INSIGHT

Central London office analysis

Q3 2021

Occupier market

Positive recovery signs continue to be seen in London's occupational market, as Q3 saw another quarterly increase in both the amount of space let and the number of deals completed.

This was underpinned by a series of large-scale commitments from occupiers, with 11 lettings above 50,000 sq ft getting over the line.

Investment market

Following an active second quarter, momentum was maintained in Q3 with total turnover exceeding £3bn – pushing year-to-date investment to £8.4bn.

This is almost twice the amount seen across the equivalent period last year and is also reflective of a 21% jump on the first nine months of 2019.

AVISON YOUNG

JAMES WALKER
Principal

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A third consecutive increase in the amount of space let indicates that post-pandemic return-to-work and occupation strategies are being implemented by London's occupier base.

Occupier market in brief

London's recovery trajectory continued during the third quarter, building on the momentum generated during the first half of 2021.

A third consecutive increase in both the total amount of space let and the volume of completed transactions indicates that post-pandemic return-to-work and occupation strategies are being implemented by London's occupier base.

This is characterised by the fact that five deals above 100,000 sq ft have completed during the last three months – the most in a single quarter since the end of 2019.

RANGE OF TENANT TYPES

Equally encouraging is the broad range of occupier types signing those weightier deals. Representatives from the tech sector, professional services and finance were present among the companies driving activity in the shape of Facebook, Travers Smith, and T Rowe Price.

Not to be outdone, The Office Group signed the largest individual serviced office deal since Q3 2019 - agreeing a pre-let for 170,000 sq ft at the R8 Building at King's Cross Central, maintaining the upswing in activity within the flex sector also seen last quarter.

Sentiment in the development community also seems to be getting profoundly brighter. WELPUT are seeking to start work speculatively next year on 470,000 sq ft at 105 Victoria Street, while the Qatari owners of Peterborough Court, EC4 plan to start refurbishment on 300,000 sq ft of office space, to complete in 2023.

CORPORATE SHIFT

Whilst commitment to large office units was understandably subdued during a period of enforced remote working, this recent spate of chunkier deals is indicative of a perceptibly shifting attitude towards office space within the corporate world.

Research conducted by KPMG indicated that only 17% of CEOs are seeking to downsize their company's physical office footprint – down from 69% of respondents only one year ago. Elsewhere, Microsoft has recently published a peer-reviewed study which outlined the negative impact that remote working has on creativity, collaboration and long-term innovation.

We have seen a natural follow-on to this shift in corporate attitudes as office requirements start to flow back through to the market – with Clifford Chance, Capital International and Vodafone all in the hunt for new space.

Alongside this, it is also important to recognise that some occupiers will need more time to fully form their strategies in what is still a relatively uncertain landscape – but that doesn't necessarily mean they won't be actively on the hunt for space in the interim.

For instance, we have seen firms paying premiums for fully fitted out, high-grade space on shorter lease terms in order to retain a 'touch pad' in London while they work out a longer-term occupation strategy.

We have also seen some evidence of occupiers expanding their ongoing requirements. This is to demonstrate to staff that there is less emphasis on ever-increasing occupational densities and more of an awareness of the need to provide a safe and pleasant working environment to further encourage the return to the office.

COMMUTER RECOVERY

The improvement in market dynamics comes concurrently with an uptick in workers coming back to their offices, made possible by a successful vaccination programme, the withdrawal of domestic restrictions and the end of the school holidays.

Our London Recovery Index has registered consistent weekly increases in employees going back to the office since the mid-point of August – and now sits at the highest point since we began monitoring white-collar workers' return to the capital.

If this trend persists through autumn and winter, it will help even more businesses gain clarity on how best to progress their occupational strategies. As such, we can be cautiously optimistic that the momentum within the central London office market will be retained through to the end of the year and beyond.

Central London

TAKE-UP

Take-up increased for the third consecutive quarter, totalling 2.4 million sq ft in Q3 2021. This represents a 26% increase against Q2 and is 1.1% ahead of the 10-year quarterly average.

Facebook's 310,000 sq ft letting at 1 Triton Square, NW1, was the largest deal of the quarter – and there were several other deals in excess of 100,000 sq ft as post-pandemic occupational strategies for a variety of companies start to take shape.

The TMT and Creative sector was again the primary driver of activity during Q3, comprising over one-third of take-up. This was followed by the Financial sector and the Professional services sector which accounted for 23% and 14% respectively.

SUPPLY

Availability has tapered off over the last six months having risen for five consecutive quarters across 2020 and early 2021. The amount of available space now totals 21.3 million sq ft, which, although reflective of a 1% drop against the previous quarter, is still 38% ahead of the ten-year average.

Alongside the drop-off in total availability, the vacancy rate for central London has marginally fallen from 7.4% last quarter to 7.3% at the end of Q3 – almost two percentage points ahead of the post-GFC typical vacancy rate for Central London.

This is symptomatic of a market feeling the residual impact of the pandemic. While occupation has picked back up to more 'normal' levels this quarter, there has still been an 18-month dislocation in letting activity, leaving more space vacant than would ordinarily have been the case. While speculative sub-letting campaigns from occupiers have been discontinued in some cases, the total quantum of sub-let space on the market remains higher than the long-term average.

RENTAL GROWTH

The vast majority of areas within the City and West End submarkets are at or above their pre-pandemic levels – with the prime headline tone for the City Core at £72.50 psf; and Mayfair at £115 psf; both of which could see upward movement by the end of the year.

There is a growing amount of transactional evidence to indicate that we are operating in a 'tiered' market. Occupiers are gravitating towards new build and Grade-A space, which is facilitating robust rental levels. Meanwhile, downward rental pressure is being exacted on lower-grade supply which is less able to satisfy long-term occupier needs and trends.

