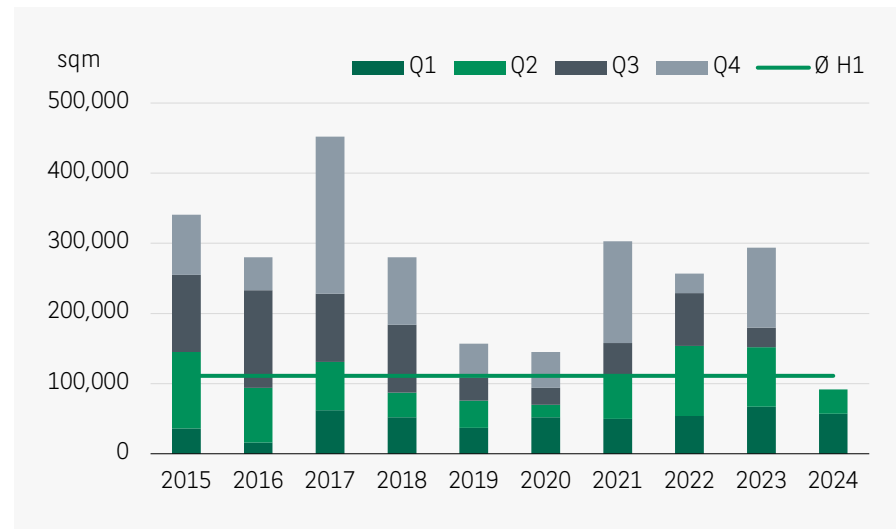


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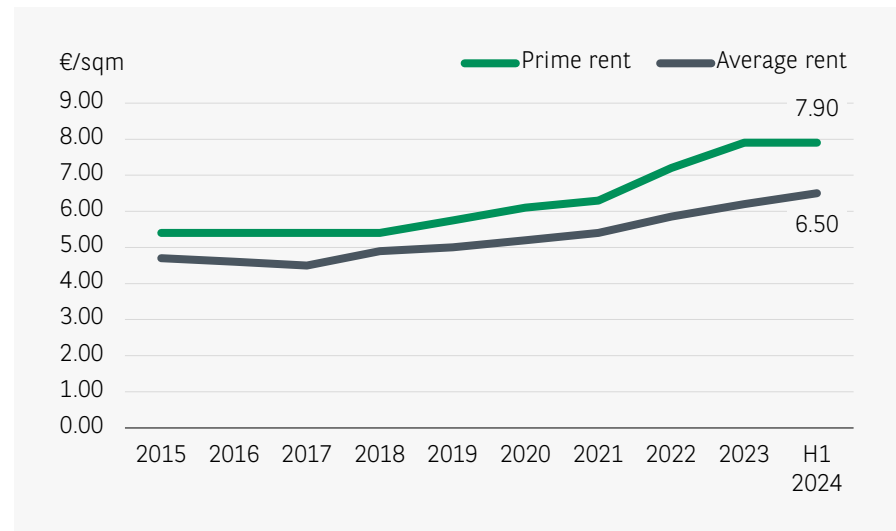
REPORT LOGISTICS MARKET

