

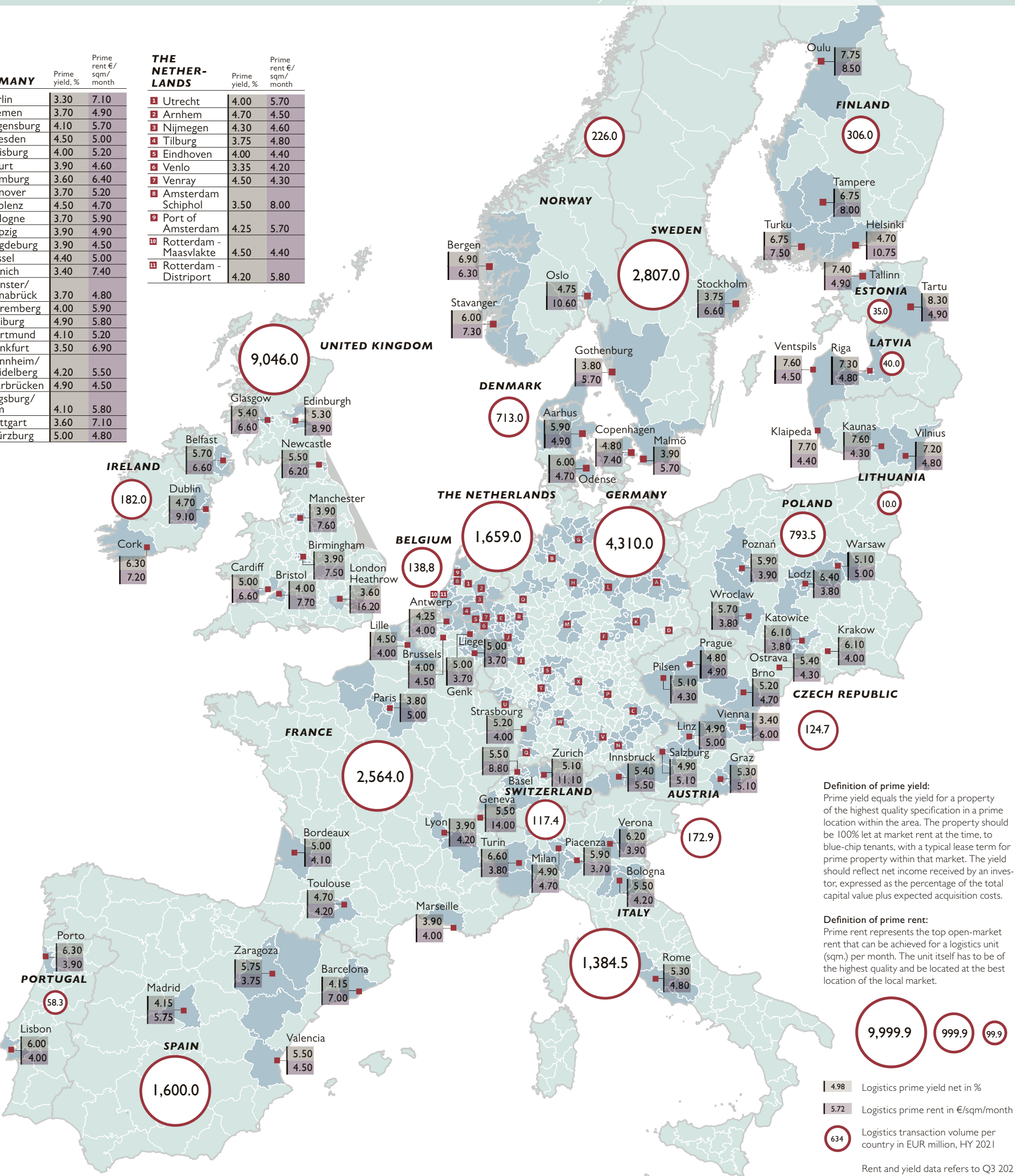
European Logistics Markets 2021



The logistics industry has become a strategic sector of the economy in Europe - as was recently evident in the midst of the pandemic. Demand for logistics services has been rising steadily for years and will continue to grow at an above-average rate. The needs of manufacturers and consumers are becoming increasingly diverse and extensive. Geographically, high-potential regions provide the framework for this development. The asset class of logistics real estate experienced an enormous increase in demand across Europe, which is accompanied by a corresponding price rally and sustained yield compression. This trend is likely to continue, as additional demand for logistics space is forecast for the coming years, driven by the booming e-commerce sector.

GERMANY		
	Prime yield, %	Prime rent €/sqm/month
A Berlin	3.30	7.10
B Bremen	3.70	4.90
C Regensburg	4.10	5.70
D Dresden	4.50	5.00
E Duisburg	4.00	5.20
F Erfurt	3.90	4.60
G Hamburg	3.60	6.40
H Hanover	3.70	5.20
I Koblenz	4.50	4.70
J Cologne	3.70	5.90
K Leipzig	3.90	4.90
L Magdeburg	3.90	4.50
M Kassel	4.40	5.00
N Munich	3.40	7.40
O Münster/Osnabrück	3.70	4.80
P Nuremberg	4.00	5.90
Q Freiburg	4.90	5.80
R Dortmund	4.10	5.20
S Frankfurt	3.50	6.90
T Mannheim/Heidelberg	4.20	5.50
U Saarbrücken	4.90	4.50
V Augsburg/Ulm	4.10	5.80
W Stuttgart	3.60	7.10
X Würzburg	5.00	4.80

THE NETHERLANDS		
	Prime yield, %	Prime rent €/sqm/month
1 Utrecht	4.00	5.70
2 Arnhem	4.70	4.50
3 Nijmegen	4.30	4.60
4 Tilburg	3.75	4.80
5 Eindhoven	4.00	4.40
6 Venlo	3.35	4.20
7 Venray	4.50	4.30
8 Amsterdam Schiphol	3.50	8.00
9 Port of Amsterdam	4.25	5.70
10 Rotterdam - Maasvlakte	4.50	4.40
11 Rotterdam - Distripot	4.20	5.80



Catella is a leading specialist in property investments and fund management, with operations in 13 countries. The group has assets under management amounted to approximately EUR 11 billion at the end of the second quarter of 2021. Catella is listed on Nasdaq Stockholm in the Mid Cap segment.

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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.