

LOGISTICS MARKET LEIPZIG

AT A GLANCE
Q2 2023

185,000 m²

TAKE-UP

+2 %

H1 2023 vs. H1 2022

+37 %

IN COMPARISON TO
10-YEAR AVERAGE

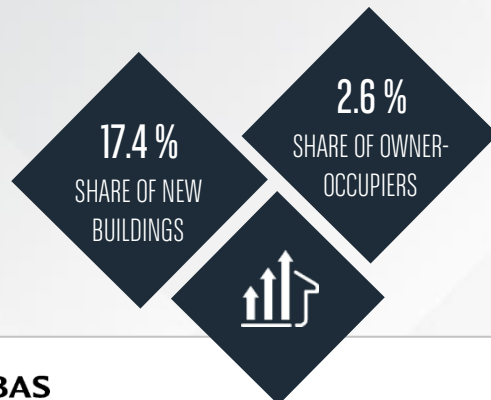
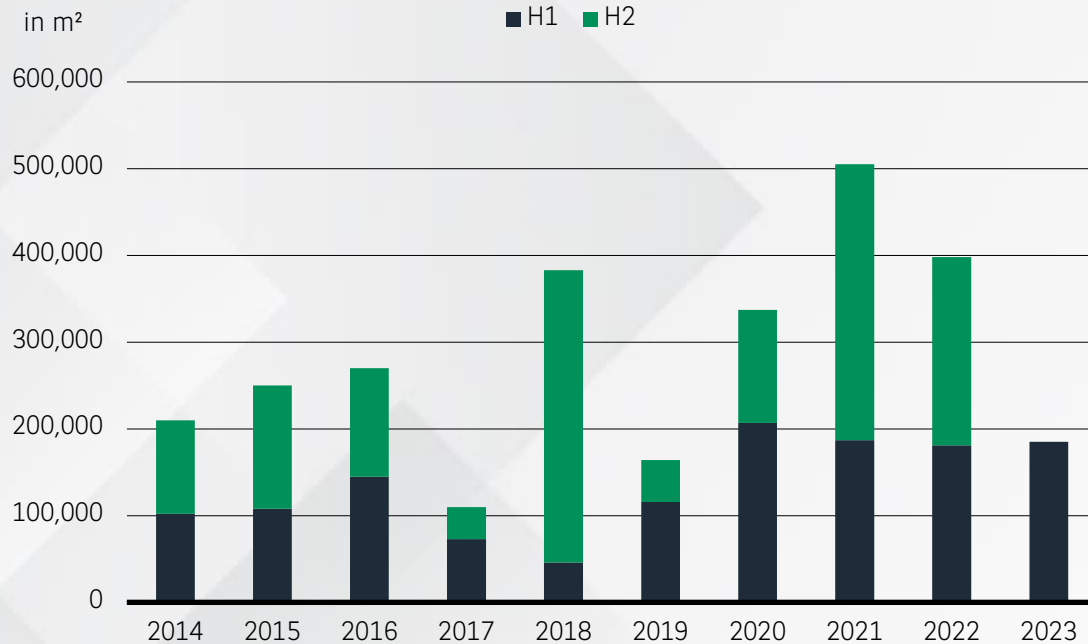


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ANOTHER STRONG FIRST HALF-YEAR

