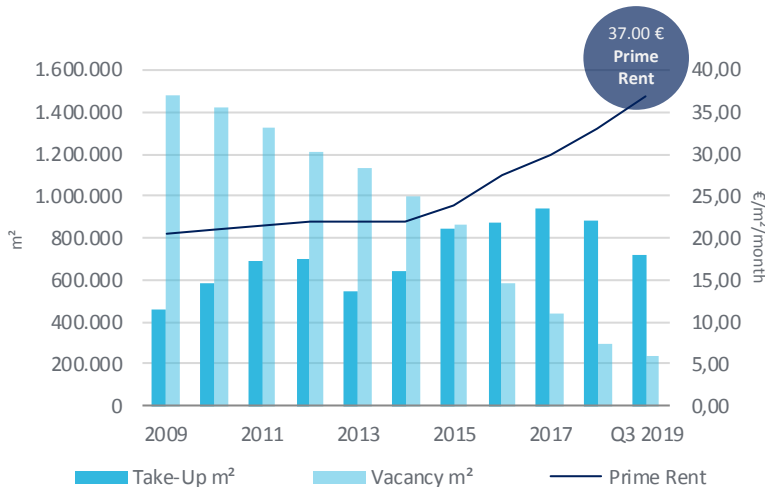


Take-Up, Vacancy and Prime Rent

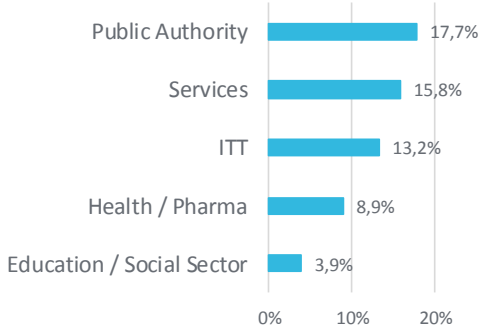


Take-Up	716,000m ²
Vacancy	239,000m ²
Vacancy Rate	1.3%
Completions	178,300m ²
Under Construction	1,011,000m ²
Prime Rent	37.00 €/m ² /month
Average Rent	26.00 €/m ² /month
Prime Yield (NIY)	2.70%

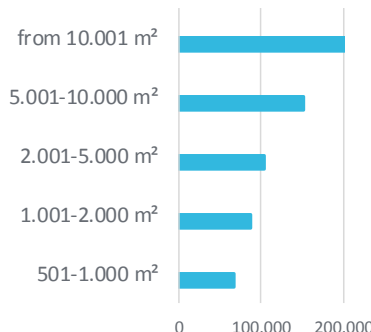
Market Area = State Berlin, Parts of Brandenburg (Airport Area)

Take-Up Q1 - Q3 2019 by:

