

CUSHMAN & WAKEFIELD RESEARCH

# INDUSTRIAL SPACE ACROSS THE WORLD 2009



# GLOBAL INDUSTRIAL MARKET REPORT

Cushman & Wakefield is committed to providing the highest quality of service to its business space clients through the continuous monitoring of office and industrial trends and practices. This edition of Industrial Space Across the World provides a detailed analysis of prime industrial property rental performance and occupancy costs across the globe in the twelve months to December 2008.

The information and data provided in this report are based on a comprehensive survey of Cushman & Wakefield's international offices and the editors are extremely grateful to them for their time, effort and assistance.

Our international representation is designed to facilitate the rapid flow of information across borders and is supported by a comprehensive database of market information and regular liaison meetings. This allows for the exchange of local market knowledge and expertise and for the co-ordination of strategy for international investment and locational decision-making.

Information on the markets has been provided by Cushman & Wakefield, its alliance partners and its associate offices listed in the table below:

AUSTRIA	Inter-pool/FaciCon
BULGARIA	Forton International
DENMARK	RED - Property Advisers
IRELAND	Lisney
ISRAEL	Inter Israel Real Estate Agency Ltd
LEBANON	Michael Dunn & Co S.A.L
LUXEMBOURG	Property Partners S.A
MALAYSIA	YY Property Solutions
NEW ZEALAND	Bayleys Realty Group Ltd
NORWAY	Mork & Partners
PHILIPPINES	Cuervo Far East, Inc.
SOUTH AFRICA	Pace Property Group (PTY) Ltd
SWITZERLAND	SPG Intercity
TAIWAN	REPro International Inc.
THAILAND	Nexus Property Consultants Ltd

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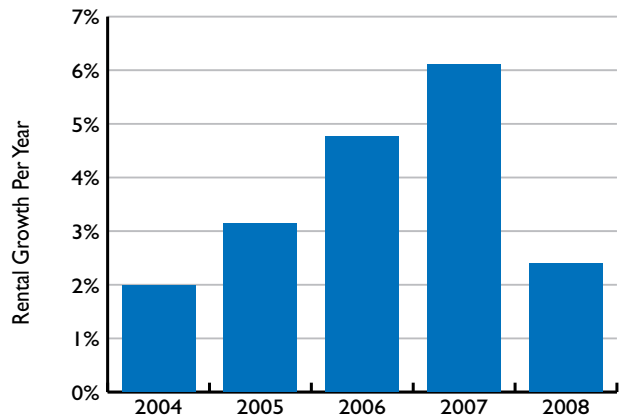
The industrial market has seen a reversal in fortunes during the course of the year, and year on year there was a significant downturn in activity. Global rental growth in 2008 was 2.4%, down from the 6.1% seen in 2007, as no region was isolated from the global economic slowdown. The occupational market deteriorated throughout the world in all but a handful of markets. The more mature markets of North America and Western Europe started to underperform earlier in the year, but by the year end all regions had seen a drop in market performance. Overall occupier sentiment declined and a more cautious attitude prevailed in the industrial market. Manufacturing output weakened and export markets contracted which impacted on the demand for industrial space around the world.

Rental growth more than doubled in Africa & the Middle East as positive occupier demand, particularly in South Africa, resulted in rents increasing by almost 30% in 2008. Nevertheless, this was the exception rather than the rule and, apart from Africa & the Middle East, all regions saw rental growth decline in comparison to 2007. The downturn in the global export markets hit the Asia Pacific market over the course of 2008. The region has established itself as a destination for manufacturing facilities but as consumer demand for manufactured goods eased and companies reduced their stock of inventories over the year, demand for space softened markedly.

Rents in the European region largely held up in 2008, although underperforming the global average. There continues to be a two speed market across the region, with Western European rental growth more muted than in Central and Eastern Europe (CEE). CEE remained more active in terms of occupier activity and this was reflected in relatively stronger rental growth than Western Europe. Western Europe in comparison recorded growth of just 0.4%, as demand stalled. Performance within the Americas was polarised between the North and South. South America continued to drive rental growth throughout the wider region. With strong, albeit slowing, occupier demand and a lack of high quality stock, rents moved up by over 12% in 2008. In comparison, market fundamentals weakened in both the US and Canada over the year, and as a result rents in the US and Canada actually decreased by -0.4%.

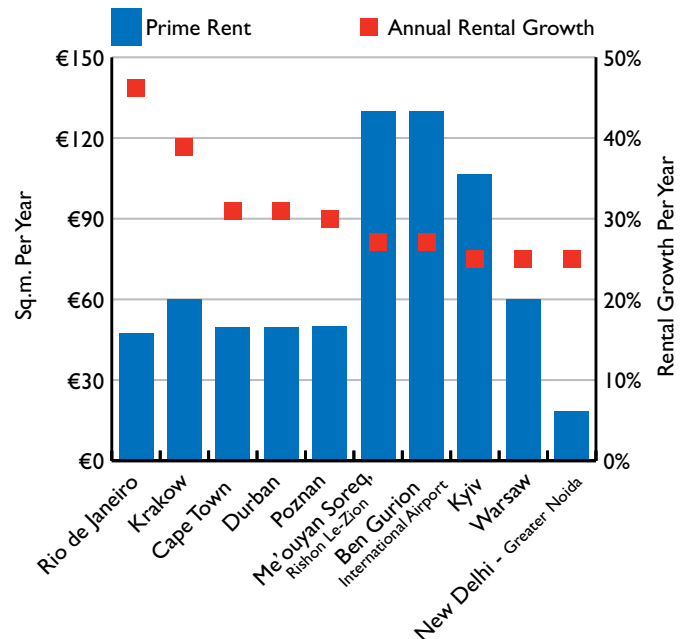
London - Heathrow continued to be the most expensive industrial location in the world, with an occupancy cost of €185 per sq.m per year with Tokyo moving ahead of Dublin as the second most expensive location. Although rents in London - Heathrow were static over the year and rents actually decreased in Tokyo, the gap between occupancy costs in the two cities has narrowed, as depreciation of Sterling against the Euro has added to the cost competitiveness of the UK, while the Yen appreciated in value against both Sterling and the Euro over the same period.

GLOBAL: RENTAL GROWTH OVER FIVE YEARS



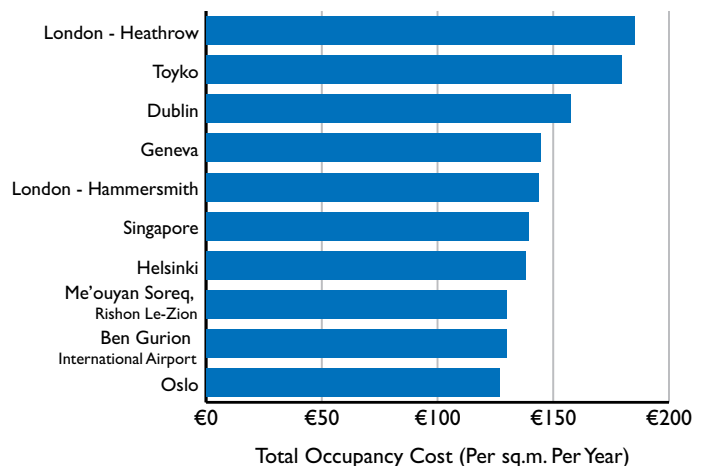
Source: Cushman & Wakefield, March 2009

GLOBAL: TOP TEN BEST PERFORMING LOCATIONS 2008



Source: Cushman & Wakefield, March 2009

GLOBAL: TOP TEN MOST EXPENSIVE LOCATIONS 2008



Source: Cushman & Wakefield, March 2009

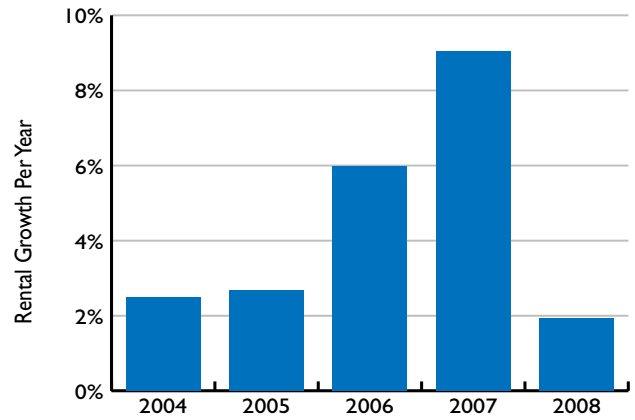
The uplift in rents seen across the region over the last four years could not be sustained in the light of a slowing economic backdrop. In terms of rental growth, the Americas performance was more subdued over the year and rents rose across the region by 2%, which represents a noticeable fall from the 9% growth seen in 2007. However, there was a polarisation in rental performance across the wider region with South America being the primary driver of rental growth. Rents in South America rose by 12.4% over the year, which offset the -0.1% growth seen in North America in 2008.

The most expensive location in the Americas is the San Francisco Peninsula, followed by the Canadian locations of Calgary and Vancouver in second and third place respectively. Prime occupancy costs in San Francisco stood at €84 per sq.m per year. A number of the South American locations appear in the top ten most expensive locations within the region, with Bogota the highest placed in fourth.

