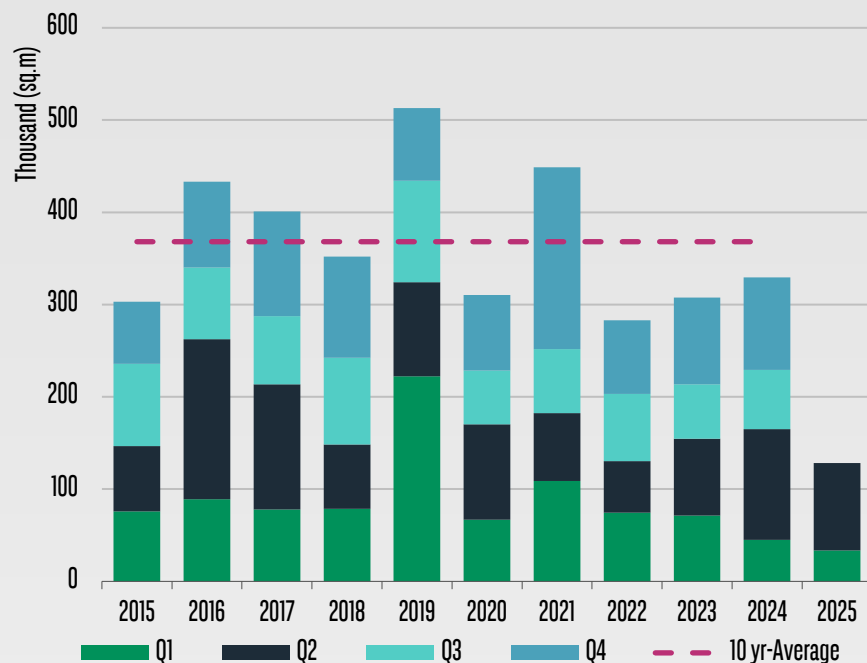
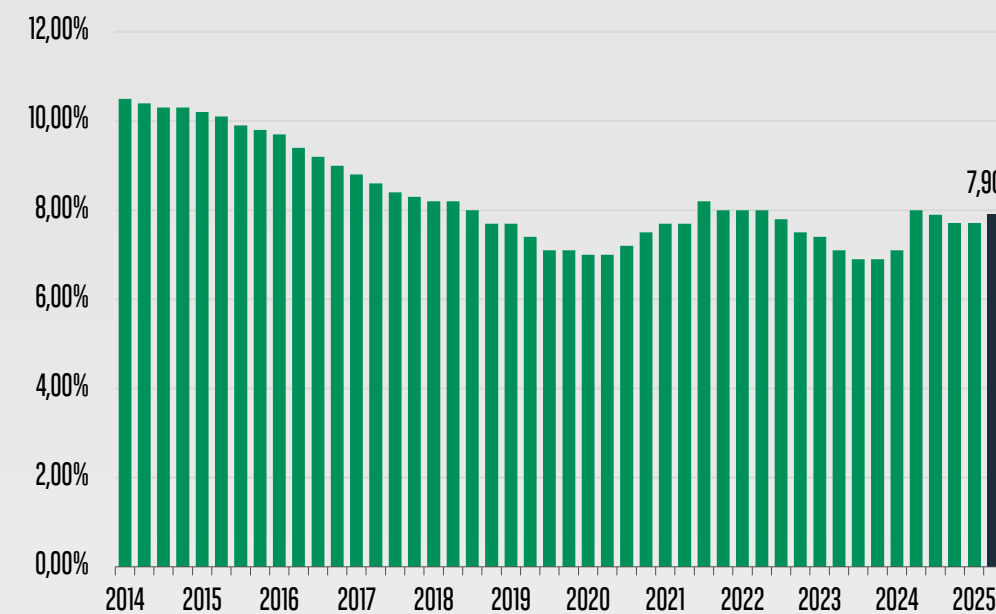


