

Quarterly data bulletin Rotterdam office market

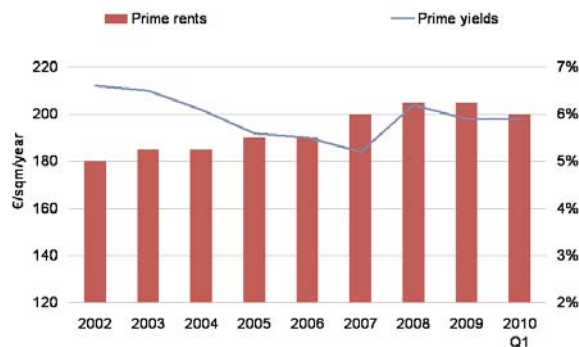
Q1 2010

Take-up and vacancy rate



Source: Savills Research

Prime yields and rents



Source: Savills Research

“The occupier market in Rotterdam showed a promising first quarter with demand up by 24%. Investment however is falling significantly behind last year’s figures.”



Jeroen Jansen (Head of Research)

- Demand in Q1 2010 rose by 24% compared to the same quarter in 2009 to a total of 39,800 sqm. This is the largest increase of all four largest agglomerations of the country.
- The CBD and Brainpark accounted for the largest share of take-up, with respectively 21% and 18% of the total. Demand mainly came from the manufacturing and construction and financial service sectors and was primarily focused on offices between 2,000 and 5,000 sqm (57%).
- Supply increased to 493,000 sqm and this corresponds with a vacancy rate of 11.8%. The CBD contains the largest amount of both stock and supply, followed by the Fascinatio/Rivium area.
- Prime rents in Rotterdam were slightly affected by the increase in supply and moved downwards in some areas, among which the CBD where the prime rent went from €205 to €200/sqm/year
- Only €14 million was invested during the first quarter. This was concentrated in nine transactions, all of which were relatively small.
- Yields for prime real estate remained stable during Q1 at 5.9% net.

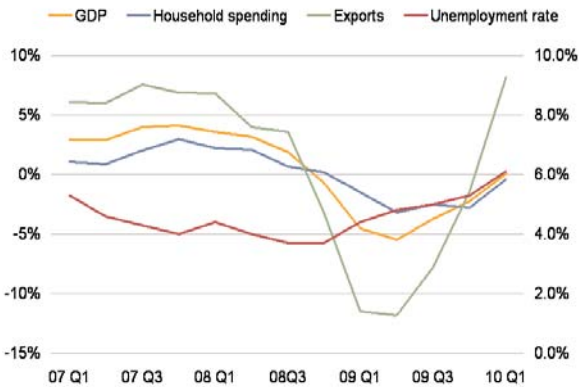
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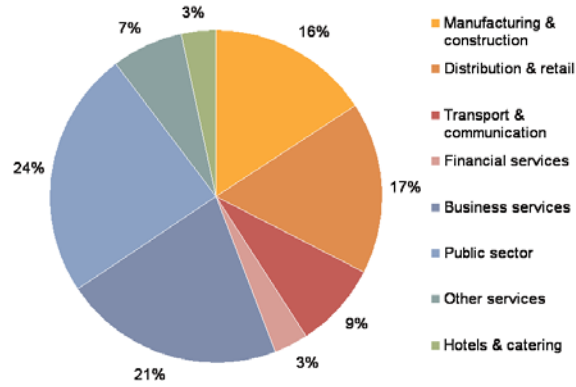
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National economic indicators