Industry



Size



Completions

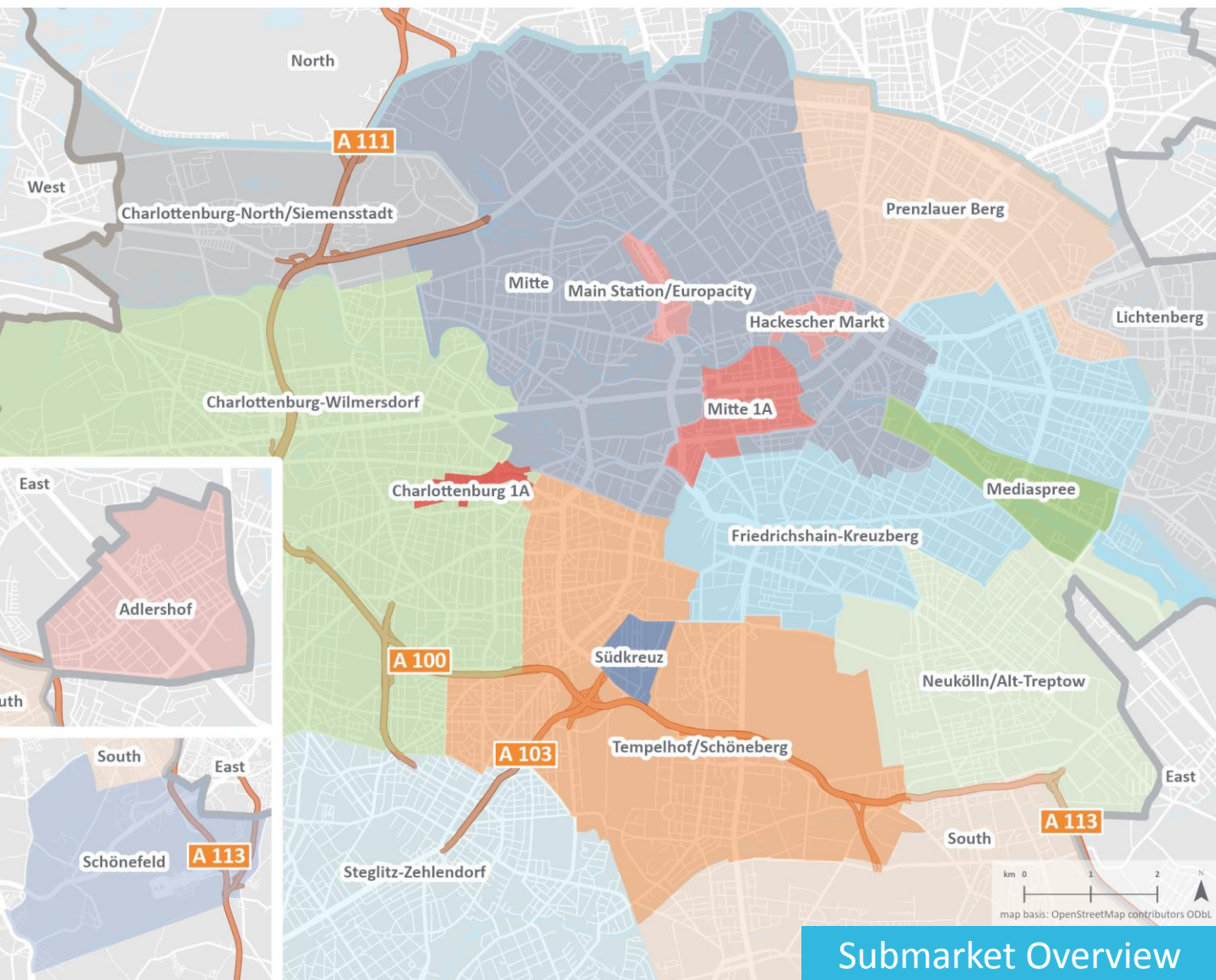


Overview

Berlin keeps beating all records in the third quarter of 2019. In the summer months, 305,000m² of office space was newly let, so that by the end of September a take-up of 716,000m² was reported (+20.3% compared to Q3 2018). The rental activity in Q3 was impressive, especially in the large-scale segment. There were 7 leases, each with more than 10,000m² in size (total 148,000m²). Not least for a lack of alternatives, 5 of these contracts were signed for project developments. The prime rent is listed at € 37.00 per m²/month and is clearly heading toward the € 40.00 mark by year-end. The very low vacancy rate will further boost average rents.

Berlin in Numbers

Inhabitants (12-2018)	3,644,800
Unemployment Rate (09-2019)	7.8% (Germany 4.9%)
Trade Tax Rate	410%



Submarket Overview

Submarket	Rent per m ² /month
Adlershof	14.00 – 18.00 €
Charlottenburg-Nord / Siemensstadt	17.00 – 20.00 €
Charlottenburg-Wilmersdorf	20.00 – 29.00 €
Charlottenburg 1A	27.00 – 38.00 €
Friedrichshain-Kreuzberg	25.00 – 32.00 €
Hackescher Markt	28.00 – 35.00 €
Main Station / Europacity	28.00 – 33.00 €
Lichtenberg	14.00 – 18.00 €
Mediaspree	27.00 – 35.00 €
Mitte	20.00 – 31.00 €

Submarket	Rent per m ² /month
Mitte1A	28.00 – 36.00 €
Neukölln / Alt-Treptow	18.00 – 26.00 €
North	13.00 – 17.00 €
East	10.00 – 16.00 €
Prenzlauer Berg	26.00 – 32.00 €
Schönefeld	14.00 – 18.00 €
Steglitz-Zehlendorf	18.00 – 22.00 €
South	12.00 – 16.00 €
Südkreuz	23.00 – 29.00 €
Tempelhof / Schöneberg	18.00 – 30.00 €
West	11.00 – 16.00 €

Source: Thomas Daily, RCA, Bundesagentur für Arbeit, Destatis, Avison Young

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