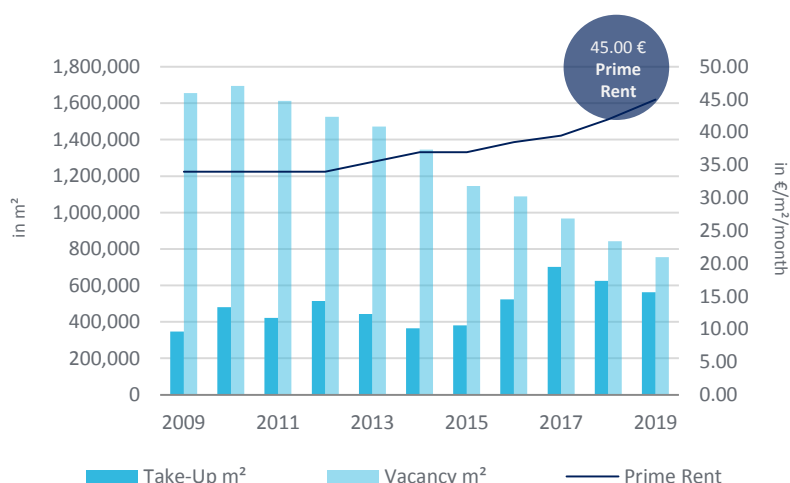


## Take-Up, Vacancy and Prime Rent

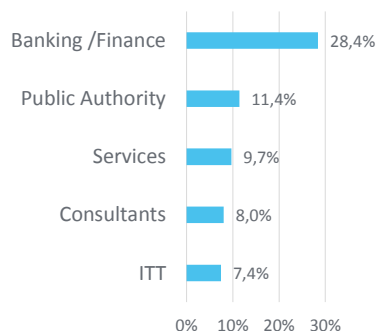


Take-Up	563,000m²
Vacancy	755,000m²
Vacancy Rate	6.2%
Completions	191,000m²
Under Construction	648,000m²
Prime Rent	45.00 €/m²/month
Average Rent	21.60 €/m²/month
Prime Yield (NIY)	2.90%

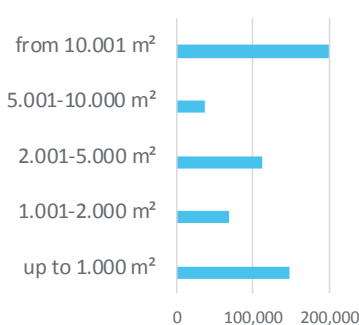
Market Area = City of Frankfurt, Eschborn, Offenbach-Kaiserlei

Take-Up 2019 by:

