

RESEARCH

At a Glance **Q1 2021**

LOGISTICS MARKET BERLIN

Light industrial and logistics take-up

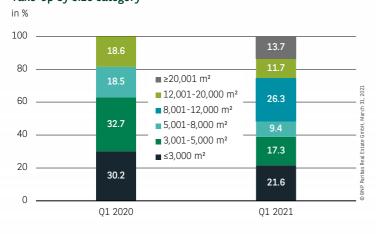


Take-up by sector

in %



Take-up by size category



VERY STRONG START TO THE YEAR

The Berlin market for storage and logistics space (including surrounding area) had a very strong start to the year. The high market momentum registered in the second half of 2020 has continued seamlessly and has even increased again in the past three months. With a take-up of 150,000 m², the best result of the year to date was achieved and the result from the same quarter of the previous year was doubled (+103 %). The high market dynamics are also reflected in the number of around 40 contracts concluded. The players are definitely on the move and this also applies to the location around Tesla's Gigafactory in Grünheide, which is currently under construction. Some supplier companies have now signed contracts in the vicinity of the Gigafactory. With the very good start to the year, Berlin has once again been able to position itself at the top of the nationwide locations. Hamburg (129,000 m²) and Leipzig (128,000 m²) follow in second and third place.

MANUFACTURING STILL ABOVE AVERAGE

Manufacturing companies lead the field of sectors at the beginning of 2021 for the second year in a row. Their take-up up to the end of March amounts to more than $58,000~\text{m}^2$, including the deals concluded by the automotive supplier Gestamp (just under $21,000~\text{m}^2$), SAS Autosystemtechnik (around $17,500~\text{m}^2$) and Daimler ($9,000~\text{m}^2$). The logistics firms, which continue to be very active in terms of lettings, are almost on a par with the manufacturing sector, with a market share of almost 37~%. They are currently particularly strong in the mid-sized segment. Their results were primarily driven by contracts with space between $4,000~\text{and}~10,000~\text{m}^2$. With the exception of one lease in Hoppegarten, the third-placed wholesale/retail companies mainly attracted attention with deals of less than $3,000~\text{m}^2$ in Berlin's core area. The majority of the deals were concluded by online retailers.

BALANCED RENTAL ACTIVITY

The broad basis on which the Berlin logistics market is based is reflected in the current transaction activity. The result is supported by a large number of deals across all size categories. In contrast to the previous year, there was a deal of more than 20,000 $\rm m^2$ right at the beginning of 2021 with the closing of the automotive supplier Gestamp in the GVZ Großbeeren. The result in the size class between 8,001 and 12,000 $\rm m^2$ is above average with four deals.

Major contracts

Company	Location	Area(m²)
Gestamp	Großbeeren	20,500
SAS Autosystemtechnik	Vogelsdorf	17,500
Halla Holdings Corporation	Vogelsdorf	9,700
Daimler	Ludwigsfelde	9,000
GLX	Oberkrämer	9,000

Key figures logistics market Berlin

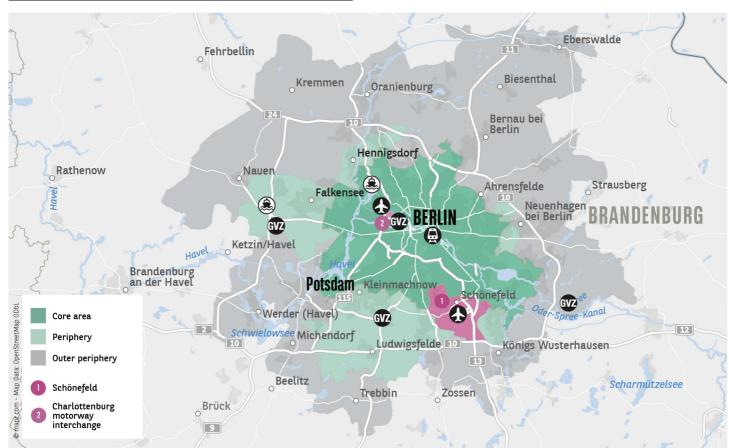
	Q1 2020	Q1 2021	Trend remaining year
Prime rent	7.20 €/m²	7.20 €/m²	→
Average rent	5.90 €/m²	5.90 €/m²	→
Take-up	74,000 m²	150,000 m²	→
- Share of owner-occupiers	36.4 %	0.0 %	→
- Share of new buildings	48.0 %	47.8 %	→

DEMAND PRESSURE DECREASES SLIGHTLY

Demand pressure continues to dominate the Berlin market area, although the recently completed and speculatively constructed spaces have brought some relief. However, supply remains tight throughout the market area, particularly for space around 3,000 m², and there are also very few properties available in the inner city locations in the short term. Against this background, rents are stable at a high level. The top rent is still quoted at $7.20 \ \text{e/m²}$. This puts Berlin in joint first place with Munich. The average rent in the first quarter of 2021 is $5,90 \ \text{e/m²}$. Only in Munich is the average level higher

OUTLOOK

Transaction activity is expected to stabilise at an above-average level. On the one hand, the already strong online trade should continue to develop dynamically. On the other hand, the past months have already shown that the construction of the Tesla Gigafactory in Grünheide has generated and is likely to generate additional demand. Space in the wider vicinity of the Tesla site is in demand and not every demand for space has been met so far. Accordingly, it is hardly surprising that new speculative developments in the market area are now entering the realisation phase. However, there are no signs of an extensive expansion of supply. Rents are likely to remain stable at their current high level.



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: 31.03.2021

Further Information BNP Paribas Real Estate GmbH | Branch office Berlin | Phone +49 (0)30-884 65-0 | www.realestate.bnpparibas.de

