

REVIEW LOGISTICS MARKET

FRANKFURT Q4 2025



RESEARCH & INSIGHTS



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Real Estate for a changing world



Q4 2025

LOGISTICS MARKET
FRANKFURT

- FRANKFURT STRONGEST LOGISTICS MARKET WITH 464,000 SQM
- SIGNIFICANT INCREASE IN TAKE-UP COMPARED TO 2024

KEY FIGURES

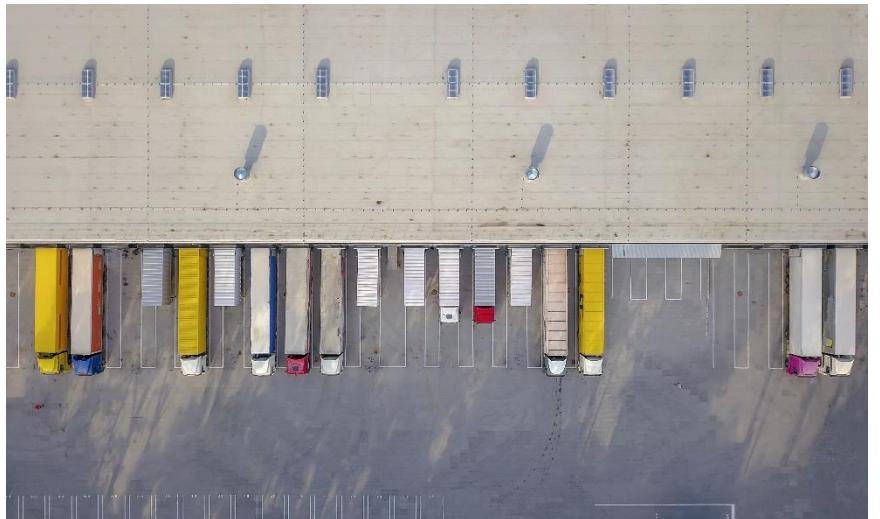
464,000	△ +13.7% y/y
Take-up (in sqm)	
8.80	△ +10.7% y/y
Prime rent (in €/sqm)	
7.40	△ +10.4% y/y
Average rent (in €/sqm)	

MARKET OVERVIEW

For the third year in a row, Frankfurt is positioning itself at the forefront of the competition between the most important German logistics markets. With the exception of the polycentric Ruhr region, which traditionally plays in its own league, no other German market achieves such high volumes. Of particular positive significance is the fact that take-up in Frankfurt rose by almost 14% year-on-year to a total of 464,000 sqm, falling short of the 10-year average by only around 13%.

In particular, the strong quarters of q2 and q3, with take-up of 188,000 sqm and 148,000 sqm respectively, contributed significantly to the full-year result. The very tight schedule of contract signings in these months, especially in the segment over 10,000 sqm, could not be maintained in the fourth quarter, so that only a further 65,000 sqm were recorded at the end of the year. However, with more than 25,000 sqm, the lease of Aldi in a project development in Kelsterbach once again sent a strong signal shortly before the turn of the year.

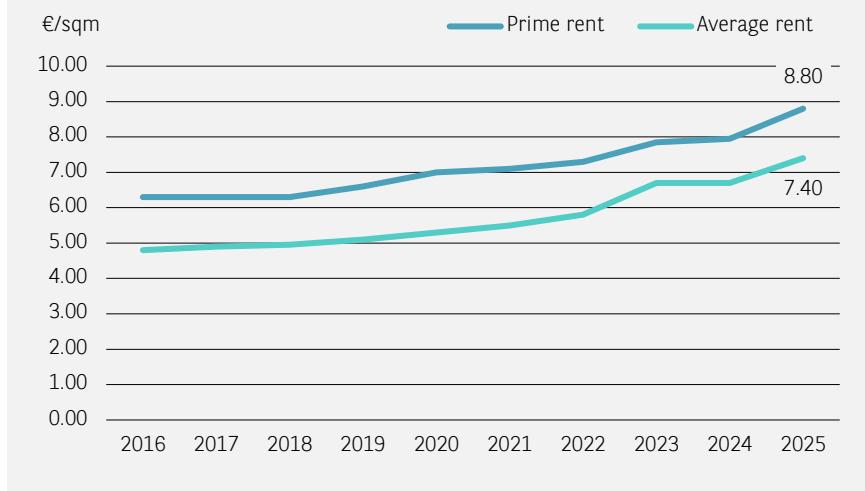
In no other location is the rent dynamic as pronounced as in Frankfurt. Over the course of the year, the prime rent in the market area rose by almost 11% to EUR 8.80 per sqm and the average rent rose by 10% to EUR 7.40 per sqm.



