

LOGISTICS MARKET DÜSSELDORF

AT A GLANCE
Q3 2023

180,000 m²
TAKE-UP

-21 %
Q3 2023 vs. Q3 2022

-4 %
IN COMPARISON TO
10-YEAR AVERAGE

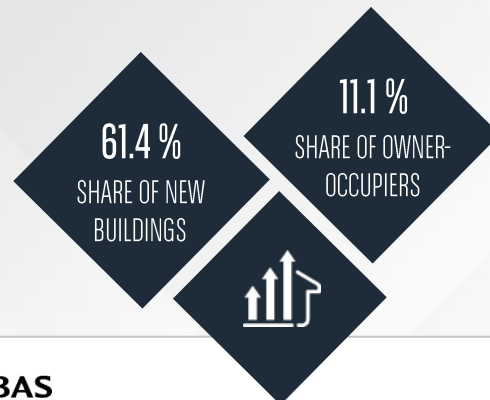
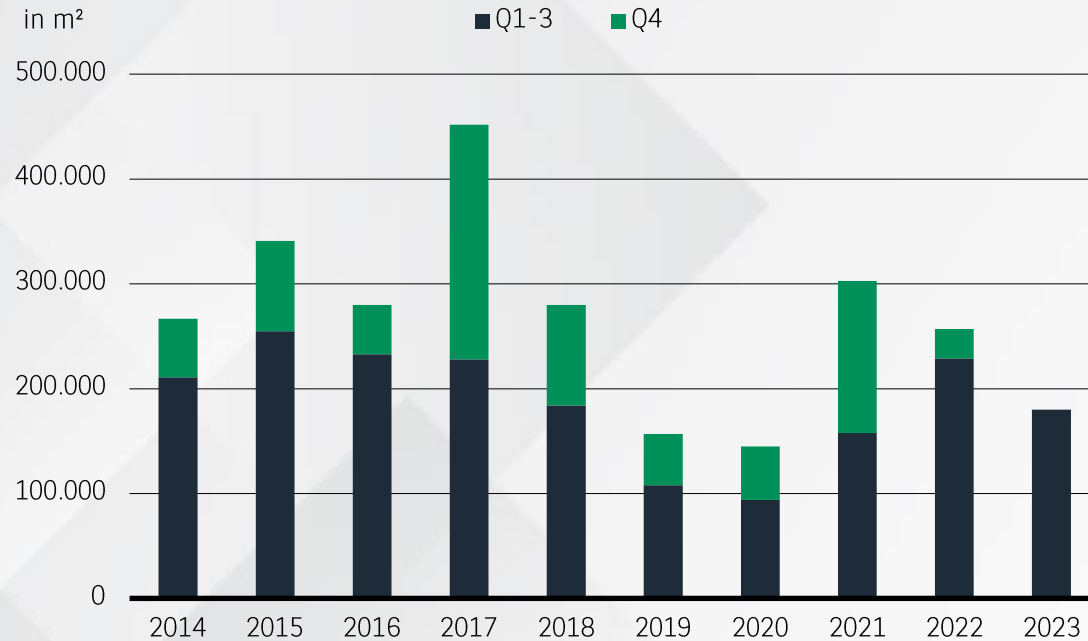


