

**MUNICH
OFFICE**
SPOTLIGHT
Q1 2021

MUNICH OVERVIEW

103,300	3.90	39.50	49,200	983,700
TAKE UP	VACANCY RATE	PRIME RENT	COMPLETIONS	UNDER CONSTRUCTION
[SQM]	[%]	[€/SQM/MONTH]	[SQM]	[SQM]

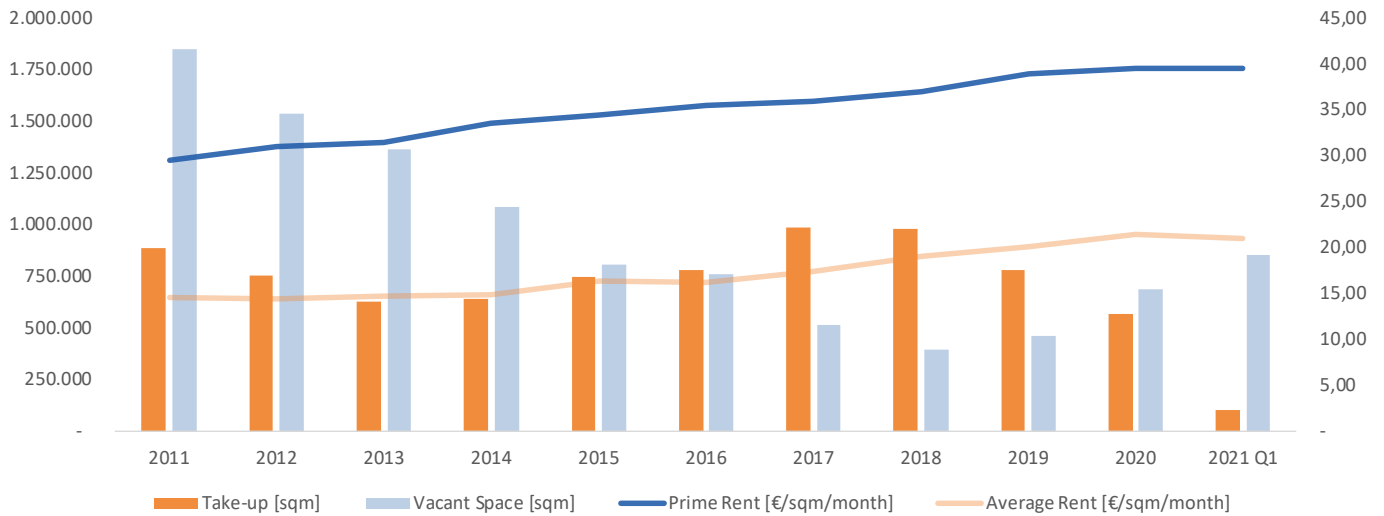
At the beginning of 2021, take-up was at 103,300sqm of office space on the Munich office market. Compared to the previous year's figure before the Covid-19 pandemic, almost 41% less space has leased. The absolute vacant space in the first quarter was 854,000sqm.

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Vacant space on the market rises by almost 25 % at the beginning of the year.
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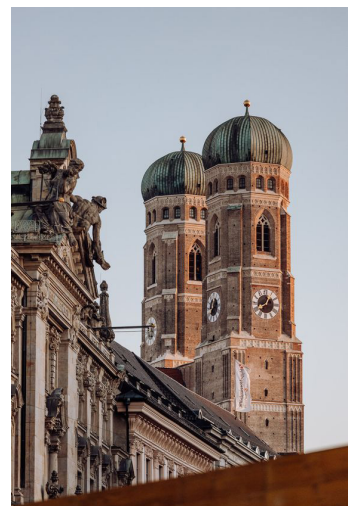
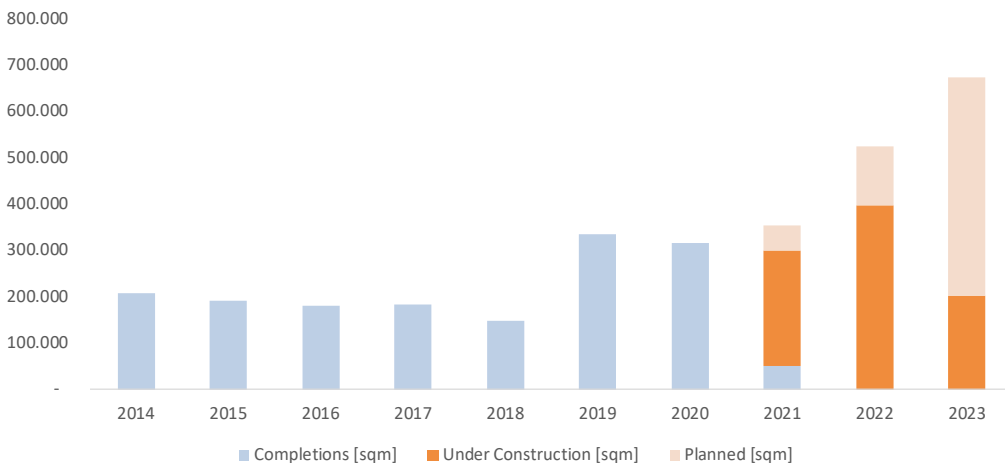
Prime rent remains stable at €39.50/sqm/month. In contrast, the weighted average rent shows a de-

cline of €0.55 compared to the previous year's figure of Q1 2020 to currently €20.95/sqm/month. In the first three months of the year, 49,200sqm of modern office space was already completed. By the end of the year, the volume of new construction is expected to amount to just under 354,000m².

