

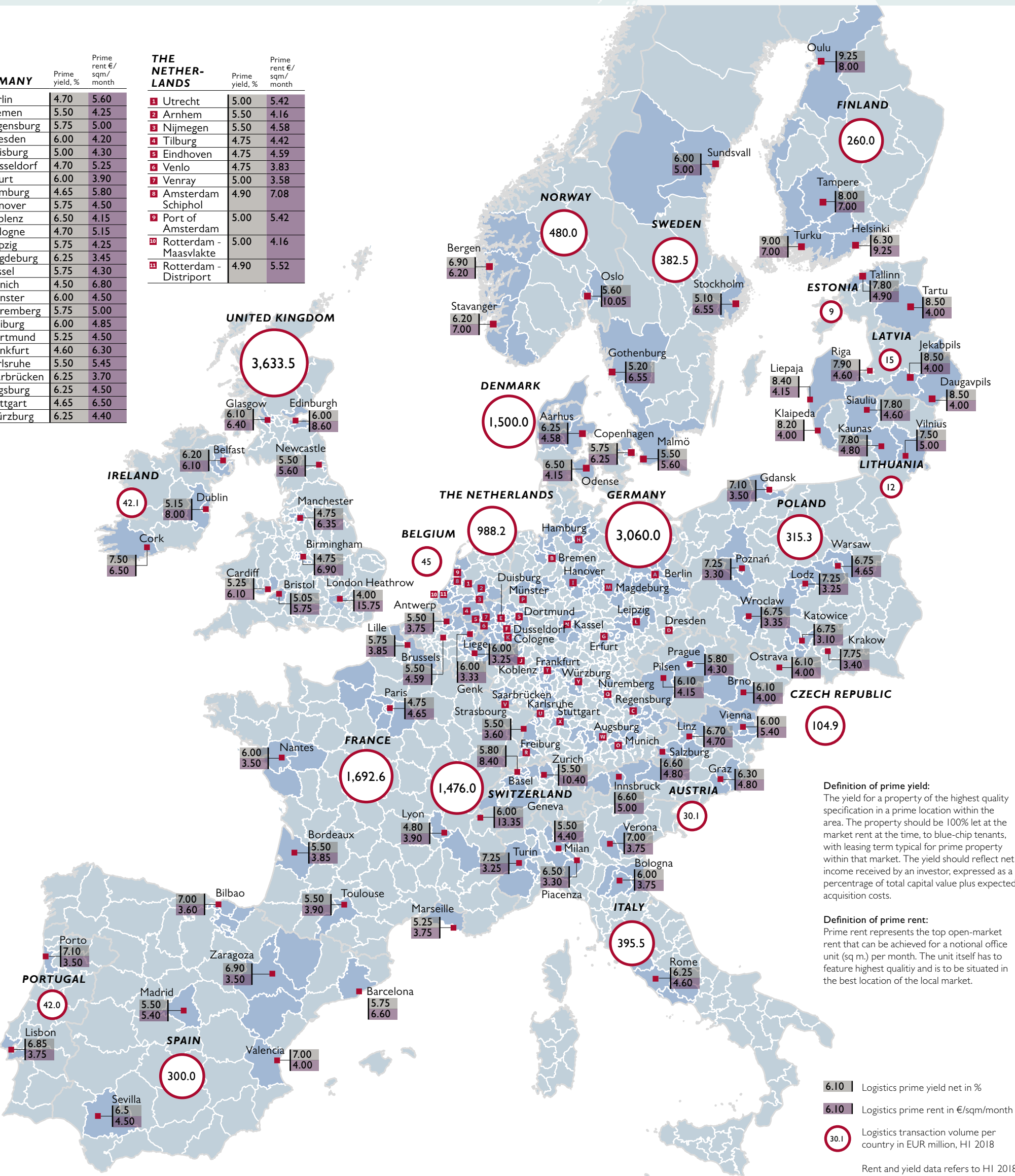
Dynamic Logistics Market in Europe 2018



Global recovery is boosting the European logistics market. Technology- and E Commerce driven consumption is fuelling demand for modern and inner-city logistics real estate. Urbanisation requires smart logistics solutions to ensure same-day delivery and urban warehousing. With an average prime yield of 6.10 percent in Europe, logistics properties offer attractive yields which are significantly higher than other sectors.

GERMANY	Prime yield, %	Prime rent €/sqm/month
A Berlin	4.70	5.60
B Bremen	5.50	4.25
C Regensburg	5.75	5.00
D Dresden	6.00	4.20
E Duisburg	5.00	4.30
F Dusseldorf	4.70	5.25
G Erfurt	6.00	3.90
H Hamburg	4.65	5.80
I Hanover	5.75	4.50
J Koblenz	6.50	4.15
K Cologne	4.70	5.15
L Leipzig	5.75	4.25
M Magdeburg	6.25	3.45
N Kassel	5.75	4.30
O Munich	4.50	6.80
P Münster	6.00	4.50
Q Nuremberg	5.75	5.00
R Freiburg	6.00	4.85
S Dortmund	5.25	4.50
T Frankfurt	4.60	6.30
U Karlsruhe	5.50	5.45
V Saarbrücken	6.25	3.70
W Augsburg	6.25	4.50
X Stuttgart	4.65	6.50
Y Würzburg	6.25	4.40

THE NETHERLANDS	Prime yield, %	Prime rent €/sqm/month
1 Utrecht	5.00	5.42
2 Arnhem	5.50	4.16
3 Nijmegen	5.50	4.58
4 Tilburg	4.75	4.42
5 Eindhoven	4.75	4.59
6 Venlo	4.75	3.83
7 Venray	5.00	3.58
8 Amsterdam Schiphol	4.90	7.08
9 Port of Amsterdam	5.00	5.42
10 Rotterdam - Maasvlakte	5.00	4.16
11 Rotterdam - Distripark	4.90	5.52



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Description of 108 logistics regions in Europe, based on NUTS3 geographical units for the purpose of creating regions that were as compact as possible.