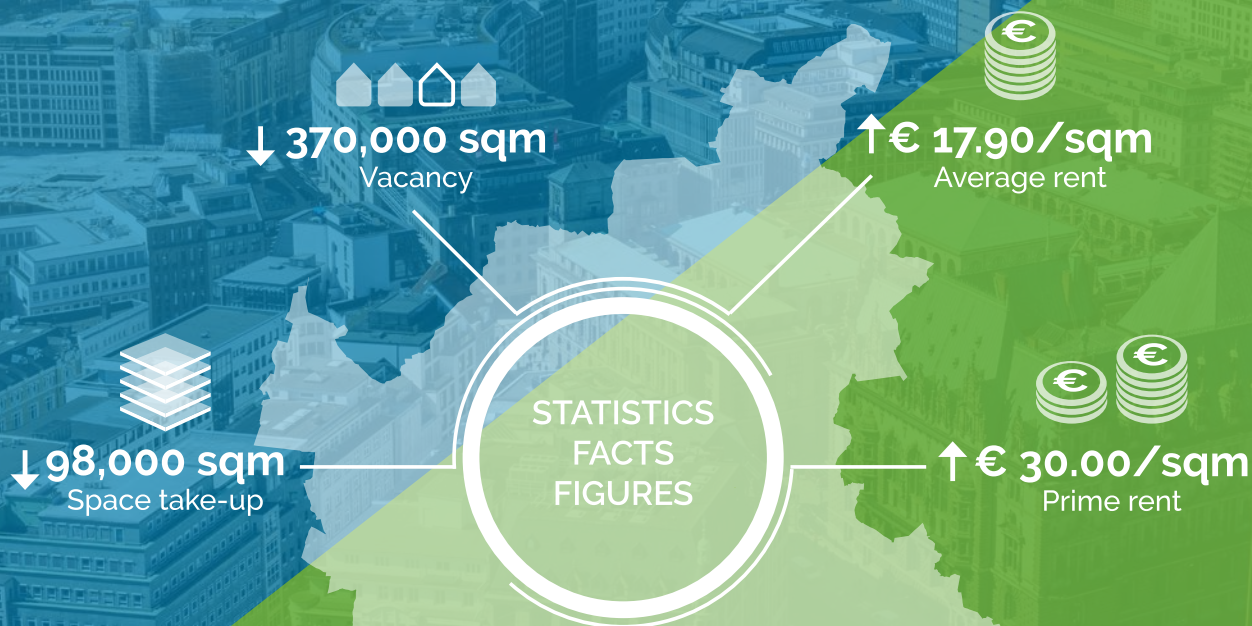


Q1 2020

RESEARCH OFFICE MARKET HAMBURG



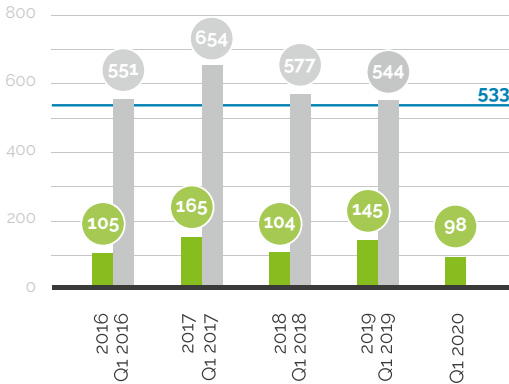
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OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

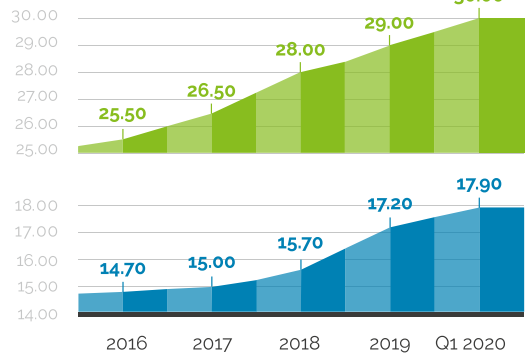
Source: Angermann



DEVELOPMENT OFFICE RENTS

in €/sqm Prime rent Average rent

Source: Angermann



KEY FACTS

- Letting performance fell significantly, by 32% compared to the previous year
- Prime and average rents have risen
- Lack of available space is a decisive factor for the decline in take-up
- Vacant offices remain scarce in central locations close to the city centre
- Effects of COVID-19 cannot yet be ascertained
- In the industry statistics, the real estate sector itself concluded the highest number of lettings over the quarter

