



# Facts and Figures

Office market Frankfurt am Main  
2021

“As a general rule, the most successful man in life is the man who has the best information.”

Quote from Benjamin Disraeli

If you require any further information, please do not hesitate to contact us. We can put you in touch with our specialists who are always happy to provide you with expert support. We look forward to hearing from you!



Dr. Konrad Kanzler  
Head of Research  
+49 (0) 69 - 970 505-614  
konrad.kanzler@nai-apollo.de



Andreas Wende  
Managing Partner  
+49 (0) 69 - 970 505-171  
andreas.wende@nai-apollo.de



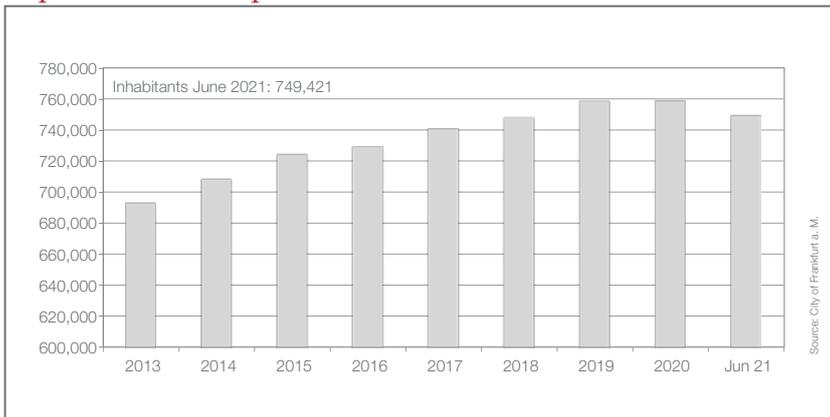
Martin Angersbach  
Director Business Development Office Germany  
+49 (0) 69 - 970 505-122  
martin.angersbach@nai-apollo.de



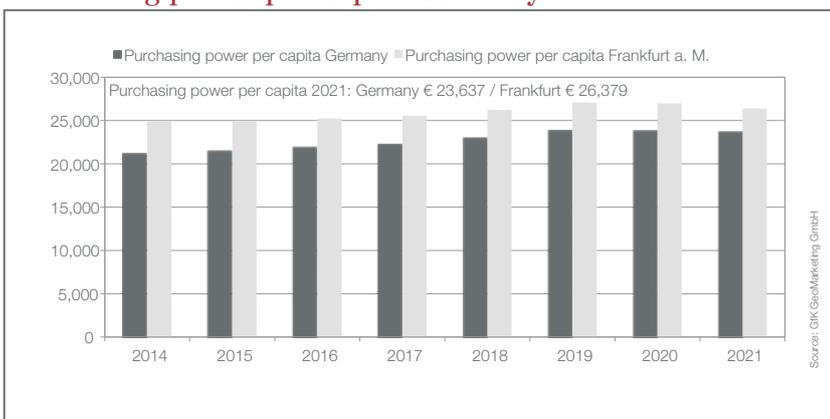
Lenny Lemler  
Director Investment  
+49 (0) 69 - 970 505-174  
lenny.lemler@nai-apollo.de



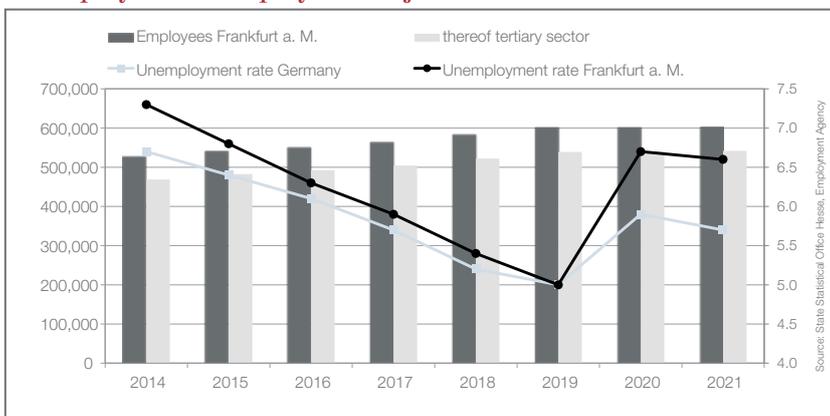
## Population development Frankfurt a. M.



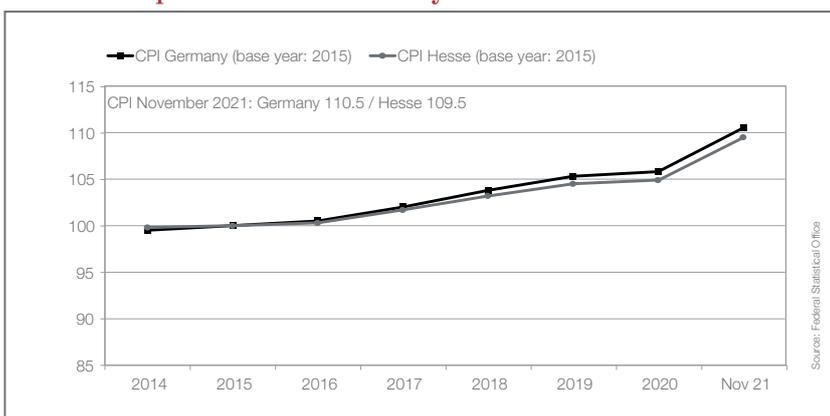
## Purchasing power per capita Germany and Frankfurt a. M.



## Unemployment / employees subject to social insur. contribution



## Consumer price index Germany and Hesse



The coronavirus pandemic certainly left its mark on Frankfurt in 2021. The population is unlikely to have increased for the first time since 2001, and businesses have also had to learn to live with the effects of the coronavirus and the measures taken to combat it. Over the course of the year, however, there were increasing signs that the situation was easing and the effects of the pandemic were being overcome.

