GLOBAL RESEARCH AND CONSULTING

Prime Office Occupancy Costs
Office Markets in Transition

CBRE

July 2012

EXECUTIVE SUMMARY

- Office markets are transitioning from contraction to recovery. Of the 133 global office markets tracked for this report, office occupancy costs increased in 80 markets during the first quarter of 2012 year-over-year. Only 24 markets reported declines during the same period.
- Office occupancy costs increased by an average 3.6% globally, led by Asia Pacific (7.8%) and Americas (5.0%). The EMEA region reported a muted 0.4% increase in occupancy costs, with eurozone concerns clearly affecting market fundamentals across the region.
- Asia Pacific markets have also taken the lead from EMEA, with six of the 10 most expensive markets now located in the region. The most expensive market is Hong Kong (Central).
- The most expensive markets and those that reported the largest occupancy cost gains share common characteristics, including stronger growth dynamics, resurgent Central Business District locations, diversified economic bases and shortage of quality space.

Top 10 — Most Expensive

(ranked by occupancy cost in US$/sq. ft./annum – as of Q1 2012)

Rank	Market	Occ Cost
1	Hong Kong (Central), Hong Kong	248.83
2	London - Central (West End), United Kingdom	220.15
3	Tokyo, Japan	186.49
4	Beijing (Jianguomen - CBD), China	180.76
5	Moscow, Russian Federation	171.53
6	Beijing (Finance Street), China	166.89
7	Hong Kong (Kowloon), Hong Kong	158.72
8	Sao Paulo, Brazil	144.75
9	New Delhi (Connaught Place - CBD), India	140.21
10	London - Central (City), United Kingdom	131.51

Top 10 — Largest Increases

(ranked by 12-month % change increases – as of Q1 2012)

Rank	Market	% Change
1	Beijing (Jianguomen - CBD), China	49.4
2	Beijing (Finance Street), China	42.0
3	Guangzhou, China	40.4
4	San Francisco (Downtown), U.S.	34.0
5	San Francisco (Peninsula), U.S.	32.7
6	Jakarta, Indonesia	22.5
7	Shanghai (Pudong), China	19.5
8	Moscow, Russian Federation	19.1
9	Sydney, Australia	18.9
10	Bangalore (CBD), India	16.6

Source: CBRE Research.

TRENDS IN PRIME OFFICE OCCUPANCY COSTS: EMERGING MARKETS TAKE THE LEAD

- The top 50 most expensive office markets remain globally dispersed. EMEA has 19 markets that rank in the top 50. Asia Pacific also has 19 markets in the top 50 most expensive office markets. The Americas has the fewest, with only 12 office markets ranked among the most expensive globally.
- Four key themes characterize the most expensive prime office markets:
    1. **Dynamic growth**: The most expensive office markets are increasingly located in dynamic markets across the emerging economies. Office occupiers are diversifying their global footprints in emerging markets to take advantage of rising incomes and the availability of labor. Despite near-term headwinds, emerging market economies will remain a key driver of global growth and will continue to attract multinational corporate occupiers. More than 20 emerging market economies across the globe now rank among the top 50 most expensive office markets.
    2. **Diverse industrial bases**: The most expensive office occupier markets also have a diversified economic base. Office markets that benefit from a diversified industrial and occupier base continue to see stable space demand over the various phases of the real estate cycle. Markets such as London and New York are just two examples of office markets that maintain their top rankings given their underlying industrial structure. London and New York also remain the two top ranking global financial centers, preserving their top notch rankings as premier office destinations.
    3. **Urban/Central Business Districts**: The most expensive office markets are increasingly located in the urban centers. Downtowns, CBDs, and the urban centers of the key office markets continue to attract a larger volume of space demand than the suburban markets. Despite the cost differential, office occupiers are indicating a preference for urban centers given the availability of amenities, proximity to government establishments and superior public transit. CBD markets across the major global cities rank among the most expensive office markets. Such "re-centralization" or increased movement to urban cores is further widening the gap between CBD and suburban office occupancy costs.
    4. **Lack of supply**: The lack of available supply and lack of contiguous space are two key drivers of higher office occupancy costs across the top 50 most expensive markets. High barriers to new construction is one factor behind the lack of supply. Across many of the emerging markets, the lack of institutional-grade office space is also another factor. Emerging markets, in particular, have witnessed escalated office occupancy costs as a result of both strong office tenant demand and the lack of the quality office space that is required for such global corporate occupiers. Scarcity of prime space across the global markets remains among the most important factor driving up rents, especially in the more dynamic emerging markets.
- The top five most expensive office markets are dominated by Asia Pacific and EMEA. Hong Kong (Central) has emerged as the most expensive office market in the world, outranking London (West End). According to a CBRE survey of Global Office Occupier Footprints, Hong Kong is the number-one location for global office occupiers. This, coupled with scarce development land, has led to rising office rental growth.
- While the U.K. economy continues to suffer from significant fiscal tightening and has contracted in each of the past two quarters, London is faring rather better and is certainly less vulnerable to the contraction of the public sector than are some other

Figure 1: Global 50 Index—Most Expensive

(ranked by occupancy cost in US$/sq. ft./annum – as of Q1 2012)

1	Hong Kong (Central), Hong Kong	248.83	26	Seoul (CBD), South Korea	90.70
2	London - Central (West End), United Kingdom	220.15	27	Boston (Downtown), U.S.	87.50
3	Tokyo, Japan	186.49	28	Guangzhou, China	86.55
4	Beijing (Jianguomen - CBD), China	180.76	29	Istanbul, Turkey	82.78
5	Moscow, Russian Federation	171.53	30	Luxembourg City, Luxembourg	80.65
6	Beijing (Finance Street), China	166.89	31	Brisbane, Australia	77.85
7	Hong Kong (Kowloon), Hong Kong	158.72	32	Los Angeles (Suburban), U.S.	77.41
8	São Paulo, Brazil	144.75	33	Milan, Italy	76.80
9	New Delhi (Connaught Place - CBD), India	140.21	34	Stockholm, Sweden	75.44
10	London - Central (City), United Kingdom	131.51	35	Seoul (Yeouido), South Korea	73.49
11	Shanghai (Puxi), China	130.78	36	Manchester, United Kingdom	71.91
12	Rio de Janeiro, Brazil	128.02	37	San Francisco (Downtown), U.S.	71.40
13	Mumbai (Bandra Kurla Complex), India	126.88	38	Toronto (Downtown), Canada	71.16
14	Paris Ile-de-France, France	123.82	39	Edinburgh, United Kingdom	70.31
15	Sydney, Australia	117.88	40	Aberdeen, United Kingdom	70.31
16	Singapore, Singapore	117.39	41	New York (Downtown Manhattan), U.S.	69.85
17	Shanghai (Pudong), China	116.35	42	Birmingham, United Kingdom	69.64
18	New York (Midtown Manhattan), U.S.	114.30	43	Frankfurt am Main, Germany	68.63
19	Geneva, Switzerland	99.18	44	Taipei, Taiwan	68.11
20	Mumbai (Nariman Point - CBD), India	97.32	45	Bristol, United Kingdom	65.62
21	Zurich, Switzerland	96.61	46	Calgary (Downtown), Canada	65.36
22	Caracas, Venezuela	95.68	47	Oslo, Norway	65.15
23	Washington DC (Downtown), U.S.	94.51	48	Glasgow, United Kingdom	64.72
24	Perth, Australia	93.63	49	Vancouver (Downtown), Canada	63.73
25	Dubai, United Arab Emirates	92.56	50	Ho Chi Minh City, Vietnam	63.34

Source: CBRE Research.

parts of the U.K. market. Leasing activity in the West End market remains in line with its 10-year average supported by a diverse occupier base.

