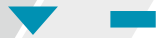


YoY Change 12-Month Forecast

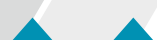
1.12 m

Take-up (cum.), m²



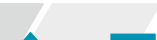
€8.43*

Prime Avg. Rent, m²/month



4.50%*

Prime Avg. Yield



*Average of prime over five major markets
Prime Yield = Net Initial Yield

ECONOMIC INDICATORS

YoY Change 12-Month Forecast

-0.42%

GDP Growth Germany
(Q1 2024 vs. Q1 2023)



88.1

Business Climate
Sentiment: Current
Situation (Mar 2024)



87.5

Business Climate
Sentiment: Expectations
(Mar 2024)



Sources: Moody's Analytics, ifo institute,
Index: 2015=100

GERMAN ECONOMY REMAINS WEAK

The German economy is still in a weak economic phase, but appears to have bottomed out. According to the Ifo Institute, pessimism eased at the end of the first quarter of 2024, no further serious deterioration in the situation took place and companies are showing moderate signs of hope. This is evident from their economic survey from March: companies rated their business situation as only 0.4 points worse than three months earlier and their business expectations are 3.4 points higher. Positive factors here include the falling inflation rate, which stood at 2.2% in March. This brings it ever closer to the ECB's target of 2%, and continues to fuel confidence in the turnaround in interest rates expected from summer on. The slowdown in inflation combined with a simultaneous sharp rise in real wages is likely to fuel private consumption and provide further impetus for growth.

TAKE-UP WITH A MODERATE START TO THE YEAR

The economic challenges are also affecting the logistics and industrial space sector, with the result that take-up started the year moderately: New lettings and owner-occupier deals for logistics, warehouse and industrial space in Germany totalled around 1.12 million m² in the 1st quarter. The result is only 5% below the previous year's outcome, but is still 24% below the Q1 10-year average and is also the weakest Q1 since 2013. The decline is also due to a prolonged shortage of space on the market and the increased importance of lease renewals in a harsh economic environment. A take-up of 313,700m² of logistics, warehouse and industrial space was registered in the top-5 markets, roughly the same amount as in the equivalent quarter of the previous year.

The investment transaction volume for logistics and industrial properties totalled around €1.61 billion in Q1. The result is on a par with the Q1 10-year average and at the same time more than double (+103%) the figure for the equivalent quarter of the previous year.

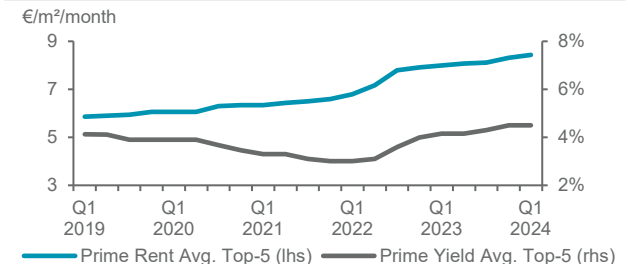
ONGOING RISE IN PRIME RENTS AND PRIME YIELDS

The average logistics prime rent rose by 4% in Germany as a whole and by 5% in the top-5 markets over the last twelve months. The reason for the increase is the excess demand for new-build space in very good locations with a lack of suitable space on offer. In Q1 2024, a monthly prime rent of €7.20/m² was achieved in Berlin and €10.75/m² in Munich. The prime yield rose by 35 basis points in the top-5 markets year-on-year. Compared to the previous quarter, it remained static and stood at 4.50% at the end of Q1.

TAKE-UP



RENTS & YIELDS LOGISTICS



MARKET STATISTICS

Markets	Prime Rent (€/m ² /month) *	Change YoY	Outlook YE 2024	Prime Yield*	Change YoY	Outlook YE 2024
Berlin	7.20	0%	Up	4.50%	35 bp	Stable
Düsseldorf	8.00	3%	Up	4.50%	35 bp	Stable
Frankfurt	8.25	4%	Up	4.50%	35 bp	Stable
Hamburg	7.95	1%	Up	4.50%	35 bp	Stable
Munich	10.75	16%	Up	4.50%	35 bp	Stable
Top-5 Markets	8.43	5%	Up	4.50%	35 bp	Stable
Outside Top-5**	6.26	4%	Up	4.77%	32 bp	Stable
Germany**	6.64	4%	Up	4.73%	33 bp	Stable

*Rents/yields for top-5 markets, outside top-5 and Germany reflect average of the respective prime values of the included markets / clusters

**Germany = 24 Logistics-Industrial-clusters, Outside Top-5 = 20 clusters

SELECTED LEASE TRANSACTIONS Q1 2024

Property	Cluster	Tenant	m ²	Type
Logistics centre, Nörvenich	Cologne Bay	Fressnapf	72,000	Pre-let, completion Q3 2025
Logistics centre, Wallersdorf	Danube	Action	55,000	Pre-let, completion Q4 2024
Logistics centre, Salzgitter	Hannover	MAN Bus & Truck	53,000	Owner-occupier, completion Q4 2024

SELECTED SALES TRANSACTIONS Q1 2024

Property	Cluster	Seller / Buyer	m ²	Price (€ million)
Portfolio "Seed" - 5 Logistics centres: Wülfrath, Wesel, Polch, Ponitz, Voerde	nationwide	Swiss Life, Beos / LaSalle IM	240,000	~320
Portfolio - 6 Logistics centres: Halle, Dortmund, Hünfeld-Michelsrombach., Neunkirchen, Werne	nationwide	Blackstone / Clarion Partners	146,300	~170
Logistics centre, Bondorf	---	Invesco Real Estate / Rewe Group	84,500	~105

SELECTED CONSTRUCTION COMPLETIONS Q1 2024

Property	Cluster	Major Tenants	m ²	Owner / Developer
Logistics centre, Schwelm	Eastern Ruhr Area	Vorwerk	55,000	Hillwood
Logistics park, Schifferstadt	Rhein-Neckar	---*	54,000	GLP
Logistics centre, Stadroda	Erfurt	Kontinent Spedition	35,000	Garbe Industrial Real Estate

*speculative development project still without pre-letting

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.reisenaue@cushwake.com

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