OUTLOOK

There is a pervading sense of cautious optimism across the London market going into the final quarter of the year.

Occupational activity rebounding at the same time as the gradual return of the workforce indicates that companies are beginning to formalise their post-pandemic location strategies. As such, we may see competition emerge among firms for best-in-class office space as wider corporate goals around sustainability and talent retention yet again come to the fore.

While this is likely to exact further upward pressure on prime headline rents, there is a possibility of further bifurcation within the market as lower-grade or older space becomes comparatively less attractive to occupiers. In turn, however, this may increase the potential for refurbishment or value-add investment opportunities for an active pool of investors across the capital wishing to target well-located office buildings in need of modernisation and improving their ESG credentials.

KEY DEALS Q3

Address	Occupier	Sq Ft
1 Triton Square, NW1	Facebook	312,000
R8 Handyside Street, N1	The Office Group	170,000
Stonecutter Court, EC4	Travers Smith	158,000
Warwick Court, EC4	T Rowe Price	127,500
50 Finsbury Square, EC2	Inmarsat	121,200

TOP TENANT SECTORS

TMT & Creative
33%

Financial services
23%

Professional Services
14%

The London market definitions have been amended to align better with up-to date market perceptions. If you require back-dated historic data, please let the Research team know.

KEY STATS THIS QUARTER

TOTAL TAKE-UP FOR Q3

2.4 million sq ft

▲ 1.1%

UP ON THE 10-YEAR QUARTERLY AVERAGE

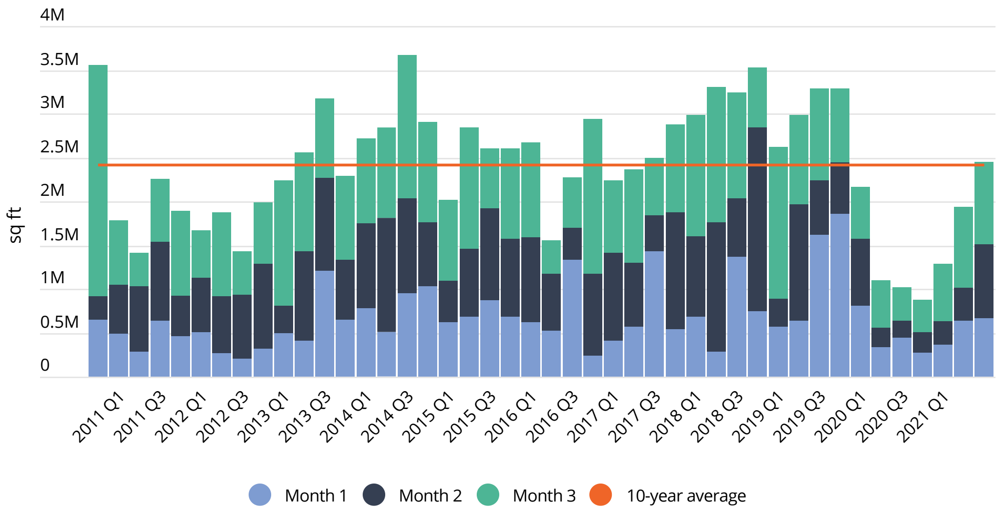
7.3%

VACANCY RATE

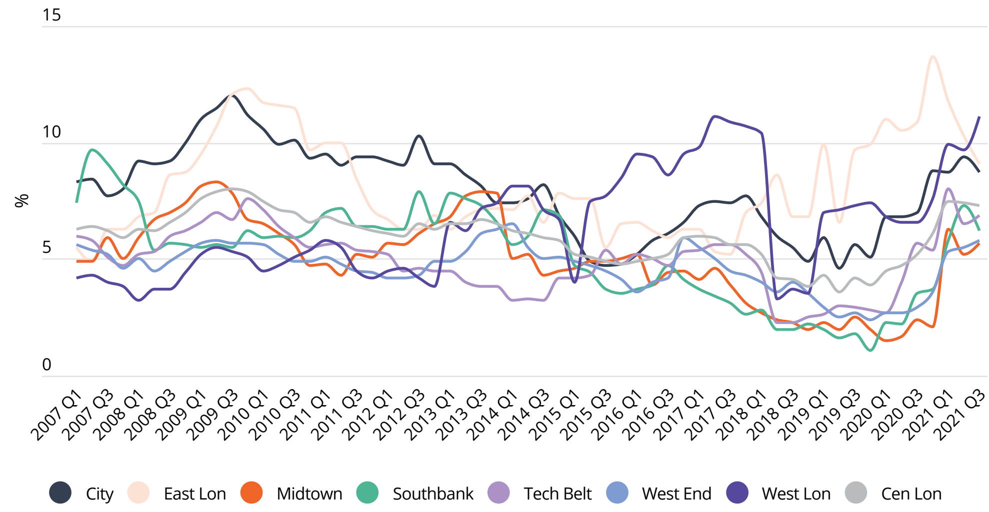
0.1 percentage points down against last quarter