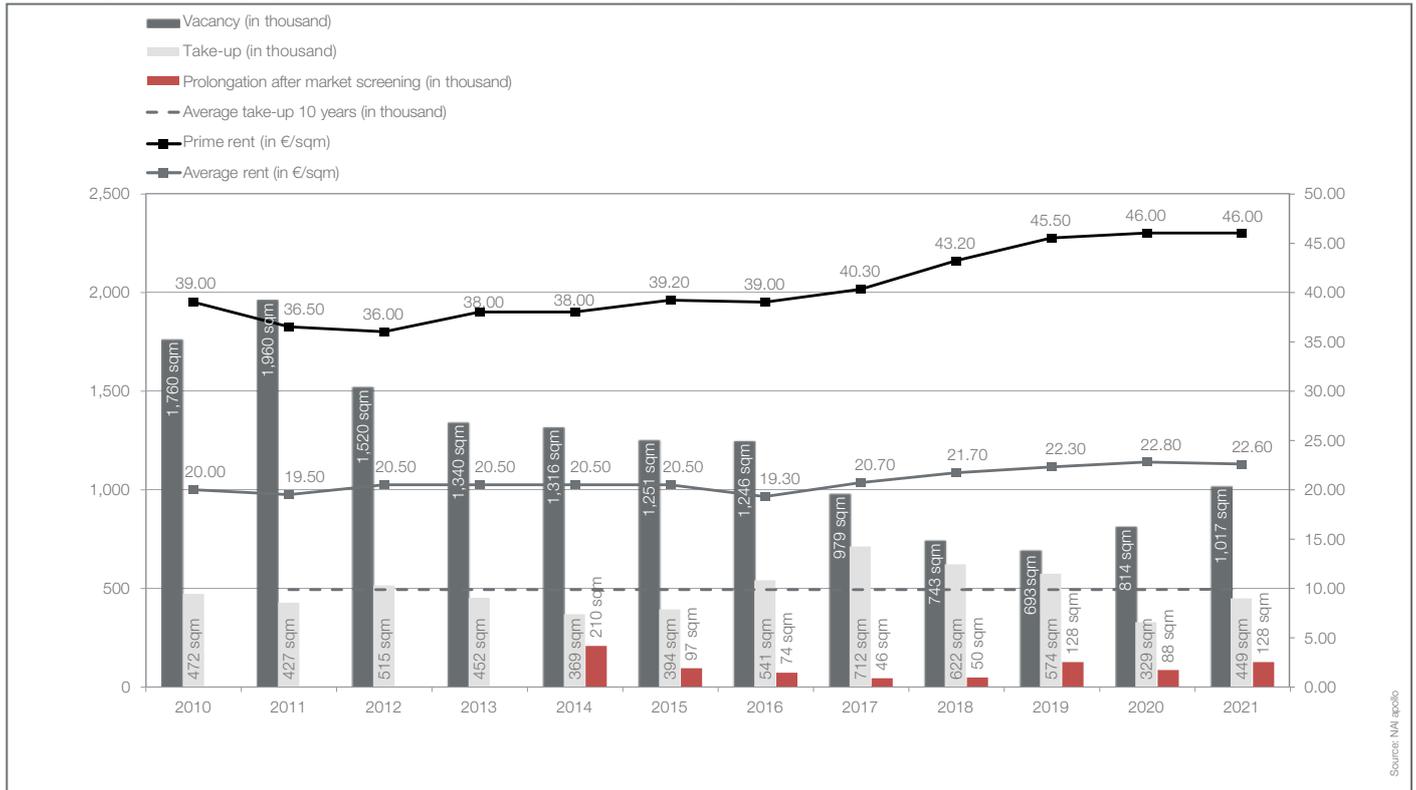
Many companies in the Rhine-Main metropolis now have a far more positive view of their current situation compared to just a few months ago. They are also more optimistic about the future.

As a result, the business climate index in the most recent economic survey carried out by the chamber of industry and commerce in autumn 2021 rose to 116. This even exceeds the pre-crisis level by one point. One positive aspect here is that sentiment has improved in all sectors. As before, the finance, credit and insurance industry, a major user of office space, particularly stands out here. It must be mentioned, however, that the current pandemic situation as a result of the rapidly spreading Omicron variant did not yet play a role in these assessments.

Reflecting the positive sentiment among companies, the employment market in Frankfurt am Main is also developing well. As of December 2021, the unemployment rate was 5.8 % and has thus decreased by 1.2 %-points y-o-y. This also represents the lowest monthly value since April 2020, when the pandemic hit the labour market for the first time.

For 2022, the "Employment and Economic Forecast, Frankfurt-Rhine-Main 2022" published by the initiative PERFORM Zukunftsregion FrankfurtRhein-Main is expecting an increase of around 54,000 employees for the metropolitan region, which would even exceed pre-crisis levels. The situation is similar regarding GDP forecasts for the region, with 2.5 % growth expected in 2021 and 5.2 % in 2022.

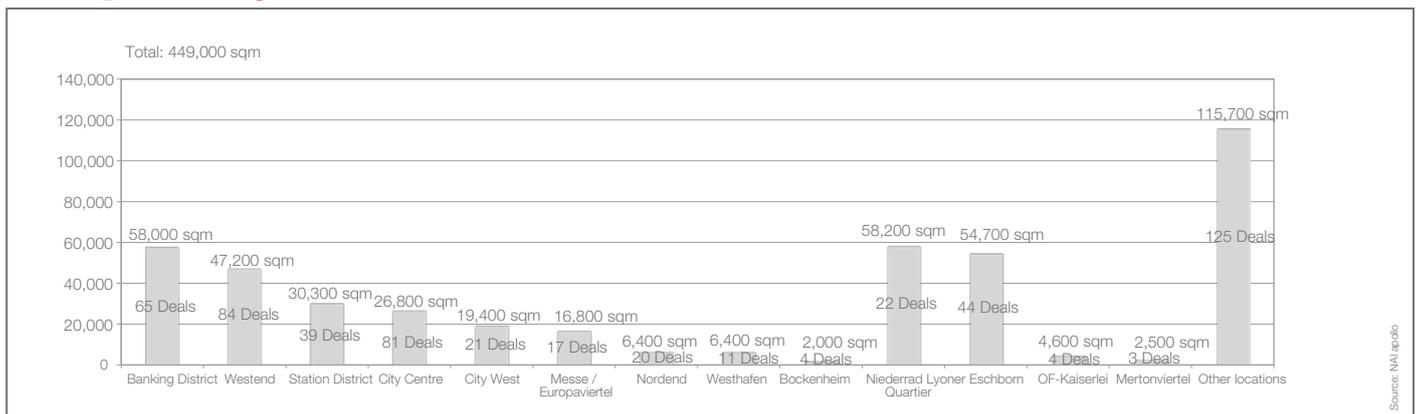
## Take-up, vacancy, prime rent, average rent, prolongation



