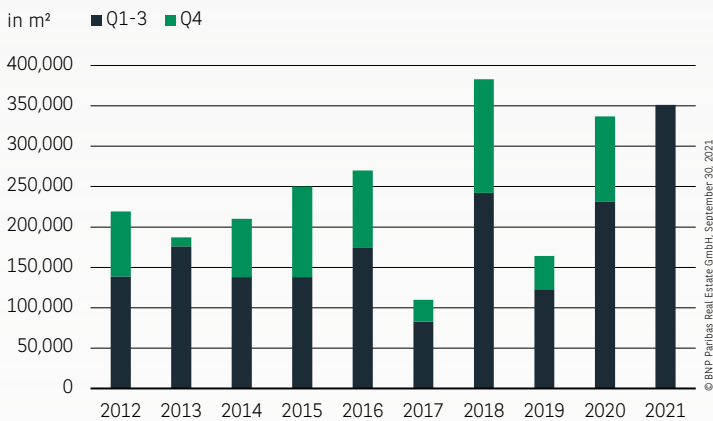




At a Glance **Q3 2021**

# LOGISTICS MARKET LEIPZIG

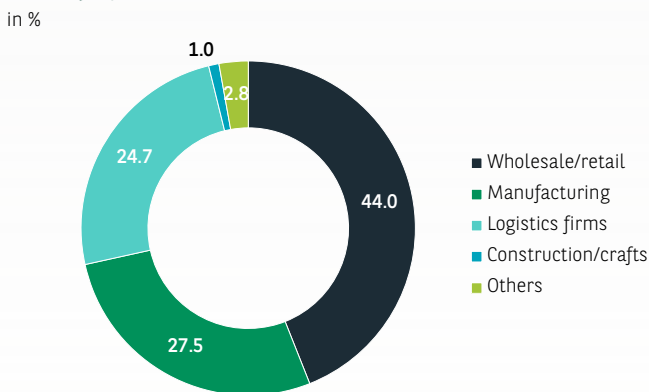
## Light industrial and logistics take-up



### RECORD RESULT AFTER NINE MONTHS

The sustained high demand on the Leipzig logistics market is also reflected in the third quarter of 2021. After nine months, a take-up of 351,000 m<sup>2</sup> was recorded. This not only exceeded the long-term average by 95 %, but also set a new Q1-Q3 record. In the third quarter alone, 164,000 m<sup>2</sup> was taken up. Just how good Leipzig's result is also becomes clear from the nationwide comparison: the trade fair city has the fourth highest take-up after Frankfurt, Hamburg and Berlin. The very positive development since the beginning of the pandemic has thus continued impressively in 2021. The Saxon metropolis still benefits from its central location in eastern Germany and the supply of available development space compared to other logistics regions. In addition, the increasing take-up of e-commerce continues to be a dynamic driver.

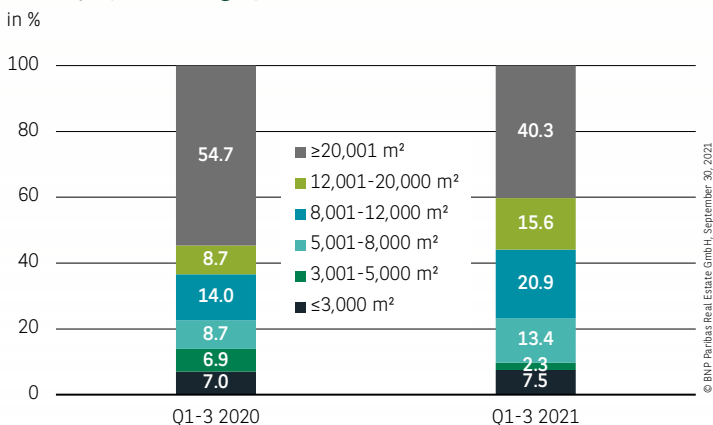
## Take-up by sector



### ALL SECTORS INCREASE RESULT

The analysis of take-up by sector shows that all industries were able to increase their volume compared to the same period last year. This underlines the broad demand base in the Leipzig market area. As in the previous year, wholesale/retail companies are particularly active and occupy first place in the ranking with around 154,000 m<sup>2</sup>. In the third quarter, this sector benefited in particular from Amazon's letting of 26,000 m<sup>2</sup> in Leipzig and the 25,000 m<sup>2</sup> deal by Relaxdays in Halle. In second place are the industrial and production companies, which at 27.5 % made an above-average contribution to the result in a long-term comparison. The third pillar of the result, at 25 %, is logistics firms, which, although they have lost some of their importance in relative terms compared to the time before Corona, contribute an above-average result in absolute terms, too.

## Take-up by size category



### LARGE DEALS MAKE UP THE LION'S SHARE

Similar to the record year of 2018, the Leipzig logistics market also benefits from a large number of major deals in 2021. Around 40 % of take-up was registered in the market segment above 20,000 m<sup>2</sup>. Despite this dominance, it is worth noting that deals under 5,000 m<sup>2</sup> also make an above-average contribution in absolute terms. This illustrates the broadly diversified demand across the size classes.