- Rounding out the top five most expensive office occupier markets are Tokyo, Beijing and Moscow. In Tokyo, strong demand for buildings with advanced earthquake resistance features, additional power supplies and prime locations are supporting rents.
- Beijing is also enjoying strong demand across most industries, especially from domestic financial institutions that continue to have expansionary space requirements. Lack of available space and rising demand have driven up occupancy costs.
- In Moscow, prime office occupancy costs have risen by over 20% in the past year driven by strong tenant demand particularly focused on the CBD area where vacancy is relatively low and new development very limited. Despite the eurozone woes and slowdown in the global economy, strong tenant demand is expected to drive further tightening in vacancy and support rents in Moscow.
- The Americas has 12 of the most expensive office occupier markets. The top two are located in Brazil: São Paulo and Rio de Janeiro. In both Brazilian markets, a lack of quality office space along with a continuous inflow of global occupiers have driven down vacancy rates to low, single digits, leading to escalating office rents.
- In the U.S., New York followed by Washington, DC, rank as the most expensive office markets. There also continues to be a lack of new supply for prime

space in Midtown Manhattan, driving up prime rents despite financial market headwinds and lay-offs by major investment banks in New York. The Washington, DC, prime office rents continue to rise due to high demand for trophy space and due to new construction limits.

ASIA PACIFIC LEADS BOTH INCREASES AND DECREASES IN OFFICE OCCUPANCY COSTS

- Despite the slowdown in global growth dynamics over the past year, office occupancy costs recovered 3.6% worldwide with Asia Pacific (7.8%) and the Americas (5.0%) outpacing EMEA (0.4%). Of the 133 markets tracked by CBRE, office occupancy costs increased in 80 markets, held steady in 29 markets, and declined in 24 markets.
- The top three markets that exhibited the strongest annual office occupancy cost increases were all located in China, followed by the San Francisco markets.
- Markets that reported significant office occupancy cost growth witnessed strong domestic demand from the finance, technology, and energy sectors. At the same time, their increases were driven also by the lack of supply and lack of contiguous space, especially in the Central Business Districts.

Figure 2: Global 50 Index—Largest Annual Changes

Prime Office Space Occupancy Cost Local Currency & Measure (ranked by 12-month % change increases and decreases – as of Q1 2012)

Top 35 Increases

1	Beijing (Jianguomen - CBD), China	49.4	19	Boston (Downtown), U.S.	11.1
2	Beijing (Finance Street), China	42.0	20	Oslo, Norway	11.1
3	Guangzhou, China	40.4	21	Tel Aviv, Israel	10.2
4	San Francisco (Downtown), U.S.	34.0	22	Buenos Aires, Argentina	8.3
5	San Francisco (Peninsula), U.S.	32.7	23	Santiago, Chile	7.6
6	Jakarta, Indonesia	22.5	24	Houston (Suburban), U.S.	7.5
7	Shanghai (Pudong), China	19.5	25	San Jose, Costa Rica	7.3
8	Moscow, Russian Federation	19.1	26	Shanghai (Puxi), China	6.2
9	Sydney, Australia	18.9	27	Montreal (Suburban), Canada	6.1
10	Bangalore (CBD), India	16.6	28	New York (Midtown Manhattan), U.S.	5.9
11	Lima, Peru	15.3	29	Hamburg, Germany	5.5
12	Seattle (Suburban), U.S.	14.5	30	Mumbai (Bandra Kurla Complex), India	5.5
13	Johannesburg, South Africa	14.3	31	Houston (Downtown), U.S.	5.2
14	Boston (Suburban), U.S.	13.3	32	Los Angeles (Downtown), U.S.	5.2
15	Seoul (Yeouido), South Korea	11.7	33	Bucharest, Romania	5.1
16	Perth, Australia	11.5	34	Istanbul, Turkey	4.8
17	São Paulo, Brazil	11.4	35	London - Central (West End), United Kingdom	4.7
18	Bangkok, Thailand	11.3			

Top 15 Decreases

1	Hong Kong (Central), Hong Kong	-17.2	9	Sofia, Bulgaria	-6.3
2	Abu Dhabi, United Arab Emirates	-16.7	10	Cape Town, South Africa	-5.3
3	Thessaloniki, Greece	-16.3	11	Zurich, Switzerland	-5.3
4	Dublin, Ireland	-13.6	12	Barcelona, Spain	-3.4
5	Athens, Greece	-13.5	13	Caracas, Venezuela	-3.4
6	Malaga, Spain	-10.8	14	Valencia, Spain	-3.0
7	Ho Chi Minh City, Vietnam	-7.0	15	Los Angeles (Suburban), U.S.	-2.8
8	Rio de Janeiro, Brazil	-7.0			

Source: CBRE Research.

- In the U.S., the most significant increases were in markets with a strong tech and energy sector including San Francisco (both Downtown and the Peninsula), Seattle, Boston (both Downtown and Suburban), and Houston.
- Global multi-national corporations are taking a longer view in terms of the office footprints in many of the growing emerging markets, signing longer term leases and willing to accept higher premium pricing for prime space in the downtown markets.
- Only a handful of office markets in EMEA exhibited strong office occupancy cost gains. Northern European office markets such as Oslo, Hamburg, and London (West End) were among the few.
- A large number of office markets that reported significant occupancy cost declines were located in Europe. Of the top 15 markets with the most significant office occupancy cost declines, nine were located in EMEA. Markets in Ireland, Greece, and Spain are being severely hurt by the ongoing eurozone debt crisis.
- The top two markets that showed the sharpest, double-digit decline in costs were Hong Kong (Central) and Abu Dhabi. Hong Kong's office market has been highly volatile, with rapid rent inflation following the economic recovery since 2009. Rents are now correcting somewhat from the highs achieved over the past year. Despite decreasing office occupancy costs, Hong Kong remains the most expensive office market globally, emerging as the key money center in the East.
- Margin pressures on global financial services firms have impacted Hong Kong's Central submarket given its high exposure to such firms. A number of financial and banking establishments are consolidating space requirements and there is increased availability of space in the core CBD.
- Abu Dhabi also witnessed a significant decline in office occupancy costs, mostly a result of a large volume of new office development. Occupiers now have much greater choice and landlords are offering discounts on rent and concessions to preserve occupancy.

