LOCAL MARKET RESEARCH LEAD

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INVESTMENT MARKET: Uncertainty clearly visible

In the second quarter of 2022, the office market was responsible for 15% of the total investment volume, a decrease compared to the end of 2021 with a share of 31% in the total investment volume. In the second quarter, EUR 991 million was invested in the office market, a decrease of 3% compared to the same period in 2021. Due to the ongoing uncertainty, many investors are focusing on Core investments. In addition to Core investments, investors are interested in offices with solvent tenants and long-term leases. Due to the ongoing 'flight to safety', offices in lively multimodal central locations with a high level of amenities are preferred by investors. For other offices higher on the risk curve, financiers may be hesitant and investors expect a discount on the selling price. This reduces the urgency to sell. Due to the further increase in financing costs, the bid-ask spread is too large to achieve a successful transaction.

OCCUPIER MARKET: Office occupier market back to the new normal

Despite the lower sentiment in the investment market, the office occupier market in The Netherlands showed historically low vacancy figures during the second quarter of 2022, with vacancy rates of approximately 1-2% in prime locations. This is well below the friction vacancy rate of 5-7%. The strong resilience of the office market is clearly reflected in the recovery that will continue in 2022. Available high-quality office space is still very limited in the major metropolitan locations. Scarcity of personnel and high-quality office space can result in a dampening of the market dynamics in the office market. In the second quarter of 2022, 388,000 square meters of office space was taken into use. Compared to the same period in 2021, this was a decrease of 3,3%.

PRICING: Rents increase once again

Office rents showed a further increase in 2022 in prime locations due to the availability of several newly constructed offices. The stagnation of new offices due to increased construction costs and the limited availability of high-quality office space in prime locations is causing a further increase in rents

DUTCH OCCUPIER MARKET | 1,000 sqm. lfa. market



OFFICE YIELD DEVELOPMENT | GIY, incl. buyers' costs

