ImmoStat
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FOR IMMEDIATE RELEASE

IMMOSTAT RESULTS FOR Q3 2022

Paris, Friday 7 October 2022

Every quarter, ImmoStat, an independent entity pooling data for the four main brokers in French Commercial Real Estate (BNP Paribas Real Estate, CBRE, JLL and Cushman & Wakefield) presents its key indicators for the Greater Paris Region.

The present release covers:

- the office take-up (both new lettings and sales to occupiers)
- the office immediate supply and average headline rent
- the investment volume in France and the average price in the Greater Paris Region for offices
- the warehouse logistics take-up in France

OFFICES IN THE GREATER PARIS REGION

At the end of September 2022, **office take-up in the Greater Paris Region reached 1,488,300 sqm which is** up by 20% compared to the end of September **2021**. The third quarter 2022 has totalled **459,900 sqm**, **up by 11%** vs Q3 2021.

Office immediate supply on September 30th 2022 in the Greater Paris Region is estimated at **4,111,000 sqm**, **up** by **3%** y-o-y.

Based on transactions of the quarter, **the headline rent of offices** is on average**:**

- **€ 427 /sqm pa**, excluding taxes and charges **for second-hand space**, up by 6% over a year ;
- **€ 426 /sqm pa**, excluding taxes and charges **for new or refurbished space**, up by 2% over a year.

The headline rent is defined in lease contracts **regardless of incentives**, whose level was 24.1% last quarter and will be updated **next month for Q3 2022.**

INVESTMENTS IN FRANCE

In France, the investment volume in Commercial Real Estate over Q3 2022 reached **€7.4 billion**, **up by 24%** compared to the Q3 2021. The investment volume has totalled **€19.7 billion** since the start of 2022, **up by 34%** compared to the same timeframe last year.

INVESTMENTS IN THE GREATER PARIS REGION

In the Greater Paris Region, the investment volume in Commercial Real Estate over Q3 2022 reached **€5.0 billion**, **up by 57%** compared to the Q3 2021. The investment volume has totalled **€12.7 billion** since the start of 2022, **up by 44%** compared to the same timeframe last year.

The average capital value for Office in the Greater Paris Region over Q3 2022 all types alike reached **€8,240 /sqm** (including transactions costs) which is **up by 2% y-o-y**.

WAREHOUSES LOGISTICS IN FRANCE

At the end of September 2022, **the take-up for warehouses above 5,000 sqm in the Greater Paris region** (Oise included) reached **932,100 sqm**, which is **up by 12%** compared to the end of September **2021**.

For whole France, the take-up for warehouses **above 10,000 sqm** has totalled **2,395,200 sqm** since the start of 2022 with 1,596,500 sqm in French Regions and 798,800 sqm in the Greater Paris Region for transactions of this size. Compared to the same timeframe last year, this national result is **down by 14%**.

Follow **@immostat** on Twitter and find out more about **Q3 2022** with our market charts on www.immostat.com

ABOUT IMMOSTAT

ImmoStat is an independent entity (French legal form GIE i.e. "Groupement d'Intérêt Economique") created in 2001 by the main brokers in French Commercial Real Estate: BNP Paribas Real Estate, CBRE, JLL and Cushman & Wakefield.

With common rules, ImmoStat is able to deliver improved information to its members as well as acknowledged statistics about supply, demand and prices to all Real Estate professionals, occupiers or investors.

This unique initiative greatly enhances market transparency in the Paris Region by filling the role of a market observatory that fosters its international attractiveness.

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