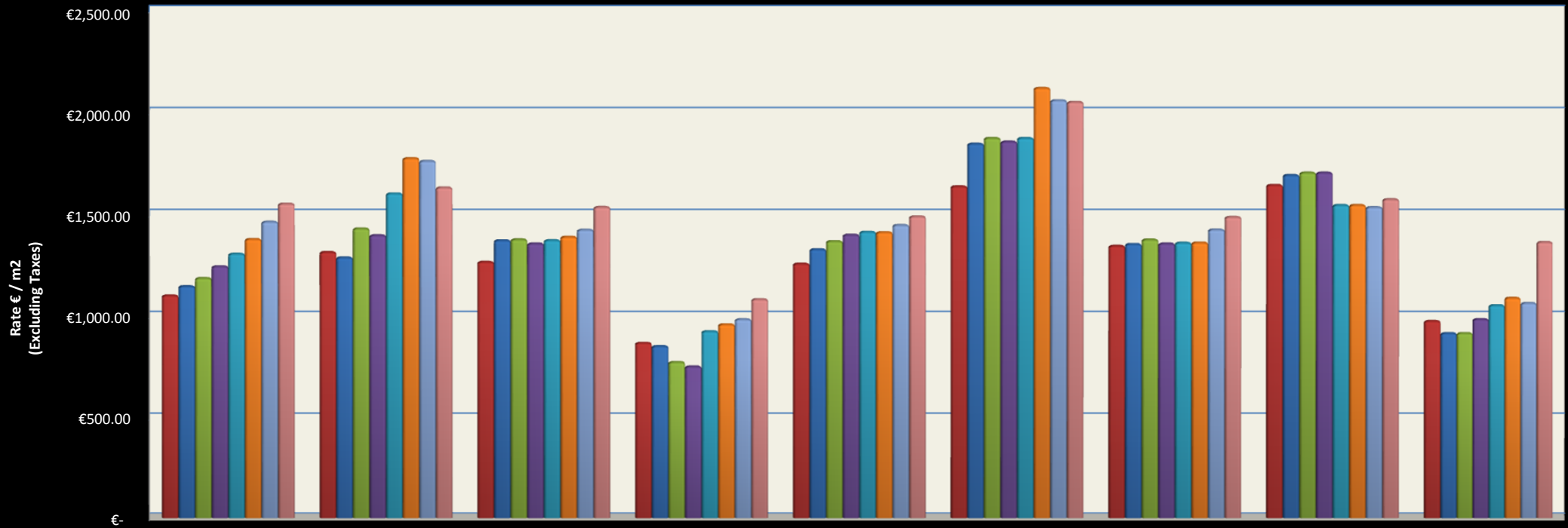


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				Conversion Rate (where applicable)								
				Ireland	UK	Finland	Czech	Germany	Switzerland	NL	France	Hungary
				€	€1=£0.88		€1=26,140CZK		€1=1.09CHF			€1=309.25 HUF
Cost Groups	Groupes de cout	Kostengruppen	€	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5
<b>CONSTRUCTION COSTS 2017</b>	<b>COÛTS DE CONSTRUCTION 2017</b>	<b>BAUKONSTRUKTION 2017</b>					** Estimated					
A Preliminaries	Installation de chantier, échafaudages	Baustelleneinrichtungen / allg. Kosten		171.15	194.26	174.67	98.27	62.18	193.74	197.36	55.83	140.00
B Substructures	Fondations, infrastructure de base	Struktur bis Oberkante Bodenplatte		33.91	31.91	40.95	36.27	45.88	94.13	41.24	74.10	70.00
C External superstructure/envelope	Structure externe/enveloppe	Struktur aussen oberhalb Bodenplatte		466.18	532.36	450.45	341.60	577.14	598.72	368.89	619.18	360.00
D Internal superstructure	Structure interne	Struktur innen oberhalb Bodenplatte		141.03	120.02	121.04	83.06	165.11	229.86	174.17	213.16	150.00
E Internal finishings	Finitions intérieures	Innere Bekleidungen		143.46	127.67	206.75	113.69	192.03	222.19	257.07	223.31	102.00
F Services Installations	Installations techniques	Installationen und Transportanlagen		420.62	443.01	386.45	280.77	278.97	483.79	306.09	222.30	350.00
G Special equipment	Equipement spécifiques	Spezielle Ausrüstungen		22.77	30.00	20.82	18.72	-	31.74	22.92	14.21	30.00
H Furniture and fittings	Mobilier , Agencement	Ausstattungen und Einbauten		46.14	42.89	42.43	31.59	46.34	32.84	31.42	30.45	60.00
I Site and external works	Aménagements extérieurs	Aussenanlagen		59.20	59.66	45.32	45.62	76.15	101.79	42.16	73.08	60.00
J Construction contingencies	Divers et imprevus (construction)	Bau-Reserven	3%	45.13	47.45	44.67	31.49	43.31	59.66	43.24	45.77	39.66
K Taxes on construction	Taxes sur les couts de construction	Steuern auf Baukonstruktionen		-	-	-	-	-	-	-	-	-
<b>TOTAL CONSTRUCTION COSTS 2017</b>	<b>TOTAL COÛTS DE CONSTRUCTION 2017</b>	<b>TOTAL BAUKONSTRUKTION 2017</b>		€ 1,549.58	€ 1,629.25	€ 1,533.54	€ 1,081.08	€ 1,487.12	€ 2,048.46	€ 1,484.56	€ 1,571.40	€ 1,361.66
				100%	105%	99%	70%	96%	132%	96%	101%	88%

