



European Office Costs [Per Full Time Equivalent]

Occupier Cost Index



Accelerating success.

Fig. 1: Occupier Cost Index 2015* [€]

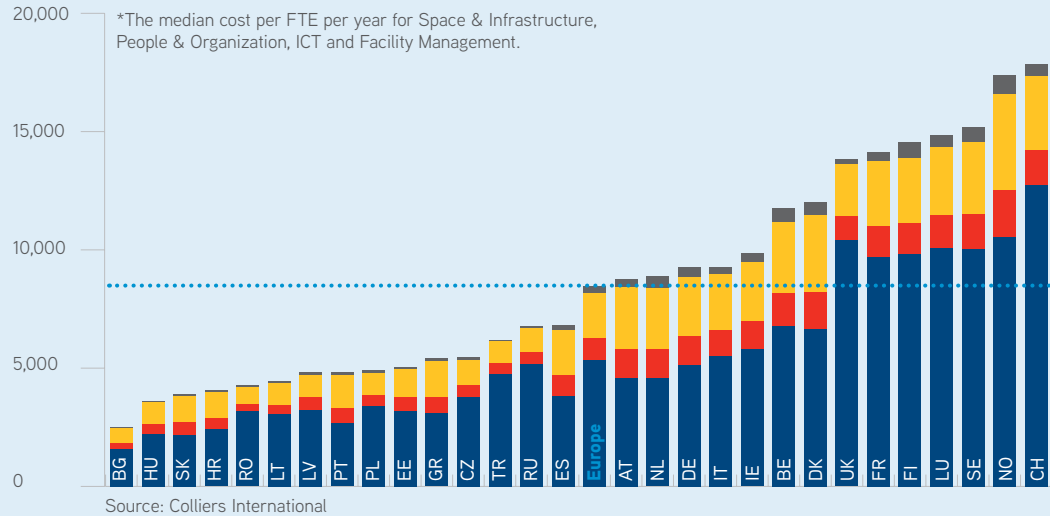
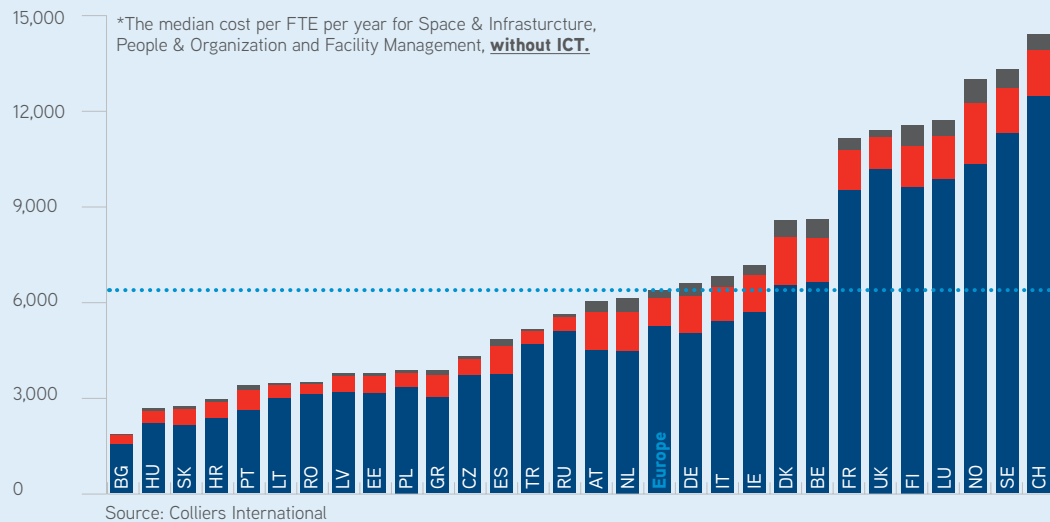


Fig. 2: Occupier Cost Index 2015* [€]



Occupier Cost per FTE 2015 (€)

Country	Space & Infrastructure	People & Organisation	ICT	Management	Total
Europe	5,341	912	1,928	262	8,443
Austria (AT)	4,574	1,232	2,590	361	8,757
Belgium (BE)	6,765	1,418	2,964	611	11,759
Bulgaria (BG)	1,571	275	630	38	2,513
Croatia (HR)	2,405	494	1,058	101	4,058
Czech Republic (CZ)	3,786	497	1,065	126	5,473
Denmark (DK)	6,654	1,549	3,251	577	12,030
Estonia (EE)	3,190	550	1,184	117	5,041
Finland (FI)	9,821	1,309	2,760	673	14,563
France (FR)	9,715	1,305	2,736	374	14,130
Germany (DE)	5,128	1,203	2,526	387	9,244
Greece (GR)	3,080	702	1,497	162	5,442
Hungary (HU)	2,229	414	891	77	3,611
Ireland (IE)	5,786	1,194	2,513	339	9,832
Italy (IT)	5,507	1,112	2,337	331	9,286
Latvia (LV)	3,230	518	969	87	4,803
Lithuania (LT)	3,044	415	898	75	4,432
Luxembourg (LU)	10,071	1,376	2,888	523	14,859
Netherlands (NL)	4,563	1,232	2,590	472	8,857
Norway (NO)	10,554	1,948	4,068	801	17,371
Poland (PL)	3,405	446	957	87	4,895
Portugal (PT)	2,663	644	1,376	144	4,827
Romania (RO)	3,167	326	709	54	4,256
Russia (RU)	5,178	477	1,030	73	6,758
Slovakia (SK)	2,179	514	1,103	96	3,892
Spain (ES)	3,811	894	1,889	226	6,820
Sweden (SE)	11,539	1,459	3,065	605	16,668
Switzerland (CH)	12,732	1,481	3,130	520	17,862
Turkey (TR)	4,759	431	937	76	6,203
United Kingdom (UK)	10,398	1,030	2,190	211	13,829