OVERVIEW

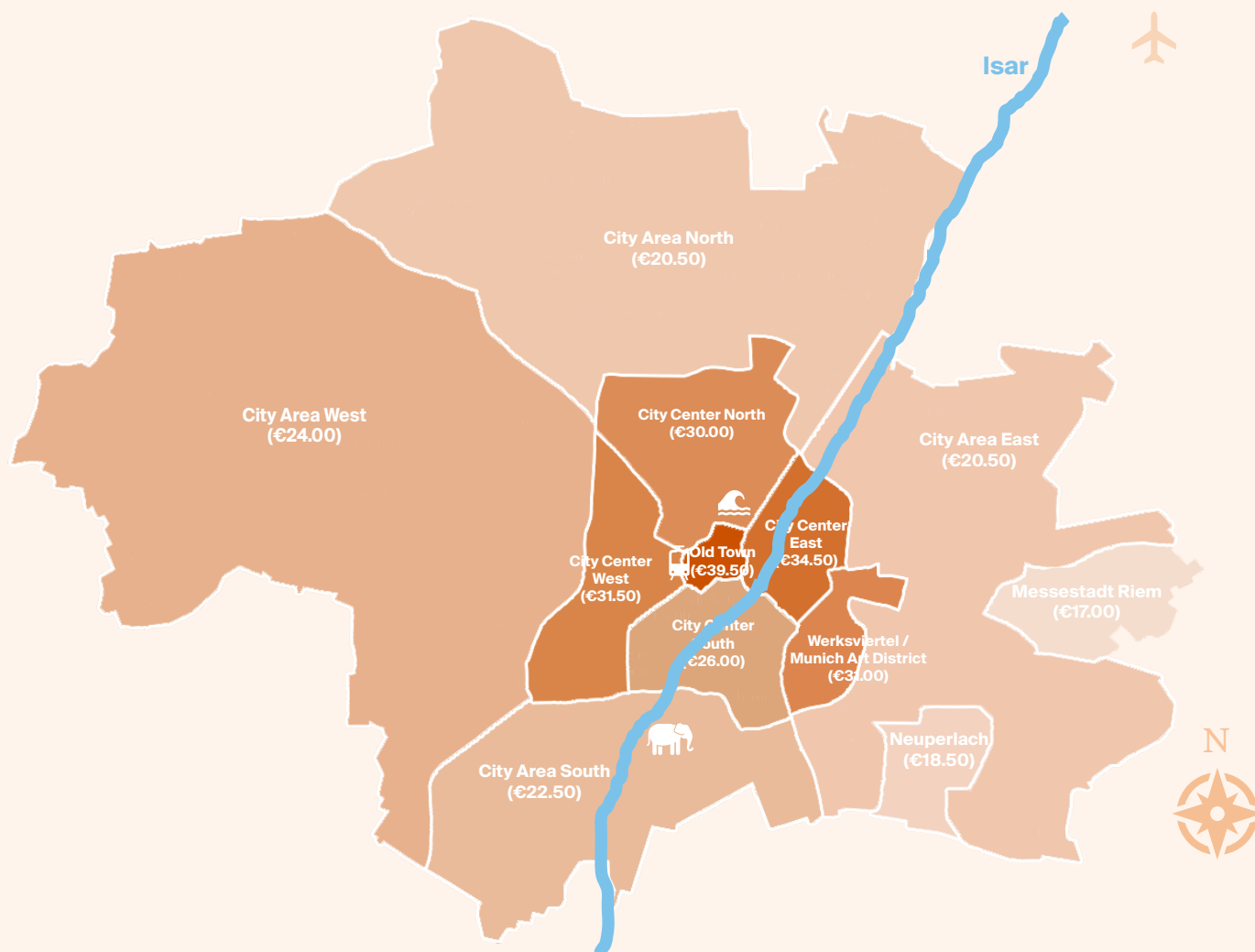


DEVELOPMENTS

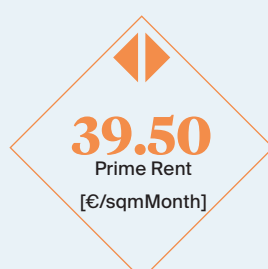
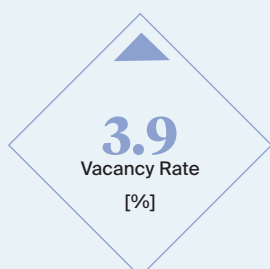


OVERVIEW SUBMARKETS

	CBD	City Center	City Area	Periphery
Rental Range [€/sqm/Month]	23.50 - 39.50	17.00 - 34.50	12.00 - 24.00	9.00 - 17.00
Vacant Space [sqm]	14,800	220,300	302,500	316,00
Vacancy Rate [%]	1.9	2.9	3.5	6.4
Completions [sqm]	-	45,000	4,100	-
Under Construction [sqm]	19,400	450,100	421,600	92,600



OUTLOOK



The upward trend on the economic market is putting an end to the declining take-up. The large number of developments will contribute to a moderate increase in vacancy. Prime rent continues to be unimpressed regarding the second quarter.

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