



Flash Report for Investors

Office Trends Spain

Trend 1	A-Class	Fast increasing demand for new, modern, flexible and sustainable office space
Trend 2	Coworking	10% of last year rented offices has been contracted by coworking companies
Trend 3	International	The office market in Spain beats records because of foreign investors

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Foreign Investments Records

16.000 million euros

Solid Market

Spain is considered by foreign investors as a solid market.

Total foreign investments 2018 in real estate **16.000 million euros.**

Of which **28% in offices: 4.500 million euros.**

Foreign Multinationals give an important boost by willing to rent.

The investment record of 2016 increased with 14%.

Foreign investors are taking positions.



A-Class Offices

Investment Trend

New	Younger than 10 years
Flexible	Easy to adapt to requirements of tenants
Sustainable	Efficient climatisation, low energy
Safe	Modern security systems
Services	Adapted to requirements of tenants
Labour experiences	Best labour circumstances



Madrid > A-Class market

A-Class Offices	2.500.000 m2
A-Class % total	16% of total office space Madrid
A-Class Available	200.000 m2
A-Class Available %	8% of total A-Class offices
Trend	42% companies that moved contracted A-Class
Remarkable	Before moving only 17% was in A-Class
A-Class Where?	Periphery 73%, see graphic after next page.
A-Class Who?	Multinationals

Source: Expansion/JLL/CBRE



Barcelona > A-Class market

A-Class Offices	750.000 m2
A-Class % total	13% of total office space Barcelona
A-Class Available	60.000 m2
A-Class Available %	8% of total A-Class offices
Trend	54% companies that moved contracted A-Class
Remarkable	Before moving only 24% was in A-Class
A-Class Where?	New Business Areas 70%, see graphic next page
A-Class Who?	Technology, Coworking

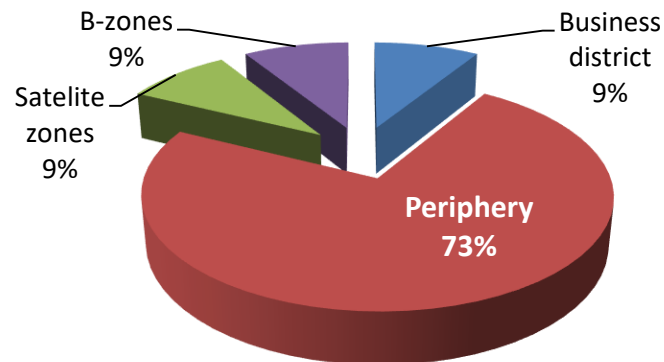
Source: Expansion/JLL/CBRE



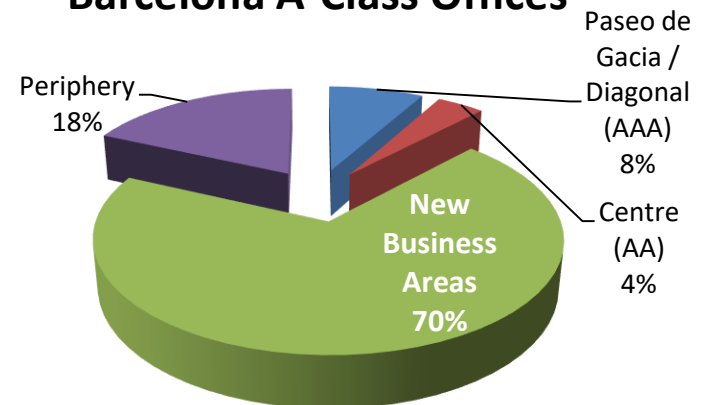
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Barcelona: 54% moves to A-Class offices, Madrid 42%

Madrid A-Class Offices



Barcelona A-Class Offices



Source: Expansion/JLL/CBRE



Summary

For Foreign Investors

Records	Thanks to foreign investors records are broken
A-Class	Increasing demand for A-Class Offices
Coworking	Increasing demand for Coworking spaces
Madrid	Multinationals. Business district and peripheral
Barcelona	Technology and Coworking. New business areas



Investment opportunities

Ask for our investment opportunities & services

- Direct contact with owners
- English assistance
- Tax-legal support possible
- Information about financing possibilities
- Tailor made studies



Market Information

Suscribe, it's free

InfoGraphics & Flash Reports

- Market, sector, segments, tendencies
- E.g. residential, hotel sector, office market, student housing

Tailor-Made Studies

- **Investments evaluations**
- **Second opinions**

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Madrid Barcelona Investments

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