



ROME OFFICES

OCCUPIER MARKET

Rome take-up declined by -64% Y-o-Y in the first quarter of 2024 as the market lacked the larger transactions which, frequently involving public sector occupiers, often make a significant contribution to take-up totals.

Indeed, the **size bracket** comprising units over 10,000 sqm was absent in Q1 2024 take-up. However, the deals involving 5-10,000 sqm floorplates accounted for over a third (36%) of total quarterly take-up in sqm.

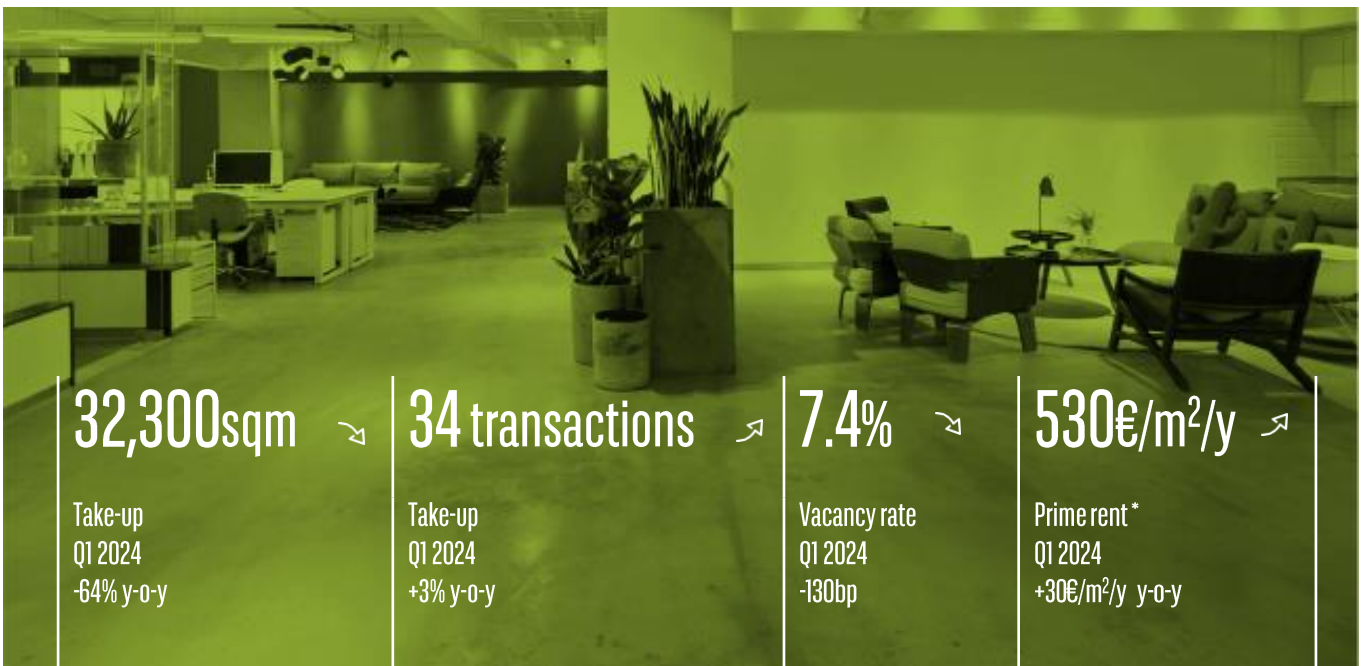
The **number of transactions** closed during Q1 2024 totalled 34, up Y-o-Y by +3%.

In line with the global trend, **asset quality**

and sustainability are fundamental criteria in today's occupier market. Reflecting significant supply limitations, **Grade A** premises accounted for 38% of Rome's occupier market transactions in Q1 2024, despite historically representing the majority of take-up.

The overall **vacancy rate** for Rome contracted further Y-o-Y, to reach 7.4%, with the lowest vacancy rate in the **CBD** submarket (1.3%).

This tightening availability, especially with reference to the highest quality premises, continues to fuel growth in **prime rents**, stable in Q1 2024 in the majority of the city's submarkets.



INVESTMENT MARKET

€1.9bn

Italy total investment
volume Q1 2024
+113% y-o-y

20%

of Q1 2024 investments
concentrated in the
Rome province

The year began on a positive note with Italy's **investment volume** up by +113% Y-o-Y thanks to growth in market activity since the end of 2023.

In the first quarter of 2024 prime **yield levels** saw stability with decompression limited to secondary markets, and repricing supporting improved activity levels.

As the number and size of deals exceeding €100m grew over the quarter, the average **lot size** increased.

In the first three months of 2024 **domestic capital** made a greater contribution to total investment volumes (52%), overtaking **foreign investment** for the first time since H1 2020.

Q1 2024 INVESTMENT

VOLUMES

BY ASSET CLASS



ROME

€385m

Investment volume Q1 2024

+234% y-o-y

OFFICE

€650m

Q1 2024

+396% on Q1 2023

ITALY

€375m

Q1 2024

+1,076% on Q1 2023

ROME

4.50%

Rome prime
net yield*

RETAIL

€70m

Q1 2024

+264% on Q1 2023

ITALY

€10m

Q1 2024

-25% on Q1 2023

ROME

4.20%

Rome HS prime
net yield*

LOGISTICS

€370m

Q1 2024

+15% on Q1 2023

ITALY

€ -

Q1 2024

stable on Q1 2023

ROME

5.70%

Rome prime
net yield*

HOSPITALITY

€190m

Q1 2024

+17% on Q1 2023

ITALY

€ -

Q1 2024

-22m on Q1 2023

ROME

ALTERNATIVES

€130m

Q1 2024

-51% on Q1 2023

ITALY

€ -

Q1 2024

-50m on Q1 2023

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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