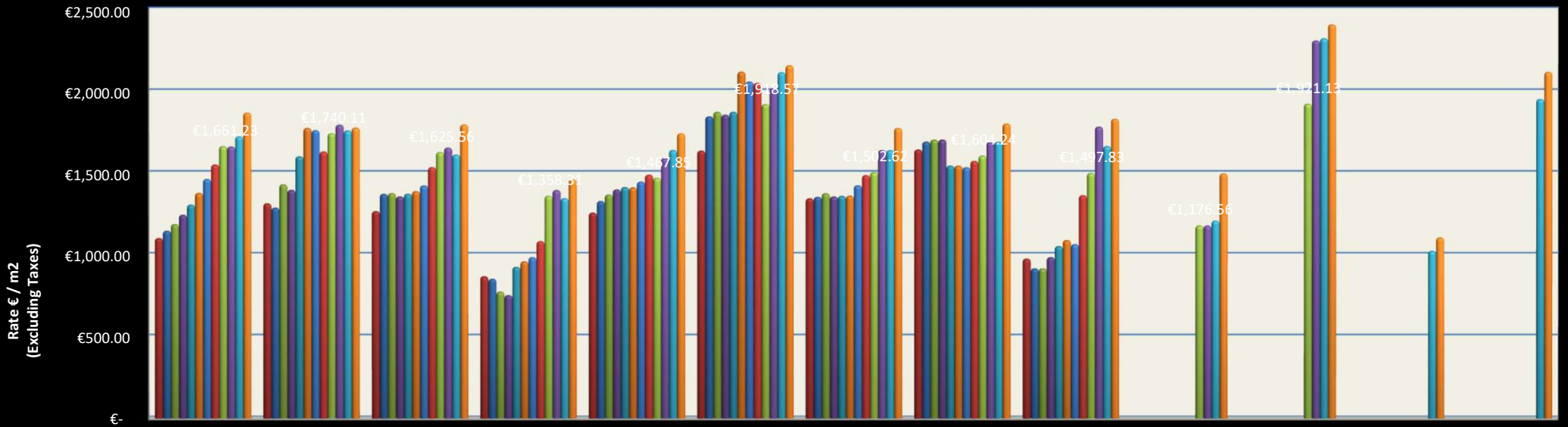


## CEEC OFFICE COST MODEL 2010 - 2021



	Ireland	UK	Finland	Czech	Germany	Switzerland	NL	France	Hungary	Spain	Denmark	Estonia	Canada
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	€1,502.62	€1,604.24	€1,497.83	€1,176.56	€1,921.13		
2019 €/m2 Figures	€1,659.34	€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		
2020 €/m2 Figures	€1,721.28	€1,757.57	€1,610.27	€1,343.64	€1,638.17	€2,113.56	€1,637.79	€1,688.52	€1,662.42	€1,206.82	€2,321.29	€1,021.86	€1,949.84
2021 €/m2 Figures	€1,865.87	€1,775.15	€1,794.17	€1,457.84	€1,739.74	€2,155.79	€1,772.09	€1,799.77	€1,828.66	€1,494.84	€2,405.86	€1,103.61	€2,115.58

