

The sector indicators are compiled quarterly from a detailed and exhaustive study prepared by experts in the Knight Frank Spain office and are based on real data and market trends.

Logistics Snapshot

Q3 2022

MADRID LOGISTICS MARKET



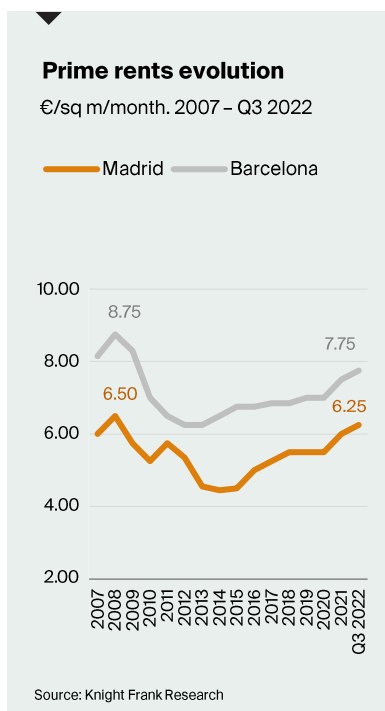
Occupier market

Madrid and Barcelona

The take-up in the first nine month of the year in Madrid reached a total area of more than 800,000 sqm, having registered in the third quarter around 200,000 sqm. More than 35% of the total rented area is located in the 3rd ring of Madrid.

In Barcelona cumulative absorption is around 560,000 sqm, with the third quarter figure being around 170,000 sqm under contract, which is 3% more than in the same quarter of 2021.

E-commerce data continues to have a positive impact on the logistics sector. The proportion of internet user that shops online is continuing to increase, and this trend is expected to continue growing, although the hybrid model will remain in place.

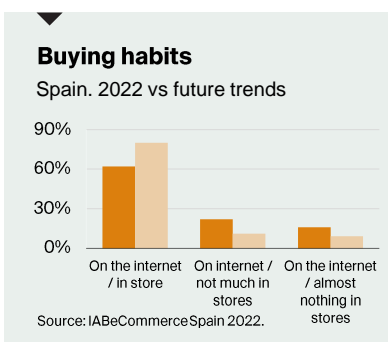


AVERAGE PRIME RENTS BY RINGS

	MADRID	BARCELONA
1 st ring	5.00 - 6.25	5.50 - 7.75
2 nd ring	4.00 - 4.75	4.00 - 6.00
3 rd ring	3.00 - 3.85	2.50 - 4.00

Source: Knight Frank Research

Average prime rents in the main provinces, Madrid and Barcelona, remain stable at €6.25 and €7.75/m²/month respectively.



Investment market Spain

The third quarter closed with an investment volume of close to €950 M in Spain, almost 130% more than in the same quarter of the previous year. The accumulated volume for the first nine months of the year exceeds €1.95 billion.

The Barcelona market accounted for the largest volume in the third quarter, with 45% of the total, around €420 million, followed by Madrid with 35% and around €330 million. Both cities exceeded the figures recorded in the same period of the previous year.

Prime yields rose considerably in the third quarter to 4.25% in both Madrid and Barcelona.

EUROPEAN PRIME YIELDS

LATEST AVAILABLE DATA | Q3 2022

LONDRES	3,75%
ÁMSTERDAM	3,90%
FRÁNCFORT*	3,00%
BERLÍN	3,30%
PARÍS	3,75%
DUBLÍN	4,00%

Source: Knight Frank Research
*Q1 2022 data.

TOP 3 DEALS

VARIOUS

CARTERA CROSSBAY
VENDOR: CROSSBAY
PURCHASER: PROLOGIS
€360 M 1,500€/sq m

Source: Logistics C. Markets Knight Frank

MADRID

ICC MATEU CROMO
VENDOR: ANGELO GORDÓN / ICC
PURCHASER: CBRE IM
€103 M 1,200€/sq m

Source: Logistics C. Markets Knight Frank

MADRID

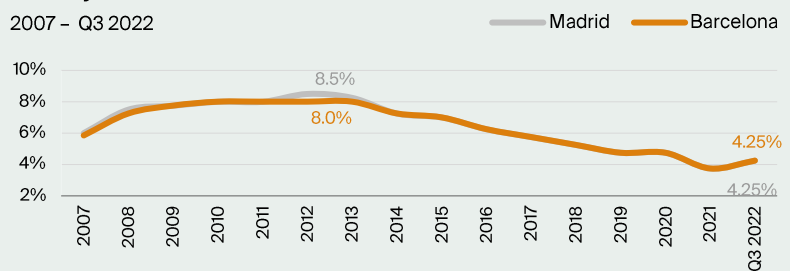
2 WAREHOUSES TORREJÓN - MECO
VENDOR: DWS
PURCHASER: CBRE IM
€80 M 1,200€/sq m

Source: Logistics C. Markets Knight Frank

In the third quarter of the year, Prologis acquired from the developer Crossbay a portfolio of 134 last-mile logistics centers in different European cities, of which 23 are in Spain and the rest in Italy, the Netherlands, Germany, France, Belgium and Poland. The total investment volume of the transaction was 1,585 million euros.

Prime yields

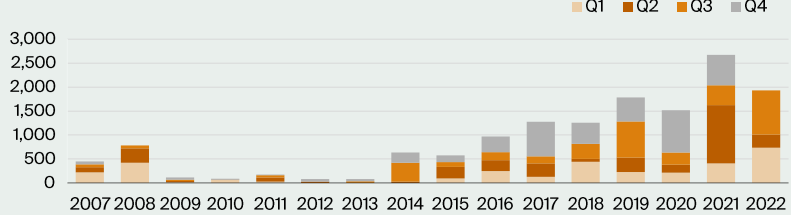
2007 - Q3 2022



Source: Knight Frank Research

Investment volume in Spain

€ million. 2007 - Q3 2022



Source: Knight Frank Research

COVID-19: Across Europe and beyond, market activity is being impacted in all sectors due to the Novel Coronavirus (COVID-19) outbreak. As at the date of this report, we consider that we can attach less weight to previous market evidence for comparison purposes, in providing our opinions on the market. Given the unknown future impact that COVID-19 might have on the real estate market and limited recent comparable data, this report is meant to provide market insights as we see them at this time but we wish to highlight the material uncertainty which may cause swift changes in the market. Please get in touch with our team if you would like to discuss in further detail or receive an update regarding market conditions.

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