



German Real Estate Development Market 2023+

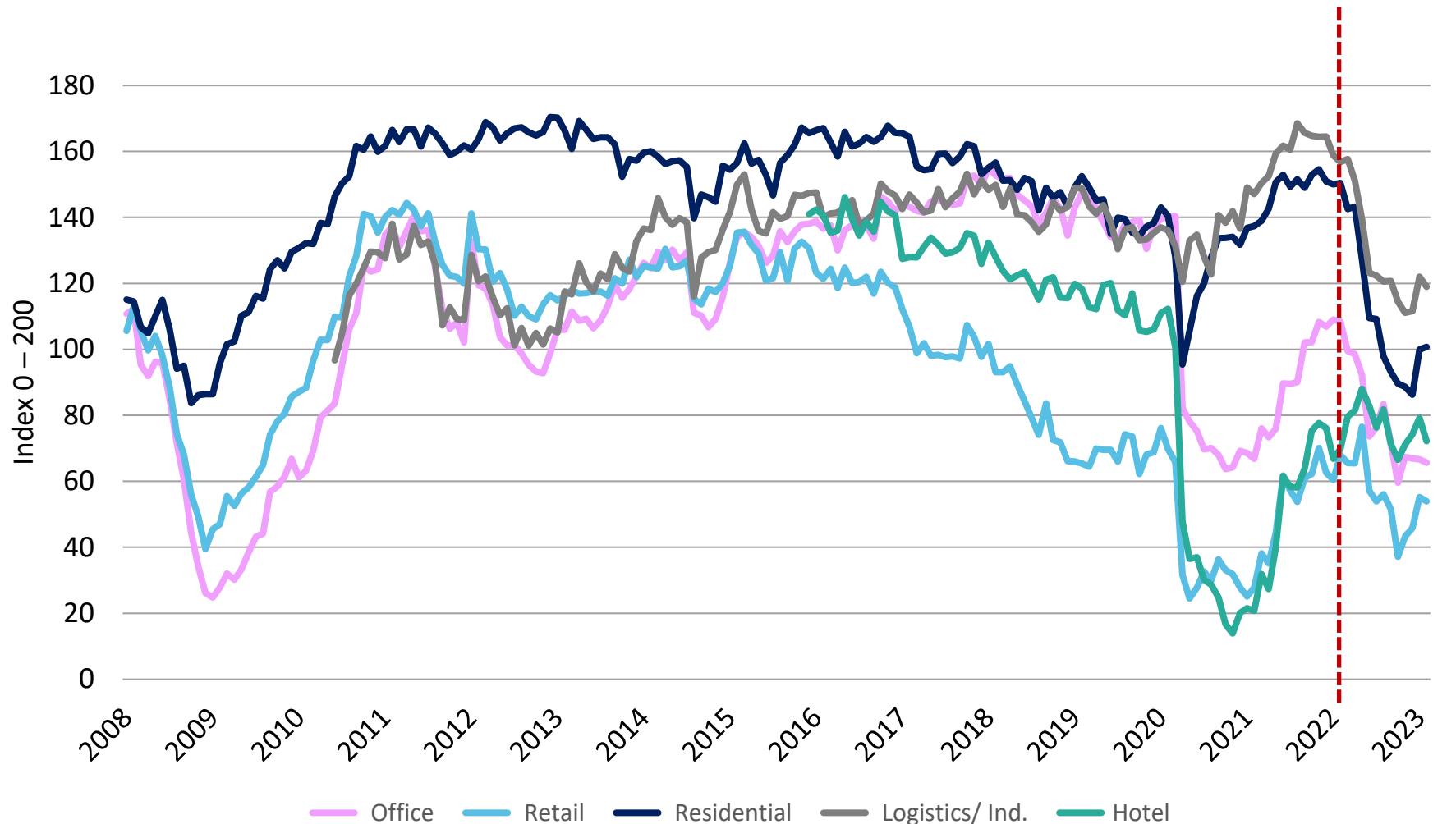
Andreas Schulten/ Hendrik Staiger



Japanese German Real Estate Bridge

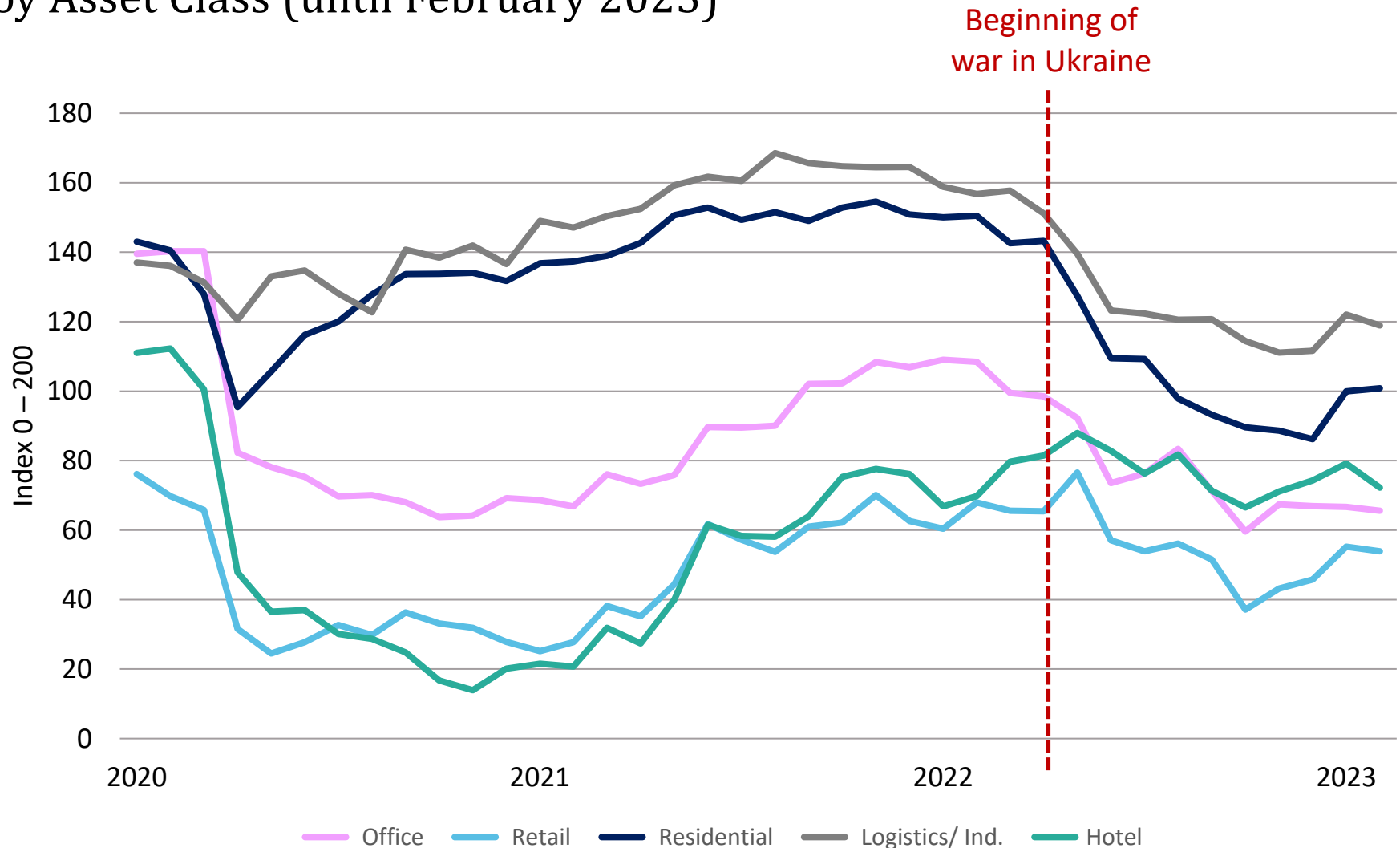
Real Estate Sentiment in Germany 2008 – 2023

by Asset Class (until February 2023)



Real Estate Sentiment in Germany 2020 – 2023

by Asset Class (until February 2023)



RIWIS-Development Monitor Results, January 2023

>> At a Glance

Total project volume: approx. 186 Mio.
sqm

Number of project developers: approx.
8.000

Number of projects: 23.438

(of these...)