**Major contracts**

Quarter	Company	Location	Area (m <sup>2</sup> )
Q1	Beiersdorf	Leipzig	50,000
Q3	CEVA Logistics	Leipzig	35,000
Q3	Trek Bicycle	Halle (Saale)	30,000
Q3	Amazon	Leipzig	26,000
Q3	Relaxdays	Halle (Saale)	25,000

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**Key figures logistics market**

	Q1-3 2020	Q1-3 2021	Trend remaining year
Prime rent	4.55 €/m <sup>2</sup>	4.60 €/m <sup>2</sup>	↗
Average rent	3.80 €/m <sup>2</sup>	4.00 €/m <sup>2</sup>	→
Take-up	231,000 m <sup>2</sup>	351,000 m <sup>2</sup>	→
- Share of owner-occupiers	15.4 %	15.8 %	→
- Share of new buildings	75.9 %	51.9 %	→

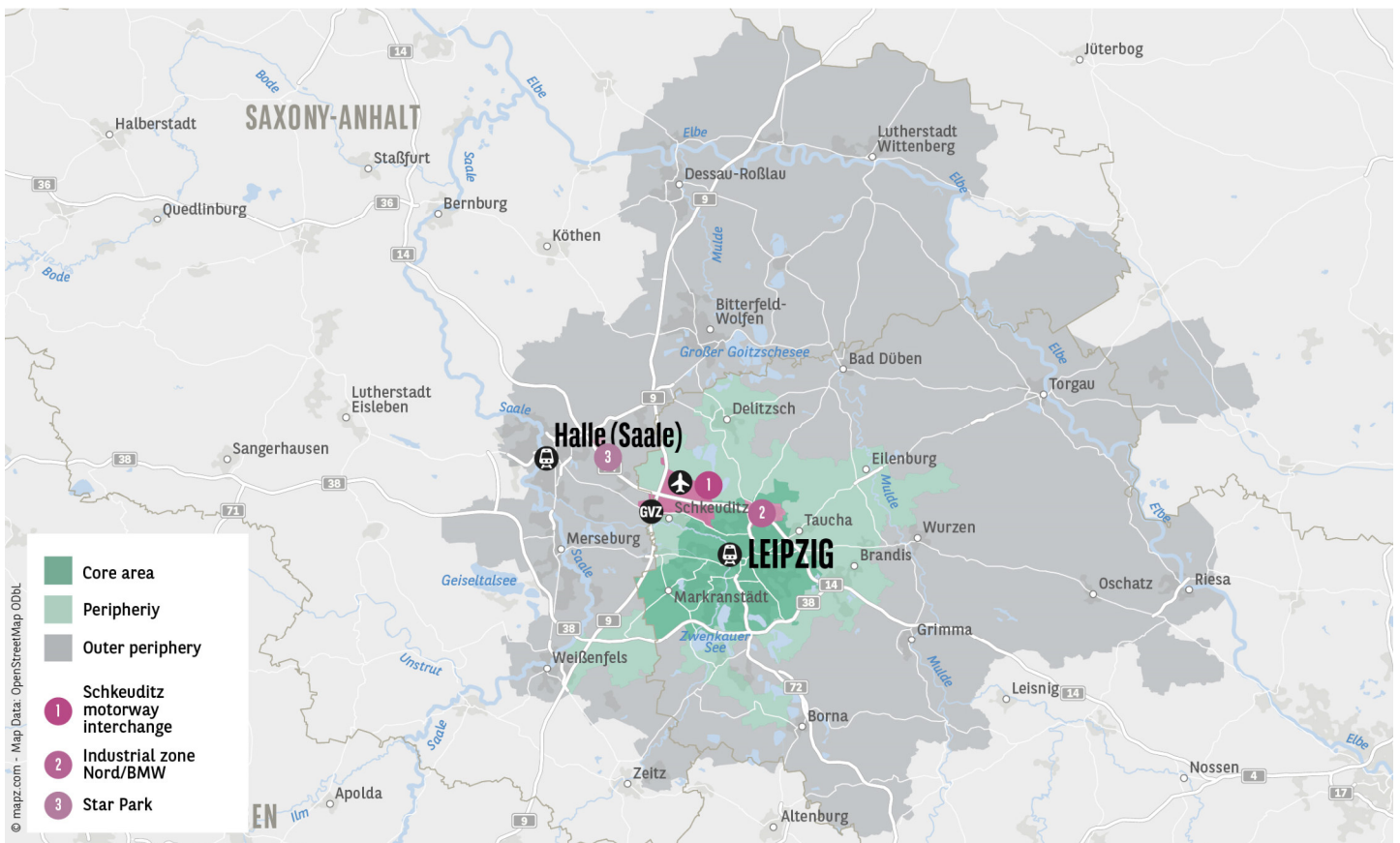
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**RENTS CONTINUE TO RISE**

The continued high demand dynamics with a steady reduction in supply has led to an increase in the average rent for the third quarter in a row. Now at 4.00 €/m<sup>2</sup>, this has increased by a further 10 cents and has posted growth of around 5 % in the last 12 months. The prime rent has also risen slightly compared to the same time last year and is currently 4.60 €/m<sup>2</sup>. It continues to be achieved in inner-city areas with good access to the motorway or for properties with highly specialised fittings.

**OUTLOOK**

Leipzig's warehouse and logistics space market is making great strides towards a record, even at the end of the year. In addition to the already existing demand from the usual sectors, higher market participation from the food delivery service industry is also expected in the coming quarters. Against this background, reaching the 400,000 m<sup>2</sup> mark does not appear to be an unrealistic scenario. This can be accompanied by a further increase in prime rents in the coming quarters.



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