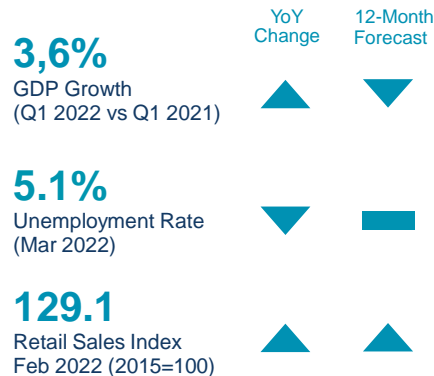


Sources: GfK, National Statistical Office; all figures as of March 2022, Price index 2015=100

ECONOMIC INDICATORS



Sources: Moody's Analytics, National Labour Office, National Statistical Office

RESTRAINED CONSUMER SENTIMENT

At the end of March 2022 the average unemployment rate was 5.1% indicating that the weakening in the German economy has not unduly affected the labour market. Compared to the same point last year, the unemployment rate has decreased by 1.1% points. Consumer sentiment, as measured by the GfK Consumer Climate Index fell to -8.1 (Mar 2022), this is the lowest since May 2021.

HIGH PROPENSITY TO PURCHASE AMONG VISITORS TO HIGH STREETS

It is not the number of shoppers but the motivation of the shoppers that determines the location. The German Retail Association (Handelsverband Deutschland, HDE) has found that footfall is currently decent, however, visitors do not go strolling in the high-streets, but rather go shopping in a more targeted manner. Overall, turnover growth is forecast, with a strong increase in the market share of online retail expected.

€2.24 BILLION OF INVESTMENT VOLUME FOR RETAIL ASSETS

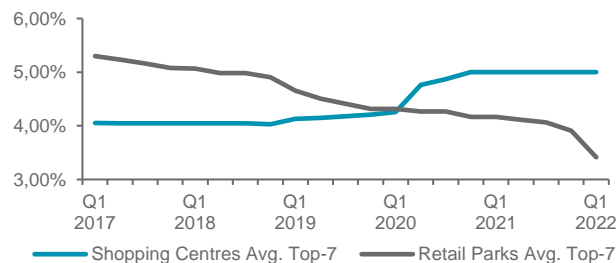
Total investment volume for retail assets in the first quarter of 2022 was almost €2.24 billion which is 77% higher than Q1 2021. Retail park properties remain the most sought-after asset class by investors and dominated market activity, contributing 63% of the retail transaction volume. The largest shopping centre transaction was the sale of the Krohnstieg Center in Hamburg (over €65 million).

YIELD GAP BETWEEN SHOPPING CENTRES AND RETAIL PARKS WIDENS FURTHER

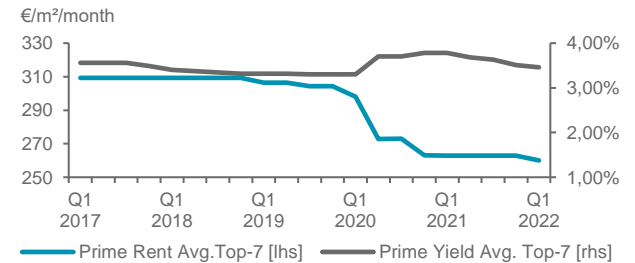
Prime rents for new lets in the major high streets and in shopping centres remained stable. Prime yields for high street properties re-commenced their downward trend but are still higher than pre-pandemic. The average yield gap between retail parks and shopping centres widened to 140bps by the end of Q1 2022.

The transactions of core properties in the high-street segment which completed in the first quarter of 2022 achieved yields largely comparable to those at the end of 2021, thus prime yields for retail real estate in A-locations have only compressed by 5 basis points.

PRIME YIELDS – SHOPPING CENTRES/RETAIL PARKS



HIGH STREET RETAIL - PRIME RENTS and YIELDS





MARKET STATISTICS

Markets	Prime Rent* High Street	Change YoY	Prime Rent* Shopping Centres	Change YoY	Prime Rent* Retail Parks	Change YoY	Prime Rent** Super-markets	Change YoY	Prime Yield** High Street	Change YoY	Prime Yield** Shopping Centres	Change YoY	Prime Yield** Retail Parks	Change YoY	Prime Yield** Super-markets	Change YoY
Berlin	270	0.0%	34.50	-1.4%	15.20	7.0%	15.20	1.3%	3.30%	-30bps	5.00%	0bps	3.40%	-25bps	4.95%	-95bps
Cologne	240	0.0%	34.50	-1.4%	14.70	0.0%	14.70	0.0%	3.65%	-30bps	5.10%	0bps	3.40%	-25bps	4.05%	-85bps
Düsseldorf	250	0.0%	39.00	-1.3%	14.70	0.0%	14.70	1.4%	3.65%	-30bps	5.10%	0bps	3.50%	-25bps	4.05%	-85bps
Frankfurt	260	1.9%	37.80	-1.3%	15.50	2.0%	15.50	0.0%	3.40%	-40bps	5.10%	0bps	3.50%	-25bps	3.95%	-95bps
Hamburg	260	0.0%	39.50	-1.3%	15.50	2.0%	15.50	0.0%	3.60%	-30bps	5.00%	0bps	3.40%	-25bps	4.05%	-85bps
Munich	320	0.0%	46.60	-1.1%	16.75	2.8%	16.75	0.0%	3.00%	-30bps	4.60%	0bps	3.20%	-25bps	3.55%	-85bps
Stuttgart	225	4.3%	38.00	-1.3%	15.20	0.0%	15.20	0.0%	3.65%	-30bps	5.10%	0bps	3.50%	-25bps	4.05%	-85bps

*EUR/m²/month; ** net initial

SELECTED LEASE TRANSACTIONS Q1 2022

Property	Market	Tenant	m ²	Type
Shopping Centre Spandau Arcaden	Berlin	Edeka	4,200	Biggest Edeka store in Berlin; ground floor
Shopping Centre Neumarkt-Galerie	Cologne	Thalia Bücher	4,000	3 floors; contract extension
Shopping Centre Boulevard Berlin	Berlin	Pepco	500	Polish non-food discounter; first store in Germany

SELECTED SALES TRANSACTIONS Q1 2022

Property	Market	Seller / Buyer	m ²	Price (€ million)
K2 Portfolio (commercial building)	Various	RFR / Apollo	80,600	~ 240
Truffle (35 retail parks)	Various	Habona Invest / GPEP	66,000	~ 230
Shopping Centre Krohnstieg Center	Hamburg	HBB / Ampega	17,100	~ 65

SELECTED CONSTRUCTION COMPLETIONS Q1 2022

Property	Market	Major Tenant	m ²	Owner / Developer
Furniture store XXXLutz	Heidelberg	XXXLutz	28,100	XXXLutz KG
Neues Ku'damm Eck	Berlin	RSG Group; C&A	8,500	RFR Group / CENTRUM Group

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