

	CBD					DECENTRALISED	PERIPHERY	TOTAL	
	City Centre	North	South	Leopold	Louise				
STOCK & SUPPLY	Stock (million sq.m)	2.33	1.77	0.54	3.46	0.65	2.51	2.15	13.41
	<i>Change Q-on-Q</i>								
	Vacancy rate	3.30 % ↘	6.40 % ↘	2.80 % →	2.50 % ↘	5.60 % ↘	11.00 % ↘	17.20 % ↗	7.40 % ↘
DEMAND	Speculative Pipeline Q2-Q4 2023 (sq.m)	19,700	—	27,000	7,200	7,800	-	40,000	101,700
	<i>Change Q-on-Q</i>								
	Take-up Q1 (sq.m)	6,300 ↘	2,000 ↘	- ↘	15,000 ↗	4,800 ↘	16,500 ↗	26,700 ↗	71,300 ↘
RENTAL VALUES	Private (sq.m)	6,100	2,000	-	7,000	4,800	10,800	26,700	51,400
	Public (sq.m)	200	-	-	8,000	—	5,700	—	13,900
	<i>Change Y-on-Y</i>								
INVEST	Take-up FY 2023 (sq.m)	6,300 ↘	2,000 ↘	- ↘	15,000 ↗	4,800 ↘	16,500 ↗	26,700 ↘	71,300 ↘
	<i>Change Q-on-Q</i>								
	Prime Headline Rent (per annum)	310 →	300 →	195 →	330 →	330 ↗	200 →	185 →	330 →
FUTURE TREND	Average rent (per annum)	216	225	170	227	194	148	146	187
	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)	4.50% ↗	4.75% ↗	5.25% ↗	4.40% ↗	4.60% ↗	6.50% ↗	7.00% ↗	4.40% ↗
	Prime yield (> 9yr leases)	4.00% ↗	4,25% ↗	4.75% ↗	4.00% ↗	4.10% ↗	5.25% ↗	5.50% ↗	4.00% ↗

KEEP UP-TO-DATE WITH  
BNP PARIBAS REAL ESTATE'S NEWS,  
WHEREVER YOU ARE



#BEYONDBUILDINGS

## CONTACT DETAILS

**Pascal Mikse**  
Head of Research Belux  
+ 32 2 290 59 23  
[pascal.mikse@bnpparibas.com](mailto:pascal.mikse@bnpparibas.com)

**BNP Paribas Real Estate**  
Avenue Louise 235  
1050 Brussels  
+32 2 646 49 49  
[www.realestate.bnpparibas.be](http://www.realestate.bnpparibas.be)

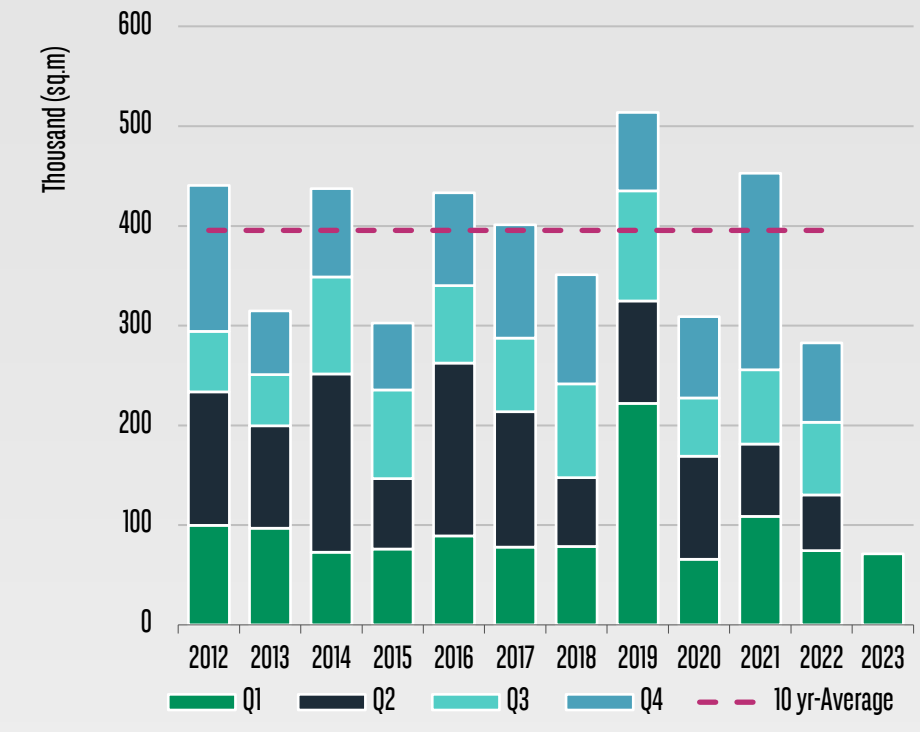


All rights reserved. Dashboard publication protected in its entirety by copyright. No part of this publication may be reproduced, translated, transmitted, or stored in a retrieval system in any form or by any means, without the prior permission in writing of BNP Paribas Real Estate.

