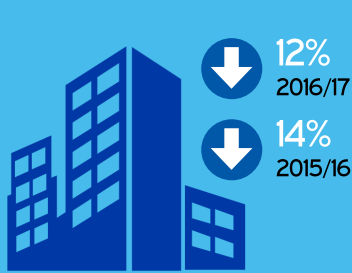


# Ryden

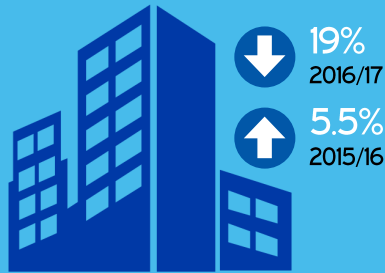
## Office Property Focus

Scottish Property Review 2017

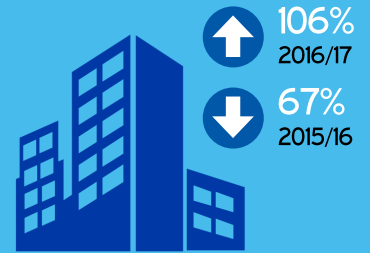
### TAKE UP & Y.O.Y TREND (12 months to end Sept. 2017)



GLASGOW  
66,809 sq m

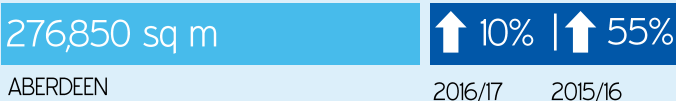


EDINBURGH  
78,140 sq m



ABERDEEN  
39,392 sq m

### SUPPLY & Y.O.Y TREND (End Sept. 2017)



### PRIME HEADLINE RENT (Oct. 2017)

£ per sq m



GLASGOW  
£323



EDINBURGH  
£323



ABERDEEN  
£345

### INVESTMENT DEALS

35 Office investment deals  
over £1m in Scotland  
(H1 2017)



### INVESTMENT YIELDS



GLASGOW & EDINBURGH

Stable at 5.25 - 5.5%

ABERDEEN

In the low 6% territory

### TAKE AWAYS



- Year of the **pre-let** in **Edinburgh**.
- Opportunity for **more refurbishments** in **Glasgow**.
- **Pressure on rents to go down** expected in **Aberdeen**.
- The **political drag** on property investment in Scotland since 2014 has now **subsided** and the **heightened investment activity levels** we are now seeing are expected to continue.