Strong demand helped the South American region perform well over the year, coupled with low availability of high quality modern space, although an increase in the volume of speculative development is now evident. The Rio de Janeiro market saw the highest global rate of growth over the year, with rents rising by 46% in 2008. In Argentina, the market held firm over the year with positive rental growth occurring in 2008. Buenos Aires remains the key industrial hub, with the North area of the city the main focus for occupiers due to its proximity to the port.

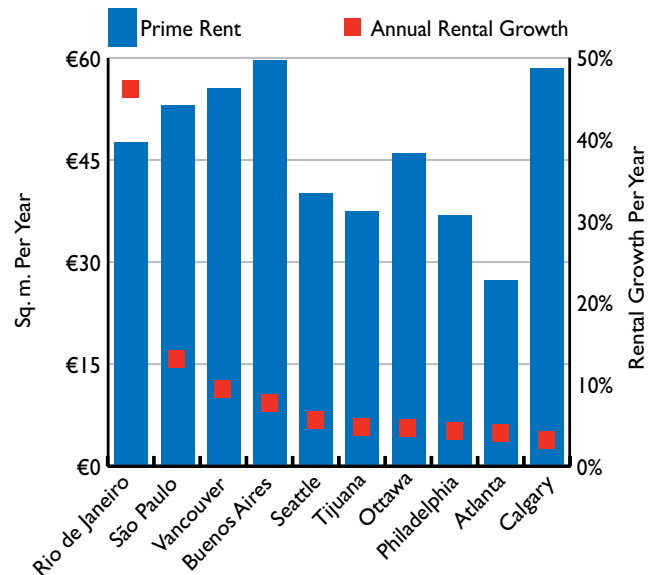
North America saw occupier demand weaken over the course of 2008, as the result of the economic slowdown. The downturn in manufacturing has been particularly hard felt, and along with rising vacancy, rents have come under downward pressure. Rental falls were more noticeable in the second half of the year. Nevertheless, there was only a marginal aggregate fall in rents across the region, as there was a mixed picture in terms of growth with a small number of locations seeing rents rise over the year. Within the US, Seattle, Atlanta and Philadelphia were the areas that still recorded growth in rents year on year. On the whole, the downturn in employment levels has resulted in a contraction in leasing activity, which is anticipated to continue throughout 2009 as renewals and consolidation activity become the mainstay of activity. In Canada, the market started to weaken from the middle of 2008, as the downturn in industrial output filtered through to market activity. Occupier demand declined sharply over the year with annual absorption in 2008 amounting to just a third of activity seen in 2007. The locations in the Centre and the East of the country were the worst affected by the economic slowdown, in particular those markets overly reliant on the manufacturing sector.

AMERICAS: RENTAL GROWTH OVER FIVE YEARS



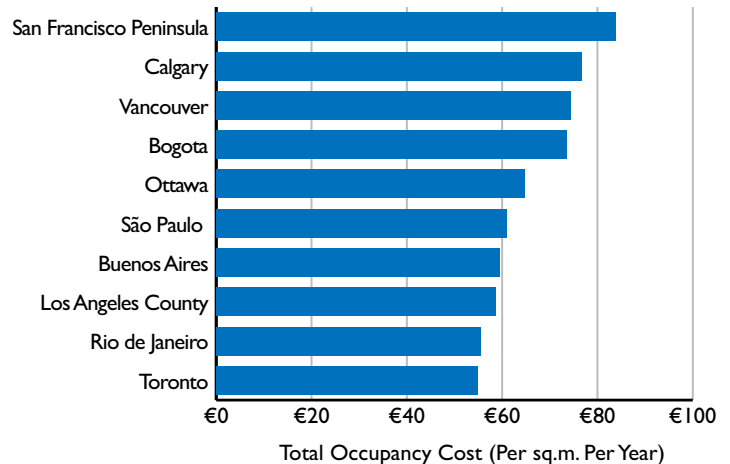
Source: Cushman & Wakefield, March 2009

AMERICAS: TOP TEN BEST PERFORMING LOCATIONS 2008



Source: Cushman & Wakefield, March 2009

AMERICAS: TOP TEN MOST EXPENSIVE LOCATIONS 2008



Source: Cushman & Wakefield, March 2009

The European industrial market remained relatively stable over the course of 2008, with most markets remaining fairly balanced in terms of supply and demand. The market has displayed less volatility in terms of rental performance over the year compared to other regions of the world. European rental growth was limited at 1.7% in 2008, and, while not spectacular, is only marginally below the five year average of 2%.

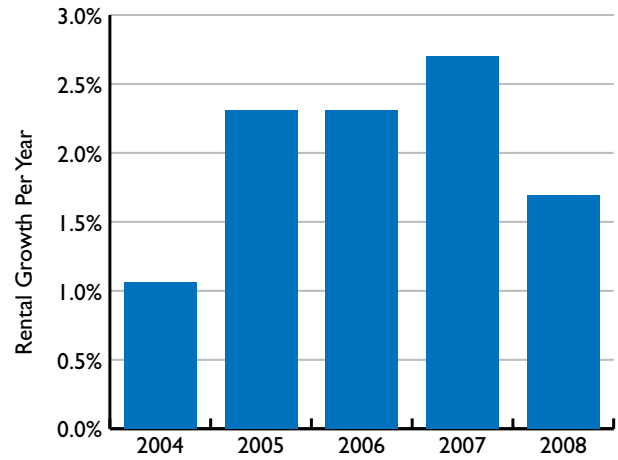
In general terms, the market saw steady occupier demand in the first half of the year, although as the prevailing economic situation worsened, activity slowed noticeably in the latter part of the year. Supply levels rose marginally, but on the whole the availability of good quality space remains limited. Construction activity also started to slow down in response to the weakening market and assisted in keeping supply in check.

Central & Eastern Europe (CEE) remained the principal driver of rental growth within the wider European region. Rental growth in CEE over the year was 6.7%, almost the same level as seen in 2007. The Polish market was extremely active throughout the year and with high quality stock reasonably scarce, rents increased in Poland by 28% over the year, with demand for space in regional markets bolstering rental growth. Kyiv also saw significant rental growth of 25% during 2008. Kyiv is characterised by a severe lack of high quality stock and occupier demand remained steady throughout the year despite the increasingly difficult domestic economic climate.

The Western European region was considerably more subdued than the CEE region over the year, with rents virtually static. The majority of countries saw rents remain stable over 2008 as occupier activity steadily declined over the course of the year. There were a few notable exceptions, such as Switzerland and Italy, that saw positive rental growth over the year, rising 6% and 4% respectively.

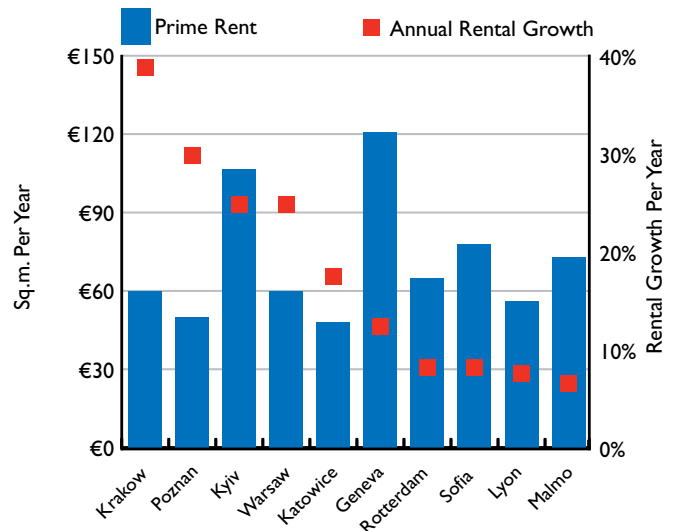
The most expensive industrial locations were located in Western Europe. London – Heathrow was still the most expensive, with a total occupancy cost of €185 per sq.m per year. Dublin and Geneva completed the top three most expensive locations in Europe, with total occupancy costs of €157 and €144 per sq.m per year. Rents have actually declined in Dublin over the year, but the appreciation of the Euro against Sterling at the time of analysis resulted in UK locations becoming more cost effective on a Euro basis. Polish cities dominate the list of industrial locations with the strongest rental growth during 2008. Krakow saw an increase of 39% year on year, as supply remains in extremely short supply. Poznan, Warsaw and Katowice also showed high levels of rental growth, with uplifts in excess of 17% in each market and along with Kyiv complete the top five centres in terms of rental performance.

EUROPE: RENTAL GROWTH OVER FIVE YEARS



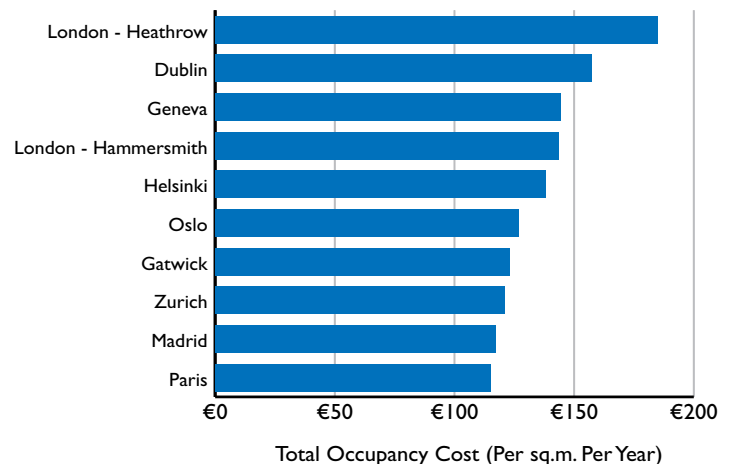
Source: Cushman & Wakefield, March 2009

EUROPE: TOP TEN BEST PERFORMING LOCATIONS 2008



Source: Cushman & Wakefield, March 2009

EUROPE: TOP TEN MOST EXPENSIVE LOCATIONS 2008



Source: Cushman & Wakefield, March 2009

# ASIA PACIFIC OVERVIEW

The Asia Pacific industrial market saw a notable slowdown during 2008, with rental growth moving down from 13.6% in 2007 to only -0.2% in 2008. Over the course of the year Asia Pacific moved from the best to the worst performing region. In marked contrast to the preceding 12 months, when the region was characterised by buoyant demand, 2008 was characterised by a significant slowdown in economic growth in line with export demand which in turn saw demand for industrial property decline.

