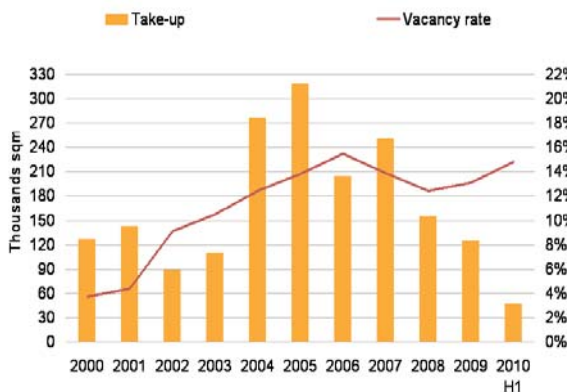


# Quarterly data bulletin Utrecht office market

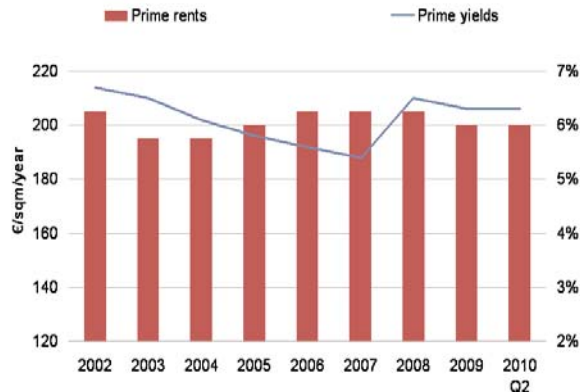
## Q2 2010

### Take-up and vacancy rate



Source: Savills Research

### Prime yields and rents



Source: Savills Research

**“Both tenant and investor demand in Utrecht improved during the first half of 2010. Letting volume grew by 16% compared to the same period last year, while the invested amount was multiplied by nearly four times to €117 million.”**



Jeroen Jansen (Head of Research)

- With 25,900 sqm taken-up during the second quarter of 2010, occupier demand in Utrecht showed slight and steady signs of improvement.
- Since the beginning of the year the transacted volume reached 46,500 sqm, 16% up on last year.
- Demand mainly originated from the Business services (45%) and the Public sector (23%). Center, Leidsche Rijn and Other Utrecht areas accounted for 74% of the total demand. More than half of take-up concerned floor space exceeding 1,000 sqm.
- Supply increased to 505,000 sqm, reflecting a vacancy rate of 14.8%. Around 23% of the available space is concentrated in Nieuwegein, 14% in Kanaleneiland and 13% in Papendorp.
- Prime rents and incentives remained stable over the period. The highest rents were signed in the Maliebaan and Papendorp areas at €250/sqm/year and €200/sqm/year respectively.
- The investment volume in Q2 amounted to €20.5 million, being slightly higher than the €16.8 million at the same period last year. The total invested volume since January 2010 is €117 million, compared to €29 million in H1 2009. The prime yield remained stable at 6.3% net.

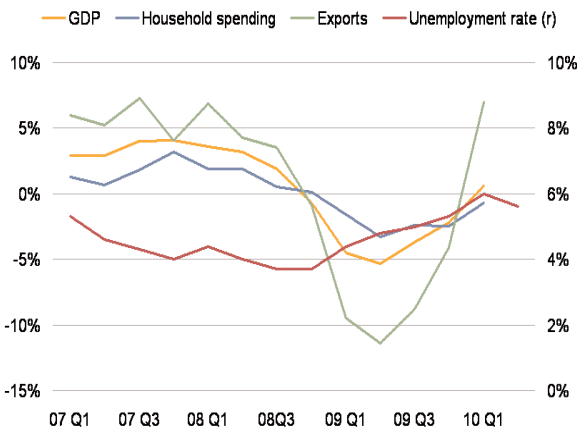
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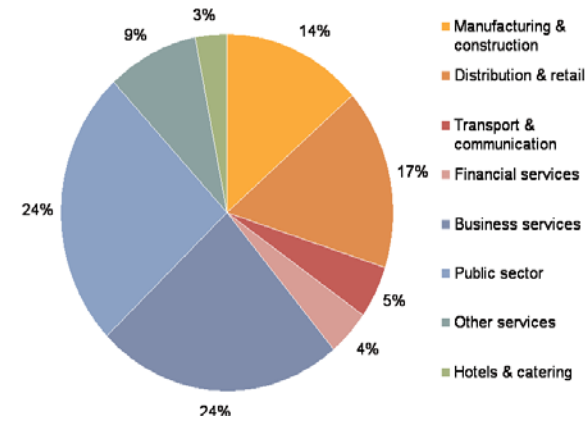
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## National economic indicators



