

	CBD					DECENTRALISED	PERIPHERY	TOTAL	
	City Centre	North	South	Leopold	Louise				
STOCK & SUPPLY	Stock (million sq.m)	2.34	1.76	0.54	3.45	0.65	2.53	2.16	13.43
	<i>Change Q-on-Q</i>								
	Vacancy rate	3.60 % ↘	6.90 % ↗	0,90 % →	2.70 % ↘	6,00 % →	11.60 % ↗	20,10 % ↘	8.00 % →
	Speculative Pipeline H2 (sq.m)	-	6,400	—	19,400	—	—	15,400	41,200
<i>Change Q-on-Q</i>									
DEMAND	Take-up Q2 (sq.m)	9,400 ↗	1,600 ↗	— ↘	21,400 ↗	4,600 ↘	6,700 ↘	12,000 ↘	55,700 ↘
	Private (sq.m)	900	1,600	—	8,700	4,600	6,000	11,600	35,700
	Public (sq.m)	5,600	—	—	12,700	—	700	400	20,000
<i>Change Y-on-Y</i>									
RENTAL VALUES	Take-up H1 2022 (sq.m)	15,900 ↘	2,700 ↘	5,900 ↗	28,700 ↘	11,700 ↗	17,600 ↘	47,700 ↘	130,200 ↘
	<i>Change Q-on-Q</i>								
	Prime Headline Rent (per annum)	285 →	270 →	195 →	320 →	270 →	200 →	165 →	320 →
	Average rent (per annum)	208	205	175	216	186	148	131	170
Average rent-free period by year of lease contract (per months)	1.5-2	2 - 2.5	1.5 -2	1.5 -2	2 - 3	2.5 - 3.5	1.5 - 3	1.5 - 3,5	
<i>Future Trend</i>									
INVEST	Prime yield (6/9 yr leases)	3.50% →	4.25 ↗	4.25 ↗	3.50% ↗	3.80% ↗	5.75% ↗	6.25% ↗	3.50% ↗
	Prime yield (> 9yr leases)	3.15% →	3.25% ↗	3.80% ↗	3.15% ↗	3.50% ↗	4.25% ↗	4.25% ↗	3.15% ↗

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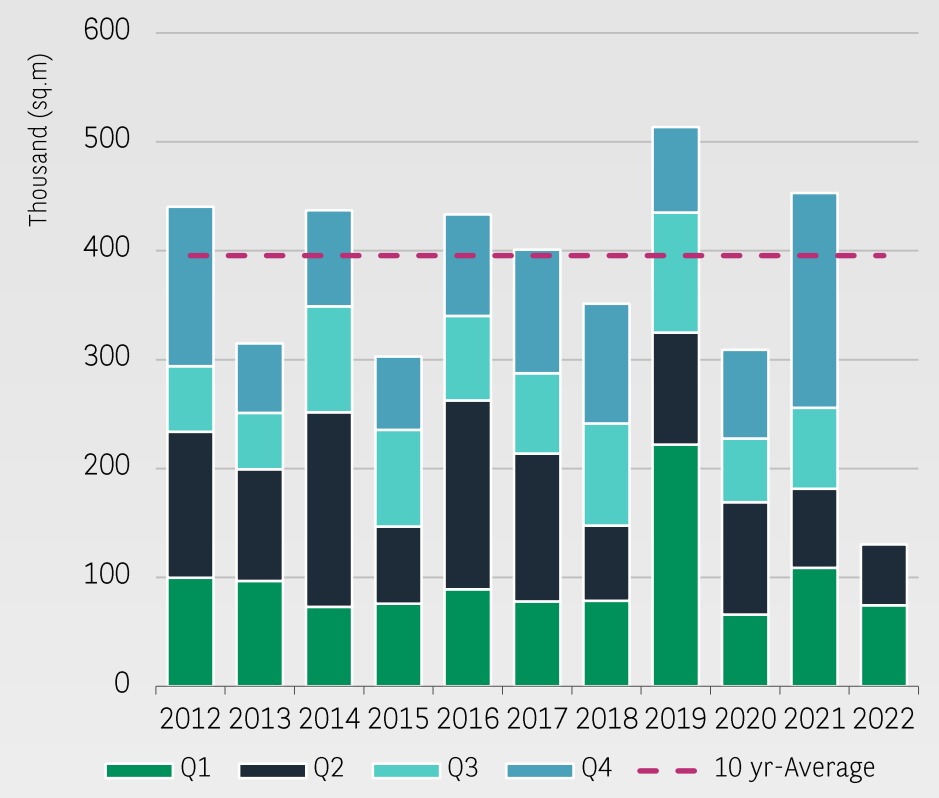