LIGHT INDUSTRIAL AND LOGISTICS TAKE-UP IN LEIPZIG

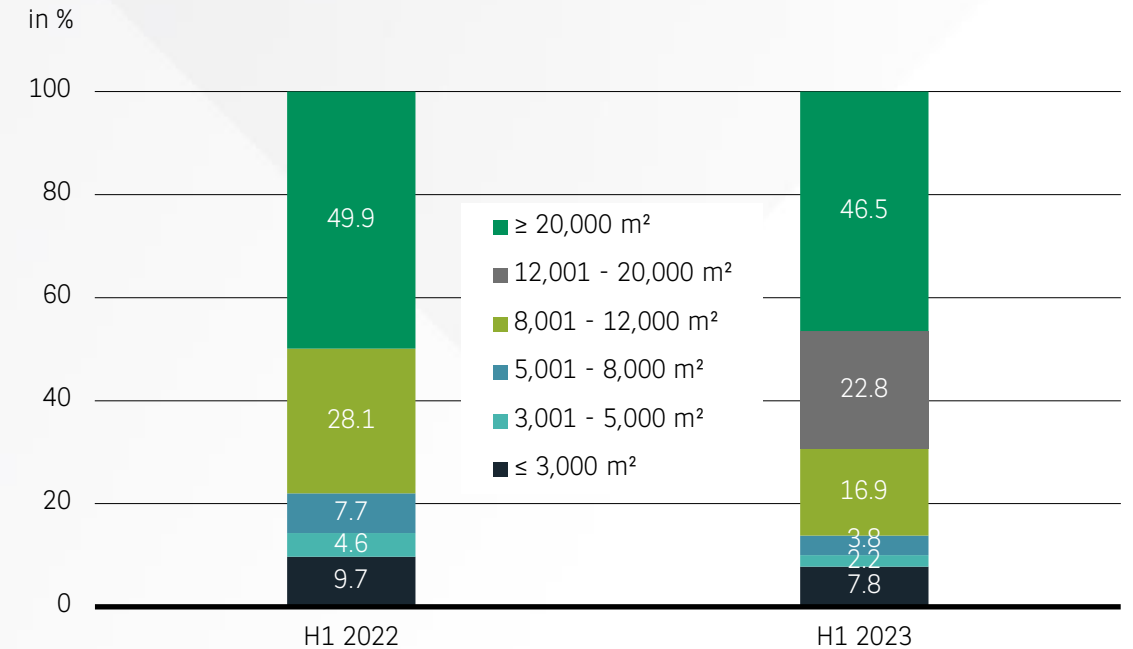


- Despite challenging economic conditions, the Leipzig logistics market continues its series of high take-up volumes in the first half of 2023. At 185,000 m², it is up by 2 % on the previous year and exceeds the ten-year average by 37 %. This makes Leipzig one of the few large logistics agglomerations to achieve a result above its average. This excellent figure is supported by a major lease in Bitterfeld-Wolfen, where a manufacturing company is taking over a total of around 86,000 m².
- Overall, demand in all segments is at a stable high level and continues to exceed the available space on offer.
- The rent level has continued to rise, as in most other large logistics markets. The top rent now stands at 5.60 €/m² (+19 %) and the average rent at 4.70 €/m² (+16 %).

MORE THAN HALF OF THE TAKE-UP GENERATED BY THE INDUSTRY

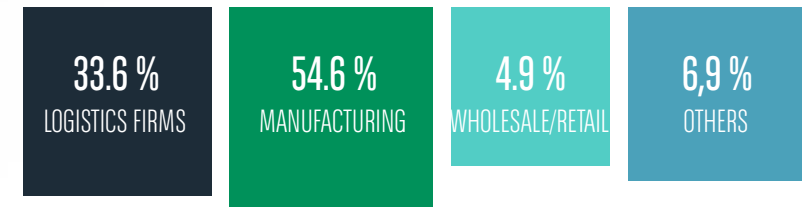
- The distribution of take-up by size category reflects the large leasing accordingly. At almost 47 %, the category above 20,000 m² shows the highest share of take-up. In addition, the segment between 12,000 and 20,000 m² is also well occupied with 23 % and a total of three contracts from logistics firms in Halle and Kabelsketal. In addition, the segment of 8,000 to 12,000 m² accounts for around 17 %.
- In the sector distribution, manufacturing companies, supported by the contract in Bitterfeld-Wolfen, contribute more than half of the result (55 %) and are thus well above their long-term average. While logistics firms account for around a third, wholesale/retail companies are still underrepresented at 5 % in the Leipzig sector balance, which is normally quite evenly distributed in a long-term comparison.
- So far, hardly any owner-occupier deals (around 3 %) have been recorded and the share of new construction is still at a comparatively low level of 17 %.

