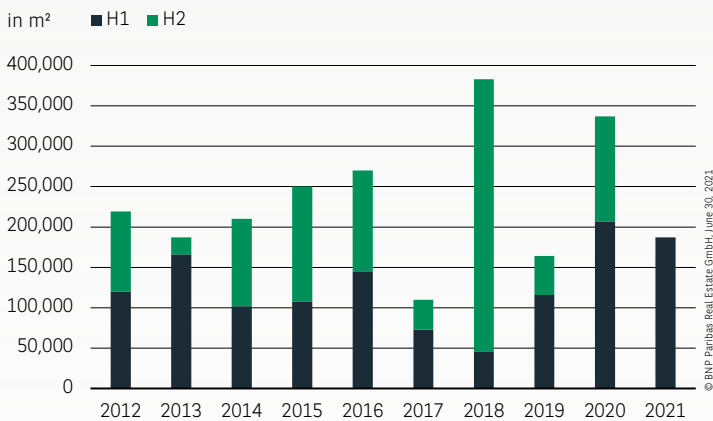


## At a Glance Q2 2021

# LOGISTICS MARKET LEIPZIG

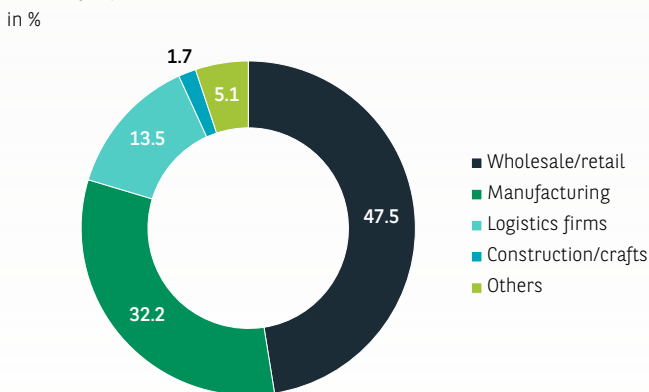
### Light industrial and logistics take-up



### ➤ ANOTHER STRONG HALF-YEAR RESULT

After the record result in the first half of 2020, the Leipzig logistics market is also in excellent shape this year. With a take-up of 187,000 m<sup>2</sup>, the previous year's result was missed by 10%, but the second-best result of the last ten years was registered. In a long-term comparison, this volume represents an above-average take-up (+47 %). The logistics market in the Saxon metropolis thus confirms its robust condition in the face of the Corona pandemic and its economic consequences. As in 2020, the half-year result is based on strong market participation by e-commerce and pharmaceutical companies. Around 56 % of the take-up was achieved in the new-build segment, which underlines the strong demand for logistics space with a modern quality of fit-out.

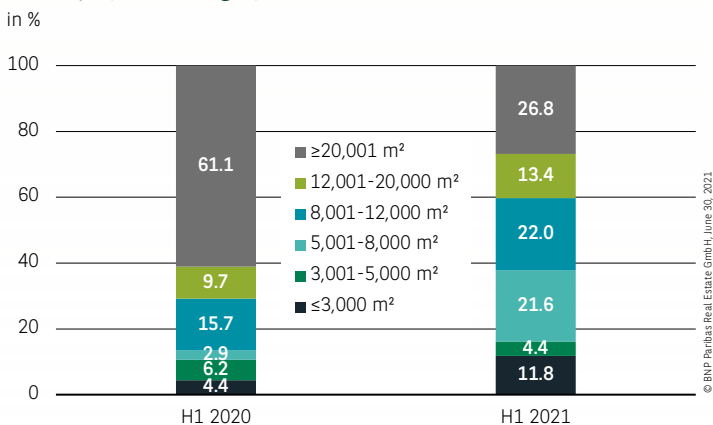
### Take-up by sector



### ➤ WHOLESALE/RETAIL AND MANUFACTURING IN FRONT

The analysis of take-up by sector illustrates the changed demand structure since the beginning of the Corona pandemic. Unlike in previous years, wholesale/retail is at the top of the ranking with 47.5 % market share. In the second quarter of 2021, this sector recorded no less than three major deals: Relaxdays (12,500 m<sup>2</sup>), Ernsting's Family (12,500 m<sup>2</sup>) and Healthfood24 (10,400 m<sup>2</sup>) have secured space in Schkeuditz. Manufacturing companies are also participating actively in the market again and contributed an above-average market share of 32 %, which was also in absolute terms a result above the long-term average. Logistics firms are currently acting much more cautiously and, at around 14 %, are unable to match their shares of the pre-Corona period.

### Take-up by size category



### ➤ DIVERSIFIED DEMAND ACROSS ALL SIZE CATEGORIES

While the large Beiersdorf deal (50,000 m<sup>2</sup>) dominated the analysis of take-up by size class in the first three months of the year, the small to medium-sized space segments gained significantly in importance in the second quarter. The segments from 5,000 m<sup>2</sup> to 20,000 m<sup>2</sup> all show record results at the half-year mark. Particularly noteworthy is the high proportion of space between 5,000 and 8,000 m<sup>2</sup>, with almost 22 %. Not least because of the broadly diversified demand across all size categories, the Leipzig logistics market has also weathered the Corona crisis well in a nationwide comparison.

