Main Streets Across The World 2004

CUSHMAN & WAKEFIELD
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Global Real Estate Solutions

INTRODUCTION

Cushman & Wakefield Healey & Baker is committed to providing an excellent service to their retail clients through the continuous monitoring of retail trends and practices. This edition of Main Streets Across The World provides a detailed analysis of retail property rental performance across the globe in the twelve months to June 2004.

The information and data provided in this report are based on a comprehensive survey of Cushman & Wakefield's international offices and the editors are extremely grateful to them for their time, effort and assistance.

Our international representation is designed to facilitate the rapid flow of information across borders and is supported by a comprehensive database of market information and regular liaison meetings. This allows for the exchange of local market knowledge and expertise and for the co-ordination of strategy for international investment and locational decision-making.

Information on the markets in Europe has been provided by Cushman & Wakefield Healey & Baker and its associate offices listed in the table below:

AUSTRIA	Inter-Pool
CROATIA	Spiller Farmer
EIRE	Lisney
FINLAND	Spector Oy LKV
ISRAEL	Inter Israel Real Estate Agency
NORWAY	Mork & Partners
ROMANIA	ACTIV Consulting s.r.l.
RUSSIA	Stiles & Riabokobylko
SOUTH AFRICA	Marriott Property Services (pty) Ltd
SWITZERLAND	Intercity Gruppe Société Privée de Gérance
TURKEY	P&D Real Estate Consultants

Other information has been provided by:

ASIA	Cushman & Wakefield
AUSTRALIA	Laing & Simmons Commercial
CANADA	Royal Le Page
DENMARK & THE BALTICS	Kofod-Jensen & Bach-Nielsen
JAPAN	Cushman & Wakefield
NEW ZEALAND	Bayleys
SOUTH AMERICA	Cushman & Wakefield Semco
USA	Cushman & Wakefield

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GLOBAL OVERVIEW

THE ECONOMIC ENVIRONMENT

2004 has been a positive year for the global economy which is expected to see growth of around 5% by the year-end. Geopolitical tensions and threats of international terrorism have continued to impact but, with improved levels of global trade, economic sentiment has improved and growth is up in most regions of the world. Recovery in the United States has been strong, although more recently the pace of growth has slowed and interest rates have risen. Asian economies showed resilience in the wake of SARS, with good growth driven by China and assisted by the wider global recovery. Indeed this is reflected in our rental growth figures. In Japan, a recent upsurge in demand and export growth may be a turning point in the country's long fight with economic stagnation. Latin America appears to be overcoming its downturn with modest increases in growth. Whilst European growth remains subdued, there are some signs of an upturn and the Accession of ten new European Union (EU) members in May 2004 represented a major step forward in the pursuit of economic integration.

There are downsides of course, with the bottoming out of the interest rate cycle and the surge in oil prices prompting a slowdown in the recovery. Growing imbalances in the US external deficit are also of concern and may yet filter through to the rest of the global economy. However, consumer and business confidence is still positive and, whilst many retailers remain cautious, particularly those facing price deflation, an increasing number are expanding again. Whilst this bodes well for the retail property sector, there are a few areas of weakness where evidence of a recovery is still limited and, moreover, the polarity between retailers in terms of those which are able to rebuild their margins and cope with ongoing price pressures is as marked as ever.

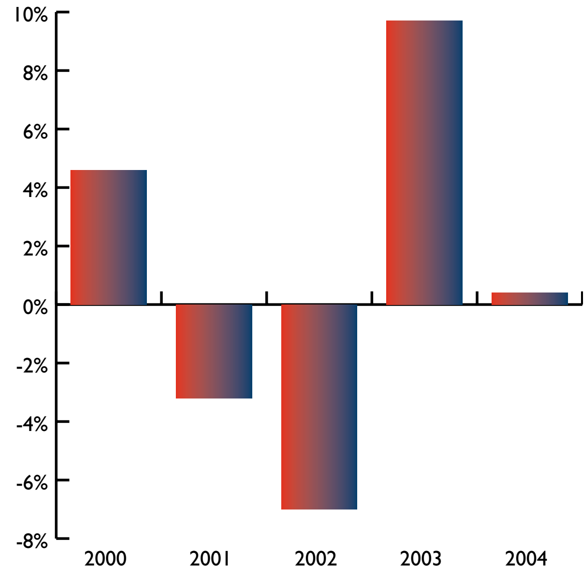
RETAIL PROPERTY PERFORMANCE

The Americas

Rental growth in the Americas amounted to just 0.4% over the year to June - the lowest rate of all the regions, but with four of the five countries covered recording increases. Argentina recorded the strongest growth with a rise of almost 30% on the back of a resurgent consumer sector, an increase in tourism and a supply-demand imbalance in the property market. In Brazil, market sentiment remained positive despite an overall drop in rents, with trends varying widely from location to location. Mexico continued its stable trend of recent years with a rise of 3%. There has been a healthy level of demand for new schemes on Mexico City's Mazaryk and, elsewhere in the country, retailer activity is buoyant.

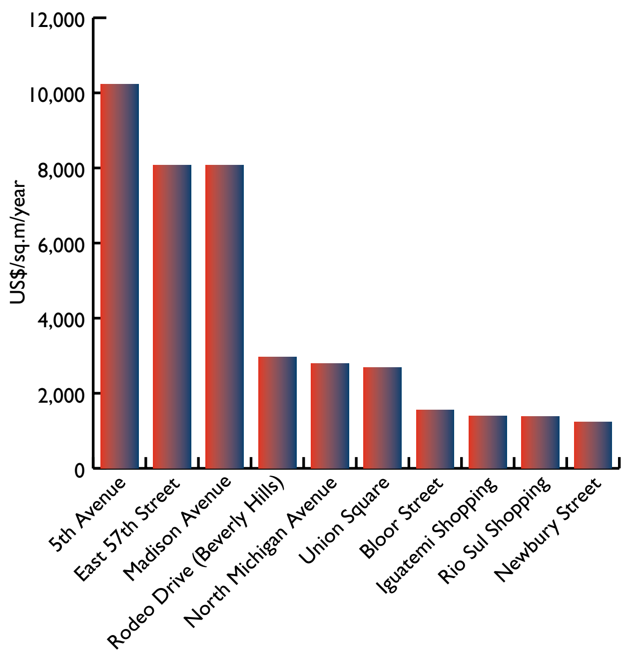
As in previous years, performance across the main US cities was also mixed. Chicago's North Michigan Avenue recorded a reduction in prime rents as a result of the first increase in the vacancy rate for seven years and rents were also down in San Francisco's Union Square. Elsewhere in the US, rents were

Americas: Rental Growth Over Five Years



TOP TEN LOCATIONS IN THE AMERICAS			
Cities	**Location**	**US$ sq.m/yr**	**Euros sq.m/yr**
New York	5th Avenue	10,226	8,406
New York	East 57th Street	8,073	6,636
New York	Madison Avenue	8,073	6,636
Los Angeles	Rodeo Drive (Beverly Hills)	2,960	2,433
Chicago	North Michigan Avenue	2,799	2,300
San Francisco	Union Square	2,691	2,212
Toronto	Bloor Street	1,560	1,283
São Paulo	Iguatemi Shopping	1,390	1,143
Rio de Janeiro	Rio Sul Shopping	1,380	1,134
Boston	Newbury Street	1,238	1,018

Americas: Top Ten Most Expensive Locations



GLOBAL OVERVIEW (continued)

either unchanged or saw modest growth of 3-4%. The most positive news again came out of New York, with rents on 5th Avenue recording double-digit growth to leave prime rents standing at US$950/sq.ft/year.

The Canadian market had a good year to June, with rental growth exceeding 10%. However, the growth was driven entirely by Vancouver whose main locations recorded strong growth and, in some cases, exceptional rental growth. Rents in Montreal showed no change.

Europe

Rental growth across Europe as a whole amounted to a healthy 4.8% - higher than the office market for the third successive year. A more detailed analysis reveals that growth in the Euroland countries was nearly 5%, with the increase in Central & Eastern Europe also good at 4.1%.

Many Western European markets have had a difficult period over the last 2-3 years but, whilst some have seen downward pressure on rents, prime rents in most areas have been resilient in the face of a wider retail slowdown and are now stable. However, secondary locations have been more adversely affected.

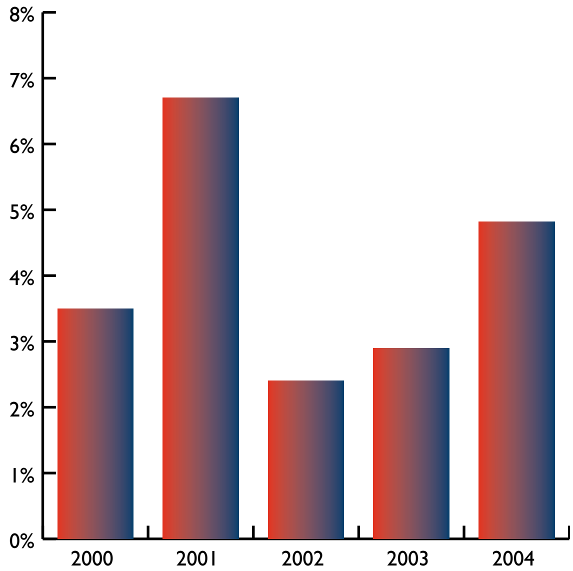
Rents in Belgium and France were unchanged on a year earlier and a marginal fall was recorded in Germany where many retailers continue to experience tough trading conditions. Dutch retail is also going through a difficult period, although the annual fall in rental levels was limited to 1.5%.

Ireland and Spain have been the star performers in Western Europe. Ireland's market has remained very buoyant throughout the year and rents were up by a very strong 35%. New retail development is continuing apace and the level of international retailer interest is increasing in what has been Europe's strongest retail property market of recent years. The buoyant economy in Spain meanwhile has led to a persistent supply-demand imbalance balance on the major high streets, resulting in very strong rental growth of 15.4%.