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	2020				2021				2020vs2021		
	Currency	Cost / M2	Rate	Index	Currency	Cost / M2	Rate	Index	Net Adjustment (%)	Currency Fluctuation (%)	Net Internal Construction Inflation (%)
Ire	€1 = €1	€ 1,721.28	1.00	100	€1 = €1	€ 1,865.87	1.00	108	8.4%	0.0%	8.4%
UK	€1=£0.8639	€ 1,757.57	0.86	100	€1=£.85653	€ 1,775.15	0.857	101	1.0%	0.9%	0.1%
Fin	€1 = €1	€ 1,610.27	1.00	100	€1 = €1	€ 1,794.17	1.00	111	11.4%	0.0%	11.4%
Czech	€1=26.67CZK	€ 1,343.64	26.67	100	€1=25.83CZK	€ 1,457.84	25.83	109	8.5%	3.4%	5.1%
Germany	€1 = €1	€ 1,638.17	1.00	100	€1 = €1	€ 1,739.74	1.00	106	6.2%	0.0%	6.2%
Switz	€ 1=1.07CHF	€ 2,113.56	1.07	100	€ 1=1.0969CHF	€ 2,155.79	1.10	102	2.0%	-2.6%	4.6%
NL	€1 = €1	€ 1,637.79	1.00	100	€1 = €1	€ 1,772.09	1.00	108	8.2%	0.0%	8.2%
France	€1 = €1	€ 1,688.52	1.00	100	€1 = €1	€ 1,799.77	1.00	107	6.6%	0.0%	6.6%
Hungary	€1=357.7 HUF	€ 1,662.42	357.70	100	€1=351.76 HUF	€ 1,828.66	351.76	110	10.0%	1.7%	8.2%
Denmark	€1= 7.467Kr	€ 2,321.29	7.47	100	€1= 7.4360Kr	€ 2,405.86	7.44	104	3.6%	0.4%	3.2%
Spain	€1 = €1	€ 1,206.82	1.00	100	€1 = €1	€ 1,494.84	1.00	124	23.9%	0.0%	23.9%
Estonia	€1 = €1	€ 1,021.86	1.00	100	€1 = €1	€ 1,103.61	1.00	108	8.0%	0.0%	8.0%
Canada	€1= 1.56 CAD \$	€ 1,949.84	1.56	100	€1= 1.49 CAD \$	€ 2,115.58	1.49	109	8.5%	4.5%	3.6%

Construction/ Currency Comparison



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				Conversion Rate (where applicable)												
				Ireland	UK	Finland	Czech	Germany	Switzerland	NL	France	Hungary	Spain	Denmark	Estonia	Canada
				€	€1=£0.85653		€1=25.83CZK		€1=1.0969			€1=351.76 HUF		€1= 7.4360Kr		€1= 1.49 CAD \$
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	€/m2 # 5	€/m2 # 5
<b>CONSTRUCTION COSTS 2021</b>	<b>COÛTS DE CONSTRUCTION 2021</b>	<b>BAUKONSTRUKTION 2021</b>														
A Preliminaries	Installation de chantier, échafaudages	Baustelleneinrichtungen / allg. Kosten		206.08	224.73	208.13	126.95	72.75	204.00	359.61	63.94	68.20	250.18	150.75	66.96	283.30
B Substructures	Fondations, infrastructure de base	Struktur bis Oberkante Bodenplatte		40.83	36.12	52.34	34.18	53.67	99.00	46.73	84.87	67.10	37.92	68.96	17.71	63.54
C External superstructure/envelope	Structure externe/enveloppe	Struktur aussen oberhalb Bodenplatte		561.33	649.24	470.52	467.64	675.19	630.00	404.35	709.17	685.30	388.70	761.81	66.85	478.58
D Internal superstructure	Structure interne	Struktur innen oberhalb Bodenplatte		169.82	120.39	126.15	131.29	193.16	242.00	192.63	244.14	137.50	84.89	210.76	227.66	208.66
E Internal finishings	Finitions intérieures	Innere Bekleidungen		172.74	121.63	352.84	151.90	224.64	234.00	276.74	255.77	129.80	345.69	222.59	147.31	180.84
F Services Installations	Installations techniques	Installationen und Transportanlagen		506.48	439.41	458.33	334.18	326.36	509.00	334.90	254.61	543.40	250.54	676.85	409.10	695.98
G Special equipment	Equipement spécifiques	Spezielle Ausrüstungen		27.41	28.25	10.92	26.04	-	33.00	24.95	16.28	4.40	17.22	79.88	31.75	34.48
H Furniture and fittings	Mobilier , Agencement	Ausstattungen und Einbauten		55.55	43.48	10.01	60.76	54.22	35.00	33.06	34.88	55.00	38.47	55.18	38.34	26.60
I Site and external works	Aménagements extétrieurs	Aussenanlagen		71.28	60.20	52.67	82.46	89.08	107.00	47.50	83.70	84.70	37.69	109.00	65.77	81.97
J Construction contingencies	Divers et imprevus (construction)	Bau-Reserven	3%	54.35	51.70	52.26	42.46	50.67	62.79	51.61	52.42	53.26	43.53	70.07	32.14	61.62
K Taxes on construction	Taxes sur les couts de construction	Steuern auf Baukonstruktionen		-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL CONSTRUCTION COSTS 2021</b>	<b>TOTAL COÛTS DE CONSTRUCTION 2021</b>	<b>TOTAL BAUKONSTRUKTION 2021</b>		€ 1,865.87	€ 1,775.15	€ 1,794.17	€ 1,457.84	€ 1,739.74	€ 2,155.79	€ 1,772.09	€ 1,799.77	€ 1,828.66	€ 1,494.84	€ 2,405.86	€ 1,103.61	€ 2,115.58
				100%	95%	96%	78%	93%	116%	95%	96%	98%	80%	129%	59%	113%