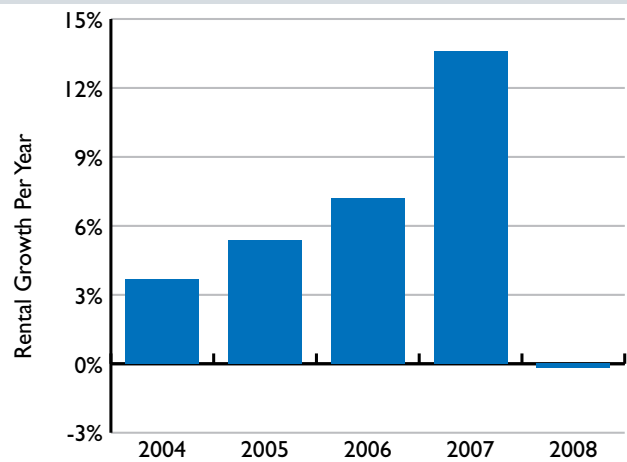
The most expensive location in Asia Pacific region remained Tokyo, despite rents easing over the year by 5%, with an overall occupancy cost of €179 per sq.m per year. While the top five most expensive locations in the region remained constant, Sydney dropped out of the top three to be replaced by Singapore while Hong Kong moved into third place. However, there remained a wide geographical distribution in terms of occupancy costs within the Asia Pacific region, with locations such as Jakarta and Auckland ranked amongst the lowest cost locations in the world.

Positive rental performance was not widespread over the year. While the majority of industrial locations saw an uplift in rental values in the first half of 2008, as the economic slowdown filtered through to occupier activity, rental values softened towards the year end. Nevertheless, a number of locations recorded positive year on year growth, and for the second year running, these were predominantly Indian locations, which accounted for the top four locations in terms of strongest rental growth in Asia Pacific. Aggregate rental growth in India stood at 6% year on year, with two Indian cities, New Delhi - Greater Noida and Bangalore - Peenya IA witnessing the highest rental growth over the year at 25% and 19% respectively.

Manufacturing was one of the worst affected sectors and a number of locations within Asia Pacific saw occupier demand fall as a direct result. In China rents fell by -9% over the year, with the slowdown in Beijing exacerbated by the two month factory closure period during the Olympic Games in August. In addition to the aforementioned Indian and Chinese markets, both Taiwan and Thailand saw the industrial market slow down, which was directly linked to the current decline in manufacturing demand.

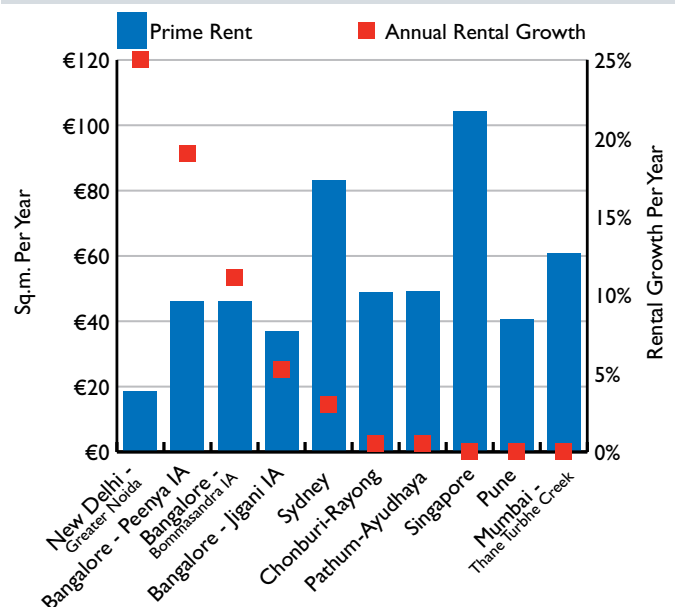
The markets in Australia and New Zealand saw mixed performance in terms of rental growth. Australia was one of the few countries to see positive rental growth year on year, while, in contrast, New Zealand recorded one of the largest regional rental falls, albeit from a low rental base. As with most markets in the region, both of the principal markets in Australia, (Sydney and Melbourne), recorded positive rental growth in the first half of the year, but towards the end of the year rents moved down in both locations as demand contracted.

ASIA PACIFIC: RENTAL GROWTH OVER FIVE YEARS



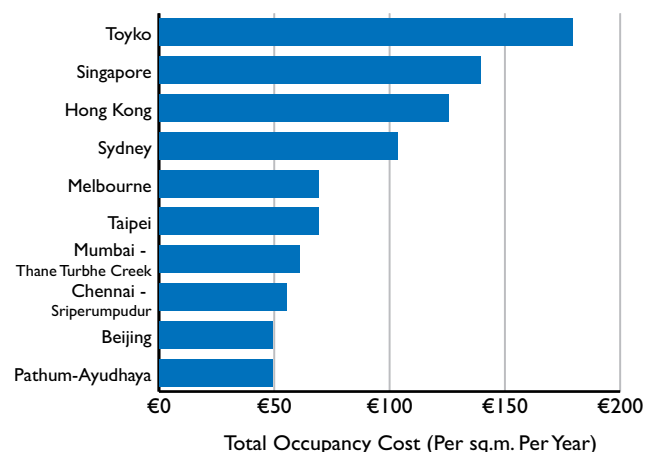
Source: Cushman & Wakefield, March 2009

ASIA PACIFIC: TOP TEN BEST PERFORMING LOCATIONS 2008



Source: Cushman & Wakefield, March 2009

ASIA PACIFIC: TOP TEN MOST EXPENSIVE LOCATIONS 2008



Source: Cushman & Wakefield, March 2009

# AFRICA & THE MIDDLE EAST OVERVIEW

The Africa & Middle East region performed exceptionally well in terms of rental growth over the past year. Rents rose by 23%, which is by far the highest regional rise seen globally in 2008, and is an increase on the growth rate recorded in 2007.

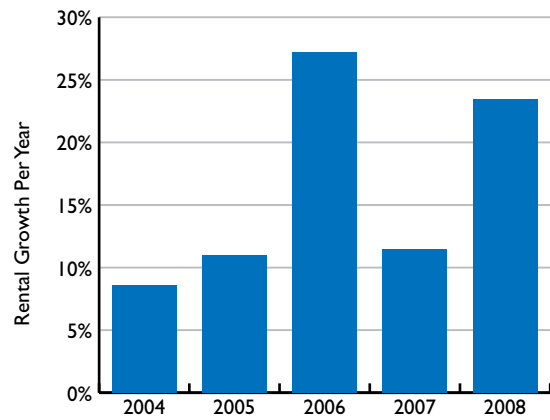
The most expensive locations in the region remain those in Israel, with two locations in Israel tying as the most expensive. Both Me'ouyan Soreq, Rishon Le-Zion and Ben Gurion International Airport have a total occupancy cost of €130 per sq.m per year. The most expensive locations in Israel are at least twice as costly as those of South Africa, where the most expensive is currently Durban with a total occupancy cost of €57 per sq.m per year. Rents have grown by almost 20% over the year in Israel, with both the Me'ouyan Soreq, Rishon Le-Zion and Ben Gurion International Airport submarkets leading the way, with rents rising by 27% in each location. However, the uplift in rents primarily took place in the first 9 months of 2008, and rents stabilised over the final quarter as the global economic downturn filtered through to the Middle East.

This reflects the patterns of demand experienced across the country. The Israeli industrial market was characterised by strong occupier demand especially from high tech companies and logistics operators in the first 6 months of the year. Demand was strong not only across the centre of the country, but also in the north and south peripheries, where space is more cost effective. Supply of space was limited, and the majority of space under construction was built to suit, which supported rental growth. However, in the second half of the year, the prevailing economic difficulties affected Israel and consequently demand for space contracted.

In South Africa, the industrial market saw rents rise nationally by 28%, which was a further strengthening on the growth rate recorded a year earlier. In fact, South Africa recorded the highest level of growth globally in 2008, along with Poland. All industrial areas saw impressive rental growth of at least 20%, with both Durban and Cape Town seeing rents move up by 31% respectively.

