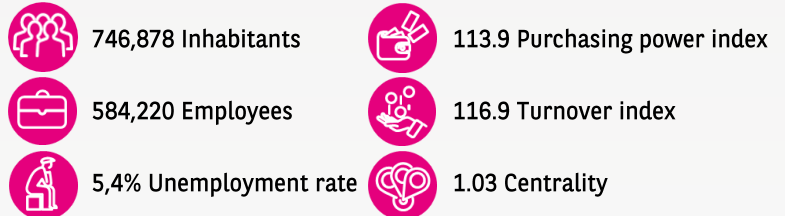




At a Glance Q2 2019

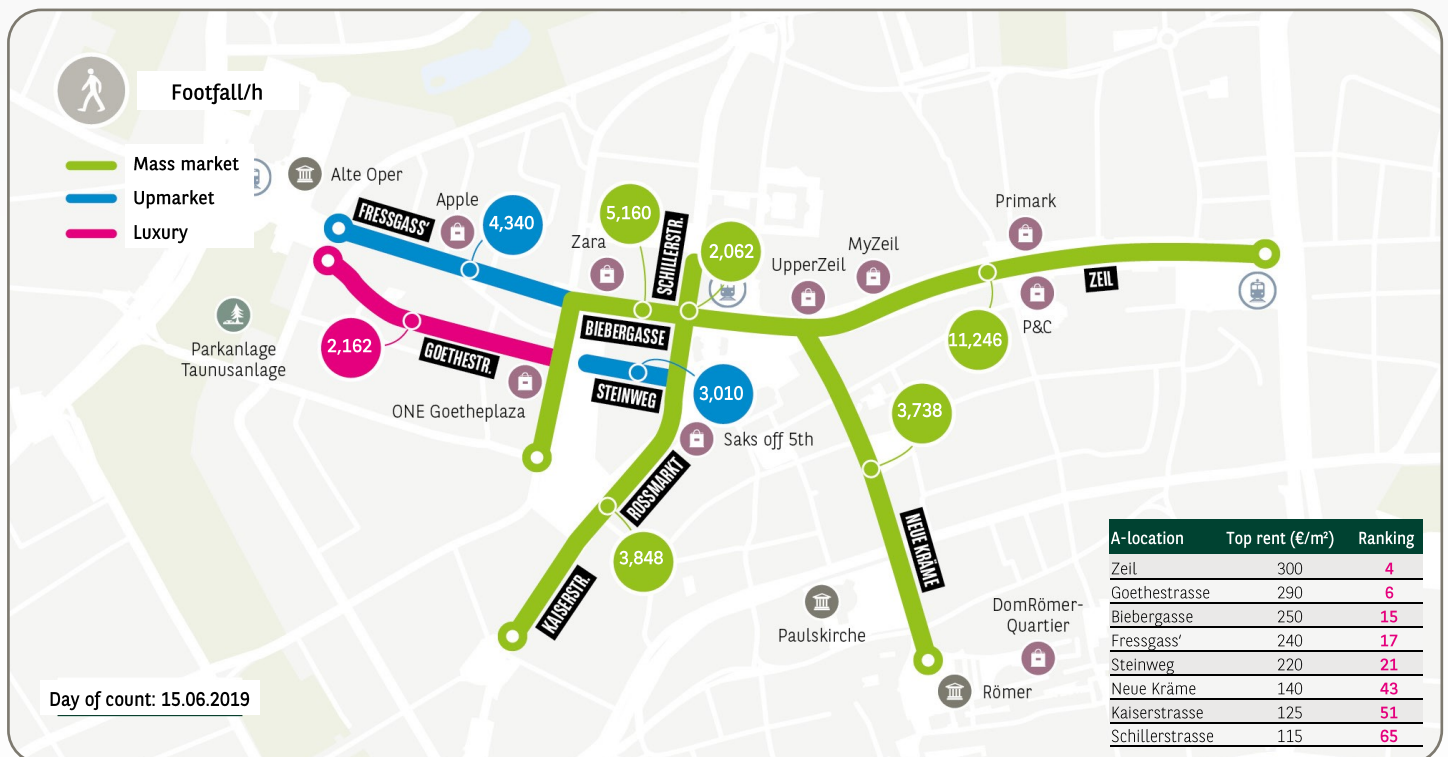
FOOTFALL REPORT FRANKFURT

Current Key facts

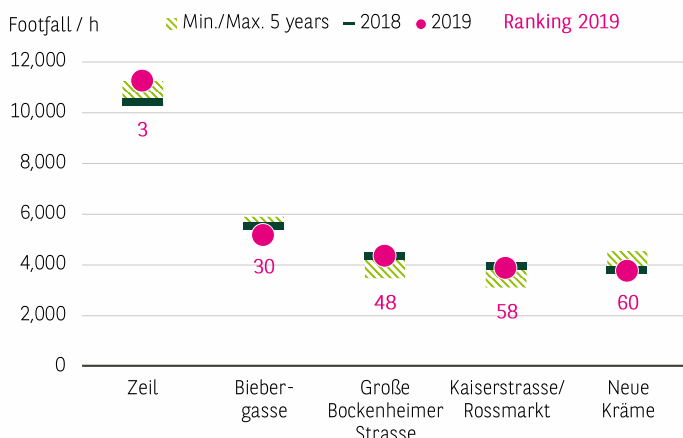


Alongside excellent transport connections and, by German standards, a disproportionately high level of international character, the strengths of the Main metropolis include a broad retail portfolio and an attractive, constantly developing city centre. Whether through the Dom Römer quarter (the "new" Old Town), or through project development and refurbishment, the

