

EMEA

OFFICE AGENCY



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Savills EMEA office agency team provides market leading expertise in the office real estate sector.

The purpose, location, quantum and design of offices is rapidly evolving. This, along with an increasing focus by occupiers, owners and investors on the importance of ESG and sustainability, heightens the need for our clients to access the best advice in the office sector.

Our office agency teams across EMEA provide truly local, national and global coverage and our professional experts deliver holistic advice based on deep market knowledge and shared experience.

We embrace the use of technology to ensure that we analyse and share market data with clients and agency colleagues. We also leverage best in class digital marketing tools to accelerate the leasing process, to save time and to enhance property returns.

With our extensive expertise, research, innovative use of technologies and Savills passion for what we do, we remain at the forefront of opportunities in the rapidly changing office markets across EMEA and the rest of the globe.



OVER
240

OFFICE AGENCY EXPERTS IN EMEA



ACROSS MORE THAN
30

COUNTRIES IN EMEA

OUR SERVICES

**LEASING,
ACQUISITION &
SALES**



**INVESTMENT &
FUNDING**

**WORKPLACE
DESIGN &
CHANGE
MANAGEMENT**

**PROJECT
MANAGEMENT &
DUE DILIGENCE**

**DEVELOPMENT
CONSULTING**

**LEASE
ADVISORY**



**MARKET
ANALYSIS &
INSIGHTS**

**MARKETING &
COMMUNICATIONS**



PLACEMAKING



**ENERGY &
SUSTAINABILITY**

**PORTFOLIO
ANALYSIS**

**STRATEGIC
CONSULTING
SERVICES**

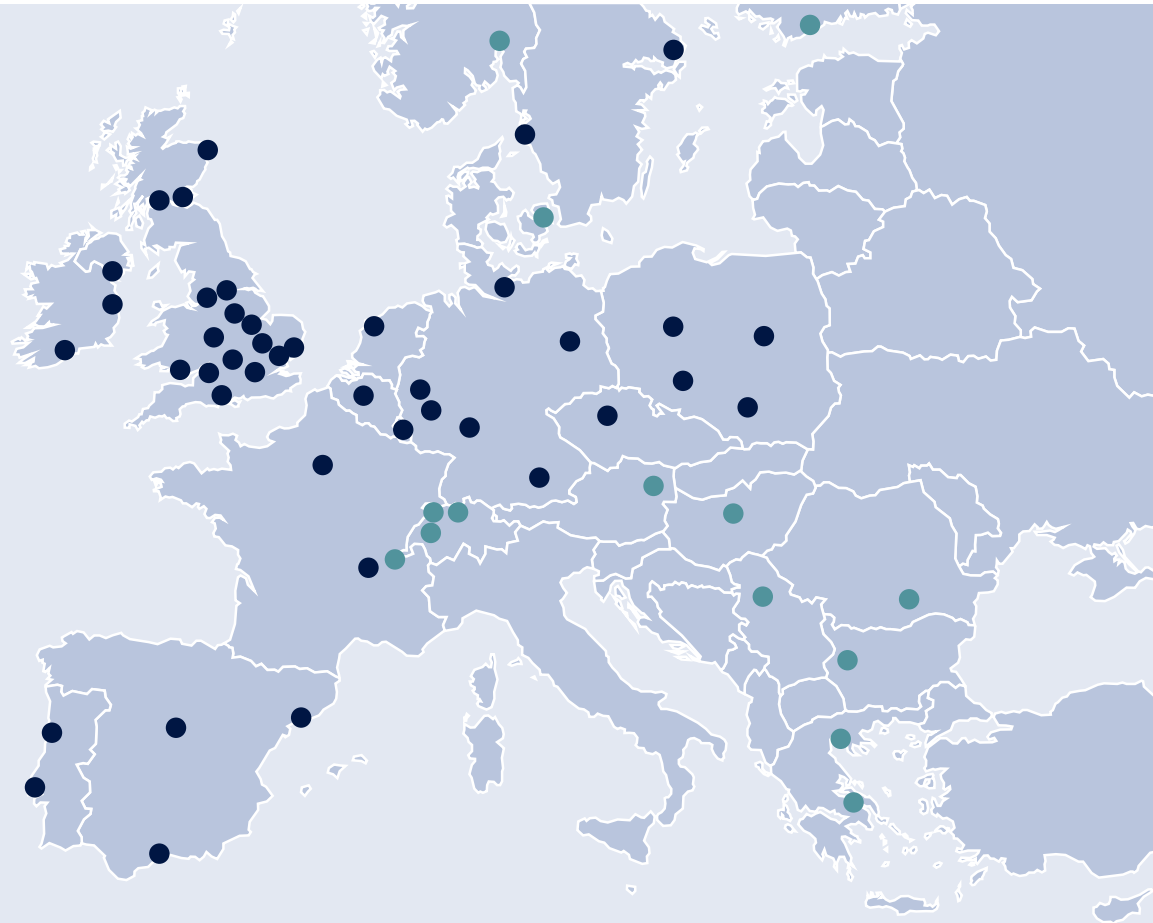


**CORPORATE
ACCOUNT
MANAGEMENT**

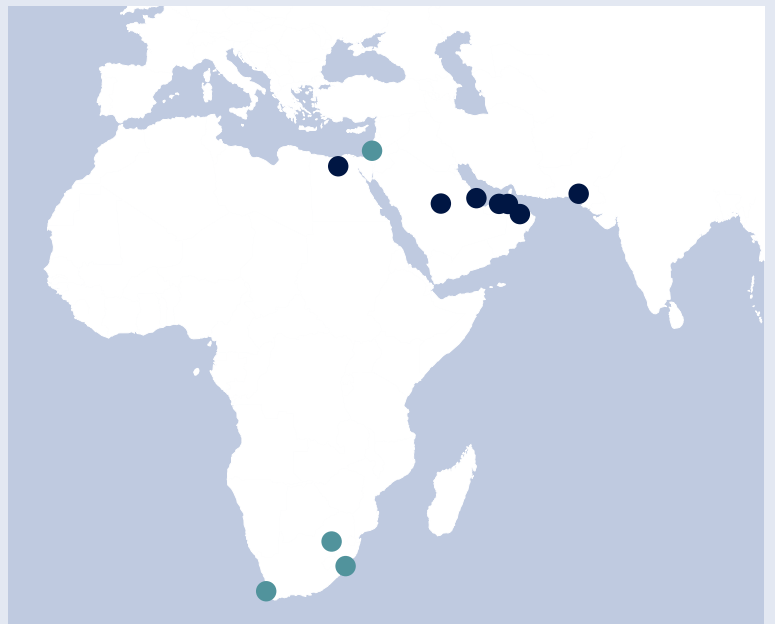
**WORKFORCE
& LOCATION
ANALYSIS**

