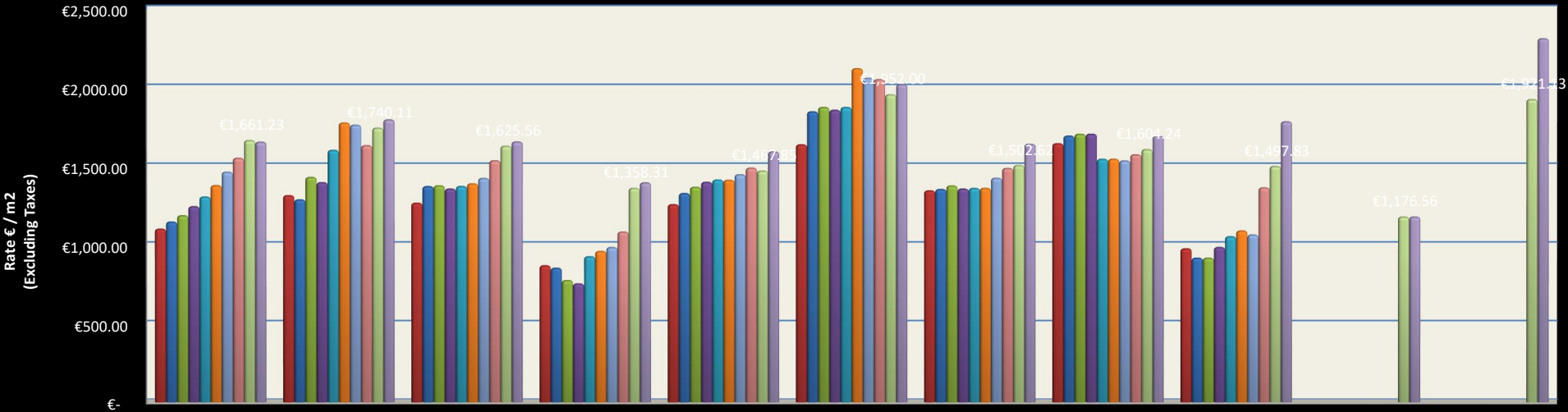


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				Conversion Rate (where applicable)										
				Ireland	UK	Finland	Czech	Germany	Switzerland	NL	France	Hungary	Spain	Denmark
				€1=£0.8639	€1=25.51CZK	€1=1.12CHF	€1=333.74 HUF	€1= 7.47 Kr						
Cost Groups	Groupes de cout	Kostengruppen	€	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5	€/m2 # 5
<b>CONSTRUCTION COSTS 2018</b>	<b>COÛTS DE CONSTRUCTION 2019</b>	<b>BAUKONSTRUKTION 2019</b>												
A Preliminaries	Installation de chantier, échafaudages	Baustelleneinrichtungen / allg. Kosten		182.39	227.04	188.13	123.00	66.47	191.00	332.36	59.99	66.50	184.62	143.51
B Substructures	Fondations, infrastructure de base	Struktur bis Oberkante Bodenplatte		36.13	36.52	48.40	33.00	49.05	93.00	43.19	79.62	67.60	23.88	62.78
C External superstructure/envelope	Structure externe/enveloppe	Struktur aussen oberhalb Bodenplatte		496.79	656.05	418.00	451.00	616.96	589.00	373.71	665.33	666.76	301.60	731.12
D Internal superstructure	Structure interne	Struktur innen oberhalb Bodenplatte		150.29	121.56	143.06	127.00	176.50	226.00	178.03	229.05	133.33	69.00	213.99
E Internal finishings	Finitions intérieures	Innere Bekleidungen		152.88	122.85	244.18	146.00	205.27	219.00	255.77	239.96	126.59	286.67	215.90
F Services Installations	Installations techniques	Installationen und Transportanlagen		448.25	443.11	392.24	322.00	298.22	476.00	309.52	238.87	528.22	208.44	657.55
G Special equipment	Equipement spécifiques	Spezielle Ausrüstungen		24.27	28.57	14.37	25.00	-	31.00	23.06	15.27	4.76	10.65	58.89
H Furniture and fittings	Mobilier , Agencement	Ausstattungen und Einbauten		49.17	43.97	48.08	47.00	49.54	32.00	30.55	32.72	53.38	30.20	54.48
I Site and external works	Aménagements extérieurs	Aussenanlagen		63.08	60.93	66.91	79.00	81.40	100.00	43.90	78.53	81.92	27.24	101.84
J Construction contingencies	Divers et imprevus (construction)	Bau-Reserven	3%	48.10	52.22	89.39	40.59	46.30	58.71	47.70	49.18	51.87	34.27	67.20
K Taxes on construction	Taxes sur les couts de construction	Steuern auf Baukonstruktionen		-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL CONSTRUCTION COSTS 2018</b>	<b>TOTAL COÛTS DE CONSTRUCTION 2019</b>	<b>TOTAL BAUKONSTRUKTION 2019</b>		€ 1,651.35	€ 1,792.82	€ 1,652.76	€ 1,393.59	€ 1,589.71	€ 2,016.71	€ 1,637.79	€ 1,688.52	€ 1,780.93	€ 1,176.56	€ 2,307.26
				100%	109%	100%	84%	96%	122%	99%	102%	108%	71%	140%

