



ROME OFFICES



OCCUPIER MARKET

Take-up underwent a consolidated recovery in 2022, increasing y-o-y to pre-pandemic levels, despite a significant Q4 contraction. During 2022 146 transactions were recorded, the highest total in the last ten year period.

The CBD remains Rome's key occupier submarket, followed closely by the Greater EUR despite a contraction here in 2022.

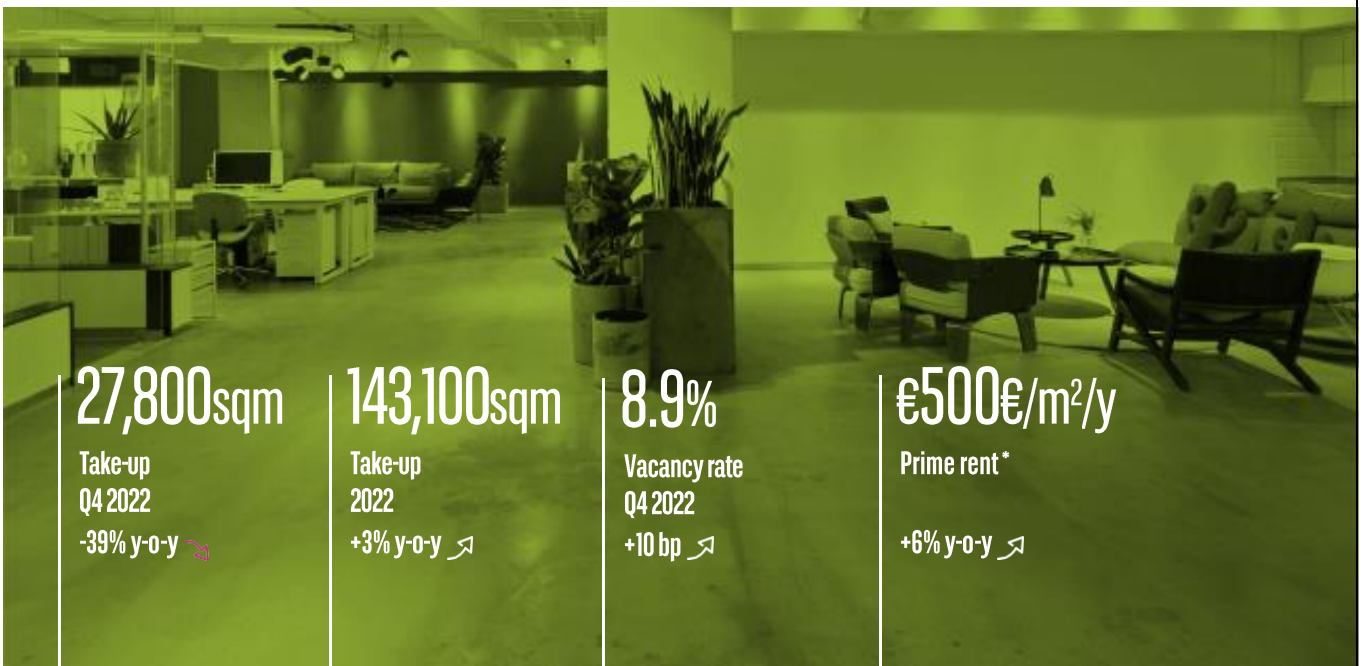
Prime rental growth was limited to Rome's CBD submarket. Prime rents in the remaining submarkets, including the EUR,

remained stable, reflecting the limited supply of quality product here.

Rome office vacancy continues to contract. Longer term vacancy tends to refer to lower quality premises.

Vacancy in the Greater EUR submarket reflects greater supply here particularly of higher quality premises, and is coupled with strong demand. However the majority of Rome availability is located in the Periphery & Outside GRA where demand is limited and excess stock remains relatively high.

R E S E A R C H



27,800sqm

Take-up
Q4 2022

-39% y-o-y ↘

143,100sqm

Take-up
2022

+3% y-o-y ↗

8.9%

Vacancy rate
Q4 2022

+10 bp ↗

€500€/m²/y

Prime rent*

+6% y-o-y ↗

INVESTMENT MARKET

Italy investment volume in 2022 grew annually for the second consecutive year and the year-end total significantly exceeded the 10-yr average.

This concealed a year-end contraction as a result of yield decompression leading to a 'wait and see' attitude in lieu of the repricing now underway.

The Office asset class recovered to dominate investment volumes in 2022, despite Q4 contractions in line with the wider market, although activity has been highly selective.

Despite a scarcity of suitable product, the Rome office market shows resilience, especially for investment opportunities with a high degree of ESG compliance and a strong covenant.

€2.6bn

Italy total investment volume Q4 2022
27% y-o-y ↗

€11.8bn

Italy total investment volume 2022
-36% y-o-y ↘

10%

of investments concentrated in the Rome province 2022

2022 INVESTMENT VOLUMES

BY ASSET CLASS



- Office 36%
- Industrial & Logistics 25%
- Retail 8%
- Hospitality 11%
- Other 14%
- Mixed/Unknown 6%

ROME

€270mn

Investment volume Q4 2022
-34% y-o-y

€1,200mn

Investment volume 2022
48% y-o-y

OFFICE

€4,320m

+102% on 2021

ITALY

€520m

+70% on 2021

ROME

4.0%

Rome prime net yield*

RETAIL

€910m

-21% on 2021

ITALY

€60m

-11% on 2021

ROME

3.9%

Rome HS prime net yield*

LOGISTICS

€2,920m

+26% on 2021

ITALY

€20m

+79% on 2021

ROME

4.0%

Rome prime net yield*

HOSPITALITY

€1,330m

-13% on 2021

ITALY

€480m

+56% on 2021

ROME

ALTERNATIVES / MIXED

€2,370m

+16% on 2021

ITALY

€120m

+113% on 2021

ROME

*Prime rents and prime net yields should be read as an indication of market trends. The levels are established taking into consideration market sentiment and deals closed during the reference period.



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