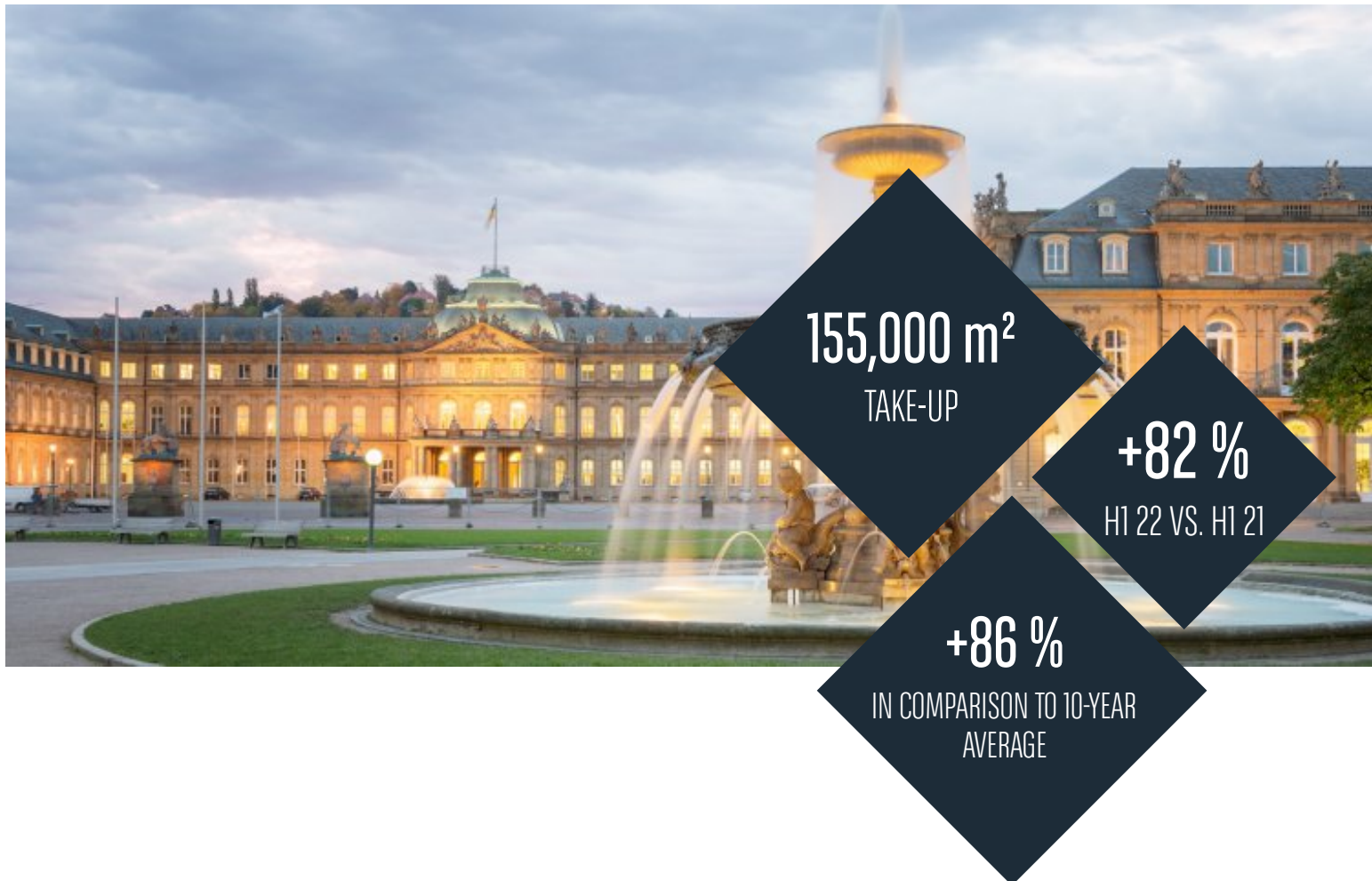


LOGISTICS MARKET STUTTGART

AT A GLANCE Q2 2022

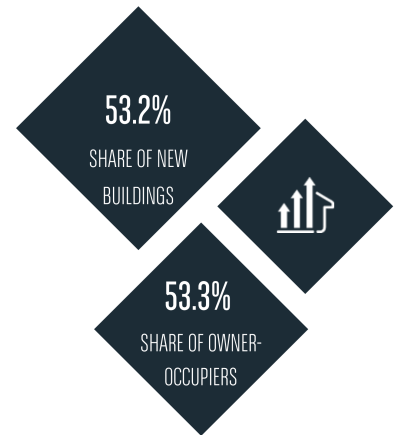
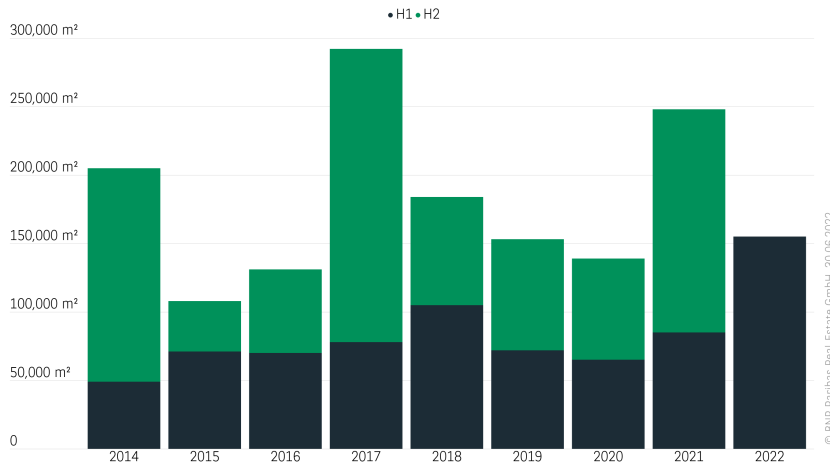