Scandinavian markets have seen a good level of activity, with an increasing number of international retailers looking to establish a presence in the region. Following a prolonged period of stability, rents in Sweden rose by 4.9%, with Norway not far behind with growth of 4.3%. Finland and Denmark recorded growth of 2.9% and 2.1% respectively. Market sentiment has improved in Switzerland, with strong demand for limited space leading to a rise of 11.9% over the year. Rental growth was more moderate in Austria, Italy, Portugal and the UK, all of which recorded rental growth of around 2-3% - although all these markets have been active over the last 12-18 months.

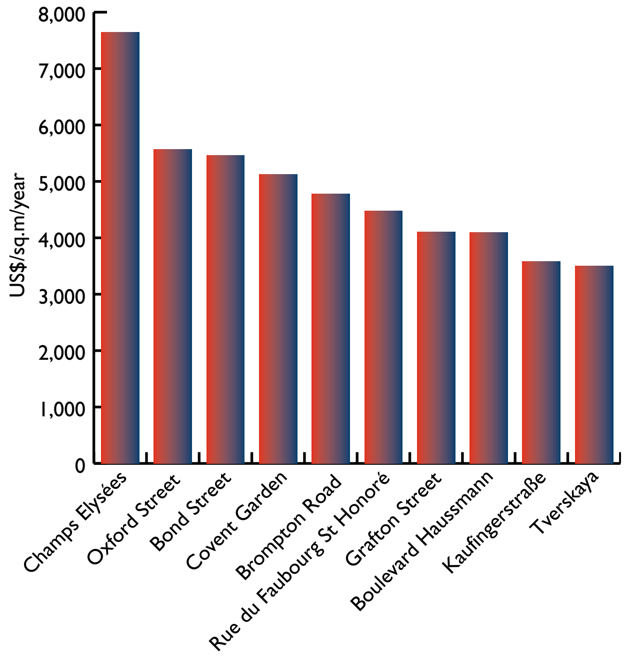
Of the emerging markets in Central and Eastern Europe, Russia recorded the strongest growth. Rents increased by

Europe: Rental Growth Over Five Years



TOP TEN LOCATIONS IN EUROPE			
Cities	**Location**	**US$ sq.m/yr**	**Euros sq.m/yr**
Paris	Avenue des Champs Elysées	7,648	6,287
London	Oxford Street	5,564	4,573
London	Bond Street	5,466	4,493
London	Covent Garden	5,127	4,215
London	Brompton Road	4,779	3,928
Paris	Rue du Faubourg St Honoré	4,479	3,682
Dublin	Grafton Street	4,103	3,372
Paris	Boulevard Haussmann	4,097	3,368
Munich	Kaufingerstraße	3,577	2,940
Moscow	Tverskaya	3,500	2,877

Europe: Top Ten Most Expensive Locations



GLOBAL OVERVIEW (continued)

13.1%, reflecting the buoyant retail sector which continues to experience an exceptional level of activity. However, with new supply now emerging in Moscow, competition will increase and rents are stabilising. To-date, Moscow has been the primary target for retailers but numerous domestic and international chains are now seeking to establish a presence in other large cities. Following the turbulent period of recent years, retail rents in Turkey are now more stable and international retailers have been returning to the market. Demand from Western and Eastern European operators has been strong in the Czech Republic and, as expected, values have continued to increase post-EU accession with rental growth of 6.1% over the year to June. Hungary registered a more moderate rental increase of around 2%, but the main high street locations continue to experience strong retailer demand. Poland experienced falls in rents for older stock in some locations but demand remains high for new space coming on to the market.

Rents in the Baltic countries - Estonia, Lithuania and Latvia - remained static despite a steady increase in occupier interest and continuing modernisation of the retail sector. Croatia also recorded no change in retail rents but is steadily becoming a target for a growing number of international operators.

Asia Pacific

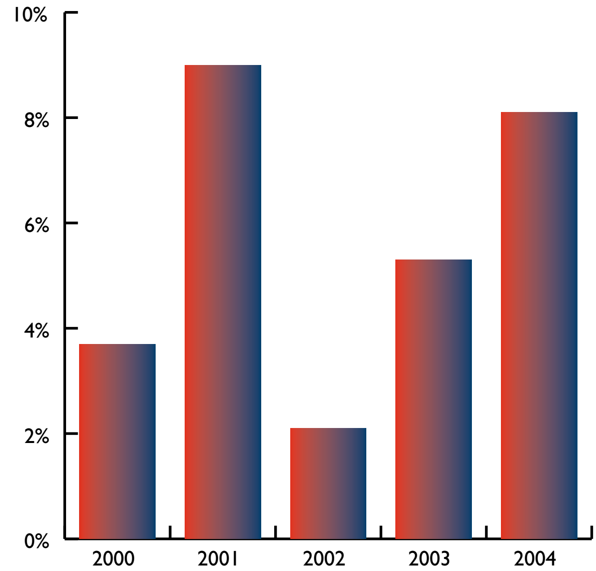
The Asia-Pacific region recorded the strongest rental growth of all the regions in the year to June with a rise of 8.1% - significantly above the rate of growth of second-placed Middle East & Africa - with most countries in the region experiencing a rental uplift. Japan was the main driver of growth, with exceptionally strong increases as a result of a rush of luxury brands to open flagship stores on the Ginza, in addition to very high demand for units on Omotesando.

In Hong Kong, the recovery in the property market since the SARS outbreak has been dramatic. The former British colony has experienced a significant increase in tourist numbers from the Chinese mainland, following the setting up of a special program which allows people from a number of cities to visit Hong Kong as individuals without a special visa or the need to join a tour party. This has resulted in increased pedestrian flows in the main retail areas, leading to rising retailer demand which has put rents under upward pressure in locations such as Causeway Bay.

Rents in Singapore also recorded solid growth as a result of a strong rebound in the economy, with retailer demand for units on Orchard Road outstripping availability. Whilst rents were stable in mainland China, the country's retail sector continues to expand and modernise. With a further loosening of restrictions on foreign investment by the end of 2004, this positive trend should continue.

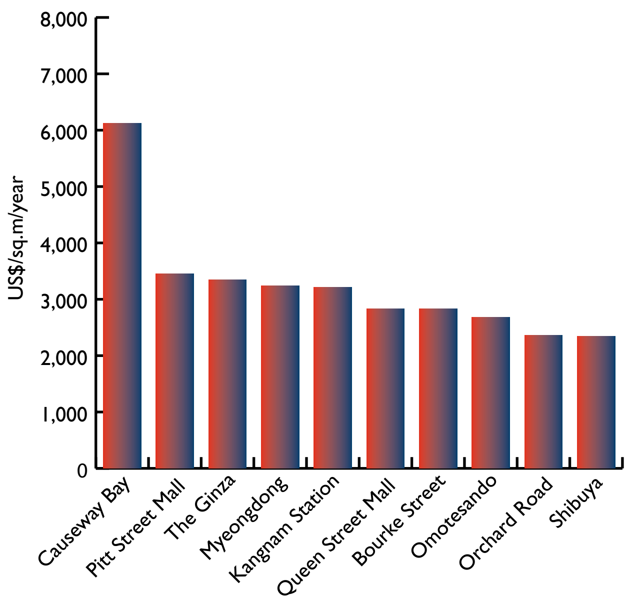
Elsewhere growth rates were more moderate, with India, South Korea and New Zealand recording rental growth of around 4-5%, with rents remaining unchanged in Malaysia and Thailand.

Asia Pacific: Rental Growth Over Five Years



TOP TEN LOCATION IN ASIA PACIFIC			
Cities	Location	US$ sq.m/yr	Euros sq.m/yr
Hong Kong	Causeway Bay	6,126	5,036
Sydney	Pitt Street Mall	3,449	2,835
Tokyo	The Ginza	3,348	2,752
Seoul	Myeongdong	3,241	2,664
Seoul	Kangnam Station	3,216	2,643
Brisbane	Queen Street Mall	2,828	2,325
Melbourne	Bourke Street	2,828	2,325
Tokyo	Omotesando	2,678	2,202
Singapore	Orchard Road	2,363	1,942
Tokyo	Shibuya	2,343	1,926

Asia Pacific: Top Ten Most Expensive Locations



GLOBAL OVERVIEW (continued)

Africa & The Middle East

Over the year to June, rental growth in Africa & The Middle East amounted to a very healthy 5%. Rents in South Africa rose by around 6% in what has been a stable and healthy market, although the focus is still very much on shopping centres rather than high streets. In Lebanon, rents were unchanged over the year to June but retail sales have been buoyant and upward pressure on rents is expected in the medium term. Indeed, demand for new retail developments is very strong. Rents in Israel were generally unchanged, although one or two locations experienced some uplift through improved retailer interest.

Outlook

On the downside, the low interest rate environment of the last two years appears to be coming to an end. Rates are rising in the US to counter the pick-up in inflation although elsewhere, notably in the Eurozone, rates have yet to rise given the lack of depth in the economic recovery. Possible future interest rate increases may have an impact on countries where debt - both public and private - is running at a high level.

Another serious concern is the steep rise in oil prices which may impact on forecast GDP growth and consumer spending, with the latter of course more directly linked to the fortunes of the retail property sector.