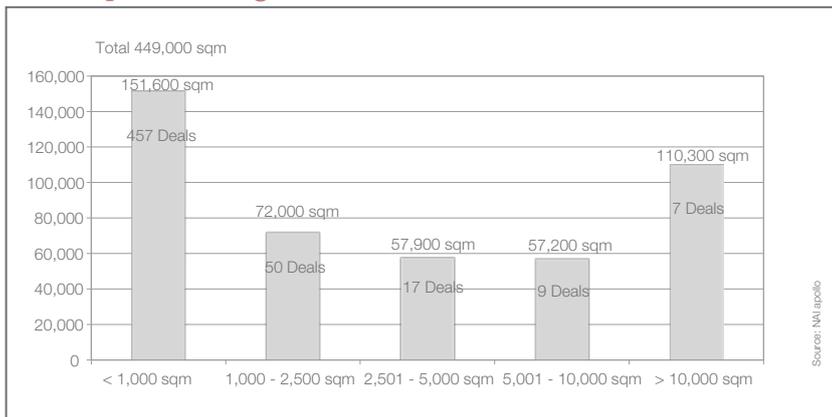
The Frankfurt office market including Eschborn and Offenbach-Kaiserlei experienced a real year-end rally in the final quarter of 2021, outperforming the already positive development of the previous quarter. This shows once again that despite the latest wave of the pandemic, the spread of the Omicron variant, inflation concerns and the current delivery bottlenecks, companies in Frankfurt are confident about the future. In the period from October to December 2021, space take-up by tenants and owner-occupiers amounted to 184,500 sqm. This is by far the best quarterly result since the beginning of the coronavirus pandemic. Compared to the same quarter of the previous year, the registered volume has increased by around 50 %, while take-up has almost doubled on a sequential basis.

For the year as a whole, the Frankfurt office market registered 449,000 sqm, which is only around 9 % below the ten-year average (2011-2020: approx. 494,000 sqm) and 36 % above the 2020 level (329,200 sqm). Consequently, the number of recorded deals rose from 455 in 2020 to 540. Lease renewals also picked up in line with the increase in take-up.

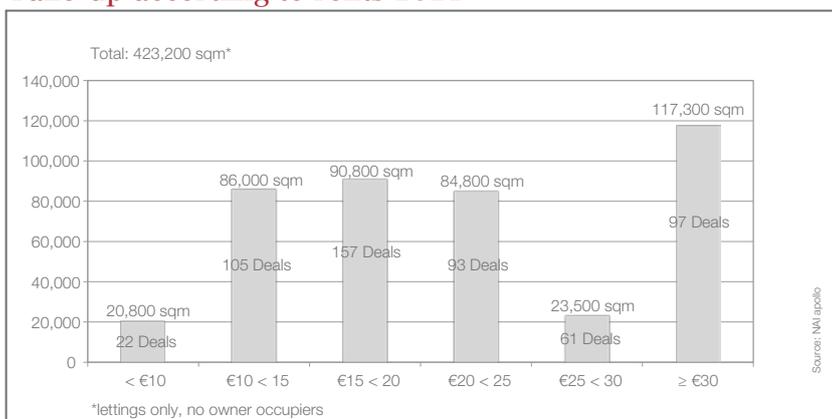
## Take-up according to location 2021



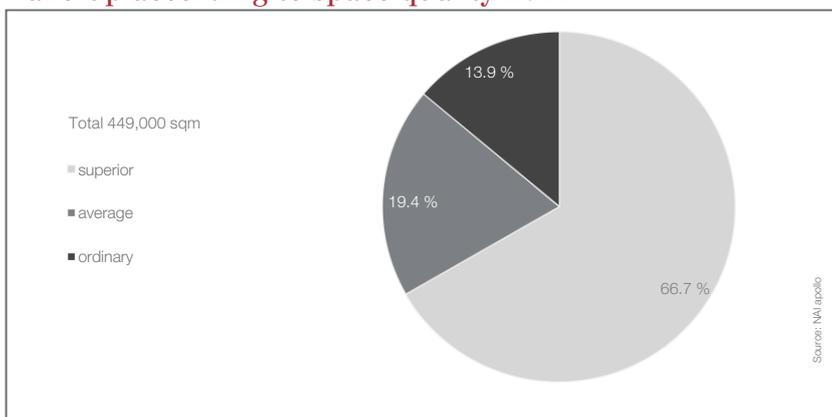
### Take-up according to unit size 2021



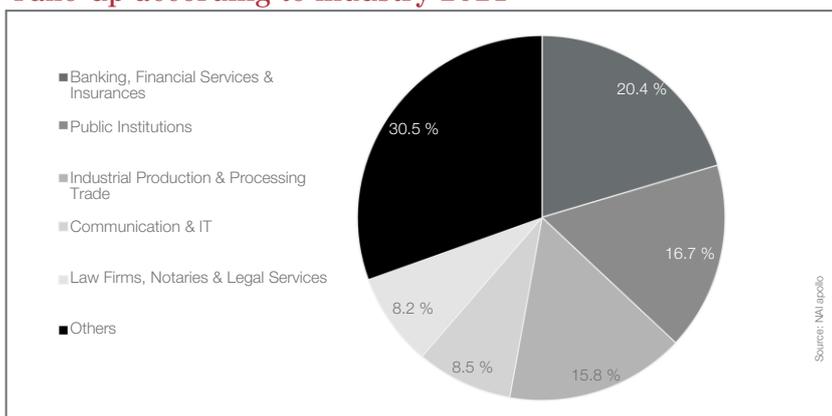
### Take-up according to rents 2021



### Take-up according to space quality 2021



### Take-up according to industry 2021



The positive year-end result on the Frankfurt office market is largely owing to the return of large deals. In the 10,000-sqm-plus cluster, a total of seven contract signings accounted for about 110,000 sqm. Compared to 2020, this corresponds to an increase of 46 %. Take-up in the “5,001 - 10,000 sqm” category even doubled.