Figure 3: Asia Pacific: Prime Office Occupancy Costs – Q1 2012

Location		Prime Rent		Total Occupancy Cost Local Currency/Measure*		Total Occupancy Cost US$*		Total Occupancy Cost Euro €*		Terms		
	Local currency/measure	Current per local measure	% change 12 months	Current per local measure	% change 12 months	Current per sq.ft./annum	% change 12 months	Current per sq.m./annum	% change 12 months	Typical lease term (years)	Typical rent free (months)	Tenancy improvements (per local currency/ measure)
Adelaide, Australia	AUD sq.m. p.a.	413.00	3.3	511.00	3.2	49.17	3.4	397.57	10.2	5	9	40
Auckland, New Zealand	NZD sq.m. p.a.	493.00	0.0	642.00	1.8	48.87	9.4	395.09	16.6	9	13.5	0
Bangalore (CBD), India	INR sq.ft. p.m.	106.50	17.9	153.38	16.6	36.16	2.1	292.34	8.8	3+3	1	0
Bangkok, Thailand	THB sq.m. p.m.	800.00	11.3	800.00	11.3	28.91	9.1	233.75	16.3	3+3	1	0
Beijing (Finance Street), China	RMB sq.m. p.m.	650.00	44.4	943.06	42.0	166.89	47.6	1,349	57.2	2-3	0	0
Beijing (Jianguomen - CBD), China	RMB sq.m. p.m.	685.00	52.2	1,021	49.4	180.76	55.3	1,461	65.4	2-3	0	0
Brisbane, Australia	AUD sq.m. p.a.	684.00	0.0	809.00	0.6	77.85	0.8	629.42	7.4	5	12	136-139
Canberra, Australia	AUD sq.m. p.a.	353.00	-3.3	416.00	-2.1	40.03	-1.9	323.66	4.5	5	9	42
Guangzhou, China	RMB sq.m. p.m.	280.00	47.4	489.06	40.4	86.55	45.9	699.55	55.4	3	2	0
Hanoi, Vietnam	US$ sq.m. p.m.	44.86	-2.1	49.35	-2.1	55.01	-2.1	445.23	4.5	3	1	0
Ho Chi Minh City, Vietnam	US$ sq.m. p.m.	35.71	-8.0	56.81	-7.0	63.34	-7.0	512.59	-0.8	3	1	0
Hong Kong (Central), Hong Kong	HKD sq.ft. p.m.	143.35	-18.9	161.01	-17.2	248.83	-17.0	2,011	-11.6	3 or 6	2-4	0
Hong Kong (Kowloon), Hong Kong	HKD sq.ft. p.m.	89.74	0.0	102.70	0.0	158.72	0.2	1,283	6.8	3 or 6	2-4	0
Jakarta, Indonesia	IDR sq.m. p.m.	321,000	22.5	392,333	22.5	47.78	16.6	386.33	24.2	3	1-2	0
Kuala Lumpur, Malaysia	MYR sq.ft. p.m.	12.00	0.0	12.00	0.0	46.97	-1.2	379.91	5.3	3	1-3	0
Manila, Philippines	PHP sq.m. p.m.	850.00	2.9	1,148	2.4	29.80	3.5	240.97	10.3	3-5	2	0
Melbourne, Australia	AUD sq.m. p.a.	491.00	2.4	631.00	2.9	60.72	3.1	490.93	9.9	10	21.5	74
Mumbai (Bandra Kurla Complex), India	INR sq.ft. p.m.	350.00	5.7	538.24	5.5	126.88	-7.7	1,026	-1.7	3+3+3	1	0
Mumbai (Nariman Point - CBD), India	INR sq.ft. p.m.	310.00	-1.0	412.82	-0.9	97.32	-13.3	786.83	-7.6	3+3+3	1	0
New Delhi (Connaught Place - CBD), India	INR sq.ft. p.m.	290.00	0.7	594.78	0.5	140.21	-12.1	1,134	-6.3	3+3+3	1	0
New Delhi (Gurgaon), India	INR sq.ft. p.m.	115.62	2.2	202.79	1.9	47.81	-10.9	386.52	-5.0	3+3+3	1-4	0
Perth, Australia	AUD sq.m. p.a.	820.00	13.9	973.00	11.5	93.63	11.7	754.26	18.6	5	0	0
Seoul (CBD), South Korea	KRW sq.m. p.m.	36,300	0.0	92,175	0.0	90.70	-3.2	733.28	3.1	3	1-2	0
Seoul (Yeouido), South Korea	KRW sq.m. p.m.	26,149	17.6	74,683	11.7	73.49	8.1	594.12	15.2	3	1-2	0
Shanghai (Pudong), China	RMB sq.m. p.m.	425.83	21.7	657.46	19.5	116.35	24.2	940.43	32.3	3	0	0
Shanghai (Puxi), China	RMB sq.m. p.m.	486.67	6.7	738.97	6.2	130.78	10.3	1,057	17.5	3	0	0
Singapore, Singapore	SGD sq.ft. p.m.	12.30	2.5	12.30	2.5	117.39	2.8	951.36	9.8	3+3	1	0
Sydney, Australia	AUD sq.m. p.a.	1,043	23.1	1,225	18.9	117.88	19.1	953.07	27.0	8.7	22.8	259-290
Taipei, Taiwan	NTD ping. p.m.	3,225	-2.3	5,961	-2.0	68.11	-2.3	550.70	4.1	3-5	1-5	0
Tokyo, Japan	JPY tsubo p.m.	39,500	1.3	45,500	1.1	186.49	1.9	1,508	8.5	5	6	0
Wellington, New Zealand	NZD sq.m. p.a.	378.00	-0.8	515.00	1.5	39.20	9.0	316.93	16.2	9	6	0

* Occupancy costs include service charges and taxes and are standardized on a net internal area basis.
Due to methodology changes, comparisons with figures in previously released reports are not valid.

Source: CBRE Research.