	CBD					DECENTRALISED	PERIPHERY	TOTAL	
	City Centre	North	South	Leopold	Louise				
STOCK & SUPPLY	Stock (million sq.m)	2.32	1.71	0.54	3.45	0,65	2,33	2,23	13,23
	Change Q-on-Q								
	Vacancy rate	4.7 % ↗	7.0 % ↗	7.4 % ➡	2.1 % ↗	9.3 % ↘	10.5 % ↘	17.6 % ↗	7.90 % ↗
	Speculative Pipeline H2 2025 (sq.m)	-	13,200	-	6,400	-	-	10,200	29,800
Change Q-on-Q									
DEMAND	Take-up Q2 (sq.m)	9,200 ↗	- ↘	- ➡	52,500 ↗	6,300 ↗	5,400 ↘	21,400 ↗	94,800 ↗
	Private (sq.m)	3,700	-	-	10,700	6,300	3,800	21,400	45,900
	Public (sq.m)	5,500	-	-	41,800	-	1,600	-	48,900
	Change Y-on-Y								
RENTAL VALUES	Take-up FY 20245(sq.m)	13,000 ↘	200 ↘	- ➡	57,100 ↗	8,300 ↗	12,000 ↘	37,800 ↗	128,400 ↘
	Future Trend								
	Prime Headline Rent (per annum)	350 ↗	300 ➡	195 ➡	400 ➡	340 ➡	200 ➡	185 ➡	400 ➡
	Average rent (per annum)	248	200	160	266	239	156	158	211
INVEST	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
	Future Trend								
	Prime yield (6/9 yr leases)	5.25 ➡	5.50% ➡	5.70% ➡	5.25% ➡	5.40% ➡	7.00% ➡	7.50% ➡	5.25 ➡

