

Updated quarterly, our dashboards provide a concise synopsis of occupier activity in Europe's markets.



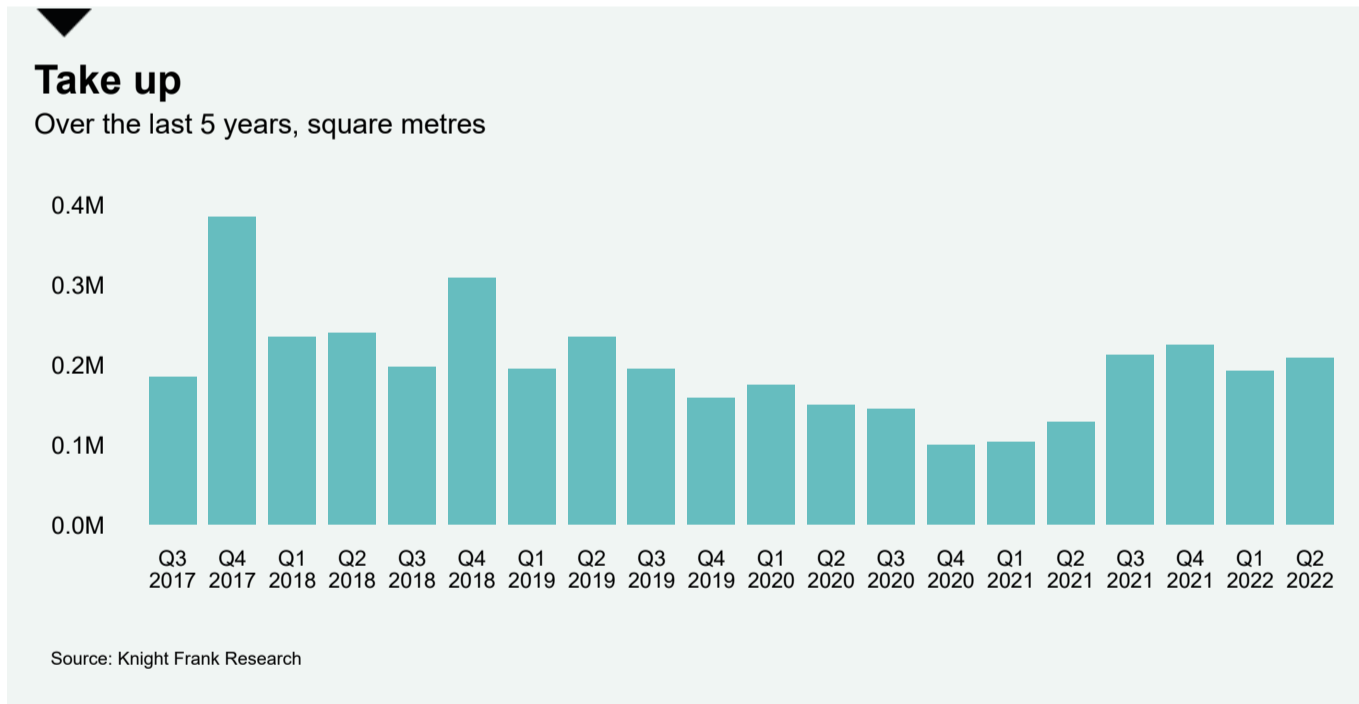
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Munich Office Market

Research, Q2 2022

OCCUPIER MARKET HEADLINE FIGURES

TAKE UP		VACANCY RATE		PRIME RENT	
208,400	62.4%	5.1%	3.0%	€ 510	7.6%
SQM	YOY CHANGE	RATE	5 YR AVERAGE	RENT (PSQM)	YOY CHANGE



