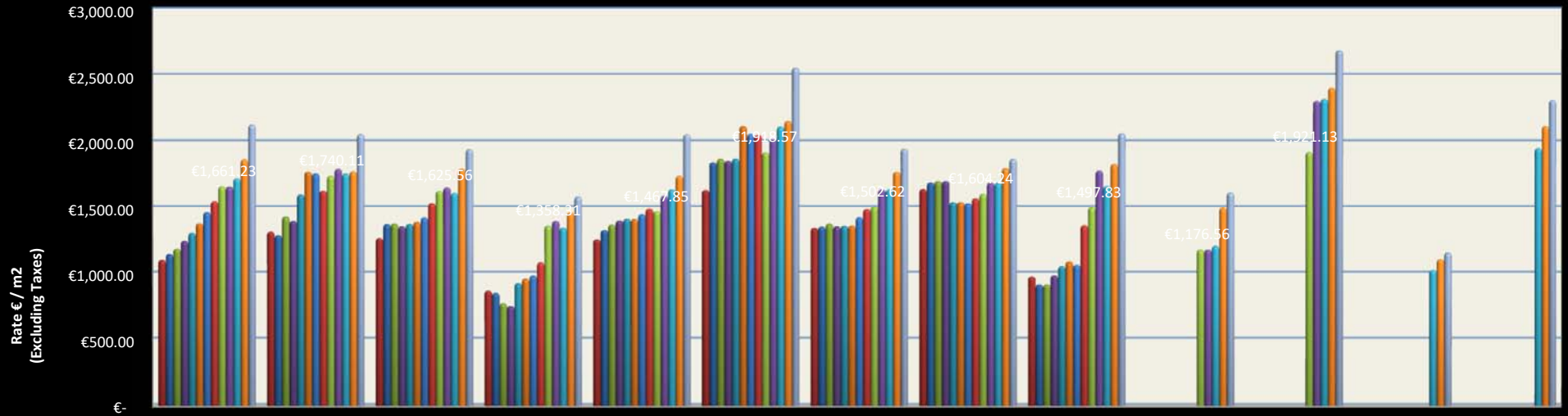


CEEC OFFICE COST MODEL 2010 - 2022



	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
2022 €/m2 figures	€2,126.68	€2,055.34	€1,943.08	€1,584.67	€2,052.89	€2,556.77	€1,946.17	€1,868.16	€2,061.03	€1,612.86	€2,689.24	€1,156.25	€2,312.33

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	2021				2022				2021vs2022		
	Currency	Cost / M2	Rate	Index	Currency	Cost / M2	Rate	Index	Net Adjustment (%)	Currency Fluctuation (%)	Net Internal Construction Inflation (%)
Ire	€1 = €1	€ 1,865.87	1.00	100	€1 = €1	€ 2,126.68	1.00	114	14.0%	0.0%	14.0%
UK	€1=£.85653	€ 1,775.15	0.86	100	€1=£.86315	€ 2,055.34	0.857	116	15.8%	0.0%	15.8%
Fin	€1 = €1	€ 1,794.17	1.00	100	€1 = €1	€ 1,943.08	1.00	108	8.3%	0.0%	8.3%
Czech	€1=25.83CZK	€ 1,457.84	25.83	100	€1=24.74CZK	€ 1,584.67	25.83	109	8.7%	0.0%	8.7%
Germany	€1 = €1	€ 1,739.74	1.00	100	€1 = €1	€ 2,052.89	1.00	118	18.0%	0.0%	18.0%
Switz	€ 1=1.0969CHF	€ 2,155.79	1.10	100	€ 1=1CHF	€ 2,556.77	1.00	119	18.6%	10.5%	8.1%
NL	€1 = €1	€ 1,772.09	1.00	100	€1 = €1	€ 1,946.17	1.00	110	9.8%	0.0%	9.8%
France	€1 = €1	€ 1,799.77	1.00	100	€1 = €1	€ 1,868.16	1.00	104	3.8%	0.0%	3.8%
Hungary	€1=351.76 HUF	€ 1,828.66	351.76	110	€1=391.33 HUF	€ 2,061.03	391.33	110	0.0%	-11.2%	25.4%
Denmark	€1= 7.4360Kr	€ 2,405.86	7.44	100	€1= 7.43802Kr	€ 2,689.24	7.44	112	11.8%	0.0%	11.8%
Spain	€1 = €1	€ 1,494.84	1.00	100	€1 = €1	€ 1,612.86	1.00	108	7.9%	0.0%	7.9%
Estonia	€1 = €1	€ 1,103.61	1.00	100	€1 = €1	€ 1,156.25	1.00	105	4.8%	0.0%	4.8%
Canada	€1= 1.49 CAD \$	€ 2,115.58	1.49	100	€1= 1.37 CAD \$	€ 2,312.33	1.37	109	9.3%	8.1%	0.5%

