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Global Real Estate Solutions℠

CUSHMAN & WAKEFIELD RESEARCH

INDUSTRIAL SPACE ACROSS THE WORLD 2008

INTRODUCTION

Cushman & Wakefield is committed to providing the highest quality of service to their 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 2007.

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, Cushman & Wakefield Semco, its alliance partners and its associate offices listed in the table below:

AUSTRIA	Inter-pool/FaciCon
THE BALTICS	Latio InReal
BULGARIA	Forton International
DENMARK	RED - Property Advisers
IRELAND	Lisney
ISRAEL	Inter Israel Real Estate Agency
LEBANON	Michael Dunn & Co SAL
MALAYSIA	YY Property Solutions
NEW ZEALAND	Bayleys
NORWAY	Mork & Partners
SOUTH AFRICA	Pace Property Group (pty) Ltd
SWITZERLAND	SPG Intercity
TAIWAN	REPro International
THAILAND	Nexus Property Consultants Ltd
TURKEY	P&D Real Estate Consultants

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INDUSTRIAL PROPERTY OVERVIEW

GLOBAL OVERVIEW

The market has seen positive performance overall. Prime rents rose by a global average of just over 6% over the year, a slight improvement from the previous year's figure of just under 4.5%. One of the key trends in the industrial market remains the movement of manufacturing operations to cheaper locations such as India, China, South America and Central and Eastern Europe (CEE). In addition, the retail markets in these locations are also expanding, bringing with it more sophisticated supply chain management strategies and boosting demand for distribution space.

Over the course of 2007 there has been some considerable change in market conditions. After a very strong start to the year many markets experienced a stabilisation, particularly in the final quarter. This was largely due to the difficulties resulting from the credit crunch and the subsequent impact on many, but not all, property markets across the world. Nonetheless, all regions experienced positive rental growth during 2007.

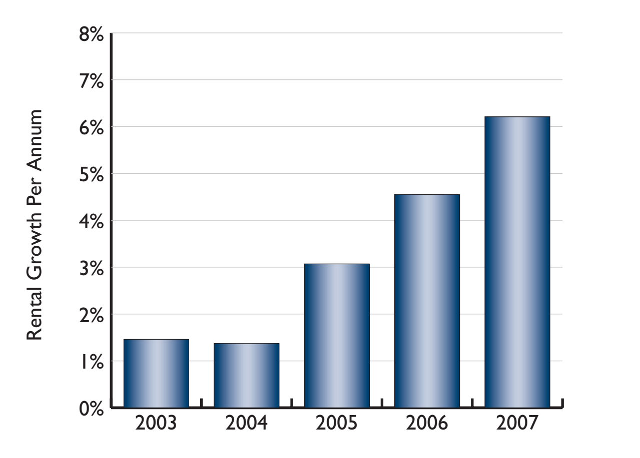
Asia Pacific has shown the most buoyant growth over the past year. The continuing strong economic expansion of India and China, coupled with the ongoing positive performance of markets such as Vietnam, Taiwan, Singapore, Australia and New Zealand, drove up the rents by just under 15% annually. This region has not been impacted by the economic slowdown thus far. The previous year's top performing region, the Middle East and Africa, continued to show good growth. On average rents grew by over 11%, with South Africa in particular showing good levels of improvement. However, this was also the only market to see a decline on the previous years rental growth, which is in line with the prevailing economic trends in the region.

The Americas have also seen encouraging levels of rental growth, although the majority of this was in South America once again. The South American locations achieved an average rental growth of 25% over the year, while in North America overall rental movement was more moderate in comparison, at just 6%. Despite the economic jitters, the US was actually the best performing location in North America, with rents increasing by more than 8%.

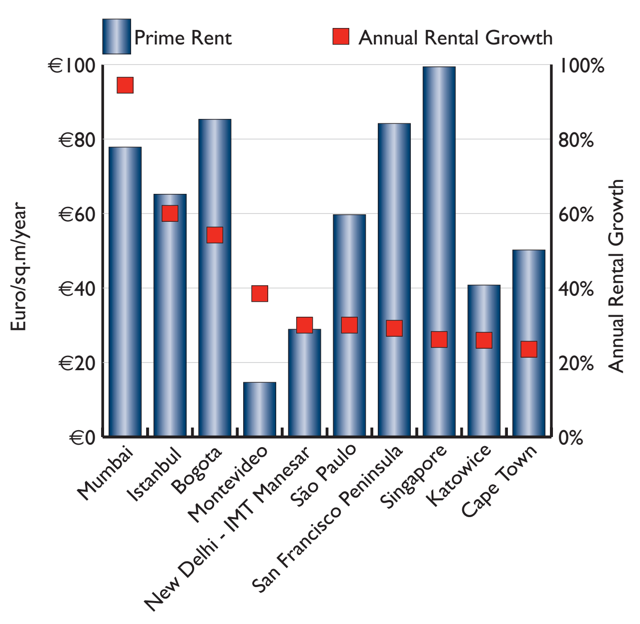
Europe has once again underperformed, with annual average rental growth at just 2.5%. There was a noticeable gap in performance between Western Europe and CEE. Rental growth was just 1.3% in Western Europe, whilst CEE achieved a more significant 7% increase over the year.

London Heathrow remains the most expensive industrial location in the world, with an overall occupancy cost of €211/sq.m/year, despite rents remaining static during 2007. Dublin has moved into second place from fourth, now achieving €160/sq.m/year. Both Tokyo and Sydney retain their positions in third and fifth position respectively, while Oslo has moved to fourth position from eighth place last year, with a total occupancy cost of €134/sq.m/year.

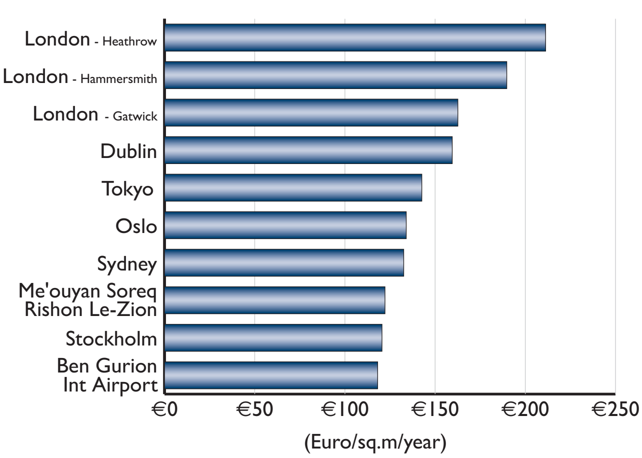
GLOBAL: RENTAL GROWTH OVER FIVE YEARS



GLOBAL: TOP TEN BEST PERFORMING LOCATIONS 2007



GLOBAL: TOP TEN MOST EXPENSIVE LOCATIONS 2007



INDUSTRIAL PROPERTY OVERVIEW (CONTINUED)

AMERICAS OVERVIEW

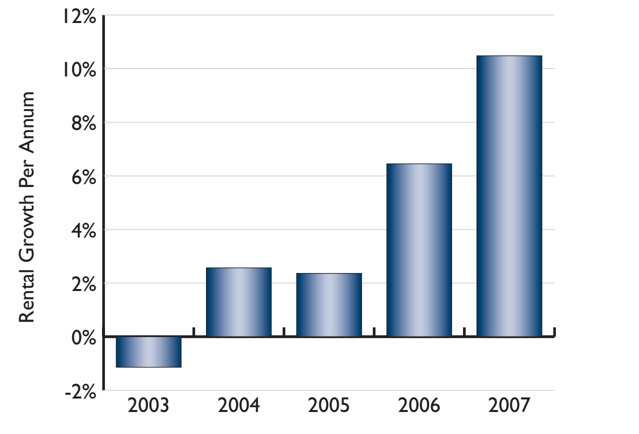
The Americas saw sustained rental growth over the year with rents rising by 10%. This is an increase of 4% on the previous year and represents the fourth consecutive year of improving rental growth figures. The most expensive location in the Americas is the Venezuelan capital, Caracas, which recorded an occupancy cost of €95/sq.m/year. Along with Calgary, Bogota, San Francisco Peninsula and Vancouver these make up the five most expensive regional locations. However, from a global perspective Caracas is only placed as the 15th most expensive location, indicating that there may be opportunities for occupiers within this region.

Rental growth was driven by a number of South American locations which experienced notable rental rises in 2007, primarily as a result of increasing demand levels. With Bogota leading the way with 54% growth and Montevideo in second place moving up by 38%, this has caused rental levels in South America to increase by 25% over the year. In South America, most of the countries experienced double digit rental growth over the year, with only Chile underperforming with a rise of only 3%. Demand has been focused around areas with existing transport infrastructure, such as ports, railway hubs and motorway intersections. A primary characteristic of the region is the lack of high quality, modern space. With the growth in demand from the logistics/warehousing sector, occupiers are now requiring a higher standard of building than space currently available within these markets. Therefore, existing obsolete stock is being refurbished and new industrial zones are being developed.

