

CBRE
RESEARCH

FINLAND OCCUPIER FLASH SURVEY

SEPTEMBER 2020

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CBRE RESEARCH | FINLAND OCCUPIER FLASH SURVEY | SUMMARY



45%

increased **FLEXIBILITY OF WORKING HOURS** during the pandemic.

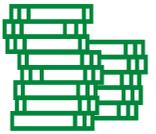


The future office is for **TEAMWORK, COLLABORATION & CULTURE/COMMUNITY BUILDING**



52%

expect **SIZING DOWN OF CURRENT OFFICE SPACES** in the long-term



33%

had **NO IMPACT ON THEIR SEARCHES & EXPANSION PLANS** due to COVID-19



32%

plan to **INCREASE THE USE OF 'ON-DEMAND' OFFICE SPACES** in the long-term



97%

increased **HOME OR REMOTE WORKING** during the COVID-19 outbreak. **73%** increased investments into technology to support this.



82%

will adopt a **HYBRID REMOTE WORKING MODEL** in the future giving employees more flexibility to decide where they work.



48%

will assemble **LESS DENSE OFFICE SPACES** in the future



27%

will have the option for **FULL-TIME REMOTE WORKING** in the long run

Source: Finland Occupier Flash Survey, CBRE Research, September 2020.

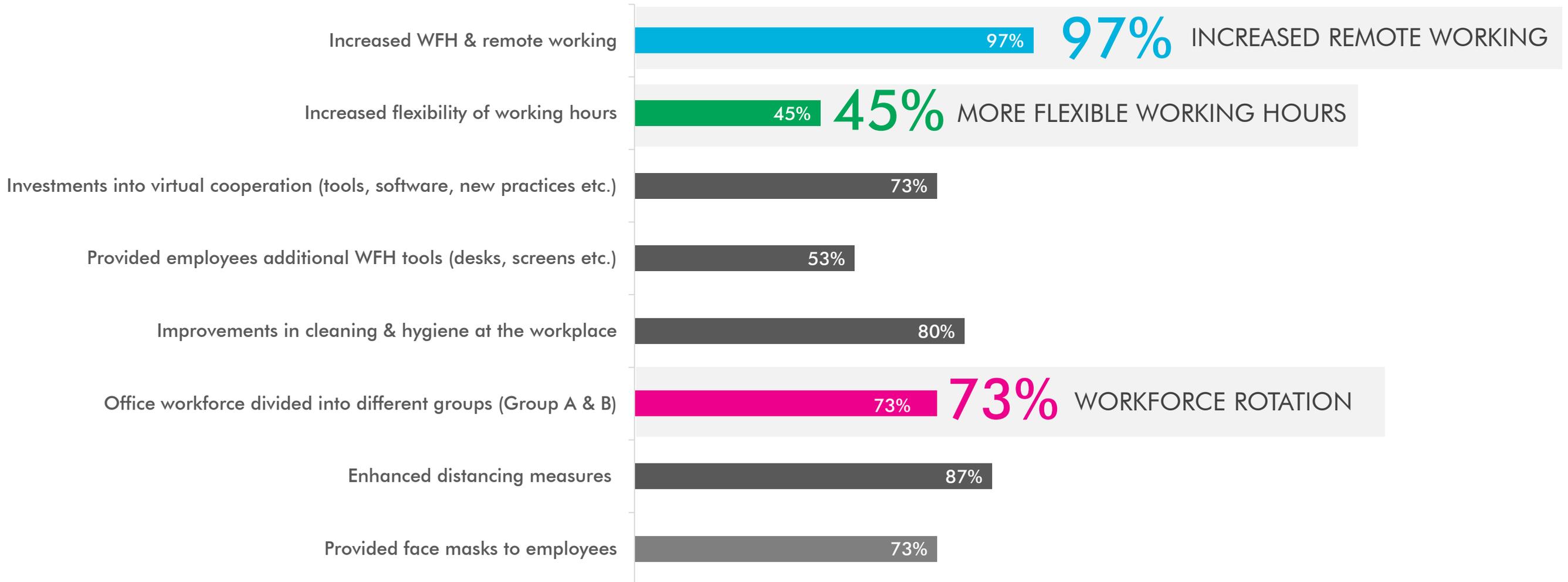
The image shows a multi-story office building with a grid of windows. The interior lights are on, and some office furniture and people can be seen through the glass. A semi-transparent blue overlay covers the entire image. The text 'SURVEY RESULTS' is centered in white, uppercase letters.