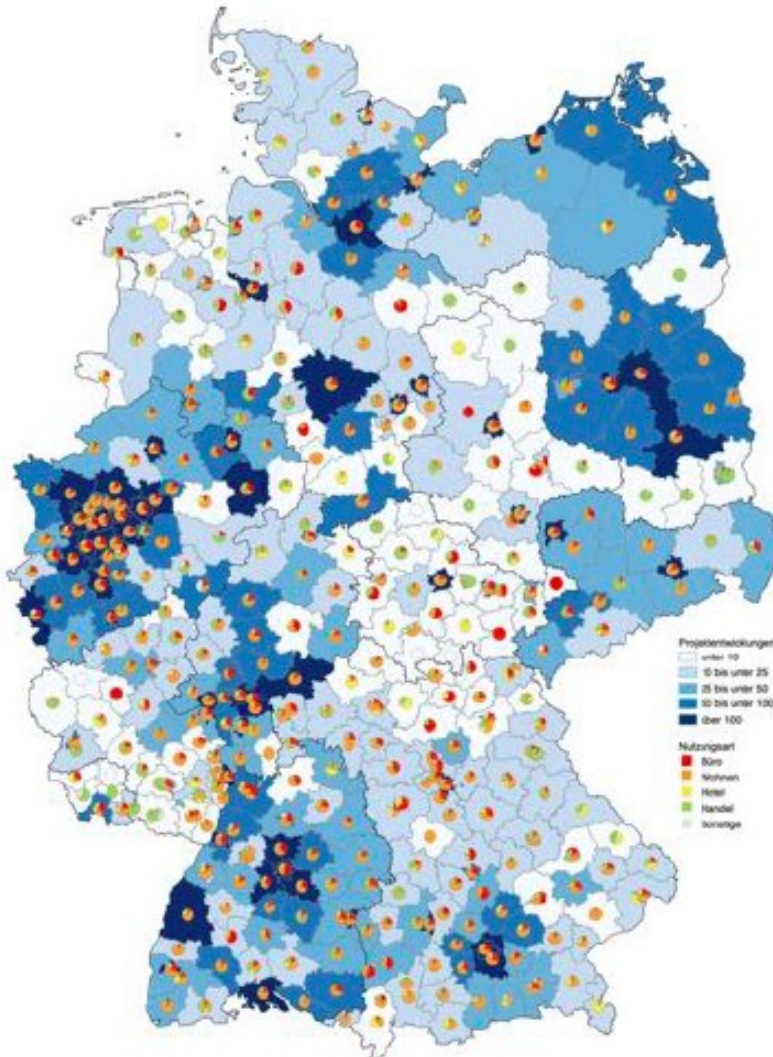
...number of completed projects:
approx. 11.300

...number of projects under construc-
tion:

approx. 5.400

...number of planned projects:

approx. 6.700



German Market Volume: > 186 million sqm

Project volume of real estate projects by types of use and city types

	Germany	A-Cities	B-Cities	C-Cities	D-Cities	other cities and regions
Total area in sqm	186.262.910	46.788.430	24.614.080	18.266.240	26.137.070	70.457.090
Living Space in sqm	70.366.700	22.471.600	10.662.800	8.116.200	11.224.900	17.891.200
Office Space in sqm	35.881.840	14.882.670	6.589.950	4.045.140	4.423.420	5.940.660
Retail Space in sqm	10.803.260	2.034.240	1.309.730	1.111.620	2.043.960	4.303.710
Logistics area in qm	49.072.490	2.911.500	3.453.000	2.717.100	5.511.190	34.479.700
Hotel space in sqm	7.948.300	2.672.100	864.800	759.900	733.800	2.917.700
Other space in sqm	12.190.320	1.816.320	1.733.800	1.516.280	2.199.800	4.924.120