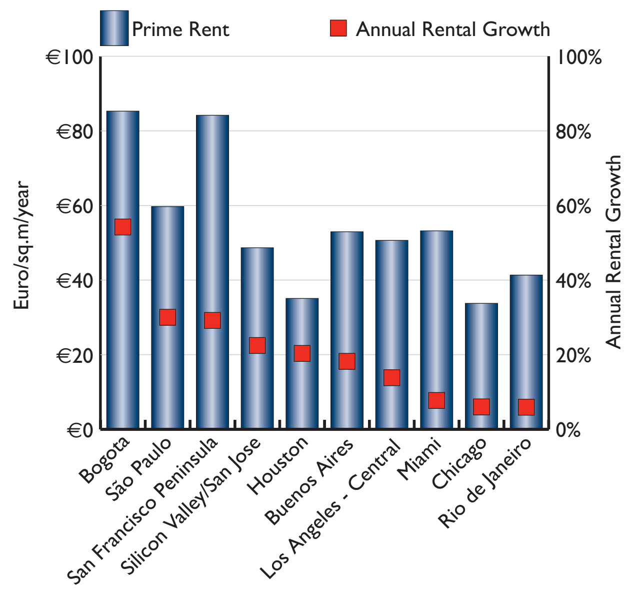
Of the more mature markets in North America, it was the USA that was the most active with rents rising nationally by 8% over the year. The market in the USA has seen growing demand levels from a variety of sectors in 2007, with the logistics/warehousing sector continuing to drive the market. With domestic economic uncertainties on the horizon, the outlook for 2008 is less optimistic.

The Canadian market saw steady growth over the year, as the market was characterised by tight supply and high construction costs. Additionally, a strong Canadian dollar has affected the market causing demand levels to ease, especially from the manufacturing sector. The outlook for next year is for steady growth, similar to the levels seen in 2007. However, this is dependent on the scale of the predicted economic slowdown. The Mexican market has seen slow growth in 2007, with rents rising by 2%. The market is focused on Mexico City, with occupiers looking for high quality, well located premises. Demand levels have been steady over the year although the market is predicted to improve further during 2008.

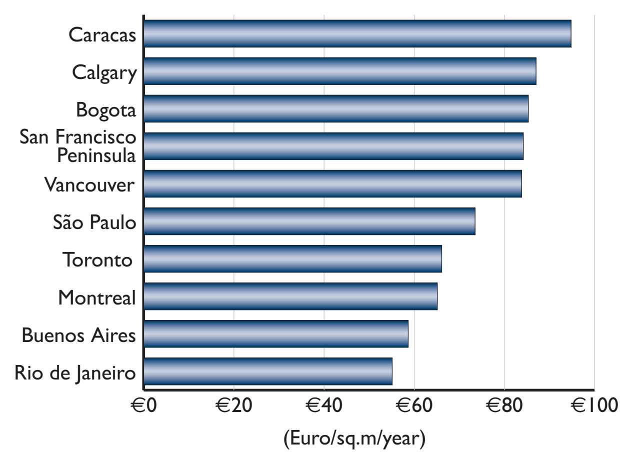
AMERICAS: RENTAL GROWTH OVER FIVE YEARS



AMERICAS:
TOP TEN BEST PERFORMING LOCATIONS 2007



AMERICAS:
TOP TEN MOST EXPENSIVE LOCATIONS 2007



INDUSTRIAL PROPERTY OVERVIEW (CONTINUED)

EUROPE

The European industrial market has seen limited levels of growth over the past year, with supply and demand in most cases being more balanced than in previous years. Overall rental growth in Europe was just 2.5%, the lowest regional growth level albeit and improvement on 2006. Central and Eastern Europe(CEE) has once again reverted to outperforming Western Europe, with rental growth of 7%, and just 1.3% respectively.

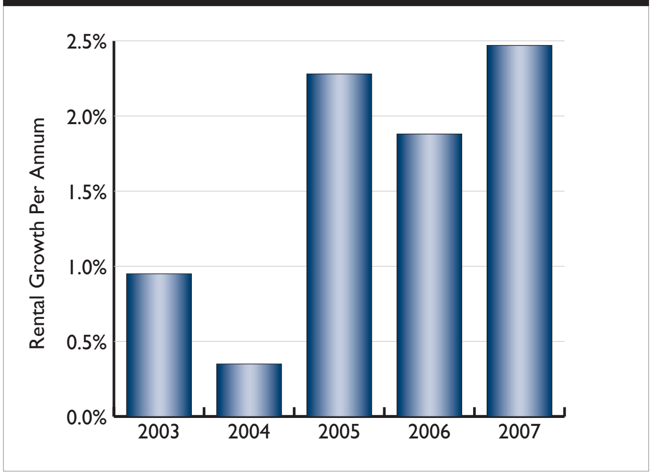
In Western Europe the picture is relatively stable. Demand remains strong, driven mainly by logistics uses and in many cases concentrated on larger scale space. Rents have been steady, due to sizeable development pipelines and the relative ease of obtaining suitable space. Total supply has been kept in check by strong demand and relatively limited amount of speculative space in comparison to previous market peaks. Regional cities are growing in popularity given the restrictions on land availability and permitted uses close to capital cities.

In Central and Eastern Europe (CEE) demand is more buoyant. Although the pipeline is also large, there is sustained demand and proportionally less good quality available space. Rental growth has outperformed Western Europe, but the uplift was relatively moderate compared to other regions. This is due to the importance of cost to occupiers and the strong competition between locations. Demand for space in regional cities is also increasing.

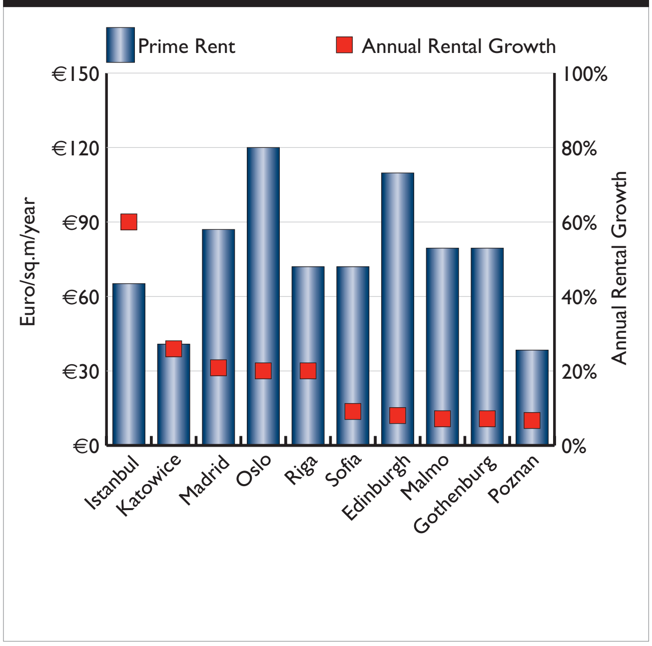
All of the top ten most expensive locations in Europe are in Western Europe. The top three locations are all in London, with the UK accounting for five of the top ten. London Heathrow remains the most expensive location both in Europe and in the World, with an occupancy cost of €211/sq.m/year. Dublin remained fourth place, with an occupancy cost of €159.50/sq.m/year. Oslo has moved into fifth position from eighth in 2006, thanks to strong rental growth over the past twelve months. There have been a number of changes to the top ten ranking in 2007. New entrants include Stockholm, Manchester, Barcelona, London Hammersmith and London Gatwick, with Moscow, Birmingham, Glasgow and Zurich making way for them.

Madrid and Oslo both showed high levels of rental growth, with around a 20% uplift over the year. This is due mainly to the fact that both markets have seen buoyant demand but relatively limited supply levels. However, a number of less established locations experienced high levels of rental growth over the past year. Istanbul showed the highest rental growth in Europe and the second highest globally, at 60%. Four of the ten highest locations in terms of rental growth were in Central and Eastern Europe(CEE); Katowice (26%), Riga (20%), Sofia (9%) and Poznan (7%). Of the western European locations, there were a number of regional markets; Edinburgh (8%), Gothenburg and Malmo (both with 7%).

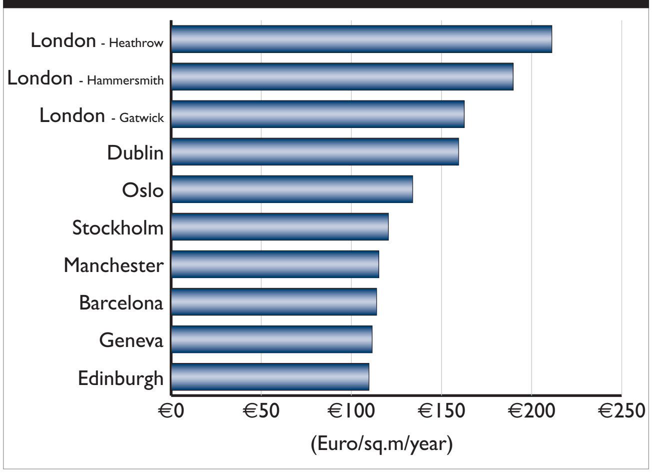
EUROPE: RENTAL GROWTH OVER FIVE YEARS



EUROPE:
TOP TEN BEST PERFORMING LOCATIONS 2007



EUROPE:
TOP TEN MOST EXPENSIVE LOCATIONS 2007



INDUSTRIAL PROPERTY OVERVIEW (CONTINUED)

ASIA PACIFIC

The Asia Pacific region recorded a good performance over 2007. Economic growth continued to be driven by China and India in particular, although many markets, including Australia, New Zealand, Singapore, Taiwan and Vietnam, saw buoyant economic performance. Expanding retailers, modern supply chains and increasing manufacturing output have all combined to boost performance and prospects. Additionally, the credit crunch acting to slow the markets in North America and Europe has not had much impact on the region as at the end of 2007.