SURVEY RESULTS

FINNISH OCCUPIERS TOOK ACTIVE MEASURES DURING COVID-19

Workforce rotation and increased flexibility of working hours popular among occupiers amidst the unprecedented times of the pandemic

Q1. WHAT MEASURES HAVE YOU OR YOUR ORGANIZATIONS TAKEN DURING COVID-19?



Source: Finland Occupier Flash Survey, CBRE Research, September 2020

SEARCHES FOR NEW OFFICE SPACE AND PLANS FOR EXPANSION

Only a small number of occupiers put their searches and expansion plans on hold, a third of the companies had no impact on these actions due to COVID

Q2. BEFORE COVID-19: DID YOU HAVE PLANS OR ACTIVE PROJECTS IN EITHER SEARCHES FOR NEW OFFICE SPACE OR EXPANSION OF THE CURRENT OFFICE SPACE?

Q2. A. IF YES; HOW DID COVID-19 IMPACT THESE PLANS/PROJECTS:



Source: Finland Occupier Flash Survey, CBRE Research, September 2020

OFFICE SPACE REQUIREMENTS AND CURRENT LEASE AGREEMENT

Element of 'wait-and-see' among the occupiers – Current office spaces reviewed closely to fit the new normal of smaller number of desks and less density at the office

Q3. HOW DID COVID-19 PANDEMIC IMPACT YOUR OFFICE SPACE REQUIREMENTS AND CURRENT LEASE AGREEMENT?

72%

No changes in space requirements/current lease agreement



12%

Postponed renewal of the current lease agreement



8%

New search activated



THE FUTURE ROLE OF THE OFFICE

Office is for teamwork and collaboration, culture building and social interaction

Q4. WHAT IS THE ROLE OF THE OFFICE IN THE FUTURE? (1 – MOST IMPORTANT, 5 – LEAST IMPORTANT ROLE)

1. Teamwork and collaboration
2. Social interaction and culture/community building
3. Learning, creative work and innovation
4. Meetings – both internal and external
5. Focus work and concentration tasks