Figure 4: Americas: Prime Office Occupancy Costs – Q1 2012

Location		Prime Rent		Total Occupancy Cost Local Currency/Measure*		Total Occupancy Cost US$*		Total Occupancy Cost Euro €*		Terms		
	Local currency/measure	Current per local measure	% change 12 months	Current per local measure	% change 12 months	Current per sq.ft./annum	% change 12 months	Current per sq.m./annum	% change 12 months	Typical lease term (years)	Typical rent free (months)	Tenancy improvements (per local currency/measure)
Atlanta (Downtown), U.S.	US$ sq.ft. p.a.	22.05	2.3	25.36	2.3	25.36	2.3	205.01	9.0	5-10	5-12	30-45
Atlanta (Suburban), U.S.	US$ sq.ft. p.a.	23.41	1.7	26.92	1.7	26.92	1.7	217.65	8.4	5-10	5-12	25-30
Bogota, Colombia	COP sq.m. p.m.	58,000	4.6	90,110	3.2	56.04	8.0	453.03	15.1	3-5	1-3	360,000 - 540,000
Boston (Downtown), U.S.	US$ sq.ft. p.a.	70.00	11.1	87.50	11.1	87.50	11.1	707.42	18.4	10	0	55-60
Boston (Suburban), U.S.	US$ sq.ft. p.a.	34.00	13.3	40.80	13.3	40.80	13.3	329.86	20.8	5-7	1-3	30-40
Buenos Aires, Argentina	US$ sq.m. p.m.	35.00	1.4	52.30	8.3	58.30	8.3	471.38	15.5	3-5	2-6	200-500
Calgary (Downtown), Canada	CAD sq.ft. p.a.	38.23	7.3	65.32	4.5	65.36	1.7	528.40	8.4	10	0	15
Calgary (Suburban), Canada	CAD sq.ft. p.a.	22.10	7.6	39.76	2.6	39.78	-0.1	321.61	6.4	10	0	20
Caracas, Venezuela	VEF sq.m. p.m.	300.00	-3.4	368.42	-3.4	95.68	-3.4	773.54	3.0	3-5	2-6	850-1,000
Chicago (Downtown), U.S.	US$ sq.ft. p.a.	28.50	1.8	48.55	2.4	48.55	2.4	392.52	9.2	7-10	5-8	60-75
Chicago (Suburban), U.S.	US$ sq.ft. p.a.	15.00	0.0	27.00	0.0	27.00	0.0	218.29	6.6	5-7	5-8	20-40
Dallas (Downtown), U.S.	US$ sq.ft. p.a.	27.37	0.1	31.48	0.1	31.48	0.1	254.47	6.6	5-10	6-9	30-50
Dallas (Suburban), U.S.	US$ sq.ft. p.a.	32.01	-0.2	36.81	-0.2	36.81	-0.2	297.61	6.3	5-10	6-9	20-40
Denver (Downtown), U.S.	US$ sq.ft. p.a.	38.17	4.2	38.17	4.2	38.17	4.2	308.60	11.0	7-10	6-8	48-52
Denver (Suburban), U.S.	US$ sq.ft. p.a.	30.04	2.1	30.04	2.1	30.04	2.1	242.87	8.8	7-10	4-6	40-45
Guadalajara, Mexico	US$ sq.m. p.m.	28.70	-1.5	37.80	-1.3	42.14	-1.3	340.72	5.2	3-5	2	400-500
Houston (Downtown), U.S.	US$ sq.ft. p.a.	39.15	5.2	48.94	5.2	48.94	5.2	395.65	12.2	5-10	6	20-40
Houston (Suburban), U.S.	US$ sq.ft. p.a.	33.00	7.5	38.94	7.5	38.94	7.5	314.82	14.6	5-10	6	25-40
Lima, Peru	US$ sq.m. p.m.	23.40	15.3	28.29	15.3	31.53	15.3	254.94	22.8	5	1-3	170-280
Los Angeles (Downtown), U.S.	US$ sq.ft. p.a.	26.00	8.3	46.17	5.2	46.17	5.2	373.27	12.1	5-10	5-10	25-35
Los Angeles (Suburban), U.S.	US$ sq.ft. p.a.	52.00	-3.7	77.41	-2.8	77.41	-2.8	625.80	3.5	5-10	5-10	20-30
Mexico City, Mexico	US$ sq.m. p.m.	38.00	2.5	50.00	2.1	55.74	2.1	450.66	8.8	3-5	3-4	450-600
Monterrey, Mexico	US$ sq.m. p.m.	27.50	1.9	35.81	1.5	39.92	1.5	322.73	8.2	3-5	2	400-500
Montreal (Downtown), Canada	CAD sq.ft. p.a.	22.67	5.5	48.82	3.0	48.84	0.2	394.88	6.8	5	3	25
Montreal (Suburban), Canada	CAD sq.ft. p.a.	14.69	0.8	32.90	6.1	32.92	3.3	266.13	10.1	5	3	20
New York (Downtown Manhattan), U.S.	US$ sq.ft. p.a.	55.00	0.0	69.85	0.0	69.85	0.0	564.72	6.6	5-10	12	60
New York (Midtown Manhattan), U.S.	US$ sq.ft. p.a.	90.00	5.9	114.30	5.9	114.30	5.9	924.09	12.8	5-10	9	65
Panama City, Panama	US$ sq.m. p.m.	30.10	0.0	34.52	0.0	38.48	0.0	311.10	6.5	3-5	1-2	300-700
Rio de Janeiro, Brazil	BRL sq.m. p.m.	179.00	-8.2	209.47	-7.0	128.02	-17.2	1,035	-11.7	5	1-3	1,300-1,800
San Francisco (Downtown), U.S.	US$ sq.ft. p.a.	59.50	34.0	71.40	34.0	71.40	34.0	577.25	42.8	5-10	5	30-40
San Francisco (Peninsula), U.S.	US$ sq.ft. p.a.	50.16	32.7	57.68	32.7	57.68	32.7	466.36	41.4	3-7	2-4	15-30

* Occupancy costs include service charges and taxes and are standardized on a net internal area basis.
Due to methodology changes, comparisons with figures in previously released reports are not valid.

Source: CBRE Research.

Figure 4: Americas: Prime Office Occupancy Costs – Q1 2012

Location		Prime Rent		Total Occupancy Cost Local Currency/Measure*		Total Occupancy Cost US$*		Total Occupancy Cost Euro €*		Terms		
	Local currency/measure	Current per local measure	% change 12 months	Current per local measure	% change 12 months	Current per sq.ft./annum	% change 12 months	Current per sq.m./annum	% change 12 months	Typical lease term (years)	Typical rent free (months)	Tenancy improvements (per local currency/measure)
San Jose, Costa Rica	CRC sq.m. p.m.	16,200	8.0	19,032	7.3	41.92	5.0	338.93	11.9	3-5	1-2	100,000-150,000
Santiago, Chile	CLF sq.m. p.m.	0.70	9.4	0.96	7.6	49.52	11.6	400.36	18.9	3-5	1-3	8-10
Sao Paulo, Brazil	BRL sq.m. p.m.	200.00	11.1	236.84	11.4	144.75	-0.8	1,170	5.8	5	1-3	1,300-2,800
Seattle (Downtown), U.S.	US$ sq.ft. p.a.	34.50	0.7	40.71	0.7	40.71	0.7	329.13	7.3	5-10	3-10	15-55
Seattle (Suburban), U.S.	US$ sq.ft. p.a.	31.50	14.5	35.91	14.5	35.91	14.5	290.32	22.1	5-10	3-10	15-55
Toronto (Downtown), Canada	CAD sq.ft. p.a.	34.47	6.4	71.13	3.0	71.16	0.2	575.35	6.8	10	0	25
Toronto (Suburban), Canada	CAD sq.ft. p.a.	16.25	-2.0	34.61	0.2	34.63	-2.5	279.95	3.9	5	0	15
Vancouver (Downtown), Canada	CAD sq.ft. p.a.	35.19	3.5	63.70	4.3	63.73	1.5	515.24	8.2	5	0	14
Vancouver (Suburban), Canada	CAD sq.ft. p.a.	21.84	-1.8	39.50	-0.9	39.52	-3.6	319.53	2.8	5	2	12
Washington DC (Downtown), U.S.	US$ sq.ft. p.a.	50.00	0.0	94.51	1.0	94.51	1.0	764.11	7.6	5-10	6-12	80-100
Washington DC (Suburban), U.S.	US$ sq.ft. p.a.	46.00	0.0	55.20	0.0	55.20	0.0	446.28	6.6	7-10	2-5	45-60

* Occupancy costs include service charges and taxes and are standardized on a net internal area basis.
Due to methodology changes, comparisons with figures in previously released reports are not valid.

Source: CBRE Research.