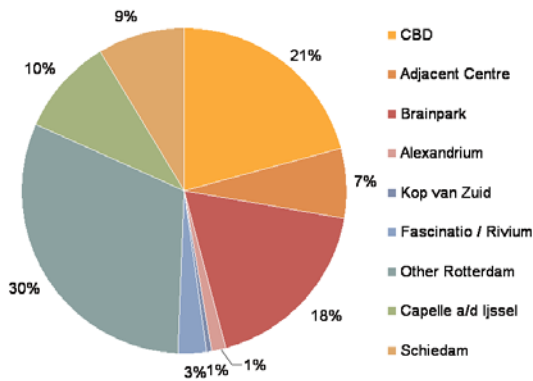
Source: CBS / Consensus Forecast

Employment by industry



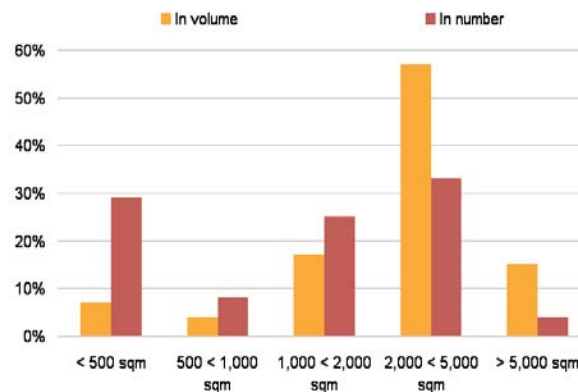
Source: Oxford Economics

Take-up by location



Source: Savills Research

Take-up per deal segments



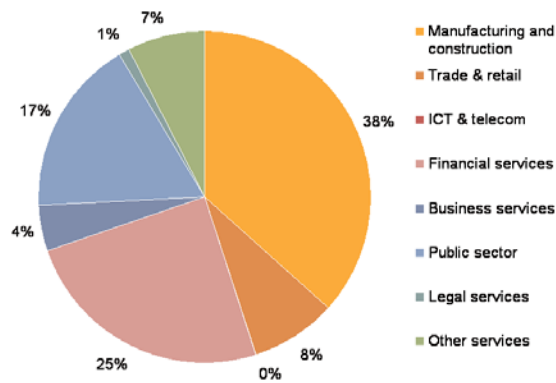
Source: Savills Research

Major letting transactions

Building	Submarket	Tenant	Area in sqm
Airport Business Park	Other	Dura Vermeer	6,000
Acacia	Brainpark	Bam Utiliteits- en Woningbouw	3,640
Lichtenauerlaan 162-178	Brainpark	De Hypotheker Associatie	3,600
Blaak 31	Centre	Glencore Grain	3,300

Source: Savills Research

Take-up by industry



Source: Savills Research

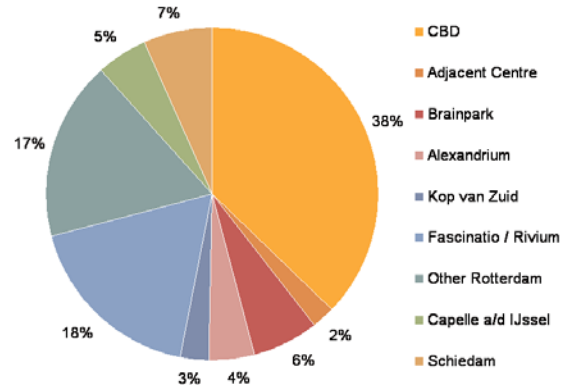
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Development pipeline