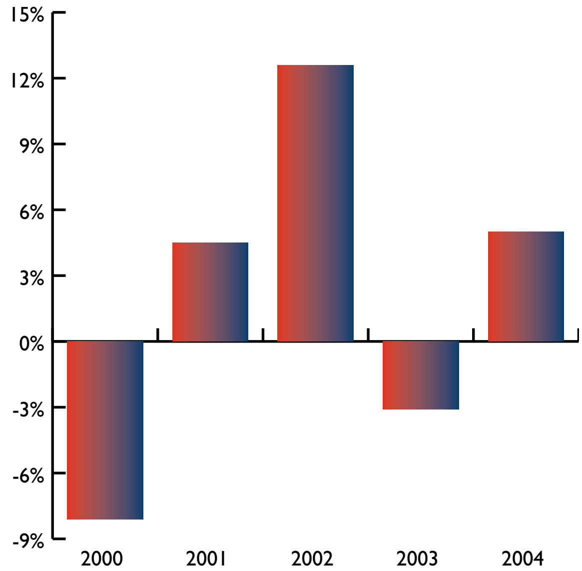
The fight against global terrorism continues and political unrest will obviously have an adverse impact in some areas, although international tourism and the air travel industry for example appear to have made a reasonable recovery following the downturn of 2-3 years ago.

Despite these factors, the overall outlook for the global retail sector is somewhat more optimistic than a year ago. Most retail markets have weathered the slowdown well and are poised for a resumption of growth once a domestic rather than trade-led economic recovery is more firmly entrenched.

Global economic growth is forecast to remain robust in 2005 and 2006. While in some areas the rate of expansion will be down on 2004, trend or above trend growth is widely forecast and will thus impact on sentiment and employment, and should result in a steady improvement in consumer demand.

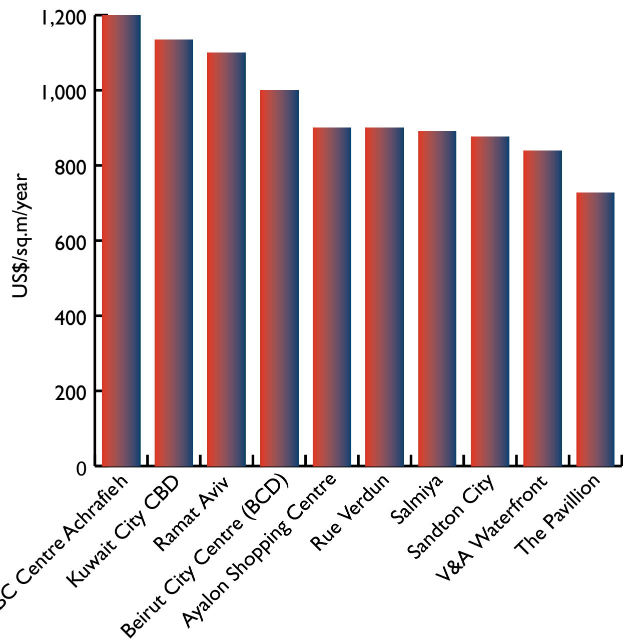
Emerging markets - notably in Europe and Asia - will remain strong targets for retailers, ensuring a continuing flow of cross-border activity. New market entrants are likely to stimulate competition with domestic operators, some of whom may become more efficient and active, with others being the subject of corporate take-overs. On a global level, retailing is set to become even more international and sophisticated - placing even greater emphasis on the need for modern, efficient and high quality property.

Africa & The Middle East: Rental Growth Over Five Years



TOP TEN LOCATIONS IN AFRICA & THE MIDDLE EAST			
Cities	**Location**	**US$ sq.m/yr**	**Euros sq.m/yr**
Beirut	ABC Centre Achrafieh	1,200	986
Kuwait City	CBD	1,134	932
Tel Aviv	Ramat Aviv	1,100	904
Beirut	City Centre (BCD)	1,000	822
Tel Aviv	Ayalon Shopping Centre	900	740
Beirut	Rue Verdun	900	740
Kuwait City	Salmiya	891	732
Johannesburg	Sandton City	877	721
Cape Town	V&A Waterfront	839	690
Durban	The Pavillion	728	598

Africa & The Middle East: Top Ten Most Expensive Locations



COUNTRY SUMMARIES

Argentina

Economy Retail Property

Rents in all the main locations in Buenos Aires have shown good growth in the year to June, on the back of a strong economic performance. A recovery in consumer confidence and an increase in tourism prompted a resurgence in the retail sector.

Australia

Economy Retail Property

The market has been largely stable, although some locations recorded marginal increases in the year to June. Domestic consumption was particularly strong towards the end of 2003, as a result of the Rugby World Cup and the rising Australian dollar which made imports cheaper.

Austria

Economy Retail Property

There has been a good level of occupier interest in the best high street property over the last year or so. Mariahilferstrasse appears to have been experiencing greater demand than Kärntnerstrasse and the former recorded very strong rental growth over the year to June.

Belgium

Economy Retail Property

June high street rents were unchanged on a year earlier, with the occupier market remaining stable but slow. There is evidence that the market is picking up, although some retailers remain cautious about expansion and are negotiating hard with landlords.

Brazil

Economy Retail Property

Following its downturn of three years ago, the market is now stable and enjoying a growth phase, although there have been considerable differences in rental trends. The use of the Internet is growing rapidly and shopping malls continue to be very popular with retailers and shoppers.

Canada

Economy Retail Property

High levels of occupier demand for limited space have resulted in substantial rental growth in some locations, with sharp increases recorded in Vancouver. International retailers continue to expand, notably well-known operators from Europe and the US who are focussing on stores above 1,500sq.m.

China

Economy Retail Property

The retail market continues to expand rapidly. However, prime rental levels in Beijing and Shanghai have been relatively stable, with the constant stream of new space helping to maintain competition, although vacancy rates in popular retail schemes are virtually zero.

Croatia

Economy Retail Property

Rents in Zagreb remained unchanged over the year to June. Demand is good for prime high street shops, although the limited supply of larger units and often lengthy procedures in obtaining planning permission has made expansion difficult for some retailers.

Czech Republic

Economy Retail Property

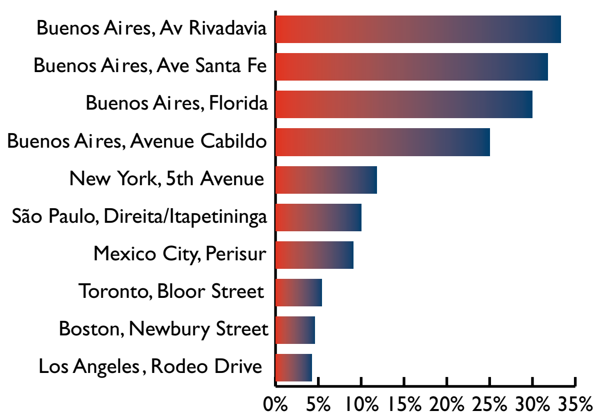
Following the build up and entry into the European Union, the market has continued to expand and develop. Rental growth over the year to June amounted to 6.1%. Availability on the main high streets is tight, whilst new shopping centre space is being taken up quickly.

Denmark

Economy Retail Property

Rental growth has been limited in recent months. However, there has been an improvement in market sentiment, with vacancy rates stable and a reasonable level of activity among occupiers. A pick-up in economic growth next year should give retailers a boost.

Americas: Locations Showing The Strongest Growth



COUNTRY SUMMARIES

Estonia

Economy Retail Property

Rents remained stable over the year to June. Vacancy rates are low at around 3-4% which indicates that occupier demand is still healthy. Estonia remains a key target for retailers expanding into Eastern Europe and the supply of modern retail space is limited albeit increasing.

Finland

Economy Retail Property

June rents were up 2.9% compared with a year earlier, on the back of healthy occupier demand which has kept vacancy rates low. The Helsinki market remains buoyant, with a good mix of domestic and international retailers seeking representation.

France

Economy Retail Property

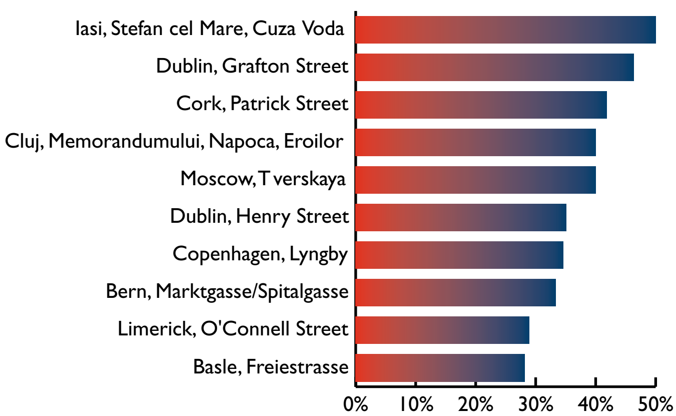
Following a difficult two years, a sense of optimism is returning to the market and, whilst caution is still evident, an increasing number of retailers are looking to open new stores. Rents have remained relatively stable and demand for units in the major cities is healthy.

Germany

Economy Retail Property

Prime property has not been too adversely affected by the continuing problems of the wider retail sector and prime rents are stable. However, whilst demand for prime locations has been good, secondary areas have experienced a further sharp drop in interest and rents.

Europe: Locations Showing The Strongest Growth



Greece

Economy Retail Property

Rents on the main streets in Athens were unchanged over the year to June, with the exception of Kifissias which recorded a sharp fall. The investment programme leading up to the Olympics has now finished, but consumer expenditure growth is still expected to be relatively good.

Hong Kong

Economy Retail Property

Improvements in consumer confidence and a recovery in tourism after the SARS epidemic last year resulted in prime rents increasing by more than 50% in major locations such as Causeway Bay and Mongkok. Whilst the market turned quieter in the second quarter, the market outlook remains very positive.

Hungary

Economy Retail Property

Overall rents were up just 2% but the market is buoyant and is seeing considerable activity. Rental levels on Váci utca, the main pedestrianised street in Budapest, are approaching €90/sq.m/month, but the new development at 1 Vörösmarty Square may see record rents when it opens in 2005.

India

Economy Retail Property

New Delhi has experienced good rental growth on the back of strong demand for limited good quality property. Rents remained relatively static in Mumbai, however. High street locations may come under threat as an increasing number of retailers move to organised shopping centres.