Figure 5: EMEA: Prime Office Occupancy Costs – Q1 2012

Location		Prime Rent		Total Occupancy Cost Local Currency/Measure*		Total Occupancy Cost US$*		Total Occupancy Cost Euro €*		Terms		
	Local currency/measure	Current per local measure	% change 12 months	Current per local measure	% change 12 months	Current per sq.ft./annum	% change 12 months	Current per sq.m./annum	% change 12 months	Typical lease term (years)	Typical rent free (months)	Tenancy improvements (per local currency/measure)
Aberdeen, United Kingdom	GBP sq.ft. p.a.	31.50	1.6	44.00	1.1	70.31	0.8	568.42	7.5	10	6	3.25 - 3.50
Abu Dhabi, United Arab Emirates	AED sq.m. p.a.	1,850	-15.9	2,100	-16.7	53.11	-14.3	429.41	-8.7	1-5	1-2	0
Amsterdam, Netherlands	EUR sq.m. p.a.	338.00	2.4	410.68	1.8	50.80	-4.5	410.68	1.8	5 or 10	20%-30%	0
Athens, Greece	EUR sq.m. p.m.	24.00	-14.3	31.77	-13.5	47.16	-17.4	381.29	-13.5	12+4	2	0
Barcelona, Spain	EUR sq.m. p.a.	219.00	-3.9	293.26	-3.4	36.27	-9.3	293.26	-3.4	3+2	4	50 - 150
Belfast, United Kingdom	GBP sq.ft. p.a.	12.50	0.0	21.50	0.0	34.36	-0.3	277.75	6.2	5	6	6.25
Belgrade, Serbia	EUR sq.m. p.m.	14.75	1.7	20.41	1.5	30.29	-4.8	244.92	1.5	5	3	100 - 150
Berlin, Germany	EUR sq.m. p.m.	22.00	0.0	25.50	0.0	37.85	-6.2	306.00	0.0	5+5	1-2	50 - 350
Birmingham, United Kingdom	GBP sq.ft. p.a.	28.50	0.0	43.58	2.5	69.64	2.2	563.00	8.9	10y with 5y break	36	3.25 - 3.50
Bratislava, Slovakia	EUR sq.m. p.m.	17.00	0.0	26.58	0.0	39.45	-6.2	318.93	0.0	5	2-8	200 - 250
Bristol, United Kingdom	GBP sq.ft. p.a.	27.50	0.0	41.00	3.8	65.62	3.5	529.67	10.3	10y with 5y break	30 on straight 10y, 15 on 5y.	3.25 - 3.50
Brussels, Belgium	EUR sq.m. p.a.	285.00	0.0	436.36	0.0	53.97	-6.2	436.36	0.0	3/6/9	1 year secured	24 - 47
Bucharest, Romania	EUR sq.m. p.m.	19.50	0.0	24.75	5.1	36.74	-1.2	297.00	5.1	3-5	3-5	15 - 50
Budapest, Hungary	EUR sq.m. p.m.	20.00	0.0	26.89	0.0	39.91	-6.2	322.67	0.0	3-5	4-6	100 - 150
Cape Town, South Africa	ZAR sq.m. p.m.	95.00	-5.0	95.00	-5.3	13.80	-16.3	111.55	-10.8	3-5	Open to negotiation	300 - 450
Copenhagen, Denmark	DKK sq.m. p.a.	1,725	3.0	2,559	3.0	42.55	-3.0	344.00	3.3	3-5 (tenant) /5-10 (landlord)	0	0
Dubai, United Arab Emirates	AED sq.ft. p.a.	280.00	0.0	340.00	2.9	92.56	3.0	748.35	9.8	3	2	0
Dublin, Ireland	EUR sq.m. p.a.	296.00	-14.2	434.00	-13.6	53.68	-17.4	434.00	-13.6	10	18	403 - 444
Durban, South Africa	ZAR sq.m. p.m.	130.00	0.0	130.00	0.0	18.88	-11.9	152.64	-6.1	3-5	1	250-350
Edinburgh, United Kingdom	GBP sq.ft. p.a.	27.00	-1.8	44.00	-1.1	70.31	-1.4	568.42	5.0	10	30	3.25 - 3.50
Frankfurt am Main, Germany	EUR sq.m. p.m.	38.00	0.0	46.24	0.0	68.63	-6.2	554.84	0.0	5	6-9	50 - 350
Geneva, Switzerland	CHF sq.m. p.a.	900.00	2.3	965.00	2.1	99.18	3.4	801.89	10.2	5	3	0
Glasgow, United Kingdom	GBP sq.ft. p.a.	27.00	0.0	40.50	0.0	64.72	-0.3	523.21	6.2	10	24-27	3.25 - 3.50
Gothenburg, Sweden	SEK sq.m. p.a.	2,400	4.3	2,889	4.0	40.44	-0.9	326.96	5.6	3-5	2-6	0
Hamburg, Germany	EUR sq.m. p.m.	24.00	6.7	29.14	5.5	43.25	-0.7	349.68	5.5	5+5	5-6	50 - 350
Helsinki, Finland	EUR sq.m. p.a.	375.00	4.2	416.67	4.0	51.54	-2.3	416.67	4.0	3-5	None	0 - 40
Istanbul, Turkey	US$ sq.m. p.m.	43.00	7.5	74.25	4.8	82.78	4.8	669.23	12.0	3-5	1-2	0
Jersey, United Kingdom	GBP sq.ft. p.a.	32.00	0.0	37.75	0.0	60.32	-0.3	487.68	6.2	15	12	3.25 - 3.50

* Occupancy costs include service charges and taxes and are standardized on a net internal area basis.
Due to methodology changes, comparisons with figures in previously released reports are not valid.

Source: CBRE Research.