Tokyo, in third place globally, retains its position as the most expensive Asia Pacific location, with an overall occupancy cost of €143/sq.m/year. Sydney remains in second position, with a total occupancy cost of €133/sq.m/year. Singapore and Melbourne have overtaken Hong Kong, which is now fifth, with occupancy costs of €107/sq.m/year, €84/sq.m/year and €82/sq.m/year respectively.

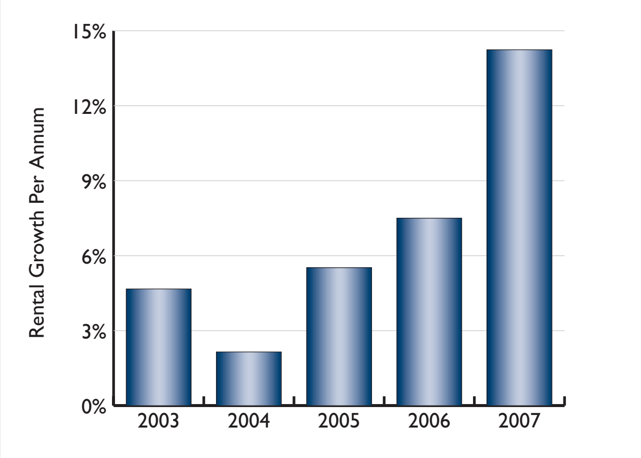
Overall average annual rental uplift in Asia Pacific was 14.2%. This was the highest rental growth of all the regions and well above the global average. Rental growth was driven mainly by Indian locations, accounting for four of the top five markets in terms of regional rental growth. India has seen demand outstrip supply as the result of continued economic expansion. Mumbai saw the highest growth of all the global locations, with rents now almost double those achieved in 2006.

Singapore was another location experiencing strong rental growth. The country continues to experience strong economic performance, but demand outstrips supply and this has forced rents up by over a quarter year on year. The Chinese locations have also seen good levels of growth, with a 12% uplift in Shanghai and 9% in Beijing over 2007. The Chinese industrial market continues to expand, with growing demand from both manufacturing and distribution occupiers.

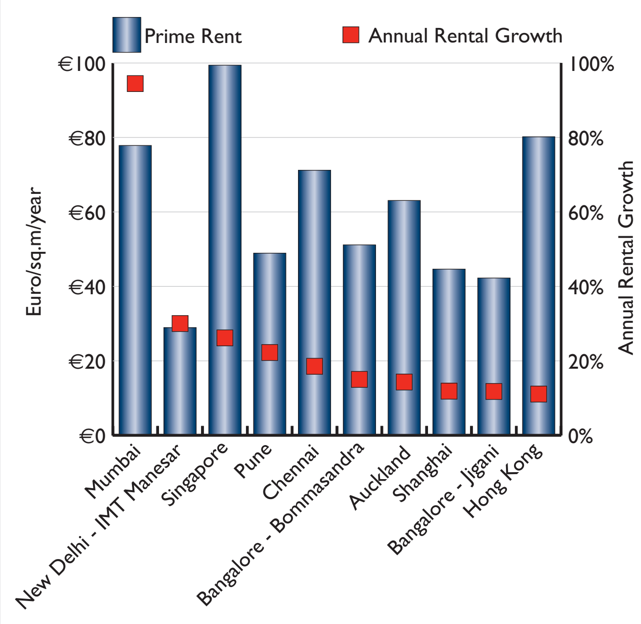
Hong Kong has seen relatively moderate growth compared to that of 2006, but is still buoyant with an 11% uplift over the past twelve months. Hong Kong is benefiting from the extremely strong economic growth of China, particularly in the very active import/export sector. In Auckland, New Zealand, rents increased by just under 15%, while Melbourne saw growth approaching 10%.

The general picture in the Asia Pacific region has been one of buoyant demand and relatively limited supply of modern space - at least in comparison with demand. Whilst owner occupiers are still dominant in many markets, particularly with regards to manufacturing space, the property sector is maturing at a rapid pace whilst some locations have seen political uncertainties limit demand, Thailand, Pakistan and to some extent Malaysia, for example. However, most markets, especially India, China and Vietnam have seen good economic growth serve to boost demand for industrial property.

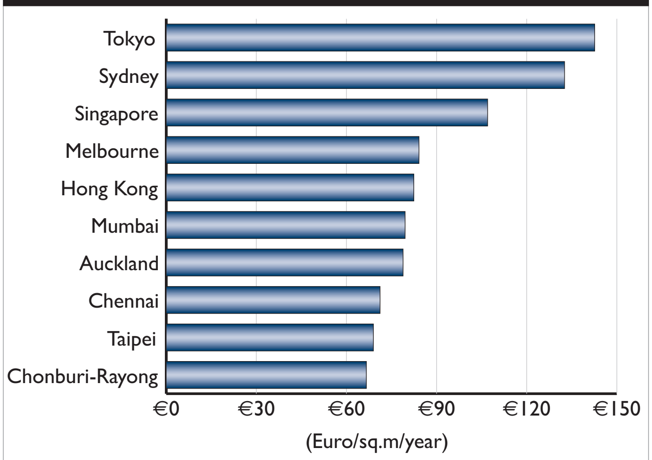
ASIA PACIFIC: RENTAL GROWTH OVER FIVE YEARS



ASIA PACIFIC:
TOP TEN BEST PERFORMING LOCATIONS 2007



ASIA PACIFIC:
TOP TEN MOST EXPENSIVE LOCATIONS 2007



INDUSTRIAL PROPERTY OVERVIEW (CONTINUED)

AFRICA & MIDDLE EAST

The Africa & Middle East region performed well in 2007, with rents rising by 11%. This is the third highest regional amount after South America and Asia Pacific.

Me'ouyan Soreq, Rishon Le-Zion in Israel remained the most expensive location within the region, despite a fall in rents over the year of some 20%. As a result, Me'ouyan Soreq, Rishon Le-Zion has fallen from the second most expensive location globally, to the sixth.

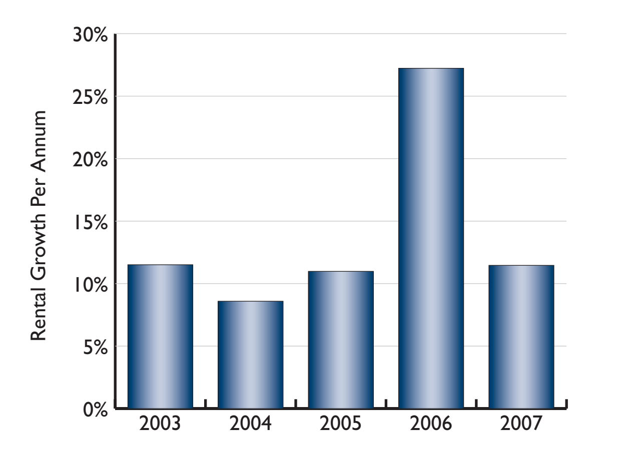
From a more local perspective the Israeli market has seen encouraging levels of rental growth despite the notable decline seen in Me'ouyan Soreq, Rishon Le-Zion over the year. The submarkets of Ben Gurion International Airport and Kfar Sava East have seen rents rise by over 20% in each location. As a result, rents have risen nationally in Israel by 7%.

The market in Israel is characterised by high levels of demand, especially from logistics/warehousing occupiers. However, significant increases in land prices in the central part of the country have caused occupiers to look towards both the north and south peripheries for less expensive premises. Secondary locations such as Kiryat Gat in the south and north of the Afula/Caesarea line have seen increasing occupier interest. Demand levels are expected to advance further during 2008, with occupier demand remaining strong. Submarkets close to the principal airport (Ben Gurion) or situated along the improved parts of Highway One should see increased occupier interest during 2008.

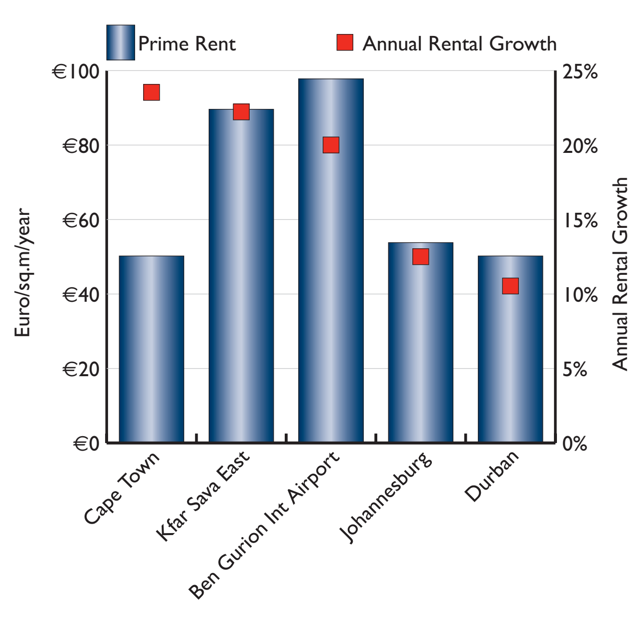
In South Africa the market performed well, with rental growth moving up by 16% over the year. Cape Town saw the highest rental rise in 2007, with rents advancing by 24%. Johannesburg also saw double digit rental growth over the year and as a result edged past Durban as the most expensive location within South Africa.

Demand levels have remained strong over the past year with locations that have good transportation links and reliable infrastructure highly sought after. However, the fundamental problem within the market is the chronic shortage of development land for industrial usage. As a result, the value of land zoned for industrial use has increased sharply. There are a number of schemes currently under construction, for example, the Lanseria Industrial Park in Johannesburg which will go some way to alleviate the pressure on supply. This development is adjacent to the Lanseria Airport and will deliver space over the next three to five years. However, the land shortage remains acute and this will add to the current pressure on rents, and is likely to ensure that industrial rents will continue to appreciate during 2008.

