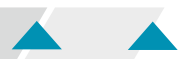


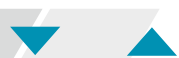
56,500m²
Take-up (cum.)



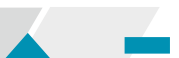
€8.00
Prime Rent, €/m²/month



€0 m
Transaction Volume (cum.)



4.50%*
Prime Yield



*Prime Yield = Net Initial Yield

LABOUR MARKET

96.3
Ifo Employment Barometer
Germany (Mar 2024)



68,000
Düsseldorf Employees
in warehouse-using
industries (Mar 2024)



7.7%
Düsseldorf Unemployment
Rate (Mar 2024)



Sources: ifo Institute (Index: 2015=100), Moody's Analytics, Federal Employment Agency

REGIONAL ECONOMY REMAINS IN A WEAK PHASE

According to the economic survey conducted by the Düsseldorf/Mittlerer Niederrhein Chamber of Industry and Commerce (IHK) at the beginning of the year (January 2024), many companies are expecting a fifth challenging year in a row. Compared to the autumn survey, the business situation of many companies has deteriorated slightly again, by 2.2 points; with regard to business expectations for 2024, there was a sharper decline of -8.9 points to -20.7 points in the same period, highlighting the predominantly pessimistic mood. In particular, economic policy conditions regarding bureaucracy, infrastructure and energy supply are seen as a business risk. The investment plans of many companies remain restrictive.

LETTING MARKET: TAKE-UP WITH A CAUTIOUS START TO THE YEAR

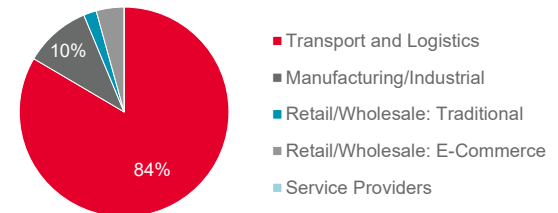
In these economically challenging times, letting activity in the Düsseldorf market area was moderate. A take-up of around 56,500m² was recorded in the logistics and industrial property market in Q1 2024. This result is 22% below the previous year's outcome and 12% below the Q1 5-year average. Looking further back in history, however, long-term comparison shows a positive result: the Q1 figure is around 10% above the Q1 10-year average. The three largest transactions in the first three months account for almost a third (65%) of take-up. The letting of around 17,500m² to Goodcang Logistics in Wülfrath made a major contribution to the quarterly result. Just under 10,000m² was pre-leased by Pharmaserv Logistics in Düsseldorf - the logistics company is the first tenant in the "The Tube" development project on the former Vallourec site and is expected to move into the space at the beginning of 2025 to serve a nearby major customer. Nelo Verkehrs- und Industrielogistik signed the third-largest deal in Neuss, leasing 9,600m² of space.

Due to accounting for the majority of deals and the fact that these were in the large-volume space segment, the transport and logistics sector proved to be the occupier sector with the highest take-up in Q1 2024 at 83%. Occupiers from the manufacturing/industrial sector ranked second, contributing around 10% to take-up. The contribution of retail companies - both traditional and online retailers - continues to decline and now stands at 6% (-16 percentage points compared to Q1 2023).

TAKE-UP



TAKE-UP BY SECTOR Q1 2024



ONGOING INCREASE IN PRIME RENTS

The achievable prime rent for logistics space rose moderately in the first three months of 2024 and stood at €8.00/m² per month at the end of Q1. Compared to a year earlier, this corresponds to an increase of 3% or €0.25. The price increase in the logistics and industrial property market is being driven by the imbalance between the high demand for modern space and the increasingly scarcity of supply.

LARGE DEALS DOMINATE THE MARKET

In Q1 2024, 14% of take-up on the Düsseldorf logistics and industrial market was recorded in the small-scale segment of less than 3,000m². Contracts in the 3,000m² to under 5,000m² size category accounted for a slightly lower share of take-up at 11%. Although these two categories account for more than half of the result in terms of the number of transactions, they only contributed a total of 25% of take-up. In the 5,000m² to under 10,000m² space segment, three deals with occupiers from the transport and logistics sector contributed around 44% of take-up. The largest deal was in the 10,000m² to under 20,000m² category, contributing just under a third (31%) of take-up. There have been no deals so far this year in the over 20,000m² category.

