

LUXEMBOURG OFFICE MARKET

MARKET PRESENTATION – Q1 2022

RESEARCH
LUXEMBOURG | APRIL 2022



**BNP PARIBAS
REAL ESTATE**

Real Estate for a changing world

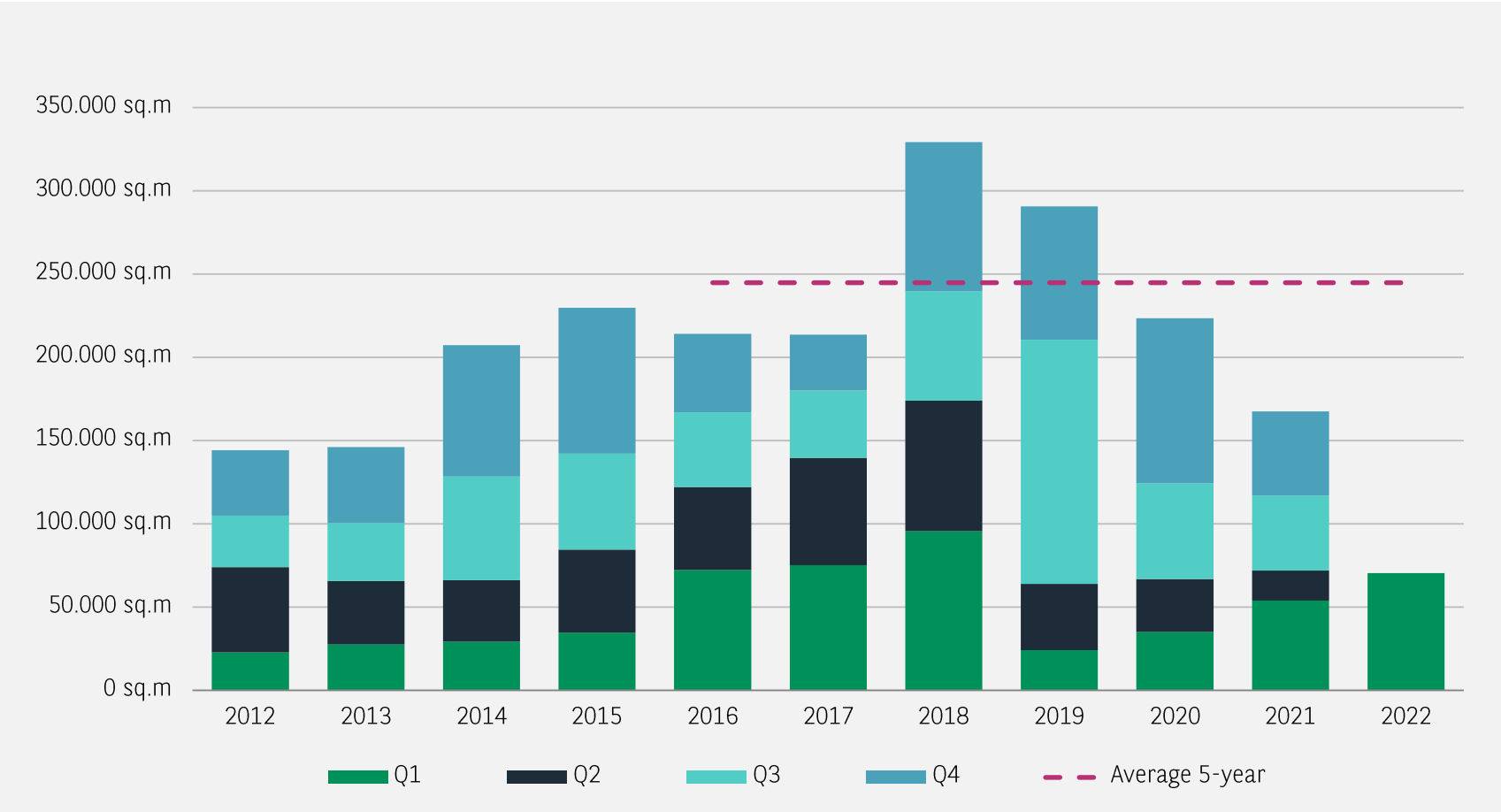
OCCUPIER MARKET



BNP PARIBAS
REAL ESTATE



BOOSTED BY A LARGE TRANSACTION



70,314 sq.m

Increase of take-up thanks to a
"EXCEPTIONAL" transaction

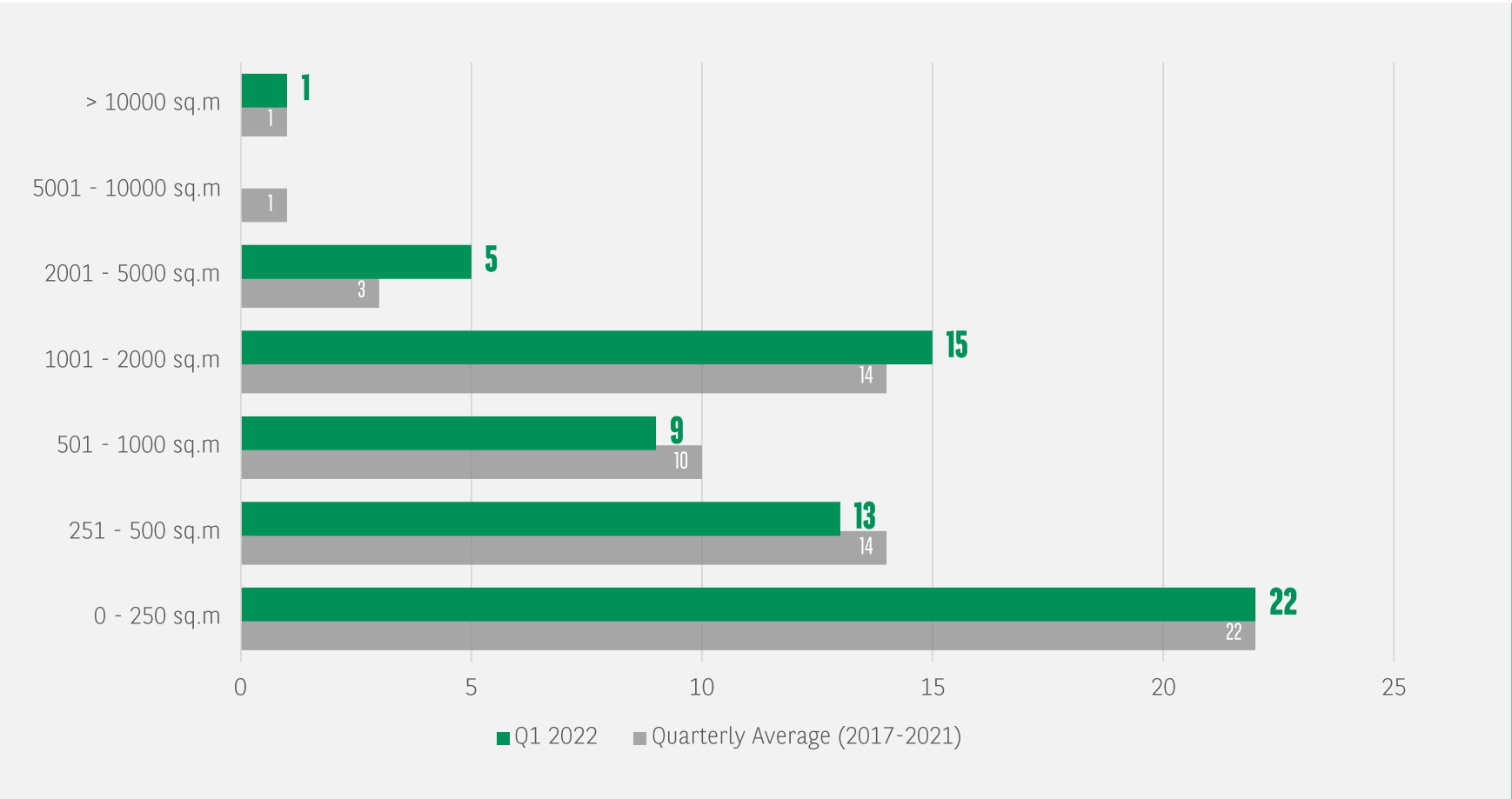