H1 2024

Development of light industrial and logistics take-up



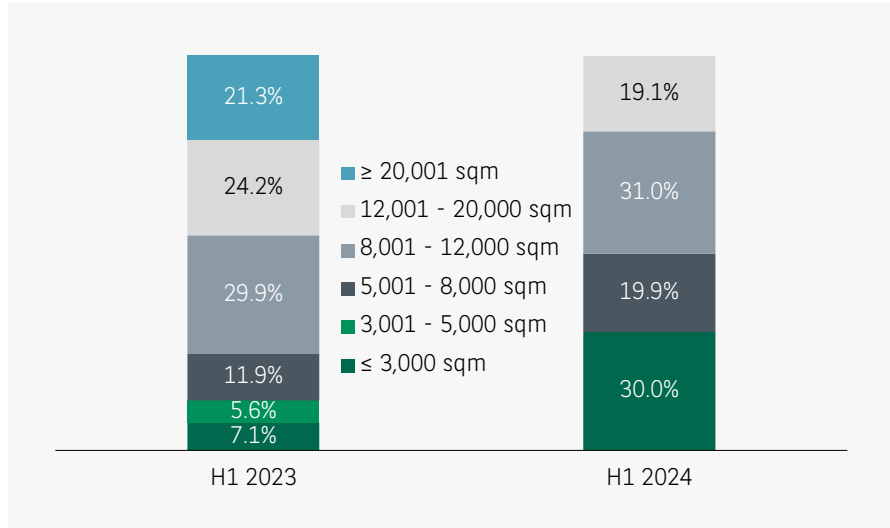
Prime and average rents



DESPITE STABLE DEMAND: TAKE-UP SLIGHTLY LOWER THAN IN PREVIOUS YEARS

- Although the Düsseldorf market for warehouse and logistics recorded a solid result by the end of the first half of 2024 with take-up of 92,000 sqm, take-up was significantly lower than in previous years. The current result falls short of the previous year's very strong take-up by a third and the long-term average was also missed by 17%. This implies that market activity is back at around the level of the years before the Covid boom phase, which was characterised in particular by large-volume take-up generated through retail and e-commerce companies.
- Although the economic downturn is currently hampering take-up of logistics space nationwide, the demand situation on the Düsseldorf market remains comparatively stable. In the new-build segment in particular, supply is unable to keep pace with demand, which is reflected in the very low share of new-builds in take-up at 18%. In addition, the total number of registered transactions remains in line with the long-term average. In particular, the lack of large deals above the 20,000 sqm mark prevented the Rhine metropolis from performing better.
- Meanwhile, rents stabilised at a high level in the second quarter of 2024. The prime rent has remained unchanged at €7.90 per sqm. However, the prime rent is no longer only being achieved in new-build space, but also in standard space in good locations that is immediately available. The average rent is currently €6.50 per sqm.

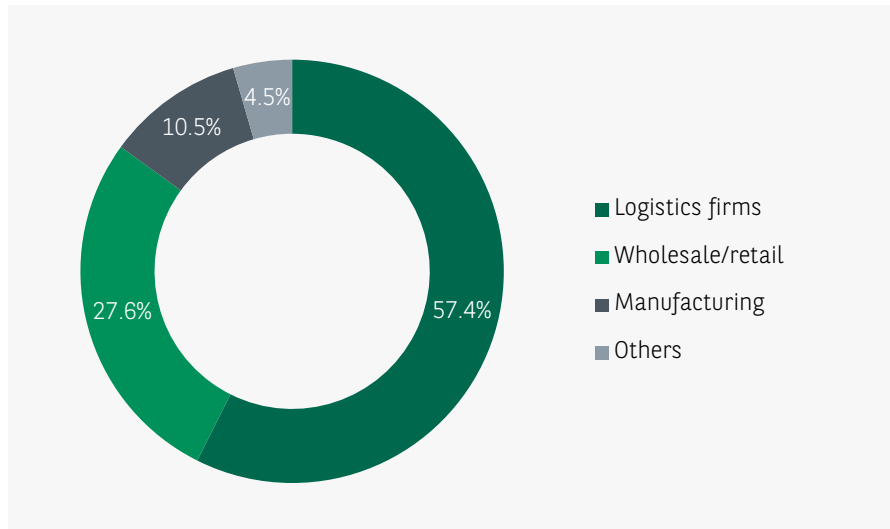
Take-up by size category



LOGISTICS FIRMS WITH HIGH TAKE-UP

- The distribution of take-up by sector was clearly led by logistics firms in the first half of the year. At around 53,000 sqm, they also contributed an above-average result in absolute terms compared to the long-term average (41,000 sqm). The four largest deals of the year to date are also attributable to this sector. By far the largest letting is accounted for by Goodcang Logistics, which is taking 17,500 sqm in Wülfrath as a subtenant. The only other deal above the 10,000 sqm mark is the rental of 10,500 sqm by Recht Logistik in Düsseldorf harbour.
- While retail companies have often generated very high take-up in recent years, particularly due to the expansion phase of e-commerce during the Covid pandemic, they are currently only contributing 28% or around 25,000 sqm to the result, which is 46% below their long-term average.

Take-up by sector



Major contracts

Quarter	Company	Location	sqm
Q1	Goodcang Logistics	Wülfrath	17,500
Q2	Recht Logistik	Düsseldorf	10,500
Q1	Nelo Verkehrs- und Industrielogistik	Neuss	9,600
Q1	Pharmaserv Logistics	Düsseldorf	8,200
Q2	Pfillio	Krefeld	7,600

OUTLOOK

- In most likely terms, the overall economic trend will only see a slight upward trend at most in the second half of the year, which should continue to have a dampening effect on demand for logistics space in Germany. Nevertheless, a slightly positive trend can be expected for the Düsseldorf logistics market in the coming months.
- The Rhine metropolis has already defied the nationwide trend to some extent in recent months and recorded the smallest decline in take-up of all major logistics agglomerations compared to the long-term average. Driven by rising demand for space in the Düsseldorf market from international companies, particularly from Asia, chances are high that take-up will continue to rise in H2 2024.
- From today's perspective, however, it is unlikely that take-up will return to the long-term average of 280,000 sqm by the end of the year. The limited short-term availability of modern space in sought-after locations continues to be a dampening factor. The current unusually high proportion of sublet space in the overall result is clear evidence of this. At the moment, space in A-locations that is offered due to overcapacity is very quickly being absorbed by the market and without major price reductions.
- This is also reflected in the development of average rents, which is likely to see a further slight upward trend in the coming months. For prime rent, stabilisation is the most likely scenario for the time being.