### CEEC OFFICE COST MODEL 2010 - 2019



	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	€1,952.00	€1,502.62	€1,604.24	€1,497.83	€1,176.56	€1,921.13
■ 2019 €/m2 Figures	€1,651.35	€1,792.82	€1,652.76	€1,393.59	€1,589.71	€2,016.71	€1,637.79	€1,688.52	€1,780.93	€1,176.56	€2,307.26

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	2018				2019				2018 vs 2019		
	Currency	Cost / M2	Rate	Index	Currency	Cost / M2	Rate	Index	Net Adjustment (%)	Currency Fluctuation (%)	Net Internal Construction Inflation (%)
Ire	€1 = €1	€ 1,661.23	1.00	100	€1 = €1	€ 1,651.35	1.00	99	-0.59%	0.00%	-0.59%
UK	€1=£0.88	€ 1,740.11	0.88	100	€1=£0.8639	€ 1,792.82	0.8639	103	3.03%	2.44%	0.59%
Fin	€1 = €1	€ 1,625.56	1.00	100	€1 = €1	€ 1,652.76	1.00	102	1.67%	0.00%	1.67%
Czech	€1=25.62CZK	€ 1,358.31	25.62	100	€1=25.51CZK	€ 1,393.59	25.51	103	2.60%	0.43%	2.17%
Germany	€1 = €1	€ 1,467.85	1.00	100	€1 = €1	€ 1,589.71	1.00	108	8.30%	0.00%	8.30%
Switz	€ 1=1.15CHF	€ 1,952.00	1.150	100	€ 1=1.12CHF	€ 2,016.71	1.12	103	3.32%	2.68%	0.64%
NL	€1 = €1	€ 1,502.62	1.00	100	€1 = €1	€ 1,637.79	1.00	109	9.00%	0.00%	9.00%
France	€1 = €1	€ 1,604.24	1.00	100	€1 = €1	€ 1,688.52	1.00	105	5.25%	0.00%	5.25%
Hungary	€1=309.25 HUF	€ 1,497.83	309.25	100	€1=333.74 HUF	€ 1,780.93	333.74	110	10.00%	-7.34%	17.34%
Denmark	€1= 7.463 Kr	€ 1,921.13	7.46	100	€1= 7.47 Kr	€ 2,307.26	7.47	120	20.10%	-0.09%	20.2%
Spain	€1 = €1	€ 1,176.56	1.00	100	€1 = €1	€ 1,176.56	1.00	100	0.00%	0.00%	0.0%

Construction/ Currency Comparison

