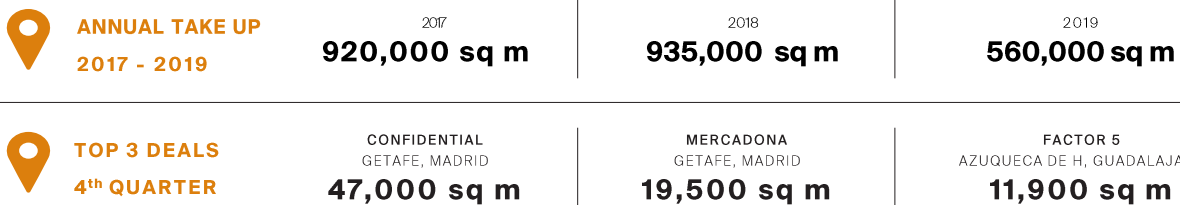


The sector indicators are compiled quarterly from a detailed and exhaustive study prepared by professional staff in the Knight Frank Madrid office and are based on real data and market trends.

# Logistics Snapshot

Q4 2019

## MADRID LOGISTICS MARKET



### Occupier market Madrid and Barcelona

In 2019, take up reached approximately 560,000 sq m in Madrid and approximately 600,000 sq m in Barcelona.

Prime rents remained stable at €5.50 sq m/month in Madrid and €7.00 sq m/month in Barcelona. By the end of the year, the vacancy rate was registered at 6% in Madrid and 3.5% in Barcelona.

Spanish e-commerce increased yet again reaching a turnover of almost €23 bn according to the latest available data.



#### AVERAGE PRIME RENTS BY RINGS

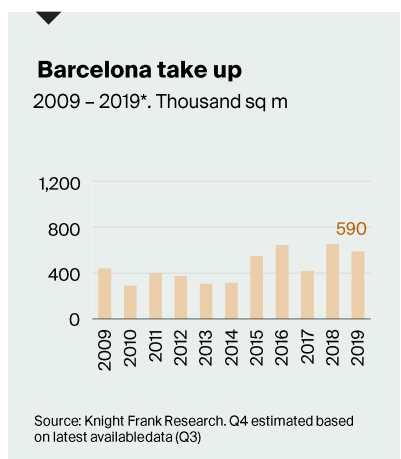
	MADRID	BARCELONA
1 <sup>st</sup> ring	4.25 - 5.50	5.50 - 7.00
2 <sup>nd</sup> ring	3.50 - 4.75	4.00 - 5.25
3 <sup>rd</sup> ring	2.60 - 3.40	2.50 - 3.75

Source: Knight Frank Research

◆◆

**In 2019, the highest volume of take up was seen in Madrid's third ring.**

◆◆



## Investment market Madrid and Barcelona

In 2019, there was almost €1.8 bn of logistics investment, a record figure in the sector, which surpassed the previous year's total by more than 44%. Furthermore, many Spanish cities such as Seville, Zaragoza and Vitoria gained further market prominence.

In the last quarter, the largest amount of investment was seen in Madrid, reaching a total of nearly €845m. This was around 50% higher than the total in Barcelona.

At the end of 2019, prime yields compressed in Madrid and Barcelona due to the continued weight of capital looking to buy Spanish logistics assets, standing at 4.75% in both Madrid and Barcelona.