TAKE-UP BY SIZE CATEGORY



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TAKE-UP BY SECTOR



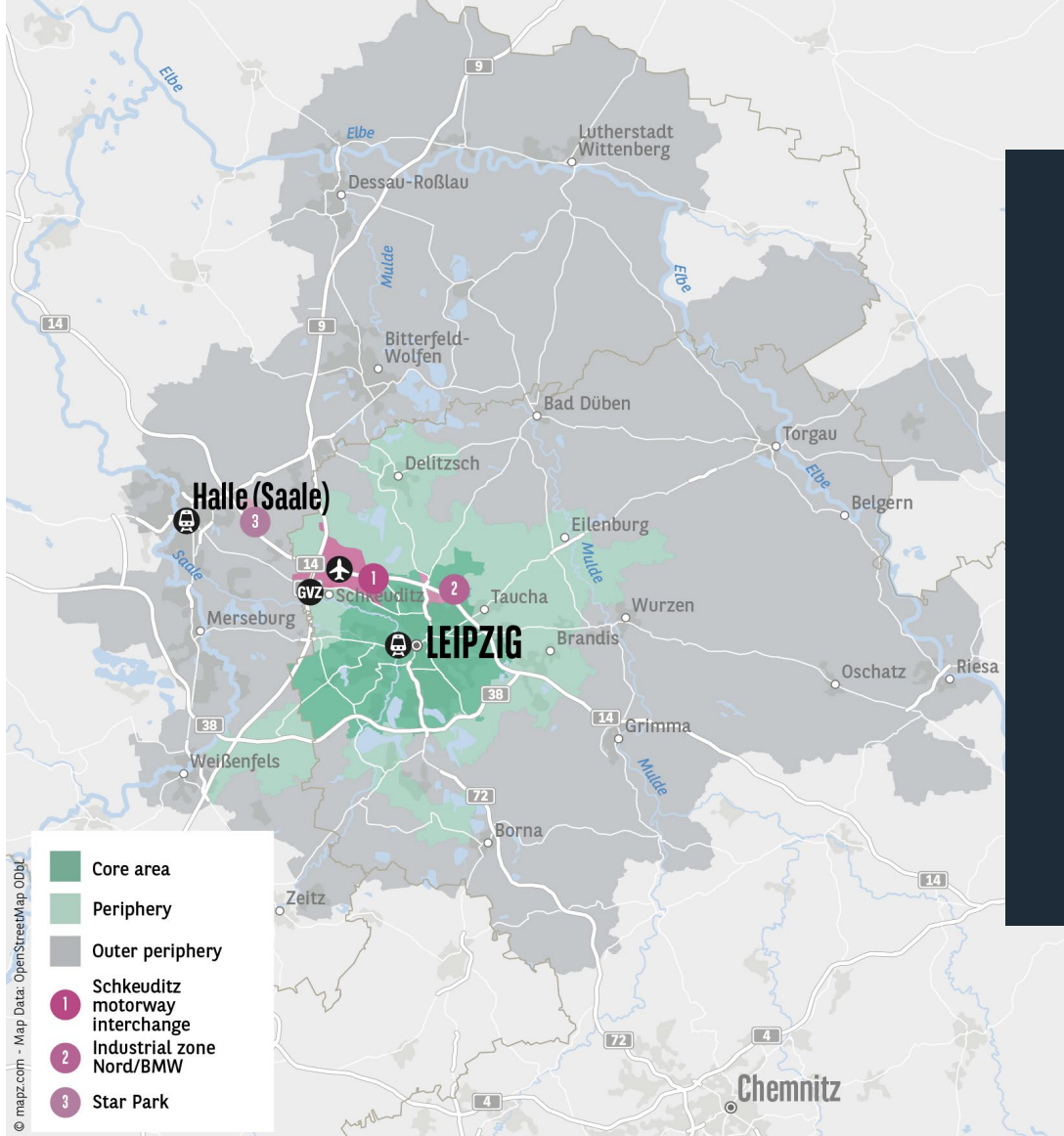
KEY FIGURES

Rents	H1 2022	H1 2023	%-Difference
Prime rent (in €/m ²)	4.70	5.60	19.1%
Average rent (in €/m ²)	4.05	4.70	16.0%
Take-up and sectors	H1 2022	H1 2023	Long-term average
Total take-up	181,000 m ²	185,000 m ²	135,000 m ²
Logistics firms	21.6%	33.6%	34.5%
Wholesale/retail	20.6%	4.9%	25.7%
Manufacturing	55.0%	54.6%	33.7%
Others	2.8%	6.9%	6.1%
Size categories	H1 2022	H1 2023	Long-term average
Share of deals > 20,000 m ²	49.9%	46.5%	40.9%
Share of deals ≤ 20,000 m ²	50.1%	53.5%	59.1%
Owner-occupiers/new building share	H1 2022	H1 2023	Long-term average
Share of owner-occupiers	3.6%	2.6%	34.2%
Share of new buildings	57.6%	17.4%	52.2%

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- The Leipzig logistics market is showing a very good result at mid-year and continues to enjoy stable demand. As there are currently speculative projects under construction that are expected to be completed this year, it can be assumed that a high take-up result should also be achieved by the end of the year.
- While some companies are taking a wait-and-see approach due to the economic environment, other industries are continuing their consolidation course and adapting their supply chains. In addition, the topics of e-commerce, transformation of the automotive industry and increasing digitalisation remain important drivers of demand.
- The rent level, which has already risen noticeably, is likely to continue to rise. This is due to the limited supply, the increased construction and financing costs as well as the high construction requirements for the implementation of the ESG criteria.

LOGISTICS MARKET REGION LEIPZIG



MAJOR CONTRACTS

86,000 m²
Manufacturing
Bitterfeld-Wolfen

14,700 m²
Logistics firm
Halle

14,300 m²
Böhm & Schaaf Int. Spediton
Kabelsketal

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