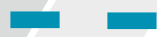


YoY Change 12-Month Forecast

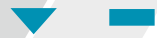
104,200
Take-Up (cum.), m²



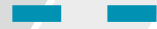
7.1%
Vacancy Rate



242,700
Under Construction, m²



€28.50
Prime Rent, €/m²/month



LABOUR MARKET

YoY Change

103.7

Ifo Employment Barometer
Germany (Jun 2021)



205,600

Dusseldorf Office Employees
(Dec 2020)



7.9%

Dusseldorf Unemployment Rate
(Jun 2021)



Source: ifo-Institut, Moodys Analytics, Federal
Employment Agency

ECONOMIC OVERVIEW

At the end of the first half of 2021, the unemployment rate in Dusseldorf is 7.9% and has decreased slightly compared to a year ago (8.2%). Despite the continuing pandemic-related restrictions, the latest IHK economic survey reports overall positive economic development. For industrial companies in particular, the economic situation has improved significantly compared to the spring. In contrast, in non-food retail, gastronomy and contact-intensive services the effects of restrictions has also steadily progressed, so that the situation is gradually brightening. Footfall analyses from the months of May and June have ranked Schadowstrasse as the best recovering shopping street nationwide.

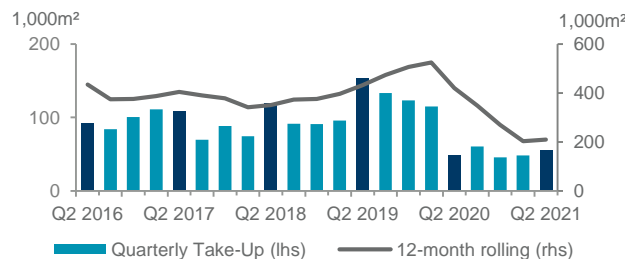
TAKE-UP

At the end of the first half of 2021, the office letting market in Dusseldorf remains below the H1 level of last year. A total of 104,200m² of office space was let in the first six months, which corresponds to a decline of around 36%. The main reason for the continuing low take-up is the lack of large lettings above 5,000m². The effects of the pandemic are still causing restraint among the majority of large tenants. Nevertheless, take-up has now risen slightly for three quarters in a row. At 55,600m², take-up in the second quarter was about 14% higher than in the first quarter. The largest deal of the year so far remains the leasing of almost 4,400m² by Mitsubishi Chemicals in the Linksrheinisch submarket in the first quarter. In the course of the year so far, however, activity has increased significantly in terms of the total number of leases concluded, and, with a total of 232 leases, an increase of 52% was achieved compared to the first half of 2020.

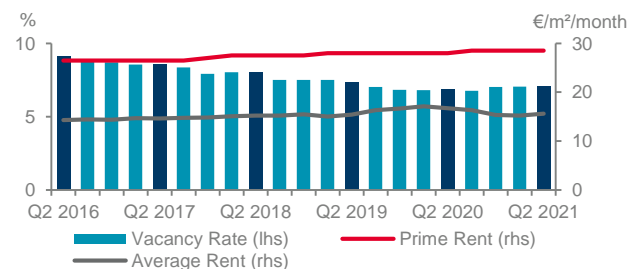
VACANCY

The office vacancy rate at the end of the second quarter was just under 7.1%, a slight increase compared to the previous year (6.8%). Overall, the total amount of available office space for immediate occupation has risen by just under 5% to 652,400m² in the last twelve months.

TAKE-UP



VACANCY & RENT





COMPLETIONS

In the first half of 2021, office completion volume totalled 89,600m². No higher volume for a first half has been recorded since 2014. If construction progresses according to plan, another 72,000m² of office space will be completed by the end of the year, of which nearly 84% is already pre-let. Of the development projects currently under construction for completion by 2024, the majority are in the Airport City and North submarkets.

RENTS

The achievable prime office rent at the end of the second quarter is €28.50/m²/month and is achieved in the Central Business District (CBD) submarket. Despite the Covid pandemic, the Dusseldorf office market has now been able to maintain this high prime rent level for three quarters.

The weighted average rent for the past 12 months currently stands at €15.64/m²/month - a decline of around 6% compared to the mid-point of 2020, but the second quarter saw a slight increase for the first time since the beginning of the year. This is also due to the strong increase in the number of leases signed.

