

Q2 2019

RESEARCH OFFICE MARKET HAMBURG



↓ **415,000 sqm**
Vacancy



↑ **€ 17.10/sqm**
Average rent



↑ **312,000 sqm**
Space take-up

STATISTICS
FACTS
FIGURES



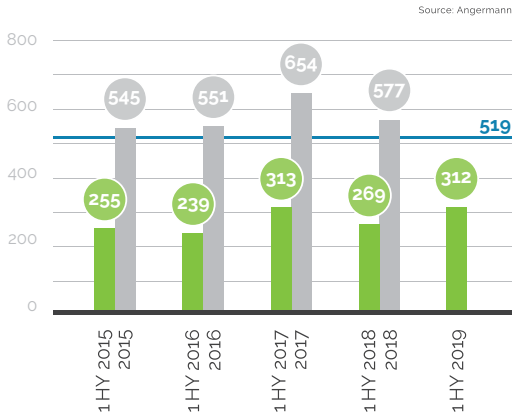
↑ **€ 29.00/sqm**
Prime rent

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Seit 1953.

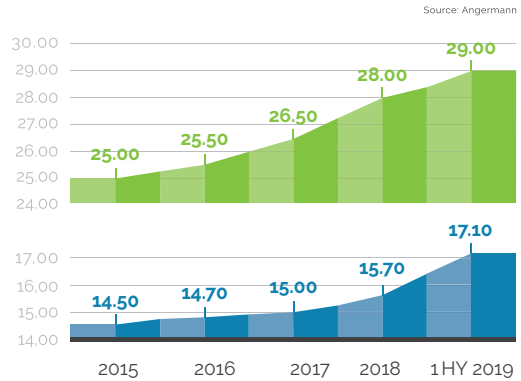
OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average



DEVELOPMENT OFFICE RENTS

in €/sqm ■ Prime rent ■ Average rent



KEY FACTS

- 16% increase in office space take-up
- Dwindling supply of vacant office space
- Large searches require long lead-in times
- City takes the lead in location rankings
- Six deals of over 10,000 sqm have already been concluded
- Despite a superb result at the half-year point, no new record will be set at year-end
- Take-up forecast set to remain at over 500,000 sqm of office space

"COMPETITION IS FIERCE. ANY BUSINESS LOOKING TO LEASE THEIR DREAM PREMISES HAS TO MAKE A SPEEDY DECISION."