vs
Q1 2021



vs quarterly average
(2017-2021)

NUMBER OF TRANSACTIONS BY SIZE



+5%

OF TRANSACTIONS SIGNED
DURING Q1 IN
COMPARAISON WITH THE
QUARTERLY AVERAGE

THE AVERAGE SIZE BY
TRANSACTION INCREASED
TO 1,099 sq.m

LARGEST DEAL OF QUARTER

PRE-LET

PWC

NEW CAMPUS| CLOCHE D'OR

Surfaces : 33,027 sq.m

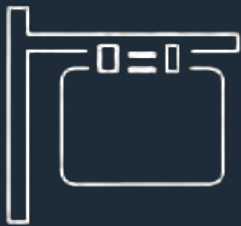
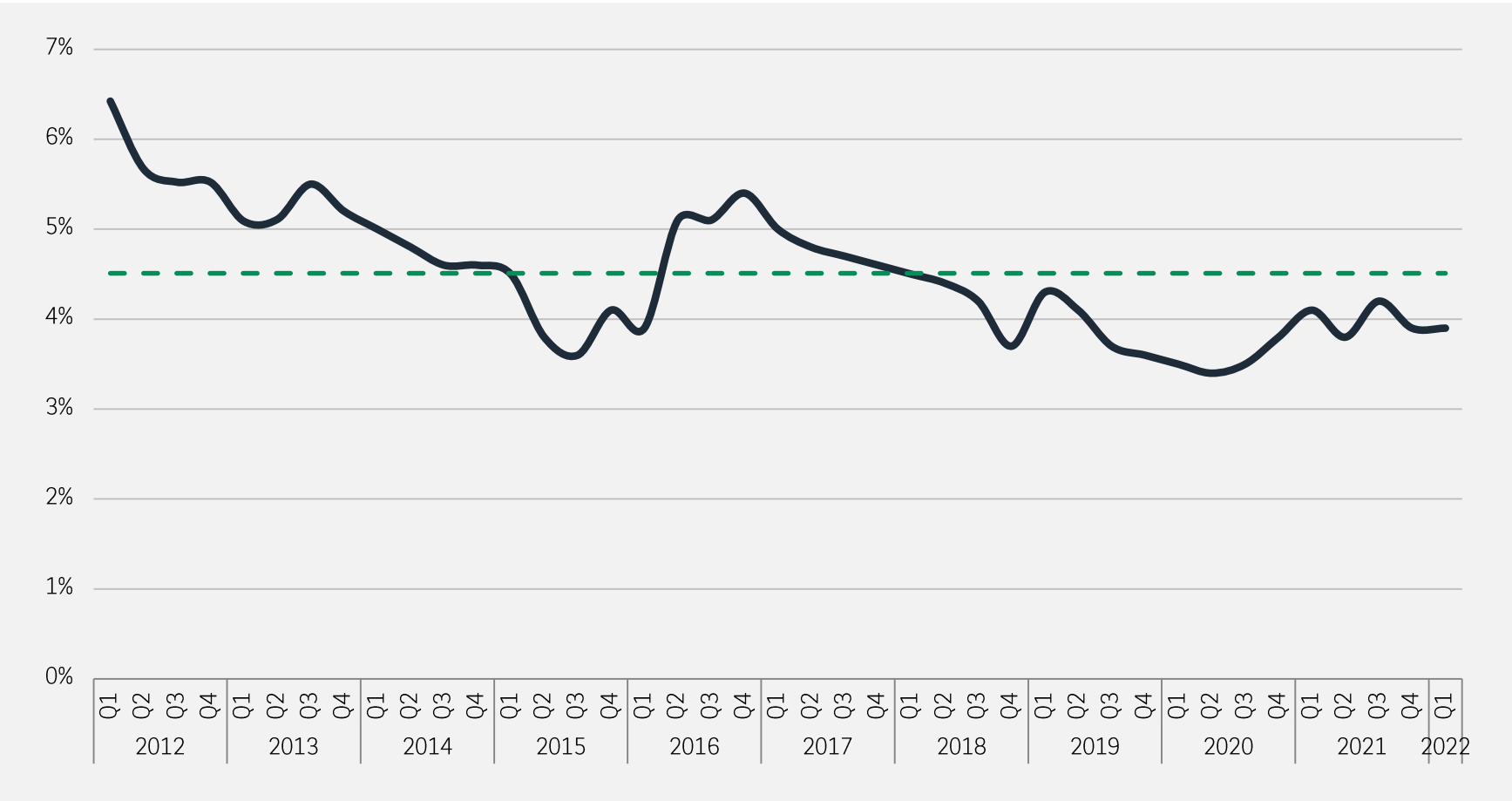