75 % of the total project volume is outside the A-cities



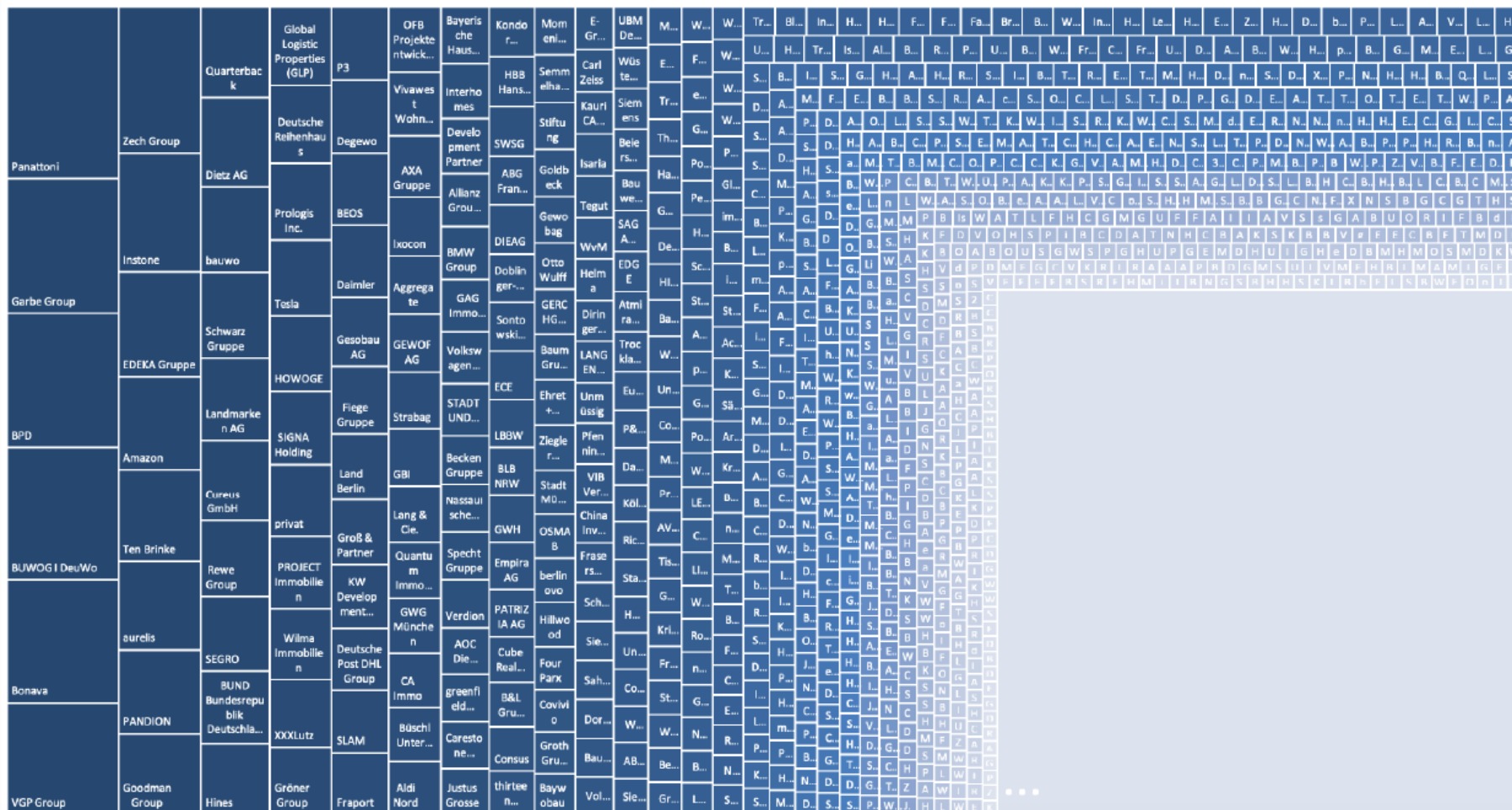
38 % of the total project volume is in the residential sector