Figure 5: EMEA: Prime Office Occupancy Costs – Q1 2012

Location		Prime Rent		Total Occupancy Cost Local Currency/Measure*		Total Occupancy Cost US$*		Total Occupancy Cost Euro €*		Terms		
	Local currency/measure	Current per local measure	% change 12 months	Current per local measure	% change 12 months	Current per sq.ft./annum	% change 12 months	Current per sq.m./annum	% change 12 months	Typical lease term (years)	Typical rent free (months)	Tenancy improvements (per local currency/measure)
Johannesburg, South Africa	ZAR sq.m. p.m.	175.00	16.7	175.00	14.3	25.42	2.8	205.48	9.5	3-5	1	350 - 450
Leeds, United Kingdom	GBP sq.ft. p.a.	24.00	0.0	37.00	0.0	59.12	-0.3	477.99	6.2	10y with 5y break	24-36months on 10y clear, 12 on 5y	3.25 - 3.50
Lille, France	EUR sq.m. p.a.	200.00	0.0	279.57	0.0	34.58	-6.2	279.57	0.0	3/6/9	3/6	0
Lisbon, Portugal	EUR sq.m. p.m.	18.50	0.0	24.73	0.0	36.70	-6.2	296.70	0.0	3-5	5-7	0
Liverpool, United Kingdom	GBP sq.ft. p.a.	20.00	0.0	32.00	3.1	51.13	2.9	413.40	9.7	10y with a break at 5y	48 months on 10 year clear; up to 24months on 5	3.25 - 3.50
London - Central (City), United Kingdom	GBP sq.ft. p.a.	55.00	0.0	82.30	0.0	131.51	-0.3	1,063	6.2	10	24-27	3.25 - 3.50
London - Central (West End), United Kingdom	GBP sq.ft. p.a.	92.50	0.0	137.77	4.7	220.15	4.6	1,780	11.5	10	18-21	3.25 - 3.50
Luxembourg City, Luxembourg	EUR sq.m. p.m.	40.00	0.0	54.34	0.0	80.65	-6.2	652.07	0.0	3/6/9	1.5	2.00 - 3.00
Lyon, France	EUR sq.m. p.a.	285.00	1.8	383.87	1.4	47.48	-4.8	383.87	1.4	3-6-9	4.5-6	0
Madrid, Spain	EUR sq.m. p.a.	312.00	-1.9	441.18	-1.6	54.57	-7.6	441.18	-1.6	3+2	3	50 - 150
Malaga, Spain	EUR sq.m. p.a.	144.00	-7.7	207.06	-10.8	25.61	-15.3	207.06	-10.8	3+1	1-2	0
Manchester, United Kingdom	GBP sq.ft. p.a.	30.00	3.4	45.00	3.3	71.91	3.1	581.34	9.9	10	24-30	3.25 - 3.50
Marseille, France	EUR sq.m. p.a.	250.00	0.0	338.71	0.0	41.89	-6.2	338.71	0.0	3-6-9	3-6	0
Milan, Italy	EUR sq.m. p.a.	520.00	0.0	620.88	0.0	76.80	-6.2	620.88	0.0	6+6	8-9	0
Moscow, Russian Federation	US$ sq.m. p.a.	1,200	26.3	1,846	19.1	171.53	19.1	1,387	31.7	3-5	0-3	0
Munich, Germany	EUR sq.m. p.m.	30.50	1.7	37.36	1.5	55.46	-4.8	448.35	1.5	5+5	3-6	50 - 350
Oporto, Portugal	EUR sq.m. p.m.	13.50	0.0	17.25	0.0	25.61	-6.2	207.03	0.0	3	1-3	0
Oslo, Norway	NOK sq.m. p.a.	3,600	12.5	4,000	11.1	65.15	9.1	526.69	16.3	3-5	0-3	1,000 - 5,000
Palma de Mallorca, Spain	EUR sq.m. p.a.	144.00	0.0	187.76	0.0	23.22	-6.2	187.76	0.0	2+3	1-2	0
Paris Ile-de-France, France	EUR sq.m. p.a.	830.00	0.0	1,001	0.0	123.82	-6.2	1,001	0.0	3/6/9	4.5-12	0
Prague, Czech Republic	EUR sq.m. p.m.	21.00	0.0	33.00	0.0	48.98	-6.2	396.00	0.0	5	5 to 10	50 - 70
Rome, Italy	EUR sq.m. p.a.	420.00	0.0	505.49	0.0	62.52	-6.2	505.49	0.0	6+6	6	0
Rotterdam, Netherlands	EUR sq.m. p.a.	210.00	5.0	272.40	3.7	33.69	-2.5	272.40	3.7	5 or 10 yr	20% - 30%	0
Sofia, Bulgaria	EUR sq.m. p.m.	13.00	-7.1	18.18	-6.3	26.99	-11.7	218.18	-5.9	3-5	1-3	50 - 200
Southampton, United Kingdom	GBP sq.ft. p.a.	18.00	0.0	29.00	0.0	46.34	-0.3	374.64	6.2	10	12-24	3.25 - 3.50
Stockholm, Sweden	SEK sq.m. p.a.	4,400	2.3	5,389	2.1	75.44	-2.9	609.91	3.4	3 or 5	3-6	0
Tel Aviv, Israel	US$ sq.m. p.m.	32.50	12.1	56.25	10.2	62.71	10.2	506.99	18.7	3-5	None	0
Thessaloniki, Greece	EUR sq.m. p.m.	11.50	-17.9	16.51	-16.3	24.50	-19.3	198.06	-16.3	12+4	2	0
Valencia, Spain	EUR sq.m. p.a.	162.00	-3.6	235.15	-3.0	29.09	-8.9	235.15	-3.0	1+4	2-3	0
Vienna, Austria	EUR sq.m. p.m.	24.25	3.2	29.74	2.7	44.14	-3.6	356.84	2.7	5	3-6	150 - 250
Warsaw, Poland	EUR sq.m. p.m.	27.00	3.8	36.67	3.0	54.42	-3.2	440.00	3.0	3-5	3-5	150 - 200
Zurich, Switzerland	CHF sq.m. p.a.	900.00	-5.3	940.00	-5.3	96.61	-3.9	781.12	2.4	5	1-3	70 - 300

* Occupancy costs include service charges and taxes and are standardized on a net internal area basis.
Due to methodology changes, comparisons with figures in previously released reports are not valid.

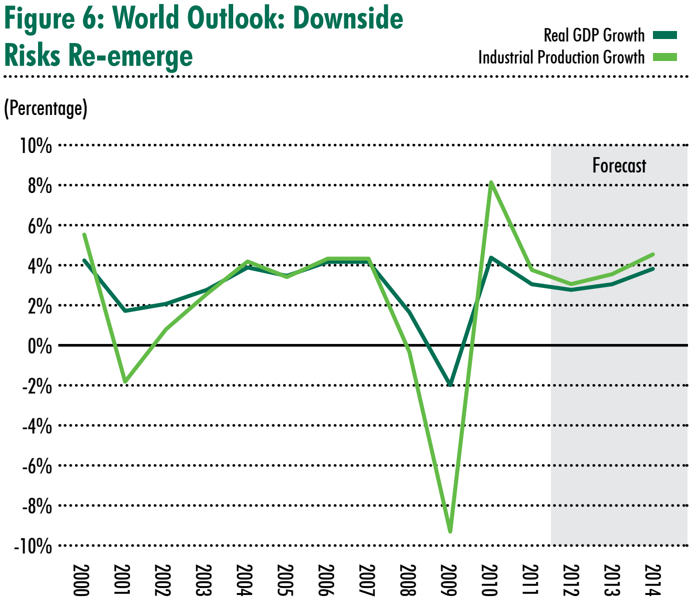
Source: CBRE Research.

GLOBAL ECONOMIC TRENDS

World Overview

- Global market volatility has been dominated by the European debt crisis. With Greece continuing to grapple with a financial crisis, attention is focused increasingly on Spain, which requested a bailout for its banking sector, and there are also concerns about Italy's banking sector.
- For a third consecutive year, global growth has started out strong only to hit a soft patch by mid-year. The sense of optimism that was pervasive earlier in the year has now been replaced by increased uncertainty.
- The Purchasing Managers' Indices (PMIs) for manufacturing continue to decline, pulled down by downturns in industrial output and new order indicators.
- Weaker economic data from Europe, Asia and the U.S. has led us to revise our 2012 growth forecast downwards. The ongoing eurozone crisis has further increased downside risks. Emerging markets have not been immune to the growth slowdown. Global growth is expected to slow to 2.7% in 2012 and 3.0% in 2013, well below the world economy's long-term trend rate of 3.6%.
- The U.S. Fed, Bank of England, European Central Bank and central banks across emerging markets have directly provided increased support of growth. As expected, the U.S. Fed extended Operation Twist.

Figure 6: World Outlook: Downside Risks Re-emerge



Source: IHS Global Insight, Interim Forecast, June 2012.

Asia Pacific

- The Asia Pacific region continues to lead world growth. The region, however, has not been immune to recent global headwinds. Asia's export-led economies have been particularly vulnerable. With the exception of Australia and Japan, economic activity is expected to slow in 2012 across most markets.
- In Japan, the government's post-earthquake repairs have supported stronger growth during the first half of 2012. Gains in private consumption, government spending and net exports have boosted Japanese growth to 2.4% this year, better than most advanced economies. By 2013, however, sluggish global growth and an appreciating yen will lower exports, reducing growth to 1.8%.
- China's economy continued to decelerate during the first half of 2012, with slowdowns in exports, imports, industrial production, and domestic fixed investment. The Chinese government is responding to the fall-off in growth with stimulatory fiscal and monetary measures. China is expected to achieve a soft landing this year with growth of 7.9% in 2012, far below the 9.3% achieved in 2011.
- Growth prospects have weakened markedly in India as well. Domestic policy has fallen short. The European crisis is also weighing heavily on India's export activity. India's accelerating inflationary environment will likely deter the Reserve Bank of India from making policy cuts to stimulate the economy despite recent lackluster economic performance.

