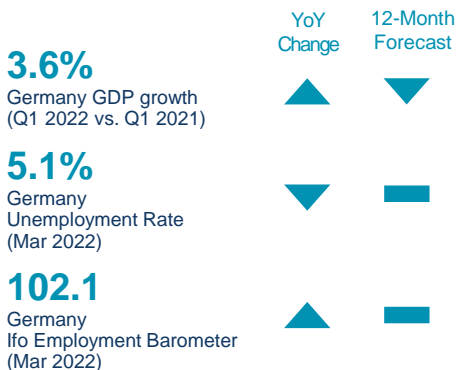


ECONOMIC INDICATORS



* (Q4 2010=100)
Sources: Moody's Analytics, Federal Employment Agency, ifo institute

TAKE-UP EXCEEDS PREVIOUS YEAR'S FIGURE

The top-5 office markets achieved 654,000m² of take-up in Q1 2022, 17% higher than in the equivalent quarter last year. This marked the best start to the year since 2019. While a revival in take-up was noticeable in the second half of 2021, the first quarter closed slightly weaker in comparison. This was due in particular to the lower number of large deals of 10,000 m² or more. For 2022, C&W continues to expect take-up of 2.9 million m². This forecast is based on the positive impact of the lifting of COVID-19 restrictions on the economy. However, the war in Ukraine and its negative influences on the economy (energy prices, security of supply and supply chains) as well as the current high inflation coupled with interest rate hike expectations have caused uncertainty and risk to increase significantly in recent weeks.

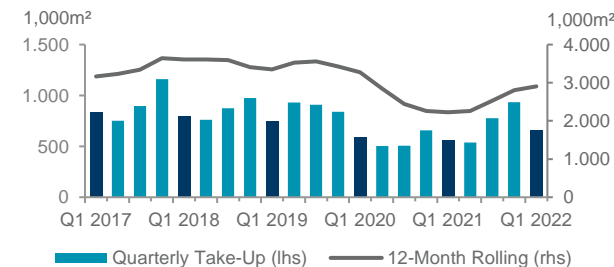
UNEVEN VACANCY DEVELOPMENT IN THE TOP-5

Vacancy in the top-5 office locations at the end of Q1 2022 stands at 4.09 million m² (vacancy rate 5.3%, 0.7 percentage points higher than a year earlier). Among the markets, the picture is mixed: from growth of 0.4 percentage points in Munich and Berlin, to stability in Düsseldorf, to slight declines in Frankfurt (-0.1 percentage points) and Hamburg (-0.2 percentage points). Cushman & Wakefield expects the vacancy rate to remain static through the remainder of 2022. The high completion volume of the last several quarters, continues. Around 367,000m² of new or refurbished office space has been completed. This is 82% above the 5-year average. Slightly above 80% of the space was already let or occupied by owner-occupiers at the time of completion. Once again, Berlin accounts for the largest amount of completions - almost 250,000m². There is currently around 4.5 million m² of office space under construction in the top-5 markets. Of this, 46% is already let or occupied by owner-occupiers. The largest construction volumes are in Berlin (1.60 million m²) and Munich (1.55 million m²).

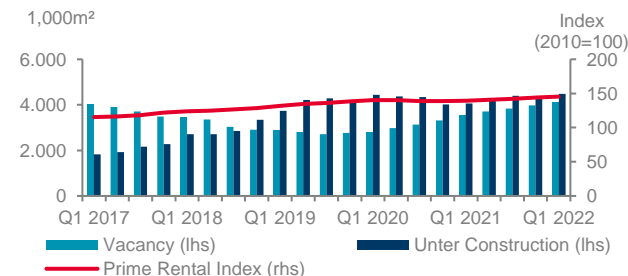
FOUR OF THE FIVE MARKETS WITH YEAR-ON-YEAR INCREASE IN PRIME RENTS

In Berlin (+ EUR 1.00 /m²) and Hamburg (+ EUR 0.50/m²), prime rents rose in the course of the quarter - compared to 12 months ago, there was also growth in Frankfurt and Munich. The prime rent index for the top-5 markets stands at 145.6 points (2010=100) at the end of Q1 2022. Over the course of the last 12 months, it has risen by 4.4%. A further increase of 0.8% is expected by the end of 2022. Rent-free periods remain stable compared to the previous quarter in the prime city centre locations in all top-5 markets. In relation to a 5-year lease, the rent-free periods across all top-5 markets average 5.5%.

TAKE-UP TOP-5 MARKETS



VACANCY / UNDER CONSTRUCTION / PRIME RENT TOP-5



MARKET STATISTICS

Market	Stock (m ²)	Vacancy (m ²)	Vacancy Rate (%)	Take-up (m ²) current Quarter	Take-up (m ²) YTD	Under Construction (m ²)	Prime Rent* (€/m ² /m)	Prime Yield* (%)
Berlin	20,027,300	788,100	3.9	149,000	149,900	1,596,400	41.00	2.60
Düsseldorf	9,276,900	724,500	7.8	66,100	66,100	379,900	28.50	2.90
Frankfurt	11,755,400	943,700	8.0	107,100	107,100	498,900	46.50	2.60
Hamburg	15,075,700	605,000	4.0	131,000	131,000	462,000	31.50	2.60
Munich	21,119,700	1,024,500	4.9	200,200	200,200	1,550,900	42.00	2.40
Total	77,255,000	4,085,800	5.3	654,300	654,300	4,488,100	-	2.62

*Rental /Yields rates reflect achievable values

SELECTED TAKE-UP TRANSACTIONS Q1 2022

Property	Market	Submarket	Tenant	m ²	Type
	Frankfurt	Eschborn	Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ)	28,000	Owner-occupier
AER	Munich	City Areas East-South East	Bosch Sicherheitssysteme	19,700	Pre-let
Elbbrückenquartier Baufeld 101	Hamburg	HafenCity	VTG	12,500	Pre-let
SCIENCE CITY	Munich	Periphery North-North East	SAP	10,000	Owner-occupier
Sparda Bank Tower	Frankfurt	Europaviertel/Fair	Sparda Bank	9,100	Owner-occupier

SELECTED SALES TRANSACTIONS Q1 2022

Property	Market	Submarket	Vendor / Buyer	m ²	Price (€ million)
Marienturm	Frankfurt	Banking District	Pecan / DWS	48,000	~800
Olympia Business Center	Munich	City Areas North-North West	Bayern Projekt / Athos	42,000	~300
Gloria Galerie	Berlin	Central Office Location West	RFR / Savills IM	6,700	~200

SELECTED CONSTRUCTION COMPLETIONS Q1 2022

Property	Market	Submarket	Major Tenant	m ²	Owner / Developer
Beiersdorf Campus	Hamburg	Hamburg Northd-West	Beiersdorf	45,000	Beiersdorf
Stream	Berlin	Central Office Location MediaSpree	Zalando	43,200	PGIM / Signa
DSTRCT	Berlin	Berlin North	Strato, Home24	42,800	Ideal Lebensversicherung / HB Reavis
Heinrich Campus	Düsseldorf	Kennedydamm	Deloitte	36,500	several / Quantum

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