## CEEC OFFICE COST MODEL 2010 - 2017



	Ireland	UK	Finland	Czech	Germany	Switzerland	NL	France	Hungary
2010 €/m2 Figures	€1,099.67	€1,312.44	€1,264.28	€867.08	€1,255.24	€1,634.61	€1,342.74	€1,641.36	974.56
2011 €/m2 Figures	€1,144.77	€1,285.92	€1,370.13	€851.11	€1,326.00	€1,843.70	€1,351.74	€1,689.92	€914.87
2012 €/m2 Figures	€1,184.85	€1,427.96	€1,374.53	€772.91	€1,365.78	€1,871.51	€1,373.71	€1,701.76	€914.87
2013 €/m2 Figures	€1,242.51	€1,394.96	€1,354.29	€751.49	€1,397.19	€1,854.00	€1,354.29	€1,701.76	€983.21
2014 €/m2 Figures	€1,303.88	€1,599.68	€1,370.53	€924.09	€1,411.65	€1,871.51	€1,357.96	€1,543.00	€1,051.63
2015 €/m2 Figures	€1,376.06	€1,772.65	€1,386.97	€957.88	€1,409.69	€2,117.00	€1,358.82	€1,543.00	€1,087.81
2016 €/m2 Figures	€1,461.04	€1,759.22	€1,421.63	€982.79	€1,444.93	€2,056.32	€1,422.47	€1,532.61	€1,062.59
2017 €/m2 Figures	€1,549.58	€1,629.25	€1,533.54	€1,081.08	€1,487.12	€2,048.46	€1,484.56	€1,571.40	€1,361.66

\*\* Czech Figures for 2017  
Estimated

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	2016		2017		2016 vs 2017		
	Currency	Index	Currency	Index	Net Adjustment (%)	Currency Fluctuation (%)	Net Internal Construction Inflation (%)
Ire	€1 = €1	100	€1 = €1	106	6.1%	0.0%	6.1%
UK	€1=£0.79	100	€1=£0.88	93	-7.4%	-10.6%	3.2%
Fin	€1 = €1	100	€1 = €1	108	7.9%	0.0%	7.9%
Czech	€1=27,095CZK	100	€1=26,140CZK	110	10.0%	3.9%	6.1%
Germany	€1 = €1	100	€1 = €1	103	2.9%	0.0%	2.9%
Switz	€ 1=1.10CHF	100	€ 1=1.09CHF	100	-0.4%	0.9%	-1.3%
NL	€1 = €1	100	€1 = €1	104	4.4%	0.0%	4.4%
France	€1 = €1	100	€1 = €1	103	2.5%	0.0%	2.5%
Hungary	€1=315.9 HUF	100	€1=309.25 HUF	128	28%	2%	26%

Construction/ Currency Comparison