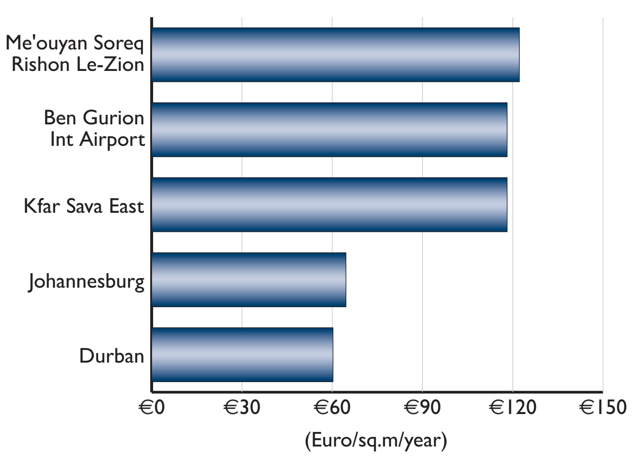
AFRICA & THE MIDDLE EAST: RENTAL GROWTH OVER FIVE YEARS



AFRICA & THE MIDDLE EAST :
TOP FIVE BEST PERFORMING LOCATIONS 2007



AFRICA & THE MIDDLE EAST :
TOP FIVE MOST EXPENSIVE LOCATIONS 2007



INDUSTRIAL PROPERTY OVERVIEW (CONTINUED)

OUTLOOK

The outlook for the global industrial market is positive, although the sector is likely to become increasingly polarised. A large majority of the global rental growth seen over the year has been driven by emerging markets, principally South America and Asia Pacific.

Western Europe and North America were the slowest performing regions in 2007, and this is a trend that is likely to continue into 2008. With the current market apprehension regarding the global economy, occupiers are likely to become more selective and price conscious.

The trend for manufacturers moving their operations to lower cost locations will continue for the foreseeable future, thus ensuring a demand for manufacturing locations. It is anticipated that, India and China will retain their comparative advantage in terms of outsourcing/offshoring and manufacturing respectively, and as a result healthy rental growth is anticipated in these countries in 2008.

Opportunities will continue to exist in less mature markets. Within Europe both manufacturers and warehouse operators have already taken advantage of using cheaper locations within Central & Eastern Europe. This trend has continued with occupiers looking further eastwards, such as to the new EU entrants of Romania and Bulgaria, but increasingly towards Ukraine, Turkey and western Russia for lower cost locations. As a result, we are likely to see interest in these countries grow over the next year. However, occupier interest will only be sustained with the relevant improvements in transportation and infrastructure networks.

In western markets that are largely dominated by the logistics/warehousing sector, both consumers and occupiers are becoming increasingly environmentally aware. The primary aims are to reduce congestion and pollution. It is anticipated that the of carrying more freight by rail or water will become an increasing priority. As a result we may see further growth around ports or rail hubs. However, road transport will continue to be the most important element of the distribution industry, although the development of more localised distribution points, rather than one large regional hub will occur as operators look to reduce costs.

Over the next year it is likely that the more emergent industrial markets will continue to drive global rental growth. As concerns with the credit crunch slowly impact on the market, the more mature locations may slow further towards the end of the year. However, there will be increasing opportunities for occupiers from both the manufacturing and logistics sectors to discover lower cost locations, and this trend will generate rental growth in most regions in 2008.

GLOBAL RENTAL PERFORMANCE IN THE YEAR TO DEC 2007

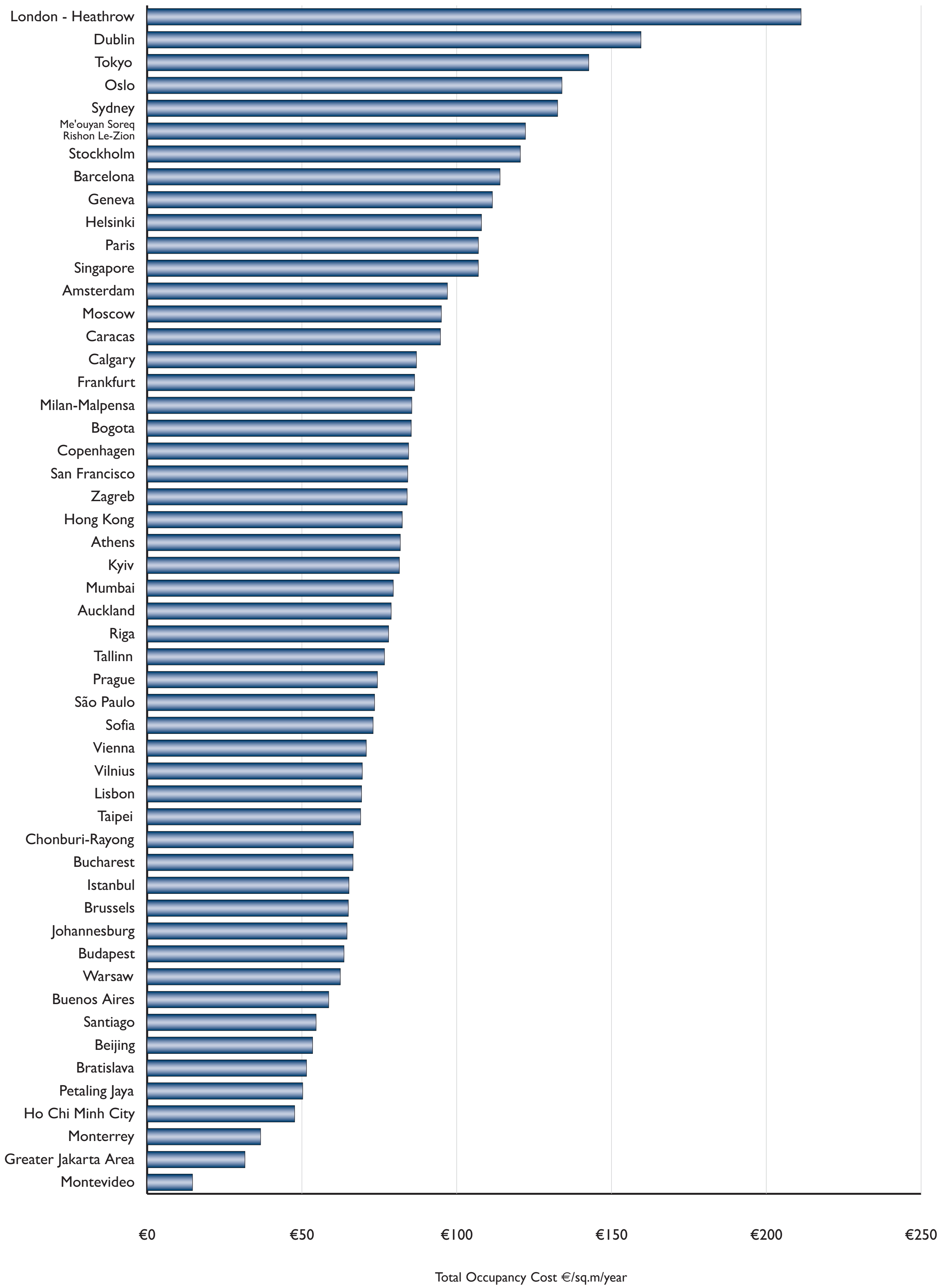
Countries Showing	**Number**	**% of Total**
Rental Growth	31	63%
A Fall in Rents	5	10%
Stable Rents	14	27%
Locations Showing	**Number**	**% of Total**
Rental Growth	66	48%
A Fall in Rents	15	11%
Stable Rents	55	41%

Average Rents (net internal area)	**€/sq.m/year**
Americas	47
North America	44
US & Canada	45
South America	58
Asia Pacific	62
Europe	70
Western Europe	72
Central & Eastern Europe	62
Africa & the Middle East	73
Global	**64**

Average Rental Growth	**% Rental Growth**
Americas	10.5%
North America	6.1%
USA & Canada	6.9%
South America	25.0%
Asia Pacific	14.2%
Europe	2.5%
Western Europe	1.3%
Central & Eastern Europe	7.1%
Africa & The Middle East	11.5%
Global	**6.2%**

The World's Most Expensive Industrial Location	**€/sq.m/year**
London Heathrow	211

MOST EXPENSIVE LOCATION IN EACH COUNTRY



Figures relate to total occupancy cost. i.e prime rents, property tax and service charges

