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**Developing Economies Lead Way in Global Rent Growth -  
Singapore is now ranked 37<sup>th</sup> Most Expensive Office District, up from 43**

Developing countries account for half of the 20 world markets with the fastest growing occupancy costs for prime office space, according to CB Richard Ellis Research's recently released semi-annual Global Market Rents survey. Thirteen markets also posted a 30 per cent or greater increase in occupancy costs over the last year, according to the survey.

The 13 markets with occupancy costs growing at a rate more than 30 per cent represent a broad cross-section of the global economy. With the emergence of New Delhi, Mumbai and Manila, Asia has more above-30 per cent markets than any other region of the world; the Pacific Region's Brisbane and Perth both recorded occupancy costs growing at more than 30 per cent per year, with economies heavily influenced by the demand for commodities from Asia; and Buenos Aires and Bogotá are the two Latin American markets with the fastest growing occupancy costs.

North America was responsible for two markets with occupancy costs growing above 30 per cent per year—Downtown Manhattan and Honolulu; while Eastern Europe (Sofia) and the Middle East (Abu Dhabi) have one each.

Out of the 176 markets surveyed, occupancy costs increased in 150 and decreased in only 20. Increases in occupancy costs ranged from as high as 92.8 per cent in Abu Dhabi, down to just 0.1 per cent in Las Vegas.

### Singapore, Asia Pacific

Singapore moved up six notches from 43<sup>rd</sup> place when the survey was last done in May 2006. Occupancy cost in Singapore rose by US\$17 to US\$52.19 per square foot per annum. However, the increase in occupancy cost in Singapore is still behind that of Tokyo, Hong Kong and Mumbai.

"The rise in Singapore's ranking is consistent with the rental growth acceleration experienced over the past six months. Notwithstanding its rising cost base we maintain our view that Singapore continues to retain appropriate competitiveness versus key attractive Asia centres such as Tokyo and Hong Kong. Arguably a greater concern currently is that the tightening availability of space is starting to impact businesses' ability to accommodate growth" said Moray Armstrong, Executive Director, Office Services, Singapore.

Mumbai's Nariman Point (India) ranked 7<sup>th</sup> in the top 10 most expensive markets, climbing US\$41 to US\$106 per square foot per annum over the last 12 months. Hong Kong occupancy costs jumped 35 per cent to US\$116 per square foot per annum.

Tokyo Inner Central remains one of the world's most expensive office markets, ranking second overall. Occupancy costs in the Inner Central Five Wards, increased 12 per cent to US\$146 per square foot per annum, while Outer Central costs, the 4<sup>th</sup> highest, increased 14 per cent to US\$134 per square foot per annum. New Delhi saw the steepest increase amongst the Asian cities, rising to US\$81.87 per square foot per annum, from US\$18.59 per square foot per annum.

In the Pacific Region, Sydney was the only market to make it into the top 50, coming in at 46<sup>th</sup>.

### Europe

At US\$212 per square foot per annum, London's West End once again led the top 50 list of the most expensive office markets. Occupancy costs in that submarket are 46 per cent higher than the next most expensive submarket, Tokyo's Inner Central. Occupancy costs in the City of London (financial district) rose to US\$145 per square foot per annum, an 18 per cent increase from US\$123 a year ago. London's West End also experienced the greatest rise in occupancy costs among all European cities, increasing by 24 per cent.

## Americas

Downtown Manhattan (48<sup>th</sup>) cracked the top 50 list of most expensive office markets, joining Midtown Manhattan (24<sup>th</sup>), Calgary (31<sup>st</sup>), Toronto (34<sup>th</sup>) and Washington, D.C. (44<sup>th</sup>) among the North American cities. Occupancy in Midtown Manhattan is still the most expensive in the United States, having risen US\$10 to US\$62 per square foot per annum. Rio de Janeiro rose US\$3 to US\$51 but slipped several spots to 38<sup>th</sup>, while Sao Paulo inched up to US\$43 and dropped to 47<sup>th</sup> from 44<sup>th</sup> a year ago.

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## About CB Richard Ellis

CB Richard Ellis Group, Inc. (NYSE:CBG), a FORTUNE 1000 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2005 revenue). The Company serves real estate owners, investors and occupiers through more than 350 offices (including affiliate and partner offices) worldwide. CB Richard Ellis offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; investment management; appraisal and valuation; and research and consulting. Please visit our Web site at [www.cbre.com.sg](http://www.cbre.com.sg)

## **Notes to Editors**

1. Global Market Rents is a survey of office occupation costs in 176 cities worldwide.
2. Unless otherwise stated, the figures given in this release refer to occupation cost. This represents rent, plus local taxes and service charges. The occupation cost figures have also been adjusted to reflect different measurement practices from market to market.
3. Prior editions of the Global Market Rents were published in January and August. Starting with the May 2006 edition, we are now publishing in May and November. Due to the publication schedule differences readers should be wary of attempting to construct long time series using prior editions or press releases.
4. The full top 50 locations as of November 2006 are as follows:

		Occupation Cost					
	Market	US\$/sq ft/annum	€/sq m/month	£/sq ft/annum	Aus\$/sq m/annum	Can\$/sq ft/annum	¥ /sq ft/annum
1	London (West End), England	212.03	150.14	113.50	3,058	236.56	25,033
2	Tokyo (Inner Central), Japan	145.68	103.15	77.98	2,101	162.53	17,200
3	London (City), England	144.78	102.52	77.50	2,088	161.53	17,093
4	Tokyo (Outer Central), Japan	133.54	94.56	71.48	1,926	148.99	15,766
5	Hong Kong	116.25	82.32	62.23	1,677	129.70	13,725
6	Moscow, Russia	109.30	77.39	58.51	1,576	121.94	12,904
7	Mumbai (Bombay), India	106.09	75.12	56.79	1,530	118.36	12,525
8	Paris, France	105.54	74.73	56.50	1,522	117.75	12,461
9	Dublin, Ireland	92.50	65.50	49.52	1,334	103.21	10,921
10	Dubai, United Arab Emirates	87.12	61.69	46.64	1,257	97.20	10,286
11	New Delhi, India	81.87	57.97	43.83	1,181	91.35	9,666
12	Edinburgh, Scotland	78.46	55.56	42.00	1,132	87.54	9,263
13	Manchester, England	78.46	55.56	42.00	1,132	87.54	9,263
14	Paris La Defense, France	77.19	54.66	41.32	1,113	86.12	9,114
15	Leeds, England	71.92	50.93	38.50	1,037	80.24	8,492
16	Seoul, South Korea	71.43	50.58	38.24	1,030	79.69	8,433
17	Birmingham, England	70.05	49.60	37.50	1,010	78.16	8,271
18	Glasgow, Scotland	68.65	48.61	36.75	990	76.60	8,106
19	Bristol, England	68.19	48.28	36.50	983	76.08	8,050
20	Madrid, Spain	66.31	46.95	35.50	956	73.98	7,829
21	Milan, Italy	64.02	45.33	34.27	923	71.42	7,558
22	Aberdeen, Scotland	63.05	44.64	33.75	909	70.34	7,444
23	Zurich, Switzerland	62.23	44.07	33.31	898	69.43	7,347
24	New York - Midtown Manhattan	62.07	43.95	33.23	895	69.25	7,328
25	Stockholm, Sweden	58.59	41.49	31.37	845	65.37	6,918
26	Jersey, England	57.91	41.01	31.00	835	64.61	6,837
27	Luxembourg City, Luxembourg	57.35	40.61	30.70	827	63.98	6,771
28	Geneva, Switzerland	57.05	40.39	30.54	823	63.65	6,735
29	Frankfurt am Main, Germany	56.34	39.89	30.16	813	62.86	6,652
30	Liverpool, England	54.18	38.36	29.00	781	60.44	6,396
31	Calgary, Canada (CBD)	53.51	37.89	28.64	772	59.70	6,318
32	Brussels, Belgium	53.07	37.58	28.41	765	59.21	6,265
33	Abu Dhabi, United Arab Emirates	52.82	37.40	28.27	762	58.93	6,236
34	Toronto, Canada (CBD)	52.80	37.39	28.26	762	58.91	6,234
35	Athens, Greece	52.51	37.18	28.11	757	58.59	6,200
36	Munich, Germany	52.30	37.03	28.00	754	58.35	6,175
37	Singapore, Singapore	52.19	36.96	27.94	753	58.23	6,162
38	Rio de Janeiro, Brazil	51.36	36.37	27.49	741	57.30	6,064
39	Rome, Italy	48.37	34.25	25.89	698	53.96	5,711

		Occupation Cost					
	Market	US\$/sq ft/annum	€/sq m/month	£/sq ft/annum	Aus\$/sq m/annum	Can\$/sq ft/annum	¥ /sq ft/annum
40	Barcelona, Spain	47.29	33.48	25.31	682	52.76	5,583
41	Amsterdam, Netherlands	46.38	32.84	24.83	669	51.75	5,476
42	Shanghai (Pudong), China	45.95	32.54	24.60	663	51.27	5,425
43	Shanghai (Puxi), China	45.59	32.28	24.41	658	50.87	5,383
44	Washington, DC (CBD)	43.58	30.86	23.33	629	48.62	5,145
45	Oslo, Norway	43.39	30.72	23.23	626	48.41	5,123
46	Sydney, Australia	42.92	30.39	22.98	619	47.89	5,068
47	Sao Paulo, Brazil	42.63	30.18	22.82	615	47.56	5,033
48	New York - Downtown Manhattan	41.99	29.73	22.48	606	46.85	4,958
49	Caracas, Venezuela	41.81	29.60	22.38	603	46.64	4,936
50	Warsaw, Poland	41.58	29.44	22.26	600	46.39	4,910

Source: CBRE Research