

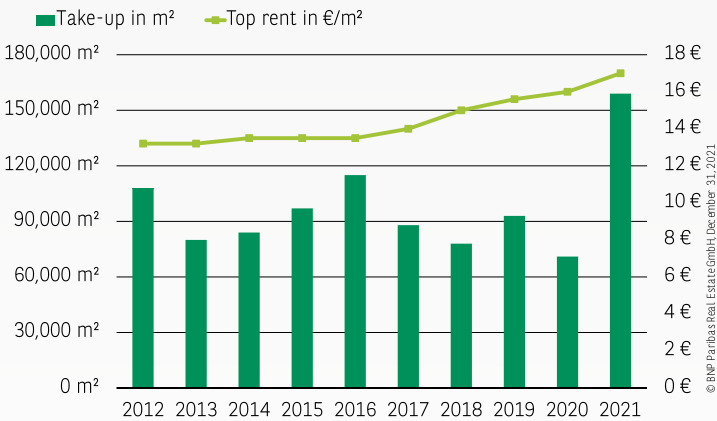


RESEARCH

At a Glance **Q4 2021**

OFFICE MARKET DORTMUND

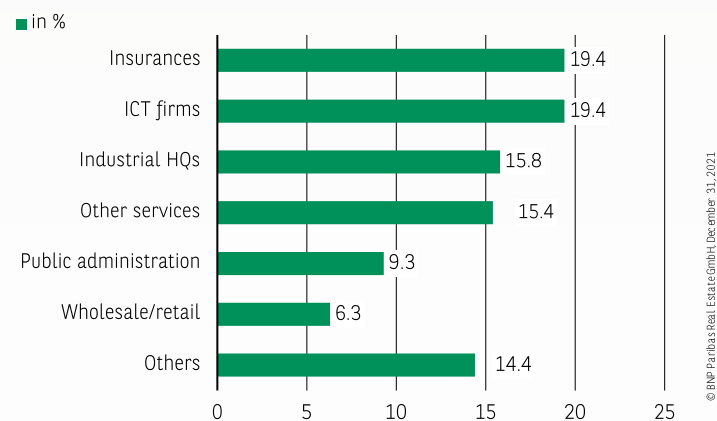
Development of take-up and top rents



RECORD YEAR DESPITE PANDEMIC CONDITIONS

After the Dortmund office market was still clearly affected by the Corona pandemic in the previous year, a record result can be reported for 2021 despite the continuing difficult environment. In the first nine months of the year, the Dortmund market was already able to report above-average take-up, although the final quarter, with 63,000 m², outperformed all previous results. Supported by the major deal of Continentale Versicherungsverbund (26,500 m²), not only the best quarterly take-up in history could be registered, but also an annual result of 159,000 m² (including owner-occupiers). Thus, the current figure sets a new record by far and is 64% above the ten-year average. Although deals beyond 10,000 m² (3 in total) were clear drivers of take-up, the market is once again significantly above the long-term average in almost all size categories. This is a strong indication of a broad market foundation and speaks for a trend reversal in Dortmund.

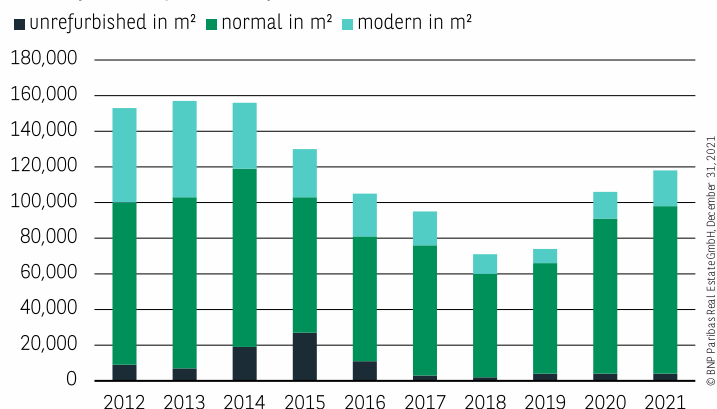
Take-up by sector 2021



TOP TAKE-UP BY INSURANCES AND ICT FIRMS

The very good annual result of the Dortmund office market is based on a highly diversified demand structure. Insurance companies and ICT firms are tied at the top of the list of key demanders, each with a good 19%. Both sectors achieved record take-up. While the result of the insurances was clearly carried by the above-mentioned contract of the Continentale, a number of deals in the small and middle space segment are responsible for the top result of the ICT sector in addition to the 11,300 m² contract of Adesso SE. Small and medium-sized deals also contributed to the above-average performance of the administrations of industrial companies (16%), which ranked third.