Occupier charts

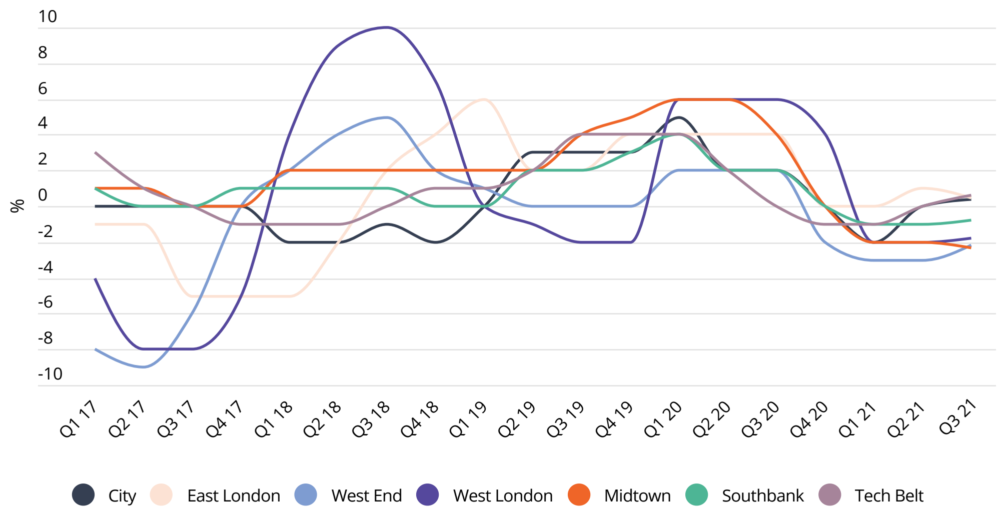
CENTRAL LONDON TAKE-UP



OFFICE AVAILABILITY RATES



PRIME HEADLINE RENTAL GROWTH



City

During the third quarter office take-up in the City jumped to 776,000 sq ft – more than double the level of activity seen last quarter.

The market is gradually progressing towards normal levels of activity with Q3 take-up falling just 8% below the 10-year quarterly average. In addition, this was the most active quarter by transactional volume since Q1 2020, with 35 individual deals having completed over the three months.

This total was bolstered by two pre-letting deals in excess of 100,000 sq ft completing during the quarter. Investment manager T Rowe Price committed to 128,000 sq ft at Stanhope's Warwick Court, EC4, while telecommunications giant Inmarsat signed for 121,000 sq ft at Great Portland Estates' 50 Finsbury Square, EC2.

Thanks largely to that T Rowe Price deal, the Financial Services sector was the most active in the City this quarter, accounting for 46% of take-up. The TMT & Creative and Professional services sectors were also significant sources of demand accounting for 205,000 sq ft (26%) and 157,000 sq ft (20%) of take-up, respectively.

Due to significant letting activity during Q3, availability in the City fell by 8% and currently totals 6.5 million sq ft. This underpinned a corresponding fall in vacancy rate from 9.4% to 8.7%. There is currently 4.3 million sq ft of office development under construction within the City of London completing between now and 2025, of which 40% has already been pre-let.

Prime rents in the West City micro-market increased from £70.00 psf to £72.50 psf during Q3, matching the level that has been achieved in the City Core since the start of the year. This has meant that the Avison Young rental index for City submarkets increased by 0.4% during the quarter and is also currently 0.4% up year-on-year.

KEY DEALS Q3

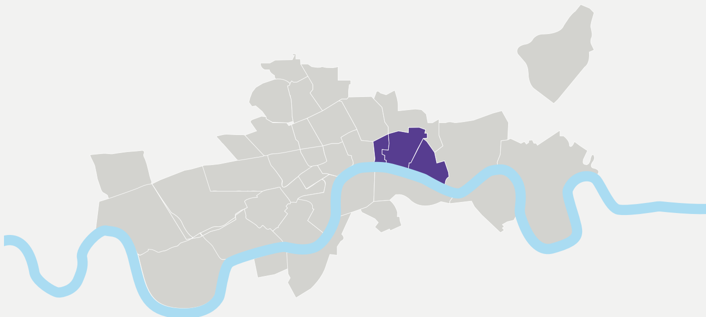
Address	Occupier	Sq Ft
Warwick Court, Paternoster Square, EC4	T Rowe Price	127,536
50 Finsbury Square, EC2	Inmarsat Plc	121,200
22 Bishopsgate, EC2	Skadden	78,504
Two New Ludgate, EC4	Mazars	56,920
Eightyfen, 80 Fenchurch Street, EC3	Royal London	54,583

TOP TENANT SECTORS

Financial Services
46%

TMT & Creative
26%

Professional Services
20%



KEY STATS THIS QUARTER

TOTAL TAKE-UP FOR Q3

776,000 sq ft

▽ 8%

DOWN ON THE 10-YEAR QUARTERLY AVERAGE

8.7%

VACANCY RATE

£72.50 per sq ft

PRIME RENT

West End & West London

Throughout Q3 take-up across the West End and West London markets totalled 653,000 sq ft, representing a marginal increase on last quarter: and a 5% uptick on the long-term average.

Mirroring what we've seen in the wider central London office environment, this is the best quarterly showing for occupational activity since the end of 2019.

The largest deal of Q3 came at 121-141 Westbourne Terrace, W2, where Future Publishing leased 59,000 sq ft across four floors. Other significant deals included Octopus Energy Group signing for 56,000 sq ft at UK House, W1, and IQVIA taking a sublease of 45,047 sq ft from BT, who were advised by Avison Young.

Meanwhile in West London, Ingenus continued with its recent nationwide expansion, signing for 6,550 sq ft at Scale Space Building, 58 Wood Lane, W12.

The TMT & Creative and Financial Services sectors were the primary drivers of demand throughout Q3 accounting for 29% and 27% of take-up, respectively.

Within the West End and West London availability now sits at 6.6 million sq ft, with the current vacancy rate at 6.6% across the two submarkets – representing an outward movement of 0.5 percentage points against last quarter despite the strong take-up figures.

The Avison Young rental index for the West End is currently 2.2% down against this point last year but 0.4% up in comparison to last quarter following an uptick in prime rents in Marylebone from £82.50 to £85 psf.