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RESULT AT AVERAGE LEVEL

LIGHT INDUSTRIAL AND LOGISTICS TAKE-UP IN DÜSSELDORF

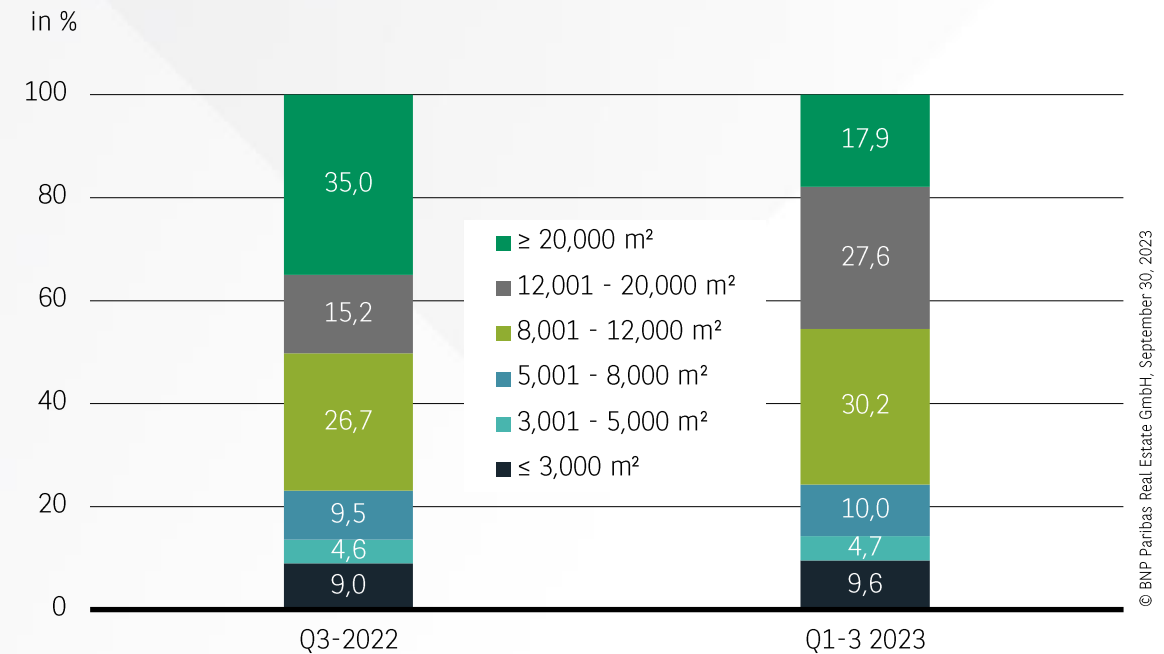


- Düsseldorf's warehouse and logistics market achieved a take-up of 180,000 m² in the first three quarters of the year. After a strong first half of the year, letting activity slowed somewhat in the third quarter, resulting in a performance that is around 21 % below the high prior-year result, but nevertheless remains just 4 % below the long-term average.
- While demand remains fundamentally stable, the market continues to lack high-quality space available at short notice. A tendency towards longer letting processes in conjunction with higher rents, the increasing importance of ESG issues and insufficient (speculative) new construction activity adversely affects the momentum.
- The supply shortage as well as the increased costs have led to a further increase in rent levels over the past twelve months. At the end of the third quarter, the prime rent was quoted at 7.50 €/m² (+4 %) and the average rent has risen to 6.10 €/m² (also +4 %).

LOGISTICS FIRMS WITH STRONG RESULT

- The distribution of take-up by size category highlights the differences compared with the same period last year when an owner-occupier development by Lidl in Grevenbroich alone contributed almost 51,000 m² to take-up. At present, the large-volume segment accounts for only 18 % due to supply and thus remains below the ten-year average (25 %). By contrast, the two categories between 8,000 and 20,000 m² showed particularly strong take-up, with 30 % and 28 % respectively.
- Logistics firms dominate the sector ranking with more than half of the take-up (54 %). The largest deals of the year so far by GXO Logistics in Dormagen (32,200 m²), Engemann in Hilden (17,000 m²) and the owner-occupier ITC Logistic in Mönchengladbach (13,000 m²) have made a significant contribution to this. As in other locations, retail companies are underrepresented by long-term comparison at 20 %, while the industry/manufacturing sector is on average at 18 %.