OFFICE AGENCY

MARKET COVERAGE



- | | | |
|-------------------|---------------------|---------------------|
| Aberdeen | Dublin | |
| Abu Dhabi | Durban | |
| Amsterdam | Dusseldorf | |
| Athens | Edinburgh | |
| Barcelona | Frankfurt | Muscat |
| Basel | Geneva | Nottingham |
| Belfast | Glasgow | Oslo |
| Belgrade | Gothenburg | Oxford |
| Berlin | Hamburg | Paris |
| Bern | Helsinki | Peterborough |
| Birmingham | Ipswich | Porto |
| Bristol | Johannesburg | Poznan |
| Brussels | Karachi | Prague |
| Bucharest | Krakov | Riyadh |
| Budapest | Leeds | Sofia |
| Cairo | Lisbon | Southampton |
| Cambridge | London | Stockholm |
| Cardiff | Luxembourg | Tel Aviv |
| Cape Town | Lyon | Thessaloniki |
| Chelmsford | Madrid | Vienna |
| Cologne | Malaga | Warsaw |
| Copenhagen | Manama | Wroclaw |
| Cork | Manchester | Zurich |
| Dubai | Munich | |



**Associate Offices*

RESEARCH DATA & INSIGHT

Savills Research consists of over 60 dedicated researchers across EMEA to provide analysis and insight at a pan regional, national and local level to forecast market trends and growth opportunities.

This provides the office agency teams across EMEA with the most up-to-date market data to support occupational decision making and landlord strategy.

The team produces both market reports and thought leadership outlooks, as well as bespoke consultancy and market intelligence for clients.

2021

Despite an increase in overall vacancy rates during 2021, average prime headline rents remained stable across Europe.



Savills European Fintech Occupier Index 2022 results show that London, Paris, Berlin, Amsterdam and Dublin top the Savills European Fintech Occupier Index as the most attractive cities for fintech companies to locate in Europe.