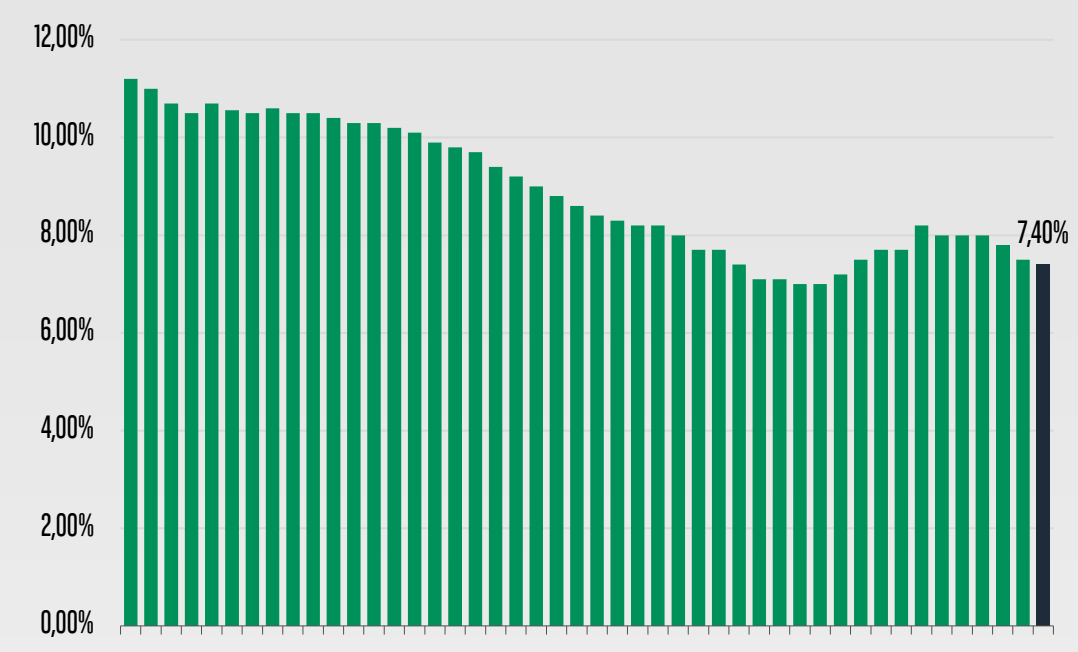
BNP Paribas Real Estate: Simplified joint stock company with capital of € 383 071 696 € - 692 012 180 RCS Nanterre .

Headquarters: 50 Cours de l'Île Seguin - CS 50280 - 92650 - Boulogne Billancourt Cedex. BNP Paribas Real Estate is part of the BNP Paribas Banking Group.