Ireland

Economy Retail Property

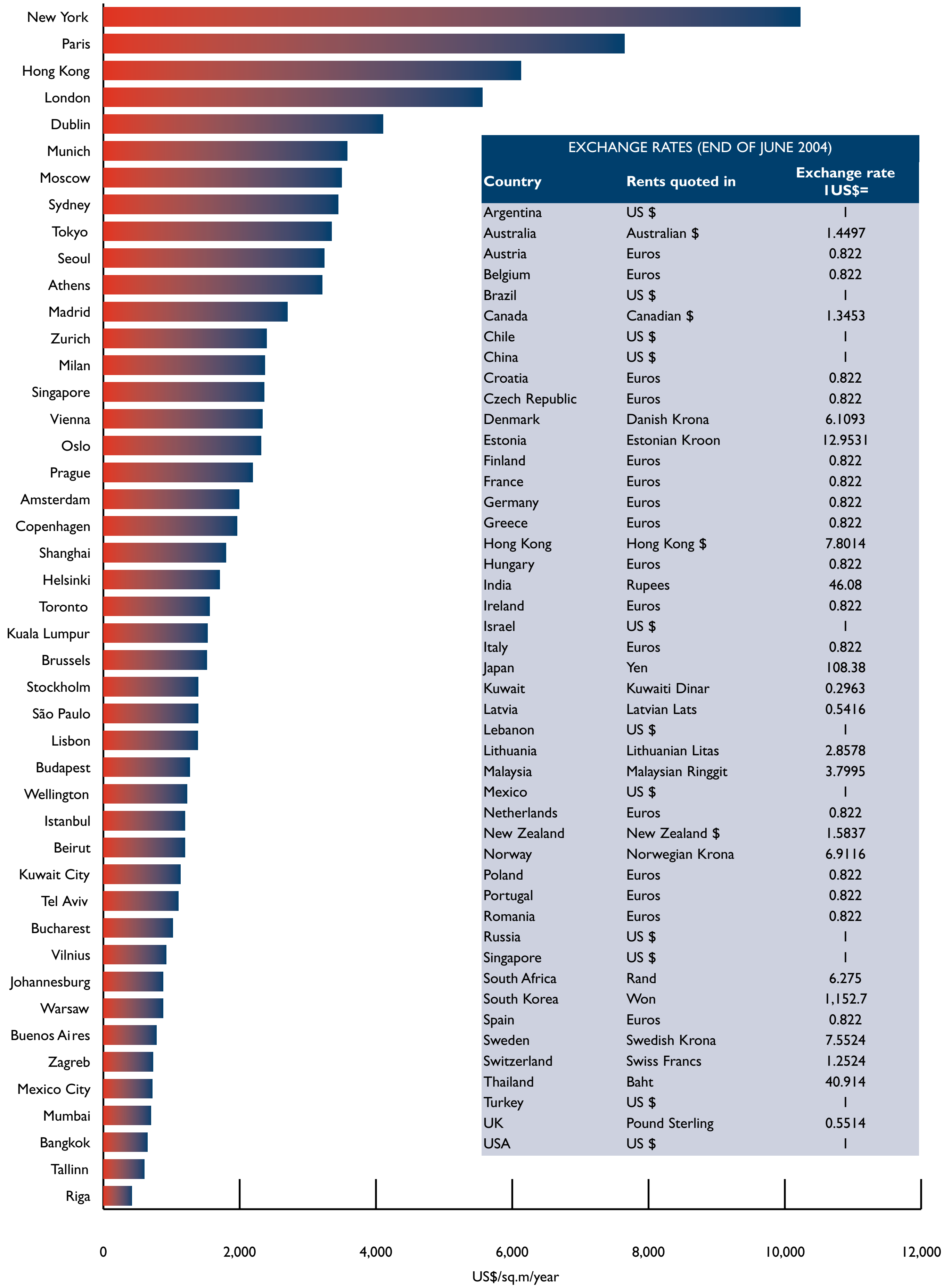
Continuing expansion and growth has boosted high street rents by 35% over the year to June. The strongest demand is for prime locations, with secondary streets taking the excess in some areas. The high demand for space has resulted in a strong upturn in development activity.

Israel

Economy Retail Property

High street rents have remained stable for the most part, with the exception of Haifa which recorded solid growth over the year to June. The current market outlook is somewhat more optimistic than last year, with retailer demand continuing for the best locations.

MOST EXPENSIVE RETAIL LOCATION IN EACH COUNTRY



EXCHANGE RATES (END OF JUNE 2004)

Country	Rents quoted in	Exchange rate 1US$=
Argentina	US $	1
Australia	Australian $	1.4497
Austria	Euros	0.822
Belgium	Euros	0.822
Brazil	US $	1
Canada	Canadian $	1.3453
Chile	US $	1
China	US $	1
Croatia	Euros	0.822
Czech Republic	Euros	0.822
Denmark	Danish Krona	6.1093
Estonia	Estonian Kroon	12.9531
Finland	Euros	0.822
France	Euros	0.822
Germany	Euros	0.822
Greece	Euros	0.822
Hong Kong	Hong Kong $	7.8014
Hungary	Euros	0.822
India	Rupees	46.08
Ireland	Euros	0.822
Israel	US $	1
Italy	Euros	0.822
Japan	Yen	108.38
Kuwait	Kuwaiti Dinar	0.2963
Latvia	Latvian Lats	0.5416
Lebanon	US $	1
Lithuania	Lithuanian Litas	2.8578
Malaysia	Malaysian Ringgit	3.7995
Mexico	US $	1
Netherlands	Euros	0.822
New Zealand	New Zealand $	1.5837
Norway	Norwegian Krona	6.9116
Poland	Euros	0.822
Portugal	Euros	0.822
Romania	Euros	0.822
Russia	US $	1
Singapore	US $	1
South Africa	Rand	6.275
South Korea	Won	1,152.7
Spain	Euros	0.822
Sweden	Swedish Krona	7.5524
Switzerland	Swiss Francs	1.2524
Thailand	Baht	40.914
Turkey	US $	1
UK	Pound Sterling	0.5514
USA	US $	1

MOST EXPENSIVE RETAIL LOCATION IN EACH COUNTRY

2004 Rank	2003 Rank	Country	Cities	Location	US$ sq.m/year	Euros sq.m/year
1	1	USA	New York	5th Avenue	10,226	8,406
2	2	France	Paris	Avenue des Champs Elysées	7,648	6,287
3	3	Hong Kong	Hong Kong	Causeway Bay	6,126	5,036
4	4	UK	London	Oxford Street	5,564	4,573
5	10	Ireland	Dublin	Grafton Street	4,103	3,372
6	9	Germany	Munich	Kaufingerstraße	3,577	2,940
7	8	Russia	Moscow	Tverskaya	3,500	2,877
8	5	Australia	Sydney	Pitt Street Mall	3,449	2,835
9	15	Japan	Tokyo	The Ginza	3,348	2,752
10	6	Korea	Seoul	Myeongdong	3,241	2,664
11	7	Greece	Athens	Ermou	3,212	2,640
12	16	Spain	Madrid	Preciados	2,701	2,220
13	12	Switzerland	Zurich	Bahnhofstrasse	2,395	1,969
14	11	Italy	Milan	Via Montenapoleone	2,372	1,950
15	14	Singapore	Singapore	Orchard Road	2,363	1,942
16	13	Austria	Vienna	Kärntnerstraße	2,336	1,920
17	17	Norway	Oslo	Karl Johan Gate	2,315	1,903
18	18	Czech Republic	Prague	Na Prikope/Wenceslas Square	2,190	1,800
19	19	Netherlands	Amsterdam	Kalverstraat	1,995	1,640
20	20	Denmark	Copenhagen	Østergade	1,964	1,615
21	21	China	Shanghai	Nanjing Road (East)	1,800	1,480
22	23	Finland	Helsinki	City Centre	1,708	1,404
23	25	Canada	Toronto	Bloor Street	1,560	1,283
24	24	Malaysia	Kuala Lumpur	Suria KLCC	1,530	1,258
25	26	Belgium	Brussels	Rue Neuve	1,521	1,250
26	28	Sweden	Stockholm	Biblioteksgatan	1,391	1,143
27	22	Brazil	São Paulo	Iguatemi Shopping	1,390	1,142
28	27	Portugal	Lisbon	Baixa	1,387	1,140
29	29	Hungary	Budapest	Váci utca	1,270	1,044
30	30	New Zealand	Wellington	Lambton Quay	1,231	1,012
=31	33	Turkey	Istanbul	Abdi Ipekci (European side)	1,200	986
=31	34	Lebanon	Beirut	ABC Centre Achrafieh	1,200	986
33	31	Kuwait	Kuwait City	CBD	1,134	932
34	32	Israel	Tel Aviv	Ramat Aviv	1,100	904
35	=38	Romania	Bucharest	Bulevardul Magheru	1,022	840
36	37	Lithuania	Vilnius	Gediminas Avenue	924	759
37	40	South Africa	Johannesburg	Sandton City	877	721
38	35	Poland	Warsaw	ul. Chmielna/ul. Nowy Swiat	876	720
39	43	Argentina	Buenos Aires	Florida	780	641
40	n/a	Croatia	Zagreb	Ilica Street	730	600
41	=38	Mexico	Mexico City	Mazaryk/Perisur	720	592
42	41	India	Mumbai	Linking Road, Western Suburban	701	576
43	42	Thailand	Bangkok	City Centre	645	530
44	44	Estonia	Tallinn	Viru Street	602	495
45	45	Latvia	Riga	Krasta	420	345

COUNTRY SUMMARIES

Italy

Economy Retail Property

The high street market has slowed in most areas, with only a few retailers actively expanding. The annual rate of rental growth to June amounted to just 2% - a sharp decline in the pace of growth seen over the last few years.

