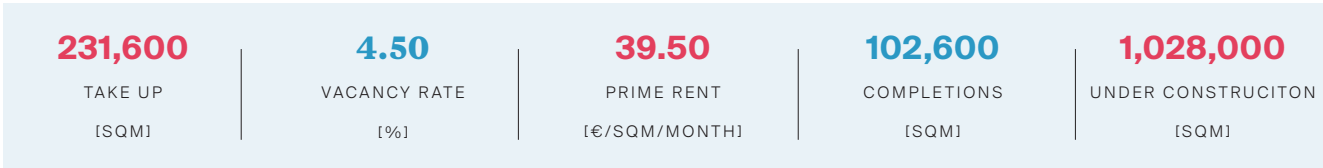


**MUNICH
OFFICE**
SPOTLIGHT
Q2 2021

MUNICH OVERVIEW

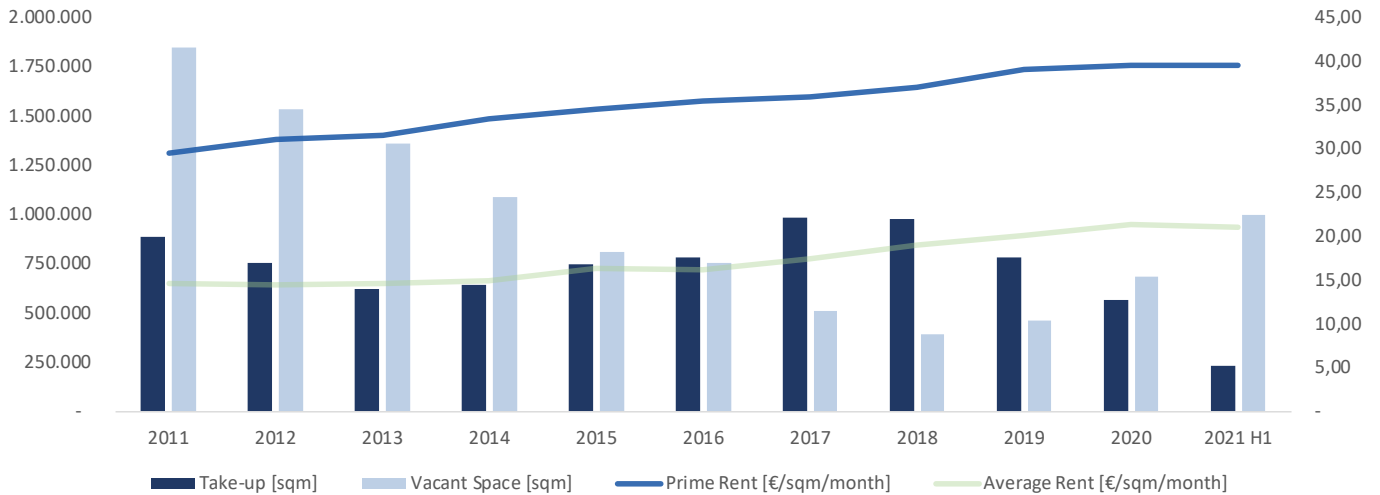


In the first half of the year, office space to 231,600sqm was leased on the Munich office market. This was the weakest half-year figure since the beginning of the millennium. Prime rent remains stable at €39.50/sqm/month, while the average rent

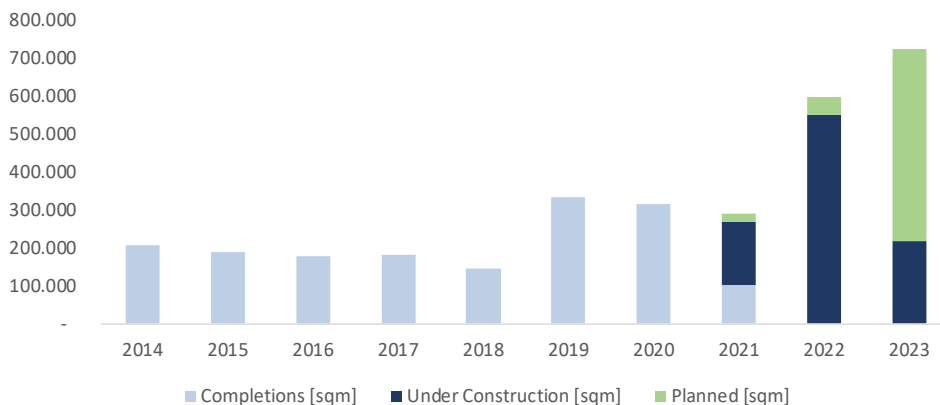
has risen slightly to €21,00/sqm/month. **„ Demand remains at a low level - but downward trend has ended “** Vacancy rate at mid-year is now at 4.5%,

which corresponds to an available space of just under one million square metres. Almost 100,000sqm of modern office space has already been completed. A further 190,000sqm is expected to be completed in the further course of the year.

OVERVIEW



DEVELOPEMENTS

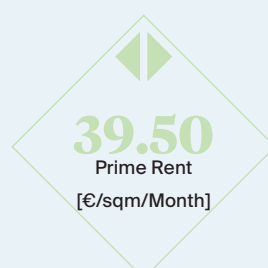
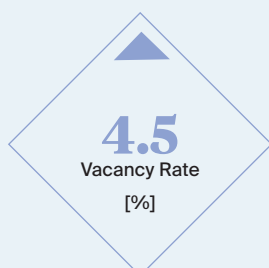
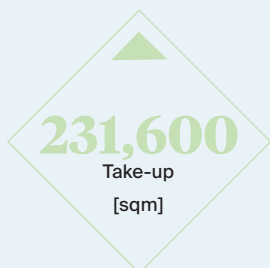


OVERVIEW SUBMARKETS

	CBD	City Center	City Area	Periphery
Rental Range [€/sqm/Month]	23,50 - 39,50	17,00 - 34,50	12,50 - 23,00	9,00 - 17,00
Vacant Space [sqm]	16.800	230.400	364.400	389.200
Vacancy Rate [%]	2,2	3,0	4,2	6,9
Completions [sqm]	-	45.000	57.500	-
Under Construction [sqm]	22.100	429.400	416.200	160.300



OUTLOOK



Take-up will pick up slightly in the coming months. Companies have had to postpone their relocation and expansion requests in recent quarters, but these are now being tackled again due to the improving economic outlook. The vacancy rate will increase only moderate, while the rents will remain stable.

KONTAKT

Knight Frank GmbH & Co. KG
Prinzregentenstraße 22
80538 München
Germany

Sarah Červinka

Managing Partner
Capital Markets
+49 89 83 93 12 133
+49 170 8000782

Dieter Mendl

Managing Director
Office Agency
+49 89 83 93 12 150
+49 170 8000174

Dennis Beißer

Senior Consultant
Research
+49 89 83 93 12 190
+49 170 9601040

Knight Frank Research Reports are
available at knightfrank.com/research



Knight Frank Research provides strategic advice, consultancy services and forecasting to a wide range of clients worldwide including developers, investors, funding organisations, corporate institutions and the public sector. All our clients recognise the need for expert independent advice customised to their specific needs. Important Notice: © Knight Frank LLP 2020 This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank LLP in relation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of Knight Frank LLP to the form and content within which it appears. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.