



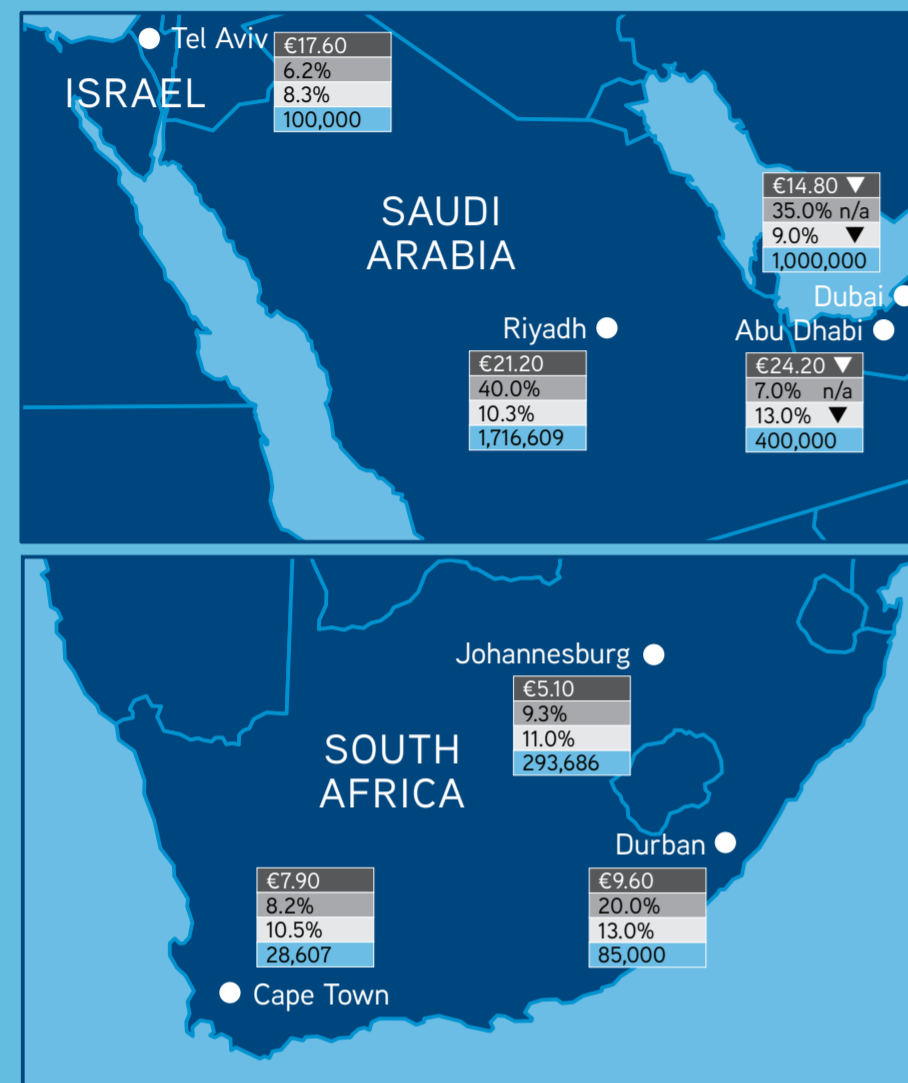
Office Rents map

EUROPE, MIDDLE EAST AND AFRICA

Accelerating success.



EMEA Office Rents



Key

Average Class A net rent - (EUR/sqm/month)
Vacancy rate (%)
Prime yield (%)
Under construction

Definitions

Average Class A net rent:
Average rent quoted for a Class A office building, excluding taxes and service charges and not reflecting tenant incentives.

Class A buildings:
Defined as the most prestigious buildings competing for premier office users with rents above average for the area. Buildings have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence. Characterized by: Prime central location; 1st class tenant improvements, on-site parking; state of the art elevators and HVAC systems; concrete and steel construction; contemporary design and architecture; high quality of upkeep and maintenance; ability to command a premium rent within the relevant market. Implicit in the Class A building definition is that the size of the building is "significant" in accordance with the market.

Vacancy rate:
Percentage of stock (total completed office floor space) within the specified area that is unoccupied. For Central & Eastern Europe (excluding Turkey) the figure is relevant to A&B class space only.

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. The prime yield is a hypothetical figure and is not a calculation based on particular transactions. It is an opinion formed in light of transactions that have recently taken place and/or an opinion based on what an investor would need to pay now to buy a Grade A building in a prime location, which is fully let to "Grade A" tenants at an open market rent.

Under construction:
Figure represents the amount of new floor space being actively developed at the stated point in time.

Data as at 31 December 2010.
Arrows indicate expected movement over the next 12 months.

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Colliers International



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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:

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- Tenant Representation

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

Office

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Retail

Hotel

Residential

Mixed use

Office Services

The key to achieving a successful outcome for our clients is to provide a tailor-made solution that meets their needs, whether they are a major corporation or a private business, a start-up operation - in whichever sector - or a long established national, regional or local authority.

That tailor-made solution may entail securing new offices, disposing of space that is no longer required, renegotiating lease terms, merging existing operations, sub-letting surplus space in the short-term, providing valuations or strategic advice.

As office and business park specialists, we provide our clients with a detailed knowledge of local and regional markets in 37 countries throughout the EMEA region, each with their different traditions, laws, regulations, tax regimes and recognised procedures.

Whether in central business districts, suburban locations or business parks, our professionals provide expertise at many levels, ranging from the acquisition or disposal of sites to the many aspects of professional real estate consultancy, from concept and design to fit out and completion, advising on planning issues, the most efficient use of space, and a whole range of related financial and strategic matters.



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

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