



ROME OFFICES



OCCUPIER MARKET

In Rome, despite the pressure that economic concerns are placing on occupiers and their real estate plans, **take-up grew 63% Y-o-Y** in the first 9 months of the year, in part thanks to the contribution to take-up made by large public sector occupiers in the first part of 2023.

Thanks to a few larger transactions, the **size bracket** comprising units over 6,000 sqm has played a predominant role in the occupier market in 2023.

The **number of transactions** closed during Q1-3 2023 - 107 in total - was stable Y-o-Y.

Asset quality and sustainability criteria remain fundamental in today's occupier market. **Grade A** premises accounted for just under three quarters of Rome's occupier market (71%) in Q1-3 2023.

The overall **vacancy rate** for Rome remained stable Q-o-Q at 7.8% after contracting in the first part of the year. Availability is lowest in the **CBD** submarket where the vacancy rate fell further in Q3 2023, to 1.3% at the end of Q3 2023.

Prime rental levels were stable in Q3 2023, after growing in Rome's Centre and CBD submarkets in the previous quarter.

RESEARCH

187,000sqm ↗	107 transactions ↗	7.8% →	510€/m²/y →
Take-up Q1-3 2023 +63% y-o-y	Take-up Q1-3 2023 +1% y-o-y%	Vacancy rate Q3 2023 stable	Prime rent* Q3 2023 stable

INVESTMENT MARKET

€3.59bn

Italy total investment volume Q1-3 2023
-61% y-o-y

9%

of investments concentrated in the Rome province Q1-3 2023

Italy's **investment volume** closed Q1-3 at -61% Y-o-Y after contracting across all asset classes since the start of 2023, with the exception of the 'Alternatives'.

Yield levels continued to move upwards in Q3 2023, although the rate of decompression slowed, leading to hopes of more repricing towards year end, in turn improving activity.

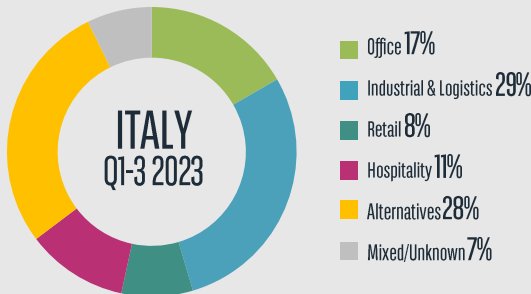
The prevalent **lot size** fell to within the €40-100 mn bracket. Deal sizes exceeding €100 mn were increasingly rare in Q1-3 2023.

During this period **domestic capital** made a greater contribution to total investment volumes, although **foreign investment** did continue to dominate the marketplace.

Q1-3 2023 INVESTMENT

VOLUMES

BY ASSET CLASS



ROME

€300mn

Investment volume Q1-3 2023
-67% y-o-y

OFFICE

€600m Q1-3 2023

-83% on Q1-3 2022

ITALY

€130m Q1-3 2023

-75% on Q1-3 2022

ROME

4.40%

Rome prime net yield*

RETAIL

€290m Q1-3 2023

-51% on Q1-3 2022

ITALY

€10m Q1-3 2023

-39% on Q1-3 2022

ROME

4.10%

Rome HS prime net yield*

LOGISTICS

€1.03bn Q1-3 2023

-58% on Q1-3 2022

ITALY

€20m Q1-3 2023

+122% on Q1-3 2022

ROME

5.70%

Rome prime net yield*

HOSPITALITY

€410m Q1-3 2023

-63% on Q1-3 2022

ITALY

€50m Q1-3 2023

-81% on Q1-3 2022

ROME

ALTERNATIVES

€1.01bn Q1-3 2023

-18% on Q1-3 2022

ITALY

€90m Q1-3 2023

-9% on Q1-3 2022

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.



SUSAN A. TREVOR-BRISCOE

Head of Market Research & Analysis

Phone: +39 335 1718200

susan.trevor-briscoe@realestate.bnpparibas

BNP Paribas Real Estate Italy

MILAN

Piazza Lina Bo Bardi

3 - 20124 Milan

Phone: +39 02 58 33 141

ROMA

Via Salandra

13 - 00187 Rome

Phone: +39 06 9826 2112

www.realestate.bnpparibas.it

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