Q1 NOTABLE TRANSACTIONS RECORDED



Date	Tenant	Type of transaction	Offices Size (sq.m)	Address	Building Name	Area
Q1 2022	Cobolux	Own Occupation	3,436	Biwer - 1 Haapstroos, 1	Coboluxcenter	Eastern Luxembourg
Q1 2022	STIBBE	Pre-Let	3,080	Boulevard Raiffeisen	Emerald	Gasperich
Q1 2022	Go Brand (Gopuff)	Letting	2,819	Route d'Esch, 48	COSY	CBD
Q1 2022	Ministère de l'Education	Letting	2,733	Porte de France, 14	Les Terres Rouges, bloc C1	Esch - Belval
Q1 2022	Rcarré S.A.	Letting	2,065	Parc d'activités de Capellen, 38	CAP2	Capellen - Mamer
Q1 2022	CMS Debacker	Letting	1,859	Rue Charles Darwin, 5	Bronze Gate	Gasperich
Q1 2022	Mirabaud	Letting	1,591	Rue du Fort Niedergrünwald, 6B	OBH	Kirchberg
Q1 2022	Intelsat Jackson SA	Letting	1,463	Rue Albert Borschette, 4	K2 B1	Kirchberg
Q1 2022	FefundInfo	Letting	1,242	Boulevard des Lumières, 27	Moiré	Esch - Belval
Q1 2022	ING	Letting	726	Rue Joseph Junck	KONS - Building D	Station
Q1 2022	Infeurope SA	Letting	665	Rue du Puits Romain, 19	ABP Extimus	Bertrange
Q1 2022	Digital Bridge	Letting	660	Rue du fort niedergrunewald, 68	OBH	Kirchberg
Q1 2022	Architectes Schemel & Wirtz	Letting	624	Rue des Mérovingiens, 12	Zeco²	Bertrange
Q1 2022	Fundcraft	Letting	602	Rue des Mérovingiens, 12	Zeco²	Bertrange
Q1 2022	Caritas	Letting	575	Rue du Puits Romain, 41	ABP Exco	Bertrange
Q1 2022	Falcon Real Estate	Own Occupation	573	Rue Thomas Edison, 3	Thomas Edison 3	Strassen
Q1 2022	nc	Letting	510	Parc d'activité Gadderscheier	Soludec	Western Luxembourg