EMEA

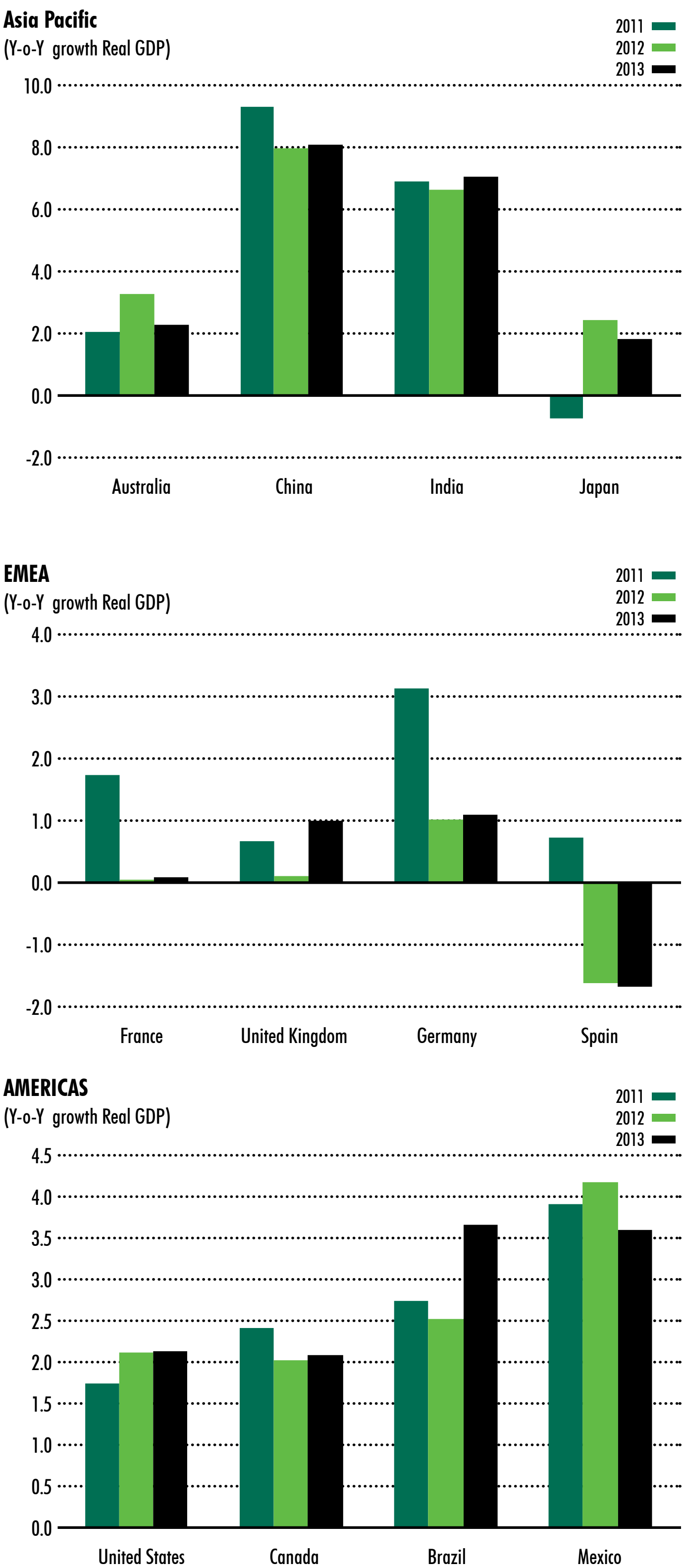
- Europe has emerged as the global economy's weakest link. The eurozone economy is downshifting much more sharply than anticipated earlier in the year. Deteriorating business confidence, rising unemployment, declining domestic demand and sluggish exports are weighing heavily on economic prospects. Many countries in the region are in recession, including Greece, Ireland, Italy, Portugal, Spain and the United Kingdom, and some southern European economies face the prospect of further significant contraction.

- The Northern European economies, including Germany, have avoided recession so far. German economic growth, however, should slow to 1.0% in 2012. The weaker value of the euro relative to other currencies may partially offset some of the slowdown in German exports.
- The Greek election results led to a short-lived relief rally. It has yet to provide any clarity to markets as the crisis is by no means over. The deterioration of Spain's banking sector and the Spanish government's request for a bailout have raised fresh concerns regarding the financial stability of the broader region.
- The trajectory of the eurozone debt crisis and the policy response will determine the growth outlook for the region. If the situation deteriorates substantially, we expect a globally coordinated and synchronized policy response from governments and central banks in order to limit further contagion.

Americas

- Deceleration in world growth, eurozone debt concerns, the slowdown in China and the looming "fiscal cliff" in the U.S. (combination of statutory spending reductions and tax increases set to take effect at the end of the year) have resulted in slower growth prospects for the Americas as well. U.S. economic data has been mixed but mostly on the weak side. Growth expectations have been downwardly revised to 2.1% in both 2012 and 2013.
- The upcoming debt ceiling/fiscal cliff debate is adding another layer of uncertainty. Political gridlock in Washington is at elevated levels. We expect no material progress before the November Presidential elections. There is a risk of a further rating downgrade of U.S. sovereign debt if any fiscal adjustment is delayed significantly. U.S. sovereign debt, however, continues to attract cross-border capital flows, leading to declining interest rates.
- Despite the dual risks, the U.S. economy should continue on a moderate expansion path with upside risks from an improving housing sector. One silver

Figure 7: Global Trends Mask Regional Performance



Source: IHS Global Insight, Interim Forecast, June 2012.

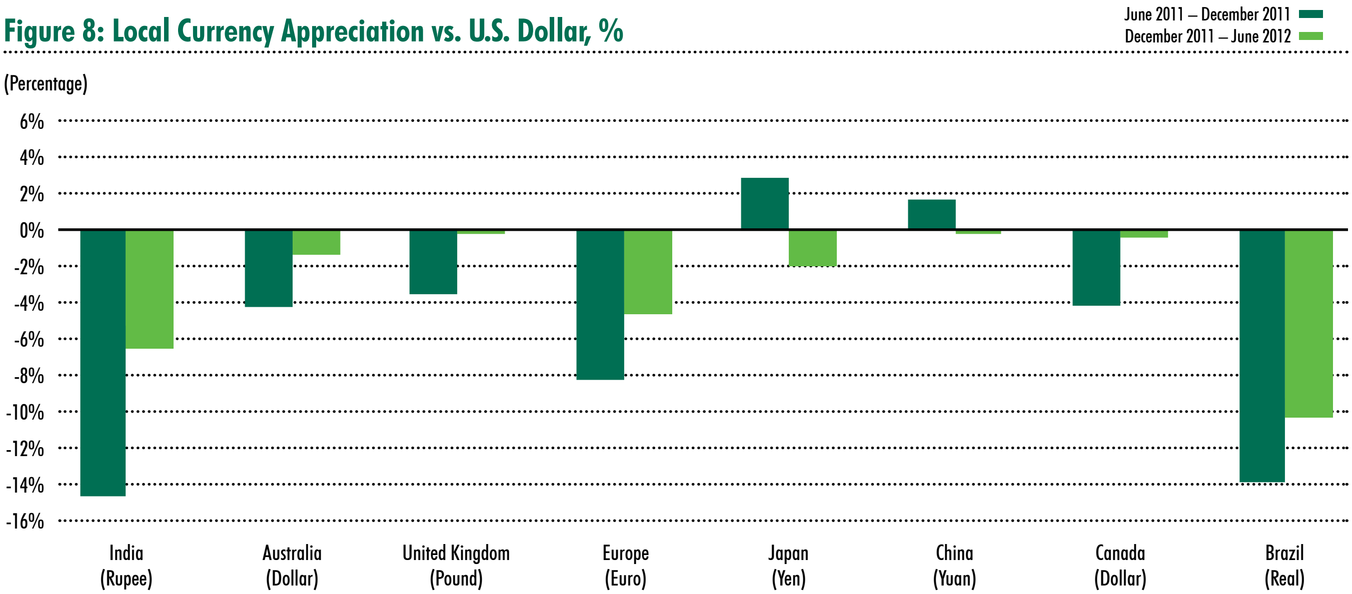
lining of slower growth in the emerging markets is that it has led to lower energy prices. This should provide a boost to U.S. consumer and business purchasing power going forward.