Going forward, we anticipate increased occupier demand for high-grade space to elicit further positive movement on prime rents, with several West End locations likely to match or surpass pre-Covid levels by the end of this year.

KEY DEALS Q3

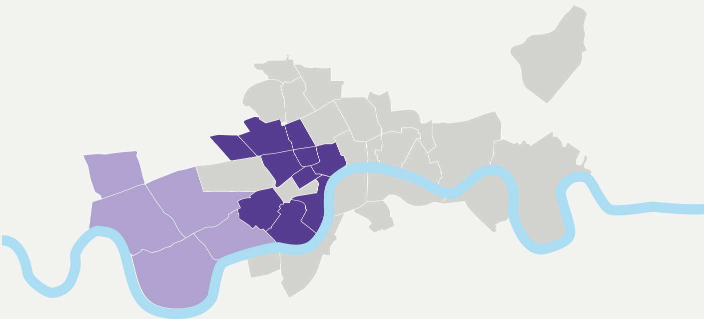
Address	Occupier	Sq Ft
121-141 Westbourne Terrace, W2	Future Publishing	59,350
Uk House, 180 Oxford Street, W1D	Octopus Energy Group	56,000
136 George Street, W1H	Smart Pension Limited	45,769
The Point, 37 North Wharf Road, W2	IQVIA	45,047
6-8 Greencoat Place, SW1	Fora	32,400

TOP TENANT SECTORS

TMT & Creative
29%

Financial Services
27%

Manafacturing & Industry
14%



KEY STATS THIS QUARTER

TOTAL TAKE-UP FOR Q3
653,000 sq ft

▲ 5%
UP ON THE 10-YEAR QUARTERLY AVERAGE

6.6%
VACANCY RATE

£115.00 per sq ft
PRIME RENT
(Mayfair / St James)

Tech Belt

In Q3, office take-up within the Tech Belt reached 645,091 sq ft – more than double the amount let last quarter and representing a 58% increase on the 10-year average.

This significant spike in activity was driven by the largest individual letting since the middle of 2019, as Facebook's drive for expansion to facilitate innovation projects led it to take 312,000 sq ft at the recently completed 1 Triton Square, NW1.

Unsurprisingly, the TMT & Creative sector dominated activity off the back of this, accounting for 55% of overall take-up. Coming in second was the serviced office sector – which comprised 27% of overall activity underpinned by a 170,000 sq ft deal for The Office Group at R8 Building, King's Cross Central.

King's Cross prime headline rents remain at £80 psf after staying stable throughout the pandemic. The Avison Young rental index for the Tech Belt is currently 0.6% up against last year, but stable against last quarter.

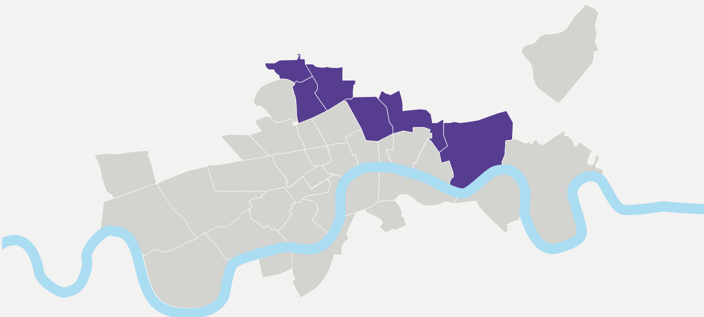
KEY DEALS Q3

Address	Occupier	Sq Ft
1 Triton Square, NW1	Facebook	312,000
R8 Handyside Street, N1	The Office Group	170,000
Gridiron Building, 1 Pancras Square, N1C	Confidential	28,308
The Bower, 207 Old Street, EC1	Verkada	11,327
Yeoman House, Sekforde Street, EC1	VoucherCodes	9,170

TOP TENANT SECTORS

TMT & Creative
55%

Serviced offices
27%



KEY STATS THIS QUARTER

TOTAL TAKE-UP FOR Q3

632,000 sq ft

△ 54%

UP ON THE 10-YEAR QUARTERLY AVERAGE

6.9%

VACANCY RATE

£80 per sq ft

PRIME RENT

(King's Cross)

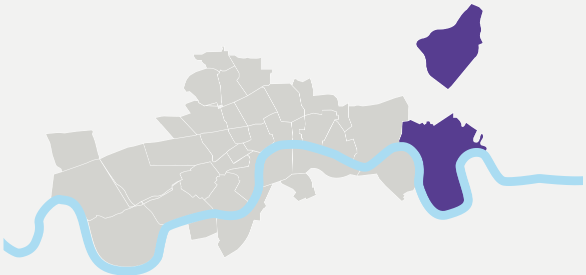
East London

East London saw 43,612 sq ft of take-up across just two deals during Q3. As a result of this limited activity, take-up fell 79% below both Q2 2021 and the 10-year quarterly average level.

The key deal of the quarter was from Australia and New Zealand Banking Group, which agreed to a 10-year lease on 22,475 sq ft at the newly completed Cargo, 25 North Colonnade, E14.

Vacancy rate across the submarket is currently 9.1% with total availability of 2.4 million sq ft, which is 26% ahead of the 10-year quarterly average level.

The Avison Young rental index for East London is currently 0.5% up y-o-y but 0.3% down against last quarter following a marginal inward movement of headline rental tone in Stratford to £46.50 psf. Rent-free periods remain stable at an average of 30 months across the submarket.



Midtown

Take-up in Midtown showed a significant spike in Q3, with a total of 259,965 sq ft in overall take-up representing the best quarterly period for the submarket since Q4 2019.