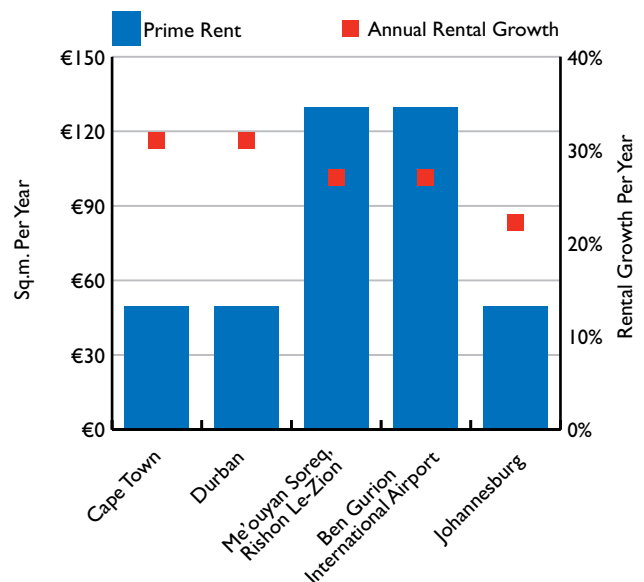
The South African market is characterised by strong occupier demand for high quality premises and low levels of speculative development. High land prices and construction costs continued to curtail construction activity in the key markets, while occupier demand appeared not to have been affected to any great extent by the global economic slowdown. This imbalance between supply and demand led to rents climbing significantly during 2008. The outlook for the sector is for occupier demand to remain steady, and coupled with the lack of available space, rental levels should remain solid in 2009.

## AFRICA & THE MIDDLE EAST: RENTAL GROWTH OVER FIVE YEARS



Source: Cushman & Wakefield, March 2009

## AFRICA & THE MIDDLE EAST: TOP FIVE BEST PERFORMING LOCATIONS 2008



Source: Cushman & Wakefield, March 2009

## AFRICA & THE MIDDLE EAST: TOP FIVE MOST EXPENSIVE LOCATIONS 2008



Source: Cushman & Wakefield, March 2009

Expectations are that the global economy will continue to slow for the duration of 2009, which will create a challenging environment for the industrial market. Whilst the sector tends to be less volatile than the office market, demand is closely correlated with economic activity.

Occupier demand will continue to moderate throughout the year, as occupiers delay decisions regarding real estate. The need to raise capital may see an increase in the number of owners contemplating sale and leaseback operations. While modern supply will remain tight, the downturn in demand will increase downward pressure on rental values. Rental growth will flatten out in 2009 and will fall in some areas as owners compete to fill voids. These trends will be evident across the globe but the scale of the impact will vary regionally. The most affected markets will be those located in export led economies, with more exposure to the global economy.

It should be remembered that many markets remain fundamentally undersupplied with modern, efficient property and, moreover, that development slowed quickly over the past year. In general, development activity will be limited into 2009 and any recovery in construction is not expected until 2010 at the earliest. With vacancy levels particularly low in a number of emerging markets, including Africa and the Middle East and South America, and with little construction activity to alleviate supply, these markets should be well placed to recover swiftly once demand returns.

The major producer countries of Asia are now feeling the effects of the slowdown in the west, and while economic growth forecasts for 2009 are still positive in India and China, the relative size of the fall in growth is just as significant as elsewhere and downside risks are high as export dependant economies suffer. Recovery will be heavily dependent on improvements in more developed economies. Industrial rents in the region are anticipated to fall in 2009, almost without exception. Occupiers are, in line with other parts of the world, increasingly cautious and demand for space will soften further in the coming year. Activity will focus on good quality, well located premises with demand for older, more obsolete stock virtually non-existent.

The outlook for European growth has continued to deteriorate and growth prospects for 2009 are universally negative. The fundamentals of the logistics market remain relatively healthier than in the light industrial market but even demand from this sector is falling. Availability will rise for poorer stock/locations as tenants remain discerning. Looking forward, logistics will be a focus for retailers and producers looking to improve efficiency within their overall operation and demand will be boosted by this. Landlords

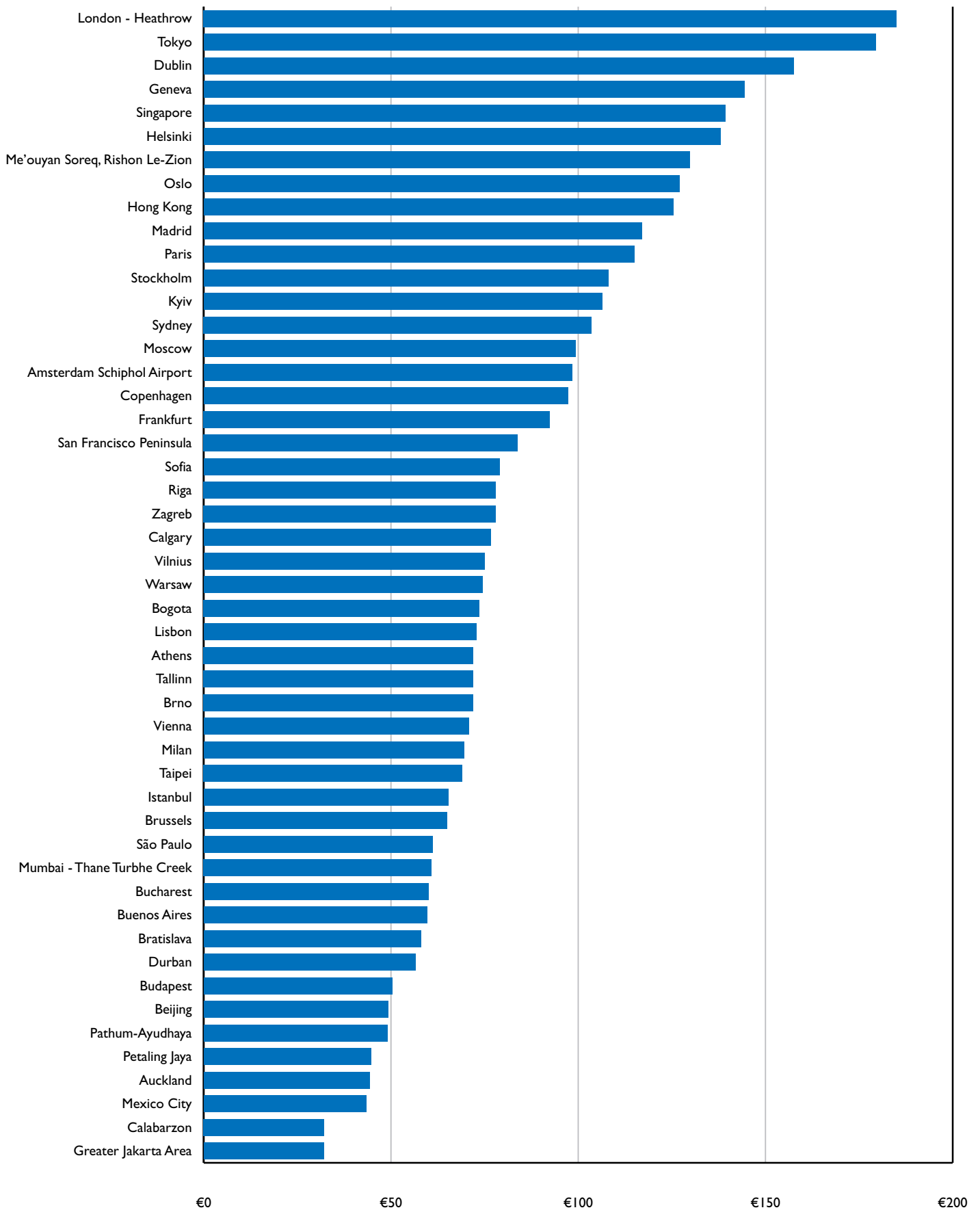
will need to negotiate hard to retain existing tenants, often with short leases being demanded so occupiers have the flexibility to reinstate relocation or expansion plans once conditions allow.

The coming year will be challenging for the North American industrial market, as it weathers the obstacles facing the general economy. Demand for industrial space will moderate further and with less absorption occurring the market is set for increases in overall vacancy and rental growth will be minimal. To generate cash flow, landlords will be further motivated to offer increased concessions and lower face rates to attract leasing activity. Development activity will contract further and this should prevent major oversupply particularly in the key cities, although secondary areas will typically be more at risk of oversupply. The Obama administration's promise of infrastructure investment bodes well for the US industrial market in the second half of 2009 but realistically the sector is unlikely to recover until 2010 as credit markets take a while to unfreeze and confidence is restored. Worsening US economic conditions will impact on the Canadian industrial market, and with job losses beginning to mount, softer demand conditions are anticipated over 2009 and in to 2010.

The trend to consider higher/risk return emerging locations as destinations for manufacturing plants will be reversed, as corporate appetite for risk is scaled back and there will be an increasing focus on core locations. Parts of CEE and North America are anticipated to be the main beneficiaries of this trend. Over time, the emerging markets will continue to entice occupiers seeking cheaper accommodation and skilled labour, in particular as infrastructure projects gain momentum and open up the regions.

In summary, no market is immune to the current downturn but core markets and transport nodes will be best placed to ride out the storm in 2009, while those markets that are most dependent on manufacturing will be most affected in the coming 12 months.