Source: Colliers International



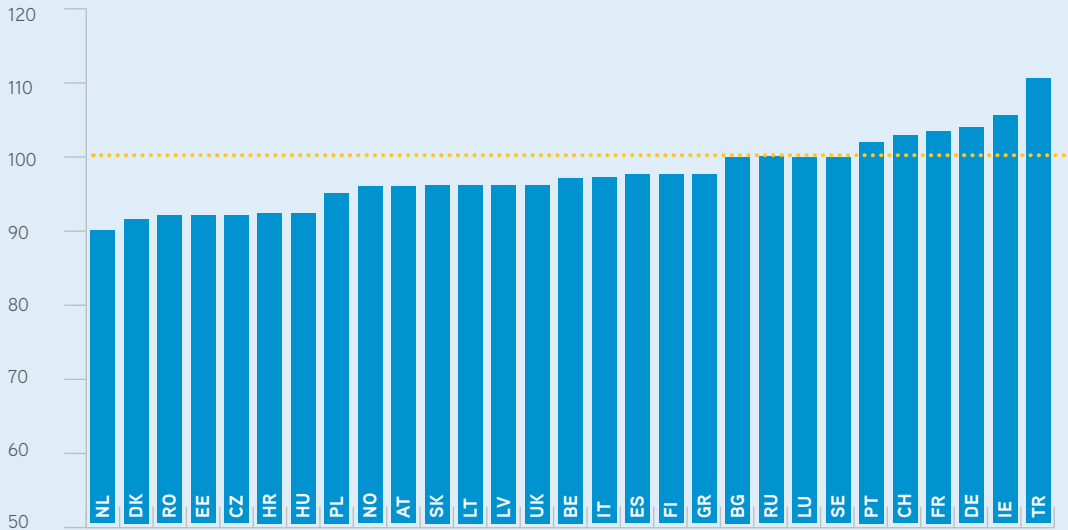
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Fig. 3: Trend 2015 vs 2014
Cost Index Variance per Country (2014=100)



Source: Colliers International

Summary

The Occupier Cost Index 2015 portrays the office costs per FTE for the most important European countries based on the European FM standard EN 15221.

It is based on data gathered from 29 countries, 3,500 buildings, over 32 million m² and more than 1,7 million Full Time Equivalents (FTE). The index contains the costs of buildings, facilities and ICT for one FTE during a single year. The average costs to establish an office in Europe amounts to € 8.443,- per FTE per year. The largest decrease took place in the Netherlands where both costs for People & Organization and FM Management were substantially lower in 2014.

The Netherlands is followed closely by Denmark with a steep decline in costs, mainly due to a decrease in rents.

Recovery of rents in France, Germany, Portugal and Ireland have resulted in higher costs for occupiers compared to last year while the higher costs in Turkey were attributed to an increase in costs for services. Switzerland tops Norway and Sweden as country with the highest occupier costs. Bulgaria, Hungary and Slovakia have the lowest yearly costs in the index.

The Occupier Cost Index has been developed by Colliers International Corporate Solutions and is presented on an annual basis.

Strategic Management

The strategic management of the facility management organisation and integration of services of third party suppliers. Advisement of the parent organisation in alignment with organisation strategy.

Tactical Management

Tactical integration or product integration. Middle management processes applicable to or servicing all products in Space & Infrastructure, People & Organization and Horizontal Functions.

Space & Infrastructure

Services for the provision of accommodation like design and build, acquisition or renting of space, including the administration and management of space and its disposal. It also includes the utilities and technical infrastructure (technical building equipment) resulting in a comfortable climate and supplying lighting/shading, electrical power, water and gas.

- Space - 1100
- Outdoors - 1200
- Cleaning - 1300
- Workspace - 1400
- Primary activities - 1900

People & Organisation

Services and products to create and maintain a safe and comfortable environment and satisfy the needs of the end-users. This group includes health, safety, reception, catering, document management and logistics.

- Health and Safety - 2100
- Hospitality - 2200
- ICT - 2300
- Logistics - 2400
- Business support - 2500
- Primary activities - 2900

Horizontal Functions

Summary of a number of central functions or shared processes applicable to all products, which are part of the strategic level (strategic planning and controlling). It includes Sustainability, Quality management, Risk management and Identity.

- Sustainability - 9100
- Quality - 9200
- Risk - 9300
- Identity - 9400

More Info:

Colliers International Corporate Solutions
www.colliers.nl
fm-benchmark@colliers.com