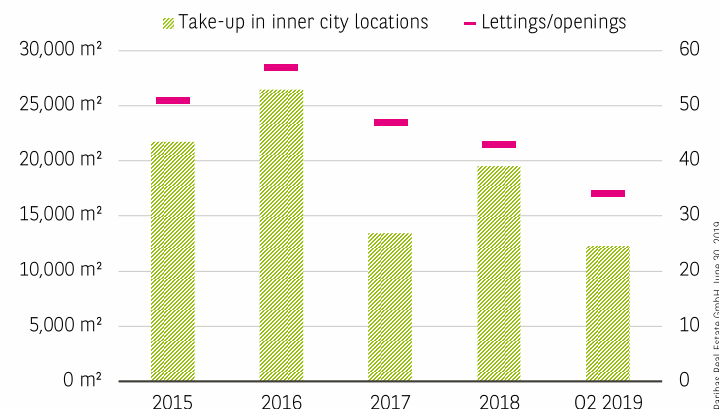
city centre, and by extension it's retail locations, is constantly providing new offers and adapting to current trends. The fact that Frankfurt A-locations have not lost their appeal and attraction even in an age of increasing online competition, is demonstrated by Zeil's repeated status as one of Germany's top three footfall locations in 2019.



Footfall per hour in selected A-locations



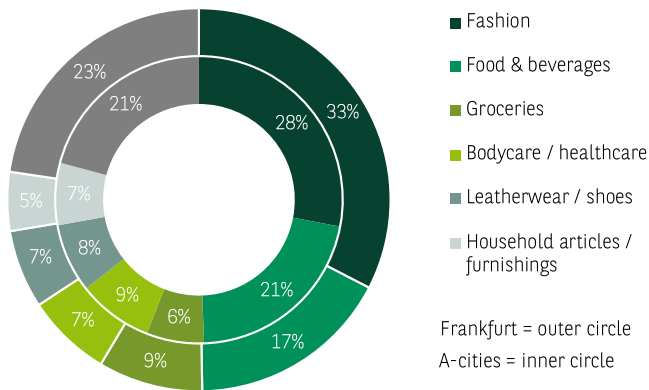
Inner city locations: take-up and lettings/openings



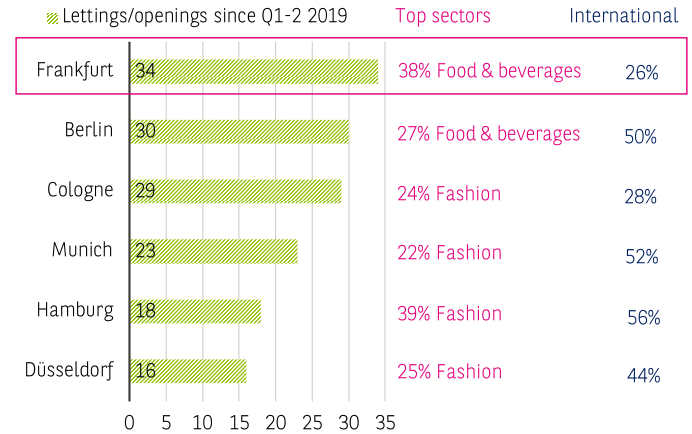
Day of count: 15.06.2019 | Positioning within the nationwide ranking - 95 counting locations respectively 118 top rents in 27 cities

Source: BBE Handelsberatung GmbH | Key facts: Residents and community register, Federal Employment Agency, GfK Geomarketing GmbH

Lettings/openings by sector since 2016



City ranking of lettings/openings Q1-2 2019



© BNP Paribas Real Estate GmbH, June 30, 2019

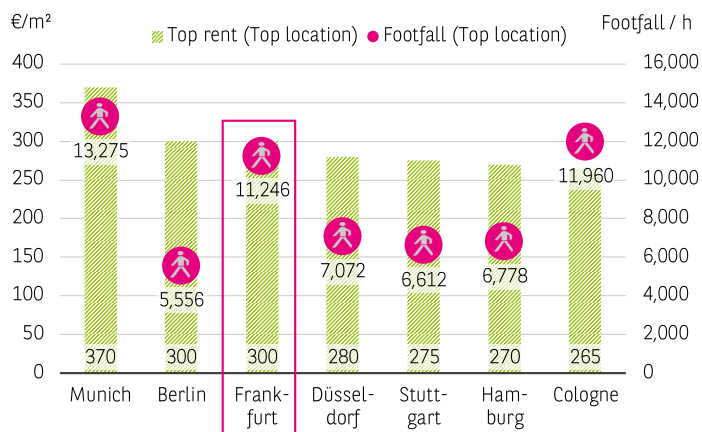
© BNP Paribas Real Estate GmbH, June 30, 2019

