



# ImmoStat

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du nouveau Code du Commerce

FOR IMMEDIATE RELEASE

## IMMOSTAT RESULTS FOR Q1 2021

Paris, Thursday 8 April 2021

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

### OFFICES IN THE GREATER PARIS REGION

**Office take-up in the Greater Paris region** reached **327,400 sqm** over Q1 2021, **down by 30%** vs Q1 2020.

**Office immediate supply** on March 31st 2021 in the Greater Paris Region is estimated at **3,787,000 sqm**, **up by 30%** y-o-y.

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

- **€ 402 /sqm pa**, excluding taxes and charges **for second-hand space**, flat over a year;
- **€ 414 /sqm pa**, excluding taxes and charges **for new or refurbished space**, up by 1% over a year.

The headline rent is defined in lease contracts **regardless of incentives**, whose level was 20.8% last quarter and will be updated **next month for Q1 2021**.

### INVESTMENTS IN FRANCE

**In the Greater Paris Region, the investment volume in Commercial Real Estate** over Q1 2021 reached **€4.6 billion**, **down by 39%** compared to the Q1 2020.

### INVESTMENTS IN THE GREATER PARIS REGION

**In the Greater Paris Region, the investment volume in Commercial Real Estate** over Q1 2021 reached **€3.2 billion**, **down by 38%** compared to the Q1 2020.

The average capital value for Office in the Greater Paris Region over Q1 2021 all types alike reaches **€8,420 /sqm** (including transactions costs) which is **up by 7% y-o-y**.

Follow **@immostat** on Twitter and find out more about **Q1 2021** with our market charts on [www.immostat.com](http://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.*

**CONTACT**

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