SELECTED PROPERTY DEVELOPMENT PROJECTS

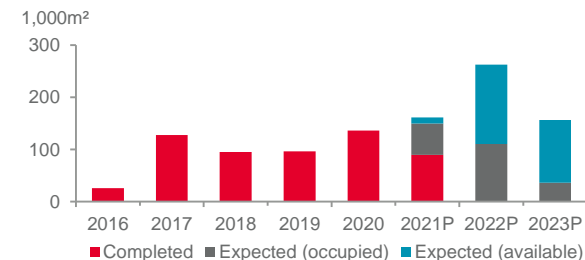
Property/Project	Submarket	Status	Year of Completion	Office Space m ²	Owner
Mizal	Medienhafen	Under Construction	2021	34,000	R+V Versicherung
Kesselstraße 7	Medienhafen	Completed	2021	20,600	Immofinanz
Smart Office	Airport-City	Completed	2021	14,400	Hanse Merkur
Kirchfeldstraße 60	City-Süd	Completed	2021	9,000	Rheinischer Sparkassen- und Giroverband

MARKET STATISTICS

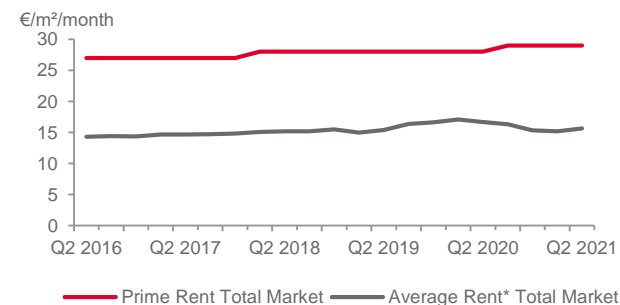
Selected Submarkets	Take-Up Q1-2 2021 (m ²)	Completions Q1-2 2021 (m ²)	Space under Construction Q1-2 2021 (m ²)	Prime Rent Q2 2021 (€/m ² /month)	Average Rent* Q2 2021 (€/m ² /month)
City	16,800	5,400	20,400	26.50	18.17
Medienhafen	12,100	25,600	39,300	24.00	20.85
Kennedydamm	11,600	0	39,500	23.50	17.32
CBD	9,900	0	1,000	28.50	22.33
Total Market Dusseldorf	104,200	89,600	242,700	28.50	15.64

* Weighted Average Rent (12 months)