Panattoni ist the Largest Developer in Germany

however, there are other developers in top positions in each submarket

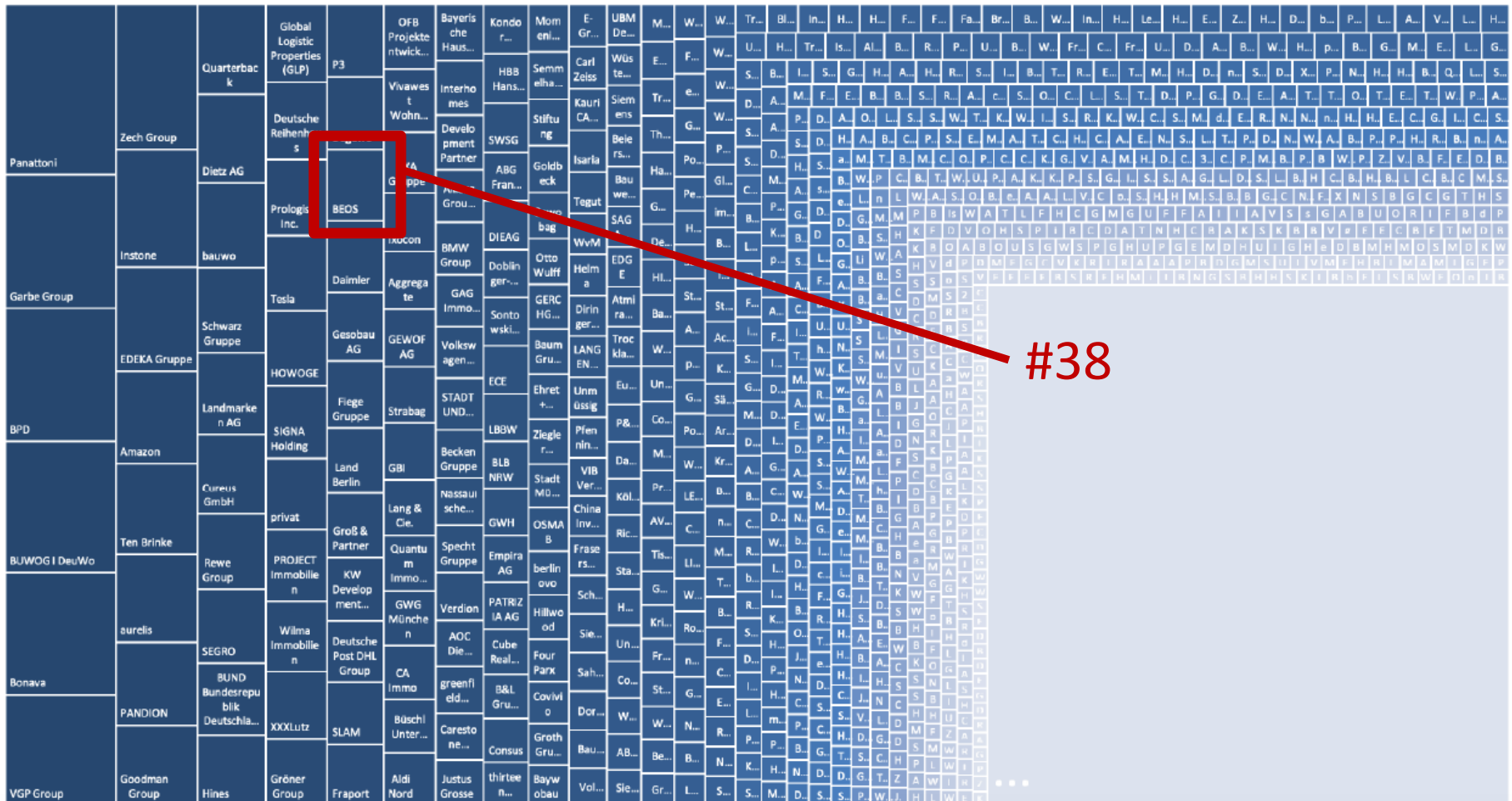
Largest project developers in Germany, by segment and city category						
	Germany	A-Cities	B-Cities	C-Cities	D-Cities	other cities and regions
Total						
Living						
Office						
Retail						
Logistics						
Hotel						
Other						

The fragmented project developers market in Germany (project developers by project volume 2019 to 2026)