TAKE-UP BY SIZE CATEGORY



TAKE-UP BY SECTOR



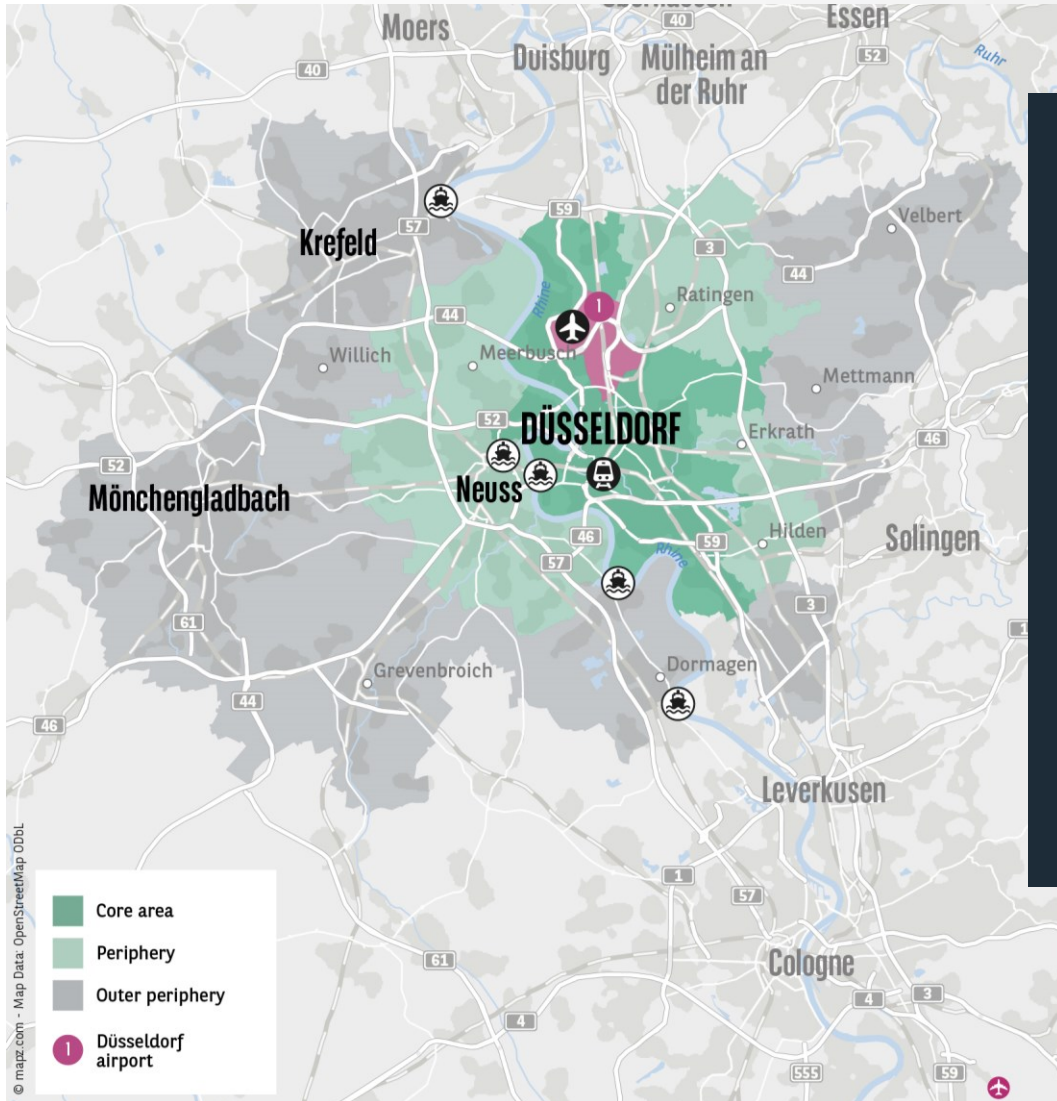
KEY FIGURES

Rents	Q1-3 2022	Q1-3 2023	%-Difference
Prime rent (in €/m ²)	7.20	7.50	4.2%
Average rent (in €/m ²)	5.85	6.10	4.3%
Take-up and sectors	Q1-3 2022	Q1-3 2023	Long-term average
Total take-up	229,000 m ²	180,000 m ²	188,000 m ²
Logistics firms	20.3%	54.0%	36.4%
Wholesale/retail	55.7%	20.0%	40.8%
Manufacturing	24.0%	17.7%	17.7%
Others	0.0%	8.3%	5.1%
Size categories	Q1-3 2022	Q1-3 2023	Long-term average
Share of deals > 20,000 m ²	35.0%	17.9%	25.3%
Share of deals ≤ 20,000 m ²	65.0%	82.1%	74.7%
Owner-occupiers/new building share	Q1-3 2022	Q1-3 2023	Long-term average
Share of owner-occupiers	30.8%	11.1%	24.4%
Share of new buildings	59.4%	61.4%	50.7%

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- The Düsseldorf logistics market is currently recording good take-up, which is close to the long-term average. In a nationwide comparison, the Rhine metropolis is one of the few top markets to have achieved this. This is because the prevailing shortage of supply is reflected in the development of take-up, particularly in the major agglomerations. The weakening economy, geopolitical conflicts, increased construction costs, the development of interest rates as well as the high ESG requirements and measures to increase energy efficiency should also be mentioned as challenges for further market development.
- Nevertheless, the Düsseldorf market is underlining its strength in this environment and is enjoying stable demand. Due to the insufficient supply, particularly in central and well-connected locations, and the high energy requirements placed on buildings, also by occupiers, it can be assumed that rental price levels will continue to rise in the future, both on average and at the prime level.

LOGISTICS MARKET REGION DÜSSELDORF



MAJOR CONTRACTS

32,200 m²
GXO Logistics
Dormagen

17,000 m²
Engemann
Hilden

13,000 m²
ITC Logistic
Mönchengladbach

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