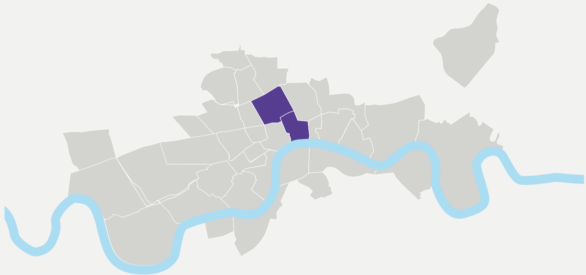
This level of activity reflects more than a threefold increase against last quarter and is 45% ahead of the ten-year average for new take-up.

This was underpinned by one of the largest individual deals we have recorded in the Midtown submarket, as Travers Smith agreed to pre-let 158,000 sq ft at Ivanhoe Cambridge's Stonecutter Court, EC4.

Elsewhere, Thought Machine took 65,024 sq ft at McCann-Erickson House, WC1; and PineBridge Investments agreed a deal for 11,400 sq ft at The Avenue, WC1.

The professional services sector was the most significant source of office demand within Midtown accounting for 65% of Q3 take-up, followed by the TMT & Creative sector which accounted for 25%.

Prime rents in Midtown continue to remain stable against last quarter, at £80 psf in Bloomsbury and £70 psf in Holborn.



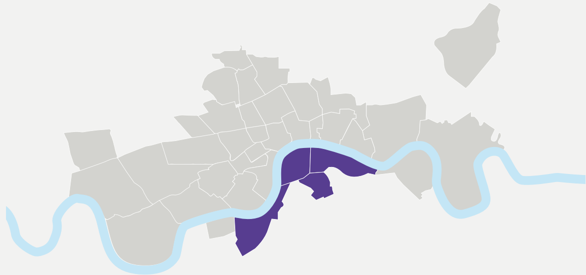
Southbank

Following a boom in activity last quarter, the market was more sedate on the Southbank during Q3. Take-up reached just 76,700 sq ft across eight deals, which is a 78% decrease against Q2, and is 55% behind the 10-year quarterly average for letting activity.

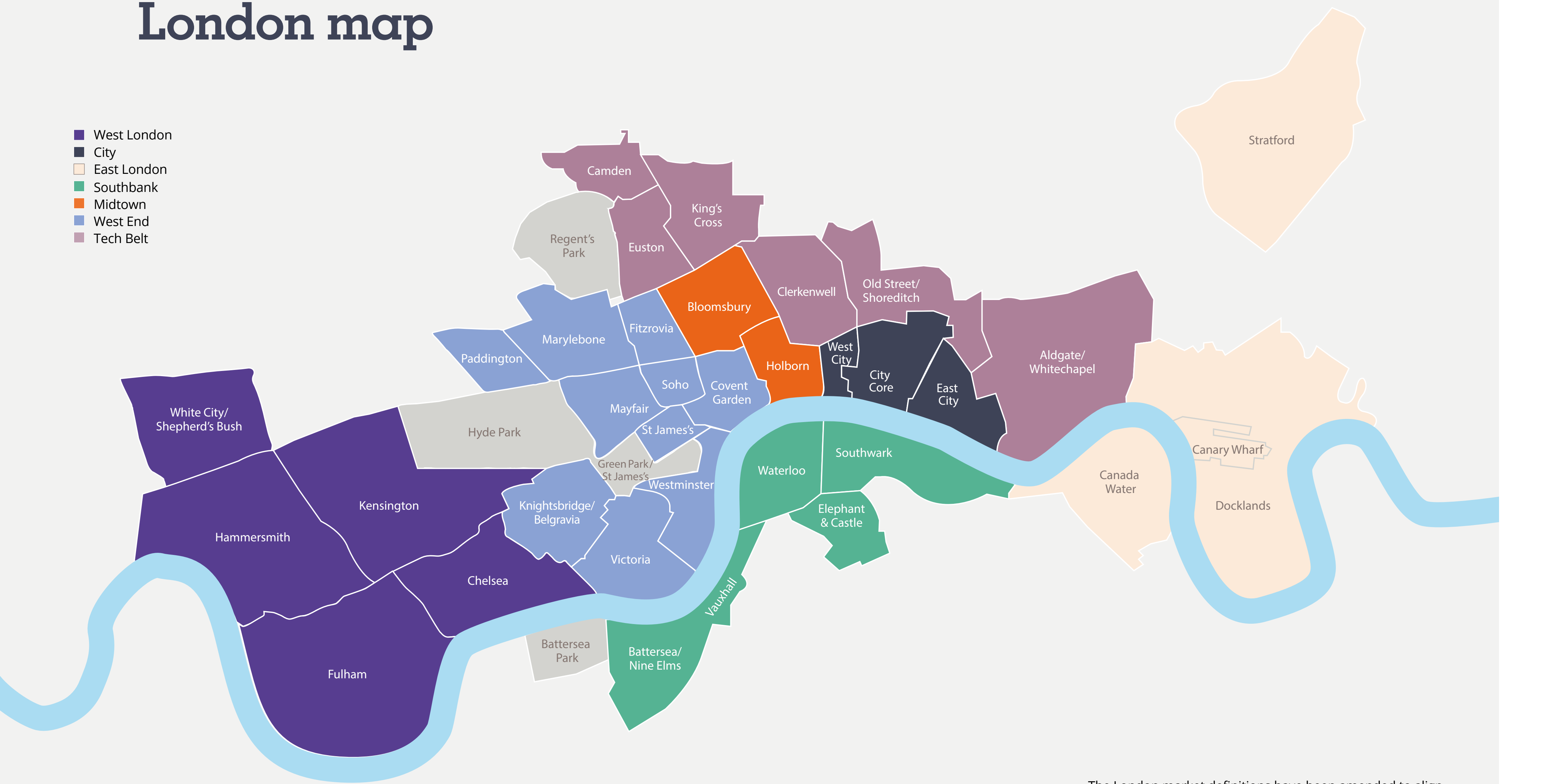
There was only one deal above 10,000 sq ft during the quarter, with Halkin leasing 22,640 sq ft at 3 Paris Garden, SE1.