The biggest deals of 2021 included the lease signed by the Bundesanstalt für Immobilienaufgaben (Institute for Federal Real Estate/BlmA) for the Federal Office of Economics and Export Control, with 21,400 sqm of office space in the first construction phase of “Börsenplatz Eschborn”, the rental by Nestlé of around 20,000 sqm in the “Kreiser” project, and the leasing of approx. 15,400 sqm at Worldline Global in the Atricom at 15, Lyoner Strasse.

In the fourth quarter, in addition to “banking, financial services & insurances”, “public institutions” secured a particularly large amount of space. Accordingly, these two groups took first and second place in 2021 with shares of 20.4 % and 16.7 % respectively, followed by “industrial production & processing trade”, “communication & IT” and “law firms, notaries & legal services”. In 2021, both the financial industry and industrial companies were able to double their take-up volume compared to the previous year. Public institutions increased their lettings performance by as much as 160 %.

Three major leases above 10,000 sqm – including the Worldline Global contract – as well as some leases in the mid-sized segment ensured that Lyoner Quartier in Niederrad recorded the highest take-up volume with 58,200 sqm. The otherwise dominant banking district was just behind with 58,000 sqm.

The average rent was quoted at €22.60/sqm at the end of the fourth quarter of 2021 and thus fell by €0.40/sqm in the last three months, partly as a result of new leases in the office centres. Compared to the previous year, the rate is now €0.20/sqm lower. On the other hand, the prime rent has remained stable at €46.00/sqm.

## Office Locations Frankfurt a.M. 2021

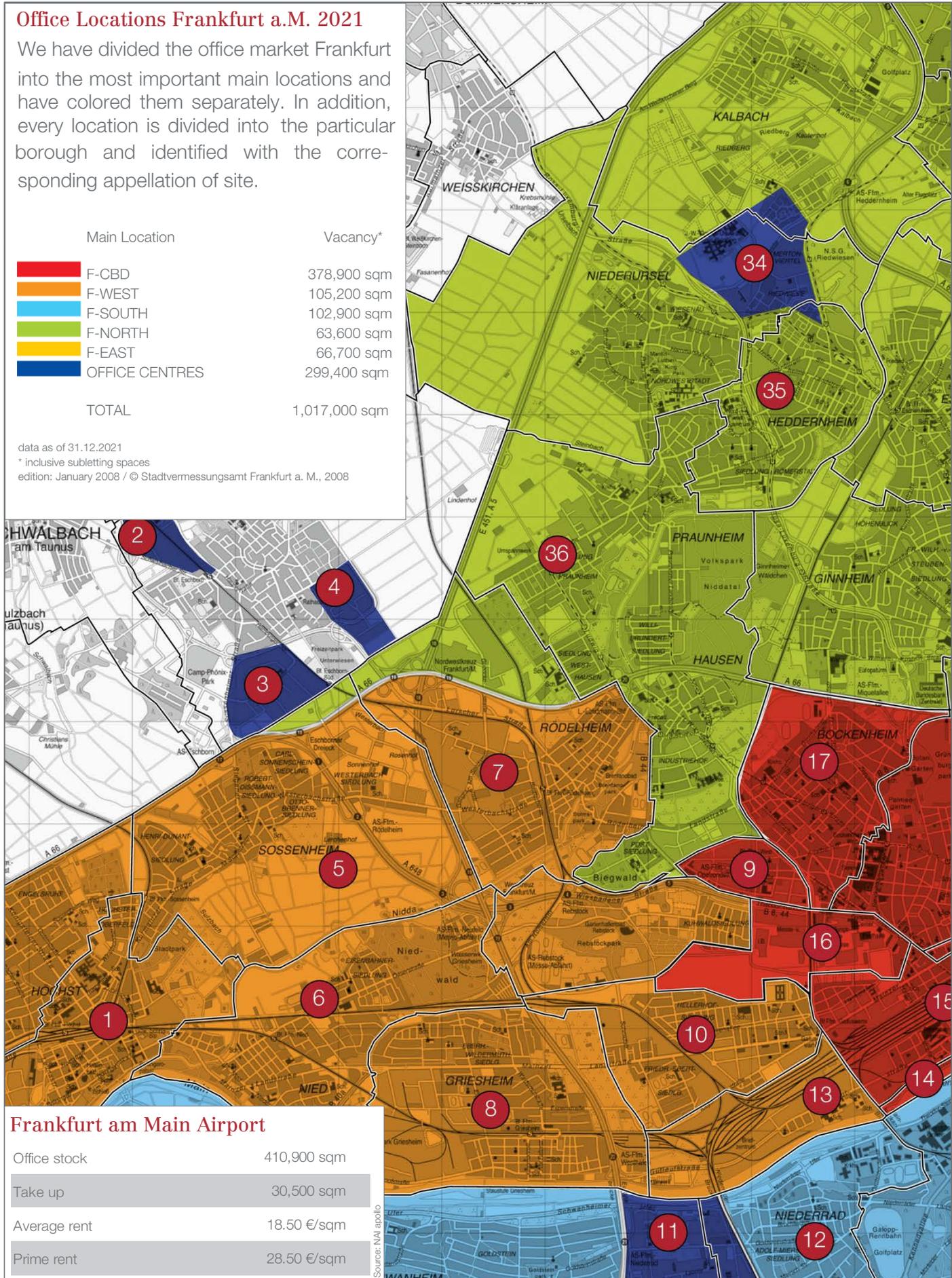
We have divided the office market Frankfurt into the most important main locations and have colored them separately. In addition, every location is divided into the particular borough and identified with the corresponding appellation of site.

