

LOGISTICS MARKET LEIPZIG

AT A GLANCE Q2 2022

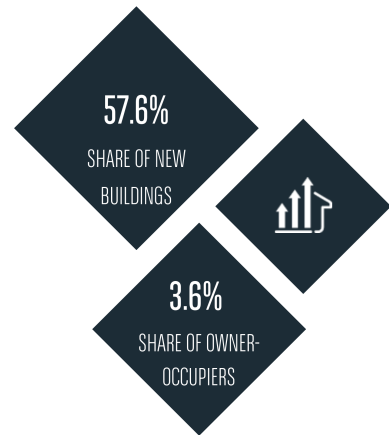
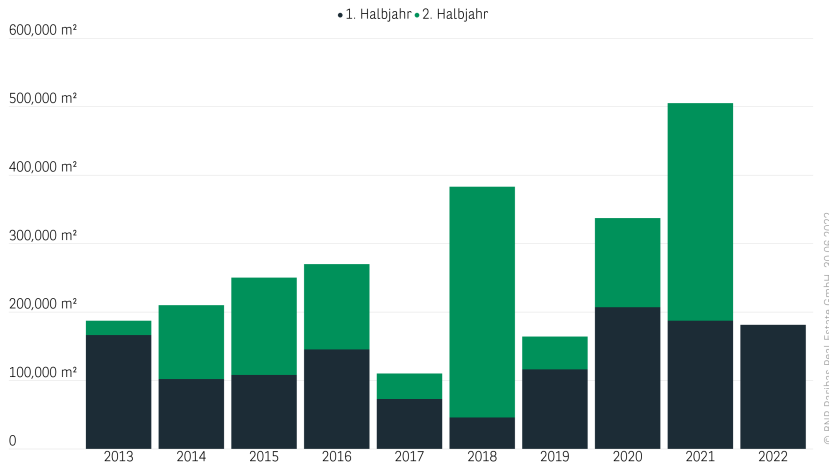


AT PREVIOUS YEAR'S LEVEL AND ABOVE THE AVERAGE

- / The result for the Leipzig logistics market at mid-year 2022 indicates the continuing high letting dynamic: with a take-up of 181,000 m², the very good result of the previous year was just slightly missed (- 3 %) and the long-term average was clearly exceeded (+ 36 %).
- / It is particularly pleasing that the good demand situation is not only focussed on individual locations, but range over the entire Leipzig market area: Thus, with the major contracts concluded by BMW in the core area (55,000 m²), Wacker Chemie in the outer periphery (Zeithain, 35,000 m²) and DB Schenker Logistics in the Halle-Leipzig Airport Park (10,400 m²), very different submarkets are participating extensively in the overall result.
- / In view of the high demand, short supply and rising construction costs, it is not surprising that the prime rent (4.70 €/m²) and the average rent (4.05 €/m²) have also continued their upward trend.

MANUFACTURING WITH BIG DEALS TOP DEMAND GROUP

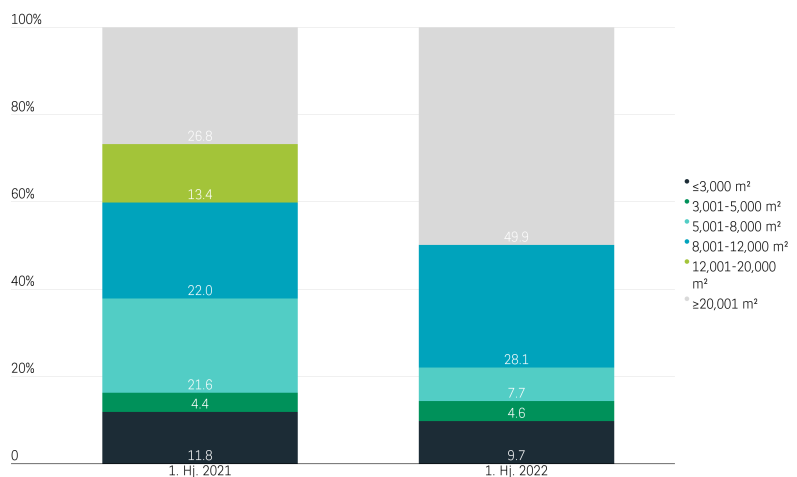
Light industrial and logistics take-up in Leipzig



Take-up by sector Q2 2022



Take-up by size category Q2 2022



- / Leipzig's high attractiveness as a location for industrial companies is clearly expressed in the middle of the year: BMW's decision to expand with a further 55,000 m² in the market area speaks a clear language. Another driver of take-up in the second quarter was the new production facility of Wacker Chemie, which means that the industry as a whole is represented with an above-average market share of a good 55 %.
- / In addition, the two other important sectors of the logistics market, logistics companies and retailers, have comparable take-up shares of around 22 % and 21 % respectively.
- / Compared to the previous year, market activity in the size categories shifted to the larger segments: the absolute take-up of the categories from 8,000 m² was a good 21 % higher and the volume of the sizes classes below that mark was almost 44 % lower.