SLIGHT DECREASE OVER THE LAST 12 MONTHS

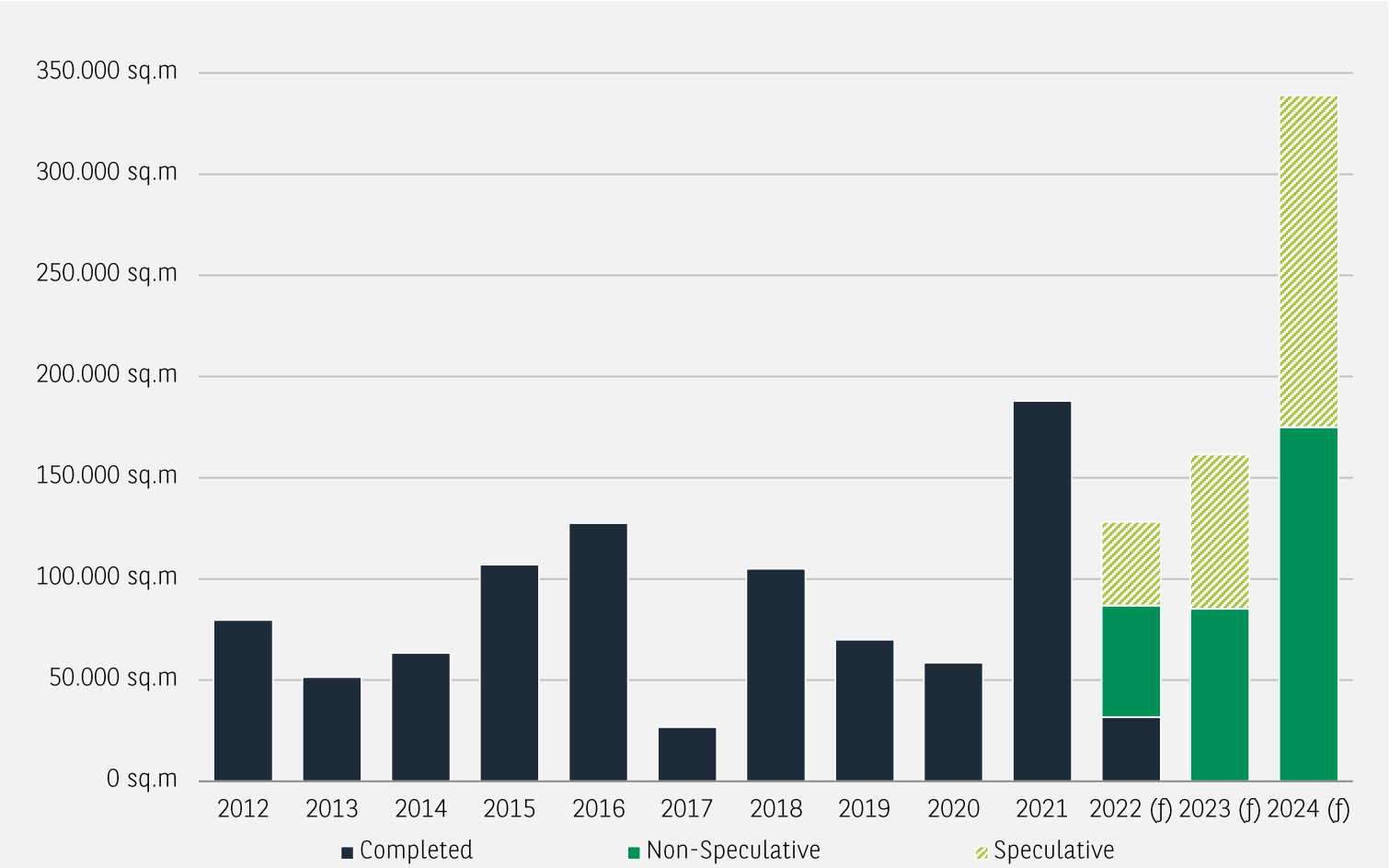


3.9%

vs 4.1% in Q1 2021

LIMITED SPECULATIVE PIPELINE
AND ROBUST OFFICE DEMAND
REMAIN THE MAIN DRIVERS OF
THE DECREASE IN THE
VACANCY RATE

PIPELINE OF PROJECTS



Q2 -Q4 2022

96,400
sq.m

Of which 57% are
already pre-committed

2023

LIMITED DELIVERIES

161,400
sq.m

Of which 53% are
already pre-committed