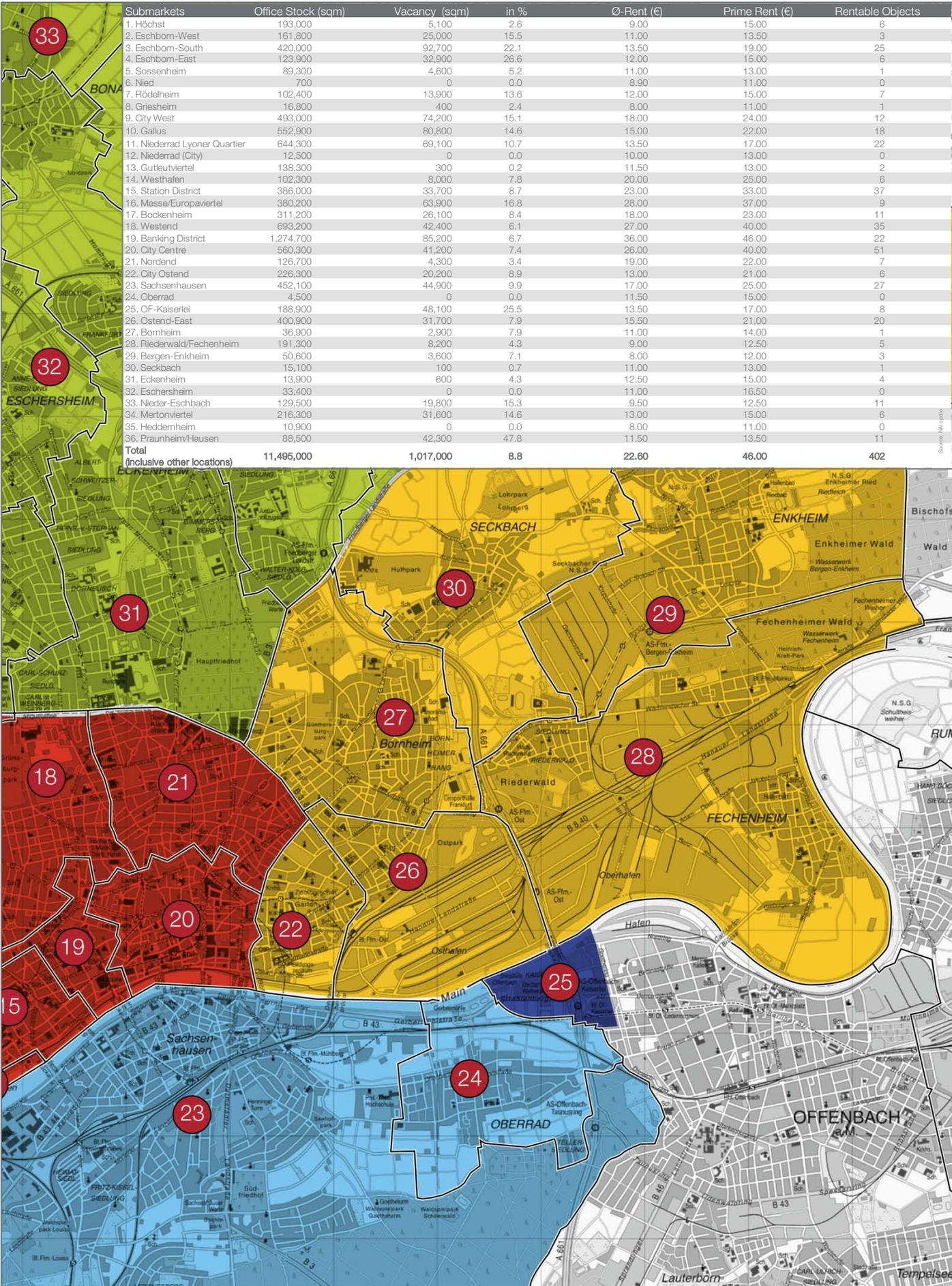
Main Location	Vacancy*
 F-CBD	378,900 sqm
 F-WEST	105,200 sqm
 F-SOUTH	102,900 sqm
 F-NORTH	63,600 sqm
 F-EAST	66,700 sqm
 OFFICE CENTRES	299,400 sqm
<b>TOTAL</b>	<b>1,017,000 sqm</b>

data as of 31.12.2021

\* inclusive subletting spaces

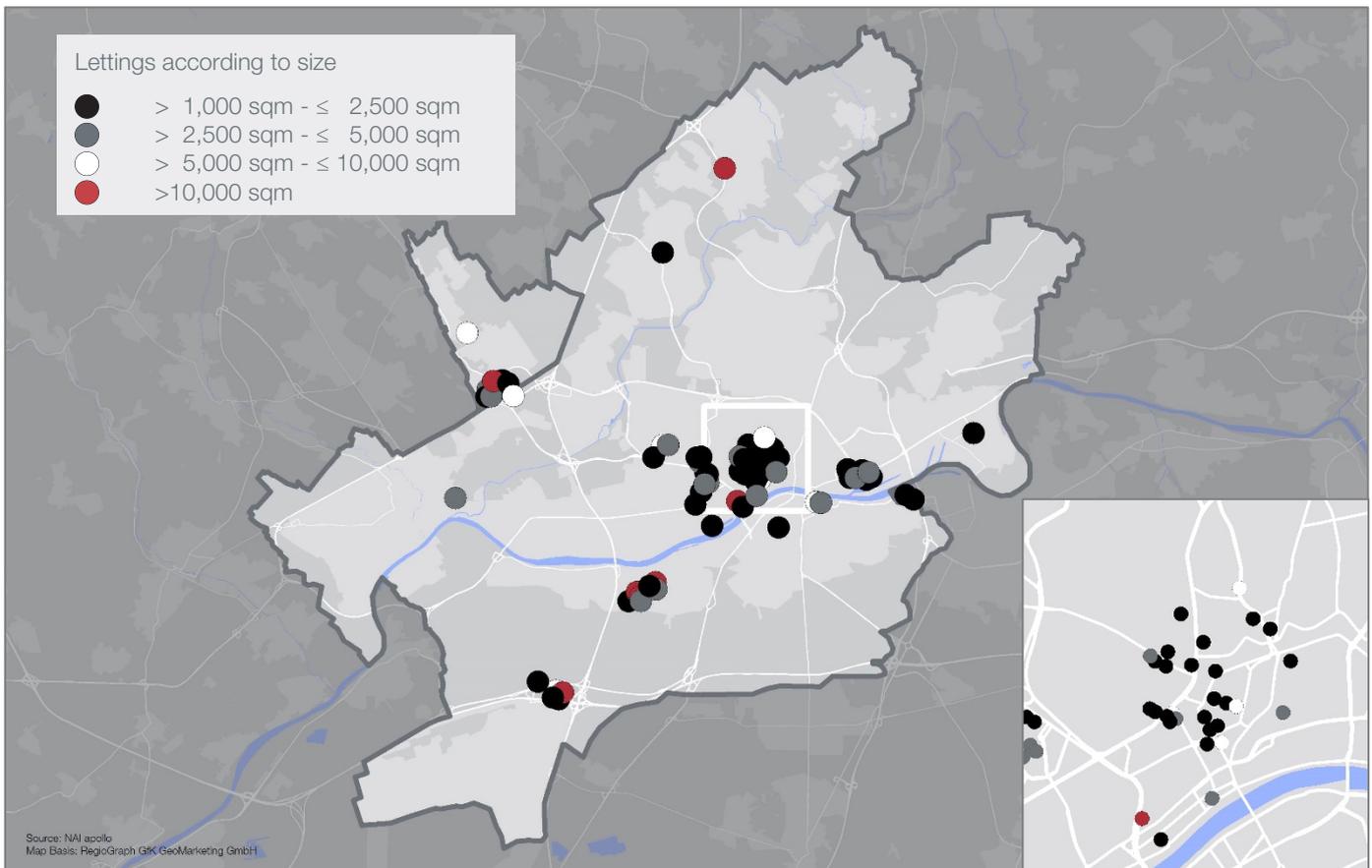
edition: January 2008 / © Stadtvermessungsamt Frankfurt a. M., 2008