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=£0.86315	€1=24.74CZK	€1=7.43802Kr	€1=1.37 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
CONSTRUCTION COSTS 2021	COÛTS DE CONSTRUCTION 2021	BAUKONSTRUKTION 2021														
A	Preliminaries	Installation de chantier, échafaudages		234.89	260.28	225.40	144.00	85.84	241.94	429.04	66.37	79.00	269.93	167.71	70.15	309.65
B	Substructures	Fondations, infrastructure de base		46.54	41.82	56.68	36.99	63.33	117.41	50.63	88.09	77.00	40.91	76.73	18.56	69.45
C	External superstructure/envelope	Structure externe/enveloppe		639.79	751.62	509.57	506.13	796.72	747.18	461.46	736.11	755.00	419.38	848.07	70.04	523.09
D	Internal superstructure	Structure interne		193.55	139.38	136.62	142.10	227.92	287.01	210.84	253.42	155.00	91.60	234.91	238.52	228.06
E	Internal finishings	Finitions intérieures		196.89	140.83	382.13	164.40	265.08	277.52	284.61	265.49	190.00	372.99	247.64	154.34	197.65
F	Services Installations	Installations techniques		577.28	508.71	496.37	361.69	385.11	603.67	333.61	264.28	585.00	270.32	753.12	428.62	760.71
G	Special equipment	Equipement spécifiques		31.25	32.71	11.83	28.18	-	39.14	25.68	16.89	5.00	18.58	88.90	33.27	37.69
H	Furniture and fittings	Mobilier , Agencement		63.31	50.35	10.84	65.76	63.97	41.51	43.07	36.20	60.00	41.51	60.94	40.17	29.08
I	Site and external works	Aménagements extérieurs		81.24	69.77	57.04	89.25	105.12	126.90	51.10	86.88	95.00	40.67	121.29	68.91	89.60
J	Construction contingencies	Divers et imprevus (construction)	3%	61.94	59.86	56.59	46.16	59.79	74.47	56.12	54.41	60.03	46.97	89.95	33.68	67.35
K	Taxes on construction	Taxes sur les couts de construction		-	-	-	-	-								
TOTAL CONSTRUCTION COSTS 2021	TOTAL COÛTS DE CONSTRUCTION 2021	TOTAL BAUKONSTRUKTION 2021		€ 2,126.68	€ 2,055.34	€ 1,943.08	€ 1,584.67	€ 2,052.89	€ 2,556.77	€ 1,946.17	€ 1,868.16	€ 2,061.03	€ 1,612.86	€ 2,689.24	€ 1,156.25	€ 2,312.33
				100%	97%	91%	75%	97%	120%	92%	88%	97%	76%	126%	54%	109%

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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=€0.85653	€1=€0.85653	€1=25.83CZK	€1=€0.85653	€1=1.0969	€1=€0.85653	€1=€0.85653	€1=351.76 HUF	€1=€0.85653	€1=7.4360Kr	€1=€0.85653	€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
CONSTRUCTION COSTS 2021				BAUKONSTRUKTION 2021												
A	Preliminaries	Installation de chantier, échafaudages		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		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		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		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		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		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		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		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 extérieurs		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 imprévis (construction)	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		-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL CONSTRUCTION COSTS 2021				€ 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%	96%	96%	78%	93%	116%	95%	96%	98%	80%	129%	59%	113%