Availability currently sits at 1.6 million sq ft which is almost 50% ahead of the long-term average for supply.

According to the Avison Young prime rental index, rents remain 0.8% down y-o-y and stable for the quarter, but rent-free periods have moved in across the submarket from 25 to 24 months.



Central London map



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Central London markets

West End	Prime headline rent (£ per sq ft)	Rent free period (months)	Business rates (£ per sq ft)	Total occupancy costs (£ per sq ft)
Mayfair	£115.00	24	£52.19	£177.44
St James's	£115.00	24	£49.78	£175.03
Soho	£90.00	24	£44.43	£144.68
Knightsbridge/ Belgravia	£90.00	24	£42.29	£142.54
Marylebone	£85.00	24	£42.29	£137.54
Covent Garden	£82.50	24	£32.12	£124.87
Fitzrovia	£85.00	24	£36.13	£131.38
Victoria	£77.50	24	£36.07	£123.82
Paddington	£75.00	24	£28.64	£113.89

West London	Prime headline rent (£ per sq ft)	Rent free period (months)	Business rates (£ per sq ft)	Total occupancy costs (£ per sq ft)
Chelsea	£90.00	24	£39.61	£139.86
Kensington	£70.00	24	£47.10	£127.35
Hammersmith	£58.00	24	£22.48	£90.73
White City/ Shepherd's Bush	£60.00	24	£9.10	£79.35
Fulham	£45.00	24	£21.41	£76.66

Midtown	Prime headline rent (£ per sq ft)	Rent free period (months)	Business rates (£ per sq ft)	Total occupancy costs (£ per sq ft)
Bloomsbury	£80.00	24	£32.38	£122.63
Holborn	£70.00	24	£29.71	£109.96

Assumes a 10-year term on a mid-floor new build space without terraces.
Excludes towers, aside from the designation of 'City Tower.'

Southbank	Prime headline rent (£ per sq ft)	Rent free period (months)	Business rates (£ per sq ft)	Total occupancy costs (£ per sq ft)
Waterloo	£70.00	24	£24.35	£104.60
Southwark	£65.00	24	£27.84	£103.09
Battersea/Nine elms	£59.50	24	£16.33	£86.08
Vauxhall	£57.50	24	£16.33	£84.08

City	Prime headline rent (£ per sq ft)	Rent free period (months)	Business rates (£ per sq ft)	Total occupancy costs (£ per sq ft)
City Tower	£90.00	26	£27.20	£127.45
City Core	£72.50	26	£27.56	£110.31
West City	£72.50	26	£27.56	£110.31
East City	£67.50	26	£28.37	£106.12

Tech Belt	Prime headline rent (£ per sq ft)	Rent free period (months)	Business rates (£ per sq ft)	Total occupancy costs (£ per sq ft)
King's Cross	£80.00	24	£33.72	£123.97
Euston	£72.50	24	£29.71	£112.46
Clerkenwell	£77.50	24	£24.89	£112.64
Camden	£60.00	24	£28.64	£98.89
Old Street/ Shoreditch	£67.50	26	£19.27	£97.02
Aldgate/ Whitechapel	£55.00	27	£21.41	£86.66

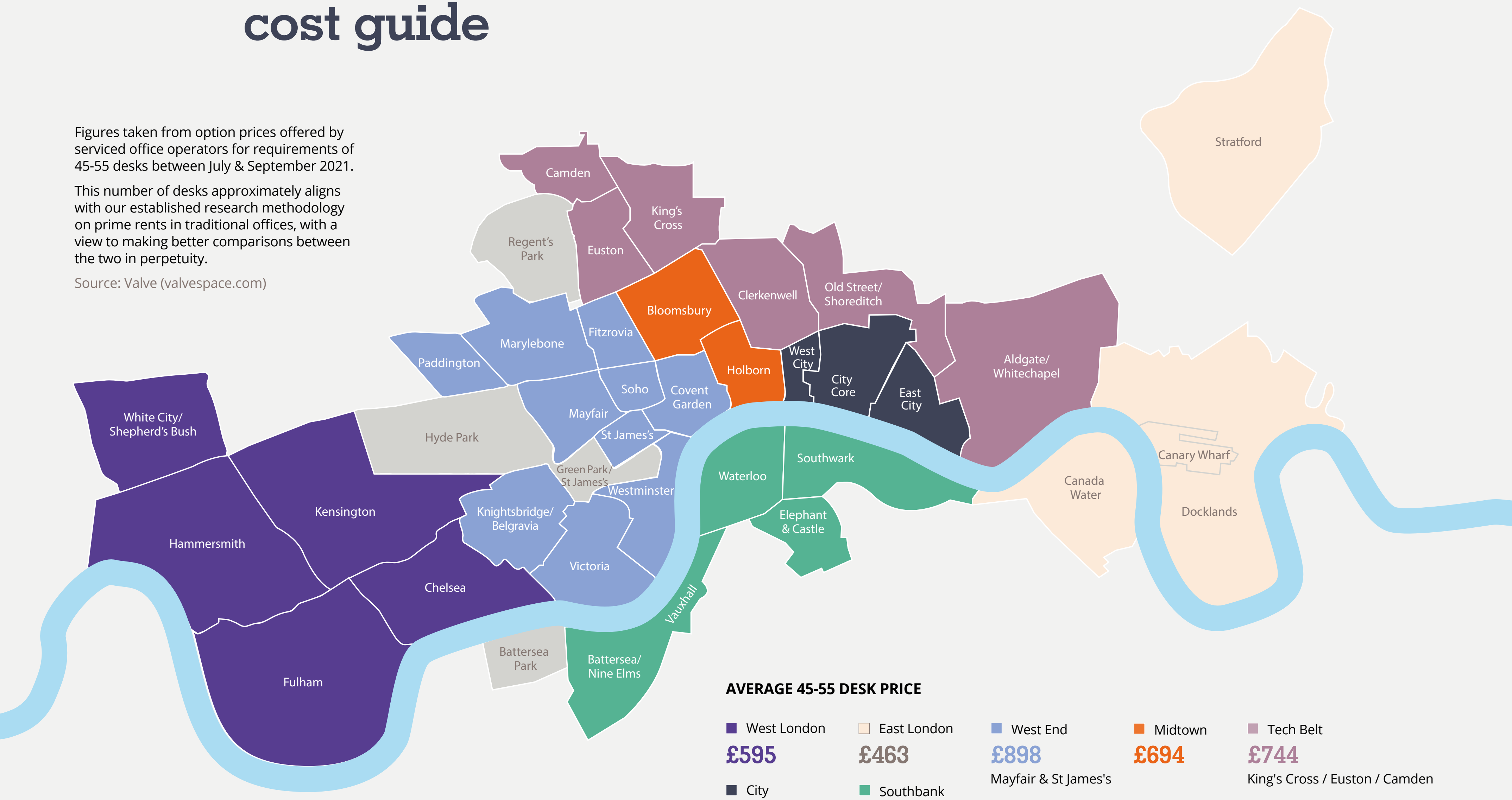
East London	Prime headline rent (£ per sq ft)	Rent free period (months)	Business rates (£ per sq ft)	Total occupancy costs (£ per sq ft)
Canary Wharf	£45.00	30	£13.64	£68.89
Stratford	£46.50	30	£9.10	£65.85
Docklands	£32.50	30	£10.71	£53.46

