

SIPA index 2018



COMPARISON OF CBD PRIME OFFICE RENTS BETWEEN

| | Stockholm | Copenhagen | Oslo | Helsinki | Paris/La defence | London/City |
|---|-----------|------------|------|----------|------------------|-------------|
| Rent per PLA* (€/PLAsqm) | 626 | 269 | 441 | 347 | 745 | 809 |
| WHAT IS INCLUDED IN THE RENT? Cost related to property tax, operation, maintenance, services, replacement, date of vacation, administration etc | -46 | -14 | -32 | -31 | -26 | -70 |
| Net rent per PLA (€/PLAsqm) | 580 | 254 | 409 | 316 | 719 | 740 |
| AREA TO COMPARE? Area adjustment factor: PLA/GFA** % | 88 | 100 | 100 | 83 | 83 | 73 |
| Comparable net rent per GFA (€/GFAsqm) | 510 | 254 | 409 | 262 | 597 | 540 |

Adjustments not made for business-cycle related rent-free month, discounts etc. from time to time

*PLA = Property Lettable Area **GFA = Gross Floor Area

SIPA Scandinavian
International
Property
Association