# MOST EXPENSIVE LOCATIONS IN EACH COUNTRY



Figures relate to prime rents, property tax and service charge  
Source: Cushman & Wakefield, March 2009

# MOST EXPENSIVE LOCATIONS IN EACH COUNTRY

## LOCATION RANKING

Rank		Country	City	Occupancy Cost
2008	2009			/sq. m./Year
1	1	UK	London - Heathrow	185.03
3	2	Japan	Tokyo	179.48
2	3	Ireland	Dublin	157.50
9	4	Switzerland	Geneva	144.41
12	5	Singapore	Singapore	139.20
10	6	Finland	Helsinki	138.00
6	7	Israel	Me'ouyan Soreq, Rishon Le-Zion	129.81
4	8	Norway	Oslo	127.00
23	9	China	Hong Kong	125.38
8	10	Spain	Madrid	117.00
11	11	France	Paris	115.00
7	12	Sweden	Stockholm	108.09
25	13	Ukraine	Kyiv	106.40
5	14	Australia	Sydney	103.56
14	15	Russia	Moscow	99.31
13	16	Netherlands	Schiphol Amsterdam Airport	98.42
20	17	Denmark	Copenhagen	97.30
17	18	Germany	Frankfurt	92.40
21	19	USA	San Francisco Peninsula	83.84
32	20	Bulgaria	Sofia	79.00
28	21	Latvia	Riga	78.00
22	22	Croatia	Zagreb	78.00
16	23	Canada	Calgary	76.62
34	24	Lithuania	Vilnius	75.00
43	25	Poland	Warsaw	74.40
19	26	Colombia	Bogota	73.63
35	27	Portugal	Lisbon	72.84
24	28	Greece	Athens	72.00
29	29	Estonia	Tallinn	72.00
30	30	Czech Republic	Brno	72.00
33	31	Austria	Vienna	70.80
18	32	Italy	Milan	69.50
36	33	Taiwan	Taipei	69.03
39	34	Turkey	Istanbul	65.26
40	35	Belgium	Brussels	65.00
31	36	Brazil	Sao Paulo	61.06
26	37	India	Mumbai - Thane Turbhe Creek	60.83
38	38	Romania	Bucharest	60.00
44	39	Argentina	Buenos Aires	59.59
47	40	Slovakia	Bratislava	58.00
41	41	South Africa	Durban	56.54
42	42	Hungary	Budapest	50.40
46	43	China	Beijing	49.20
37	44	Thailand	Pathum-Ayudhaya	49.06
48	45	Malaysia	Petaling Jaya	44.67
27	46	New Zealand	Auckland	44.32
50	47	Mexico	Mexico City	43.41
n/a	48	Philippines	Calabarzon	32.14
51	49	Indonesia	Greater Jakarta Area	32.01

## ARGENTINA

**Economy** ↓ **Rental Growth** ↗

Rents grew by 8% over the year in Buenos Aires as the industrial market grew significantly in the first half of the year. The North axis of the city remains the most popular location due to its proximity to the port area, although the West and South axes are seeing increased interest, due to the lower rents available in these areas.

## AUSTRALIA

**Economy** ↓ **Rental Growth** ↓

Rental levels have risen over the year, with Sydney seeing growth of 3% in 2008. However, the industrial market continued to be driven by pre-committed green field development rather than speculative schemes. The market is expected to slow noticeably in 2009, with rents expected to fall by up to 15% over the year, with older, more obsolete stock falling by a more significant amount.

## AUSTRIA

**Economy** ↓ **Rental Growth** →

The industrial market was largely stable during 2008, with rental levels in the major cities unchanged over the year. With solid growth in both internal and external trade over the year, the market held up despite the economic slowdown. The outlook for 2009 is for an easing in activity levels, although rental levels are anticipated to hold firm over the year.

## BELGIUM

**Economy** ↓ **Rental Growth** ↓

The logistics sector continued to be the major driver of growth within the Belgian industrial market over the year. Take up levels held firm in the central Brussels-Antwerp corridor, as well as some decentralised regions such as Liège, Limburg and Hainaut. Rents were unchanged in the major cities over the year, although expectations are that rents will come under increasing pressure in 2009.

## BRAZIL

**Economy** ↓ **Rental Growth** →

The industrial market is characterised by owner occupation, although this trend is starting to change. Many logistics occupiers entered the market in 2008 and, as a result of increased demand, rents rose by 30% nationally, with rents in Rio de Janeiro rising by 46% over the year. In 2009, the market is anticipated to ease with a number of owners contemplating sale and leaseback operations in order to raise capital.

## BULGARIA

**Economy** ↓ **Rental Growth** ↓

In terms of rental growth, the Bulgarian industrial market had an encouraging year with rents rising by 8% in 2008. This was largely due to a lack of speculative development and a high level of owner occupation. Most schemes are constructed with a pre-let agreement, and the market is anticipated to remain undersupplied in the short term, although rents are anticipated to ease down in the latter half of 2009.

## CANADA

**Economy** ↓ **Rental Growth** ↓

Demand weakened over 2008 due to the impact of the global recession. Central and Eastern Canada experienced a large number of job losses primarily in the manufacturing sector located in this part of the country. Consequently, rental levels have fallen in the eastern cities of Toronto and Montreal. With Canada's major trading partner, the US, expecting economic conditions to worsen, softer demand conditions are anticipated in 2009.

## CHINA

**Economy** ↓ **Rental Growth** ↓

Industrial rents decreased by -9% over the year, with rents in both of the major industrial centres of Shanghai and Beijing falling in line with the slowdown in the domestic economy. With the level of government investment in the industrial sector, most notably in manufacturing, continuing to fall, rents are expected to decline further in 2009.

## COLOMBIA

**Economy** ↓ **Rental Growth** →

Rental levels fell over the year as the economic slowdown caused the industrial market to ease. Although sectors such as textiles and automotives continued to grow, they were reliant on government assistance by the end of the year. The outlook for the market is for further growth, albeit at a much slower rate than in previous years.

## CROATIA

**Economy** ↓ **Rental Growth** ↓

The Croatian industrial market moved down over the year, with rents declining by -7% in 2008. Occupier demand weakened as a result of the difficult economic conditions and rents headed downwards from the middle of the year. The outlook for the market is for further pressure on rents as the year progresses with more reductions anticipated.

## CZECH REPUBLIC

**Economy** ↓ **Rental Growth** →

The Czech industrial market has traditionally been a hub for both manufacturing and logistics operators. This trend continued throughout 2008, although the rate of growth eased noticeably. Rents moved down over the year in line with declining occupier demand. However, the outlook for the market is fairly optimistic in the medium term with rents expected to hold firm.

## DENMARK

**Economy** ↓ **Rental Growth** →

Rental levels in Denmark were unchanged throughout 2008, with occupier demand levels holding firm. However towards the end of the year, and in light of the economic slowdown, a number of occupiers began to rationalise and consolidate their space. The outlook for 2009 is for an easing of the occupational market, although rents are expected to stabilise in the short term.

## ESTONIA

**Economy** ↓ **Rental Growth** ↓

The Estonian industrial market eased over the year, as the slowing domestic economy caused occupier demand to slow. There were a number of new high quality schemes delivered to the market in 2008, although these were mostly built to suit. Consequently, rental values held firm over the year, although the outlook for 2009 is for rents to come under further pressure as the year progresses.

## FINLAND

**Economy** ↓ **Rental Growth** →

The industrial market was subdued over the year as occupier demand eased. With occupiers increasingly risk averse and taking longer to conclude transactions, activity levels declined over the year. However, the market was noticeably more active at the beginning of the year and this has resulted in rental growth moving up over the entire year by 3%.

## FRANCE

**Economy** ↓ **Rental Growth** →

There has been an increasing air of caution within the French industrial market during 2008. In spite of this, the first half of the year saw encouraging levels of activity and as a result rents on a national basis moved up slightly over the year, by 3%. However, the coming year will be characterised by cost cutting and the consolidation of space especially in the freight and logistics sectors.

## GERMANY

**Economy** ↓ **Rental Growth** ↓

A lack of high quality product helped support industrial rents in Germany over the course of 2008. As the domestic economy slows, the market will be increasingly characterised by occupiers seeking to rationalise and consolidate their space. The outlook is for the market to become more subdued in 2009, with growing pressure on rental values.

## GREECE

**Economy** ↓ **Rental Growth** ↓

Prime rents were unchanged over the year as the Greek industrial market was largely subdued in 2008. The market remains dominated by owner occupation with the main activity in the sector coming from occupiers cost cutting and consolidating their space. With the weakening domestic economy, the outlook for the market is poor, with activity and demand levels expected to fall in 2009.

## HONG KONG

**Economy** ↓ **Rental Growth** ↓

Rental values eased down in Hong Kong over the year, particularly in the second half. The market fell in line with the domestic economy, as occupier demand levels declined over the year. Many occupiers have a cautious attitude and rents are anticipated to fall further in 2009, before opportunist occupiers move in.

## HUNGARY

**Economy** ↓ **Rental Growth** →

Despite worsening domestic economic conditions, the industrial market in Hungary remained active throughout the year. Rents fell early in the year and as a result occupier activity was strong throughout. In fact over the course of 2008, take up was some 34% higher than in the previous year. The outlook for the market in 2009 is still positive although activity levels will be lower.

## INDIA

**Economy** ↓ **Rental Growth** ↓

The industrial market has seen encouraging rental growth over the year, with rents rising by 6% nationally. However, all of this growth was seen in the first half of the year and the industrial market slowed significantly towards the year end. Consequently, in the wider Indian market, rents are expected to come under pressure in 2009 as economic activity, most notably with manufacturing, is declining.

## INDONESIA

**Economy** ↓ **Rental Growth** ↓

After an encouraging first quarter, demand levels for warehouses gradually weakened over the remainder of the year, as the prevailing economic slowdown affected the domestic economy. Rents declined by 3% over the year. A number of new government backed industrial clusters are scheduled for opening in 2009, in an attempt to stimulate demand.