Japan

Economy Retail Property

The year to June has seen very strong rental growth on Tokyo's main retail pitches, resulting largely from the rush by numerous luxury brands to open flagship stores. Rising populations in major cities such as Osaka, Nagoya and Fukuoka have also prompted increased retailer demand in these areas.

Kuwait

Economy Retail Property

Rents in Kuwait City have generally remained stable over the last year. There remains downward pressure on rents in existing malls and locations, with only one or two locations seeing greater interest. Landlords expect growth but it is only new developments which are expected to see increases.

Latvia

Economy Retail Property

Rental values remained stable in the year to June, with prime rents in Riga standing at US$35/sq.m/month. Increasing prosperity and a stable economy are attracting foreign operators, mainly from neighbouring Lithuania and Scandinavia. International retail activity remains focused around the capital.

Lebanon

Economy Retail Property

Rents remained unchanged in the year to June, although demand is picking up and the retail sector continues to expand. Modern supply is increasing with the arrival of new shopping centres for which there is considerable interest.

Lithuania

Economy Retail Property

The market continues to expand and retail sales growth has been exceptionally strong in 2004. Increased interest from international retailers has been noted, with a particular focus on Vilnius. However, rental values have remained stable following the significant increases recorded in 2003, as new supply is now emerging.

Malaysia

Economy Retail Property

June rental levels showed little change on a year earlier, although retailer demand for selective locations remains robust. The strengthening economy and growing tourist industry have given a boost to the retail sector and there are a growing number of international retailers in the market.

Mexico

Economy Retail Property

With the exception of Perisur, rents in the main retail locations in Mexico City have changed little over the year to June. Overall retailer demand is good and the new retail schemes recently created on Mazaryk have been absorbed mainly by luxury goods retailers.

The Netherlands

Economy Retail Property

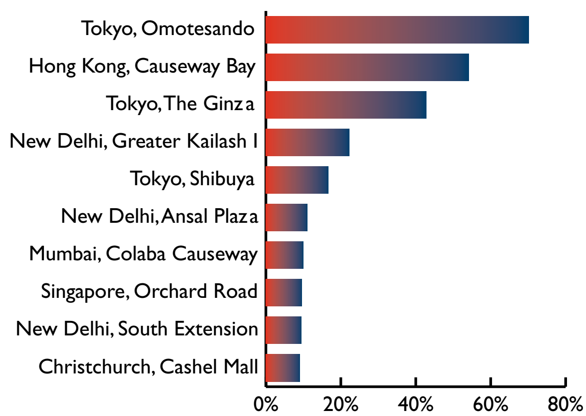
Prime rents have held firm despite the weak retail sector. Occupier demand has been reasonable and availability is still low, with some occupiers finding it difficult to secure good units and others waiting to pick off the operations and real estate of bankrupt operators.

New Zealand

Economy Retail Property

Low vacancy rates in prime retail locations have led to strong rental growth nationwide in both small and large centres. There have been instances of key money being paid to secure top space in some prime markets such as Auckland and Wellington.

Asia Pacific: Locations Showing The Strongest Growth



COUNTRY SUMMARIES

Norway

Economy — Retail Property

The annual rate of rental growth to June was a modest 2.8%, but the market is healthy. Retailer demand has generally been good, despite an element of caution in the market. Activity is strongest among domestic operators, with slightly less interest from foreign retailers.

Poland

Economy — Retail Property

Retail market sentiment is good. Rents on some older high street properties have softened, but the supply of quality high street space is still unable to meet demand. On the back of EU accession, Poland's bright longer term outlook has ensured continuing retailer interest.

Portugal

Economy — Retail Property

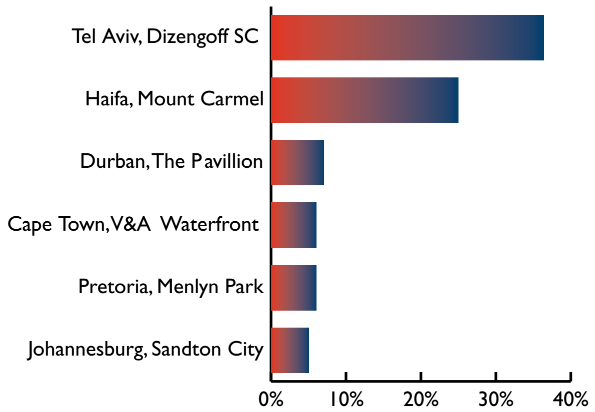
The economy is showing signs of recovery and consumer spending growth has returned to positive levels. Whilst the retail property market has been very active over the last year, prime high street rents have remained stable. The market outlook for the coming year is positive.

Romania

Economy — Retail Property

Rents in the largest cities are currently stable, having increased over the year to June. The retail market is still under-developed and there are few good quality shopping centres. However, a number of established foreign retailers continue to expand and interest is picking up.

Africa & The Middle East: Locations Showing The Strongest Growth



Russia

Economy — Retail Property

Russia's retail market remains buoyant. In Moscow, Tverskaya experienced very strong growth, with rents increasing by 40% over the year, although other locations recorded falls on the back of an increase in new supply. The market is still some way off maturity but is developing very rapidly.

Singapore

Economy — Retail Property

Strong demand for limited supply has pushed up rents on Orchard Road by 9.6% over the year to June. This upward trend is expected to continue, largely due to the increasing number of international retailers. Several major schemes are under development, with completion expected in 2006.

South Africa

Economy — Retail Property

The retail market has had a good year, with high consumer spending and many retailers reporting record turnover growth. Rents rose by 6% in the year to June, with good occupier demand resulting in low vacancy rates. Shopping centres dominate the retail market.

South Korea

Economy — Retail Property

Rents edged up in Seoul's major locations, despite a sluggish economy and slow consumer spending. Myeongdong recorded the strongest growth on the back of an influx of new low-price brands and Gangnam Station, with limited street frontage shops, has seen aggressive competition for space.

Spain

Economy — Retail Property

The retail market has had another strong year, with rents across the country enjoying a significant uplift. Sentiment improved in the first half of 2004, with a number of retailers becoming aggressive again, whilst limited supply on the high street is also a major driver of growth.

Sweden

Economy — Retail Property

Rents recorded a moderate increase over the year to June. Retailer demand remains slow, but many have very specific requirements and are price sensitive. However, there are some encouraging signs of an increase in activity and international retailers are beginning to return to the market.

COUNTRY SUMMARIES

Switzerland

Economy Retail Property

Occupier demand has been good, although the strongest rental growth was confined to Bern and Basle. However, low levels of availability and high premiums have resulted in limited activity. Restrictive planning for large-scale retail means there are few projects in the pipeline.

Thailand

Economy Retail Property

Rents are stable but market sentiment is good. Occupier demand is focusing around the Sky train and new underground links. Recently passed planning legislation will restrict new development in Bangkok, thereby putting pressure on rental levels in the coming months, particularly for larger units.

Turkey

Economy Retail Property

Demand has remained firm and the influx of international retailers continues. Bagdat Avenue on Istanbul's Asian side has seen a good level of interest and early 2004 saw high premiums being paid in some key locations in order to get sitting tenants to relinquish their units.

United Kingdom

Economy Retail Property

Rental growth over the year to June was a modest 2% but, whilst there is still an element of caution in the market, demand has been firmer than expected. A number of newcomers have entered the market, with particularly strong interest from US, French and Spanish retailers.

United States of America

Economy Retail Property

Whilst trends have varied across the country, the general picture has been one of a general improvement in market conditions. Good rental growth has been seen in a number of key cities including New York and prospects for the next 12 months look solid, subject to consumers remaining in a confident frame of mind.

KEY INDICATORS				
Down	Up	Stable	Stable/Down	Stable/Up

Key Indicator arrows show the anticipated trend for the coming 12 months

GLOBAL RENTAL PERFORMANCE IN THE YEAR TO JUNE 2004

Countries Showing	**Number**	**% of Total**
Rental Growth	30	66.7%
A Fall in Rents	5	11.1%
Stable Rents	10	22.2%
Locations showing		
Rental Growth	97	42.4%
A Fall in Rents	25	10.9%
Stable Rents	107	46.7%

Average Rents	**US$/ sq.m /year**
Americas	2,021
Asia-Pacific	1,624
Europe Total	1,674
Euroland Countries	1,835
Western Europe	1,979
Central & Eastern Europe	846
Middle East & Africa	692
Average Rental Growth	**% Rental growth**
Americas	0.4%
Asia-Pacific	8.1%
Europe Total	4.8%
Euroland Countries	4.9%
Western Europe	5.1%
Central & Eastern Europe	4.1%
Middle East & Africa	5.0%
The World's most expensive Main Street Location	**US$/ sq.m /year**
5th Avenue, New York	10,226
Average rent of 229 Main Street Locations	1,600