MOST EXPENSIVE LOCATION IN EACH COUNTRY

LOCATION RANKING				
Rank 2007	Rank 2008	Country	Location	Occupancy Cost €/sq.m/year
1	1	UK	London - Heathrow	211.23
4	2	Ireland	Dublin	159.50
3	3	Japan	Tokyo	142.63
8	4	Norway	Oslo	134.00
5	5	Australia	Sydney	132.60
2	6	Israel	Me'ouyan Soreq, Rishon Le-Zion	122.21
6	7	Sweden	Stockholm	120.55
9	8	Spain	Barcelona	114.00
7	9	Switzerland	Geneva	111.53
10	10	Finland	Helsinki	108.00
12	11	France	Paris	107.00
14	12	Singapore	Singapore	106.99
13	13	Netherlands	Amsterdam Schipol Airport	97.00
11	14	Russia	Moscow	95.05
n/a	15	Venezuela	Caracas	94.76
20	16	Canada	Calgary	87.00
16	17	Germany	Frankfurt	86.40
15	18	Italy	Milan-Malpensa	85.50
n/a	19	Colombia	Bogota	85.30
17	20	Denmark	Copenhagen	84.46
24	21	USA	San Francisco Peninsula	84.19
n/a	22	Croatia	Zagreb	84.00
18	23	Hong Kong	Hong Kong	82.41
19	24	Greece	Athens	81.79
n/a	25	Ukraine	Kyiv	81.48
37	26	India	Mumbai	79.52
26	27	New Zealand	Auckland	78.84
30	28	Latvia	Riga	78.00
21	29	Estonia	Tallinn	76.68
22	30	Czech Republic	Prague	74.40
40	31	Brazil	São Paulo	73.48
31	32	Bulgaria	Sofia	73.00
25	33	Austria	Vienna	70.80
29	34	Lithuania	Vilnius	69.51
28	35	Portugal	Lisbon	69.26
n/a	36	Taiwan	Taipei	68.97
33	37	Thailand	Chonburi-Rayong	66.62
27	38	Romania	Bucharest	66.51
43	39	Turkey	Istanbul	65.18
25	40	Belgium	Brussels	65.00
34	41	South Africa	Johannesburg	64.57
32	42	Hungary	Budapest	63.60
36	43	Poland	Warsaw	62.40
38	44	Argentina	Buenos Aires	58.66
n/a	45	Chile	Santiago	54.59
41	46	China	Beijing	53.45
39	47	Slovakia	Bratislava	51.50
42	48	Malaysia	Petaling Jaya	50.26
n/a	49	Vietnam	Ho Chi Minh City	47.66
44	50	Mexico	Monterrey	36.66
45	51	Malaysia	Greater Jakarta Area	31.61
n/a	52	Uruguay	Montevideo	14.67

COUNTRY SUMMARIES

Argentina

Economy Industrial Property

A lack of quality stock characterises the market at present with a high level of obsolete space. High quality stock accounts for only around 20% of the market. Consequently, rental levels have increased over the year by 18%. The main industrial facilities are located in the Northern Area in Buenos Aires and include Parque Industrial Pilar and Tortuguitas, with logistics operations around the Panamerican Highway, eg. Pilar and Escobar Branch Roads.

Australia

Economy Industrial Property

The Australian industrial market recorded strong rental growth over 2007, as demand remained high for prime properties across most industrial centres. Major rental growth in Sydney, as a result of brisk leasing activity, was curbed by high levels of new supply, particularly in the Outer Western Sydney region. Melbourne's industrial market also performed well over 2007, with high levels of leasing activity.

Austria

Economy Industrial Property

The Austrian industrial market was steady over the past year, and rental performance was static. Supply remains relatively high, while demand has shown no growth. Interest from tenants is mainly focused on Vienna and Graz, but owner occupation remains common. Requirements mainly stem from domestic occupiers, given the proximity of cheaper locations such as Czech Republic, Hungary and Slovakia. This trend is expected to continue.

Belgium

Economy Industrial Property

Supply in the main Belgian markets remained relatively tight, particularly in the key markets of Brussels and Antwerp. Take-up was healthy over the course of the year and rental values eased upwards by 6% year-on-year in Brussels as a result. Demand mainly comes from logistics occupiers and SMEs. Although the Antwerp-Brussels market remains resolutely the most popular, given the lack of supply, occupiers are increasingly considering locating to secondary locations.

Brazil

Economy Industrial Property

The market in Brazil is starting to grow after a long period of stagnation. With demand from occupiers rising, the level of speculative development has increased. The logistics sector has been the fastest growing and occupiers are looking for well located high quality premises. The industrial market has started to become increasingly decentralized, although the main focus of the market remains São Paulo where rents have risen by 30% over the year.

Bulgaria

Economy Industrial Property

The ongoing lack of supply continues to constrain the market, however, take up levels did rise over the course of the year. Demand stems from both domestic and international occupiers and is focused on Sofia and surrounding areas which have superior transport links. However, Plovdiv, the main traditional industrial area, is also growing in popularity. Owner occupation is high due to the lack of modern stock, but developers are now beginning to build speculatively.

Canada

Economy Industrial Property

The Canadian market saw steady rental growth of 3% over the year. The market remains characterised by tight supply, high construction costs and a lack of product. Overall vacancy rates have increased nationally, but ended the year below 5%. Calgary remains the tightest market, although over 3 million square feet of space is due to be introduced to the market over the next five years.

Chile

Economy Industrial Property

The industrial sector in Chile is largely comprised of warehouse space used in the distribution process of goods rather than production. Take-up has increased over the past few years and a huge part of the existing oversupply has been occupied. Over the next year or so, the trend should be a continuance of increasing take up and largely stable rental values.

China

Economy Industrial Property

The Chinese industrial markets delivered solid growth over 2007. Shanghai performed well, with annual rental growth of 12% while in Beijing prime rental growth remained robust at 9%. Owner-occupation continues to dominate and most industrial supply is located in government backed industrial zones. Manufacturing remains China's fastest growing sector. However, the logistics market is also growing rapidly with international investors expanding across the country.

Colombia

Economy Industrial Property

The market has continued to advance over the last few years with the regulation of local development and an improvement in the domestic economy. Rents have risen dramatically over the year as a result, increasing by 54%. The sector is concentrated around Bogota and there have been a number of new developments including new industrial parks.

COUNTRY SUMMARIES

Croatia

Economy | Industrial Property

The industrial market in Croatia has seen a decline in rental values over the year, falling by 7%. Although demand has been growing, there is little modern stock within the market, with the majority being out of date and obsolete. Rents are likely to rise as a number of speculative schemes are expected to complete during 2008, thus freeing up the owner occupied market.

Czech Republic

Economy | Industrial Property

Czech industrial letting activity was strong in 2007, driven mainly by distribution firms locating in and around Prague. However, other main cities such as Brno and Ostrava are continuing to grow in popularity and maturity. Development continues apace, with a steady increase in speculative construction. Supply is rising due to the size of the pipeline, leading in turn to stable rental performance.

Denmark

Economy | Industrial Property

The Danish industrial market has one of the lowest vacancy rates in Europe. This has dropped further over the year, although the supply of secondary stock remains sizable. Logistics and freight remain the primary drivers of occupier demand. Take up remains steady and is focused on the well developed logistics clusters in and around Copenhagen. Rental values have in general shown no movement over the year as a result of the balanced market.

Estonia

Economy | Industrial Property

There is a shortage of high quality stock within the market, with virtually all of it under owner occupation. Rental levels have held firm over the year with a number of industrial parks being developed in the wider Tallinn region. Rental levels should increase further in 2008 as demand increases and high quality stock continues to remain scarce.

Finland

Economy | Industrial Property

The industrial market has been stable over the year, with rental values holding firm. The primary focus has been on the logistics/warehousing sector, with the Lahti highway being of principal interest to occupiers. However, with improving infrastructure and the completion of the new port in Helsinki expected in 2008, it is anticipated that rents will rise over the year.

France

Economy | Industrial Property

In 2007 the logistics market improved, with total annual letting activity at 2.6million sq.m. The Ile-de-France market saw a small decline in take-up year-on-year, whereas the other key French cities have seen excellent growth over the year. Supply of modern space is tight, but developments and refurbishments continue apace, which may alter the picture next year. Rents moved down marginally over the year in most markets.

Germany

Economy | Industrial Property

German industrial rents remained static in all markets over the year. However, market fundamentals have seen significant improvement in 2007. Demand has increased, particularly in the Frankfurt area. Supply of good quality stock is low in prime markets, forcing occupiers to consider more peripheral locations. Development activity has improved, although speculative space remains rare. Most developments are for larger units, which are in relatively short supply.

Greece

Economy | Industrial Property

Good quality industrial space remains in short supply. Development activity has fallen over the year, as developers are increasingly cautious. Occupier interest remains steady, with well located sites in Athens and Thessaloniki the main focus of demand. The expansion of the market remains reliant on the ongoing improvement to the domestic infrastructure. Rental growth was flat in 2007, with no movement in Athens over the course of the year.

Hong Kong

Economy | Industrial Property

Demand for industrial premises in Hong Kong has remained healthy over past 12 months, with rental growth recorded at 11% over the year. The market was largely driven by solid economic growth, supported by trade from mainland China. Increased activity in the import-export sector, in particular, is fuelling strong demand in the logistics market. Due to declining vacancy, and very low levels of new supply, prime rents are expected to increase in 2008.

Hungary

Economy | Industrial Property

The Hungarian industrial market has seen solid improvement in take up year on year. Demand is strongest for space around the capital, primarily located on the motorway network, but other cities such as Gyor, Miskolc and Debrecen account for a growing share of requirements. Supply has seen a large rise during 2007 as development levels have risen over the year. Rents were static as a result.

COUNTRY SUMMARIES

India

Economy Industrial Property

The Indian industrial market once again recorded an extremely strong performance. Prime rents rose by a third over the year, with particularly sharp rises in Mumbai and New Delhi. In most cities manufacturing space is largely owner occupied, but in Mumbai and New Delhi manufacturing space is available for rent. In general activity continues to shift to industrial parks on the outskirts of the main cities. Further rental growth is expected next year.