„MORE FLEXIBLE WORK ENVIRONMENTS WILL DETERMINE OFFICE SEARCHES IN THE POST COVID-19 ERA.“

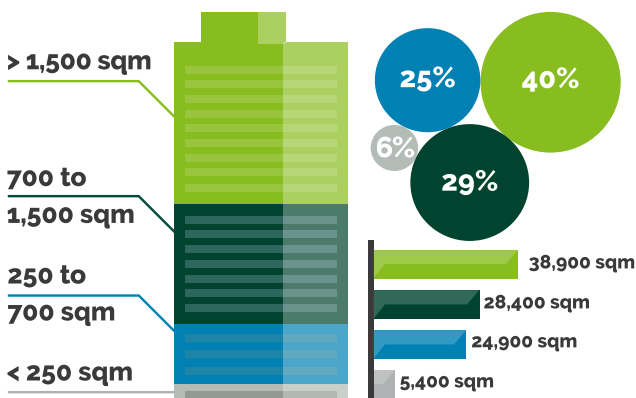


Pia Baguhn,
Director

TAKE-UP BY SIZE CATEGORY

1st Quarter 2020

Source: Angermann

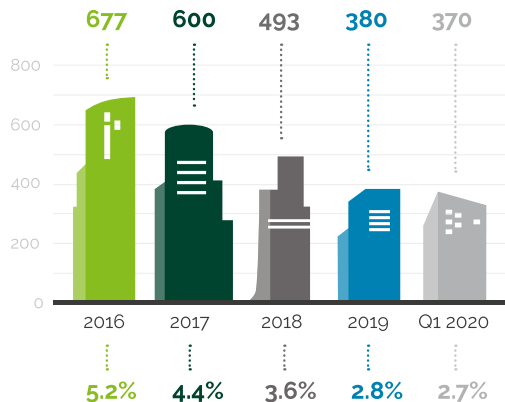


OFFICE VACANCY

Development 2016-2020

in 000 sqm, vacancy rate in %

Source: Angermann

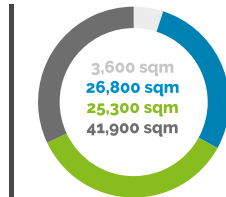


TAKE-UP BY PRICE CATEGORY

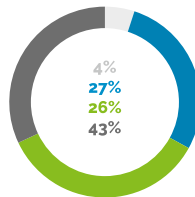
1st Quarter 2020

Source: Angermann

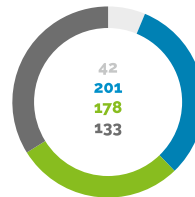
< 10 €/sqm
10 - 15 €/sqm
15 - 20 €/sqm
> 20 €/sqm



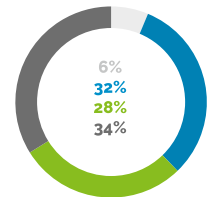
Space take-up
97.6k sqm



Take-up
in %



Number of deals
127



Deals
in %

DEALS

1st Quarter 2020

TOP 5

- 01** MSH Medical School Hamburg GmbH
5,900 sqm, Am Sandtorkai 74-77
- 02** Wärtisliä SAM Electronics GmbH
5,700 sqm, Gasstraße 18
- 03** OfficepointOne
4,300 sqm, Am Sandtorkai 26
- 04** AppLike GmbH
3,000 sqm, An der Alster 42
- 05** Ingenieurbüro GRASSL GmbH
2,400 sqm, Anckelmannsplatz 1

BUSINESS SECTORS

1st Quarter 2020

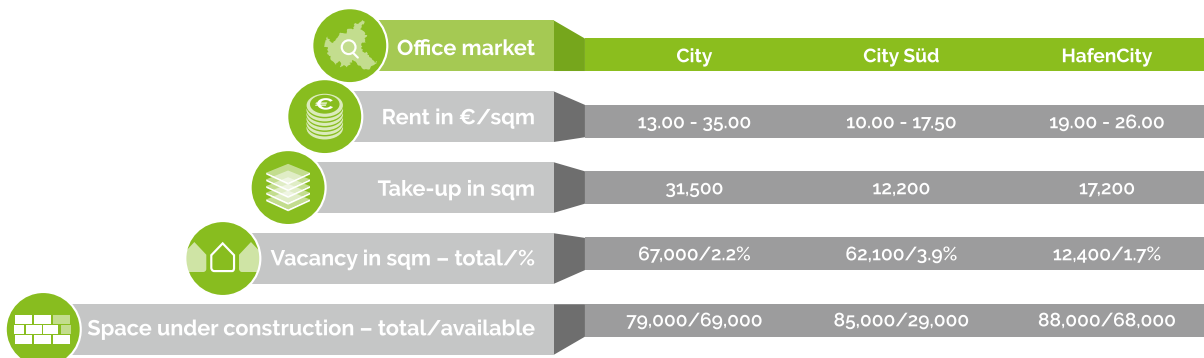
- 01** Real Estate
18,400 sqm
- 02** Services
11,500 sqm
- 03** Industry
9,800 sqm
- 04** Educational Institutions
8,300 sqm
- 05** IT/Multimedia
6,800 sqm