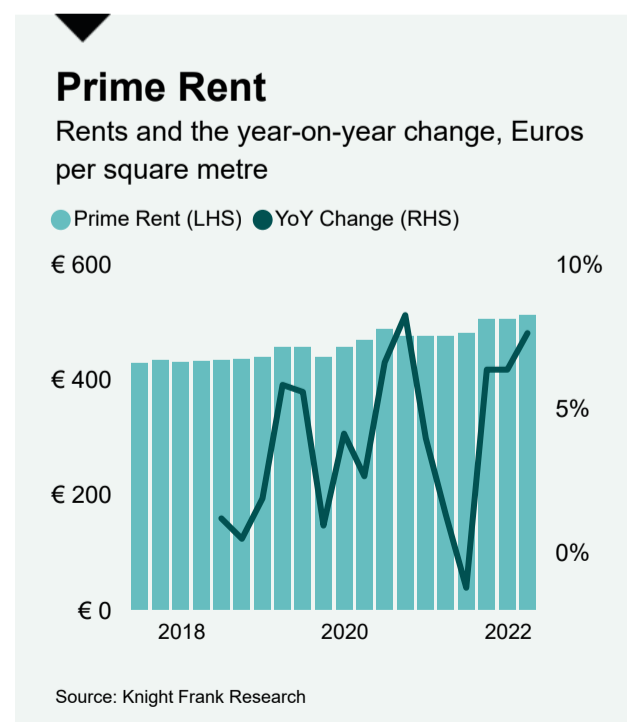
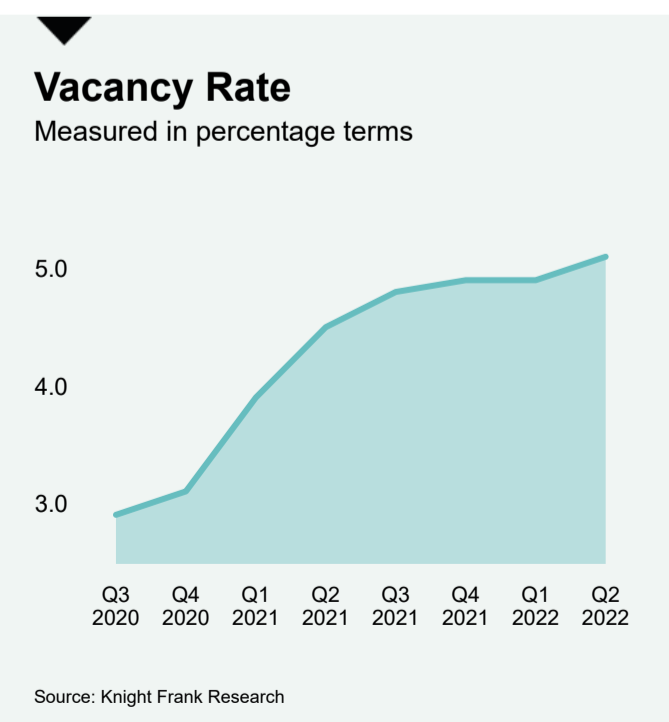
OCCUPIER HEADLINES

The Munich office leasing market continued to remain stable in the first half of the year. Take-up in Q2 2022 totalled 208,400 sqm which is above the quarterly average for the past five years, bringing total take-up for the first six months to 399,800 sqm.

The office vacancy rate increased moderately to 5.1%. This corresponds to an absolute vacancy rate of just over one million square meters.

The prime rent continued to increase to €42.5 per sqm per month. This is the highest rental value ever achieved on the Munich office market.

Despite the economic uncertainties, the Munich rental market will continue to remain stable over the next few months. The shortage of space and the high demand for office space in central locations will continue to put upward pressure on prime rents. The vacancy rate will level off at the 5% mark.



ECONOMIC INDICATORS

Mobility in Workplaces in Bavaria

7-day Rolling Average, % Change from Baseline (3 Feb 20)



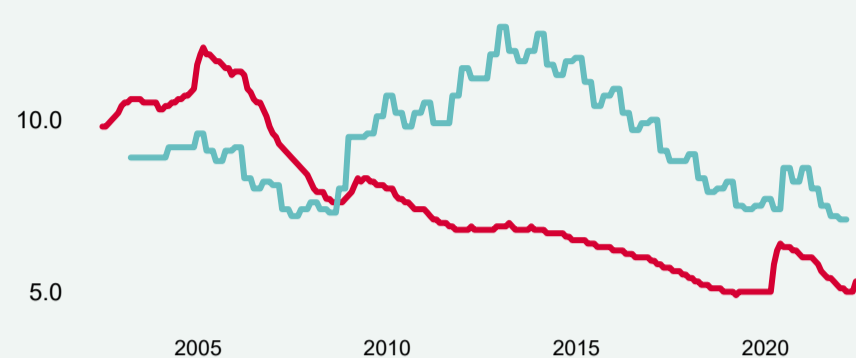
Source: Google Mobility

Workers returned to the office after the Easter break as Covid-19 numbers declined. While school breaks and holidays impacted workplace mobility in Bavaria in May and June, it seems the new Omicron wave may have less of an impact on workplace mobility.

Unemployment Rate in Germany

vs Euro Area, as a Percent of Civilian Labour Force %

● Germany ● Euro Area



Source: Eurostat/ German Federal Employment Agency (Bundesagentur fuer Arbeit)

Unemployment in Germany increased to 5.3% in June from 5.0% in May, due to the integration of Ukrainian refugees into the statistic. However, employment surveys indicate that hiring momentum has peaked.

Employment Expectations in the Service Sector in Germany

Over the next 3 months, %



Source: European Commission (DG ECFIN)

Employment expectations in the service sector have started to slow. Forecasts suggest that hiring activity has peaked.

Services PMI in Germany

Services PMI for the last 5 years, Index



Source: IHS Markit

The service sector PMI continued to decline in June, pointing to a slowdown in German service sector activity.

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

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