Indonesia

Economy Industrial Property

The industrial market in the Greater Jakarta area has had a quiet year relative to 2006. The automotive and steel related industries remain the underlying drivers of the market, but take up has been lower this year. Rental movement has been negative, with rents moving back by -1% over the past twelve months. Looking forward, interest in larger units is expected to be limited, but small scale demand will be stronger. Rents are expected to remain static next year.

Ireland

Economy Industrial Property

The industrial property market in Ireland was steady in 2007. Take up was healthy, achieving similar levels to those of the previous year. Increasingly, requirements are for areas away from Dublin, as limited supply and rising operational costs encourage occupiers to look further afield. Nonetheless, demand for space in the capital remains strong, with rental values rising by around 5% over the year as a result.

Israel

Economy Industrial Property

Land prices in central areas have increased noticeably over the past year and as a result, industrial occupiers are moving towards the peripheries. Areas such as Kiryat Gat to the south and northwards from the Afula/Caesarea line have seen increased occupier demand. Rental values have risen nationally by 7% in 2007, and that trend is likely to continue in 2008.

Italy

Economy Industrial Property

Demand for industrial and logistics properties has slowed through the year and remains relatively low compared to supply. Some secondary locations have seen vacancy rise, as new speculative schemes lead to an oversupply of stock. In contrast, prime markets still have relatively high demand and lower vacancy rates. Rental values have remained stable, although with some regional differences. The outlook for the freight sector remains largely positive in prime locations.

Japan

Economy Industrial Property

Industrial rents in Japan showed no change over the past twelve months. This is in part due to relatively poor domestic economic performance, but also to the lack of development land which restricts supply and therefore take up. This is particularly true of Tokyo, where competition from other land uses coupled with the high cost of sites severely limits industrial development potential. Expectations are that the market will remain stable over the coming year.

Latvia

Economy Industrial Property

The Latvian industrial market has seen encouraging rental growth of 20% over the year. As the industrial sector continues to establish itself within Latvia, demand has risen noticeably in 2007, with the logistics largely driving the market. Rental growth should continue in 2008, although the rate of growth may ease as a result of prevailing economic conditions.

Lithuania

Economy Industrial Property

The Lithuanian industrial market is probably the least developed within the Baltic States. However, rents have risen by 5% over the year, with the logistics and distribution sectors the main drivers of the market. Demand levels are likely to remain high in 2008 as important hubs such as Klaipeda and Vilnius remain attractive to occupiers.

Malaysia

Economy Industrial Property

High levels of growth in the export sector underpinned a healthy performance in the Malaysian industrial market in 2007. Prime rents held firm, as letting activity remains constrained by high levels of owner-occupation. Continued strong growth in new development and in the investment sector is expected to result in more leasing opportunities and increased occupier activity over 2008. Prime rents are expected to come under upward pressure in 2008

Mexico

Economy Industrial Property

The market has seen steady performance during 2007, with rental values increasing by 2%. In Mexico City, a large majority of the prime space is located in the Cuautitlán and Toluca-Lerma submarkets. Demand for space remains firm, with occupiers seeking high-quality, well-located premises. There is limited modern supply. With demand levels expected to grow in 2008, new developments and renovations will be crucial to relieving the shortage of supply.

COUNTRY SUMMARIES

Netherlands

Economy Industrial Property

Demand for larger, accessible logistics property has been accelerating. Take up has been strong over the course of the year, but vacancy remains high in some areas. This is mainly due to the large proportion of older properties available. Demand is strongest for the Amsterdam and Rotterdam port areas, Amsterdam Schiphol Airport and also the Southern region of the Netherlands. Only Schiphol has seen any growth in rents, with values rising by 6% year on year.

New Zealand

Economy Industrial Property

The industrial market in New Zealand registered solid rental growth over 2007. Demand was driven by the increasing importance of the import sector and the associated need for high-quality distribution warehouses. Greater Auckland continues to dominate and is set to benefit from significant investment in transport infrastructure. Development levels and land absorption remained high in 2007,but are expected to ease in 2008 as the economy slows.

Norway

Economy Industrial Property

The Norwegian industrial market performed well over the course of 2007. The domestic economy has expanded strongly, helped by high oil prices. Demand continues to outstrip supply, with most interest focused in and around Oslo and port cities such as Bergen. Domestic companies dominate, but foreign interest is noticable. Rental growth has been extremely strong as a result, moving up by 20% over the past twelve months.

Poland

Economy Industrial Property

Demand for industrial space in Poland has remained strong over the year. Warsaw remains dominant. However, regional markets such as Upper Silesia, Central Poland and Wroclaw are now established industrial areas. Supply of modern stock remains tight in most locations, in spite of the large volumes of new space being delivered to the market. Indeed in many locations the market is solely driven by the development pipeline. Rents moved up as a result in most

Portugal

Economy Industrial Property

The year end saw increased demand for logistics space, particularly in the Alverca/Azambuja area,north of Lisbon and for larger units. Overall industrial performance was less dynamic than that of logistics but new schemes have begun as a result of Government encouragement and infrastructure improvements. Although rents were stable in 2007, the increased development pipeline is likely to cause rental falls in the short term.

Romania

Economy Industrial Property

The Romanian industrial market remains characterised by a high level of owner occupation. However, as demand increases year-on-year, so too has the number of construction starts, which should boost the market in the short term. Nonetheless, much of this space is pre-let or built-to-suit space. While demand still outstrips supply, the market remains resolutely low cost and rents have reduced over the year in Bucharest as construction activity has picked up.

Russia

Economy Industrial Property

The industrial property market has seen good levels of growth in 2007, driven by the expansion in the Russian economy. Demand is strong and focused on high quality, well located logistics space. Supply is tight and there are few concessions available for tenants. Although there is a sizeable development pipeline; completions do not appear to be keeping up with the pace of demand. Rental values rose slightly over the year in Moscow as a result.

Singapore

Economy Industrial Property

Singapore's industrial market saw one of the highest rental growth figures (26%) globally in 2007. Industrial rents rose against a background of strong letting activity but relatively limited supply. Space in business parks is also being targeted by office sector tenants looking for cheaper accommodation, boosting rents further. However, a large pipeline is expected to deliver significant volumes of prime industrial product, potentially limiting rental growth in 2009 and 2010.

Slovakia

Economy Industrial Property

Demand for industrial space in Slovakia is strong, but take up is constrained by the lack of modern supply. Developers are beginning to increase the amount of speculative space in response, although built to suit schemes still dominate the market. Most interest is focused on the main arterial routes leading to the capital, Bratislava. However, this should move out to regional cities as the market matures. Rental values in Bratislava are expected to remain stable in the short term.

South Africa

Economy Industrial Property

There has been strong tenant demand for high quality, well located space across South Africa. With limited speculative development and a lack of available space, vacancy rates have decreased, and rental levels have risen by around 16%. Additionally, zoned land values and rising building costs have increased the pressure on rents. In 2008 new developments should attract higher rental levels in areas of high demand.

COUNTRY SUMMARIES

Spain

Economy Industrial Property

Healthy levels of occupier demand are still evident in both the Barcelona and Madrid markets. The high demand is not being matched by available supply. The availability of modern stock has remained very low in prime locations, with development focused on secondary locations. Much of the development pipeline is pre let, so vacancy is not expected to rise in the short term. Rental values have edged up in Barcelona, but increased significantly in Madrid over the year.

Sweden

Economy Industrial Property

Good quality supply remains limited, while demand is strong. Refurbishment or build-to-suit remain the favoured routes in meeting occupier needs as limited new speculative stock is entering the marketplace. Stockholm remains the most popular market, but the cities of Malmö and Gothenburg are increasingly in demand, with the latter popular for logistics due to its strong transport links and strategic location. Rents edged up across all main markets in 2007.

Switzerland

Economy Industrial Property

Demand for industrial space was fair and steady over the course of the year in both Zurich and Geneva. The availability of quality supply remains limited, which is mainly a consequence of the lack of available sites that are suitable for new development and the strict planning regulations. This is unlikely to change in the short to medium term, given the small market and the therefore limited scope for demand. There was no movement in rents in either main markets.

Taiwan

Economy Industrial Property

Prime industrial rents in Taiwan registered modest growth of 6% over 2007. The rental growth was attributed to low levels of new supply and the government's policy of attracting Taiwanese high-tech companies back from lower-cost China. Industrial activity is now increasing and rents are expected to hold firm at their current levels over the short-term. Growth in the high-tech industry and a potential opening up of trade policy with China could also have positive impact.

Thailand

Economy Industrial Property

Prime industrial rents remained unchanged in Thailand over 2007. The market remains characterised by high levels of owner occupation. However, the sale of Serviced Industrial Land Plots (SILPs) soared over the year, up by 51% on 2006. Foreign entrants are more confident in the domestic political situation now that the new Government has been elected. However, rents are expected to remain stable at their current level over the next 12 months.

Turkey

Economy Industrial Property

Demand remains strong. Logistics and light industrial occupiers are mainly interested in Istanbul and its surrounds. Traditionally industrial areas in Istanbul have been concentrated in the European submarkets, such as in the Ayazaga area, although a number of Asian submarkets, such as Tuzla and Gebze, have seen significant growth recently. Modern property is in short supply, despite the sizeable development pipeline. Rents are rising considerably in all submarkets.

Ukraine

Economy Industrial Property

Industrial rents in Kyiv have remained largely stable over the past twelve months. Despite the rising level of new development, the market is relatively small, and there is a limited amount of good quality, modern stock. Demand is increasing, focused mainly on the motorway links around Kyiv. However, occupiers are now considering other cities such as Odessa. Looking forward, rents may decrease as greater amounts of new supply are delivered to the market.