- Canada's economic expansion has not been immune to external shocks from trade and financial markets. More moderate U.S. growth and a sharper European recession have led to slowing economic activity this year. About a third of Canada's output is exported, with the majority (three-quarters) destined for the U.S. Adjusted growth expectations for Canada have been downwardly adjusted to only 2.0% in 2012 and not much higher by 2013.
- The Brazilian economy is slowing under the weight of a significant Chinese slowdown and global financial stress. Economic growth this year is at its lowest since the fourth quarter of 2009.
- Brazil has not been insulated from European debt woes either. Foreign direct investments (FDI) in Brazil totaled $66.7 billion in 2011. European companies accounted for 64.4% of the FDI flows. Sluggish economic growth has led us to cut 2012 growth to 2.5%.
- Economic data in Mexico has come in below expectations. Retail sales, in particular, continue to slow. Uncertainty in the U.S. has led to a slowdown in manufacturing exports. Domestic income growth has also been restrained by relatively high unemployment rates. Declining global energy prices have also lowered net oil revenue proceeds.

CURRENCY PERFORMANCE RELATIVE TO THE U.S. DOLLAR

- The Global 50 Index – Most Expensive table (Figure 1) ranks all costs in dollar terms. In assessing office occupancy costs on a relative basis, exchange rate movements should be considered since rents are being ranked in dollar terms.
- Currency markets reflect the uncertainty emanating from the eurozone debt woes. The U.S. dollar, Swiss franc and Japanese yen are among the currencies that have appreciated versus the euro and emerging market currencies in a "safe-haven" bid. In the near term, global market volatility will lead to "risk-off" trades, driving up the relative value of the dollar. This will impact all occupancy costs that are reported in dollar terms.
- Over the medium term, the U.S. dollar may periodically strengthen against major currencies as a result of political problems in Europe and Japan. The longer term path for the dollar, however, is one of depreciation, especially against the currencies of the more dynamic emerging markets which continue to benefit from better debt-to-GDP ratios.

Figure 8: Local Currency Appreciation vs. U.S. Dollar, %



Source: Federal Reserve Bank.

TERMS AND DEFINITIONS

Prime Office Occupancy Costs provides a semi-annual snapshot of occupancy costs for prime office space throughout the world. Since office occupancy lease rates and expenses can vary substantively, not only across world markets but also within the same market area, these data are meant to provide comparative benchmarks only.

Comparative Office Occupancy Costs

In comparing international office cost quotations and leasing practices, the most common differences in reporting are the units of measure and currency, and how occupancy-related costs are reflected in quoted prime rents. For example, in the U.S., office units are measured in sq. ft. while Japan uses the tsubo. Great Britain measures currency in pounds, while Thailand uses the baht. Also, in the U.S., rents are most often reported in "gross" terms that reflect virtually all costs of occupancy, while lease rates in many countries may be reported on a "net" basis and exclude such costs as management, property taxes and basic ongoing building maintenance.

Benchmarks For Measure, Currency and Terms

To facilitate comparisons across markets, Prime Office Occupancy Costs also reports local office occupancy costs in two common currencies, U.S. dollars in square feet (sq. ft.) and Euros in square meters (sq. m.). Changes over the past 12 months are also reported in local currency, U.S. dollars and Euros.

Explanation of Columns

Prime Rent-Local Currency/Measure: The rent quoted is the typical "achievable" rent for a 1,000-sq.-m. (10,000-sq.-ft.) unit in a top-quality (Class A) building in a prime location. Rents are expressed as headline rent, without accounting for any tenant incentives that may be necessary to achieve it.

Prime rents are stated in the local currency and prevailing unit of measure, as well as in those terms—gross or net—that are customarily employed in the respective market.

Office rents in Taiwan are quoted as "ping per month," and in Japan as "tsubo per month." The ping, and tsubo are approximately 36 sq. ft. Each is the traditional measure of area in its respective country, based on the equivalent measurement of two tatami mats.

Percentage Change: Documents the rate of change in local rents over the preceding 12 months. Percentage change derived from the local currency can vary dramatically from the Euro and U.S. dollar-adjusted changes reported under Total Occupancy Costs.

Total Occupancy Cost: Local office costs are reported in local currency and terms employed in their respective market and also standardized in Euros and U.S. dollars on a per annum basis. This number reflects all occupancy costs, and therefore corresponds to "gross" rents for all markets. All occupancy cost figures are standardized to a net internal area basis of measurement.

Typical Lease Term, Typical Rent Free Period and Typical Tenancy Improvements:

Typical lease term refers to the usual duration of contracted leases for prime office space in each respective market. The rent free column documents the time period, if any, for which no rent is collected for prime office space in the respective local market. Typically, the less "free rent" available, the stronger the market. Tenancy Improvements is the typical allowance that a landlord may make towards any fit-out costs and is reported in local currency/measurement.

www.cbre.com/research

CBRE GLOBAL RESEARCH AND CONSULTING

Global Research and Consulting is an integrated community of preeminent researchers and consultants who provide real estate market research, econometric forecasting, and corporate and public sector strategies to investors and occupiers around the globe.

The CBRE Global Research and Consulting team would like to acknowledge Kim Mercado, Ronald Chan, Richard Holberton, Paul Lunn, Joseph Joffe, Roelof van Dijk , Victor Lopez, Andrea Walker and Asieh Mansour for their contributions to this report.

FOR MORE INFORMATION REGARDING GLOBAL RESEARCH AND CONSULTING ACTIVITY, PLEASE CONTACT:

Nick Axford, Ph.D.
Head of Research, Asia Pacific and
Senior Managing Director, Global Research and Consulting
+852 2820 8198
nick.axford@cbre.com.hk
Follow Nick on Twitter: @NickAxford1

Peter Damesick, Ph.D.
EMEA Chief Economist and
Senior Managing Director, Global Research and Consulting
+44 20 7182 3163
peter.damesick@cbre.com
Follow Peter on Twitter: @cbre_uk_news

Asieh Mansour, Ph.D.
Head of Research, Americas and
Senior Managing Director, Global Research and Consulting
+1 415 772 0258
asieh.mansour@cbre.com
Follow Asieh on Twitter: @AsiehMansourCRE

Raymond Torto, Ph.D., CRE®
Global Chief Economist and
Executive Managing Director, Global Research and Consulting
+1 617 912 5225
raymond.torto@cbre.com
Follow Ray on Twitter: @RaymondTortoPhD

CBRE

Cover Image: Hong Kong