Almost 8,000 Real Estate Developer Firms are Represented in the RIWIS-Development Monitor

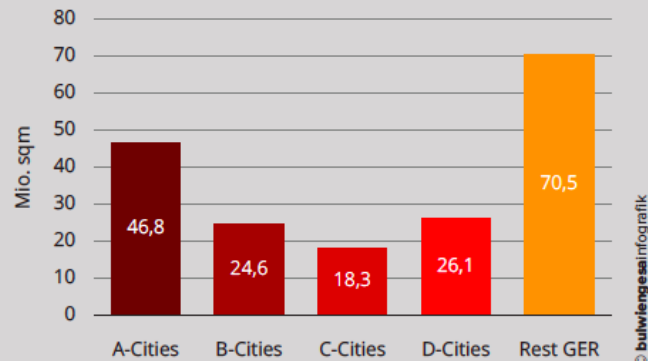
The fragmented project developers market in Germany (project developers by project volume 2019 to 2026)



Real Estate Development figures in polycentric Germany

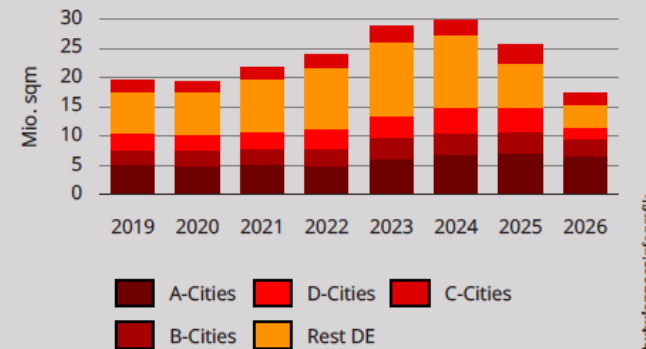
Project volume by city category

Completion years 2019 to 2026



Project volume by year and city category

Completion years 2019 to 2026



25 %

of the total project development volume is located in one of the 7 A-Cities

Housing

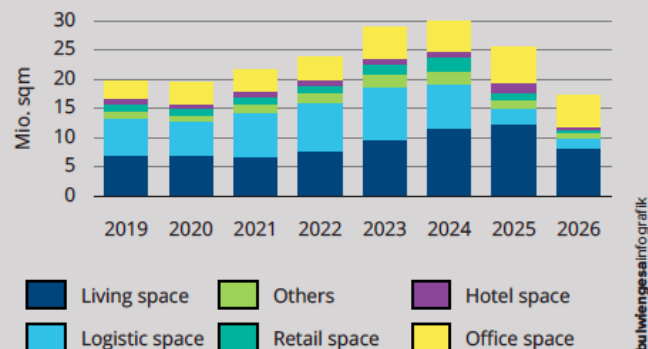
is the most important type of use with **70** million sqm.

Logistics

takes the top position with **34** million sqm outside the 127 RIWIS cities.