Development of warehouse and logistics take-up



Prime and average rents





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- MANUFACTURING AND LOGISTICS FIRMS EACH CONTRIBUTE A THIRD OF THE ANNUAL RESULT
- ABOVE-AVERAGE MARKET DYNAMICS FOR LARGE DEALS ABOVE 20,000 SQM

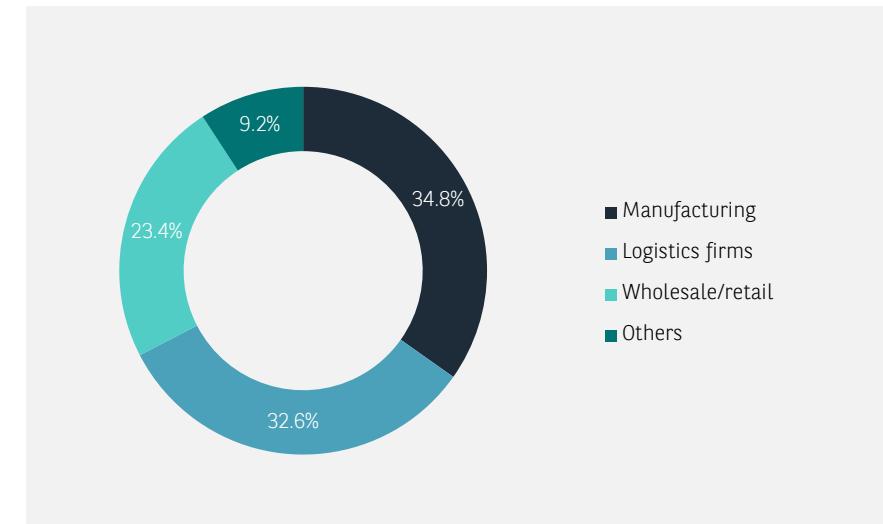
STRUCTURE OF TAKE-UP

Companies from the manufacturing segment achieved above-average take-up of around 161,000 sqm and can look back on the third-strongest result of the past decade. Their market stands at 35% in 2025. In addition to the owner-occupier Eli Lilly in Alzey with 50,200 sqm, six other contracts with at least 10,000 sqm are responsible for this good performance.

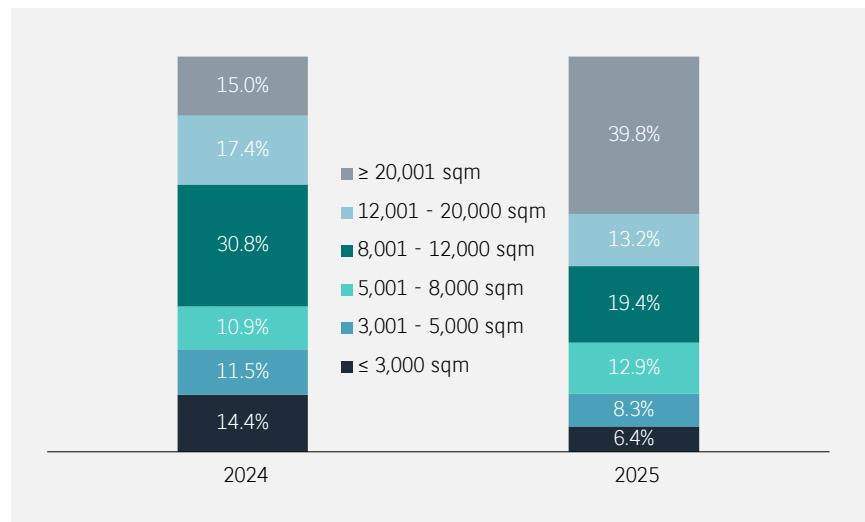
Logistics service providers are just behind industrial companies with a share of around 33%. For the second year in a row, they contributed more than 150,000 sqm to take-up, confirming the nationwide trend that more and more companies are relying on the flexible service of logistics firms, especially in these times of uncertainty. Retail companies account for 23% and register take-up above the 100,000 sqm mark for the first time since 2021, to which three contracts each contributed more than 20,000 sqm.