United Kingdom

Economy Industrial Property

The UK industrial market recorded subdued rental growth of just 1% in 2007, with only Glasgow and Edinburgh seeing any uplift. The occupier market remains in good shape, with retailers continuing to drive the market. Available space is limited, but the development pipeline is very large, with a sizable proportion of it speculative. The outlook for the market remains largely positive, although rental growth opportunities will be limited due to the volume of new supply.

United States

Economy Industrial Property

The market performed well in 2007, with rental growth nationally amounting to 8%. Silicon Valley, the San Francisco Peninsula, and Houston all recorded rental growth of over 20%. Warehouse/distribution product comprises the majority of the market and demand is increasingly coming from a variety of sectors including logistics, technology, and transportation. The outlook for the market next year is positive as demand is expected to remain firm.

Uruguay

Economy Industrial Property

The industrial market within Montevideo Metropolitan district is widely dispersed. The majority of supply is older obsolete premises requiring renovation. As a result, rents for well located, high quality stock have increased significantly over the year by 38%. The Zona America is currently one of the prime warehouse locations, situated alongside the International Airport of Carrasco and 30 minutes from Downtown Montevideo and the Port.

COUNTRY SUMMARIES

Venezuala

Economy ↓ Industrial Property ↑

High quality stock remains in short supply within Venezuela. Rents are currently high in Caracas due to the high cost of land. Activity is currently concentrated on Caracas, but infrastructure improvements have seen increased interest in towns such as Guatire and Charallave, where real estate and labour costs are lower. The logistics sector is most active along the Caracas to Valencia axis, where high quality, well located premises are sought after.

KEY INDICATORS				
Down	Up	Stable	Stable/Down	Stable/Up

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

Vietnam

Economy ↗ Industrial Property ↑

Vietnam's industrial market saw further positive developments in 2007, with increased interest from diversifying international manufacturers. Rental levels in the popular locations of Binh Duong and Dong Nai rose by up to 60%, as demand continued to outstrip supply. A number of new industrial parks launched in 2007 have helped satisfy demand while industrial zones have continued to expand across the country.

GLOBAL INDUSTRIAL RENTS

Country	Location	Local measure	Rent Local Currency	Annual Rental Growth %	Rent US$/sq.ft/yr	Rent €/sq.m/yr
AMERICA						
Argentina	Buenos Aires	US$ per sq.m per month	6.50	18%	7.25	52.96
Brazil	São Paulo	Reals per sq.m per month	13.00	30%	8.17	59.70
Brazil	Rio de Janeiro	Reals per sq.m per month	9.00	6%	5.66	41.33
Canada	Toronto	C$ per sq.ft per year	5.67	1%	5.57	42.20
Canada	Montreal	C$ per sq.ft per year	5.25	0%	5.16	39.07
Canada	Calgary	C$ per sq.ft per year	9.07	5%	8.91	67.50
Canada	Vancouver	C$ per sq.ft per year	8.13	4%	7.98	60.50
Chile	Santiago	US$ per sq.m per month	6.70	3%	7.47	54.59
Colombia	Bogota	US$ per sq.m per month	10.47	54%	11.67	85.30
Mexico	Tijuana	US$ per sq.m per month	4.10	2%	4.57	33.40
Mexico	Monterrey	US$ per sq.m per month	4.50	2%	5.02	36.66
Mexico	Mexico City	US$ per sq.m per month	5.30	0%	5.91	43.18
Venezuela	Caracas	US$ per sq.m per month	11.63	n/a	12.97	94.76
United States	Atlanta	US$ per sq.ft per year	3.44	-1%	3.44	25.14
United States	Boston	US$ per sq.ft per year	5.77	3%	5.77	42.17
United States	Chicago	US$ per sq.ft per year	4.62	6%	4.62	33.76
United States	Dallas	US$ per sq.ft per year	3.79	3%	3.79	27.70
United States	Denver	US$ per sq.ft per year	4.79	-1%	4.79	35.01
United States	Houston	US$ per sq.ft per year	4.80	20%	4.80	35.08
United States	Los Angeles - Central	US$ per sq.ft per year	6.93	14%	6.93	50.65
United States	Miami	US$ per sq.ft per year	7.28	8%	7.28	53.20
United States	Northern New Jersey	US$ per sq.ft per year	6.69	2%	6.69	48.89
United States	Philadelphia	US$ per sq.ft per year	4.63	3%	4.63	33.84
United States	San Francisco Peninsula	US$ per sq.ft per year	11.52	29%	11.52	84.19
United States	Silicon Valley/San Jose	US$ per sq.ft per year	6.66	22%	6.66	48.67
United States	Seattle	US$ per sq.ft per year	4.98	-1%	4.98	36.40
Uruguay	Montevideo	US$ per sq.m per month	1.80	38%	2.01	14.67
ASIA PACIFIC						
Australia	Sydney	A$ per sq.m per year	180.00	9%	14.64	107.03
Australia	Melbourne	A$ per sq.m per year	115.00	10%	9.36	68.38
China	Beijing	US$ per sq.m per month	6.56	9%	7.31	53.45
China	Shanghai	US$ per sq.m per month	5.48	12%	6.11	44.65
Hong Kong	Hong Kong	HK$ per sq.ft per year	85.56	11%	10.96	80.17

GLOBAL INDUSTRIAL RENTS

Country	Location	Local measure	Rent Local Currency	Annual Rental Growth %	Rent US$/sq.ft/yr	Rent €/sq.m/yr
India	Mumbai	RNI per sq.ft. per month	35.00	94%	10.65	77.85
India	New Delhi - IMT Manesar	RNI per sq.ft. per month	13.00	30%	3.96	28.92
India	New Delhi - Greater Noida	RNI per sq.ft. per month	8.00	0%	2.43	17.79
India	Chennai	RNI per sq.ft. per month	32.00	19%	9.74	71.18
India	Pune	RNI per sq.ft. per month	22.00	22%	6.70	48.93
India	Bangalore - Bommasandra	RNI per sq.ft. per month	23.00	15%	7.00	51.76
India	Bangalore - Peenya	RNI per sq.ft. per month	21.00	11%	6.39	46.71
India	Bangalore - Jigani	RNI per sq.ft. per month	19.00	12%	5.78	42.26
Indonesia	Greater Jakarta Area	US$ per sq.m per month	3.88	-1%	4.33	31.61
Japan	Tokyo	Tsubo per month	6500.00	0%	19.51	142.63
Malaysia	Petaling Jaya	RM per sq.ft per month	1.90	0%	6.88	50.26
New Zealand	Auckland	$NZ per sq. m year	120.00	14%	8.63	63.08
Singapore	Singapore	S$ per sq.ft per year	19.68	26%	13.60	99.42
Taiwan	Taipei	NT$ per ping per month	850.00	6%	8.81	64.42
Thailand	Pathum-Ayudhaya	Baht per sq.m per month	220.00	0%	8.10	59.22
Thailand	Chonburi-Rayong	Baht per sq.m per month	220.00	0%	8.10	59.22
Vietnam	Ho Chi Minh City	US$ per sq.m per month	5.85	0%	7.38	54.00
EUROPE						
Austria	Vienna	Euro per sq.m per month	4.50	0%	7.38	54.00
Austria	Graz	Euro per sq.m per month	3.50	0%	5.74	42.00
Austria	Linz	Euro per sq.m per month	3.80	0%	6.24	45.60
Austria	Salzburg	Euro per sq.m per month	3.80	0%	6.24	45.60
Austria	Innsbruck	Euro per sq.m per month	4.00	0%	6.56	48.00
Belgium	Brussels	Euro per sq.m per year	50.00	6%	6.84	50.00
Belgium	Antwerp	Euro per sq.m per year	42.00	2%	5.74	42.00
Bulgaria	Sofia	Euro per sq.m per year	72.00	9%	9.85	72.00
Croatia	Zagreb	Euro per sq.m per year	84.00	-7%	11.49	84.00
Czech Republic	Prague	Euro per sq.m per month	4.70	0%	7.71	56.40
Czech Republic	Brno	Euro per sq.m per month	4.50	0%	7.38	54.00
Denmark	Copenhagen	DKr per sq.m per year	550.00	0%	10.09	73.74
Denmark	Aarhus	DKr per sq.m per year	450.00	0%	8.25	60.33
Denmark	Odense	DKr per sq.m per year	450.00	0%	8.25	60.33
Estonia	Tallinn	EEK per sq.m per month	100.00	0%	10.49	76.68
Finland	Helsinki	Euros per sq.m per month	9.00	0%	14.77	108.00
France	Paris	Euro per sq.m per year	95.00	6%	12.99	95.00
France	Lyon	Euro per sq.m per year	52.00	-5%	7.11	52.00
France	Marseille	Euro per sq.m per year	50.00	-6%	6.84	50.00
France	Bordeaux	Euro per sq.m per year	50.00	-2%	6.84	50.00
France	Lille	Euro per sq.m per year	46.00	-8%	6.29	46.00
France	Toulouse	Euro per sq.m per year	46.00	-4%	6.29	46.00
France	Nice	Euro per sq.m per year	53.00	2%	7.25	53.00
France	Nantes	Euro per sq.m per year	48.00	-4%	6.56	48.00
France	Strasbourg	Euro per sq.m per year	52.00	4%	7.11	52.00
Germany	Berlin	Euro per sq.m per month	4.50	0%	7.38	54.00
Germany	Frankfurt	Euro per sq.m per month	6.00	0%	9.85	72.00
Germany	Hamburg	Euro per sq.m per month	5.00	0%	8.20	60.00
Germany	Munich	Euro per sq.m per month	5.75	0%	9.44	69.00
Germany	Dusseldorf	Euro per sq.m per month	5.00	0%	8.20	60.00
Germany	Stuttgart	Euro per sq.m per month	4.50	0%	7.38	54.00
Germany	Cologne	Euro per sq.m per month	4.50	0%	7.38	54.00
Germany	Essen	Euro per sq.m per month	4.00	0%	6.56	48.00
Germany	Leipzig	Euro per sq.m per month	3.50	0%	5.74	42.00
Germany	Dresden	Euro per sq.m per month	4.60	0%	7.55	55.20
Greece	Athens	Euro per sq.m per month	6.00	0%	9.85	72.00
Hungary	Budapest	Euro per sq.m per month	4.50	0%	7.38	54.00
Ireland	Dublin	Euro per sq.m per year	124.00	5%	16.96	124.00
Italy	Rome	Euro per sq.m per year	80.00	-2%	10.94	80.00