Broken down by submarket, the highest take-up was in the district of Mettmann, at around 27,600m² and a share of 49%. The City of Düsseldorf submarket accounted for just under 30% of take-up, where around 16,300m² of warehouse, logistics and industrial space was let. The Rhine District of Neuss submarket accounted for 22% of take-up. The Mönchengladbach and Krefeld submarkets have not recorded any transactions thus far.

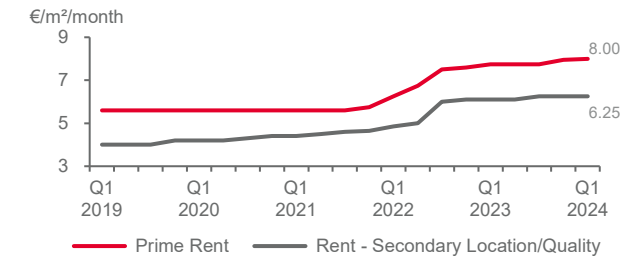
HIGH VOLUME OF COMPLETIONS IN THE 1ST QUARTER

In the first quarter of 2024, around 74,000m² of logistics and industrial space was completed in the Düsseldorf market area, including Lidl's 50,700m² logistics centre in Grevenbroich. Around 42,000m² of logistics and industrial space is expected to be completed in the remainder of the year, 52% of which have already been absorbed by the market. The expected completion volume in 2025 is around 189,000m², of which 19% has already been pre-let.

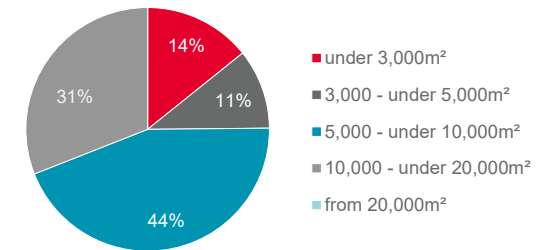
SELECTED TRANSACTIONS 2024

Quarter	Property	Location	Tenant	m ²	Type
Q1	Logistics centre	Wülfrath	Goodcang Logistics	17,500	New Lease
Q1	The Tube	Düsseldorf	Pharmaserv Logistics	9,800	Pre-let
Q1	Logistics centre	Neuss	Nelo Verkehrs- und Industrielogistik	9,600	New Lease

