



European Office Costs [Per Full Time Equivalent]

Occupier Cost Index 2016



Fig. 1: Occupier Cost Index 2016* [€]

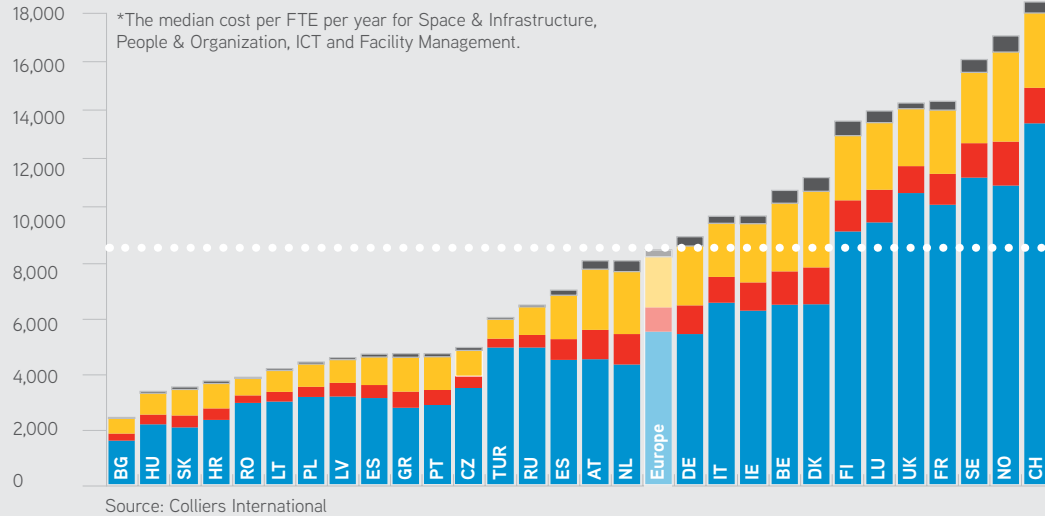
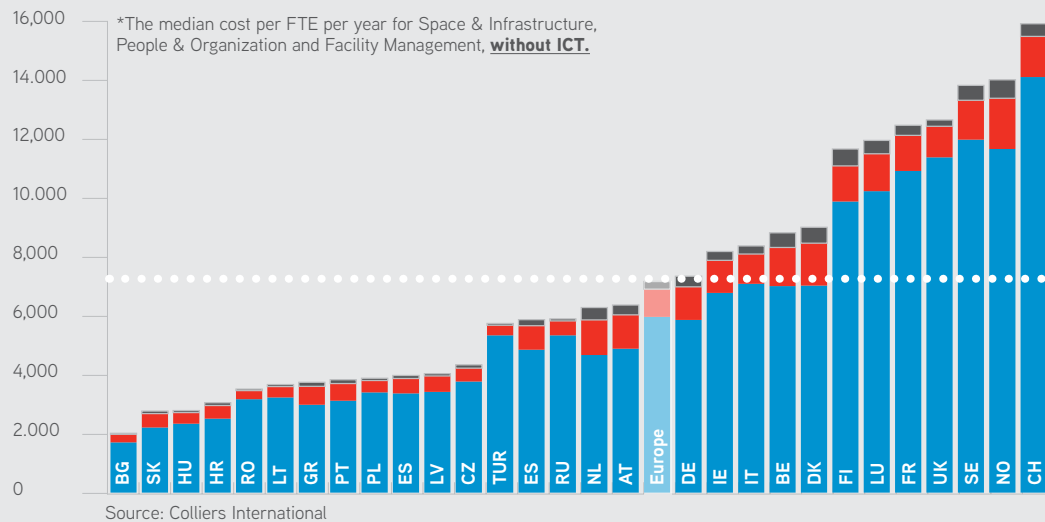


Fig. 2: Occupier Cost Index 2016* [€]



Occupier Cost per FTE 2016 [€]

