

Take-Up, Vacancy and Prime Rent

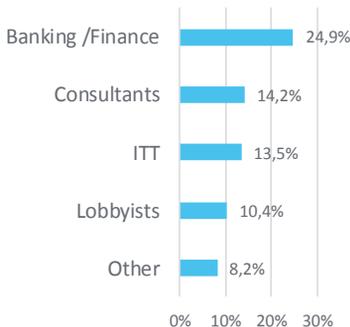


Take-Up	350,000m ²
Vacancy	776,000m ²
Vacancy Rate	6.4%
Completions	191,000m ²
Under Construction	612,000m ²
Prime Rent	44.00 €/m ² /month
Average Rent	21.60 €/m ² /month
Prime Yield (NIY)	2.95%

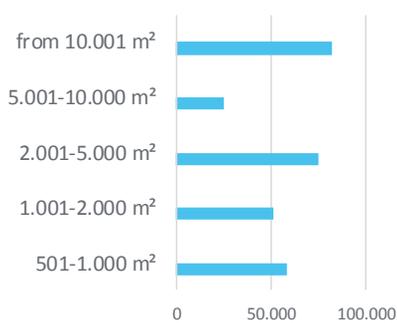
Market Area = City of Frankfurt, Eschborn, Offenbach-Kaiserlei

Take-Up Q1 - Q3 2019 by:

Take-Up by Industry



Take-Up by Size



Completions

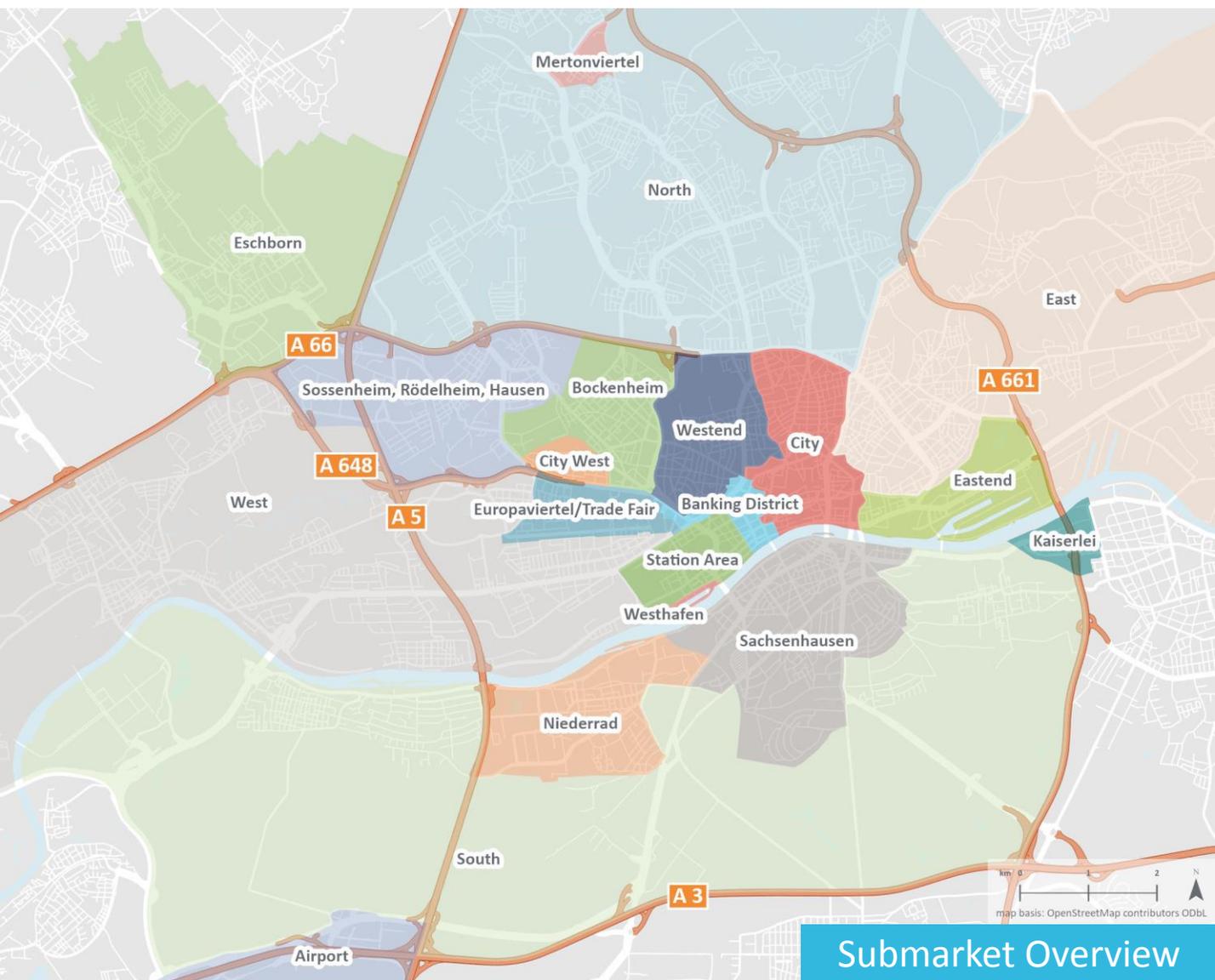


Overview

After a very strong Q2, the Frankfurt office market has started the second half of the year at half-throttle. In Q3, 94,000m² were newly leased, so that by the end of September a turnover of 350,000m² was reported (-21% compared to the previous year). Above all, deals were missing beyond the 10,000m² mark. The largest deal in the third quarter with approx. 7,500m² was made by Check24. Nonetheless, the vacancy rate has fallen once more. With 60% of the project areas aimed for 2020 still available for leasing, a sideways movement is foreseeable for the months to come. Prime rents rose up to € 44.00 per m²/month, the highest level since 2001.

Frankfurt in Numbers

Inhabitants (06-2019)	757,765
Unemployment Rate (09-2019) (Germany 4.9%)	4.8%
Trade Tax Rate	460%



Submarket Overview

Submarket	Rent per m ² /month
City	14.50 – 33.00 €
Banking District	21.00 – 44.00 €
Station Area	11.50 – 22.50 €
Westend	17.00 – 38.50 €
Europaviertel / Trade Fair	18.50 – 23.50 €
Westhafen	19.00 – 24.50 €
Bockenheim	13.00 – 22.50 €
City West	13.50 – 20.00 €
Eastend	13.00 – 21.50 €

Submarket	Rent per m ² /month
Niederrad	11.00 – 17.00 €
Eschborn	9.50 – 19.00 €
Airport	18.00 – 26.00 €
Sossenheim, Rödelheim, Hausen	9.50 – 14.00 €
Kaiserlei	10.00 – 15.50 €
Mertonviertel	9.00 – 13.00 €
South	11.00 – 16.00 €
North	10.00 – 14.00 €
West	10.00 – 20.00 €
East	7.50 – 11.00 €
Sachsenhausen	14.00 – 21.00 €

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

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