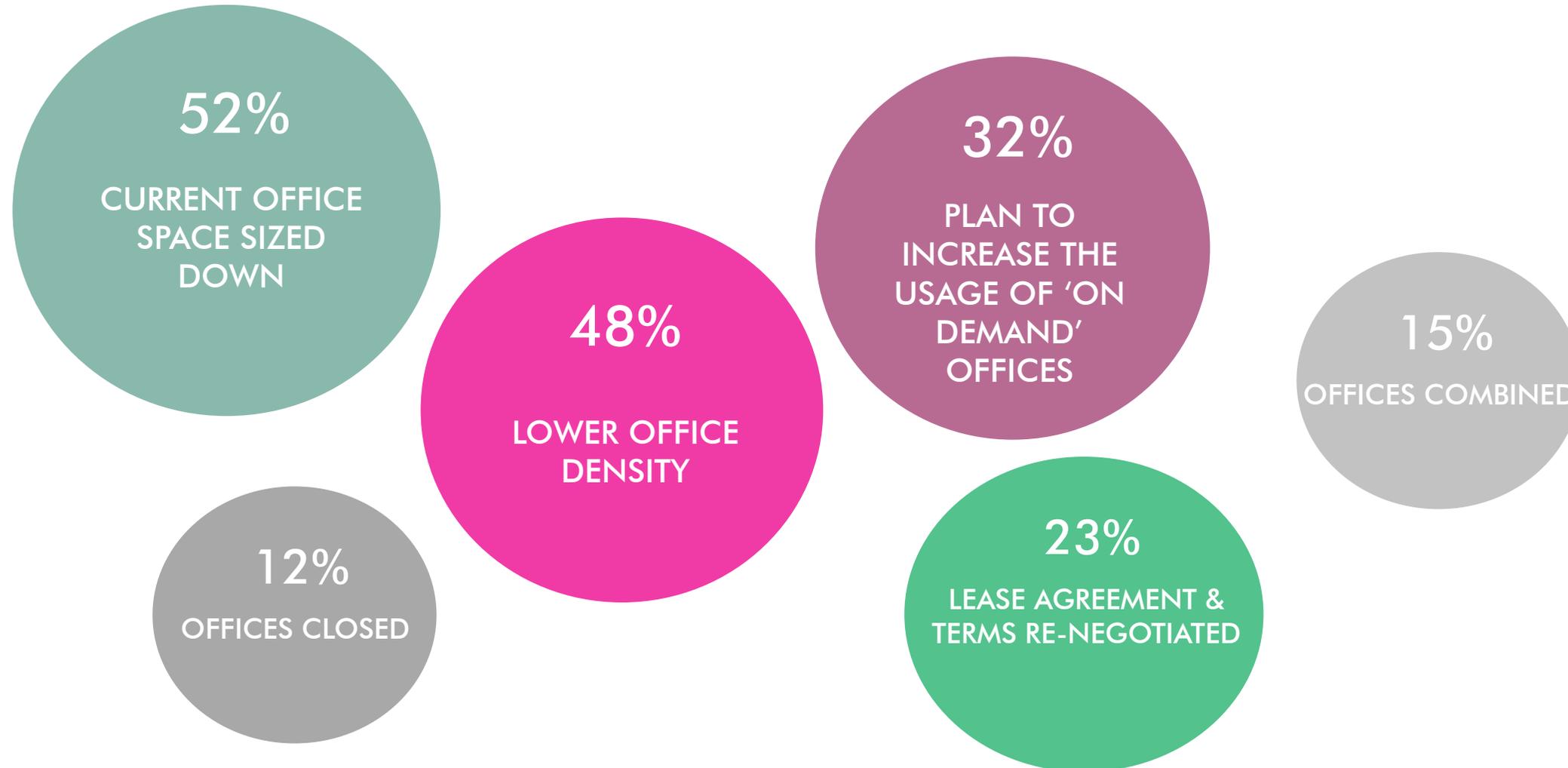
Source: Finland Occupier Flash Survey, CBRE Research, September 2020



LONG-TERM SHIFTS IN OCCUPIER STRATEGY AND OFFICE SPACE REQUIREMENTS

Half of the responses showing either sizing down of current office spaces or assembling less dense offices in the long-term

Q5. WHAT ARE THE LONG-TERM EFFECTS ON YOUR OCCUPIER STRATEGIES AND OFFICE SPACE REQUIREMENTS?