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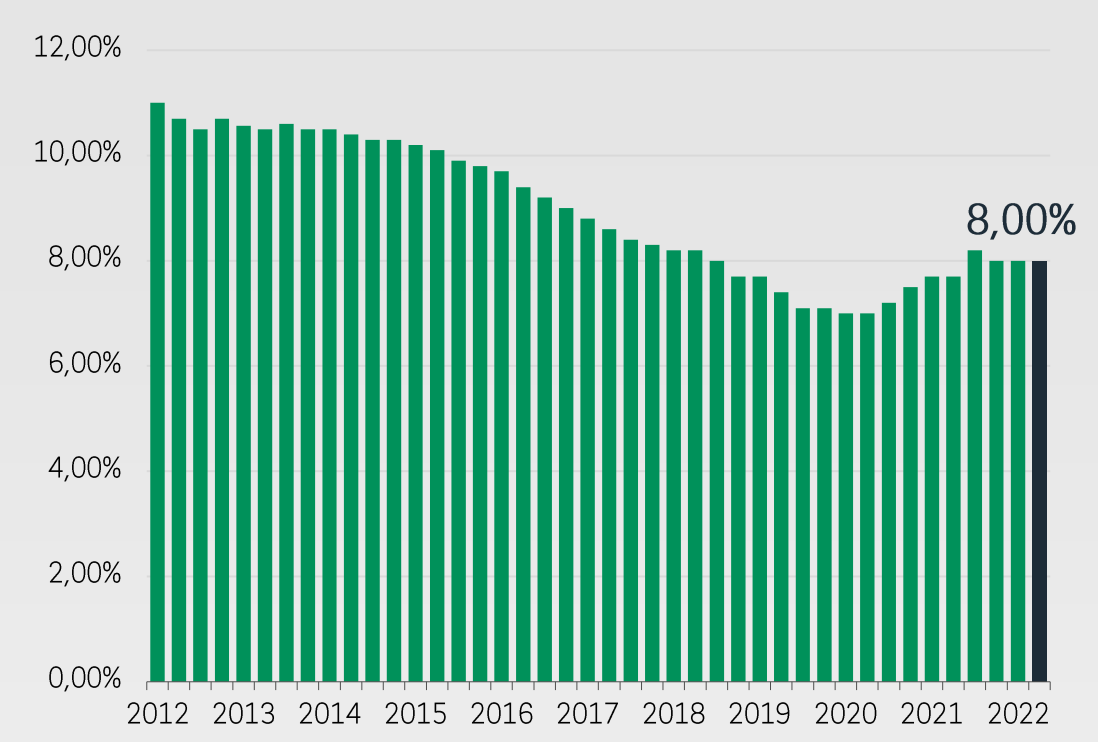
BNP Paribas Real Estate: Simplified joint stock company with capital of € 383 071 696 € - 692 012 180 RCS Nanterre.