SPECULATIVE SCHEMES PLANNED OVER THE NEXT NINE MONTHS OF 2022

Q2-Q4
2022

TRISIDE



6,097
sq.m

15%
Pre-let

STRASSEN

Q2

ULTIMATE BUILDING



6,600
sq.m

0%
Pre-let

STATION

Q2

MOIRÉ



7,055
sq.m

17%
Pre-let

ESCH-BELVAL

Q2

STATION

Q3

LANDEWYCK BUILDING



CDB

Q3

THEISEN'S ECK



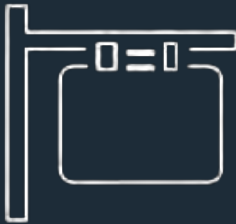
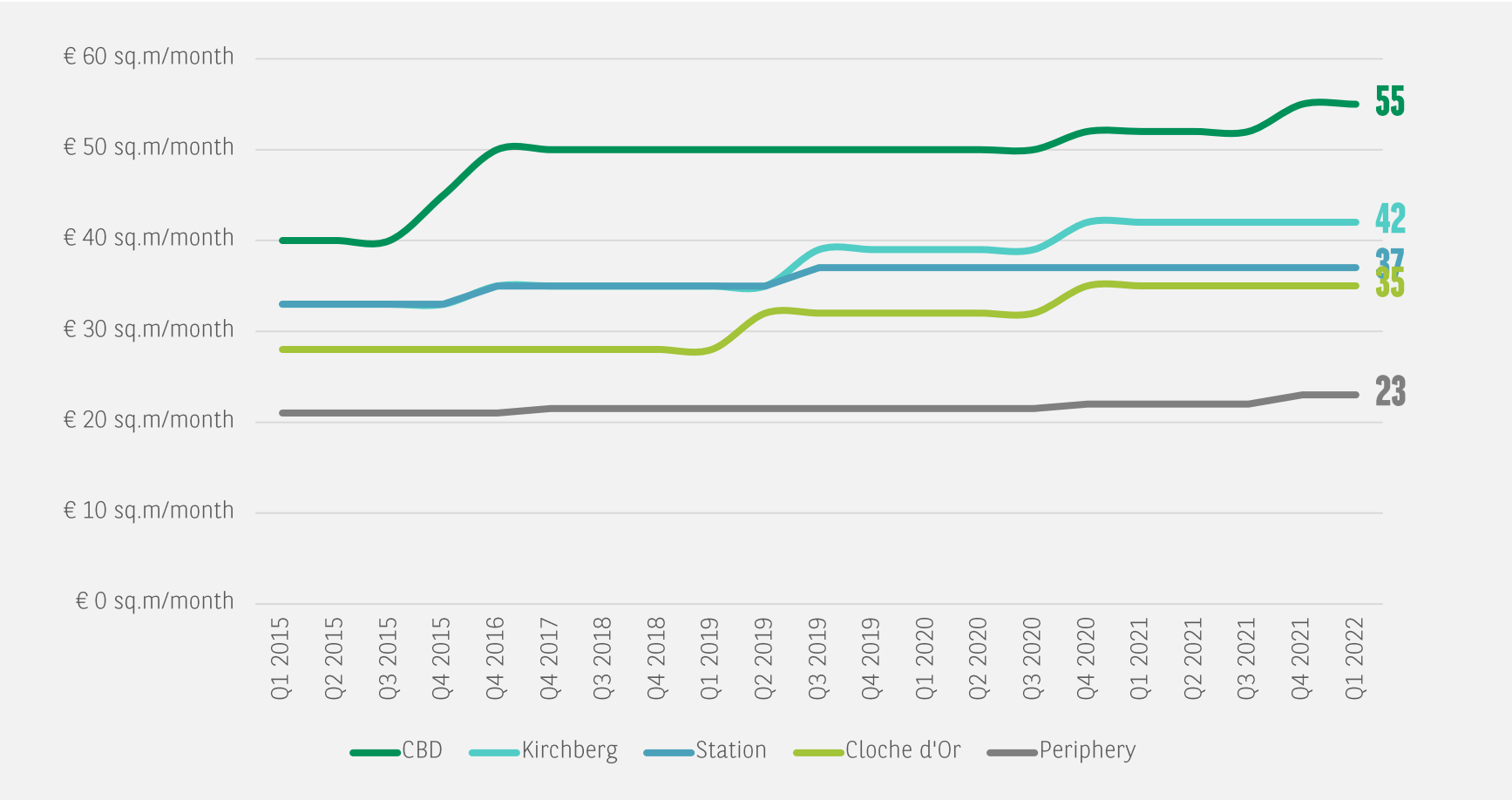
5,500
sq.m