RECORD RESULT AT THE HALF YEAR

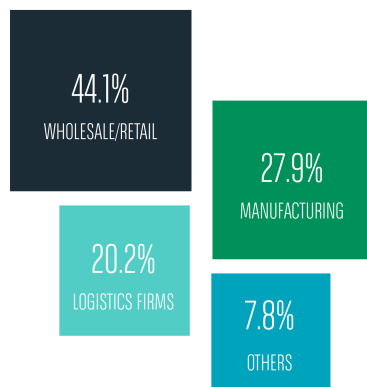
- / The Stuttgart logistics market reports a brilliant take-up of 155,000 m² at the end of the first half-year. The overall good result of the previous year was exceeded by around 82% and the latest performance is clearly above average.
- / The market is characterised by a broad demand, which is underlined by the analysis of demand by sector and size categories. A clear surplus in demand is captured for the entire market area. Large-scale vacancies in stock sector continue to be rare, so that companies are opting for space outside the metropolitan region due to a lack of short-term alternatives. Increasingly, the triangle between Stuttgart, Karlsruhe and Rhine-Neckar is being considered as a potential new location.
- / Although the supply shortage is the market-dominating factor as well as the high construction costs are keeping the prime rent under pressure, it still remains at 7.10 €/m² for the second quarter in a row.

TOP-RESULT FOR LARGE DEALS

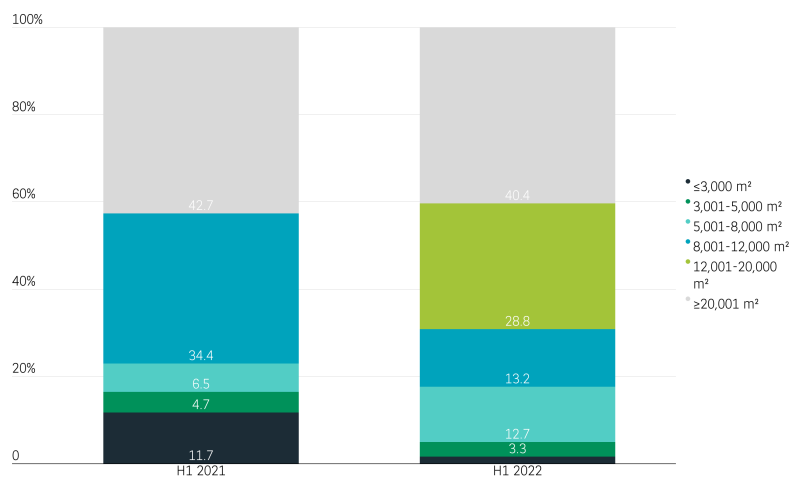
Light industrial and logistics take-up in Stuttgart



Take-up by sector Q2 2022



Take-up by size category



- / Big deals accounted for almost 70% of take-up at mid-year, which is not at all typical for the Stuttgart market. Especially large owner-occupier transactions stood out here, above all the 40,000 m² deal concluded by REWE in Bondorf and by Breuninger for 22,000 m² in the district of Ludwigsburg. All contracts beyond 12,000 m² were concluded in the periphery, which impressively underlines the shortage of supply within the core area in this segment.
- / The above-mentioned large deals by REWE and Breuninger made a significant contribution to the above-average performance of retail companies (44 % market share). Various deals between 10,000 and 20,000 m² are responsible for the strong performance of the manufacturing sector, which contributes just under 28 % of take-up.
- / Typical of Stuttgart: the owner-occupier share (53%) is very high by national standards.