It is then also the contracts above 20,000 sqm that make the difference compared to the previous year. In this size category, take-up has tripled and stands at around 185,000 sqm. In addition, the size classes between 5,000 and 12,000 sqm are also showing lively market dynamics.

Take-up by sector



Take-up by size category



Major contracts

Quarter	Company	Location	sqm
Q2	Eli Lilly	Alzey	50,200
Q3	TST / Eli Lilly	Alzey	34,800
Q1	Alnatura	Groß-Rohrheim	28,000
Q3	Dealer Tire Europe	Gernsheim	25,300
Q4	Aldi	Kelsterbach	25,200



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- RISING TAKE-UP WITH MORE ECONOMIC TAILWIND
- INCREASING RENT LEVEL TO BE EXPECTED

BVL LOGISTICS INDICATOR

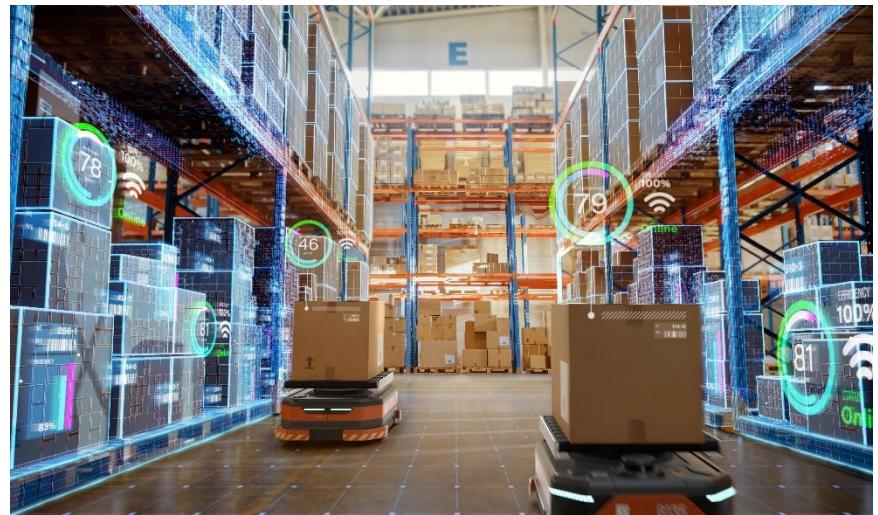


OUTLOOK

For the highly sought-after Frankfurt logistics market, a sideways movement over long stretches of 2026 is on the assumption that current geopolitical trouble spots and customs conflicts do not escalate further. The majority of the most important market indicators point to a stable development of the framework parameters in the short term, with increasing signs pointing to a pick-up in the German economy in the second half of 2026. Then the special funds for infrastructure and climate adopted by the federal government should successively ensure sustainable and then stronger economic growth again. The logistics sector in particular should benefit from this and register a further increase in take-up.

The supply-demand ratio in the market area, which is already tense for long stretches, is likely to intensify further in 2026, as speculative new construction developments are particularly lacking in the strong demand core locations and will not be tackled there for the time being. As a result, the pressure is increasing, especially in the sought-after new-build segment. This is likely to drive up the rental price level both on average and at the peak in the top locations around the airport.

It is highly likely that Frankfurt's logistics market is heading for take-up at a long-term level and thus beyond the 500,000 sqm mark in 2026.