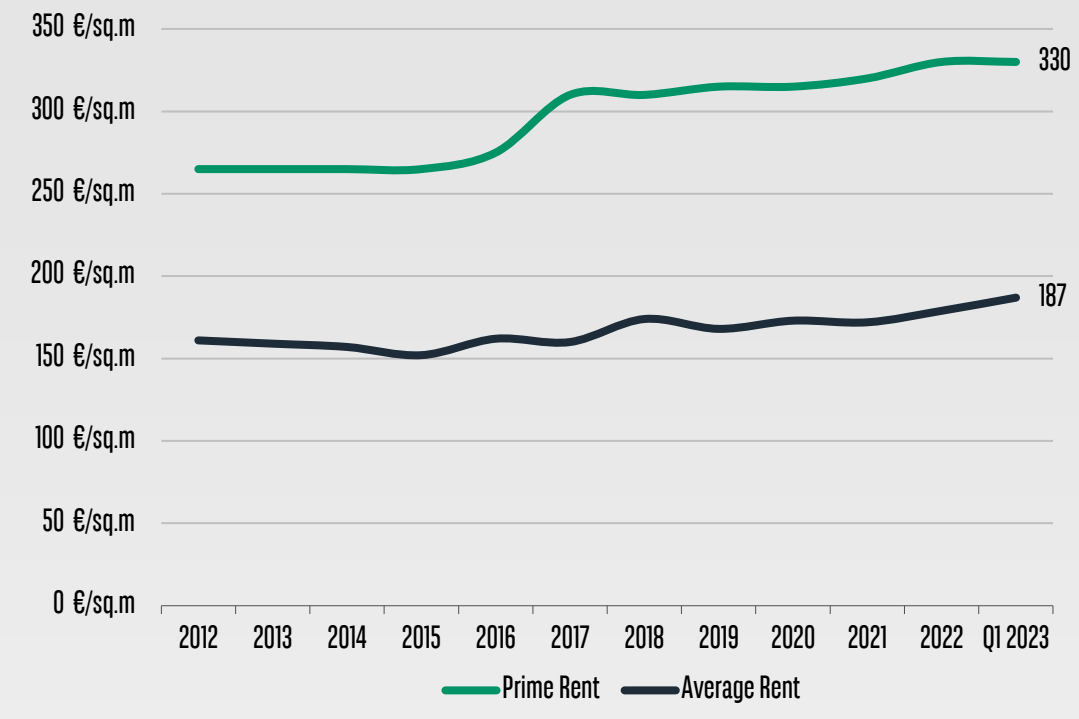
## Take-up



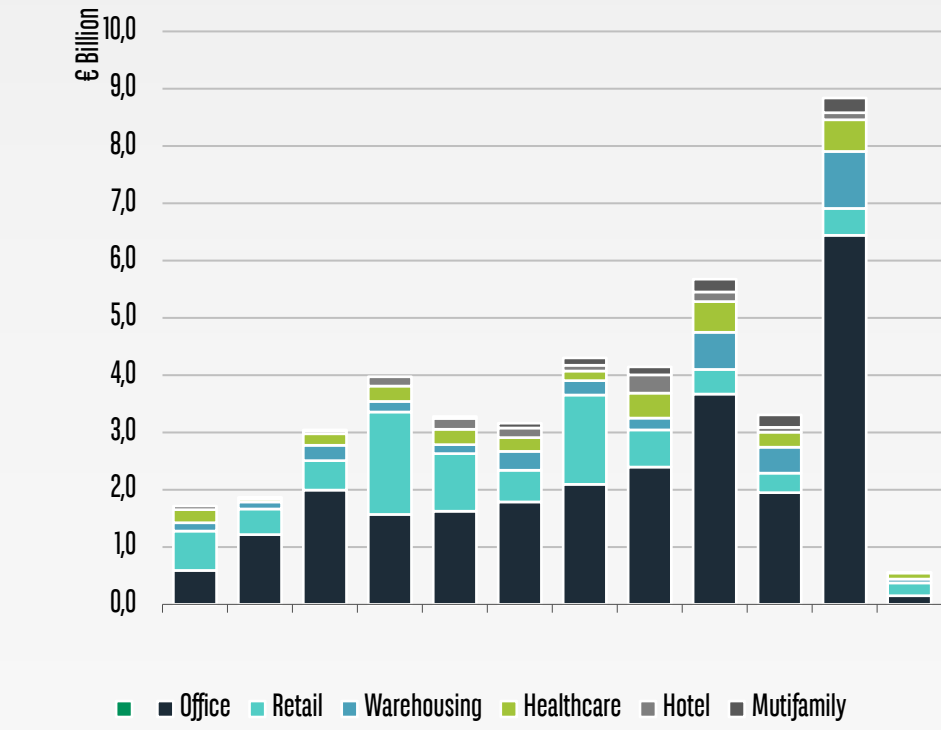
## Vacancy rate



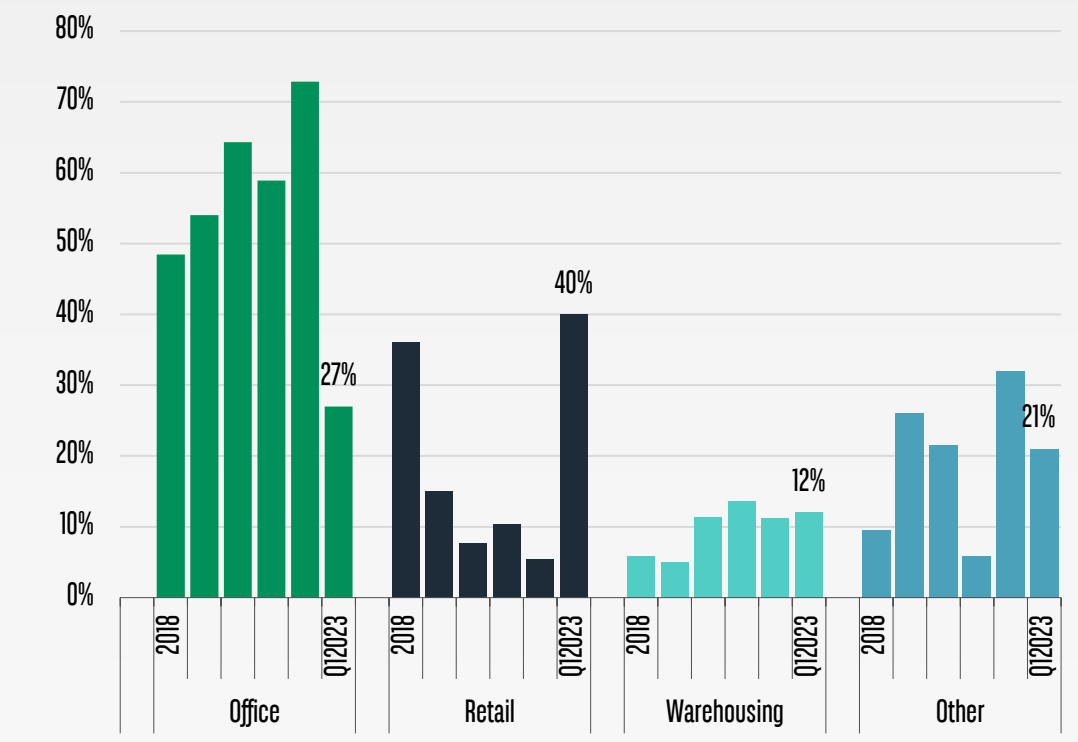
## Rental values



## Belgian Investment Volume



## Investment Volume By Asset



## Yields

