



NEW SERIES:



RESIDENTIAL MARKET REPORT

photo: Jumpang Ouyang/Junplash

bulwiengesa has launched a **new series of residential market reports covering all of Germany's 21 Class A and Class B cities**. The reports present all the major key ratios and analyses you need to assess the situation on a given residential property market in easy-to-understand form.

In 2019, our partner company **PMA** started to compile comparable reports for around 20 cities in the **United Kingdom**. For the first time, investors, property asset holders, banks and property developers thus have the possibility to order verifiable and comparable residential market reports for the major housing markets of the two largest economies in Europe.

CONTENTS

The residential market reports cover the following subject areas and indicators:

1. Analyses on the national level

- Macro-economic trends for Germany

2. City-level analyses

- Economy and labour market
- Demographics
- Household income
- Residential property prices, rents and yield rates (including forecasts through 2023)
- Housing demand versus building activity
- Total return
- Specific investment comparables
- Planning pipeline for residential construction projects

DATA BASIS

The Residential Market Reports are based on RIWIS, bulwiengesa's information and data service on properties and property markets that provides analyses and background knowledge on top of facts and figures.

Decision makers have relied on these verifiable indicators for many years. The RIWIS database covers all major real estate segments across Germany and in time series going back to 1990, the year Germany reunited.

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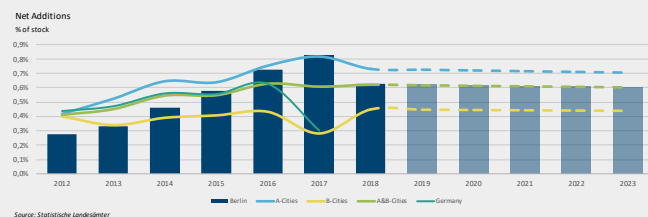
EXCERPT FROM THE BERLIN REPORT

Key Statistics 2018

	Berlin	A&B-Cities	Germany
Labour Market			
Total Employment (SVP)	1.476.248	8.401.592	32.870.228
Unemployment Rate (% of claimant count)	8,1	-	5,2
Demographics			
Population Level	3.647.354	16.421.966	82.963.629
Population (% chg. last 5 yrs)	1,4%	1,1%	0,6%
Population (% chg. next 5 yrs)	0,6%	0,5%	0,0%
Population Ages 0 - 14 (% of pop.)	13,9%	13,7%	13,5%
Population Ages 15 - 24 (% of pop.)	9,6%	10,7%	10,5%
Population Ages 25 - 44 (% of pop.)	30,8%	30,2%	24,8%
Population Ages 45 - 64 (% of pop.)	26,5%	26,4%	29,8%
Population Ages 65+ (% of pop.)	19,2%	19,1%	21,4%
Affluence			
Income per capita (€ per cap.)	20.897 €	22.827 €	22.871 €
Household income >7.500 €	10,0%	15,0%	16,0%
Supply			
Housing Stock (000s units, 2017)	1.932	8.441	40.428
Net additions (% of stock, last 5 yrs)	2,9%	2,8%	2,5%
Net additions (% of stock, next 5 yrs)	3,1%	3,1%	-
Rent			
Rent Level (€ per sqm, per month, new built)	21,0 €	18,9 €	-
Rent to Income (%)	30,5	26,7	-
Rent (% pa chg. last 5 yrs)	0,1 €	0,1 €	-
Rent (% pa chg. next 5 yrs)	0,0 €	0,0 €	-
Investment			
Current Yield	3,4%	3,9%	-
Capital Value (€ per unit)	352.350 €	306.261 €	-
Total Return (% pa, last 5 yr)	19,6	16,8 *	-
Total Return (% pa, next 5 yrs)	10,6	8,8 *	-

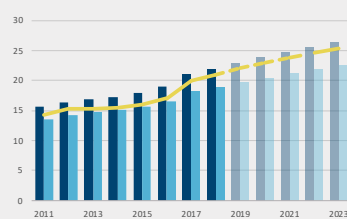
*Average A-Cities

Supply



Rents

€ per sqm, new built, maximum per city/category



Pipeline by status



SCOPE OF DELIVERY

Two documents are provided for each of the 21 cities:

- a PDF report of 17 pages
- an Excel spreadsheet with the entire data used in the PDF report

All reports are **updated twice a year** (September/March) The semi-annual reports update all indicators for which new figures have become available since the previous publication.

All reports are provided exclusively **in English**.

PRICES

residential market reports 21 Class A and Class B cities

3-year contract 17,500 euros
(includes six semi-annual deliveries) p.a.
for clients **without** RIWIS subscription

1-year contract 19,500 euros
(includes two semi-annual deliveries)
for clients **without** RIWIS subscription

3-year contract 4,500 euros
(includes six semi-annual deliveries) p.a.
for clients **with** RIWIS subscription

1-year contract 5,000 euros
(includes two semi-annual deliveries)
for clients **with** RIWIS subscription

Single city report 2,000 euros

All prices with 19 % VAT to be added

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