A record €9bn of venture capital investment was raised for European life sciences companies in 2021, positioning the Golden Triangle, Medicon Valley and Biovalley markets as Europe's next life science hotspots.

87%

87% of respondents believe that the office will remain a necessity after the Covid-19 pandemic, according to Savills Office FiT 2021 survey.

10-15%

Property costs account for approximately 10-15% of an office occupiers' total business costs, according to the British Council for Offices (BCO).



Flex office demand is likely to rebound in 2022 as occupiers seek additional services and amenity offering in their workplaces.



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CASE STUDIES

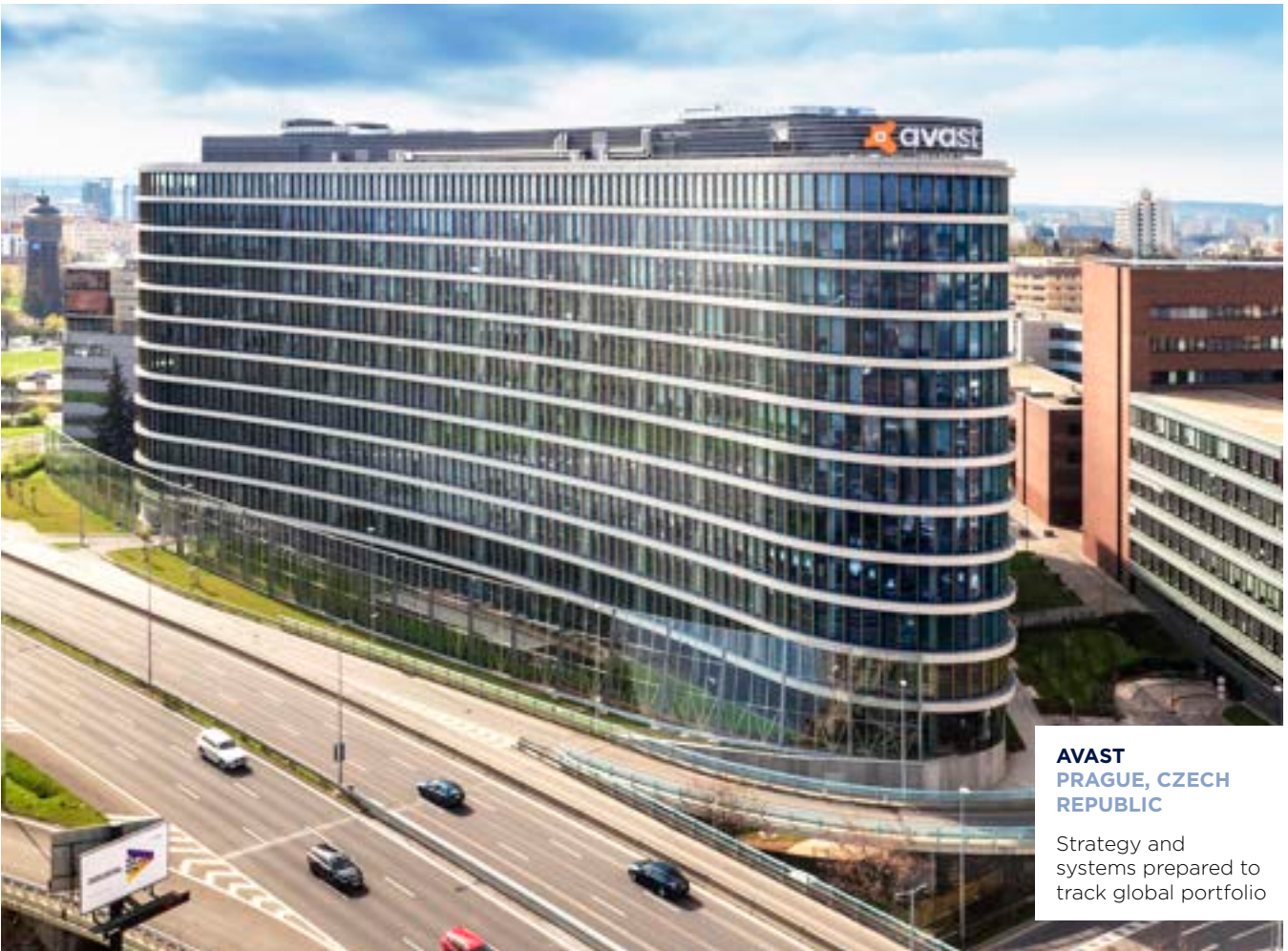
**SONY
BERLIN,
GERMANY**

8,500 sq m
office lease



Savills delivered high quality advice and service throughout the project, analysed risks and issues professionally and helped to make the whole project a success story. Would we recommend Savills? Always.