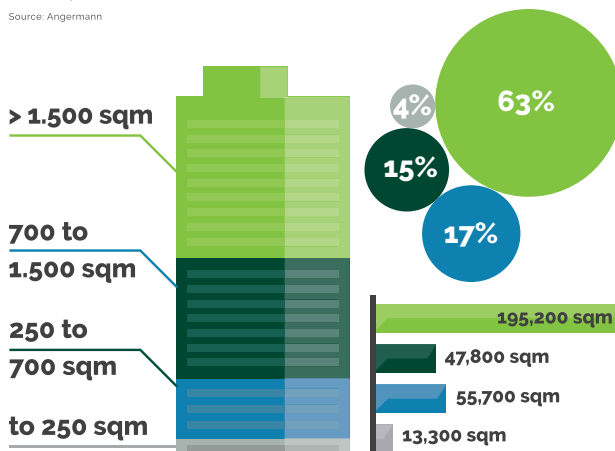


Dennis Riepenhausen,
Director

TAKE-UP BY SIZE CATEGORY

1st half year 2019

Source: Angermann

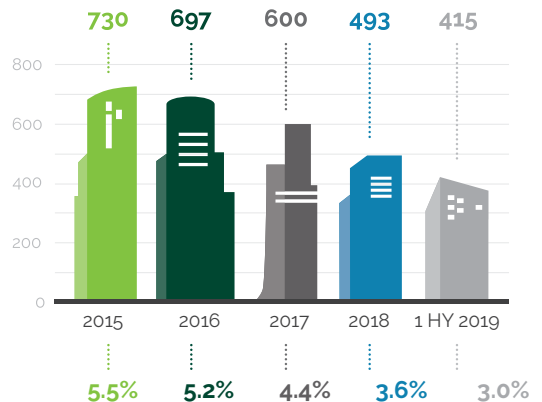


OFFICE VACANCY

Development 2015-2019

in 000 sqm, vacancy rate in %

Source: Angermann

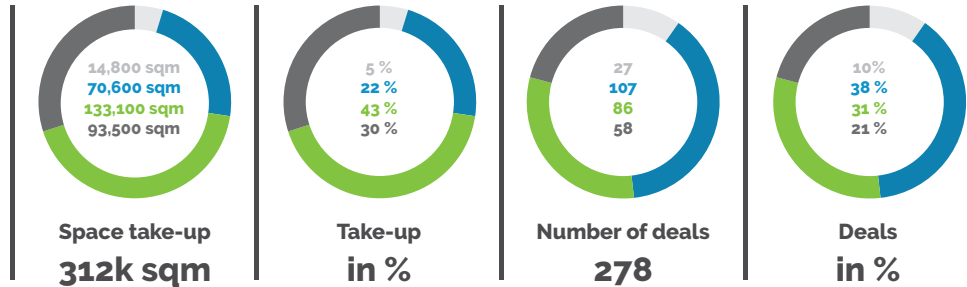


TAKE-UP BY PRICE CATEGORY

1st half year 2019

Source: Angermann

< 10 €/sqm
10 - 15 €/sqm
15 - 20 €/sqm
> 20 €/sqm



TOP 5

DEALS

1st half year 2019

- 01 Otto GmbH & Co KG**
Q1 - 40,000 sqm, Werner-Otto-Straße 1-7
- 02 Xing AG**
Q1 - 22,000 sqm, Strandkai 1
- 03 Vattenfall Europe Hamburg AG**
Q1 - 17,500 sqm, Baakenwerder Straße
- 04 Universität Hamburg**
Q2 - 15,200 sqm, Schlüterstraße 51-55
- 05 GIGA**
Q2 - 10,000 sqm, Schlüterstraße 51-55

BUSINESS SECTORS

1st half year 2019

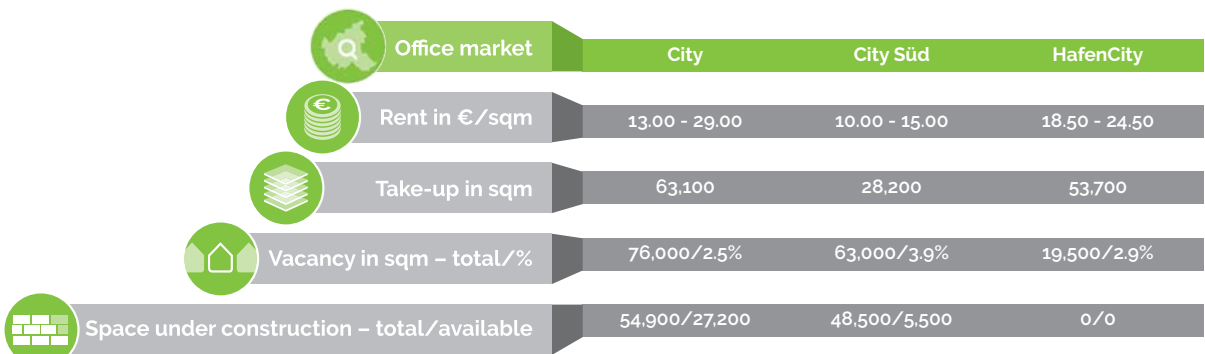
- 01 IT/Multimedia**
86,000 sqm
- 02 Public utilities**
48,400 sqm
- 03 Services**
26,300 sqm
- 04 Supplier**
18,600 sqm
- 05 Industry**
17,300 sqm

