MONTHLY REVIEW
CENTRAL LONDON OFFICES - AUGUST 2016
LEASING MARKET DISPLAYS
CONFIDENCE IN BREXIT AFTERMATH

- Contrary to the belief that Central London take-up would struggle following the leave vote in June, take-up remained robust in July reaching 888,551 sq ft.

- Positively, July take-up levels reported the third highest monthly volume of 2016 and is only 11% down on the monthly average of 1.00m sq ft. This brings take-up for the year to 6.02m sq ft.

- Interestingly, the Banking & Finance sector has dominated take-up levels so far this year, accounting for 25%.

- July saw four deals of >50,000 sq ft, the largest of which was Wells Fargo’s 227,000 sq ft owner occupier deal at 33 Central, King William Street, EC4. Larger deals, to some extent disguised low levels of overall activity, indeed, July saw the lowest number of deals complete this year.

- The Economic Sentiment Indicator (ESI) fell by 4.4 points in July. The CBI report that in particular, smaller to medium sized businesses have suffered a greater fall in confidence when compared with larger companies.

- The vacancy rate stands at 5.26%, marginally down from 5.43% in June and below the long term average of 7.03%. The chance of an oversupply of space in the short term remains minimal as the majority of submarkets are currently undersupplied when compared to the long term trend.

JULY KEY DEALS

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>SQ FT</th>
<th>TENANT</th>
<th>RENT EPSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>33 CENTRAL, EC4</td>
<td>227,000</td>
<td>WELLS FARGO</td>
<td>OWNER OCCUPIER</td>
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<tr>
<td>PRINCIPAL PLACE, EC2</td>
<td>80,000</td>
<td>AMAZON</td>
<td>CONF.</td>
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<td>31 JEWRY STREET, EC3</td>
<td>58,966</td>
<td>DAVID GAME COLLEGE</td>
<td>CONF.</td>
</tr>
<tr>
<td>VERDE, SW1</td>
<td>53,556</td>
<td>PA CONSULTING</td>
<td>£80.00</td>
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<tr>
<td>BECKETT HOUSE, LAMBETH PALACE ROAD, SE1</td>
<td>48,430</td>
<td>GUY’S &amp; ST THOMAS CHARITY</td>
<td>CONF.</td>
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CENTRAL LONDON VACANCY RATES

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