Philipp von Esebeck,
EMEA CFO SONY Music



**AVAST
PRAGUE, CZECH
REPUBLIC**

Strategy and
systems prepared to
track global portfolio

LISBON, PORTUGAL

Occupied 5,022 sq m of space in Exeo Office Campus - Lumnia



**AEW EUROPE
MANCHESTER, UK**

Acquisition, best in class refurbishment and ongoing leasing of 180,000 sq ft of office space.

HIBERNIA REIT
DUBLIN, IRELAND

27,000 sq m pre-
let of a new HQ







Thank you very much for the hard work and dedicated service that you provided to me and our business in Warsaw. I really appreciate the time that you spent with us, guiding us through the initial property search, leading the lease negotiations, and helping us for a considerable length of time negotiating and discussing the clauses of the new lease.

John Dodd,
Senior Director, Real Estate EMEA & South Asia IQVIA



**IQVIA
WARSAW, POLAND**

10,000 sq m office lease with full project management support



**VASAKRONAN
SWEDEN**

Large office lease in Solna Access

**WIREFOX
GLASGOW, UK**

Sourced high profile tenant and negotiated a lease extension across 35,000 sq ft of space



**STANHOPE
LONDON, UK**

Advised on the pre-leasing of more than 50,000 sq m to Central Government departments

GROUPAMA
NANTERRE, FRANCE

Lease of a 61,000 sq m
campus comprising four
refurbished buildings





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We would like to congratulate you and thank you once again for the quality of your advice and your personal involvement which enabled us to achieve this great success in record time!

Laetitia George
Head of Asset Management, Groupama

GREENBERG TRAUIG
WARSAW, POLAND

End-to-end technical advisory including project design management as well as commercial support for the tenant in the lease process



SCHRODERS
LONDON, UK

Re-positioning of office building and pre-let of 100,000 sq ft of space



KADEN INVESTMENT
RIYADH FRONT, SAUDI ARABIA

Developed and carried out a phasing and leasing strategy for this 80,000 sq m business park. Leased to blue chip tenants including KPMG, Raytheon, and Boehringer Ingelheim

**QUARTERMILE
VENTURES / M&G
EDINBURGH, UK**

Design and marketing
advice for four Grade
A office buildings
comprising 381,500 sq ft
in Edinburgh's premier
mixed use development



On the basis of the success of Quatermile, I would have no hesitation in recommending Mike and indeed have retained his services at Savills.

Paul Curran,
Managing Director, Quatermile Group



Savills have shared the journey on Ruskin Square from the initial Public Enquiry days and their superb on-going support was instrumental in securing one of the largest pre-lets outside of Central London.

Henry Williams,
Director, Stanhope Plc



**SOCIÉTÉ GÉNÉRALE
MUNICH, GERMANY**

15 year lease of 6,000 sq m office space with high quality fit out



**NSI
AMSTERDAM,
THE NETHERLANDS**

Acquisition of 4,400 sq m office building followed by leasing



At the beginning of 2020, we were happy to have Savills advise us on the purchase of the building on Teleport Boulevard 120 (ONE20). After this cooperation, we are very pleased that Savills will subsequently rent the office building out for us. They distinguish themselves by their qualitative personal approach.

Peter Stutterheim,
Asset Manager, NSI



**BAHRAIN WORLD
TRADE CENTER
MANAMA, BAHRAIN**

Exclusively instructed on the sole leasing, marketing and management of twin 48 storey office towers and a single 16 storey office tower

**MARSH & MCLENNAN
COMPANIES**
MADRID, SPAIN

Consolidated four group's
companies in a CBD
location in a single trophy
building and optimised
costs and space through
new "smart offices"



**DWTC FZ
AUTHORITY**
DUBAI, UAE

Office lease in one of
the best quality
buildings in Dubai
& the Middle East

NOVARTIS
CAIRO, EGYPT

Lease secured for a head office in a prime location within the world class 5A project



AIRBNB
DUBLIN, IRELAND

14,800 sq m office lease including design & build project, amalgamation of two existing office spaces and disposal of Watermarque building





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