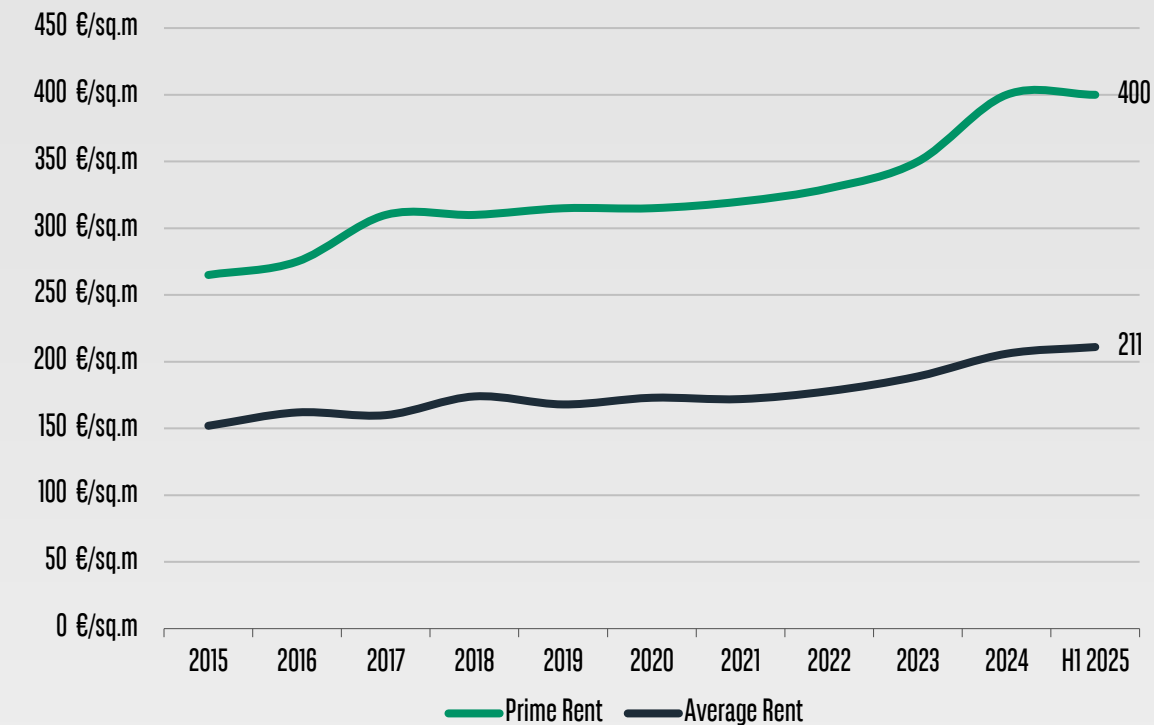
Take-up



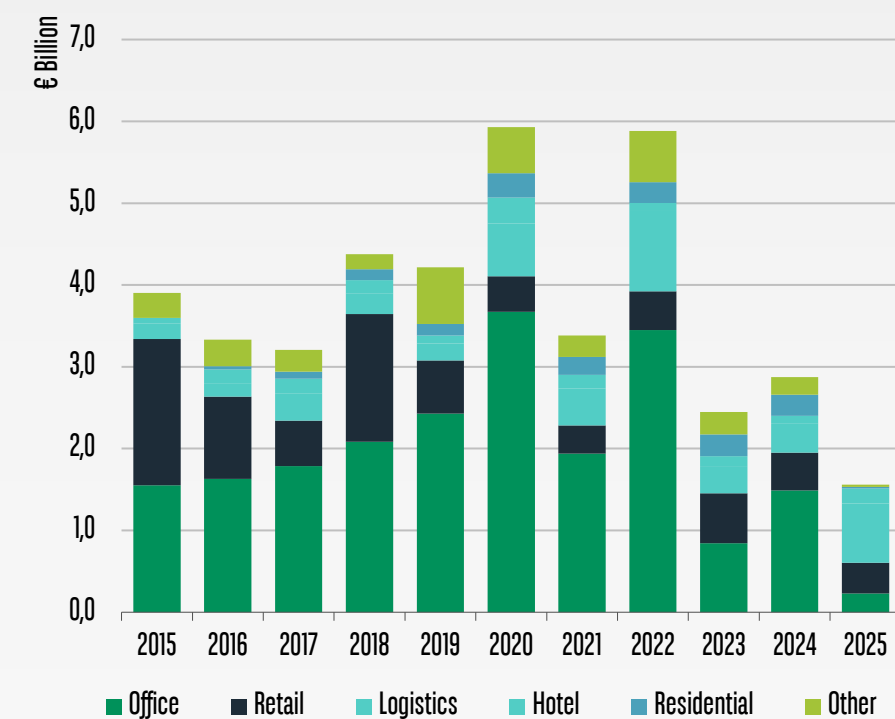
Vacancy rate



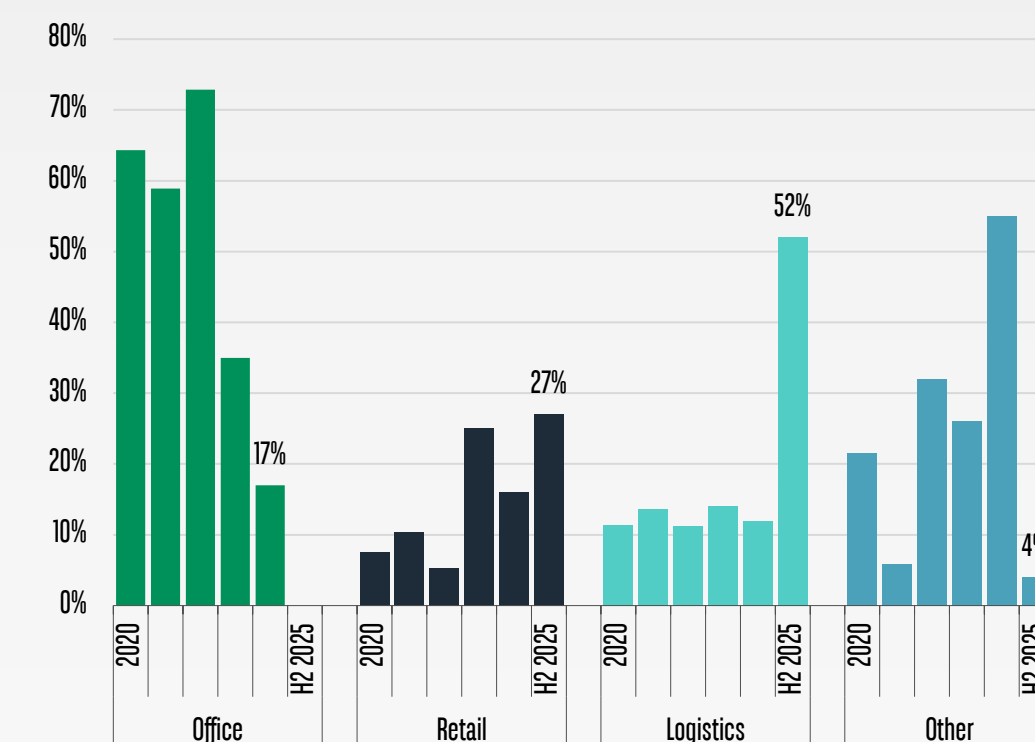
Rental values



