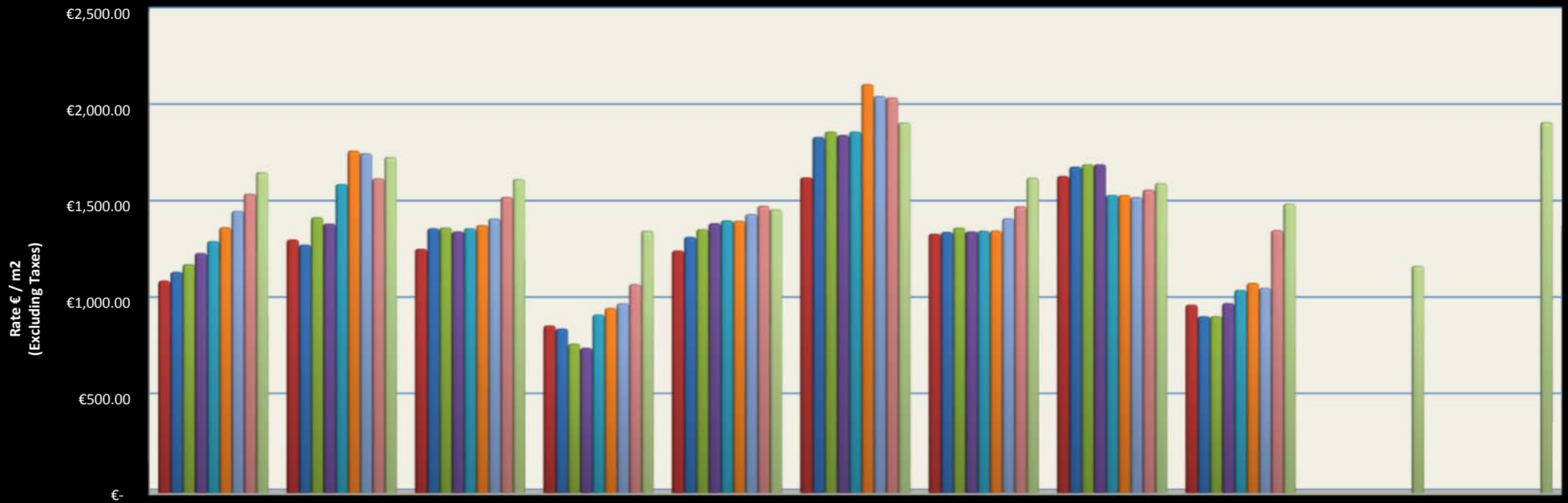


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				Conversion Rate (where applicable)											
				Ireland	UK	Finland	Czech	Germany	Switzerland	NL	France	Hungary	Spain	Denmark	
				€	€1=£0.88		€1=25,620CZK		€1=1.157CHF			€1=309.25 HUF		€1= 7.463 Kr	
Cost Groups	Groupes de cout	Kostengruppen	€	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	
CONSTRUCTION COSTS 2018	COÛTS DE CONSTRUCTION 2018	BAUKONSTRUKTION 2018													
A Preliminaries	Installation de chantier, échafaudages	Baustelleneinrichtungen / allg. Kosten		183.48	217.16	185.15	117.60	61.38	181.45	217.10	56.99	154.00	184.62	197.36	
B Substructures	Fondations, infrastructure de base	Struktur bis Oberkante Bodenplatte		36.35	36.29	43.41	39.60	45.29	88.16	45.37	75.65	77.00	23.88	61.81	
C External superstructure/envelope	Structure externe/enveloppe	Struktur aussen oberhalb Bodenplatte		499.77	628.39	477.47	410.40	569.66	560.75	405.77	632.13	396.00	301.60	608.32	
D Internal superstructure	Structure interne	Struktur innen oberhalb Bodenplatte		151.19	118.38	128.30	99.60	162.97	215.28	191.58	217.62	165.00	69.00	167.83	
E Internal finishings	Finitions intérieures	Innere Bekleidungen		153.79	122.82	219.16	153.90	189.54	208.10	282.77	227.98	112.20	286.67	219.93	
F Services Installations	Installations techniques	Installationen und Transportanlagen		450.93	434.74	409.64	379.35	275.36	453.11	336.70	226.94	385.00	208.44	425.70	
G Special equipment	Equipement spécifiques	Spezielle Ausrüstungen		24.41	29.03	22.07	24.70	-	29.73	25.21	14.51	33.00	10.65	28.88	
H Furniture and fittings	Mobilier , Agencement	Ausstattungen und Einbauten		49.46	41.11	44.97	38.40	45.74	30.75	34.56	31.09	66.00	30.20	51.13	
I Site and external works	Aménagements extérieurs	Aussenanlagen		63.46	61.50	48.04	55.20	75.16	95.34	46.38	74.61	66.00	27.24	104.22	
J Construction contingencies	Divers et imprevus (construction)	Bau-Reserven	3%	48.39	50.68	47.35	39.56	42.75	55.88	47.56	46.73	43.63	34.27	55.96	
K Taxes on construction	Taxes sur les couts de construction	Steuern auf Baukonstruktionen		-	-	-	-	-	-	-	-	-	-	-	
TOTAL CONSTRUCTION COSTS 2018	TOTAL COÛTS DE CONSTRUCTION 2018	TOTAL BAUKONSTRUKTION 2018		€ 1,661.23	€ 1,740.11	€ 1,625.56	€ 1,358.31	€ 1,467.85	€ 1,918.57	€ 1,633.00	€ 1,604.24	€ 1,497.83	€ 1,176.56	€ 1,921.13	
				100%	105%	98%	82%	88%	115%	98%	97%	90%	71%	116%	

CEEC OFFICE COST MODEL 2010 - 2018



	Ireland	UK	Finland	Czech	Germany	Switzerland	NL	France	Hungary	Spain	Denmark
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		
2018 €/m2 Figures	€1,661.23	€1,740.11	€1,625.56	€1,358.31	€1,467.85	€1,918.57	€1,633.00	€1,604.24	€1,497.83	€1,176.56	€1,921.13

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	2017		2018		2017 vs 2018		
	Currency	Index	Currency	Index	Net Adjustment (%)	Currency Fluctuation (%)	Net Internal Construction Inflation (%)
Ire	€1 = €1	100	€1 = €1	107	7.2%	0.0%	7.2%
UK	€1=£0.88	100	€1=£0.88	107	6.8%	-0.9%	7.7%
Fin	€1 = €1	100	€1 = €1	106	6.0%	0.0%	6.0%
Czech	€1=26,140CZK	100	€1=25,620CZK	126	25.6%	2.5%	23.1%
Germany	€1 = €1	100	€1 = €1	99	-1.3%	0.0%	-1.3%
Switz	€ 1=1.09CHF	100	€ 1=1.157CHF	94	-6.3%	-5.8%	-0.6%
NL	€1 = €1	100	€1 = €1	110	10.0%	0.0%	10.0%
France	€1 = €1	100	€1 = €1	102	2.1%	0.0%	2.1%
Hungary	€1=309.25 HUF	100	€1=309.25 HUF	110	10.0%	0.0%	10.0%

Construction/ Currency Comparison