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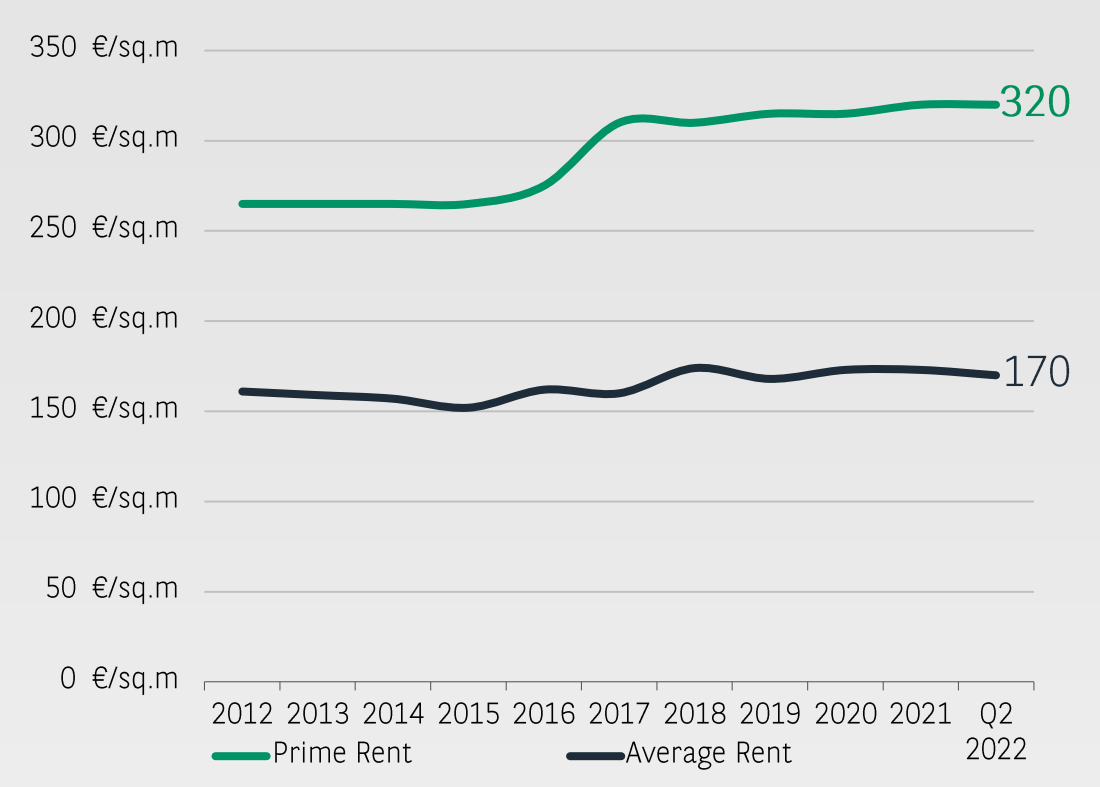
Take-up