### Take-Up by Industry



### Take-Up by Size



### Completions

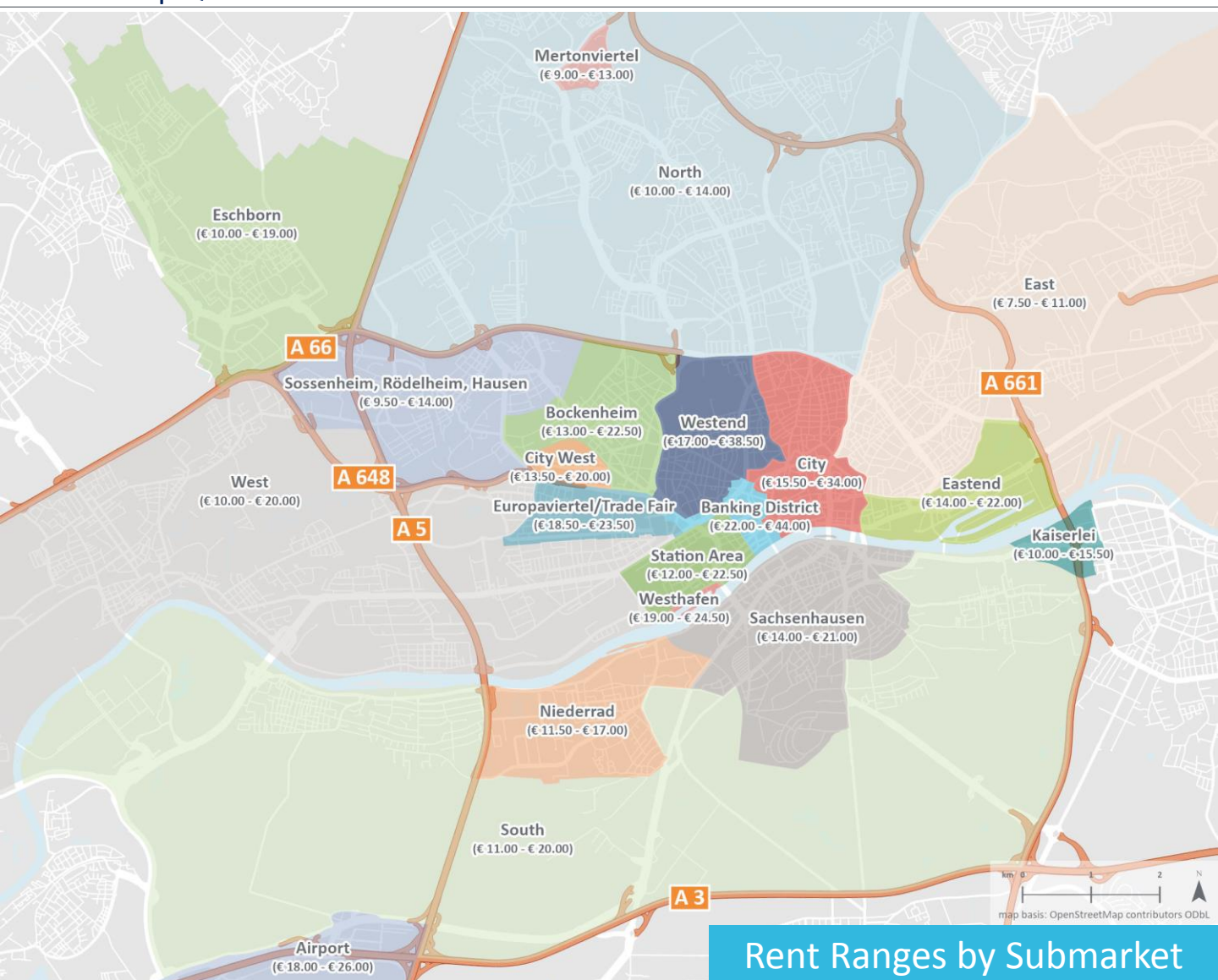


## Overview

The Frankfurt office market looks back at a solid year. The take-up of some 563,000m², did not match the strong previous years (2018: 625,000m²), but the result was still 17% above the 10-year average. While letting activity in the mid-size segment was much more subdued than in 2018, the number of contracts for space in excess of 10,000m² more than doubled (total: 11; with 199,000m²). As with the largest deal closed by Deka (approx. 46,000m²), most of the large contracts were concluded outside the CBD. The vacancy rate fell significantly in 2019 from 7.0% to 6.2%. In the slipstream of this development, the rent level has risen, above all the top rent with +7.1% to € 45.00 per m²/month.

## Frankfurt in Numbers

Inhabitants (06-2019)	757,765
Unemployment Rate (12-2019)	5.0% (Germany 4.9%)
Trade Tax Rate	460%



## Rent Ranges by Submarket

## Outlook

There are signs of stable demand for office space in Frankfurt in 2020. Forecasts assume robust growth in the German economy and a continued positive development of the service sector. Frankfurt should benefit from this and report a result in the long-term average of approx. 500,000m² by the end of the year. The vacancy rate is unlikely to fall any further. Instead, a sideways movement is becoming apparent.

Currently, around 648,000m² are under construction, of which some 50 % have been pre-let. For 2020 alone, a volume of 290,000m² is expected to be completed, 42% was still available at the turn of 2019/2020. Extensive rent increases are unlikely in 2020, but we still see potential for rising rents in selected locations and properties.

Source: Thomas Daily, RCA, Federal Labour Office, Destatis, Avison Young

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