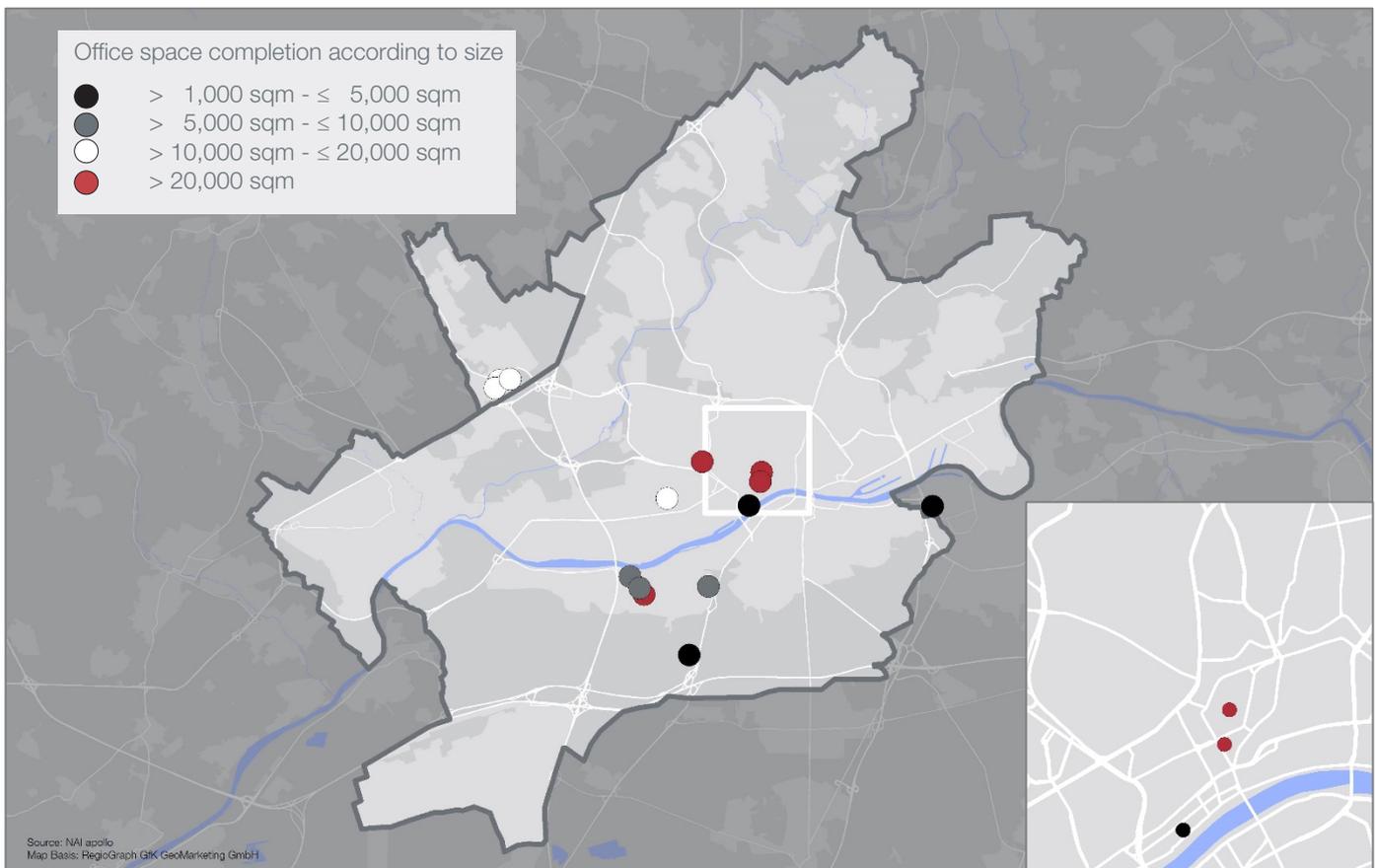


Source: N.A. Capital

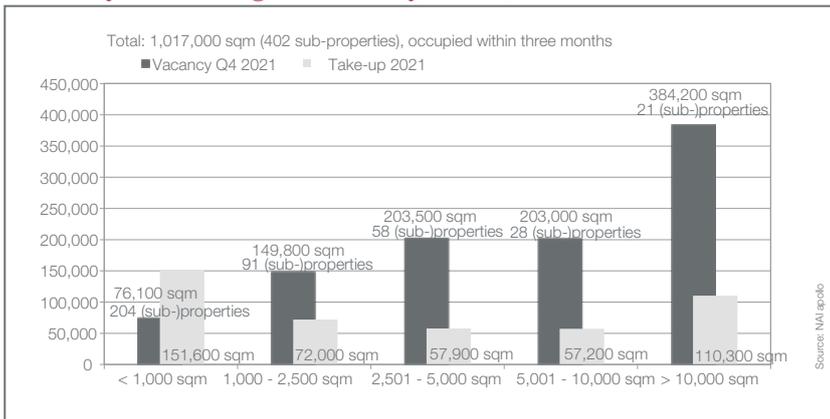
Geographical localisation of large-scale lettings 2021 accor. to size categories (> 1,000 sqm)