Serviced office cost guide

Figures taken from option prices offered by serviced office operators for requirements of 45-55 desks between July & September 2021.

This number of desks approximately aligns with our established research methodology on prime rents in traditional offices, with a view to making better comparisons between the two in perpetuity.

Source: Valve (valvespace.com)



AVERAGE 45-55 DESK PRICE

West London **£595**	East London **£463**	West End **£898** Mayfair & St James's	Midtown **£694**	Tech Belt **£744** King's Cross / Euston / Camden
City **£701**	Southbank **£751**	**£896** Belgraiva / Knightsbridge / Soho		**£738** Clerkenwell / Old Street / Whitechapel

Investment market in brief

DOMINIC AMEY
Principal

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We expect that the final quarter of 2021 will see a continuation of improving investor sentiment, underpinned by the gradual rebound in the occupier market, as well as further easing of travel restrictions.

DEMAND RELEASE

We are witnessing the gradual release of pent-up demand for London office assets concurrently with domestic and international restrictions beginning to ease, and life coming back into London's occupational market with each passing quarter.

London's reputation as a safe haven for investors during periods of economic uncertainty is another contributing factor to improving sentiment. This is particularly acute for overseas investors seeking opportunities in what is currently a better value market in yield terms than comparable locations such as Paris, Frankfurt and Berlin.

However, as competition for assets becomes increasingly fierce among an expanding pool of active investors in the capital, there is increased downward pressure on yields – particularly when it comes to the pursuit of prime income.

This was evident in the largest individual deal of the quarter, as Italian insurance giant Generali secured the purchase of Times Square from Blackstone, edging out rivals from Hong Kong and Germany with a bid of £464 million – significantly above the quoting price of £450 million.

This was its first office purchase in the capital since 2011 – with further acquisition opportunities actively being sought. Interestingly, however, Generali is also exploring options for a sale of a passive 50% stake in M&G's headquarters at One Fen Court in order to capitalise on the intensity of prime income demand.

EUROPEAN PUSH

Beyond that headline purchase, other European buyers were key in pushing activity this quarter, accounting for more than a third of overall investment.

After having sold Capital House to Barings for £130.5m this quarter, DWS was also active on the acquisition front – buying 13-17 Fitzroy Street for £92m in a deal on which Avison Young advised.

Elsewhere, fellow German investor Deka acquired 8-10 Moorgate from Mitsui Fudosan at a 3.9% yield, and 8 St James's Square for an initial consideration of £220m, and the Swedish billionaire owner of H&M swapped retail for offices, as Ramsbury Estates snapped up 5 St James's Square at a sub-3% yield.

As well as demand levels intensifying for core assets, value-add opportunities are also picking up a significant amount of appetite as investors look to tap into the persistent demand from occupiers for higher-grade stock. Without an abundance of those opportunities currently available, medium term income is also being heavily considered as an alternative avenue into the London market.

SENTIMENT BOOST

We expect that the final quarter of 2021 will see a continuation of improving investor sentiment across these various sub-divisions of office investment types. This is underpinned not only by the continued rebound in London's occupier market, but also the further easing of international travel restrictions at the start of October.

Another critical element is the influx of capital from Asian investors that is likely to be targeting London again once circumstances allow. Being such a dominant investor prior to the onset of Covid-19, and with the gradual improvement in London's outlook, we anticipate that heavyweights from Hong Kong, Malaysia, China and Singapore will look to flex their muscle in the capital before too long.

While there are some concerns around inflationary pressures putting a brake on activity, assets which are best placed to profit from accelerated occupier demand over the economic recovery should be reasonably well insulated from this. Particularly given that the current spread between 10-year gilts and office yields is significant when compared to historic levels.