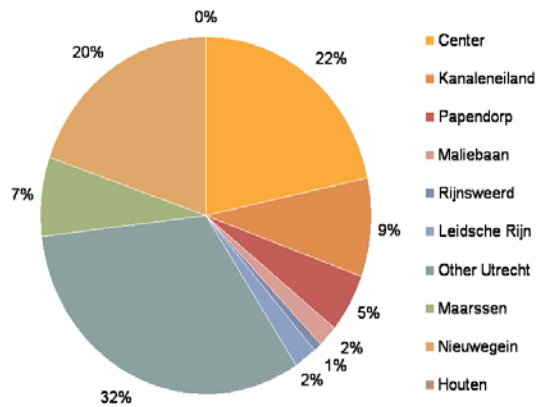
Source: CBS / Consensus Forecast

## Employment by industry



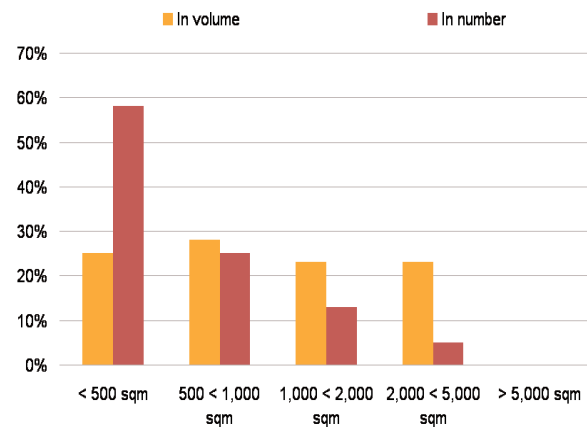
Source: Oxford Economics

## Take-up by location



Source: Savills Research

## Take-up per deal segments



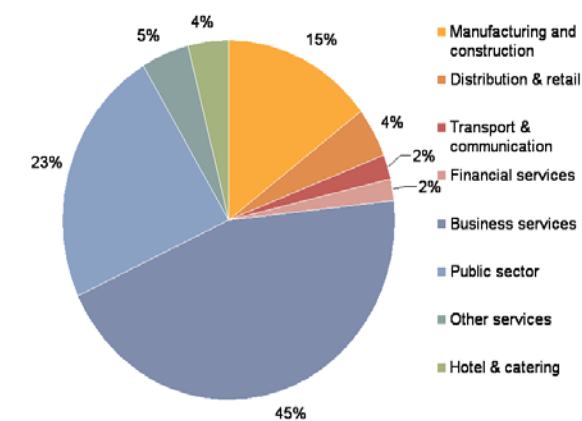
Source: Savills Research

## Major letting transactions

Building	Submarket	Tenant	Area in sqm
De Atoomclub	Other Utrecht	TCN	3,000
IX Rhijnhuysen Gebouw III	Nieuwegein	Pantheion (Matchcare)	2,870
Reactorweg 47	Other Utrecht	WBS	1,500
Wittevrouwensingel 1-3	Centre	Bruggink & Van der Velden Belastingadv.	1,300