GLOBAL INDUSTRIAL RENTS

Country	Location	Local measure	Rent Local Currency	Annual Rental Growth %	Rent US$/sq.ft/yr	Rent €/sq.m/yr
Italy	Milan-Malpensa	Euro per sq.m per year	80.00	0%	10.94	80.00
Italy	Bologna	Euro per sq.m per year	67.00	0%	9.16	67.00
Italy	Turin	Euro per sq.m per year	55.00	0%	7.52	55.00
Italy	Naples	Euro per sq.m per year	58.00	5%	7.93	58.00
Latvia	Riga	Euro per sq.m per month	6.00	20%	9.85	72.00
Lithuania	Vilnius	Litas per sq.m per month	20.00	5%	8.52	69.51
Netherlands	Amsterdam	Euro per sq.m per year	70.00	0%	9.57	70.00
Netherlands	Schiphol Amsterdam Airport	Euro per sq.m per year	95.00	6%	12.99	95.00
Netherlands	Rotterdam	Euro per sq.m per year	60.00	0%	8.20	60.00
Netherlands	Den Haag	Euro per sq.m per year	60.00	0%	8.20	60.00
Netherlands	Utrecht	Euro per sq.m per year	65.00	0%	8.89	65.00
Netherlands	Maastricht	Euro per sq.m per year	45.00	0%	6.15	45.00
Netherlands	Eindhoven	Euro per sq.m per year	60.00	0%	8.20	60.00
Norway	Oslo	Euro per sq.m per year	120.00	20%	16.41	120.00
Poland	Warsaw	Euro per sq.m per month	4.00	7%	6.56	48.00
Poland	Krakow	Euro per sq.m per month	3.60	3%	5.91	43.20
Poland	Katowice	Euro per sq.m per month	3.40	26%	5.58	40.80
Poland	Poznan	Euro per sq.m per month	3.20	7%	5.25	38.40
Portugal	Lisbon	Euro per sq.m per month	4.25	0%	6.97	51.00
Portugal	Porto	Euro per sq.m per month	3.75	0%	6.15	45.00
Romania	Bucharest	Euro per sq.m per month	4.00	-6%	6.56	48.00
Russia	Moscow	US$ per sq.m per year	140.00	4%	13.01	95.05
Slovakia	Bratislava	Euro per sq.m per year	50.00	-7%	6.84	50.00
Spain	Madrid	Euro per sq.m per year	87.00	21%	11.90	87.00
Spain	Barcelona	Euro per sq.m per year	102.00	6%	13.95	102.00
Sweden	Stockholm	Skr per sq.m per year	950.00	6%	13.78	100.68
Sweden	Gothenburg	Skr per sq.m per year	750.00	7%	10.88	79.49
Sweden	Malmo	Skr per sq.m per year	750.00	7%	10.88	79.49
Switzerland	Zurich	SFr per sq.m per year	160.00	0%	13.19	96.46
Switzerland	Geneva	SFr per sq.m per year	150.00	0%	12.37	90.43
Turkey	Istanbul	US$ per sq.m per year	96.00	60%	8.92	65.18
United Kingdom	London - Hammersmith	£ per sq.m per year	102.00	0%	18.92	138.23
United Kingdom	London - Heathrow	£ per sq.m per year	131.86	0%	24.46	178.70
United Kingdom	Gatwick	£ per sq.m per year	91.49	0%	16.97	123.99
United Kingdom	Manchester	£ per sq.m per year	59.00	0%	10.94	79.96
United Kingdom	Birmingham	£ per sq.m per year	65.00	0%	12.06	88.09
United Kingdom	Bristol	£ per sq.m per year	75.00	0%	13.91	101.64
United Kingdom	Leeds	£ per sq.m per year	59.00	0%	10.94	79.96
United Kingdom	Newcastle	£ per sq.m per year	57.00	0%	10.57	77.25
United Kingdom	Belfast	£ per sq.m per year	43.00	0%	7.97	58.27
United Kingdom	Cardiff	£ per sq.m per year	59.00	0%	10.94	79.96
United Kingdom	Edinburgh	£ per sq.m per year	81.00	8%	15.02	109.77
United Kingdom	Glasgow	£ per sq.m per year	65.00	5%	12.06	88.09
Ukraine	Kyiv	$ per sq.m per year	120.00	0%	11.15	81.48
MIDDLE EAST & AFRICA						
Israel	Kfar Sava East	US$ per sq.m per month	11.00	22%	12.26	89.62
Israel	Ben Gurion International Airport	US$ per sq.m per month	12.00	20%	13.38	97.77
Israel	Me'ouyan Soreq, Rishon Le-Zion	US$ per sq.m per month	12.00	-20%	13.38	97.77
South Africa	Durban	R per sq.m per month	42.00	11%	6.83	50.22
South Africa	Cape Town	R per sq.m per month	42.00	24%	6.83	50.22
South Africa	Johannesburg	R per sq.m per month	45.00	13%	7.32	53.81

EXCHANGE RATES

Country	Rent Quoted	1US$=	1€=	Country	Rent Quoted	1US$=	1€=	Country	Rent Quoted	1US$=	1€=
South African	Rand	0.14589	0.09964	Japanese	Yen	0.008901	0.006045	Danish	Krone	0.19739	0.13407
Brazilian	Real	0.56367	0.3827	South Korea	Won, SKR	0.001068	0.000725	Swedish	Krona	0.15617	0.10598
Canadian	Dollar	0.98201	0.69139	Malaysian	Ringgit	0.30165	0.2048	Swiss	Franc	0.88758	0.60288
Australian	Dollar	0.87573	0.59461	New Zealand	Dollar	0.77417	0.52563	British	Pound	1.99631	1.35523
Hong Kong	Dollar	0.12812	0.08705	Singapore	Dollar	0.69123	0.46931	Estonian	Kroon	0.09405	0.0639
Indian	Rupee, INR	0.02536	0.01722	Taiwan	Dollar	0.03075	0.02088	Euro		1.47185	1
Indonesian	Rupiah	0.0001065	0.00007234	Thai	Baht	0.03304	0.02243	US Dollar		1	0.67896

RESEARCH SERVICES

Cushman & Wakefield research staff are located throughout the world with the EMEA service co-ordinated in London, the Americas in New York and Asia in Hong Kong.

Research provides a strategic advisory and supporting role to clients and other departments within the firm, with extensive and continuously updated information systems covering property, economic, corporate and social trends.

Consultancy projects are undertaken on a local and international basis. We provide in-depth advice and analysis, producing detailed market appraisals on current and future trends for developers, investors and occupiers. We also advise on location and investment strategies and portfolio performance. Typical projects include a mix of the following:

- Location analysis, ranking and targeting for occupation or investment
- Future development activity and existing supply/competition
- Demand analysis by retail/industry sector
- Rental analysis, forecasts & investment & portfolio strategy
- Floorspace audits, tenant-mix assessment & catchment/expenditure analysis
- Retailer, occupier and consumer surveys
- Pedestrian flow analysis & local employment studies

For further information on research and its services in the Europe or worldwide, please contact:

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TECHNICAL SPECIFICATION

For each location a standard definition of a prime unit 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.

Further information and copies of this report are available from Louise Yewdall.

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PUBLICATIONS

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

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Czech Republic	Denmark	Finland	
France	Germany	Greece	
Hungary	Ireland	Italy	
Netherlands	Norway	Poland	
Portugal	Romania	Russia	
Slovakia	Spain	Sweden	
Switzerland	Turkey	United Kingdom	

EMERGING MARKETS

The Emerging Markets report introduces 35 countries within Africa & the Middle East and provides an overview of the country and an indication of the current office market. The report uses a variety of indicators in order to ascertain the stability and future prospects of some of the globes more emergent nations.

EUROPEAN MARKETBEAT

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OFFICE SPACE ACROSS THE WORLD

Analysis of the 2007 global office market fundamentals and its main trends for 2007. The report's main focus is on prime office rental performance and occupancy costs across the globe in the twelve months to December 2007 and the outlook for 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 of countries analysed.

MAIN STREETS ACROSS THE WORLD

A detailed analysis of retail property rental performance across the globe in the twelve months to June 2007.

EUROPEAN RETAIL WAREHOUSING

European Retail warehousing 2008 tracks the retail warehousing market in 15 countries. It provides an overview of the recent trends and includes up to date rents, yields, provision, plannning, legislation and the different retail warehouse formats across Europe.

Please visit our website at www.cushmanwakefield.com

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