### EUROPEAN PRIME YIELDS

LATEST AVAILABLE DATA | Q3 2019

BRUSSELS	5.25%
LONDON	4.00%
AMSTERDAM	4.25%
FRANKFURT	3.90%
BERLIN	4.50%
PARIS	4.25%
DUBLIN	5.25%

Source: Knight Frank Research. \*London, Paris and Dublin: net

## TOP 3 DEALS

### EUROPE

EUROPEAN PORTFOLIO  
BENTALLGREENOAK  
VENDOR: GREENOAK  
PURCHASER: PATRIZIA IMMOBILIEN

**€1.2 bn** €800 sq m

Source: Eje Prime

### SEVILLE

LOGISTIC CENTRE  
AMAZON  
VENDOR: GOODMAN  
PURCHASER: M&G REAL ESTATE

**€176 M** €800 sq m

Source: Knight Frank

### ZARAGOZA

LOGISTIC  
WAREHOUSE  
VENDOR: KYRENE  
PURCHASER: LASALLE

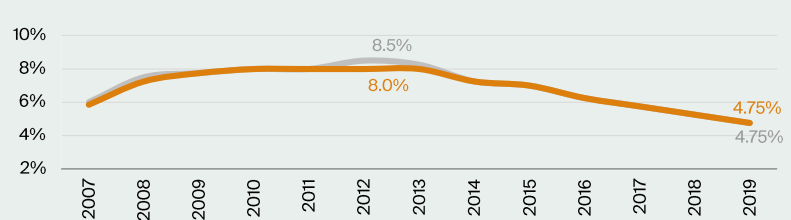
**€20 M** €645 sq m

Source: Cadena de Suministro

The largest transaction of Q4 was Patrizia's acquisition of Bentall GreenOak's pan-European logistics portfolio for €1.2 billion. 11 of its 42 assets are located within Spain in Madrid, Valencia, Barcelona and in Bilbao.

### Prime yields

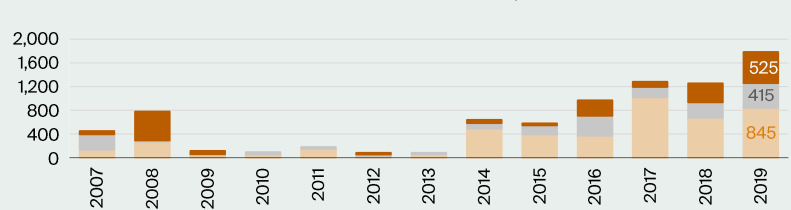
2007 - 2019



Source: Knight Frank Research

### Investment volume in Spain

€ millions. 2007 - 2019



Source: Knight Frank Research

We like questions, if you've got one about our research, or would like some property advice, we would love to hear from you.

## Recent Publications

### Capital Markets

Alejandro Vega-Penichet  
Director of Industrial & Logistics  
+34 600 919 014

[Alejandro.Vega-Penichet@es.knightfrank.com](mailto:Alejandro.Vega-Penichet@es.knightfrank.com)

### Capital Markets

James Cowper-Coles  
Senior Surveyor  
+34 600 919 105

[James.Cowper-Coles@es.knightfrank.com](mailto:James.Cowper-Coles@es.knightfrank.com)

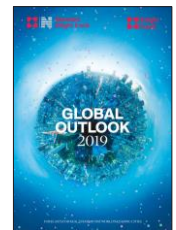
### Research

Rosa Uriol  
Head of Research  
+34 600 919 114

[Rosa.Uriol@es.knightfrank.com](mailto:Rosa.Uriol@es.knightfrank.com)



European Commercial. 2019



Global Outlook. 2019

Knight Frank Research  
Reports are available at  
**spanish:** [knightfrank.es/investigacion-de-mercados](http://knightfrank.es/investigacion-de-mercados) y en  
**english:** [knightfrank.com/research](http://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 España, S.A.U. 2020. This report is published for general information only and is 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 España, S.A.U. for any loss or damage resultant from any use of, reliance or reference to the contents of this document.

As a general report, this material does not necessarily represent the view of Knight Frank España S.A.U. in relation to particular properties or projects. Reproduction of this report in whole or part is not permitted without prior approval of Knight Frank España S.A.U. to the form and content within which it appears. Knight Frank España is a limited liability partnership registered in the Mercantile Register of Madrid with Tax ID No. (CIF) A-79122552. Our registered office is located at Suero de Quiñones 34, 28002 Madrid