Development of vacant space



VACANCIES STILL BELOW FLUCTUATION RESERVE

The Dortmund office market recorded a total vacancy volume of 118,000 m² at the end of the year. Within one year, this figure has increased by around 11%. Despite the growth, the vacancy rate is low at 3.9% and thus well below the fluctuation reserve. Although vacancy in the modern space segment has risen by 33%, it remains at a very low level of only 20,000 m² in absolute terms. In the highly demanded Core City office market zone, contrary to the overall trend, the volume of modern vacancies has decreased further to just 2,000 m². Modern space remains in short supply here.

Major contracts

Sub-market	Company	m ²
3.2	Continentale	26,500
3.3	Amprion	15,600
3.2	Adesso	11,300
4.1	Police Dortmund	6,000
3.3	Bechtle	5,800
1.1	JobCenter	4,000

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➤ PRE-LETTING RATE REMAINS ABOVE AVERAGE

Around 130,000 m² of office space is currently under construction, which is a large volume for the Dortmund market. However, the majority of these projects are already fully pre-let or build by owner-occupiers. The share of a available space in the current construction volume is only just under 15% or 19,000 m². Of this, just 2,000 m² is located in the Core City.

➤ RENTS CONTINUE TO RISE

Due to the high take-up and the still very limited supply in the modern space segment, the prime rent rose by a further 0.50 €/m² in the last quarter to 17 €/m². This is a good 6% above the previous year's level. Parallel to this, the average rent continued the upward trend seen since 2015 and is now at a new high of 12.40 €/m².

Trends in important market indicators

	2020	2021	Trend 2022
Take-up	71,000 m ²	159,000 m ²	➔
Vacant space	106,000 m ²	118,000 m ²	↗
Space under construction (total)	38,000 m ²	130,000 m ²	↗
Space under construction (available)	23,000 m ²	19,000 m ²	↘
Top rent	16.00 €/m ²	17.00 €/m ²	➔

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➤ OUTLOOK

The Dortmund office market can look back on a strong year in which take-up not only increased sustainably across the whole market categories, but in which Dortmund once again proved its attractiveness as a location for major companies and corporations. In view of the significant recovery of the German economy expected in the course of 2022, the office market in Dortmund is likely to remain on its positive course and once again achieve a very good result. Although it is unlikely that the record level of take-up will be repeated, a further increase in top rents would appear well within the range of possibility. This is due to the fact that supply in the modern space segment remains very low.

Key indicators 2021

Submarkets**	Top rent* (€/m ²)		Take-up (m ²)	Vacant space (m ²)			Space under construction (m ²)		Space on offer (m ²)	
	from	to	2021	total	modern	of this, since completion	total	available	available	projected
	1		2	3	4	5	6	7	8 = (3 + 7)	9
1 City Centre										
1.1 Core City		16.00	17,500	69,800	5,800	1,000	2,000	2,000	71,800	0
2 Centre Fringe	14.50	- 14.50	13,000	21,700	8,700	0	0	0	21,700	15,000
3 Subcentres	13.00	- 17.00	121,700	22,800	5,500	3,000	128,000	17,000	39,800	29,000
4 Airport/ECO PORT		11.50	6,800	3,700	0	0	0	0	3,700	0
Total			159,000	118,000	20,000	4,000	130,000	19,000	137,000	44,000

* The top rent given applies to a market segment of 35 % in each case.

** The office market zone map and the key indicator table at submarket level can be found under the following link: [Office market zone map and key indicator table 2021](#)

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