## IRELAND

**Economy** ↓ **Rental Growth** ↓

The Irish industrial market continued to weaken over 2008, with occupier activity consistently declining from Q2. As a result, rents moved down over the year in Dublin and fell by 2% in 2008. The growing trend was for companies to seek shorter term leases therefore, as this trend is expected to continue into 2009, the pressure on rents will continue, with further falls anticipated.

## ISRAEL

**Economy** ↓ **Rental Growth** →

The industrial market started the year encouragingly with high demand for logistics space, primarily in the centre of the country. This resulted in a shortage of suitable stock, and despite the economic slowdown, rents in Central Israel increased by 19% over the course of the year. The outlook for the market is stable in these locations although other locations are likely to see rental falls.

## ITALY

**Economy** ↓ **Rental Growth** →

The Italian industrial market performed well in 2008, despite the increasingly difficult economic conditions. Rents rose on a national basis by 4%, primarily because of increases recorded in Milan and Bologna. Milan remains the principal logistics hub in Italy, although it did see occupier demand start to decline towards the end of 2008.

## JAPAN

**Economy** ↓ **Rental Growth** ↓

There was an easing in rental values in Central Tokyo over the year. The market in Tokyo is primarily driven by the logistics sector with well located high quality buildings sought after. The industrial market declined over the year throughout the country and rents are expected to fall further in the short term at least.

## LATVIA

**Economy** ↓ **Rental Growth** ↓

The Latvian industrial market still consists mainly of out of date obsolete stock. During 2008 more high quality stock appeared in both Riga and a number of secondary locations, although the majority was in the form of built to suit options. Rental values were unchanged over the year with occupier demand easing over the course of the year.

## LITHUANIA

**Economy** ↓ **Rental Growth** ↓

The industrial sector in Lithuania is mostly warehouse focused and is concentrated around the cities of Kaunas and Klaipeda. Although rents were unchanged over the year, the first half of 2008 saw steady levels of activity throughout the market. However, the subsequent economic slowdown saw occupier demand ease and the outlook for the market is for demand to fall further in the short term.

## MALAYSIA

**Economy** ↓ **Rental Growth** ↓

Industrial rents were down by 11% in 2008 as the slowdown in values in the second half of the year was steeper than the positive rental growth seen in the first. Demand levels decreased significantly as the domestic economy contracted. Activity within the market will remain subdued in 2009, although it will continue to slow over the course of the year.

## MEXICO

**Economy** ↓ **Rental Growth** ↓

The industrial market in Mexico slowly weakened over the course of the year. Rental performance was strong in the first half of the year and then fell away. Although over the year, the strategically important Tijuana saw rents move up by 5%. Rents are anticipated to fall further in 2009, as market conditions become increasingly difficult.

## NETHERLANDS

**Economy** ↓ **Rental Growth** →

From a national perspective, rental values were unchanged over the year, although regional cities saw a mixed picture during 2008. Most markets were stable, although Amsterdam saw a 7% rental decline over the year, while the strategically important port city of Rotterdam saw rents rise by 8% over the year. The outlook for the market is largely for rents to hold firm for high quality stock, with increasing pressure on secondary grade stock.

## NEW ZEALAND

**Economy** ↓ **Rental Growth** ↓

The industrial market eased over the year, with rental levels falling by 10%. The market is slow with speculative schemes becoming increasingly scarce, and developers only proceeding after a pre-let agreement has been reached. With growing pressure on rents, the level of landlord incentives being offered rose over the year, and this trend is likely to continue into 2009 as the market is anticipated to remain subdued.

## NORWAY

**Economy** ↓ **Rental Growth** ↓

The industrial market in Norway virtually ground to a halt by the end of 2008. Occupier demand declined significantly over the year as a result of the economic slowdown. Rents in Oslo fell by 6% over the year, although are unlikely to fall much further as there is a severe lack of high quality stock.

## PHILIPPINES

**Economy** ↓ **Rental Growth** ↓

In terms of rental growth, the market held firm with rents unchanged over the year. Activity levels fell as demand levels declined in line with slowing economic activity. However, most high quality space is already occupied and most of the available space is located in peripheral locations and generally obsolete. The market will remain weak during 2009, although demand will remain for high quality, well located premises.

## POLAND

**Economy** ↓ **Rental Growth** ↗

In terms of rental growth, the Polish industrial market performed especially well, with rents rising 28% over the year. The cities of Warsaw, Poznan and Krakow all saw rents rise by over 25% over the year. The market is currently driven by strong demand and a relative lack of high quality space, which caused the notable rental uplift over the year.

## PORTUGAL

**Economy** ↓ **Rental Growth** →

Despite the general economic slowdown in Portugal, the industrial market largely held firm over the year. Rental values declined by 6% over the year, but occupiers are still active within the market, albeit at lower levels. However, the outlook for 2009 is difficult and with the domestic economy expected to slow further, occupier demand will soften in response.

## ROMANIA

**Economy** ↓ **Rental Growth** ↓

The industrial market in Romania slowed over the year, as the current economic conditions reduced occupier demand. Bucharest saw no change in rental values over the year, although the downward pressure on rents grew in the second half of the year. The outlook for the market is a continuation of declining occupier demand and a virtual halt in speculative development.

## RUSSIA

**Economy** ↓ **Rental Growth** ↓

The industrial market in Russia largely withstood the economic slowdown until the final quarter of the year. Occupiers are now delaying expansion plans throughout the country or are concentrating purely on the core cities. Rental levels in Moscow were unchanged over the year, although the slowing in occupier demand may see rents fall in early 2009.

## SINGAPORE

**Economy** ↓ **Rental Growth** ↓

The industrial market started 2008 as the best performing sector in the wider property market within Singapore. However the slowdown with the closely linked US economy started the deterioration of the domestic economy and by the end of the year the market had slowed significantly. With rents falling in the final quarter of the year, the rental growth seen in the first quarter virtually disappeared by the end of the year.

## SLOVAKIA

**Economy** ↓ **Rental Growth** ↓

With a decline in the major industrial sectors in Slovakia, most notably automotive and electronic goods, the industrial property market weakened over the year. As a result rental values in Bratislava declined over the year by 8%. The outlook for 2009 is for further decreases in rents as occupier demand is anticipated to continue to fall.

## SOUTH AFRICA

**Economy** ↓ **Rental Growth** ↗

The industrial market in South Africa performed very well in terms of rental growth, with rents rising nationally by 28%. Both Cape Town and Durban saw rental growth of over 30% during the year. The market was driven by strong occupier demand for quality space and also a shortage of high quality available industrial space.

## SPAIN

**Economy** ↓ **Rental Growth** →

The industrial market in Spain saw a muted performance over the year in terms of rental growth. A decrease in occupier activity in the second half of the year increased the downward pressure on rental levels. In addition, there was an increase in supply due to second hand space returning onto the market, however vacancy rates remained reasonably low in prime locations. Rents in Madrid decreased by 6% and by 12% over the year in Barcelona.

## SWEDEN

**Economy** ↓ **Rental Growth** →

Rental growth in Sweden eased down over the year, primarily due to a 7% decline in Gothenburg. The slowdown in the automotive sector affected the industrial market significantly over the year. Rents in Stockholm increased over the year, although this initial growth was experienced early in 2008, with rents holding firm in Stockholm for the remainder of the year.

## SWITZERLAND

**Economy** ↓ **Rental Growth** →

The industrial market largely held firm over the year, despite the prevailing economic conditions. Demand for high quality warehouses and R&D facilities drove the market over the year. Rental values were mostly stable, although Geneva saw rents rise by 13% in the first quarter of 2008 due to a shortage of quality space at that time. Rents in Geneva were unchanged for the remainder of the year.

## TAIWAN

**Economy** ↓ **Rental Growth** ↓

Rental levels declined in Taiwan over the year with rents in the second half of the year falling significantly. Although traditionally a hi-tech manufacturing location, improved economic relations with mainland China means that Taiwan could become a major regional logistics centre in the near future. However in the short term, rents are expected to remain under pressure as demand from hi-tech companies falls.

## THAILAND

**Economy** ↓ **Rental Growth** ↓

The industrial market remained positive during 2008 despite the difficult economic and political problems faced in Thailand. The foreign automotive sector was extremely active during the year, with take up in Thailand Serviced Industrial Land Plots (SILP) increasing as a result. Consequently, the occupational market saw increased demand and as a result rents rose up marginally over the year.

## TURKEY

**Economy** ↓ **Rental Growth** →

As the smallest sector within the wider Turkish property market, the industrial market remains dominated by owner occupation. The already small leasing market saw a decline in the number of transactions over the year and as a result rents fell nationally over the year. As rents increased in Istanbul in 2007 by 60%, performance in 2008 was understandably more subdued, with rents falling by 4%.

## UK

**Economy** ↓ **Rental Growth** ↓

Rental values were unchanged in the UK during 2008, although the market started to feel the effects of the ongoing recession. Annual take up levels fell, thus increasing the downward pressure on rents. The outlook for the market is subdued with rents anticipated to fall, with any latent demand focused in high quality, well located premises.

## UKRAINE

**Economy** ↓ **Rental Growth** ↓

Despite the difficult domestic economic conditions, the Ukrainian industrial market continued to be active. Rental values rose by 25% due to a combination of occupier demand holding up over the year and a lack of high quality stock. However the outlook for the market is more subdued with both economic conditions and occupier demand expected to weaken significantly in 2009.