Source: Angermann

IN FOCUS - CITY, CITY SOUTH AND HAFENCITY





















1st half year 2019

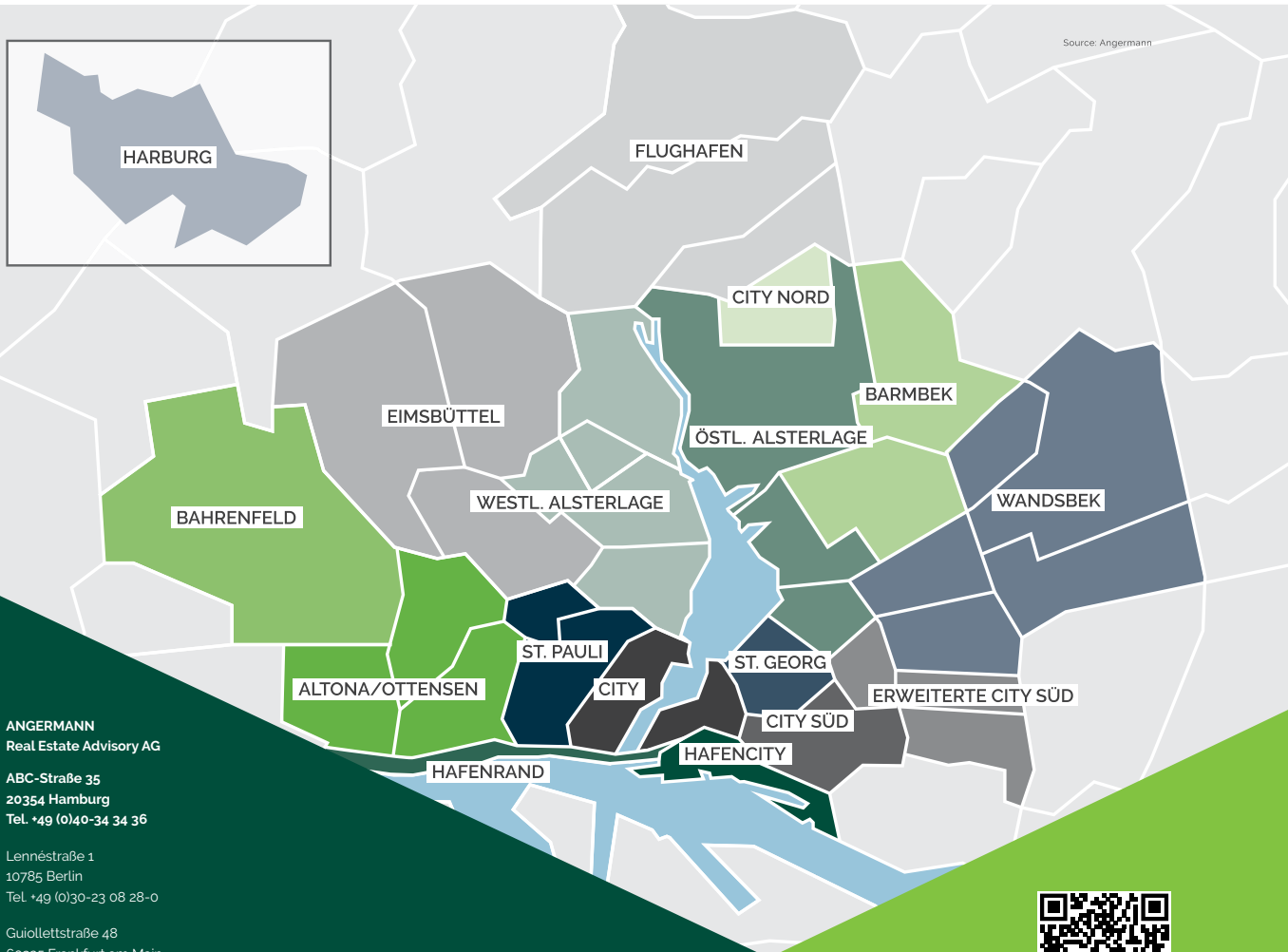
Source: Angermann



RENTS AND TAKE-UP BY LOCATION

Rental ranges in approx. €/sqm/month excluding service charges & VAT

| | | | | | | | |
|---|---------------------|---------------|---|---|-----------------------------|---------------|---|
|  | Altona/Ottensen | 12.50 - 17.00 | 7,400 sqm |  | HafenCity | 18.50 - 24.50 | 53,700 sqm  |
|  | Bahrenfeld | 8.50 - 15.00 | 13,400 sqm |  | Hafenrand | 15.00 - 22.00 | 2,700 sqm |
|  | Barmbek | 10.00 - 14.00 | 1,600 sqm |  | Östliche Alsterlage | 10.00 - 16.00 | 6,800 sqm |
|  | City Nord | 9.50 - 14.00 | 15,600 sqm |  | Westliche Alsterlage | 12.00 - 20.00 | 37,800 sqm  |
|  | City | 13.00 - 29.00 | 63,100 sqm  |  | St. Pauli | 13.00 - 20.00 | 4,200 sqm |
|  | City Süd | 10.00 - 15.00 | 28,200 sqm |  | St. Georg | 12.00 - 20.00 | 8,700 sqm |
|  | Erweiterte City Süd | 8.00 - 11.00 | 3,300 sqm |  | Wandsbek | 8.50 - 13.00 | 9,900 sqm |
|  | Eimsbüttel | 9.00 - 14.50 | 2,000 sqm |  | Harburg | 8.50 - 13.00 | 1,600 sqm |
|  | Flughafen | 9.00 - 12.50 | 5,000 sqm | | | | |



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