DEMAND HIGH, SUPPLY SHORT AND RENTS UNDER PRESSURE



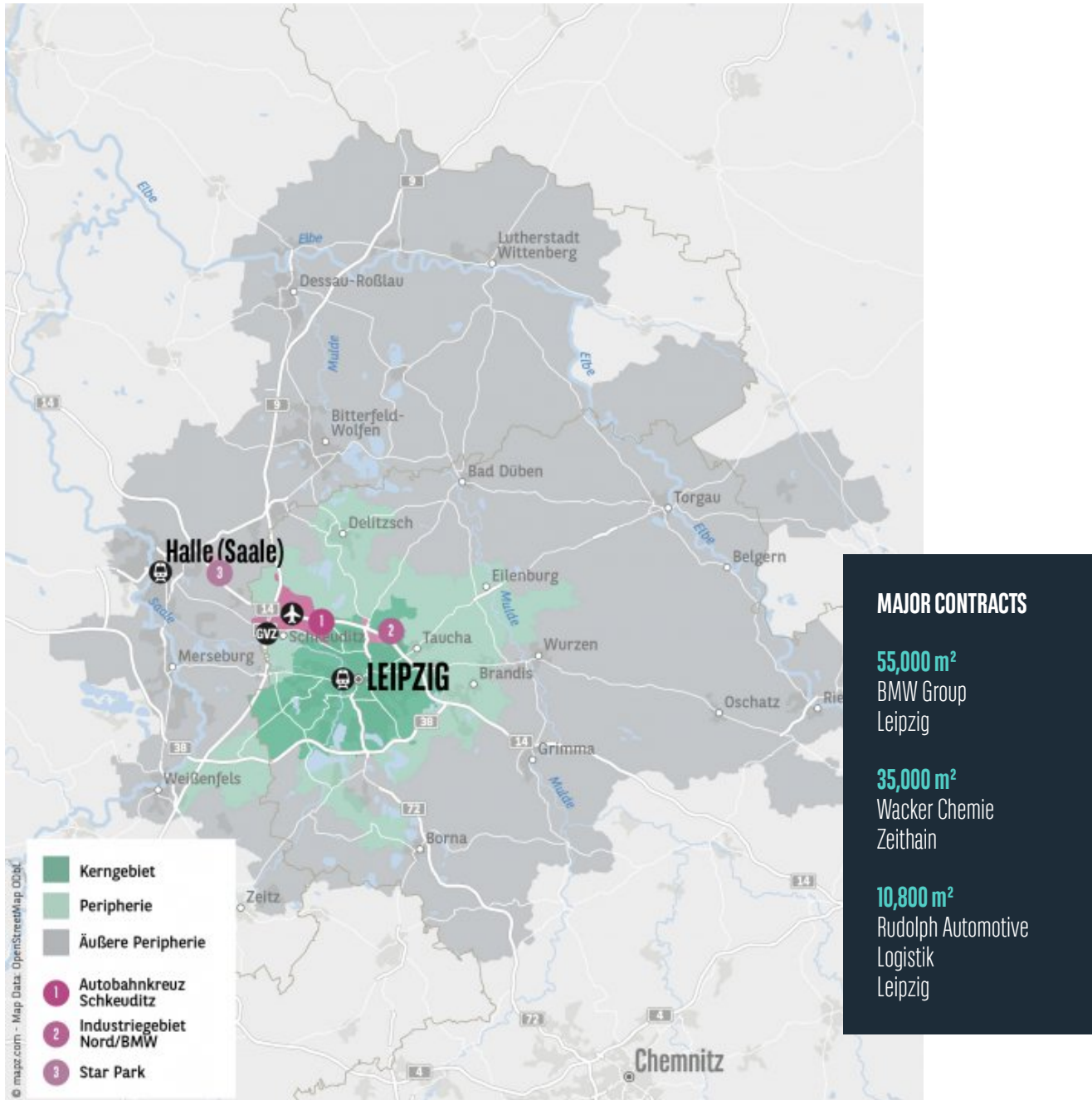
Rents	H1 2021	H1 2022	%-Difference
Prime rent (in €/m ²)	4.60	4.70	2.2%
Average rent (in €/m ²)	3.90	4.05	3.8%
Take-up and sectors	H1 2021	H1 2022	10-Year average
Total take-up	187,000 m ²	181,000 m ²	133,000 m ²
Logistics firms	13.5%	21.6%	34.8%
Wholesale/retail	47.5%	20.6%	30.5%
Manufacturing	32.2%	55.0%	29.0%
Others	6.8%	2.8%	5.7%
Size categories	H1 2021	H1 2022	10-Year average
Share of deals > 20,000 m ²	26.8%	49.9%	40.4%
Share of deals ≤ 20,000 m ²	73.2%	50.1%	59.6%
Owner-occupiers/new building shares	H1 2021	H1 2022	10-Year average
Share of owner-occupiers	29.8%	3.6%	41.9%
Share of new buildings	55.9%	57.6%	56.1%

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OUTLOOK

- / Despite the economic and geopolitical uncertainties in the second quarter, the Leipzig logistics market was able to pick up where it left off after the beginning of the year and achieved a very good half-year result overall.
- / Against this background, an above-average take-up of more than 260,000 m² for the third year in succession is most likely for Leipzig's logistics market.
- / In view of the continuing shortage of supply, particularly in the new-build segment, and rising construction costs, a further increase in rental prices is initial over the course of the year.

LOGISTICS MARKET REGION LEIPZIG



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