With take-up of 1,332,700 m² over the first half of 2018, the office market saw an increase of 15% over one year and remains well above its 10-year average (1,067,000 m²). This healthy trend should remain underpinned by the expected creation of over 81,000 jobs in Île-de-France. All told, take-up should come in at around 2.6 million m² in 2018, i.e. comparable to that of 2017.

In the first half, large units outperformed and drove the market, with a marked increase of 28% over the year, i.e. take-up of 576,500 m². In particular, we would note the lease by Danone of 25,100 m² in the Convergence building in Rueil Malmaison, while Wework opted for the 13th arrondissement of Paris in the Le France building (19,200 m²). All told, there were 41 transactions of over 5,000 m². There was also growth for small and medium sized units, up 7% vs. 2017. With take-up of 756,210 m², well above the 10-year average, this size segment accounted for 57% of total take-up in H1 2018.

By district, the Northern River Bend (+266% over one year), the Southern Inner Rim (+104%) and Péri-Défense (+85%) flourished. The Central Business District (CBD) of Paris saw growth of 10% over one year. This district accounted for 17% of take-up over the first half year. After a very active year in 2017, La Défense suffered from the low level of large units transacted.

Availability within a year decreased slightly (-4% over one year) to 4.29 million m² as of July 1, 2018. The share of new and refurbished premises is still low at just 25% of total supply, a proportion that has been relatively stable over the past 10 years. The supply of offices under construction was also holding up as of end June 2018 at 1.26 million m² (+2%) across the whole of the Paris region.

After a slight stabilisation in 2017, the vacancy rate for offices in Île-de-France resumed a downward trend in the first half of 2018 (5.6%). The vacancy rate in the centre is historically low (2.4%). The vacancy rate also fell in La Défense (5.0%). This downward trend has prompted an overall increase in average Paris rents.

### FINE PERFORMANCE BY THE ILE-DE-FRANCE OFFICE MARKET IN H1 2018

*Take-up over 12 months
Source: Immostat, BNP Paribas Real Estate
OFFICE MARKET IN ÎLE-DE-FRANCE

Take-up (6 months)

Take-up (6 months)

Availability within a year (as of July, 1)

Future supply
## OFFICE MARKET IN ÎLE-DE-FRANCE

### Availability within a year

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Paris CBD</td>
<td>344,000</td>
<td>283,000</td>
<td>-18%</td>
<td>202,000</td>
<td>123,000</td>
<td>-39%</td>
</tr>
<tr>
<td>Paris outside CBD</td>
<td>568,000</td>
<td>472,000</td>
<td>-17%</td>
<td>288,000</td>
<td>235,000</td>
<td>-18%</td>
</tr>
<tr>
<td>La Défense</td>
<td>319,000</td>
<td>375,000</td>
<td>+18%</td>
<td>219,000</td>
<td>266,000</td>
<td>+21%</td>
</tr>
<tr>
<td>Péri Défense</td>
<td>567,000</td>
<td>584,000</td>
<td>+3%</td>
<td>104,000</td>
<td>170,000</td>
<td>+63%</td>
</tr>
<tr>
<td>Neuilly/Levallois</td>
<td>194,000</td>
<td>160,000</td>
<td>-18%</td>
<td>39,000</td>
<td>37,000</td>
<td>-5%</td>
</tr>
<tr>
<td>Northern River Bend</td>
<td>128,000</td>
<td>117,000</td>
<td>-9%</td>
<td>3,000</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Southern River Bend</td>
<td>359,000</td>
<td>364,000</td>
<td>+1%</td>
<td>127,000</td>
<td>12,000</td>
<td>-91%</td>
</tr>
<tr>
<td>Northern Inner Rim</td>
<td>411,000</td>
<td>414,000</td>
<td>+1%</td>
<td>100,000</td>
<td>153,000</td>
<td>+53%</td>
</tr>
<tr>
<td>Southern Inner Rim</td>
<td>341,000</td>
<td>262,000</td>
<td>-23%</td>
<td>23,000</td>
<td>70,000</td>
<td>+204%</td>
</tr>
<tr>
<td>Eastern Inner Rim</td>
<td>112,000</td>
<td>126,000</td>
<td>+13%</td>
<td>46,000</td>
<td>71,000</td>
<td>+54%</td>
</tr>
<tr>
<td>Outer Rim</td>
<td>1,111,000</td>
<td>1,130,000</td>
<td>+2%</td>
<td>81,000</td>
<td>117,000</td>
<td>+44%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>4,454,000</td>
<td>4,287,000</td>
<td>-4%</td>
<td>1,233,000</td>
<td>1,256,000</td>
<td>+2%</td>
</tr>
</tbody>
</table>

Source: BNP Paribas Real Estate
6 BUSINESS LINES in Europe

A 360° vision

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