



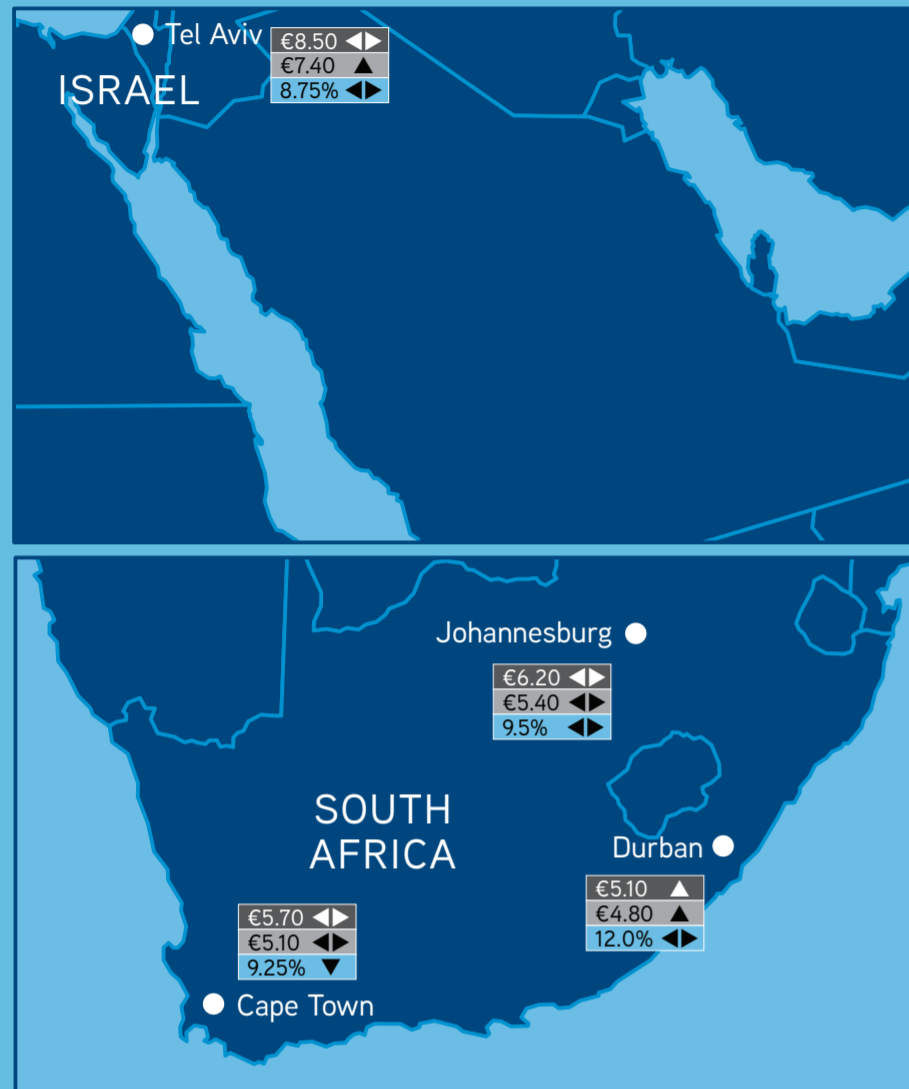
Industrial and Logistics Rents map

EUROPE, MIDDLE EAST AND AFRICA

Accelerating success.



EMEA Industrial and Logistics Rents



Key

Prime net rent - warehouse space (EUR/sqm/month)
Prime net rent - bulk space (EUR/sqm/month)
Prime yield

Definitions

Prime net rent:
Top open-market rent estimated to be achievable for a unit of the highest quality and specification in the best location, excluding service charges and taxes and not reflecting tenant incentives.

Warehouse space:
Defined as 2,000 sqm or more with up to 15% office space, the balance being general industrial/logistics/distribution space with 6 to 10 metre ceiling heights. All loading is dock height. Built in 1990 or later and standing in a prime industrial location.

Bulk space:
Defined as 10,000 square metres or more with up to 10 percent office space, the balance being general industrial/logistics/distribution space with 6 to 12 metre ceiling heights. All loading is dock-height. Built in 1990 or later and standing in a prime industrial location.

Prime yield:
Best (lowest) net initial yield estimated to be achievable for a theoretical property of the highest quality and specification in the best location. Assume the property is fully let to first class tenants for prevailing market rents.

Data as at 31 December 2010.

Arrows indicate expected movement over the next 12 months.

Colliers International



Colliers International is the leader in global real estate services defined by our spirit of enterprise. Through a culture of service excellence, and a shared sense of initiative, we have integrated the resources of real estate specialists worldwide to accelerate the success of our clients.

When you choose to work with Colliers, you choose to work with the best. In addition to being highly skilled experts in their field, our people are passionate about what they do. And they know we are invested in their success just as much as we are in our clients' success.

The foundation of our service is the strength and depth of our specialists. Our clients can depend on our ability to draw on years of direct experience in the local market. Our professionals know their communities and the industry inside and out. Whether you are a local firm or a global organisation, we provide creative solutions for all your real estate needs.

Our services include:

Brokerage Sales and Leasing

- Landlord Representation
- Tenant Representation

Corporate Solutions

Development Solutions

Investment Services

Project Management

Real Estate Management Services

Valuation and Advisory Services

We cover the following core sectors as well as many specialised sectors:

Office

Industrial and Logistics

Retail

Hotel

Residential

Mixed use

Industrial and Logistics Services

The supply chain infrastructure is influenced by many different pressures, each of which may affect plans for growth and development. This is nowhere more apparent than in the EMEA region, where such a range of national boundaries, laws, regulations, language and traditions need to be assessed by any international operator.

Our clients expect the delivery of services that address the reality of the national, regional and global real estate market. The commitment of our team is to set new standards in delivering our clients the most relevant and appropriate resources and services at the highest possible level.

With specialists based in 37 countries across the EMEA region - and with direct connections to Colliers International business teams in the Americas and Asia Pacific - we offer a single source real estate solution to the unique demands of the logistics industry.

Regionally and worldwide, Colliers International industrial and logistics specialists work together on a range of challenging projects, sharing critical market information and opportunities.

Our services in this sector include:

- Leasing and disposal
- Sales and purchase
- Investment
- Development consultancy
- Project management
- Valuation and advisory
- Corporate solutions
- Building surveying
- Land purchase/disposal
- Strategic consulting



Colliers International provides a full range of commercial real estate services throughout 37 countries in Europe, Middle East and Africa.

Albania

Austria

Belarus

Belgium

Bulgaria

Croatia

Czech Republic

Denmark

Estonia

Finland

France

Germany

Greece

Hungary

Ireland

Israel

Italy

Latvia

Lithuania

Montenegro

Netherlands

Norway

Poland

Portugal

Romania

Russia

Saudi Arabia

Serbia

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