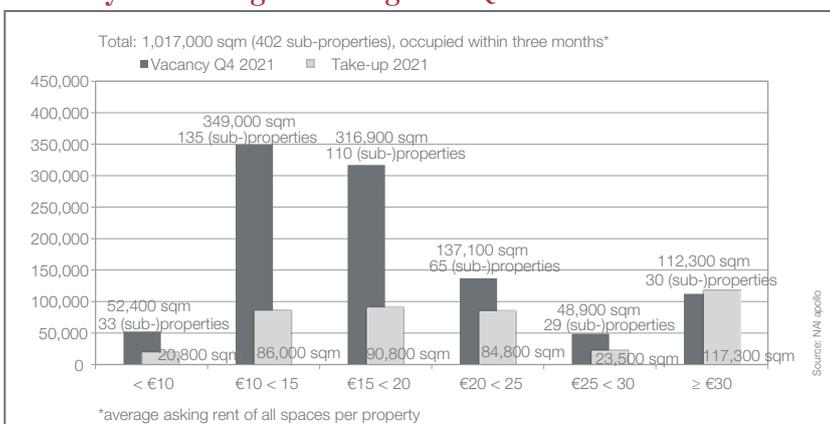
Geographical localisation of office spaces completions 2021 accor. to size categories (> 1,000 sqm)



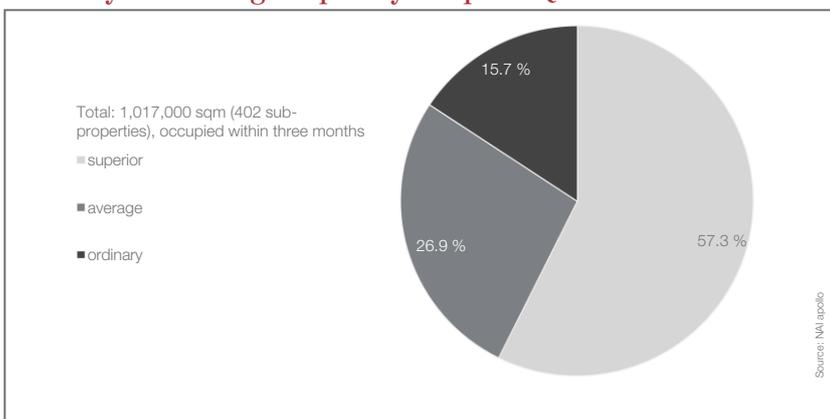
### Vacancy according to vacancy size Q4 2021



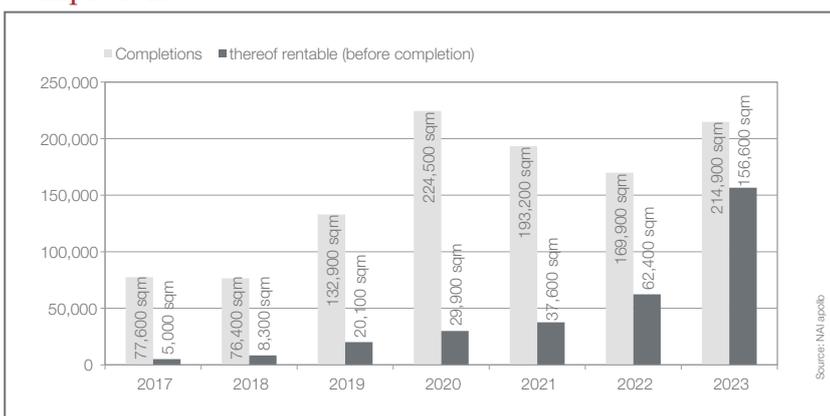
### Vacancy according to asking rent Q4 2021



### Vacancy according to quality of space Q4 2021



### Completions

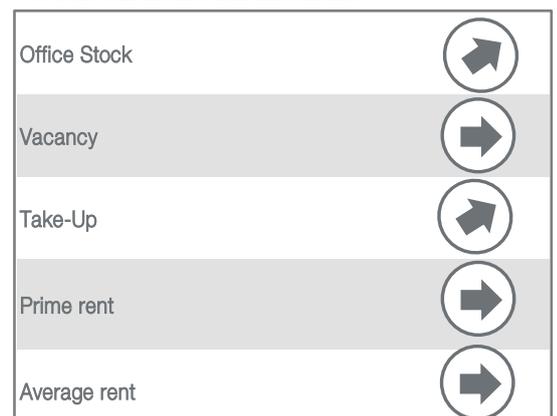


In 2021, office space completions in the Frankfurt market amounted to 193,200 sqm, of which more than 80 % has already been allocated. Completions in the fourth quarter included “Zebra” in Europa-Allee and “Senckenbergturm” on Senckenberganlage. In the last three months of 2021, completions totaling 77,500 sqm were offset by around 26,900 sqm of space being removed from the market. Accordingly, office stock increased to 11.495 m. sqm.

There was a noticeable rise in vacancies in the fourth quarter, which was partly owing to an increase in subletting. As of 31 December 2021, the active vacancy rate on the Frankfurt office space market – that is, office space that can be occupied within three months of the signing of the lease – stood at around 1.017 million sqm. Thus in the past three months the vacancy rate increased by 65,000 sqm or 0.5 %-points to 8.8 %. Compared to the end of 2020, vacancies increased by 203,000 sqm or 1.7 %-points.

It is difficult to provide a forecast for 2022 because the coronavirus pandemic is expected to be further exacerbated by the spread of the omicron variant. Particularly in the last few months of 2021, the Frankfurt office lettings market showed clear signs of recovery. This could potentially accelerate further. The improved sentiment among companies, as well as current searches for space, point to a corresponding development. It therefore seems quite feasible that the take-up volume will increase again in 2022.