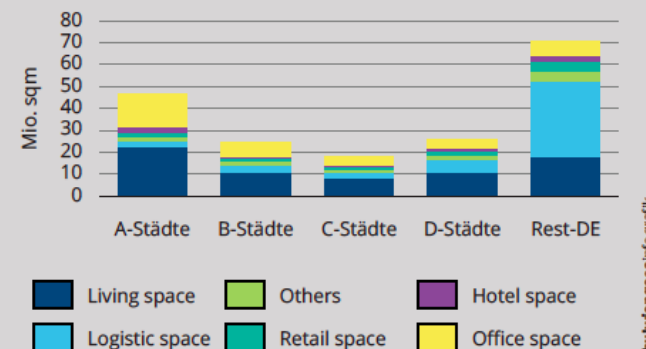
Project volume by type of use

Completion years 2019 to 2026



Project volume by type of use and city category

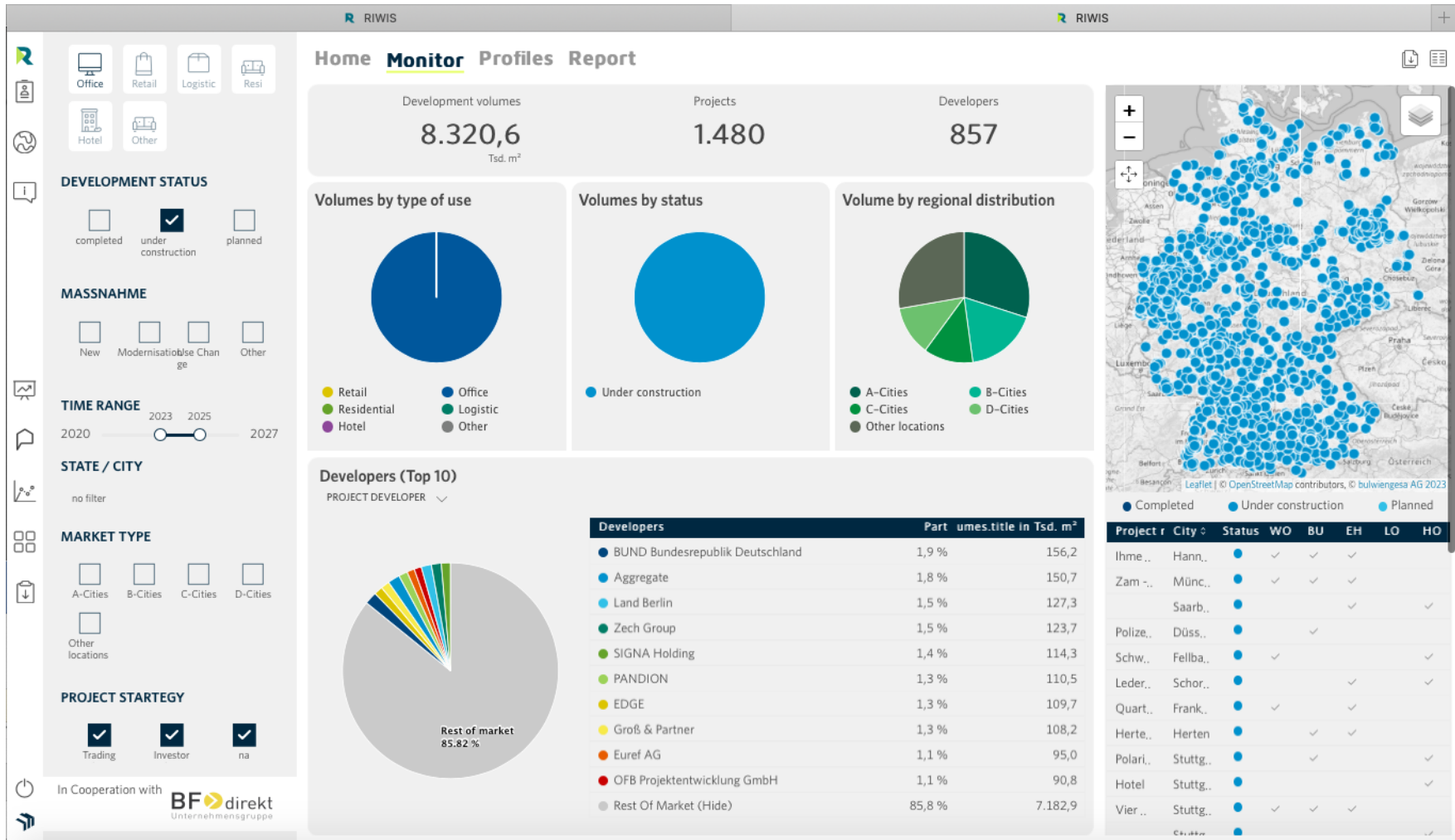
Completion years 2019 to 2026



The decline in construction activity is not likely to be significantly felt until after 2026

Digital Platform: 'RIWIS-Development Monitor' I

All new offices under construction, January 2023



Digital Platform: 'RIWIS-Development Monitor' II

New offices of **trader developers** under construction, January 2023





KENSHO
KENSHO INVESTMENT GROUP

 **bulwiengesa**

 **BEOS**

Japanese German Real Estate Bridge