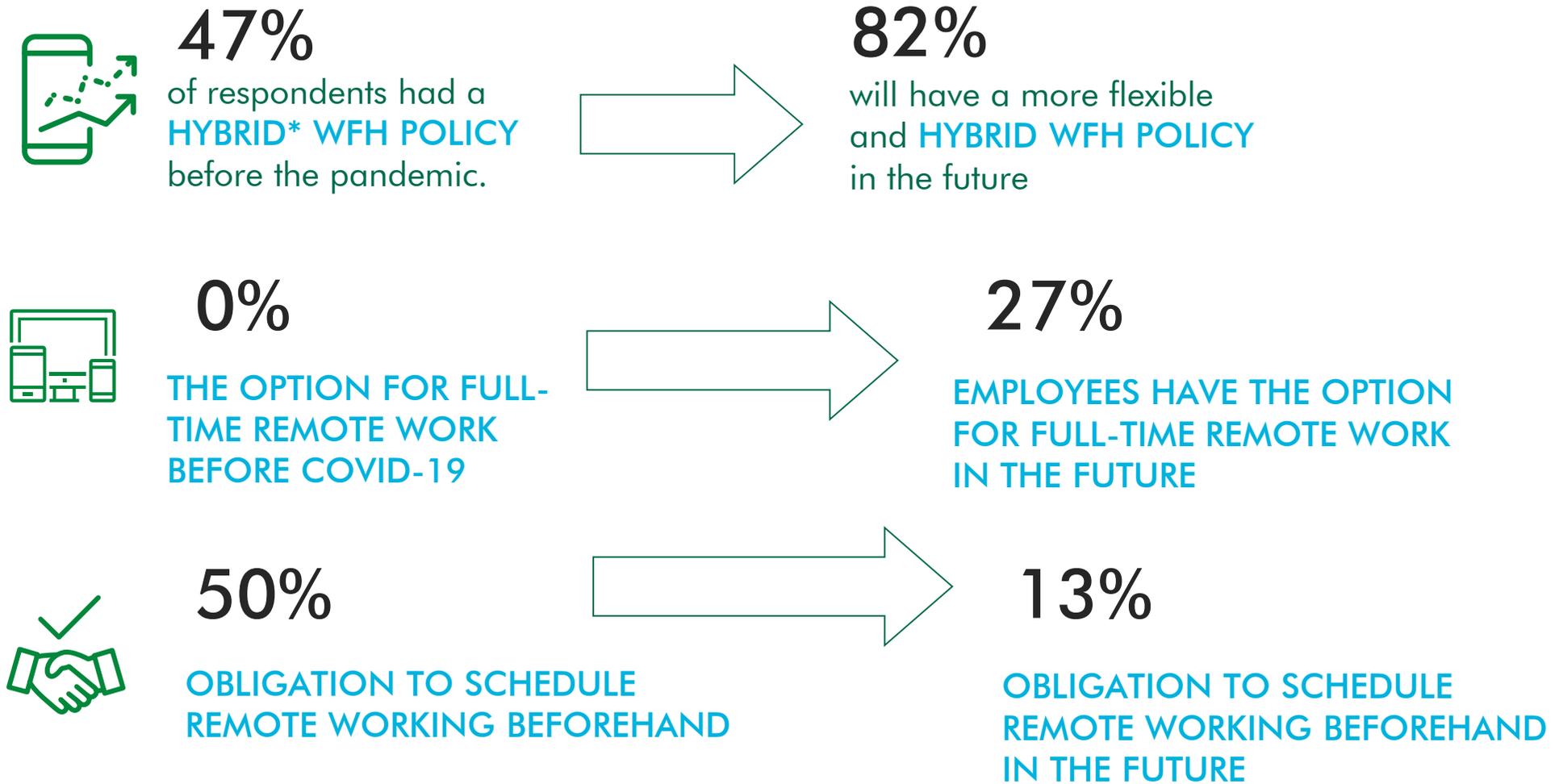


Source: Finland Occupier Flash Survey, CBRE Research, September 2020

HYBRID WAY OF WORKING

A significant proportion of occupiers expect to have a hybrid workplace and more flexible remote working policy in the future

Q6./Q7. WHAT WAS THE REMOTE WORKING POLICY IN YOUR ORGANIZATION BEFORE COVID-19 AND IN THE FUTURE?



Source: Finland Occupier Flash Survey, CBRE Research, September 2020

* Employees were free to decide where they work

An aerial view of a modern glass skyscraper at night. The building's facade is composed of a grid of windows, many of which are illuminated from within, creating a warm glow. The building is set against a dark sky with a hint of twilight. In the background, other city buildings are visible, some with lights on. The overall scene is a vibrant urban landscape at night.

