

The 2 best EU tech hub cities to invest in

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Introduction

Which countries have the best infrastructure to support the brightest tech talent? Berlin is at the 2nd place while London at the 9th place.



-Source:expertmarket.com

Real estate market

The changes in the complexity of real estate as an industry are ushering in new business models and heightening the complexity and risk of decision making and delivery. Summarizing the Emerging Trends in Real Estate® , Europe 2018 published by PwC in collaboration with Urban Lab Institute (ULI) and completing it with the following info-graphic.

Gli investimenti nel real estate

Il Sole 24 ORE

Volumi di investimento nell'immobiliare dei diversi Paesi europei nel periodo compreso tra l'ultimo trimestre 2016 e il terzo trimestre 2017. Dati in miliardi di euro

Fonte: Real Capital Analytics



—Source: infodata.ilsole24ore.com

Combining the two

Berlin is the European star about real-estate investments volume followed with a gap of 6% by London. The next four cities after London, all together surpass Berlin by a 7%. Paris is at the 3rd place with about 1/3 of Berlin.

Berlin and London, together collect more than 50% of the whole real-estate investments volume directed to European metropolitan areas.

Quick outlook about Brexit

About London [PwC's ETRE-EU2K18](#) (PDF 16Mb) reports that:

- 80% respondents believe that investment into UK property will decrease as a result of Brexit, but this view is less pessimistic than last year (92%).

Real estate prices in London drops in July 2017 after the Brexit public confirmation and the Great Britain Pound (GBP) drops in the Q4 of 2017.

Both these two trends makes London more attractive once the Brexit shown to be not immediate nor a convenient solution for the England.

Technology driven business real-estate investment

The [PwC's ETRE-EU2K18](#) reports that:

- 67% of those interviewed, agree that technology, big data and the rise of 'Space as a service' will disrupt the traditional property valuation model.

Underlining the importance of the availability of a highly developed technological infrastructure to compete in attracting real-estate and venture capital investments, high-tech start-up, innovative companies, finance and fast developing business.

Conclusion

The winner take it all. Fortunately, two winners arises in this scenario with a relatively small gap (6%) between them. Among others European metropolis Berlin classify itself at the 1st position while London at the 2nd.

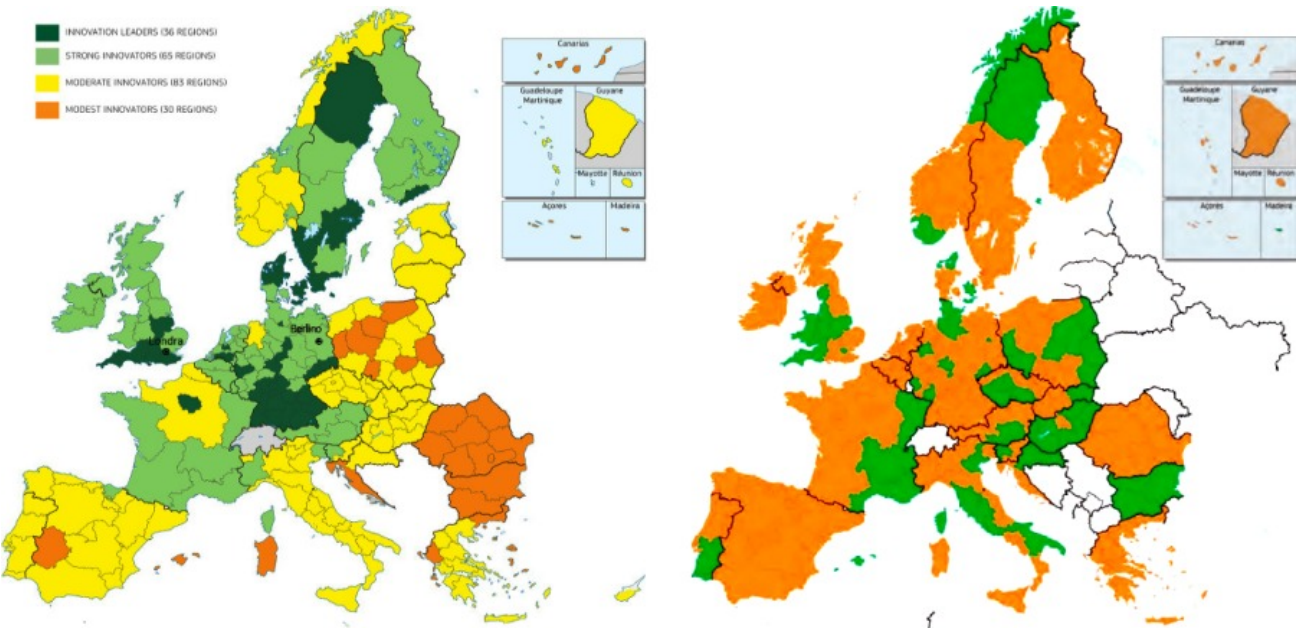
All the others European metropolis together shown about the same volume (+7%) of the first two. While Paris (12th), Amsterdam (15th) and Stockholm (19th) only got into the top 20 most interesting tech-hubs in the world. Uprising the number of most competitive tech hubs metropolises at 5 over 20.

Innovation in Europe, 2016

Innovation is a key topic at the World Economic Forum's Annual Meeting 2017. According to the European Commission's 2016 Innovation Scoreboard, Sweden is the most innovative country in Europe, boosted by human resources management and high-quality academic research. Denmark, Finland, Germany and the Netherlands make up the top five.

What is clear from the map is that there is a stark division between areas of Europe that innovate (dark green to green) and those that are struggling to modernize (yellow to orange) shown in the map below on the left.

A worrying trend for Europe is that innovative performance appears to be faltering. The orange regions on the map above on the right show areas where innovation has declined between 2014 and 2016.



–Source:weforum.org

Global Innovation Index, 2016

The Global Innovation Index ranks the innovation performance of 128 countries and economies around the world, based on 82 indicators. This edition explores the impact of innovation-oriented policies on economic growth and development. High-income and developing countries alike are seeking innovation-driven growth through different strategies. Some countries are successfully improving their innovation capacity, while others still struggle.

–Source:*Winning with Global Innovation by WIPO, 2016*