FOOD AND BEVERAGE AND NEIGHBOURHOOD STORES STRONG

As in many other large cities, Food and Beverages concepts in Frankfurt are also showing strong growth. Along with Berlin and Stuttgart, the banking capital is one of the three A-cities in which this sector led the ranking of lettings/openings in the first half of the year and relegated fashion to second place. In addition, local neighbourhood stores are also intensively on the lookout for space, catching the spirit of the times with specially coordinated ranges and enjoying increasing popularity, especially in central locations. It is precisely such use that is making a not inconsiderable contribution to the revitalisation of shopping streets, so that it is not surprising that Zeil has once again climbed the nationwide winner's podium of this year's footfall count and defended third place with over 11,200 passers-by. Biebergasse (5,160), Große Bockenheimer Straße (4,340) and Kaiserstraße/Roßmarkt (just under 3,850) with places 24, 51 and 58 are roughly on a par with last year's level. The lively nature of the market is also reflected by the fact that 34 lettings/openings have so far been recorded in city centre locations, more than in all other top cities. Almost all micro locations have profited from this. IQOS, the e-cigarette brand of Philipp Morris, secured approx. 400 m² of watch and accessory label Fossil on the Zeil and in the

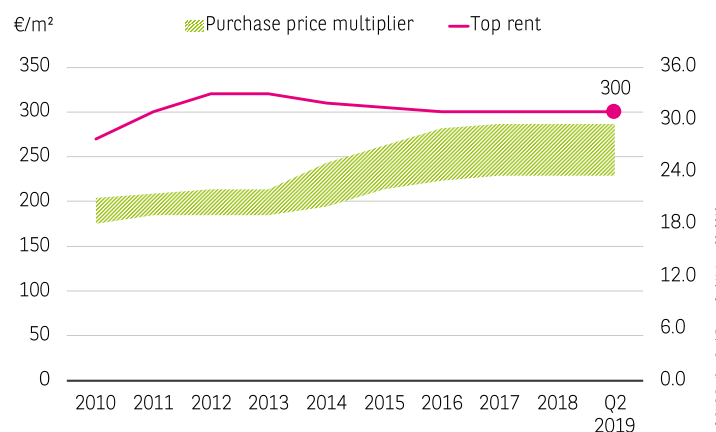
second half of the year will occupy a significantly larger area than previously in its Am Salzhaus shop. But luxury location Goethestraße also boasts two prominent new arrivals: Rolex with approx. 145 m² and the Italian men's fashion label Stone Island. In addition to completed projects such as UpperZeil and MyZeil, which have given the city a new boost, other projects such as the Four and Junghof Plaza are under construction. Initial trends can be identified that the demand side of certain locations such as Große Gallusstraße, Junghofstraße or Kaiserstraße will reap the benefits from this in the future. Other important deals include the leasing of a Bodum store in Schillerstraße, cosmetics and beauty chain Barbor's decision to open a branch at Roßmarkt, the opening of a new shop for shirt label Olympus in Kaiserstraße and the luxury fashion brand Philipp Plein, which has secured around 350 m² of space at Rathenauplatz. It is not surprising that against this backdrop top rents are predominantly stable despite increasing e-commerce competition. With 300 €/m² the Zeil ranks fourth nationwide. Yet Goethestraße (290 €/m²), Biebergasse (250 €/m²) or Große Bockenheimer Straße (240 €/m²) were also able to maintain their high ranking.

Top rent and footfall in selected A-cities



© BNP Paribas Real Estate GmbH, June 30, 2019

Development of top rent and purchase price multiplier



© BNP Paribas Real Estate GmbH, June 30, 2019

All rights reserved. At a Glance is protected in its entirety by copyright. No part of this publication may be reproduced, translated, transmitted, or stored in a retrieval system in any form or by any means, without the prior permission in writing of BNP Paribas Real Estate GmbH.

The statements, notifications and forecasts provided here correspond to our estimations at the time when this report was prepared and can change without notice. The data come from various sources which we consider reliable but whose validity, correctness or exactness we cannot guarantee. Explicitly, this report does not represent a recommendation of any kind, nor should it be regarded as forming a basis for making any decisions regarding investment or letting or renting property or premises. BNP Paribas Real Estate can accept no liability whatsoever for any information contained or statements made herein.

Imprint Publisher and copyright: BNP Paribas Real Estate GmbH | Prepared by: BNP Paribas Real Estate Consult GmbH | Status: June 30, 2019

Further Information BNP Paribas Real Estate GmbH | Branch office Frankfurt | Phone +49 (0)69-298 99-0 | www.realestate.bnpparibas.de