Source: Savills Research

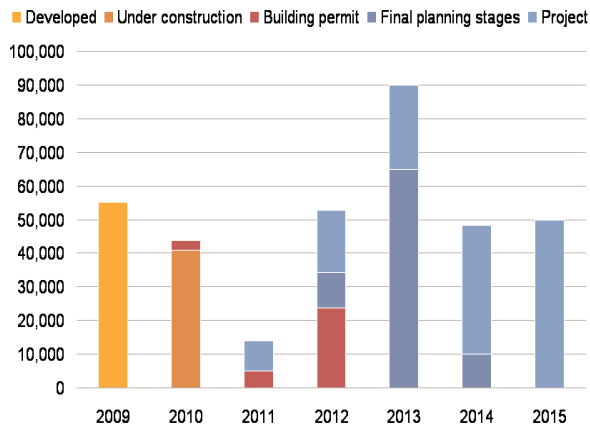
## Take-up by industry



Source: Savills Research

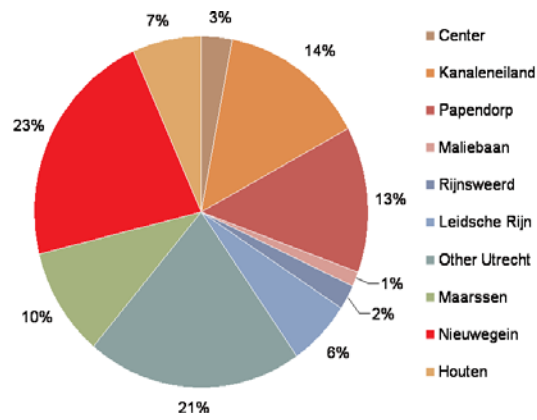
# Quarterly data bulletin Utrecht office market

