

Copenhagen	2010				2011				2012				2013				2014		Change %
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q1 - Q2		
Offices																			
Rent levels																			
Prime	1,700	1,700	1,725	1,775	1,775	1,775	1,775	1,775	1,775	1,775	1,775	1,775	1,775	1,775	1,775	1,750	1,750	0.0	
Secondary	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	0.0	
Net initial yields																			
0 Prime	5.50	5.50	5.50	5.25	5.25	5.25	5.25	5.25	5.25	5.25	5.25	5.25	5.25	5.25	5.25	5.00	5.00	0.0	
Secondary	6.75	6.75	6.75	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.75	6.75	6.75	0.0	
Vacancy rates																			
Copenhagen	9.6	9.6	9.2	8.0	8.6	8.0	9.8	9.8	9.8	9.8	9.6	9.6	10.1	9.9	11.3	11.1	-0.2		

Retail - Copenhagen																		
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q1 - Q2	
Rent levels																		
Top	17,500	17,500	18,500	18,500	19,000	19,000	19,000	19,500	19,500	20,000	20,500	20,500	20,500	21,000	21,500	21,500	0.0	
High	12,500	12,500	13,500	13,500	13,500	14,000	14,000	14,500	14,500	14,500	14,500	15,500	15,500	16,000	16,500	17,000	+3.0	
Low/Avg.	6,250	6,250	6,750	6,750	6,750	6,500	6,500	7,000	7,000	7,000	7,000	7,000	7,500	8,000	8,000	8,000	0.0	
Net initial yields																		
Prime	5.25	5.25	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	4.75	4.75	0.0	
Secondary	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	6.75	6.75	0.0	
Vacancy rates																		
Copenhagen	3.3	3.3	3.3	3.5	3.5	3.8	3.8	4.0	4.0	4.2	4.6	4.4	4.5	4.5	4.5	4.3	-0.2	

Industrial Greater Copenhagen																		
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q1 - Q2	
Rent levels																		
Prime	525	525	550	550	550	550	550	550	550	550	550	550	550	550	550	550	0.0	
Secondary	375	375	350	325	325	325	325	325	325	325	325	325	325	325	325	325	0.0	
Net initial yields																		
Long	7.25	7.25	7.25	7.25	7.25	7.25	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	0.0	
Short	8.50	8.50	8.75	8.75	8.75	9.00	9.25	9.25	9.25	9.25	9.25	9.50	9.50	9.50	9.50	9.50	0.0	
Vacancy rates																		
Greater Copenhagen	3.7	3.8	3.5	4.0	4.0	4.0	4.1	4.2	4.2	4.7	4.3	4.7	4.2	4.3	4.2	4.1	-0.1	

% point change

All rent levels are as DKK per sq.m per year excluding operating costs and taxes
Source: Wiborg + Partnere ApS and Oline.dk
www.wiborg-partnere.dk