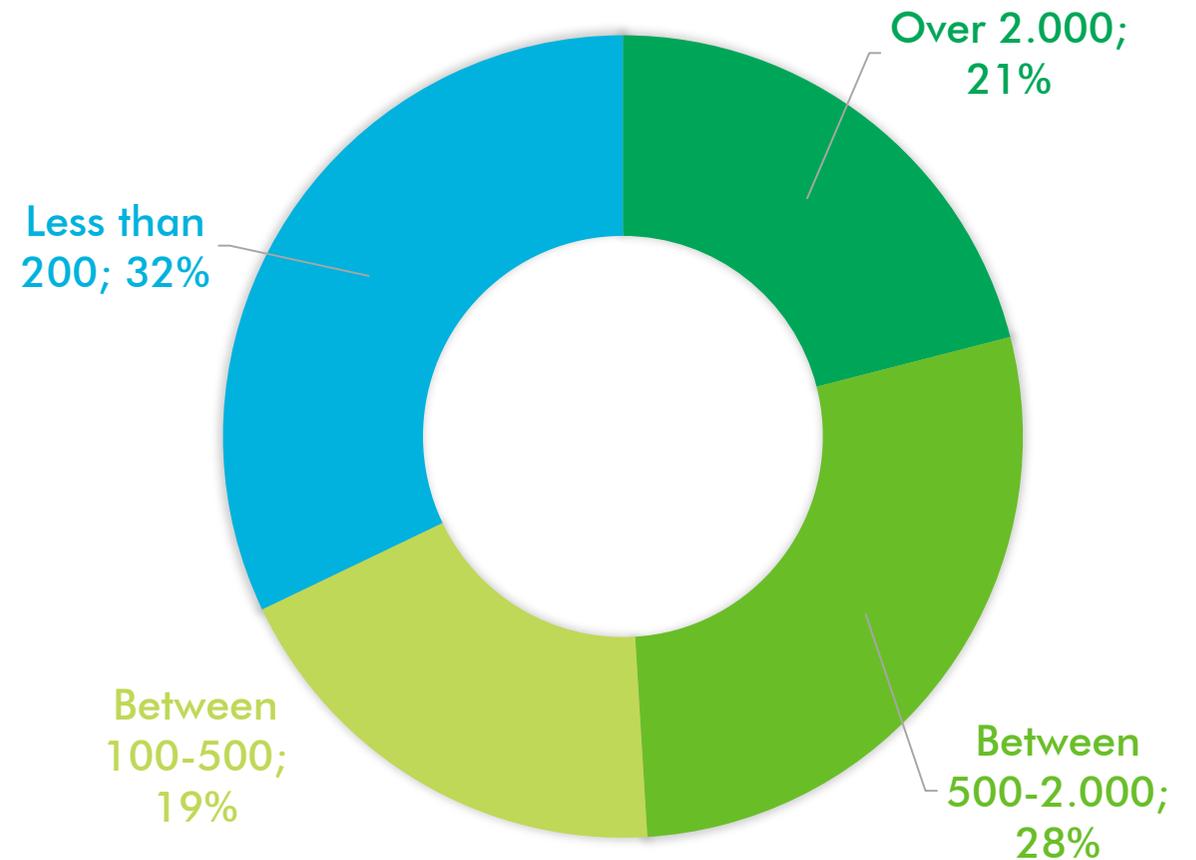
SURVEY PROFILE

SURVEY PROFILE

Significant number of responses and coverage from the Finnish occupier market

- The CBRE Finland Occupier Flash Survey was launched between 8th and 30th of September 2020
- Over 60 responses were received from a wide range of occupiers in different industries
- These companies employ over 80.000 people in Finland

Respondents by company size, (Employees)



Source: Finland Occupier Flash Survey, CBRE Research, September 2020





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THANK YOU!

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Jussi Niemistö
Head of Research
CBRE Finland
+358 40 537 57 60
jussi.niemisto@cbre.com