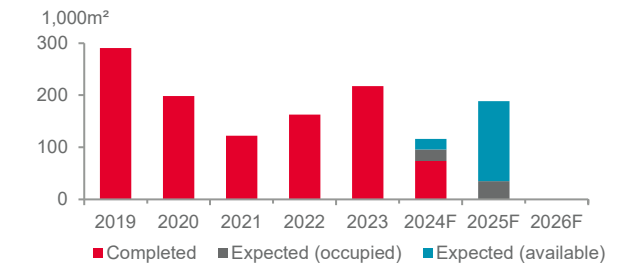
LOGISTICS RENTS



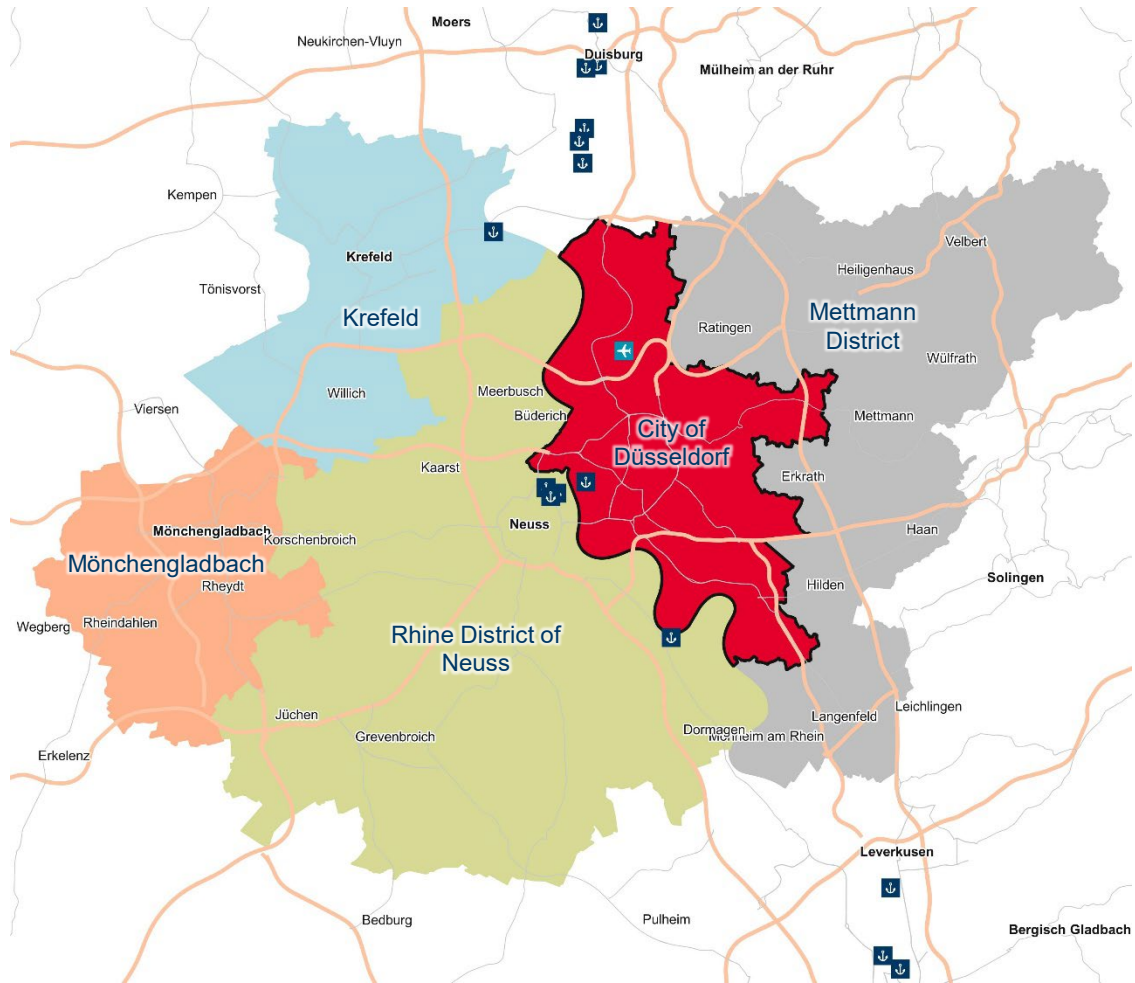
TAKE-UP BY SIZE Q1 2024



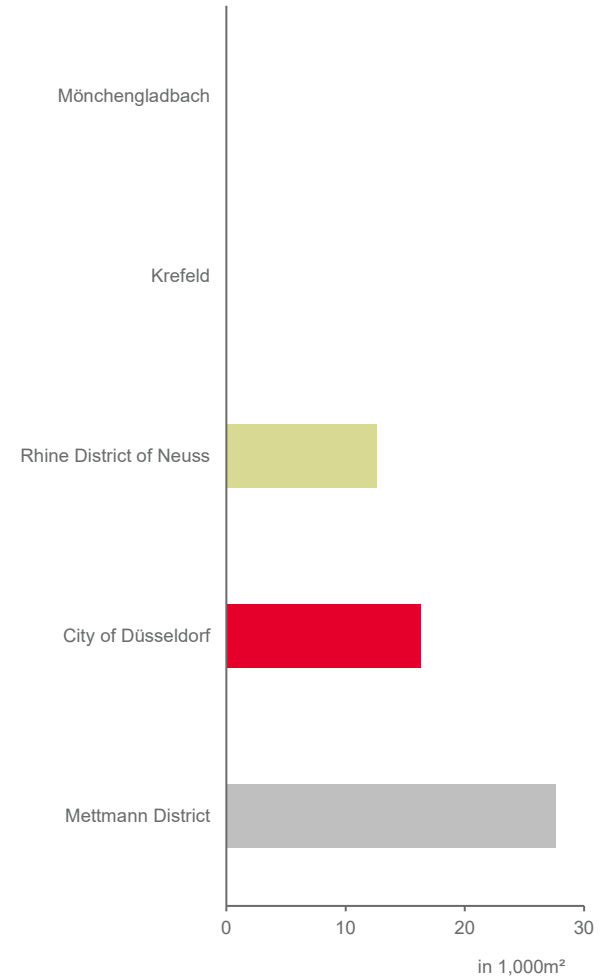
COMPLETIONS



SUBMARKET OVERVIEW



TAKE-UP BY SUBMARKETS Q1 2024



LOGISTICS-INDUSTRIAL INVESTMENTS WITHOUT RELEVANCE IN Q1

As no sales transactions were registered in the Düsseldorf market area for logistics and industrial properties in Q1 2024, the investment transaction volume in the sector was thus zero in the first three months of 2024. An outstanding result of €165 million was achieved in the equivalent quarter of the previous year. The last time there was an opening quarter without any investment activity in this asset class in the Düsseldorf market area was in 2012. The total commercial real estate transaction volume in the Düsseldorf market area totalled €260 million in the first quarter of the year.

The prime yield for logistics properties was 4.50% at the end of Q1 2024. This represents an increase of 35 basis points compared to the equivalent quarter of the previous year and a stabilisation compared to the previous quarter.