18%
Pre-let

1,240
sq.m

0%
Pre-let

DRIVEN BY THE FLIGHT TO QUALITY

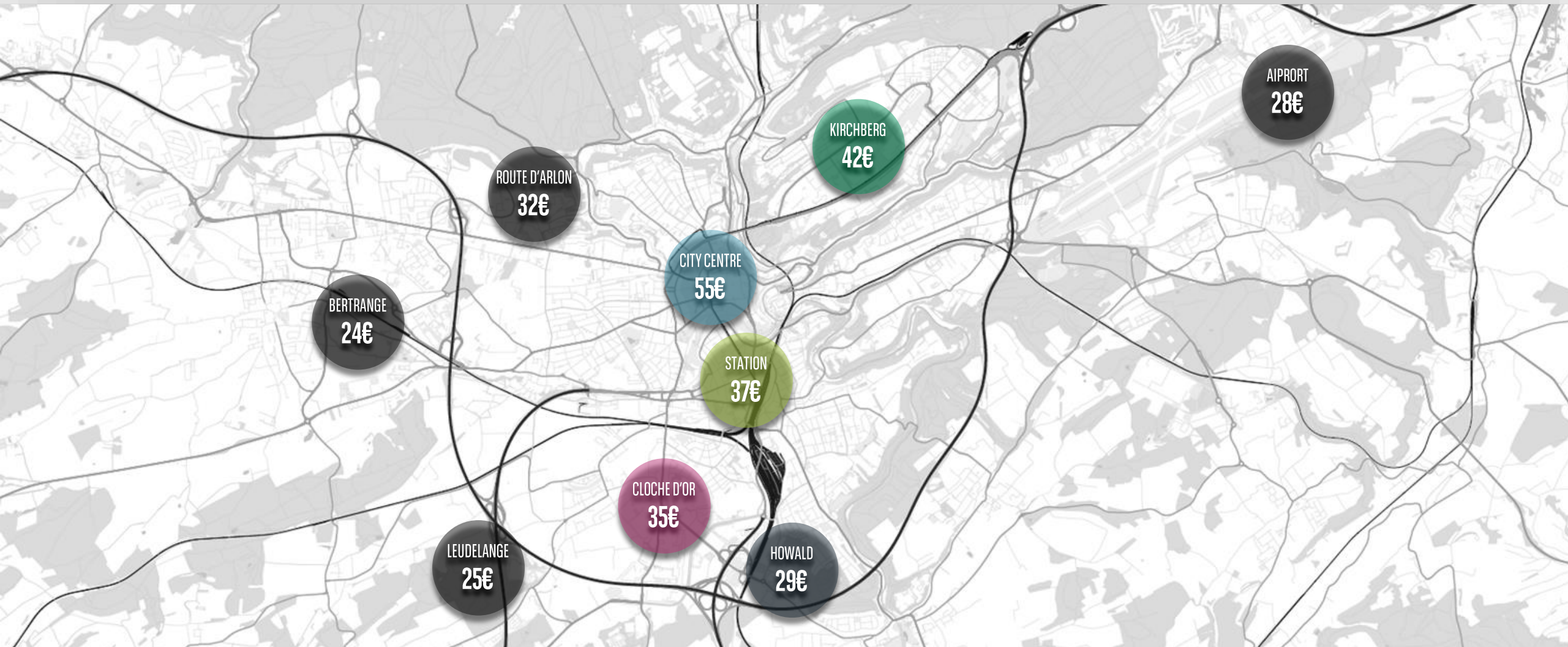


€55

Vs €52 in 2021

INCREASE DUE TO OCCUPIER'S APPETITE FOR HIGH QUALITY SPACE COMBINED WITH THE LIMITED SUPPLY

BY OFFICE DISTRICTS

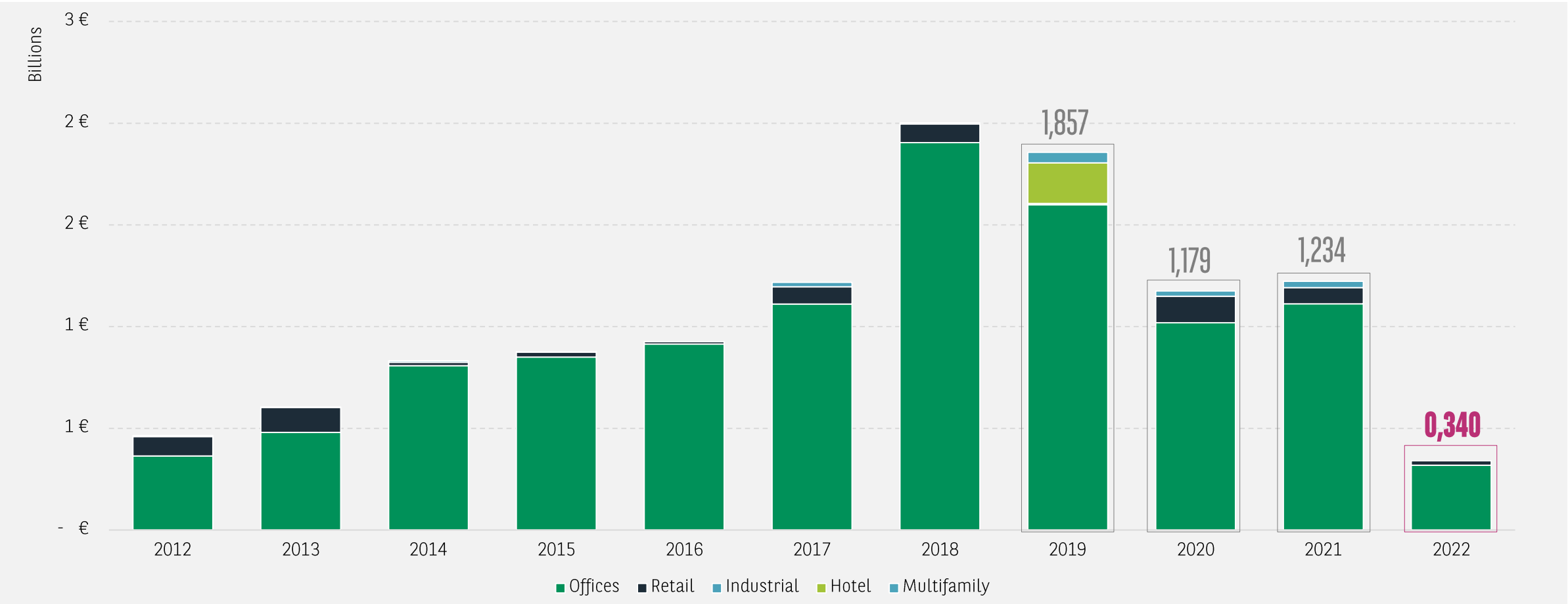


INVESTMENT MARKET



BNP PARIBAS
REAL ESTATE

BEST FIRST QUARTER RECORDED OVER THE LAST DECADE



* Excluding land and own-occupation transactions

LARGEST TRANSACTIONS OF THE QUARTER

ICONE BUILDING

Surfaces: 18,800 sqm

Investor: AG REAL ESTATE

Volume: €145 Million



Q1 NOTABLE TRANSACTIONS



OFFICE PROPERTY	TITANIUM
SURFACES	50,000 sq.m
VOLUME	€110 M
PURCHASER	CODIC



OFFICE PROPERTY	MONNET 4
SURFACES	3,800 sq.m
VOLUME	€48,5 M
PURCHASER	EDR REIM



OFFICE PROPERTY	PASTEUR 8-12
SURFACES	1,700 sq.m
VOLUME	€15 M
PURCHASER	Nordbridge

