

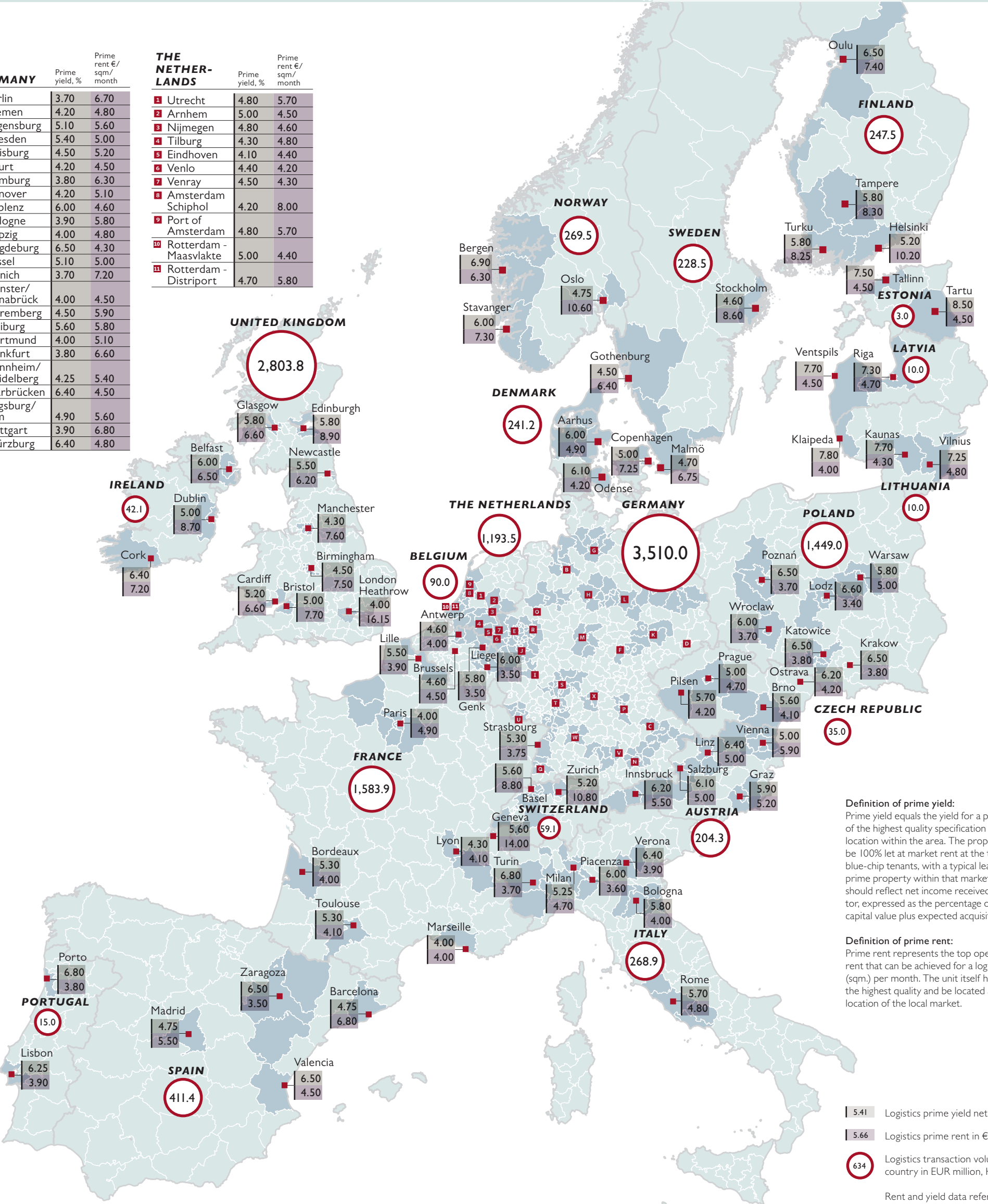
# European Logistics Markets 2020



In recent years, the European logistics market was continuously gaining momentum: rising rents, falling yields, high demand and growing transaction volume were the key results of that extraordinary development. The main drivers behind that are trends like digitalization, globalization and structural changes in delivery services. Furthermore, COVID-19 has been acting as a trend accelerator, with demand for logistics assets increasing further on the occupier and investor side. But the pandemic situation also shows how strongly the economic and logistical interdependence within Europe is already developed.

GERMANY		
	Prime yield, %	Prime rent €/sqm/month
A Berlin	3.70	6.70
B Bremen	4.20	4.80
C Regensburg	5.10	5.60
D Dresden	5.40	5.00
E Duisburg	4.50	5.20
F Erfurt	4.20	4.50
G Hamburg	3.80	6.30
H Hanover	4.20	5.10
I Koblenz	6.00	4.60
J Cologne	3.90	5.80
K Leipzig	4.00	4.80
L Magdeburg	6.50	4.30
M Kassel	5.10	5.00
N Munich	3.70	7.20
O Münster/Osnabrück	4.00	4.50
P Nuremberg	4.50	5.90
Q Freiburg	5.60	5.80
R Dortmund	4.00	5.10
S Frankfurt	3.80	6.60
T Mannheim/Heidelberg	4.25	5.40
U Saarbrücken	6.40	4.50
V Augsburg/Ulm	4.90	5.60
W Stuttgart	3.90	6.80
X Würzburg	6.40	4.80

THE NETHERLANDS		
	Prime yield, %	Prime rent €/sqm/month
1 Utrecht	4.80	5.70
2 Arnhem	5.00	4.50
3 Nijmegen	4.80	4.60
4 Tilburg	4.30	4.80
5 Eindhoven	4.10	4.40
6 Venlo	4.40	4.20
7 Venray	4.50	4.30
8 Amsterdam Schiphol	4.20	8.00
9 Port of Amsterdam	4.80	5.70
10 Rotterdam - Maasvlakte	5.00	4.40
11 Rotterdam - Distripot	4.70	5.80



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Description of 107 logistics regions in Europe, based on NUTS3 geographical units for the purpose of creating regions that were as compact as possible.