SUPPLY BOTTLENECK REMAINS IN THE COURSE OF THE YEAR



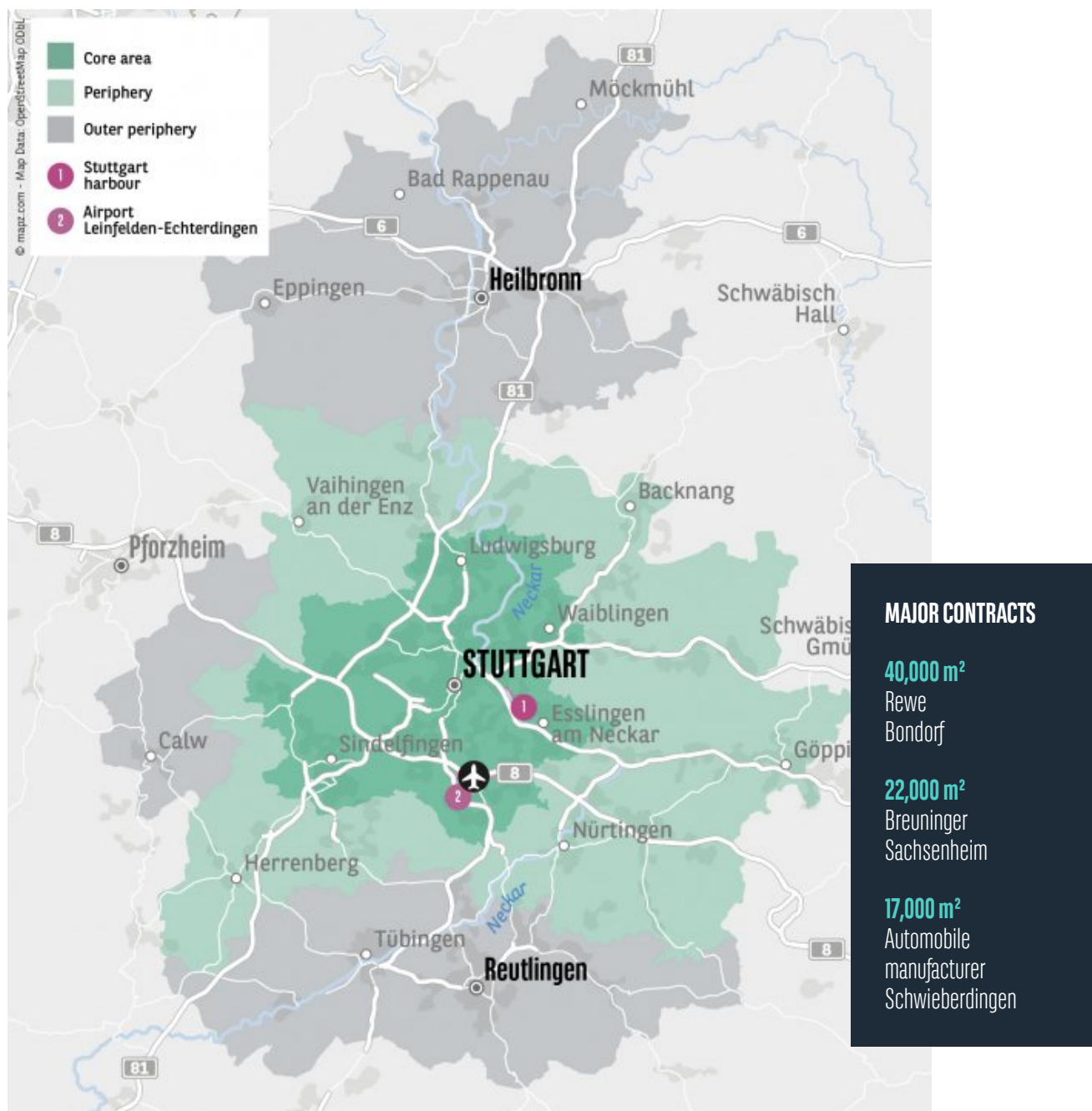
Rents	H1 2021	H1 2022	%-Difference
Prime rent (in €/m²)	7.00	7.10	1.4%
Average rent (in €/m²)	5.40	5.50	1.9%
Take-up and sectors	H1 2021	H1 2022	Long-term average
Total take-up	85,000 m²	155,000 m²	83,000 m²
Logistics firms	34.1%	20.2%	17.9%
Wholesale/retail	11.3%	44.1%	20.0%
Manufacturing	54.6%	27.9%	48.1%
Others	0.0%	7.8%	14.0%
Size categories	H1 2021	H1 2022	Long-term average
Share of deals > 20,000 m²	42.6%	51.9%	25.9%
Share of deals ≤ 20,000 m²	57.4%	48.1%	74.1%
Owner-occupiers/new building share	H1 2021	H1 2022	Long-term average
Share of owner-occupiers	47.4%	53.3%	40.3%
Share of new buildings	47.4%	53.2%	51.0%

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OUTLOOK

- / The Stuttgart logistics market is extremely lively. Various factors are interfering, first and foremost the efforts now being made by many companies to restructure their supply chains, to restructure production processes and also to meet changing customer behaviour (keyword: e-commerce). The strong local economy with its broad industrial base is the starting point for the current dynamic development in the logistics market. Accordingly, an annual result above the long-term average is most likely.
- / The supply bottleneck will remain, as project developments are quickly absorbed and the designation of new sites is often difficult and protracted. Many companies will continue to examine alternative locations in and outside the periphery.
- / Prime rents should continue to rise in the second half of the year.

LOGISTICS MARKET REGION STUTTGART



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