



ImmoStat

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du nouveau Code du Commerce

FOR IMMEDIATE RELEASE

NEW IMMOSTAT RESULTS FOR Q4 2016

Paris, Friday 6 January 2017

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 DTZ now operating under the brand 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 and the average price of Offices
- the take-up of warehouses in France

OFFICES IN THE GREATER PARIS REGION

For the year 2016, the office take-up in the greater Paris region has reached 2,410,400 sqm which is up by 7% when compared to 2015. The last quarter 2016 sums up to 669,400 sqm, down by 11% vs Q4 2015.

The immediate office supply on december 31st 2016 in the greater Paris Region is estimated to 3,530,000 sqm, down by 10% with regards to its level a year ago.

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

- **€ 323 psqm per year**, taxes and charges excluded **for second-hand properties, flat** over a year;
- **€ 374 psqm per year**, taxes and charges excluded **for new or restructured properties, flat** over a year.

The headline rent is the amount defined in lease contracts **regardless of incentives**, whose level was 22.2% last quarter and will be updated **next month for Q4 2016**.

INVESTMENTS IN THE GREATER PARIS REGION

In the greater Paris Region, the investment volume in commercial Real Estate over the year 2016 has reached €19.6 billion, down by 4% when compared to the year 2015. Q4 2016 is down by 19% when compared to the last quarter of 2015 and represents €6.9 billion.

The average price of Offices acquired in the Greater Paris Region over Q4 2016 all types alike reaches **€ 6,040 psqm** (with transactions costs) which is **up by 2% over a year**.

WAREHOUSES IN FRANCE

In the year 2016, the take-up for warehouses of at least 5,000 sqm in the greater Paris region (Oise included) has reached 826,600 sqm, which is down by 24% when compared to the year 2015.

For France as a whole, the take-up for warehouses of at least 10,000 sqm in the year 2016 has reached 3,023,600 sqm, with 2,387,900 sqm in French Regions and 635,600 sqm in the Greater Paris Region for transactions of alike size. When compared to the year 2015, this national result is up by 19%.

Follow **@immostat** on Twitter and find out more about **Q4 2016** with our market graphs 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 DTZ now operating under the brand 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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