COUNTRY SUMMARIES

Country	Cities	Location	Local measure	Rent June 2004	Annual Growth %	Inflation%	Rent/sq.m/year US$	Rent/sq.m/year €
AMERICAS								
Argentina	Buenos Aires	Florida	US$/sq.m/month	65	30.0%	4.9%	780	641
Argentina	Buenos Aires	Avenue Cabildo	US$/sq.m/month	25	25.0%	4.9%	300	247
Argentina	Buenos Aires	Avenue Santa Fe	US$/sq.m/month	29	31.8%	4.9%	348	286
Argentina	Buenos Aires	Av Rivadavia (Cabillito/Flores)	US$/sq.m/month	16	33.3%	4.9%	192	158
Brazil	Rio de Janeiro	Rio Sul Shopping	US$/sq.m/year	1,380	0.0%	5.6%	1,380	1,134
Brazil	Rio de Janeiro	Rio Sul Visconde Piraja Ipanema	US$/sq.m/year	318	0.0%	5.6%	318	261
Brazil	São Paulo	Oscar Freire Jardins	US$/sq.m/year	317	-29.6%	5.6%	317	261
Brazil	São Paulo	Direita/Itapetininga	US$/sq.m/year	220	10.0%	5.6%	220	181
Brazil	São Paulo	Iguatemi Shopping	US$/sq.m/year	1,390	-14.0%	5.6%	1,390	1,142
Brazil	São Paulo	Morumbi Shopping	US$/sq.m/year	1,152	-5.6%	5.6%	1,152	947
Brazil	São Paulo	Shopping Patio Higienopolis	US$/sq.m/year	1,072	-18.8%	5.6%	1,072	881
Brazil	São Paulo	Rua Estados Unidos	US$/sq.m/year	140	-64.6%	5.6%	140	115
Canada	Toronto	Bloor Street	C$/sq.ft/year	195	5.4%	2.5%	1,560	1,283
Canada	Montreal	Saint-Catherine W (Street Level)	C$/sq.ft/year	175	0.0%	2.5%	1,400	1,151
Canada	Montreal	Saint-Catherine W (Underground)	C$/sq.ft/year	125	0.0%	2.5%	1,000	822
Canada	Montreal	de Maisonneuve W	C$/sq.ft/year	50	0.0%	2.5%	400	329
Canada	Montreal	Peel	C$/sq.ft/year	75	0.0%	2.5%	600	493
Canada	Vancouver	Robson	C$/sq.ft/year	180	28.6%	2.5%	1,440	1,184
Canada	Vancouver	Granville	C$/sq.ft/year	80	60.0%	2.5%	640	526
Canada	Vancouver	Denman	C$/sq.ft/year	55	22.2%	2.5%	440	362
Mexico	Mexico City	Mazaryk	US$/sq.m/month	60	0.0%	4.4%	720	592
Mexico	Mexico City	Santa Fe	US$/sq.m/month	50	0.0%	4.4%	600	493
Mexico	Mexico City	Perisur	US$/sq.m/month	60	9.1%	4.4%	720	592
USA	Boston	Newbury Street	US$/sq.ft/year	115	4.5%	3.2%	1,238	1,018
USA	Chicago	North Michigan Avenue	US$/sq.ft/year	260	-13.3%	3.2%	2,799	2,300
USA	Los Angeles	Rodeo Drive (Beverly Hills)	US$/sq.ft/year	275	4.2%	3.2%	2,960	2,433
USA	New York	East 57th Street	US$/sq.ft/year	750	0.0%	3.2%	8,073	6,636
USA	New York	5th Avenue	US$/sq.ft/year	950	11.8%	3.2%	10,226	8,406
USA	New York	Madison Avenue	US$/sq.ft/year	750	0.0%	3.2%	8,073	6,636
USA	Palm Beach	Worth Avenue	US$/sq.ft/year	115	0.0%	3.2%	1,238	1,018
USA	San Francisco	Union Square	US$/sq.ft/year	250	-9.1%	3.2%	2,691	2,212
ASIA PACIFIC								
Australia	Adelaide	Rundle Mall	Australian $/sq.m/year	1,600	0.0%	2.5%	1,104	907
Australia	Brisbane	Queen Street Mall	Australian $/sq.m/year	4,100	0.0%	2.5%	2,828	2,325
Australia	Brisbane	Indooroopilly	Australian $/sq.m/year	2,000	0.0%	2.5%	1,380	1,134
Australia	Melbourne	Bourke Street	Australian $/sq.m/year	4,100	2.5%	2.5%	2,828	2,325
Australia	Perth	CBD	Australian $/sq.m/year	2,300	4.5%	2.5%	1,587	1,304
Australia	Sydney	Oxford Street	Australian $/sq.m/year	2,100	5.0%	2.5%	1,449	1,191
Australia	Sydney	Pitt Street Mall	Australian $/sq.m/year	5,000	0.0%	2.5%	3,449	2,835
China	Beijing	Jianguomen	US$/sq.m/month	120	0.0%	5.0%	1,440	1,184
China	Beijing	Wanfujing	US$/sq.m/month	120	-4.0%	5.0%	1,440	1,184
China	Shanghai	Huaihai Road (Middle)	US$/sq.m/month	135	3.8%	5.0%	1,620	1,332
China	Shanghai	Nanjing Road (East)	US$/sq.m/month	150	3.4%	5.0%	1,800	1,480
Hong Kong	Hong Kong	Causeway Bay	HK $/sq.ft/month	370	54.2%	-0.1%	6,126	5,036
India	Mumbai	Linking Road, Western Suburban	Rs/sq.ft/month	250	0.0%	3.5%	701	576
India	Mumbai	Kemps Corner, South Mumbai	Rs/sq.ft/month	225	2.3%	3.5%	631	518
India	Mumbai	Fort/Fountain, South Mumbai	Rs/sq.ft/month	145	0.0%	3.5%	406	334
India	Mumbai	Colaba Causeway	Rs/sq.ft/month	165	10.0%	3.5%	463	380
India	New Delhi	Ansal Plaza	Rs/sq.ft/month	200	11.1%	3.5%	561	461
India	New Delhi	Connaught Place	Rs/sq.ft/month	185	5.7%	3.5%	519	426
India	New Delhi	Karol Bagh	Rs/sq.ft/month	150	0.0%	3.5%	420	346
India	New Delhi	South Extension	Rs/sq.ft/month	230	9.5%	3.5%	645	530
India	New Delhi	Basant Lok	Rs/sq.ft/month	170	-5.6%	3.5%	477	392
India	New Delhi	Greater Kailash I	Rs/sq.ft/month	220	22.2%	3.5%	617	507
Japan	Tokyo	The Ginza	Yen/Tsubo/month	100,000	42.9%	-0.1%	3,348	2,752
Japan	Tokyo	Shibuya	Yen/Tsubo/month	70,000	16.7%	-0.1%	2,343	1,926
Japan	Tokyo	Omotesando	Yen/Tsubo/month	80,000	70.2%	-0.1%	2,678	2,202
South Korea	Seoul	Myeongdong	Won/Pyung/year	12,351,815	8.1%	3.6%	3,241	2,664
South Korea	Seoul	Kangnam Station	Won/Pyung/year	12,255,056	2.3%	3.6%	3,216	2,643
South Korea	Seoul	Apkujung	Won/Pyung/year	6,287,600	-0.1%	3.6%	1,650	1,356
Malaysia	Kuala Lumpur	Bukit Bintang	RM/sq.ft/month	35	0.0%	1.3%	1,190	978
Malaysia	Kuala Lumpur	Suria KLCC	RM/sq.ft/month	45	0.0%	1.3%	1,530	1,258
Malaysia	Kuala Lumpur	Mid Valley Megamall	RM/sq.ft/month	25	0.0%	1.3%	850	699
New Zealand	Auckland	Queen Street	NZ$/sq.m/year	1,800	0.0%	2.4%	1,137	934
New Zealand	Wellington	Lambton Quay	NZ$/sq.m/year	1,950	8.3%	2.4%	1,231	1,012
New Zealand	Christchurch	Cashel Mall	NZ$/sq.m/year	900	9.1%	2.4%	568	467
Singapore	Singapore	Orchard Road	S$/sq.ft/month	32	9.6%	2.3%	2,363	1,942
Thailand	Bangkok	City Centre	Baht/sq.m/month	2,200	0.0%	3.0%	645	530
Korea: 1 Pyung = 3.306 sq.m/Japan: 1 Tsubo = 35.6 sq.ft								
EUROPE								
Austria	Graz	Herrengasse	€/sq.m/month	75	0.0%	2.3%	1,095	900
Austria	Innsbruck	Maria Theresienstraße	€/sq.m/month	50	-7.4%	2.3%	730	600
Austria	Linz	Landstraße	€/sq.m/month	50	-5.7%	2.3%	730	600
Austria	Salzburg	Getreidegasse	€/sq.m/month	75	0.0%	2.3%	1,095	900
Austria	Vienna	Kärntnerstraße	€/sq.m/month	160	0.0%	2.3%	2,336	1,920
Austria	Vienna	Mariahilferstraße	€/sq.m/month	100	17.6%	2.3%	1,460	1,200
Belgium	Antwerp	Meir	€/sq.m/year	1,200	0.0%	2.3%	1,460	1,200
Belgium	Bruges	Steenstraat	€/sq.m/year	800	0.0%	2.3%	973	800
Belgium	Brussels	Rue Neuve	€/sq.m/year	1,250	0.0%	2.3%	1,521	1,250