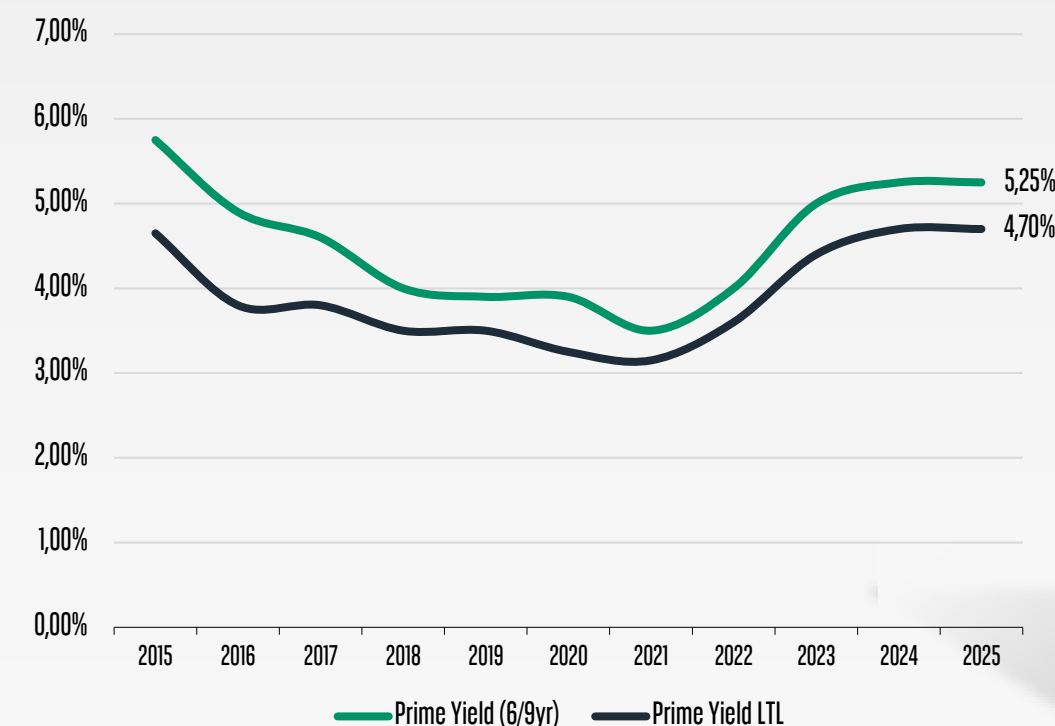
Belgian Investment Volume



Investment Volume By Asset



Yields



DASHBOARD Q2 2025

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