Key figures logistics market Düsseldorf

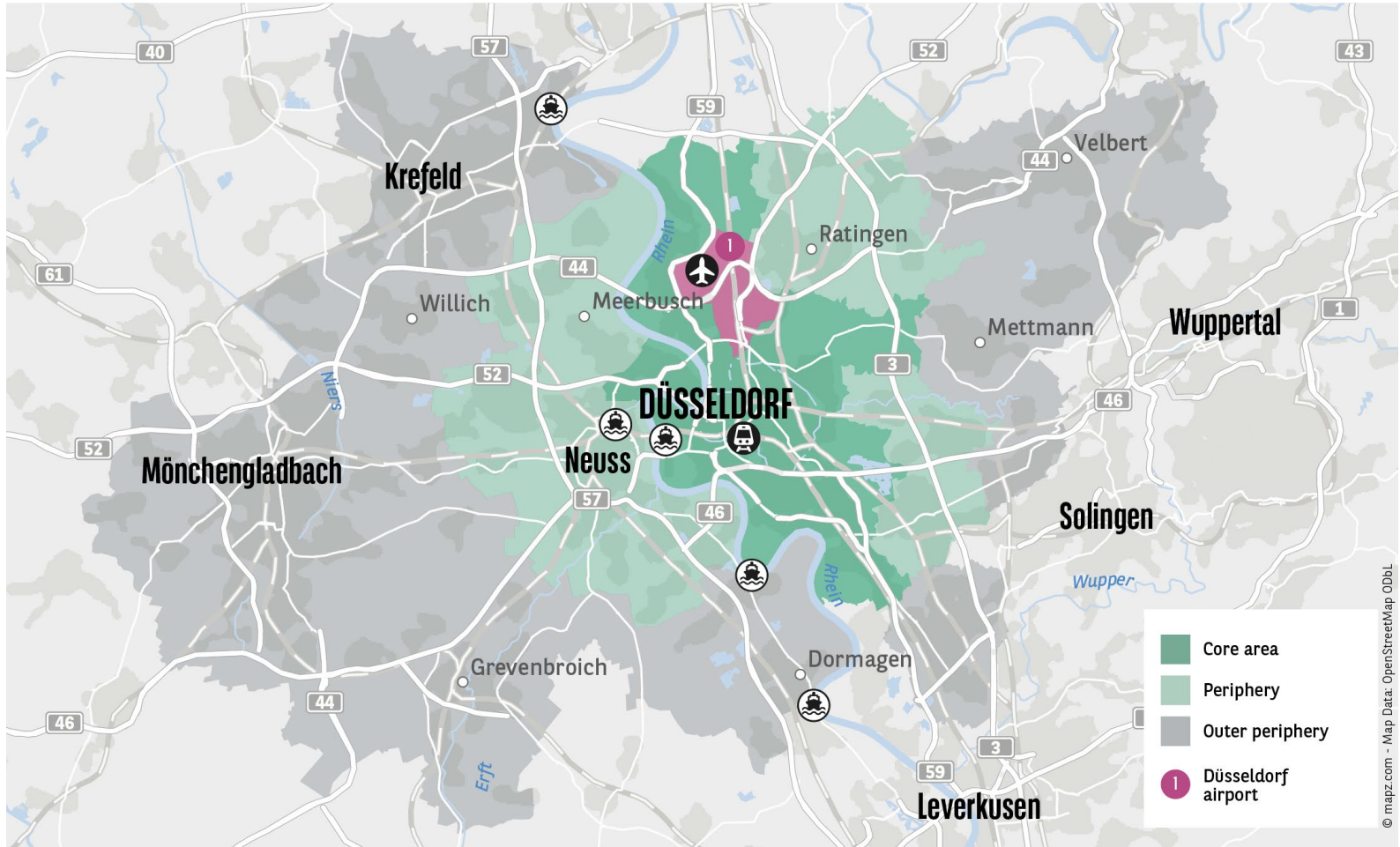
RENTS AND TAKE-UP	H1 2023	H1 2024	%-DIFFERENCE
Prime rent (in €/sqm)	7.50	7.90	5.3%
Average rent (in €/sqm)	5.95	6.50	9.2%
Total take-up (in sqm)	152,000	92,000	-39.5%

SECTORS	H1 2023	H1 2024	LONG-TERM Ø
Logistics firms	45.0%	57.4%	39.1%
Wholesale/retail	23.4%	27.6%	39.6%
Manufacturing	21.3%	10.5%	17.0%
Others	10.3%	4.5%	4.3%

SIZE CATEGORIES	H1 2023	H1 2024	LONG-TERM Ø
Share of deals > 20,000 sqm	21.3%	0.0%	20.1%
Share of deals ≤ 20,000 sqm	78.7%	100.0%	79.9%

OWNER-OCCUPIERS/NEW BUILDING SHARE	H1 2023	H1 2024	LONG-TERM Ø
Share of owner-occupiers	3.4%	0.0%	28.7%
Share of new buildings	57.4%	18.2%	46.1%

LOGISTICS MARKET DÜSSELDORF



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