Logistics market data Frankfurt

RENTS AND TAKE-UP	2024	2025	%-DIFFERENCE
Prime rent (in €/sqm)	7.95	8.80	10.7%
Average rent (in €/sqm)	6.70	7.40	10.4%
Total take-up (in sqm)	408,000	464,000	13.7%

SECTORS	2024	2025	LONG-TERM Ø
Logistics firms	38.4%	32.6%	38.4%
Wholesale/retail	22.1%	23.4%	27.3%
Manufacturing	32.4%	34.8%	24.4%
Others	7.1%	9.2%	9.9%

SIZE CATEGORIES	2024	2025	LONG-TERM Ø
Share of deals > 20,000 sqm	15.0%	39.8%	29.8%
Share of deals ≤ 20,000 sqm	85.0%	60.2%	70.2%

OWNER-OCCUPIERS/ NEW BUILDING SHARE	2024	2025	LONG-TERM Ø
Share of owner-occupiers	31.1%	18.2%	19.2%
Share of new buildings	53.7%	51.8%	48.1%



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MARKET REPORTS

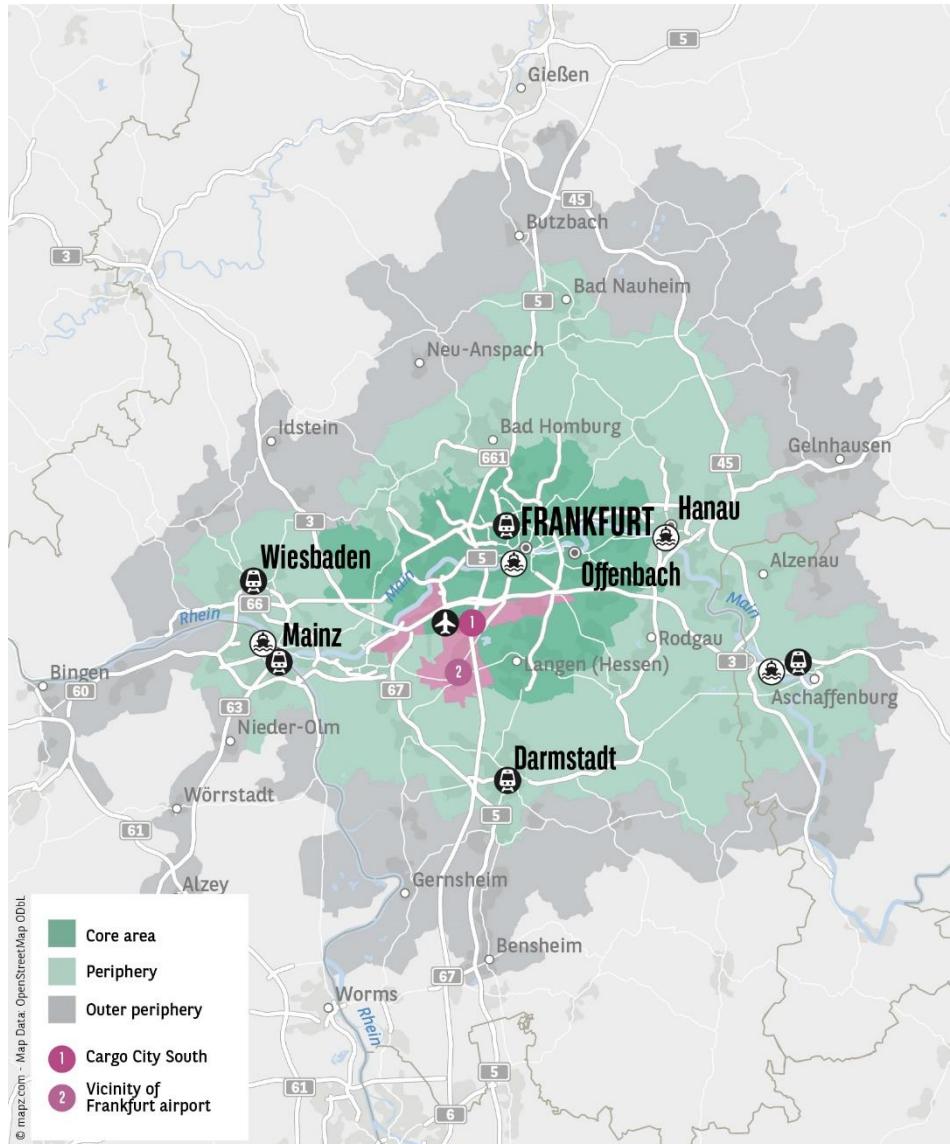


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