## USA

**Economy** ↓ **Rental Growth** ↓

The industrial market in the US eased as the global slowdown resulted in a decline in activity. Rental growth patterns across the country were mixed, with a number of cities such as San Francisco, Miami and Houston seeing rents fall, but a similar number, including Philadelphia, Seattle and Atlanta, experienced rental growth. Rents were unchanged from 2007. The outlook for the market is a continued slowing, although the fundamentals of the market remain sound.

### KEY INDICATORS

Down ↓ Up ↑ Stable → Stable/Up ↗ Stable/Down ↘

Key indicator arrows show the anticipated trend for the coming 12 months relative to recent performance.

## GLOBAL RENTAL PERFORMANCE IN THE YEAR TO DECEMBER 2008

<i>Countries Showing</i>	<i>Number</i>	<i>% of Total</i>	<i>Locations Showing</i>	<i>Number</i>	<i>% of Total</i>
Rental Growth	17	35%	Rental Growth	46	34%
Fall in Rents	13	27%	Fall in Rents	56	41%
Stable Rents	19	38%	Stable Rents	33	25%
<i>Average Rents</i>	<i>/sq. m./Year</i>		<i>Average Rental Growth</i>	<i>% Rental Growth</i>	
Americas	46		Americas	1.9%	
North America	44		North America	-0.1%	
USA & Canada	45		USA & Canada	-0.4%	
South America	58		South America	12.4%	
Asia Pacific	58		Asia Pacific	-0.2%	
Europe	68		Europe	1.7%	
Western Europe	68		Western Europe	0.4%	
Central & Eastern Europe	66		Central & Eastern Europe	6.7%	
Africa & the Middle East	84		Africa & the Middle East	23.4%	
<b>Global</b>	<b>63</b>		<b>Global</b>	<b>2.4%</b>	
<i>The World's Most Expensive Industrial Location</i>	<i>/sq. m./Year (Total Occupancy Cost)</i>				
London - Heathrow	185				

## EXCHANGE RATES

<i>Country</i>	<i>Rent Quoted</i>	<i>US\$</i>	<i>Euro</i>	<i>Country</i>	<i>Rent Quoted</i>	<i>US\$</i>	<i>Euro</i>
South African	Rand	0.10565	0.07503	Singapore	Dollar	0.69317	0.4917
Brazilian	Real	0.42444	0.30108	Taiwan	Dollar	0.03047	0.02161
Canadian	Dollar	0.81783	0.58013	Thai	Baht	0.02832	0.02009
Australian	Dollar	0.69027	0.48963	Danish	Krone	0.18943	0.1342
Hong Kong	Dollar	0.12902	0.09136	Swedish	Krona	0.12876	0.09102
Indian	Rupee, INR	0.02011	0.01427	Swiss	Franc	0.94684	0.67168
Indonesian	Rupiah	0.000899	0.0006377	British	Pound	1.44727	1.02655
Japanese	Yen	0.01106	0.007848	Estonian	Kroon	0.09007	0.0639
South Korea	Won, SKR	0.00079	0.0005604	Kuwaiti	Dinar	3.59131	2.5475
Malaysian	Ringgit	0.28677	0.20342	UAE	Dirham	0.27212	0.19303
New Zealand	Dollar	0.57851	0.41037	Euro		1.40953	1
Norway	Kroner	0.14221	0.10087	US Dollar		1	0.70935
Philippine	Peso	0.02097	0.01488				

Source: [www.oanda.com](http://www.oanda.com), 31 December 2008.

# GLOBAL INDUSTRIAL RENTS

Country	City	Local Measure	Rent Currency	Annual Rental Growth %	RENTS AS AT DEC 08	
					Rent US\$/sq.ft/yr	Rent /sq.m/yr
<b>AMERICAS</b>						
Argentina	Buenos Aires	US\$ per sq.m per month	7.00	8%	7.80	59.59
Brazil	São Paulo	Reals per sq.m per month	14.70	13%	6.96	53.11
Brazil	Rio de Janeiro	Reals per sq.m per month	13.16	46%	6.23	47.55
Canada	Toronto	C\$ per sq.ft per year	5.49	-3%	4.49	34.28
Canada	Montreal	C\$ per sq.ft per year	4.70	-10%	3.84	29.35
Canada	Calgary	C\$ per sq.ft per year	9.36	3%	7.65	58.45
Canada	Vancouver	C\$ per sq.ft per year	8.90	9%	7.28	55.58
Canada	Ottawa	C\$ per sq.ft per year	7.37	5%	6.03	46.02
Colombia	Bogota	US\$ per sq.m per month	8.65	-17%	9.64	73.63
Mexico	Tijuana	US\$ per sq.m per month	4.40	5%	4.91	37.45
Mexico	Monterrey	US\$ per sq.m per month	4.50	-4%	5.02	38.30
Mexico	Mexico City	US\$ per sq.m per month	5.10	0%	5.69	43.41
United States	Atlanta	US\$ per sq.m per month	3.58	4%	3.58	27.33
United States	Boston	US\$ per sq.m per month	5.63	-2%	5.63	42.99
United States	Chicago	US\$ per sq.m per month	4.50	-3%	4.50	34.36
United States	Dallas	US\$ per sq.m per month	3.74	-1%	3.74	28.56
United States	Denver	US\$ per sq.m per month	4.82	1%	4.82	36.80
United States	Houston	US\$ per sq.m per month	4.62	-4%	4.62	35.28
United States	Los Angeles County	US\$ per sq.m per month	7.68	0%	7.68	58.64
United States	Miami	US\$ per sq.m per month	6.71	-8%	6.71	51.23
United States	Northern New Jersey	US\$ per sq.m per month	6.70	0%	6.70	51.16
United States	Philadelphia	US\$ per sq.m per month	4.83	4%	4.83	36.88
United States	San Francisco Peninsula	US\$ per sq.m per month	10.98	-5%	10.98	83.84
United States	Silicon Valley/San Jose	US\$ per sq.m per month	6.81	2%	6.81	52.00
United States	Seattle	US\$ per sq.m per month	5.26	6%	5.26	40.16
<b>ASIA PACIFIC</b>						
Australia	Sydney	A\$ per sq.m per year	170.00	3%	10.90	83.24
Australia	Melbourne	A\$ per sq.m per year	115.00	0%	7.37	56.31
China	Beijing	US\$ per sq.m per month	5.78	-12%	6.44	49.20
China	Shanghai	US\$ per sq.m per month	5.00	-6%	5.57	42.56
Hong Kong	Hong Kong	HK\$ per sq.ft per year	126.00	-3%	16.26	123.91
India	Mumbai - Thane Turbhe Creek	INR per sq.ft per month	33.00	0%	7.96	60.83
India	New Delhi - Gurgaon	INR per sq.ft per month	12.00	-8%	2.90	22.12
India	New Delhi - Greater Noida	INR per sq.ft per month	10.00	25%	2.41	18.43
India	Chennai - Sriperumpudur	INR per sq.ft per month	30.00	-6%	7.24	55.30
India	Pune	INR per sq.ft per month	22.00	0%	4.19	32.01
India	Bangalore - Bommasandra Industrial Area	INR per sq.ft per month	25.00	11%	23.50	179.48
India	Bangalore - Peenya Industrial Area	INR per sq.ft per month	25.00	19%	5.85	44.67
India	Bangalore - Jigani Industrial Area	INR per sq.ft per month	20.00	5%	5.80	44.32
Indonesia	Greater Jakarta Area	US\$ per sq.m per month	3.76	-3%	4.19	32.01
Japan	Tokyo	Yen per Tsubo per month	6300.00	-5%	23.50	179.48
Malaysia	Petaling Jaya	RM per sq.ft per month	1.70	-11%	5.85	44.67
New Zealand	Auckland	\$NZ per sq.m per year	108.00	-10%	5.80	44.32
Philippines	Calabarzon	PHP per sq.m per month	180.00	0%	4.21	32.14
Singapore	Singapore	S\$ per sq.ft per year	19.68	0%	13.64	104.16
Taiwan	Taipei	NT\$ per ping per month	800.00	-6%	8.22	62.76
Thailand	Pathum-Ayudhaya	Baht per sq.m per month	203.52	1%	6.43	49.06
Thailand	Chonburi-Rayong	Baht per sq.m per month	202.27	1%	6.39	48.76
<b>EUROPE</b>						
Austria	Vienna	Euro per sq.m per month	4.50	0%	7.07	54.00
Austria	Graz	Euro per sq.m per month	3.50	0%	5.50	42.00
Austria	Linz	Euro per sq.m per month	3.80	0%	5.97	45.60
Austria	Salzburg	Euro per sq.m per month	3.80	0%	5.97	45.60
Austria	Innsbruck	Euro per sq.m per month	4.00	0%	6.29	48.00
Belgium	Brussels	Euro per sq.m per year	50.00	0%	6.55	50.00
Belgium	Antwerp	Euro per sq.m per year	42.00	0%	5.50	42.00
Bulgaria	Sofia	Euro per sq.m per year	78.00	8%	10.21	78.00
Croatia	Zagreb	Euro per sq.m per year	78.00	-7%	10.21	78.00