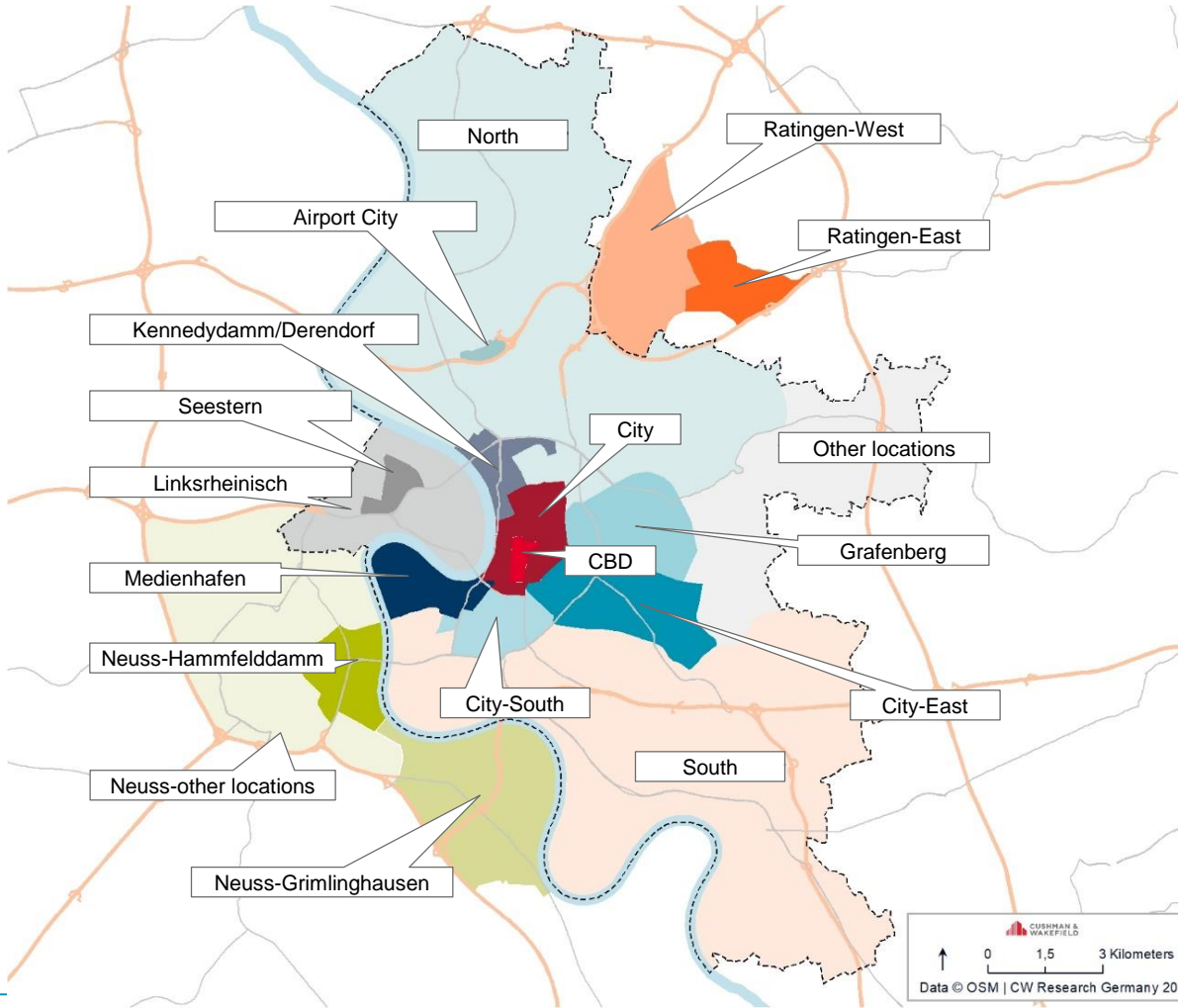
COMPLETIONS



RENTS



SUBMARKET OVERVIEW



RENTAL PRICE RANGES Q2 2021

Submarket	€/m ² /month
CBD	17.00 - 28.50
City	12.00 - 26.50
City-East	9.50 - 15.00
City-South	10.00 - 24.00
Kennedydamm/Derendorf	15.00 - 23.50
Grafenberg	9.50 - 15.00
Medienhafen	14.00 - 24.00
Airport-City	12.50 - 17.50
Seestern	9.50 - 16.50
Linksrheinisch	7.50 - 22.00
North	8.00 - 16.50
South	8.00 - 13.50
Ratingen-East	9.50 - 16.00
Ratingen-West	6.50 - 9.50
Neuss-Hammfelddamm	7.00 - 12.00
Neuss-Grimlinghausen	5.00 - 9.50
Neuss-other locations	4.50 - 11.50

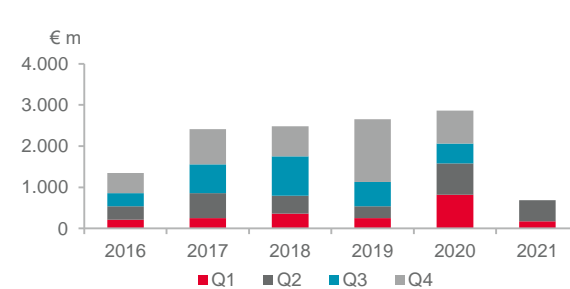
OFFICE INVESTMENT MARKET

The Dusseldorf investment market achieved a total commercial transaction volume of around €890 million in the first half of 2021. Compared to the equivalent period last year, this represents a decline of almost 51%. After a weak result in the first quarter, transaction activity increased significantly in the second quarter to €647 million. Overall, office properties remain the dominant asset class and continue to be highly sought-after, especially by institutional investors. The office volume of € 688 million corresponds to a market share of around 77% of the total transaction volume. A relevant proportion of the office transaction volume was contributed by two major transactions of over €100 million each (Königsallee 21-23 and Klaus-Bungert-Strasse 8). The prime office yield is currently at 2.90%, which means that the yield for core office properties has compressed by a further 20 basis points compared to the first half of 2020.

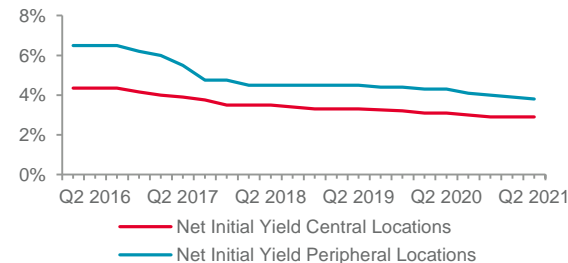
KEY FIGURES



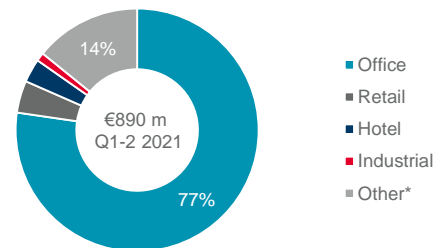
OFFICE TRANSACTION VOLUME



PRIME OFFICE YIELDS



TRANSACTION VOLUME BY ASSET CLASS



*Mixed-use Property, Development Plots, Nursing Homes etc.

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