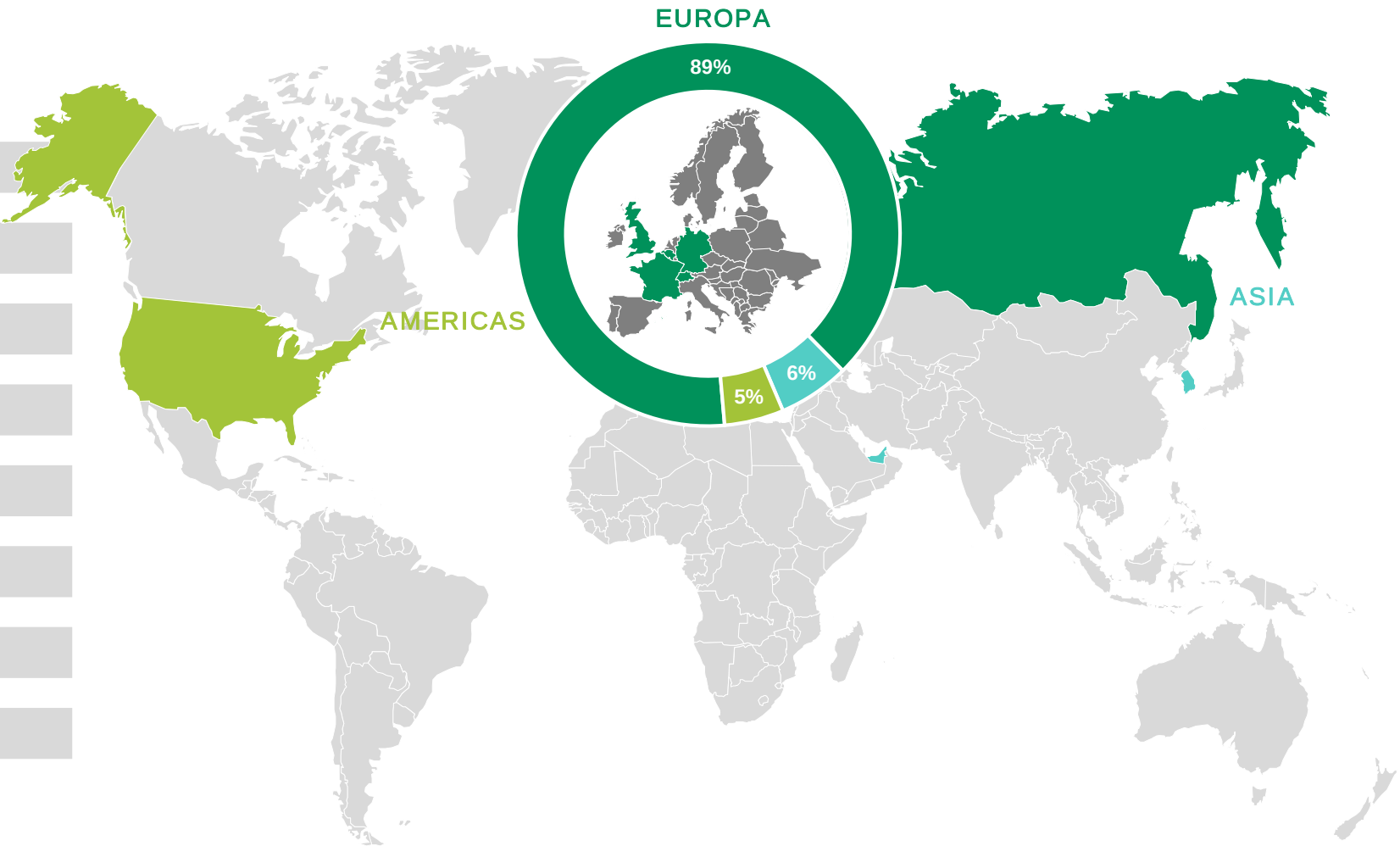
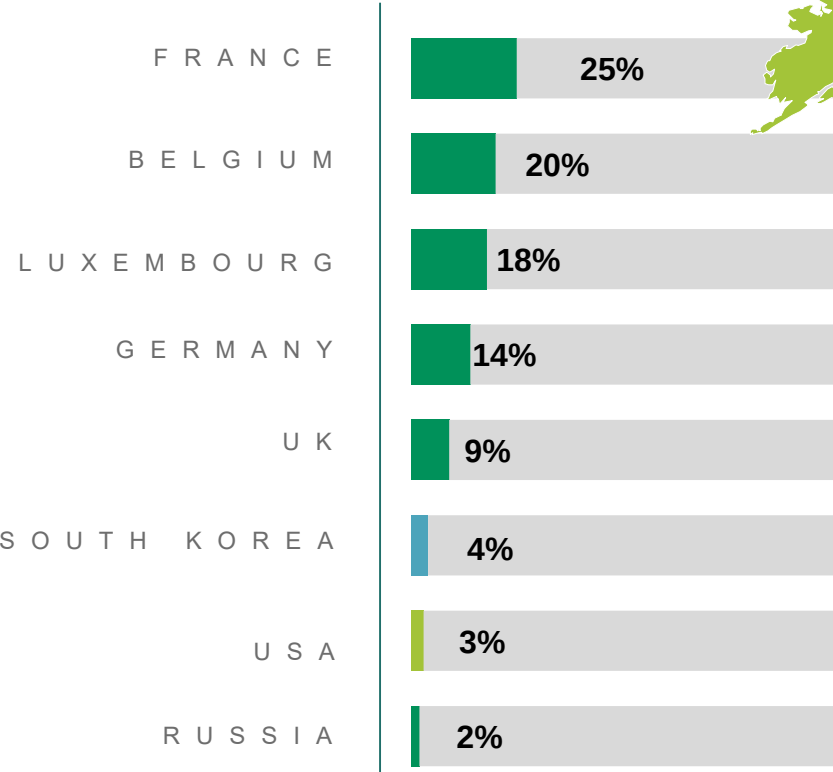
** Excluding land and own-occupation transactions*