					RENTS AS AT DEC 08	
Country	City	Local Measure	Rent Currency	Annual Rental Growth %	Rent US\$/sq.ft/yr	Rent /sq.m/yr
Czech Republic	Prague	Euro per sq.m per month	4.50	-4%	7.07	54.00
Czech Republic	Brno	Euro per sq.m per month	4.50	0%	7.07	54.00
Denmark	Copenhagen	DKr per sq.m per year	550.00	0%	9.68	73.81
Denmark	Aarhus	DKr per sq.m per year	450.00	0%	7.92	60.39
Denmark	Odense	DKr per sq.m per year	450.00	0%	7.92	60.39
Estonia	Tallinn	Euro per sq.m per month	6.00	0%	9.43	72.00
Finland	Helsinki	Euro per sq.m per month	9.50	3%	14.93	114.00
France	Paris	Euro per sq.m per year	100.00	5%	13.09	100.00
France	Lyon	Euro per sq.m per year	56.00	8%	7.33	56.00
France	Marseille	Euro per sq.m per year	51.00	2%	6.68	51.00
France	Bordeaux	Euro per sq.m per year	51.00	2%	6.68	51.00
France	Lille	Euro per sq.m per year	46.00	0%	6.02	46.00
France	Toulouse	Euro per sq.m per year	48.00	4%	6.29	48.00
France	Nice	Euro per sq.m per year	53.00	0%	6.94	53.00
France	Nantes	Euro per sq.m per year	49.00	2%	6.42	49.00
France	Strasbourg	Euro per sq.m per year	52.00	0%	6.81	52.00
Germany	Berlin	Euro per sq.m per month	5.00	0%	7.86	60.00
Germany	Frankfurt	Euro per sq.m per month	6.50	0%	10.21	78.00
Germany	Hamburg	Euro per sq.m per month	6.00	0%	9.43	72.00
Germany	Munich	Euro per sq.m per month	6.50	0%	10.21	78.00
Germany	Dusseldorf	Euro per sq.m per month	5.50	0%	8.64	66.00
Germany	Stuttgart	Euro per sq.m per month	5.25	0%	8.25	63.00
Germany	Cologne	Euro per sq.m per month	5.00	0%	7.86	60.00
Germany	Essen	Euro per sq.m per month	4.75	0%	7.46	57.00
Germany	Leipzig	Euro per sq.m per month	5.25	0%	8.25	63.00
Germany	Dresden	Euro per sq.m per month	4.90	0%	7.70	58.80
Greece	Athens	Euro per sq.m per month	6.00	0%	9.43	72.00
Hungary	Budapest	Euro per sq.m per month	4.20	-7%	6.60	50.40
Ireland	Dublin	Euro per sq.m per year	122.00	-2%	15.98	122.00
Italy	Rome	Euro per sq.m per year	64.00	0%	8.38	64.00
Italy	Milan	Euro per sq.m per year	64.00	7%	8.38	64.00
Italy	Bologna	Euro per sq.m per year	60.00	5%	7.86	60.00
Italy	Turin	Euro per sq.m per year	56.00	4%	7.33	56.00
Latvia	Riga	Euro per sq.m per month	6.00	0%	9.43	72.00
Lithuania	Vilnius	Euro per sq.m per month	6.25	0%	9.82	75.00
Netherlands	Amsterdam	Euro per sq.m per year	65.00	-7%	8.51	65.00
Netherlands	Amsterdam Schiphol Airport	Euro per sq.m per year	95.00	0%	12.44	95.00
Netherlands	Rotterdam	Euro per sq.m per year	65.00	8%	8.51	65.00
Netherlands	Den Haag	Euro per sq.m per year	60.00	0%	7.86	60.00
Netherlands	Utrecht	Euro per sq.m per year	65.00	0%	8.51	65.00
Netherlands	Maastricht	Euro per sq.m per year	45.00	0%	5.89	45.00
Netherlands	Eindhoven	Euro per sq.m per year	60.00	0%	7.86	60.00
Norway	Oslo	Euro per sq.m per year	113.00	-6%	14.80	113.00
Poland	Warsaw	Euro per sq.m per month	5.00	25%	7.86	60.00
Poland	Krakow	Euro per sq.m per month	5.00	39%	7.86	60.00
Poland	Katowice	Euro per sq.m per month	4.00	18%	6.29	48.00
Poland	Poznan	Euro per sq.m per month	4.16	30%	6.54	49.92
Portugal	Lisbon	Euro per sq.m per month	4.00	-6%	6.29	48.00
Portugal	Porto	Euro per sq.m per month	3.50	-7%	5.50	42.00
Romania	Bucharest	Euro per sq.m per month	4.00	0%	6.29	48.00
Russia	Moscow	US\$ per sq.m per year	140.00	0%	13.01	99.31
Slovakia	Bratislava	Euro per sq.m per year	46.00	-8%	6.02	46.00
Spain	Madrid	Euro per sq.m per year	99.00	-6%	12.96	99.00
Spain	Barcelona	Euro per sq.m per year	90.00	-12%	11.79	90.00
Sweden	Stockholm	SKr per sq.m per year	1000.00	5%	11.96	91.02
Sweden	Gothenburg	SKr per sq.m per year	700.00	-7%	8.37	63.71
Sweden	Malmo	SKr per sq.m per year	800.00	7%	9.57	72.82
Switzerland	Zurich	SFr per sq.m per year	160.00	0%	14.07	107.47
Switzerland	Geneva	SFr per sq.m per year	180.00	13%	15.83	120.90

# GLOBAL INDUSTRIAL RENTS

Country	City	Local Measure	Rent Currency	Annual Rental Growth %	RENTS AS AT DEC 08	
					Rent US\$/sq.ft/yr	Rent /sq.m/yr
Turkey	Istanbul	US\$ per sq.m per year	92.00	-4%	8.55	65.26
United Kingdom	London - Hammersmith	£ per sq.m per year	102.00	0%	13.71	104.71
United Kingdom	London - Heathrow	£ per sq.m per year	131.86	0%	17.73	135.36
United Kingdom	Gatwick	£ per sq.m per year	91.49	0%	12.30	93.92
United Kingdom	Manchester	£ per sq.m per year	59.00	0%	7.93	60.57
United Kingdom	Birmingham	£ per sq.m per year	65.00	0%	8.74	66.73
United Kingdom	Bristol	£ per sq.m per year	75.00	0%	10.08	76.99
United Kingdom	Leeds	£ per sq.m per year	59.00	0%	7.93	60.57
United Kingdom	Newcastle	£ per sq.m per year	57.00	0%	7.66	58.51
United Kingdom	Belfast	£ per sq.m per year	43.00	0%	5.78	44.14
United Kingdom	Cardiff	£ per sq.m per year	59.00	0%	7.93	60.57
United Kingdom	Edinburgh	£ per sq.m per year	81.00	0%	10.89	83.15
United Kingdom	Glasgow	£ per sq.m per year	65.00	0%	8.74	66.73
Ukraine	Kyiv	\$ per sq.m per year	150.00	25%	13.94	106.40
<b>AFRICA &amp; THE MIDDLE EAST</b>						
Israel	Kfar Sava East	US\$ per sq.m per month	11.25	2%	12.54	95.76
Israel	Ben Gurion International Airport	US\$ per sq.m per month	15.25	27%	17.00	129.81
Israel	Me'ouyan Soreq, Rishon Le-Zion	US\$ per sq.m per month	15.25	27%	17.00	129.81
South Africa	Durban	R per sq.m per month	55.00	31%	6.48	49.52
South Africa	Cape Town	R per sq.m per month	55.00	31%	6.48	49.52
South Africa	Johannesburg	R per sq.m per month	55.00	22%	6.48	49.52

## TECHNICAL SPECIFICATION

For each location a standard definition of a prime unit (for example, manufacturing or logistics/warehousing) is employed, to endeavour to make the results as comparable as possible, given varying local market practices. Some countries quote their rents inclusive and some exclusive of service charge and property taxes, so in order to make a more detailed comparison across regions, the total occupancy costs should be used.

Rents have been expressed in Euros per sq.m per year, converted using exchange rates as at December of the relevant year. Rental growth figures are quoted in local currency unless otherwise indicated. Total occupancy costs take into account service charges and local taxes, to allow direct comparison between countries.

Direct Class A rents are quoted in all US locations.

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A detailed analysis of retail property rental performance across the globe, with a strong focus on the occupational market. The report covers over 40 countries and 240 locations and also looks at regional trends.

### OFFICE SPACE ACROSS THE WORLD

Analysis of the 2008 global office market fundamentals and its main trends for 2009. The report's main focus is on prime office rental performance and occupancy costs across the globe in the 12 months to December 2008. It ranks the most expensive locations across the world in which to occupy office space. The report also provides a brief country overview for all countries analysed.

### INTERNATIONAL INVESTMENT ATLAS

A review of global investment markets, country by country, detailing market characteristics and key data, recent trading activity and market outlook.

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The European Distribution Report is a 12 page overview of logistics trends, property markets and transport systems of Europe. It includes a guide to the comparative occupational strength of different countries as well as land values, rents and construction costs.

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A long standing market survey based report looking at Europe's top office markets, the factors determining success and occupiers views as to how each city ranks on these factors. Specific topics of note are considered each year.

### UK CITIES MONITOR

A market survey based report looking at the UK's top office markets, the factors determining success and occupiers views as to how each city ranks on these factors.

### MARKETBEAT SNAPSHOTS

One page summary including rent and yield information on various European countries for Economic, Office, Industrial and Retail sectors.

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