As such, vendors may well be keen to exploit this stage of the cycle in which London offices are attracting such weighty bids from a variety of investor types while simultaneously well-priced against comparable office markets elsewhere.

Investment commentary

Following a buoyant second quarter, momentum has gathered in the London office investment market with almost £3.1bn transacting over the last three months.

Comparing directly to Q3 2020 feels a little harsh given how uniquely constrained the market was back then – but this is almost a threefold increase on the amount invested one year ago, and boosts rolling 12-month purchase volumes to £11.9bn - the highest it has been since Q2 2019.

In addition, this quarter has been the busiest by number of transactions since the onset of the pandemic with 44 individual deals completing. Of these, 19 were for purchases above £50m – once again, a post-Covid record.

Foreign buyers continued to propel the market, with almost 80% of the quarterly turnover coming from overseas investors despite the various travel restrictions that have been in place.

KEY STATS THIS QUARTER

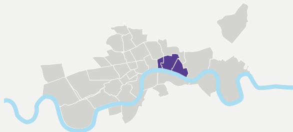
TRANSACTION VOLUMES

£3.06 billion

▽ 13.2%

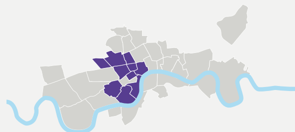
DOWN ON THE 10-YEAR QUARTERLY AVERAGE

VOLUMES BY MARKET



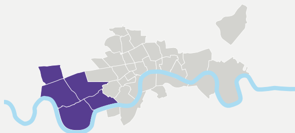
CITY

£980.5 million



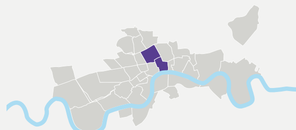
WEST END

£1247.3 million



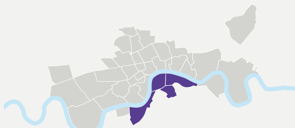
WEST LONDON

£12.3 million



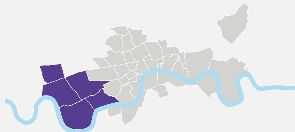
MIDTOWN

£113.3 million



SOUTHBANK MARKET

£47.6 million



TECH BELT

£658.5 million

VOLUMES BY INVESTOR TYPE

OVERSEAS INVESTORS

£2,375 million

UK INSTITUTIONS

£569.8 million

UK PROPERTY COMPANIES

£42 million

CITY PRIME YIELD

▷ 4.00%

WEST END PRIME YIELD

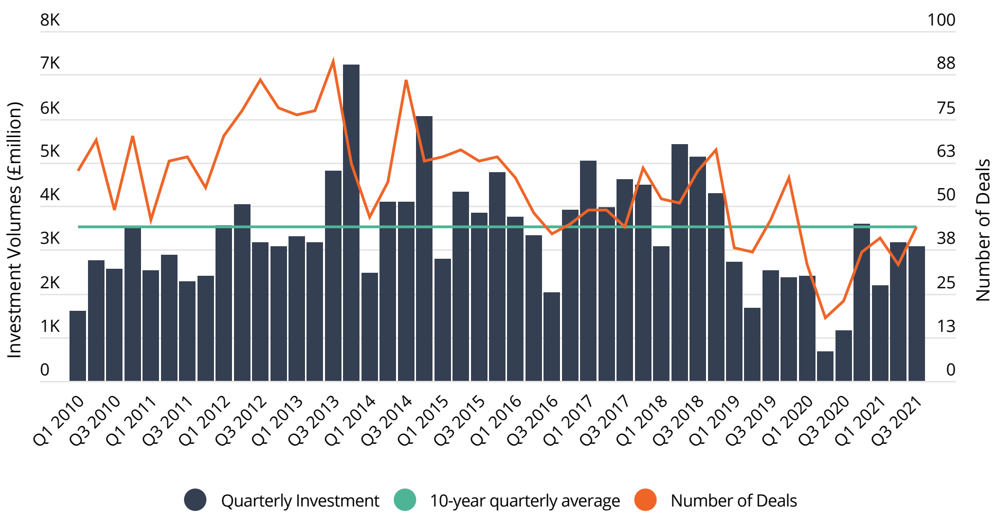
▷ 3.25%

Investment data

LARGEST INVESTMENT DEALS OF Q3 2021

Address	Price (£m)	Yield (%)	Month	Purchaser
Times Square, EC4	464	3.93	Aug	Generali
48-50 New Bond Street, W1	227	3.29	Aug	Al Khashlok Group
8 St James's Square, SW1	220	3.5	Jul	DEKA
Milton Gate, 60 Chiswell Street, EC1	216	4.56	Jul	Brookfield
250 Euston Road, NW1	189.9	2.5	Aug	Derwent London

CENTRAL LONDON QUARTERLY VOLUMES VS NUMBER OF DEALS



CENTRAL LONDON YIELDS Q3 2021

Submarket	Q3 2021 Prime Yield	Sentiment gauge
Mayfair/St James's	3.25	Holding
City Core	4.00	Improving
Marylebone/Fitzrovia	4.00	Improving
Holborn	4.00	Holding
Soho	4.00	Improving
City eastern fringe	4.25	Holding
City northern fringe	4.25	Holding
Clerkenwell	4.25	Holding
Covent Garden	4.25	Holding
Euston/Kings Cross	4.25	Improving
Southwark	4.25	Holding
Victoria	4.25	Holding
Paddington	4.50	Improving
Hammersmith/West London	4.75	Holding
Canary Wharf	4.75	Holding
Stratford	5.00	Holding

Should you wish to discuss any details within this update please get in touch

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