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				Conversion Rate (where applicable)												
				Ireland	UK €1=£0.8639	Finland	Czech €1=26.67CZK	Germany	Switzerland €1=1.07CHF	NL	France	Hungary €1=357.7 HUF	Spain	Denmark €1= 7.467Kr	Estonia	Canada €1= 1.56 CAD \$
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	€/m2 # 5	€/m2 # 5
<b>CONSTRUCTION COSTS 2020</b>																
A	Preliminaries	Installation de chantier, échafaudages		190.11	222.50	188.13	117.00	68.50	200.00	332.36	59.99	62.00	201.97	146.14	62.00	261.11
B	Substructures	Fondations, infrastructure de base		37.67	35.76	48.40	31.50	50.54	97.00	43.19	79.62	61.00	30.61	66.53	16.40	58.56
C	External superstructure/envelope	Structure externe/enveloppe		517.83	642.81	418.00	431.00	635.77	618.00	373.71	665.33	623.00	313.80	734.94	61.90	441.09
D	Internal superstructure	Structure interne		156.66	119.20	143.06	121.00	181.88	237.00	178.03	229.05	125.00	68.54	203.39	210.80	192.31
E	Internal finishings	Finitions intérieures		159.35	120.43	244.18	140.00	211.53	229.00	255.77	239.96	118.00	279.09	214.72	136.40	166.67
F	Services Installations	Installations techniques		467.23	435.06	392.24	308.00	307.31	499.00	309.52	238.87	494.00	202.27	652.97	378.80	641.46
G	Special equipment	Equipement spécifiques		25.29	27.97	14.37	24.00	-	33.00	23.06	15.27	4.00	13.90	77.07	29.40	31.78
H	Furniture and fittings	Mobilier , Agencement		51.24	43.05	48.08	56.00	51.05	34.00	30.55	32.72	50.00	31.06	52.77	35.50	24.52
I	Site and external works	Aménagements extétrieurs		65.76	59.60	66.91	76.00	83.88	105.00	43.90	78.53	77.00	30.43	105.16	60.90	75.55
J	Construction contingencies	Divers et imprevus (construction)	3%	50.13	51.19	46.90	39.14	47.71	61.56	47.70	49.18	48.42	35.15	67.61	29.76	56.79
K	Taxes on construction	Taxes sur les couts de construction		-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL CONSTRUCTION COSTS 2020</b>				€ 1,721.28	€ 1,757.57	€ 1,610.27	€ 1,343.64	€ 1,638.17	€ 2,113.56	€ 1,637.79	€ 1,688.52	€ 1,662.42	€ 1,206.82	€ 2,321.29	€ 1,021.86	€ 1,949.84
				100%	102%	94%	78%	95%	123%	95%	98%	97%	70%	135%	59%	113%