ARND STERNBERG

Head of Logistics & Industrial Agency Germany
+49 211 540 898 75 / arnd.sternberg@cushwake.com

STEPHAN HAEGELE

Partner – Logistics & Industrial Investment
+49 69 50 60 73 133 / stephan.haegele@cushwake.com

HELGE ZAHRT, MRICS

Head of Research & Insight Germany
+49 40 300 88 11 50 / helge.zahrt@cushwake.com

SYLKE REISENAUER

Research Analyst
+49 69 50 60 73 143 / sylke.reisenauer@cushwake.com

KEY FIGURES

€0 m

Logistics & Industrial Transaction Volume (cum.)



0%

Share of Logistics & Industrial Investments of Total Volume

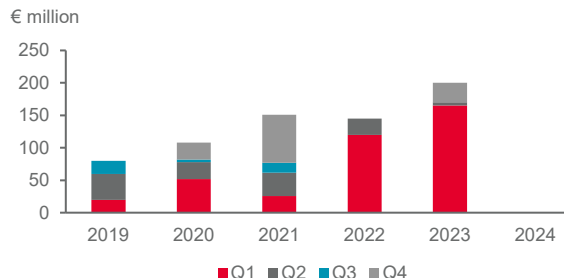


4.50%

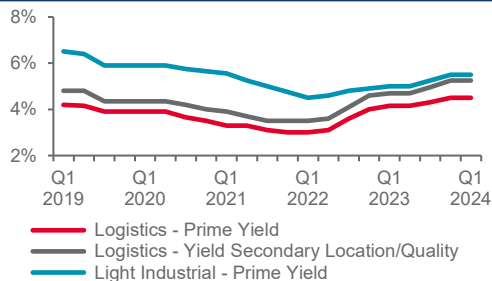
Logistics Prime Yield, net



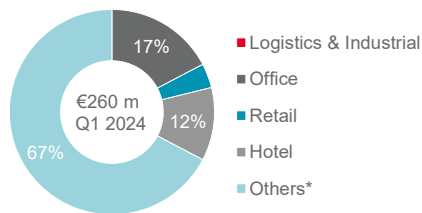
LOGISTICS & INDUSTRIAL TRANSACTION VOLUME



YIELDS BY PROPERTY TYPE



TOTAL COMMERCIAL TRANSACTION VOLUME



* Mixed-use Properties, Development Plots, Nursing Homes etc.

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