Country	Space & Infrastructure	People & Organization	ICT	Management	Total
Europe	5,847	927	1,942	256	8,972
Austria	4,792	1,124	2,321	327	8,564
Belgium	6,878	1,281	2,610	493	11,263
Bulgaria	1,670	269	581	35	2,556
Croatia	2,461	440	957	89	3,947
Czech Republic	3,694	451	980	109	5,233
Denmark	6,894	1,415	2,914	526	11,750
Estonia	3,303	493	1,080	106	4,981
Finland	9,691	1,190	2,477	560	13,917
France	10,710	1,189	2,440	336	14,675
Germany	5,749	1,105	2,274	354	9,482
Greece	2,927	615	1,321	133	4,996
Hungary	2,294	372	819	67	3,552
Ireland	6,650	1,081	2,251	297	10,279
Italy	6,951	993	2,059	268	10,271
Latvia	3,355	526	890	79	4,851
Lithuania	3,164	369	823	68	4,424
Luxembourg	10,035	1,248	2,573	449	14,305
Netherlands	4,582	1,167	2,402	413	8,564
Norway	11,444	1,685	3,436	615	17,180
Poland	3,338	396	864	77	4,675
Portugal	3,056	578	1,248	119	5,001
Romania	3,110	289	650	49	4,098
Russia	5,240	477	1,080	64	6,861
Slovakia	2,170	460	1,002	86	3,718
Spain	4,761	799	1,679	194	7,433
Sweden	11,755	1,312	2,716	492	16,274
Switzerland	13,834	1,358	2,869	424	18,484
Turkey	5,234	338	752	62	6,385
United Kingdom	11,163	1,032	2,195	218	14,607

Source: Colliers International

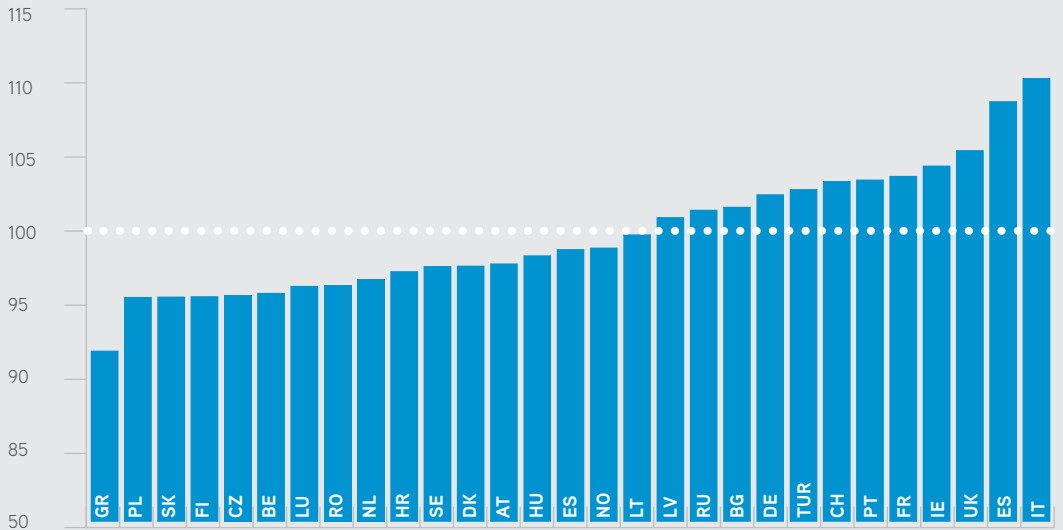


European Office Costs [Per Full Time Equivalent]

Occupier Cost Index 2016



Fig. 3: Trend 2016 vs 2015
Cost Index Variance per Country (2015=100)



Source: Colliers International

Summary

The Occupier Cost Index 2016 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, 3,650 buildings, over 33 million sq m 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 € 8,972 per FTE per year.

The largest decrease took place in Greece where both costs for People & Organisation and Facility Management were substantially lower than last year. Other countries with lower costs are Poland, Slovakia and Finland with a decrease in costs for People and Organisation. In Finland the required square metre per FTE also went down. Increases in building costs (such as rents) in Italy and Spain led to higher costs per FTE. Just like last year Switzerland, Sweden and Norway top the index while in Bulgaria and Hungary the yearly office costs per FTE are the lowest.

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

Copyright © 2016 Colliers International. The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report.