RELEVANT TRANSACTIONS 2021



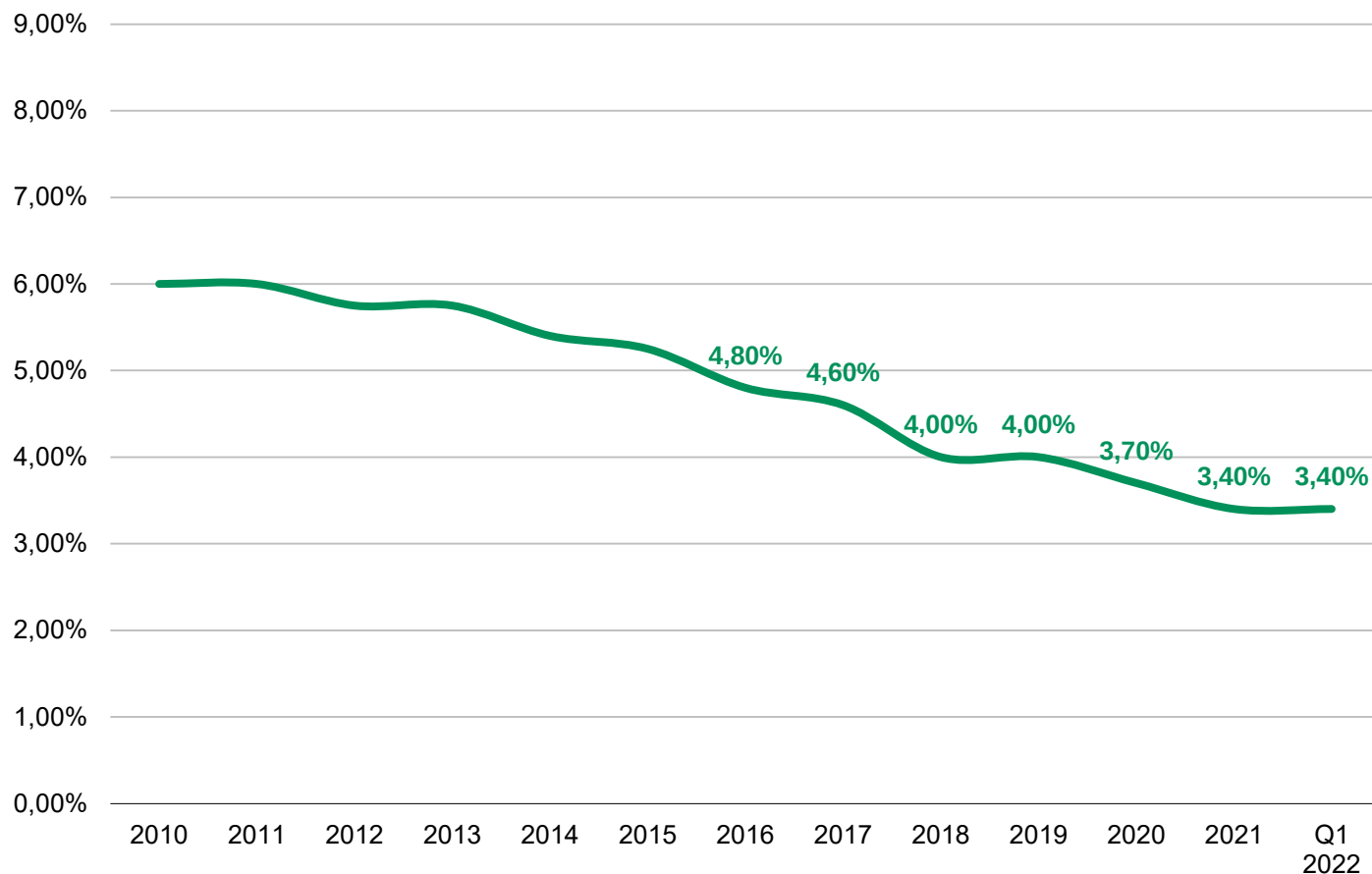
Date	Address	Building name	Transaction	Segment	Size (sq.m)	Volume (€ M)	Vendor	Purchaser	District
Q2 2021	Boulevard de Kockelscheuer	Melius	Investment	Offices	11,700	105	Hannover Leasing	Generali	Cloche d'Or
Q4 2021	6a Circuit de La Foire Internationale	Kubik	Investment	Offices	8,000	84.8	Ceetrus	Schroders	Kirchberg
Q1 2021	Rue des Primeurs 5	Espace Strassen	Investment	Offices	10,500	70	Ogeo	FFF Fund I	Strassen
Q1 2021	Rue du Brill 11	Cora Foetz	Sales & Leaseback	Retail	12,100	70	Louis Delhaize	Private	Foetz
Q1 2021	Rue Des Bruyeres 60	Show	Investment	Offices	8,000	52	Soludec	Catella IM	Howald
Q4 2021	Boulevard Prince Henri 13	Prince	Investment	Offices	3,490	50	Eaglestone	Monceau Assurance	CBD
Q4 2021	Avenue de la Liberté 78-80	The Arc	Investment	Offices	2,649	45	Eaglestone	Real IS	Station
Q2 2021	Avenue Emile Reuter 10	Ravelin	Investment	Offices	1,900	41.5	Baltisse	Spanish Family Office	CBD
Q4 2021	310-312 Route d'Esch	TotalEnergies	Investment	Mixed	10,000	41	TotalEnergies	Immobel	Cloche d'Or
Q3 2021	Rue Plaetis, 3a – 5	Plaetis	Investment	Offices	3,000	40	AM Alpha	KanAm Group	CBD
Q4 2021	Zone Industrielle Riedgen	MG Lux	Investment	Industrial	13,000	30.9	MG real estate	CBRE Investment Management	Dudelange
Q1 2021	Rue de Bitbourg 11	Bitbourg 11	Investment	Offices	20,000	30	Private Investor	AG Real Estate	Hamm
Q1 2021	Rue Peternelchen 1	Cubus C1	Investment	Offices	5,000	29.7	Iko Real Estate	Befimmo	Howald
Q3 2021	Rue Antoine Jans 10	Faience	Investment	Offices	1,925	24	Fidentia	Private Investor	Limpertsberg
Q1 2021	Avenue JF Kennedy 41		Investment	Offices	2,000	21	Private Investor	Ceetrus	Kirchberg

INVESTORS ORIGIN (2017- 2021)



INVESTMENT MARKET

YIELDS



3.40%

Prime office yield

A NEW COMPRESSION OF
PRIME YIELD DRIVEN BY THE
LACK OF PRIME SUPPLY
COMBINED WITH SOLID
FUNDAMENTALS IS EXPECTED
OVER THE COMING MONTHS



BNP PARIBAS
REAL ESTATE

Real Estate for a changing world



BNP PARIBAS REAL ESTATE



www.realestate.bnpparibas.lu