**Major contracts**

Quarter	Company	Location	Area (m <sup>2</sup> )
Q1	Beiersdorf	Leipzig	50,000
Q2	Relaxdays	Schkeuditz	12,500
Q2	Ernsting's Family	Schkeuditz	12,500
Q2	Meesenburg	Schkeuditz	10,500
Q2	Healthfood24	Schkeuditz	10,400

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**Key figures logistics market**

	H1 2020	H1 2021	Trend remaining year
Prime rent	4.50 €/m <sup>2</sup>	4.60 €/m <sup>2</sup>	↗
Average rent	3.75 €/m <sup>2</sup>	3.90 €/m <sup>2</sup>	↗
Take-up	207,000 m <sup>2</sup>	187,000 m <sup>2</sup>	↗
- Share of owner-occupiers	8.4 %	29.8 %	↗
- Share of new buildings	82.0 %	55.9 %	➔

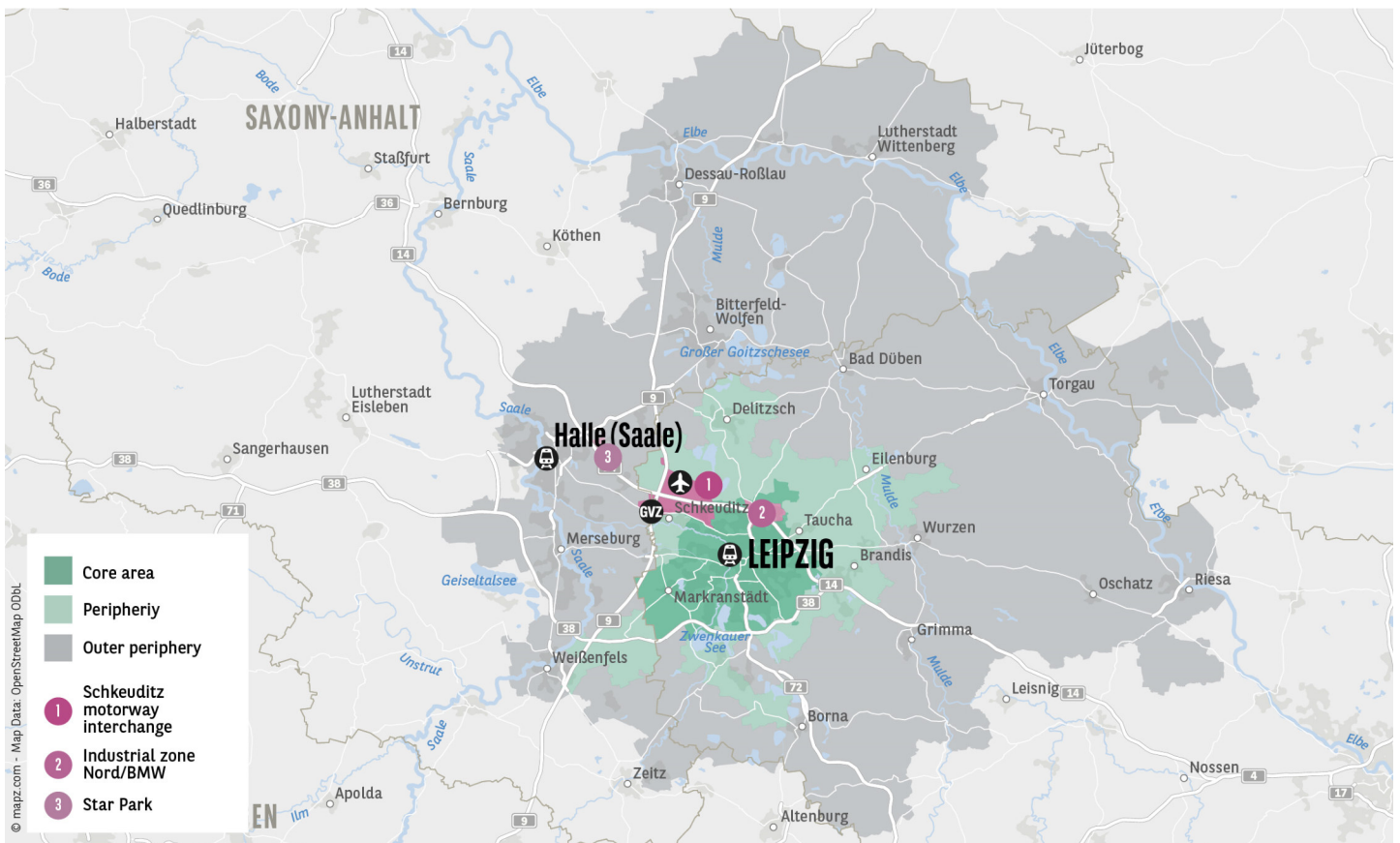
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**RENT PRICES ON THE RISE**

Due to the high demand of the past 1.5 years and the low supply level, a slight increase in rents was recorded after a longer period of price stability. Not least because of the low availability of logistics space with a modern quality fit-out, the prime rent has increased by 10 ct in the past 12 months and is currently quoted at 4.60 €/m<sup>2</sup>. The average rent rose by as much as 15 ct and is currently at 3,90 €/m<sup>2</sup>. This development is triggered, among other things, by the increasing reduction in lettable space.

**OUTLOOK**

Due to the strong result on the Leipzig logistics market, despite the renewed lockdown in spring 2021, an optimistic view can be taken of the rest of the year. Against the backdrop of a clear improvement in economic sentiment, a higher market participation is also to be expected from traditionally strong industries e.g. automotive. The new logistics developments now completed in the Leipzig market area will provide an additional boost to the availability of space in all size segments. From today's perspective, a significantly above-average take-up and a further slight increase in rents is the most likely scenario.



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