COUNTRY SUMMARIES

Country	Cities	Location	Local measure	Rent June 2004	Annual Growth %	Inflation%	Rent/sq.m/year US$	Rent/sq.m/year €
Belgium	Brussels	Avenue Louise	€/sq.m/year	1,100	0.0%	2.3%	1,338	1,100
Belgium	Ghent	Veldstraat	€/sq.m/year	925	0.0%	2.3%	1,125	925
Belgium	Hasselt	Hoogstraat	€/sq.m/year	800	0.0%	2.3%	973	800
Belgium	Liège	Vinave d'ile	€/sq.m/year	800	0.0%	2.3%	973	800
Croatia	Zagreb	Ilica Street	€/sq.m/year	600	0.0%	2.5%	730	600
Czech Republic	Brno	Svobody Square	€/sq.m/month	60	3.4%	2.9%	876	720
Czech Republic	Prague	Na Prikope/Wenceslas Square	€/sq.m/month	150	7.1%	2.9%	2,190	1,800
Denmark	Aarhus	Sondergade	DKr/sq.m/year	5,000	0.0%	1.1%	818	673
Denmark	Copenhagen	Østergade	DKr/sq.m/year	12,000	0.0%	1.1%	1,964	1,615
Denmark	Copenhagen	Vimmelskaftet	DKr/sq.m/year	10,000	0.0%	1.1%	1,637	1,345
Denmark	Copenhagen	Kobmagergade	DKr/sq.m/year	10,000	0.0%	1.1%	1,637	1,345
Denmark	Copenhagen	Lyngby	DKr/sq.m/year	3,500	34.6%	1.1%	573	471
Denmark	Odense	Vestergade	DKr/sq.m/year	4,000	0.0%	1.1%	655	538
Estonia	Tallinn	Viru Street	EEK/sq.m/month	650	0.0%	4.5%	602	495
Finland	Helsinki	City Centre	€/sq.m/month	117	1.7%	-0.1%	1,708	1,404
Finland	Tampere	City Centre	€/sq.m/month	70	7.7%	-0.1%	1,022	840
Finland	Turku	City Centre	€/sq.m/month	65	0.0%	-0.1%	949	780
France	Bordeaux	Rue St Catherine	Zone A €/sq.m/year	1,500	0.0%	2.5%	1,344	1,105
France	Lille	Rue Neuve	Zone A €/sq.m/year	1,500	0.0%	2.5%	1,344	1,105
France	Lyon	Rue de la République	Zone A €/sq.m/year	1,500	0.0%	2.5%	1,344	1,105
France	Marseille	Rue St Ferréol	Zone A €/sq.m/year	1,300	0.0%	2.5%	1,165	957
France	Nice	Rue Jean Médecin	Zone A €/sq.m/year	1,300	0.0%	2.5%	1,165	957
France	Paris	Avenue des Champs Elysées	Zone A €/sq.m/year	8,537	0.0%	2.5%	7,648	6,287
France	Paris	Boulevard Haussmann	Zone A €/sq.m/year	4,573	0.0%	2.5%	4,097	3,368
France	Paris	Rue du Faubourg St Honoré	Zone A €/sq.m/year	5,000	0.0%	2.5%	4,479	3,682
France	Paris	Avenue Montaigne	Zone A €/sq.m/year	3,811	0.0%	2.5%	3,414	2,806
France	Paris	Rue de Rivoli	Zone A €/sq.m/year	3,354	0.0%	2.5%	3,005	2,470
France	Paris	Boulevard St Germain	Zone A €/sq.m/year	3,000	0.0%	2.5%	2,688	2,209
France	Strasbourg	Place Kléber	Zone A €/sq.m/year	1,220	0.0%	2.5%	1,093	898
France	Toulouse	Avenue Alsace-Lorraine	Zone A €/sq.m/year	1,400	0.0%	2.5%	1,254	1,031
Germany	Berlin	Tauentzienstraße (south)	€/sq.m/month	170	-8.1%	1.7%	2,482	2,040
Germany	Cologne	Schildergasse	€/sq.m/month	190	0.0%	1.7%	2,774	2,280
Germany	Dresden	Pragerstraße	€/sq.m/month	102	2.0%	1.7%	1,489	1,224
Germany	Düsseldorf	Königsallee	€/sq.m/month	175	0.0%	1.7%	2,555	2,100
Germany	Frankfurt	Zeil	€/sq.m/month	220	0.0%	1.7%	3,212	2,640
Germany	Hamburg	Mönckebergstraße	€/sq.m/month	185	-1.6%	1.7%	2,701	2,220
Germany	Leipzig	Peterstraße	€/sq.m/month	105	0.0%	1.7%	1,533	1,260
Germany	Munich	Kaufingerstraße	€/sq.m/month	245	0.0%	1.7%	3,577	2,940
Germany	Stuttgart	Königstraße	€/sq.m/month	205	0.0%	1.7%	2,993	2,460
Greece	Athens	Ermou	€/sq.m/month	220	0.0%	2.8%	3,212	2,640
Greece	Athens	Tsakalof	€/sq.m/month	200	0.0%	2.8%	2,920	2,400
Greece	Athens	Kifssias Avenue	€/sq.m/month	59	-15.7%	2.8%	861	708
Hungary	Budapest	Váci utca	€/sq.m/month	87	0.0%	7.5%	1,270	1,044
Hungary	Budapest	Centre/Duna Plaza	€/sq.m/month	32	3.2%	7.5%	467	384
Hungary	Debrecen	Kossuth utca	€/sq.m/month	28	0.0%	7.5%	409	336
Hungary	Györ	Baross utca	€/sq.m/month	23	0.0%	7.5%	336	276
Hungary	Miskolc	Széchenyi István út	€/sq.m/month	26	13.0%	7.5%	380	312
Ireland	Cork	Patrick Street	Zone A €/sq.m/year	3,900	41.8%	2.3%	2,406	1,978
Ireland	Dublin	Grafton Street	Zone A €/sq.m/year	6,000	46.3%	2.3%	4,103	3,372
Ireland	Dublin	Henry Street	Zone A €/sq.m/year	5,200	35.1%	2.3%	3,208	2,637
Ireland	Galway	Shop Street	Zone A €/sq.m/year	2,500	16.3%	2.3%	1,542	1,268
Ireland	Limerick	O'Connell Street	Zone A €/sq.m/year	2,450	28.9%	2.3%	1,512	1,243
Ireland	Waterford	Broad Street	Zone A €/sq.m/year	1,900	26.7%	2.3%	1,172	964
Italy	Bologna	Galleria Cavour	€/sq.m/year	1,340	0.0%	2.4%	1,630	1,340
Italy	Milan	Via Montenapoleone	€/sq.m/year	1,950	0.0%	2.4%	2,372	1,950
Italy	Milan	Via della Spiga	€/sq.m/year	1,500	3.4%	2.4%	1,825	1,500
Italy	Milan	Corso Vittorio Emanuele	€/sq.m/year	1,600	0.0%	2.4%	1,946	1,600
Italy	Naples	Via Toledo	€/sq.m/year	750	0.0%	2.4%	912	750
Italy	Rome	Via Condotti	€/sq.m/year	1,900	2.7%	2.4%	2,311	1,900
Italy	Rome	Via del Corso	€/sq.m/year	1,550	3.3%	2.4%	1,886	1,550
Italy	Rome	Via Cola di Rienzo	€/sq.m/year	1,250	5.0%	2.4%	1,521	1,250
Italy	Turin	Via Roma	€/sq.m/year	750	7.1%	2.4%	912	750
Latvia	Riga	Krasta	US$/sq.m/month	35	0.0%	6.1%	420	345
Lithuania	Vilnius	Gediminas Avenue	LTL/sq.m/month	220	0.0%	1.1%	924	759
Netherlands	Amsterdam	Kalverstraat	€/sq.m/year	1,640	0.0%	1.4%	1,995	1,640
Netherlands	Eindhoven	Demer	€/sq.m/year	1,000	0.0%	1.4%	1,217	1,000
Netherlands	Maastricht	Grote Staat	€/sq.m/year	1,100	0.0%	1.4%	1,338	1,100
Netherlands	Rotterdam	Lijnbaan	€/sq.m/year	1,250	-3.1%	1.4%	1,521	1,250
Netherlands	The Hague	Spuistraat	€/sq.m/year	1,000	-6.1%	1.4%	1,217	1,000
Netherlands	Utrecht	Lange Elisabethstraat	€/sq.m/year	1,100	0.0%	1.4%	1,338	1,100
Norway	Oslo	Karl Johan Gate	NOK/sqm/year	16,000	3.2%	1.3%	2,315	1,903
Norway	Oslo	Bogstad street	NOK/sqm/year	8,500	6.3%	1.3%	1,230	1,011
Poland	Gdynia	ul. Swietojanska	€/sq.m/month	30	-13.9%	4.4%	438	360
Poland	Katowice	ul. 3 Maja	€/sq.m/month	35	0.5%	4.4%	511	420
Poland	Krakow	ul. Florianska	€/sq.m/month	55	-21.1%	4.4%	803	660
Poland	Lodz	ul. Piotrkowska	€/sq.m/month	30	-1.6%	4.4%	438	360
Poland	Poznan	ul. Polwiejska	€/sq.m/month	40	2.1%	4.4%	584	480
Poland	Szczecin	Al. Niepodleglosci	€/sq.m/month	35	8.6%	4.4%	511	420
Poland	Warsaw	ul. Chmielna	€/sq.m/month	60	-13.9%	4.4%	876	720
Poland	Warsaw	ul. Nowy Swiat	€/sq.m/month	60	-13.9%	4.4%	876	720
Poland	Warsaw	ul. Marszalkowska	€/sq.m/month	40	-23.4%	4.4%	584	480

