

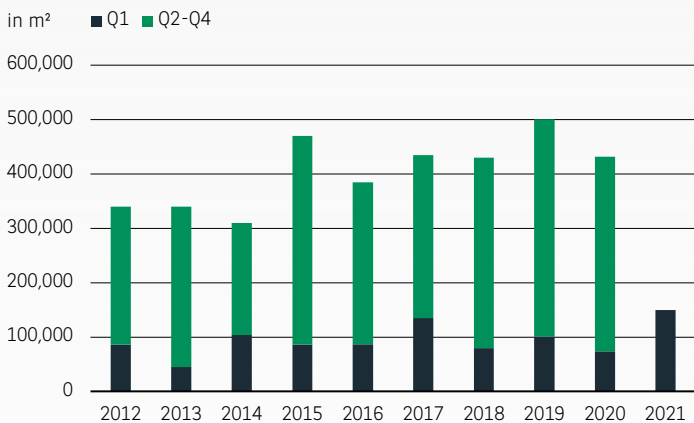


RESEARCH

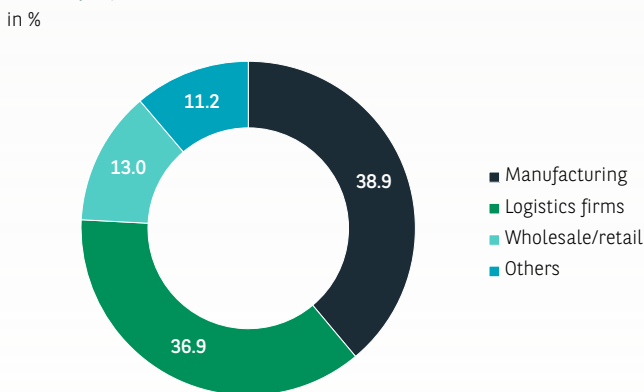
At a Glance **Q1 2021**

LOGISTICS MARKET BERLIN

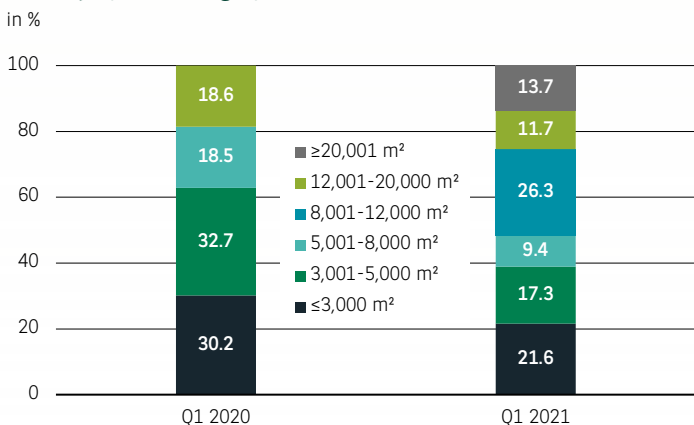
Light industrial and logistics take-up



Take-up by sector



Take-up by size category



➤ VERY STRONG START TO THE YEAR

The Berlin market for storage and logistics space (including surrounding area) had a very strong start to the year. The high market momentum registered in the second half of 2020 has continued seamlessly and has even increased again in the past three months. With a take-up of 150,000 m², the best result of the year to date was achieved and the result from the same quarter of the previous year was doubled (+103 %). The high market dynamics are also reflected in the number of around 40 contracts concluded. The players are definitely on the move and this also applies to the location around Tesla's Gigafactory in Grünheide, which is currently under construction. Some supplier companies have now signed contracts in the vicinity of the Gigafactory. With the very good start to the year, Berlin has once again been able to position itself at the top of the nationwide locations. Hamburg (129,000 m²) and Leipzig (128,000 m²) follow in second and third place.

➤ MANUFACTURING STILL ABOVE AVERAGE

Manufacturing companies lead the field of sectors at the beginning of 2021 for the second year in a row. Their take-up up to the end of March amounts to more than 58,000 m², including the deals concluded by the automotive supplier Gestamp (just under 21,000 m²), SAS Autosystemtechnik (around 17,500 m²) and Daimler (9,000 m²). The logistics firms, which continue to be very active in terms of lettings, are almost on a par with the manufacturing sector, with a market share of almost 37 %. They are currently particularly strong in the mid-sized segment. Their results were primarily driven by contracts with space between 4,000 and 10,000 m². With the exception of one lease in Hoppegarten, the third-placed wholesale/retail companies mainly attracted attention with deals of less than 3,000 m² in Berlin's core area. The majority of the deals were concluded by online retailers.

➤ BALANCED RENTAL ACTIVITY

The broad basis on which the Berlin logistics market is based is reflected in the current transaction activity. The result is supported by a large number of deals across all size categories. In contrast to the previous year, there was a deal of more than 20,000 m² right at the beginning of 2021 with the closing of the automotive supplier Gestamp in the GVZ Großbeeren. The result in the size class between 8,001 and 12,000 m² is above average with four deals.