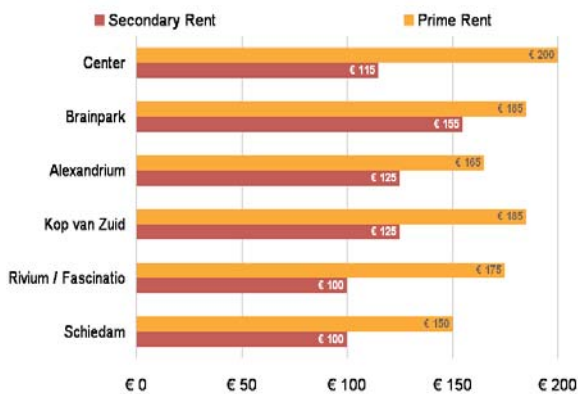
Source: Neprom

Supply by location



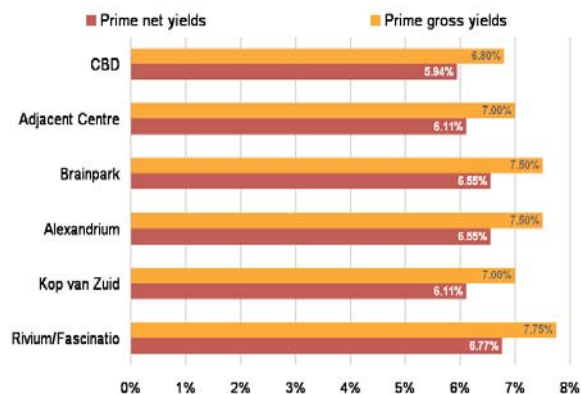
Source: Savills Research

Rental values per location



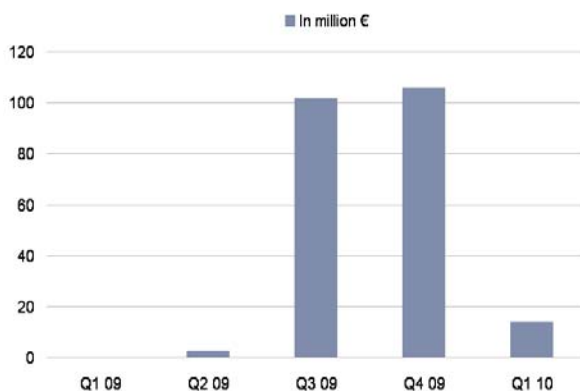
Source: Savills Research

Prime net yields per location



Source: Savills Research

Quarterly investment volume



Source: Savills Research

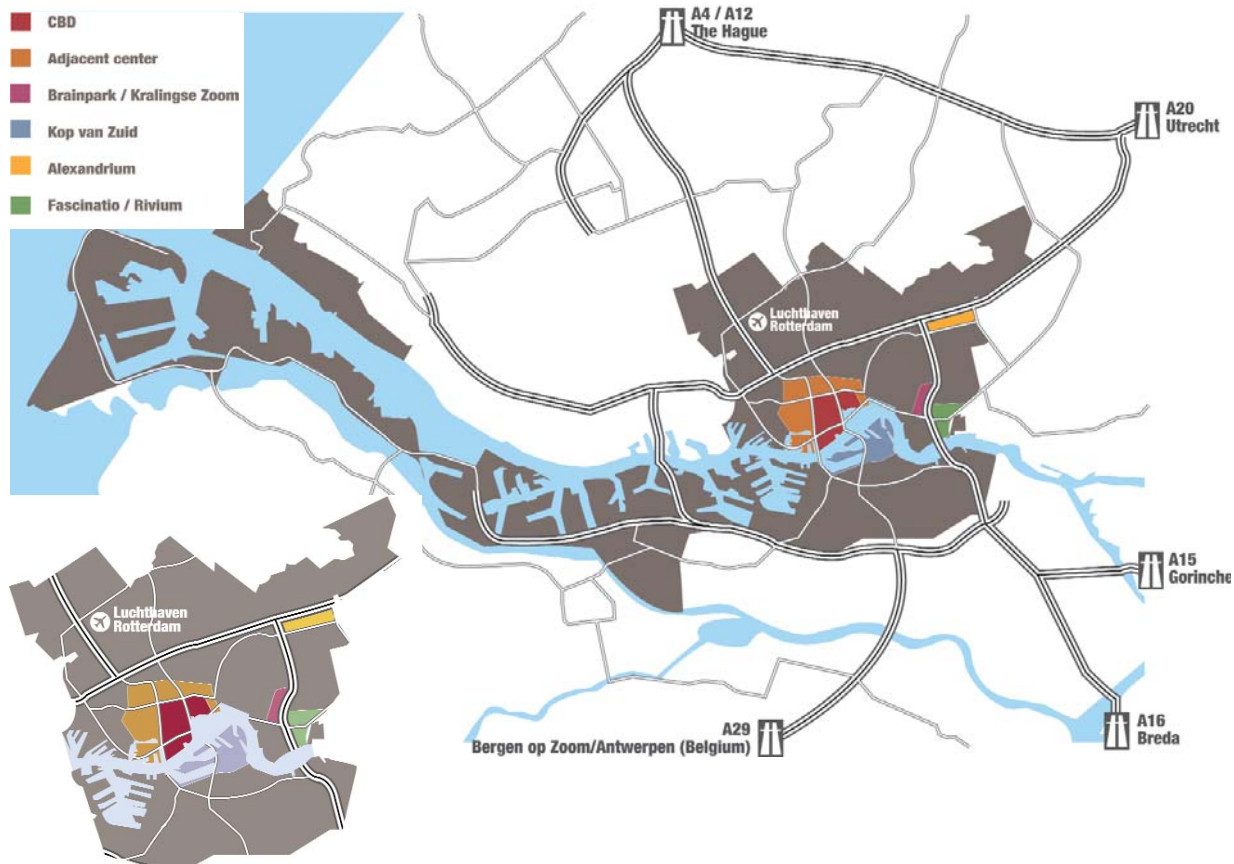
Major investment deals

Property	Buyer	Vendor	Price in m €
Keizerswaard 15	Beryllus Theta	KPN	na
Stationsplein 2	Private investor	ImmoPlus	2.8
Pelgrimsstraat 1-5	Private investor	Private investor	2.0
Van Vollenhovenstraat 36-40	Private investor	Interesting Beleggingen	na

Source: Savills Research

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Survey map



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