COUNTRY SUMMARIES

Country	Cities	Location	Local measure	Rent June 2004	Annual Growth %	Inflation%	Rent/sq.m/year US$	Rent/sq.m/year €
Poland	Warsaw	ul. Jerozolimskie	€/sq.m/month	40	-23.4%	4.4%	584	480
Poland	Wroclaw	ul. Swidnicka	€/sq.m/month	35	0.5%	4.4%	511	420
Portugal	Lisbon	Baixa	€/sq.m/month	95	0.0%	2.7%	1,387	1,140
Portugal	Lisbon	Amoreiras	€/sq.m/month	70	0.0%	2.7%	1,022	840
Portugal	Lisbon	Avenida de Roma	€/sq.m/month	50	0.0%	2.7%	730	600
Portugal	Porto	Rua de Santa Catarina	€/sq.m/month	63	5.0%	2.7%	920	756
Portugal	Porto	Avenida de Boavista	€/sq.m/month	35	0.0%	2.7%	511	420
Romania	Brasov	Strada Republicii	€/sq.m/month	30	20.0%	12.0%	438	360
Romania	Bucharest	Bulevardul Magheru	€/sq.m/month	70	16.7%	12.0%	1,022	840
Romania	Bucharest	Calea Victoriei	€/sq.m/month	60	0.0%	12.0%	876	720
Romania	Constanta	Stefan cel Mare, Rascoala din 1907	€/sq.m/month	30	20.0%	12.0%	438	360
Romania	Iasi	Stefan cel Mare, Cuza Voda	€/sq.m/month	30	50.0%	12.0%	438	360
Romania	Timisoara	Victoriei	€/sq.m/month	25	0.0%	12.0%	365	300
Romania	Cluj	Memorandumului, Napoca, Eroilor	€/sq.m/month	35	40.0%	12.0%	511	420
Russia	St Petersburg	Nevsky Prospekt	US$/sq.m/year	550	0.0%	10.1%	550	452
Russia	Moscow	Manezhnaya Square	US$/sq.m/year	3,000	0.0%	10.1%	3,000	2,466
Russia	Moscow	Tverskaya	US$/sq.m/year	3,500	40.0%	10.1%	3,500	2,877
Russia	Moscow	Novy Arbat	US$/sq.m/year	1,600	0.0%	10.1%	1,600	1,315
Spain	Barcelona	Portal de l'Angel	€/sq.m/month	172	18.6%	3.5%	2,511	2,064
Spain	Barcelona	Paseo de Gracia	€/sq.m/month	123	11.8%	3.5%	1,796	1,476
Spain	Barcelona	Rambla Catalunya	€/sq.m/month	75	4.2%	3.5%	1,095	900
Spain	Barcelona	Diagonal	€/sq.m/month	79	16.2%	3.5%	1,153	948
Spain	Bilbao	Gran Via	€/sq.m/month	92	19.5%	3.5%	1,343	1,104
Spain	Madrid	Preciados	€/sq.m/month	185	17.1%	3.5%	2,701	2,220
Spain	Madrid	Serrano	€/sq.m/month	160	8.8%	3.5%	2,336	1,920
Spain	Malaga	Marques de Larios	€/sq.m/month	79	19.7%	3.5%	1,153	948
Spain	Palma de Mallorca	Jaime III	€/sq.m/month	55	1.9%	3.5%	803	660
Spain	Seville	Tetuan	€/sq.m/month	90	23.3%	3.5%	1,314	1,080
Spain	Valencia	Colon	€/sq.m/month	96	21.5%	3.5%	1,401	1,152
Spain	Zaragoza	Pl de la Independencia	€/sq.m/month	72	24.1%	3.5%	1,051	864
Sweden	Gothenburg	Kungsgatan	SKr/sq.m/year	6,000	0.0%	0.5%	794	653
Sweden	Malmo	Södra Förstadsgatan	SKr/sq.m/year	5,000	11.1%	0.5%	662	544
Sweden	Stockholm	Biblioteksgatan	SKr/sq.m/year	10,500	5.0%	0.5%	1,391	1,143
Switzerland	Basle	Freiestrasse	SFr/sq.m/year	2,000	28.2%	1.1%	1,597	1,313
Switzerland	Bern	Marktgasse/Spitalgasse	SFr/sq.m/year	2,000	33.3%	1.1%	1,597	1,313
Switzerland	Geneva	Rue de Rhone	SFr/sq.m/year	2,300	2.2%	1.1%	1,836	1,510
Switzerland	Zurich	Bahnhofstrasse	SFr/sq.m/year	3,000	0.0%	1.1%	2,395	1,969
Turkey	Ankara	Centre	US$/sq.m/year	600	0.0%	8.9%	600	493
Turkey	Istanbul	Bagdat Caddesi (Asian side)	US$/sq.m/year	1,020	6.3%	8.9%	1,020	838
Turkey	Istanbul	Abdi Ipekci (European side)	US$/sq.m/year	1,200	11.1%	8.9%	1,200	986
Turkey	Istanbul	Valikonagi Caddesi (European side)	US$/sq.m/year	800	11.1%	8.9%	800	658
Turkey	Istanbul	Rumeli Cadesi (European side)	US$/sq.m/year	480	14.3%	8.9%	480	395
Turkey	Izmir	Alsancak	US$/sq.m/year	720	0.0%	8.9%	720	592
UK	Birmingham	High Street	Zone A/£/sq.ft/year	300	0.0%	3.0%	2,987	2,455
UK	Cardiff	Queens Street	Zone A/£/sq.ft/year	265	6.0%	3.0%	2,638	2,169
UK	Croydon	North End	Zone A/£/sq.ft/year	220	4.8%	3.0%	2,190	1,800
UK	Edinburgh	Princes Street	Zone A/£/sq.ft/year	220	0.0%	3.0%	2,953	2,427
UK	Glasgow	Buchanan Street	Zone A/£/sq.ft/year	220	0.0%	3.0%	2,953	2,427
UK	Leeds	Commercial Street	Zone A/£/sq.ft/year	300	9.1%	3.0%	2,987	2,455
UK	London	Brompton Road	Zone A/£/sq.ft/year	480	-8.6%	3.0%	4,779	3,928
UK	London	Covent Garden	Zone A/£/sq.ft/year	515	0.0%	3.0%	5,127	4,215
UK	London	Oxford Street	Zone A/£/sq.ft/year	475	0.0%	3.0%	5,564	4,573
UK	London	Bond Street	Zone A/£/sq.ft/year	500	17.6%	3.0%	5,466	4,493
UK	Manchester	Market Square	Zone A/£/sq.ft/year	300	0.0%	3.0%	2,987	2,455
UK	Newcastle	Northumberland Street	Zone A/£/sq.ft/year	315	0.0%	3.0%	3,136	2,578

UK: Zoning practices differ between locations.

MIDDLE EAST

Country	Cities	Location	Local measure	Rent June 2004	Annual Growth %	Inflation%	Rent/sq.m/year US$	Rent/sq.m/year €
Israel	Haifa	Mount Carmel	US$/sq.m/year	300	25.0%	0.0%	300	247
Israel	Jerusalem	Ben Yehuda	US$/sq.m/year	180	0.0%	0.0%	180	148
Israel	Jerusalem	King George Street	US$/sq.m/year	180	0.0%	0.0%	180	148
Israel	Tel Aviv	Ayalon Shopping Centre	US$/sq.m/year	900	0.0%	0.0%	900	740
Israel	Tel Aviv	Ramat Aviv	US$/sq.m/year	1,100	0.0%	0.0%	1,100	904
Israel	Tel Aviv	Dizengoff Shopping Centre	US$/sq.m/year	300	36.4%	0.0%	300	247
Israel	Tel Aviv	Dizengoff Street	US$/sq.m/year	180	0.0%	0.0%	180	148
Kuwait	Kuwait City	Salmiya	KDinar/sq.m/month	22	0.0%	1.2%	891	732
Kuwait	Kuwait City	CBD	KDinar/sq.m/month	28	0.0%	1.2%	1,134	932
Lebanon	Beirut	Rue Verdun	US$/sq.m/year	900	0.0%	3.0%	900	740
Lebanon	Beirut	Rue Hamra	US$/sq.m/year	700	0.0%	3.0%	700	575
Lebanon	Beirut	Kaslik	US$/sq.m/year	400	0.0%	3.0%	400	329
Lebanon	Beirut	ABC Centre Achrafieh	US$/sq.m/year	1,200	-	3.0%	1,200	986
Lebanon	Beirut	City Centre (BCD)	US$/sq.m/year	1,000	0.0%	3.0%	1,000	822

Kuwait: Additional key money payments (that vary according to the property) are not included in the rents quoted.

AFRICA

Country	Cities	Location	Local measure	Rent June 2004	Annual Growth %	Inflation%	Rent/sq.m/year US$	Rent/sq.m/year €
South Africa	Cape Town	V&A Waterfront	R/sq.m/year	5,264	6.0%	1.3%	839	690
South Africa	Johannesburg	Sandton City	R/sq.m/year	5,502	5.0%	1.3%	877	721
South Africa	Durban	The Pavillion	R/sq.m/year	4,568	7.0%	1.3%	728	598
South Africa	Pretoria	Menlyn Park	R/sq.m/year	4,022	6.0%	1.3%	641	527

Notes: All values reported in local measure, thus France, Eire and the UK are Zone A values.
For international comparison purposes, the US$/sq.m/year figures for Eire, France and the UK are based on the Zone A retail rent being converted to an overall basis.
Inflation figures sourced from government data and central banks. Kuwait inflation figure is average for 2003.
Growth figures are based on local currency and are for the year to June 2004.
Please note that zoning practices differ between locations.

RESEARCH SERVICES

TECHNICAL SPECIFICATION

The information contained in this report has been collected as at June 2004, in a comprehensive survey of Cushman & Wakefield's international offices. Our representation is designed to facilitate the rapid flow of information across borders and is supported by a comprehensive database of market information and regular liaison meetings. This allows for the exchange of local market knowledge and expertise and for the co-ordination of strategy for international investment and locational decision-making.

RETAIL RENTAL SURVEY

For each location a standard definition of a prime unit is employed. This is to endeavour to make the results as comparable as possible, given varying local market practices. Professional agency teams provide their opinion of the prevailing rent for such a property in the light of recent evidence and trends in the market.

Data for retail rents relates to our professionals' opinion of the rent obtainable on a standard unit in a prime pitch of 229 locations across 45 countries around the world. The figures relate to rent only. Service and other charges such as building insurance, local taxes and costs of repair payable by the tenant are not included.

In the dynamic international retailing sector, local market characteristics, technological advancements and the evolution of new retail formats are just several of the forces that impact on the size and configuration of retail units. As a result occupation costs vary from one country to another. For the purposes of this survey, the standard unit is defined, where possible, as having a frontage of 6 metres and a depth of 25 metres.

Information on rental levels relates to prime property and the figures reflect our opinion on the tone of the market for the best properties and do not merely track the highest rent that has been achieved.

The currency conversions are based on the exchange rates as at the end of June 2004.

This report was written by Darren Yates.

Further information and copies of the report are available from Tammy Racher at £200 per copy.

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