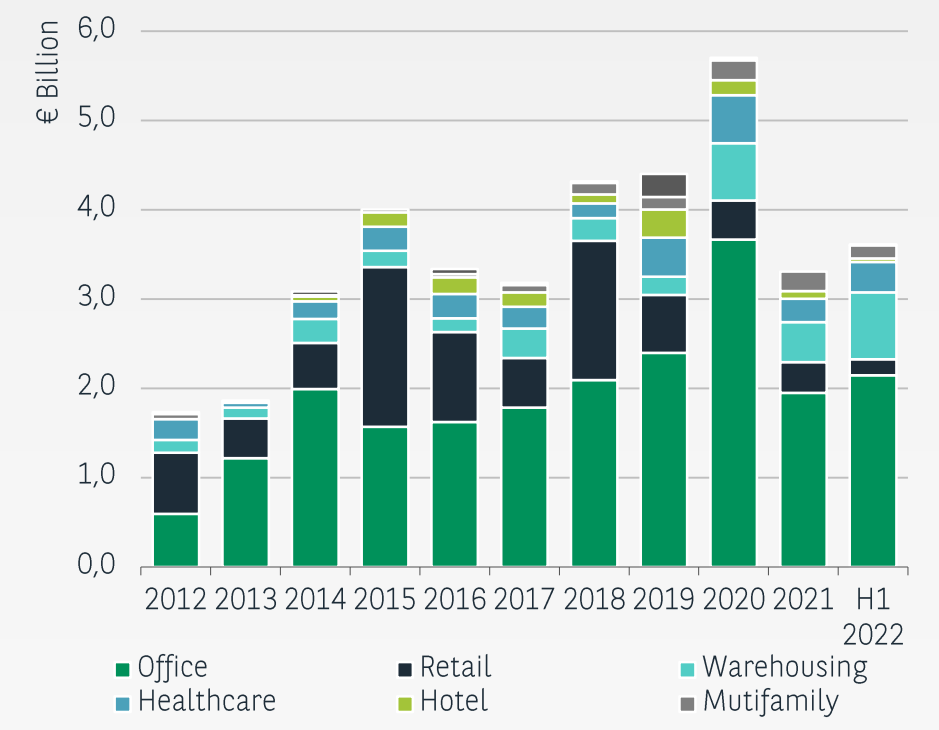
Vacancy rate



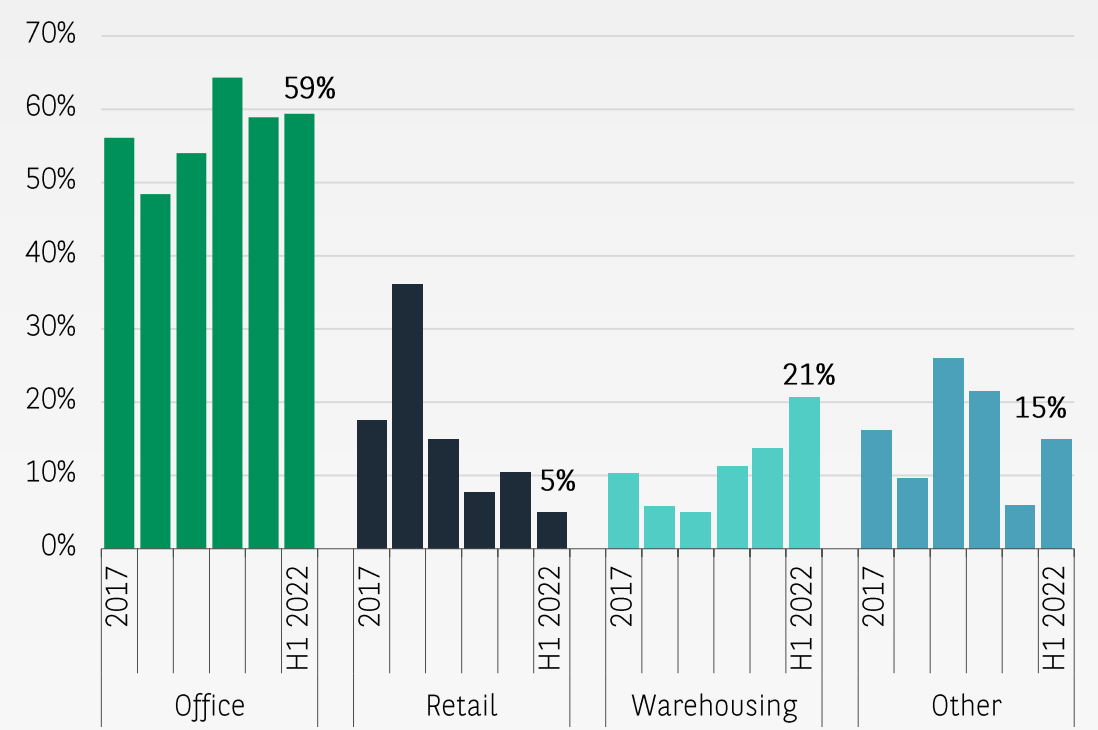
Rental values



Belgian Investment Volume



Investment Volume By Asset



Yields

