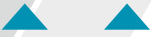


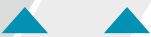
Office Q2 2024

YoY Change 12-Month Forecast

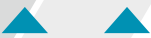
1.07 mn m²
Take-up (cum.), m²



7.5%
Vacancy Rate



6.2%
Prime Rent Growth*



ECONOMIC INDICATORS

YoY Change 12-Month Forecast

0.05%
Germany GDP growth
(Q2 2024 vs. Q2 2023)



5.8%
Germany Unemployment Rate
(Jun 2024)



95.9
Germany Ifo Employment Barometer
(Jun 2024)



* Average y-o-y change in the prime rental index of the Top-5 markets

Sources: Moody's, Federal Employment Agency, Ifo-Institute

SEGMENTATION OF THE OFFICE LETTINGS MARKET CONTINUES

Around 1.07 mn m² of office space was taken up on the top-5 office markets in the first half of 2024. This is 8 % above the previous year's figure, but 15% below the 5-year average. The market presents an ambivalent picture: on the one hand, demand for very high-quality buildings in prime locations continues to exceed supply, leading to rising prime rents and reduced incentives. On the other hand, the overall decline in demand and the increasing supply of space is putting pressure on a large part of the market. Take-up of 2.2 mn m² is expected for 2024 as a whole - a slight increase of 4% compared to 2023. Berlin and Munich lead the market ranking in H1 2024 with around 290,000m² each. In the first half of the year, there were twelve deals in the 10,000m² and above size category, five of which were in Berlin. This means that there have already been as many deals as in the whole of 2023. In the sector statistics, industrial companies (159,000m²) lead ahead of public administration (124,000m²). The ICT sector, which regularly led the ranking until 2022, was in third place in the first half of the year.

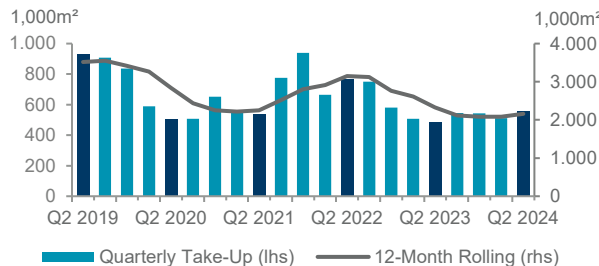
VACANCY RATE CONTINUES TO RISE

Vacant office space in the top-5 markets stood at 5.86 mn m² at the end of Q2 2024. This corresponds to a vacancy rate of 7.5%, which is 1.1 percentage points higher than twelve months ago. Among the top-5 markets, Hamburg continues to have the lowest vacancy rate at 5.0%, while Düsseldorf and Frankfurt have the highest at 10.1% each. The vacancy rate is expected to rise further to around 8.0% by the end of 2024. 617,000m² of office space was completed in the 1st half of the year. 69% of this was let or occupied by owner-occupiers at the time of completion. Berlin accounted for by far the largest volume of completions (301,000m²), with Munich in second place (140,000m²). The construction volume at the end of the 2nd quarter was 3.3 mn m² – 55% of which is still available.

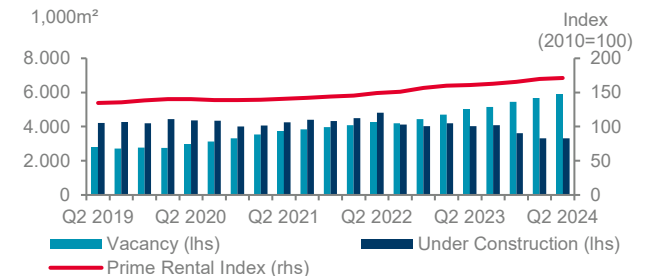
PRIME RENTS RISE – AVERAGE RENTS FALL

In the 2nd quarter, prime rents in Munich rose to €51/m² per month (+€1.00/m²) and in Hamburg to €34.50/m² per month (+€0.50/m²). The average growth in prime rents in the top-5 markets was 0.7% compared to the previous quarter and 6.2% compared to the previous year. The picture for average rents shows a quarter-on-quarter decline in all five markets – between 5 cents in Düsseldorf and €1.35/m² in Munich. The relatively small prime segment continues to enjoy high demand, while rents are coming under pressure on the market as a whole, particularly in decentralized locations.

TAKE-UP TOP-5 MARKETS



VACANCY / UNDER CONSTRUCTION / PRIME RENT TOP-5



MARKET STATISTICS

Market	Stock (m ²)	Vacancy (m ²)	Vacancy Rate (%)	Take-up (m ²) YTD	Completions (m ²) YTD	Under Construction (m ²)	Prime Rent* (€/m ² /month)	Prime Yield* (%)
Berlin	21,110,500	1,677,500	7.9	291,900	300,800	1,318,800	45.00	4.80
Düsseldorf	9,346,800	939,800	10.1	112,800	42,900	436,400	42.00	5.10
Frankfurt	11,729,200	1,159,400	10.1	182,100	65,600	405,100	48.50	4.90
Hamburg	14,108,000	707,100	5.0	195,000	68,300	460,700	34.50	4.90
Munich	21,726,800	1,374,600	6.3	288,500	139,400	701,300	51.00	4.60
Total	78,021,300	5,858,400	7.5	1,070,300	617,000	3,322,300	-	4.86

*Rental /Yields rates reflect achievable values

SELECTED TAKE-UP TRANSACTIONS Q1 2024

Property	Market	Submarket	Tenant	m ²	Type
Borx	Hamburg	City Süd	Strabag Real Estate	18,100	Owner-occupier
Westend Office	Berlin	Inner City West	Berliner Immobilien-management	17,000	Re-letting
former HASPA HQ	Hamburg	Inner City	Finanzbehörde Hamburg	14,900	Re-letting

SELECTED SALES TRANSACTIONS Q2 2024

Property	Market	Submarket	Vendor / Buyer	m ²	Price (€ million)
Lützw-Center Wichmannstraße 5-6	Berlin	CBD West	S-Immo AG / Livos Gruppe	22,500	~65
Werdener Straße 4	Düsseldorf	City-East	Branicks Group / VIB Vermögen	29,700	~65
Access Tower Lyoner Straße 36	Frankfurt	Niederrad	Publity / Abaton Real Estate	21,000	Confidential

SELECTED CONSTRUCTION COMPLETIONS Q1 2024

Property	Market	Submarket	Major tenant	m ²
TONIQ 2	Düsseldorf	North	AOK Rheinland	26,000
Bahntower Potsdamer Platz	Berlin	CBD Potsdamer Platz	Deutsche Bahn	22,000
FABRIK OFFICE	Munich	City Area South – South West	Nano Temper, Ramboll, Computacenter	21,000
Johann Kontor	Hamburg	Inner City	Maersk	16,000

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