Source: Angermann

IN FOCUS - CITY, CITY SÜD AND HAFENCITY





















1st Quarter 2020

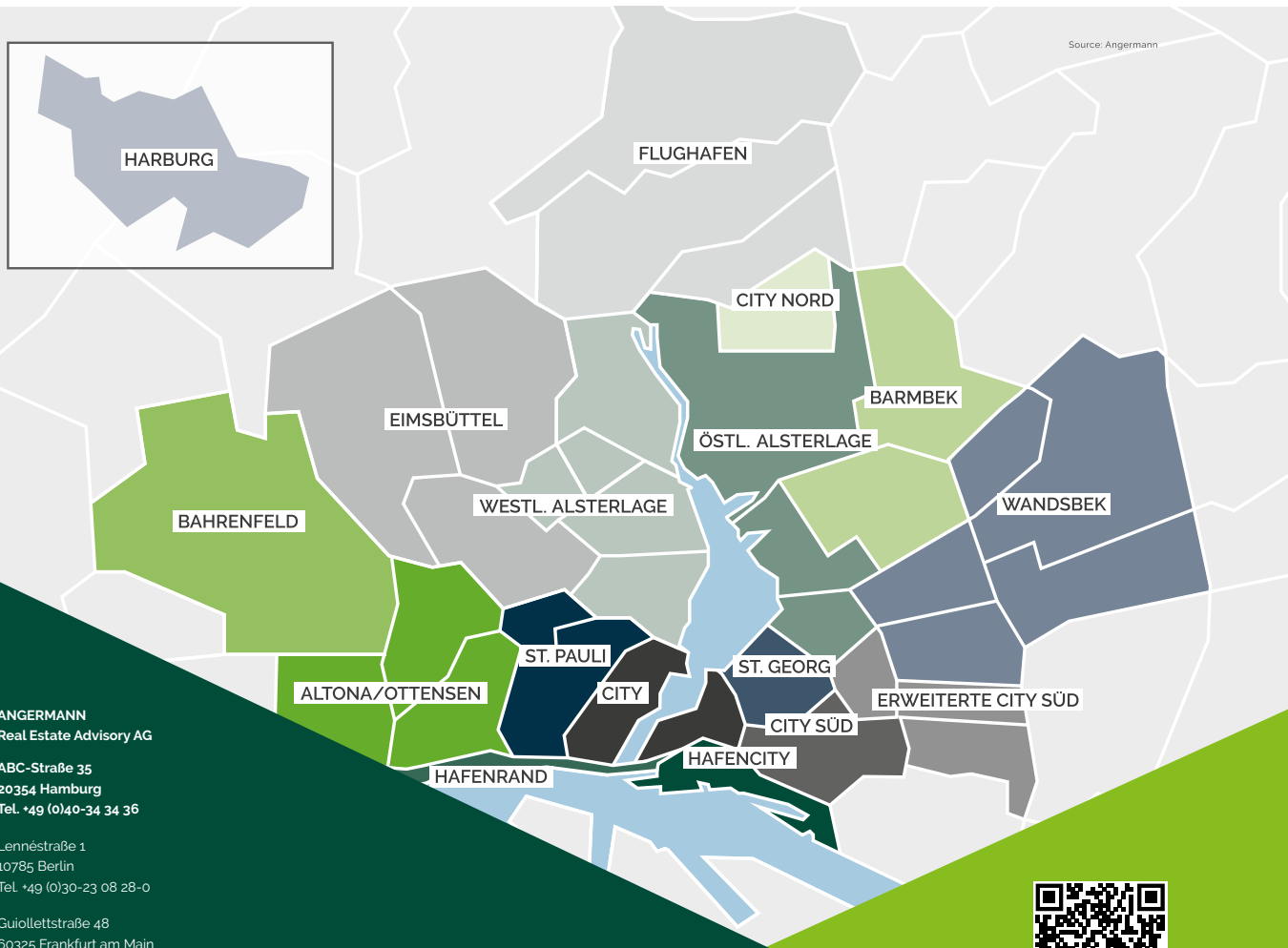
Source: Angermann



RENTS AND TAKE-UP BY LOCATION

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

 Altona/Ottensen	12,50 - 20,00	2,900 sqm	 HafenCity	19,00 - 26,00	17,200 sqm 
 Bahrenfeld	8,50 - 16,00	9,700 sqm	 Hafensrand	15,00 - 24,00	2,800 sqm
 Barmbek	11,50 - 15,50	2,600 sqm	 Östliche Alsterlage	10,50 - 16,50	2,100 sqm
 City Nord	9,50 - 14,00	1,100 sqm	 Westliche Alsterlage	12,00 - 20,00	600 sqm
 City	13,00 - 35,00	31,500 sqm 	 St. Pauli	13,00 - 20,00	700 sqm
 City Süd	10,00 - 17,50	12,200 sqm 	 St. Georg	12,50 - 21,50	4,600 sqm
 Erweiterte City Süd	8,00 - 11,00	2,300 sqm	 Wandsbek	8,50 - 13,00	300 sqm
 Eimsbüttel	9,00 - 16,00	3,400 sqm	 Harburg	8,50 - 13,00	4,400 sqm
 Flughafen	8,50 - 15,00	500 sqm			



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