### Outlook next 12 months





## Cities

### Office space, vacancy, prime rent, average rent Q4 2021

	Office Space (in m. sqm)	Take-Up (sqm)	Vacancy (in %)	Prime rent (€/sqm)	Average rent (€/sqm)
Berlin	19.45	841,000	3.3	41.50	27.60
Dusseldorf	7.35	285,000	7.6	28.50	16.32
Frankfurt a. M.	11.50	449,000	8.8	46.00	22.60
Hamburg	14.10	482,000	3.8	32.00	18.20
Munich	20.90	653,000	4.3	42.00	23.30

### Prime yields Q4 2021

	Prime office yields	Prime retail yields	Prime logistics yields
Berlin	2.40 %	2.90 %	3.00 %
Dusseldorf	2.80 %	3.25 %	3.10 %
Frankfurt a. M.	2.70 %	3.15 %	3.05 %
Hamburg	2.60 %	3.10 %	3.05 %
Munich	2.50 %	2.90 %	3.00 %
Total	Ø = 2,60 %	Ø = 3,05 %	Ø = 3,05 %

## Frankfurt a.M.

### Top take-up 2021

Property + Location	Tenant / Owner Occupier	Leased area in sqm
1. CP Börsenplatz Eschb., Mergenthalerallee 26-36 / Eschborn-South	BlmA (Bundesamt für Wirtschaft und Ausfuhrkontrolle)	21,400
Kreiser, Baseler Straße 46-48 / Gutleutstr. 80-82 / Station district	Nestlé	20,000
Atricom, Lyoner Straße 15 / Niederrad Lyoner Quartier	Worldline Global	15,400
The Move Blue, De-Saint-Exupéry-Straße 3-5 / Airport	Siemens	15,000
Prime Tower Frankfurt, Herriotstr. 4 / Niederrad Lyoner Quartier	confidential (Bank)	13,500

### Top investments 2021

Property + Location	Purchaser	Purchase Price in €*
Four - T1, Neue Schlesingergasse, Große Gallusstraße 10-14	Allianz / Bayerische Versorgungskammer	approx. €1,400,000,000
Skyper, Taunusanlage 1	Ampega Asset Management	approx. €550,000,000
Sparda-Bank Tower, Europa-Allee 68	Sparda-Bank	confidential
GlZ-Campus Eschborn, Ludwig-Erhard-Straße, Eschborn	Deutsche Gesellschaft für Internat. Zusammenarbeit	approx. €220,000,000
Westend Carree, Grüneburgweg 14-18	Ardian Real Estate	> €200,000,000

**ONE PARTNER. ALL SERVICES. ALL ASSET CLASSES.  
OFFICE - RETAIL - LOGISTICS - RESIDENTIAL**

ASSET MANAGEMENT

VALUATION AND RESEARCH

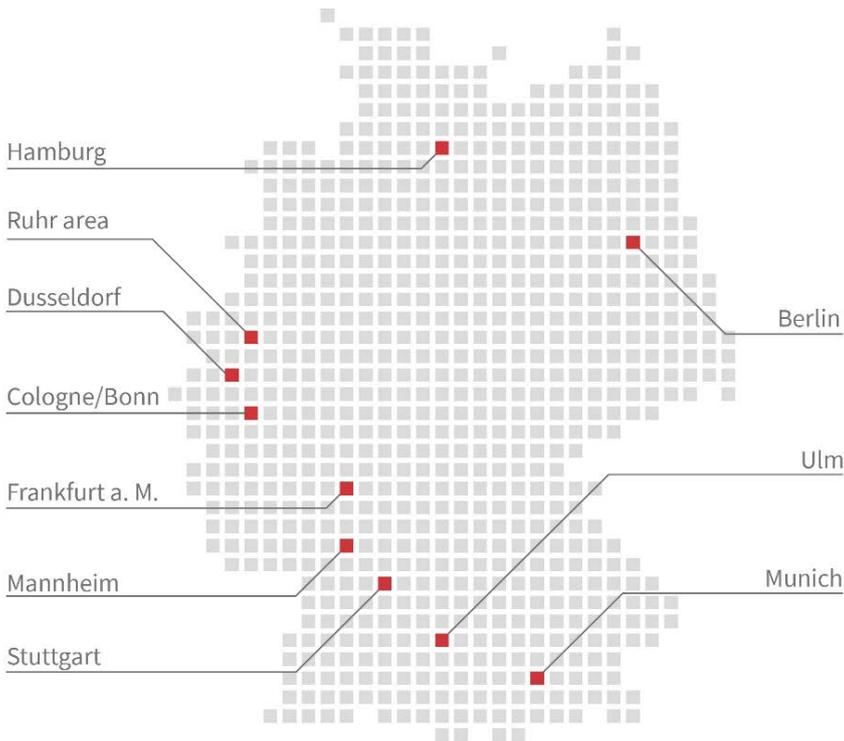
CORPORATE FINANCE ADVISORY

CORPORATE REAL ESTATE SERVICES

HEALTH CARE

SALES

LETTING



**YOUR PROPERTY PARTNER –  
WE DISTINGUISH OURSELVES BY**

OWNER-MANAGED

PARTNER ACTIVE IN DAY-TO-DAY BUSINESS

MORE THAN 30 YEARS OF MARKET EXPERIENCE

INDEPENDENT - INNOVATIVE - SOLUTION-ORIENTED

LOCAL - NATIONAL - TOP NETWORK

FLEXIBLE - CUSTOMER-FOCUSED - COMPETENT



Copyright © NAI apollo, 2022.

This report is for information purposes only. It was compiled with the utmost care and is based on information from sources that we regard as being reliable, but for which we assume no liability for their accuracy, completeness or correctness. Estimates, figures and forecasts contained in this document are for guidance only. This report does not pursue the aim of promoting the purchase or sale of a particular financial investment and thus should not be considered as such an offer. The reader of this report must make his or her own independent decisions in regard to correctness and completeness. The NAI apollo assumes no liability for direct or indirect damage that arises through inaccuracies, omissions or errors in this report. We reserve the right to make changes and/or additions to the information contained therein at any time. Neither the report nor parts thereof may be published, reproduced or passed on without the written consent of the NAI apollo.