## Development pipeline



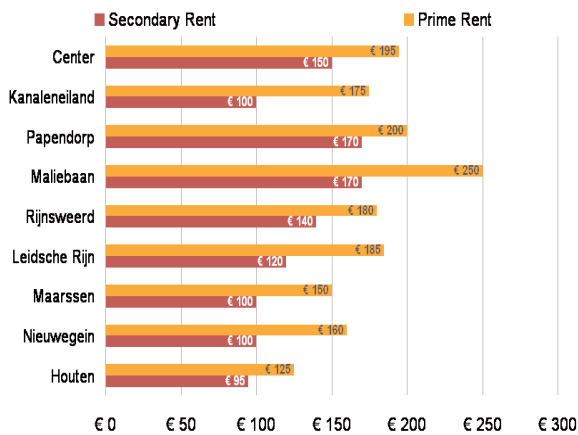
Source: Neprom

## Supply by location



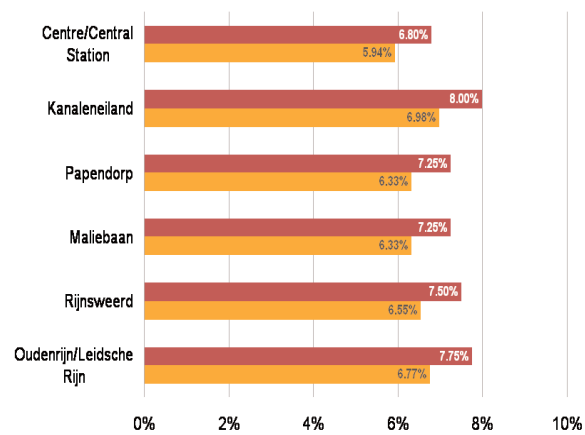
Source: Savills Research

## Rental values per location



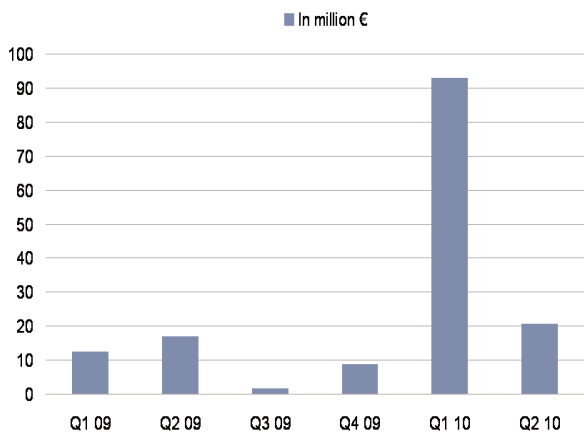
Source: Savills Research

## Prime yields per location



Source: Savills Research

## Quarterly investment volume



Source: Savills Research

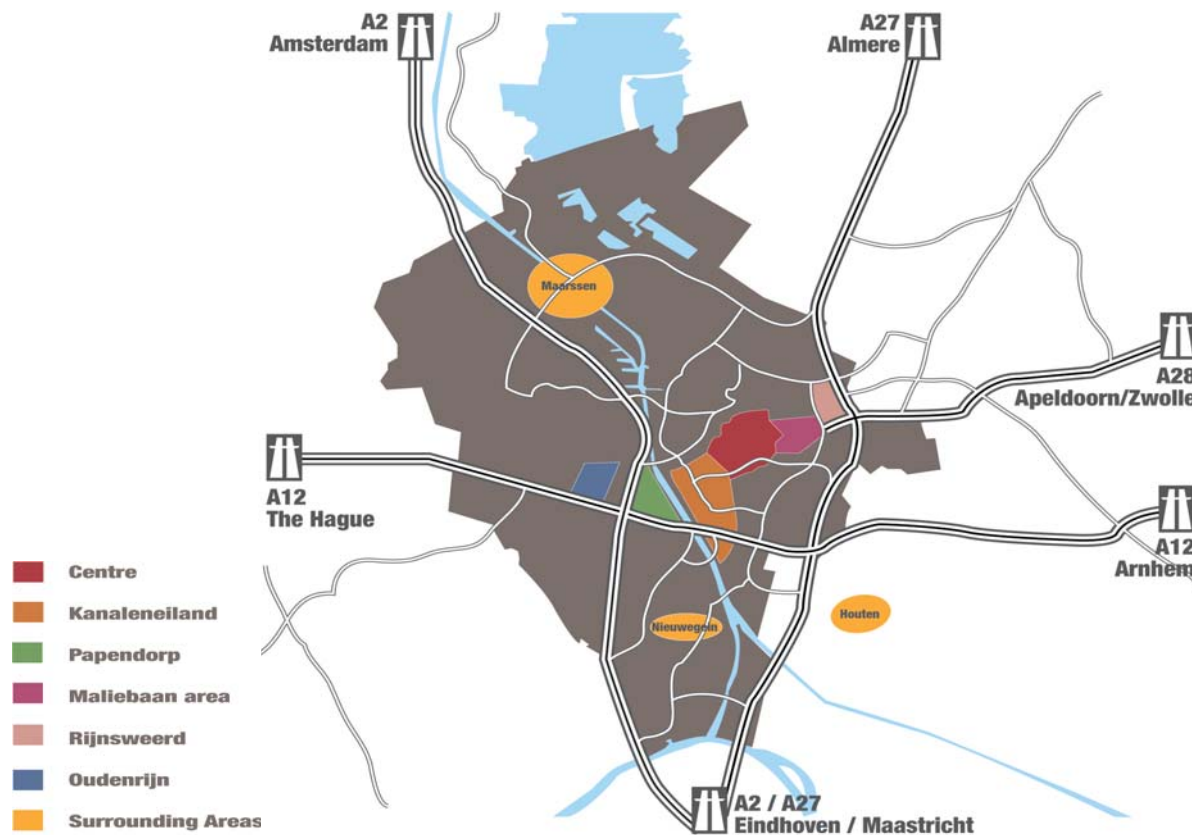
## Major investment deals

Property	Buyer	Vendor	Price in m €
Kanaalweg 94	Harvest Vastgoed	Green Retail House	7.8
Houten	Private investor	NSI	na
Newtonbaan, Nieuwegein	Private investor	Uni-Invest	na

Source: Savills Research

# Quarterly data bulletin Utrecht office market

## Survey map



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