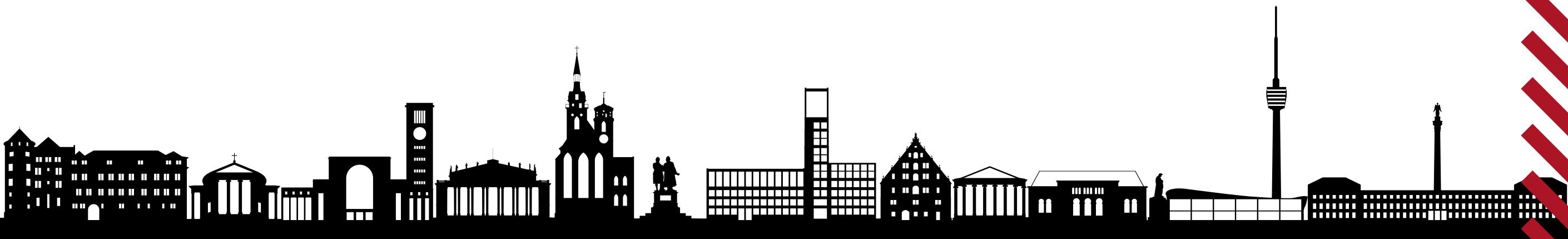


INDUSTRIAL & LOGISTICS MARKET

STUTTGART REGION

E&G IMMOBILIEN
Grossmann & Berger Gruppe


GERMAN
PROPERTY
PARTNERS



2025

AT A GLANCE

Office Letting	2021	2022	2023	2024	2025
Take-up [m²]	378,000	387,000	159,000	125,300	106,200
Change to 2024 [%]	+70	+2	-59	-21	-15
Share of Logistics [%]	24	24	38	3	39
Change to 2024 [%]	-5	±0	+13	-35	+36
share of Commerce [%]	20	33	18	28	12
Change to 2024 [%]	+1	+13	-15	+10	-16
Share of Industrial [%]	48	36	42	43	43
Change to 2024 [%]	+12	-12	+6	+1	±0
Prime rent Stuttgart [€/m²/monthly net]	6.90	7.00	8.50	8.5	8.5
Change to 2024 [€/m ² /monthly net]	+0.05	+0.10	+1.50	±0	±0
Prime rent Periphery [€/m²/monthly net]	7.10	8.20	9.90	9.90	9.90
Change to 2024 [€/m ² /monthly net]	+0.30	+1.10	+1.70	±0	±0

Investment	2021	2022	2023	2024	2025
Transaction volume [million €]	217	79	100	72	164
Change to 2024 [%]	+34	-69	+7	+28	+126
Prime yield Logistics [%]	3.50	4.00	4.40	4.50	4.50
Change to 2024 [%]	-7.00	+0.50	+0.40	+0.10	±0
Land prices Stuttgart [prime/€/m²]	500	500	550	550	550
Change to 2024 [%]	+11	±0	+10	±0	±0
Land prices Periphery [prime/€/m²]	400	400	550	550	550
Change to 2024 [%]	+33	±0	+38	±0	±0

"The Stuttgart Region showed a mixed picture for industrial and logistics property in 2025: while the letting market declined by a further 15% compared with the previous year, the transaction volume for industrial and logistics investments more than doubled."

“ Steven Siebert MRICS

Head of Industrial & Logistics
Southern Germany



LETTING MARKET

“While automotive suppliers and mechanical engineering companies are expanding their product portfolio, the booming defence sector is taking advantage of the production depth in Germany. At the same time, warehouse utilisation for battery recycling is becoming a further growth area.”



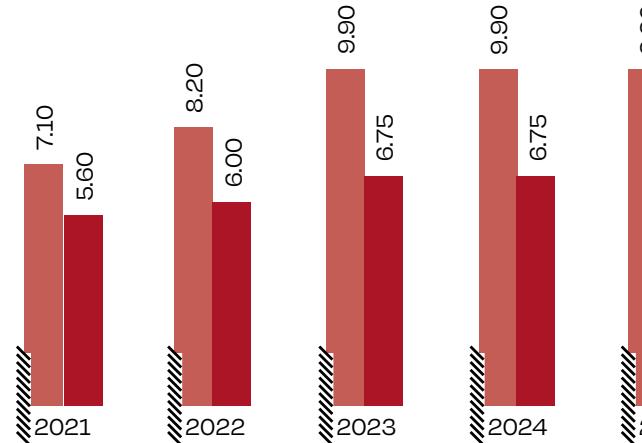
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Louis Ivancan

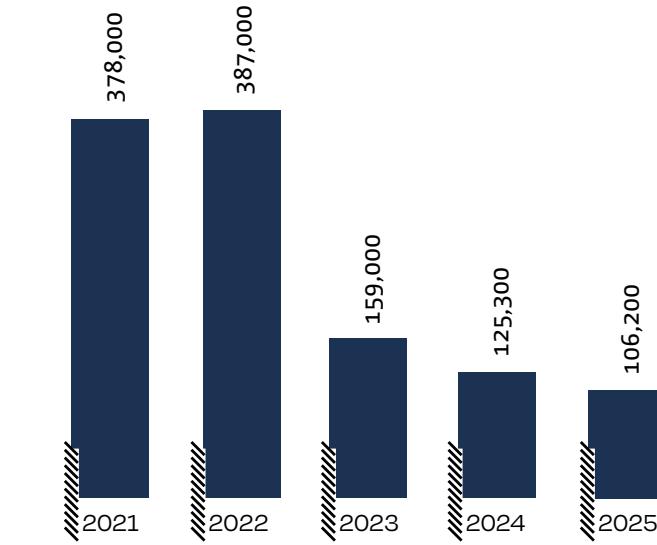
Letting Consultant
Industrial & Logistics, Stuttgart

Rents 2021 – 2025 [€/m²]

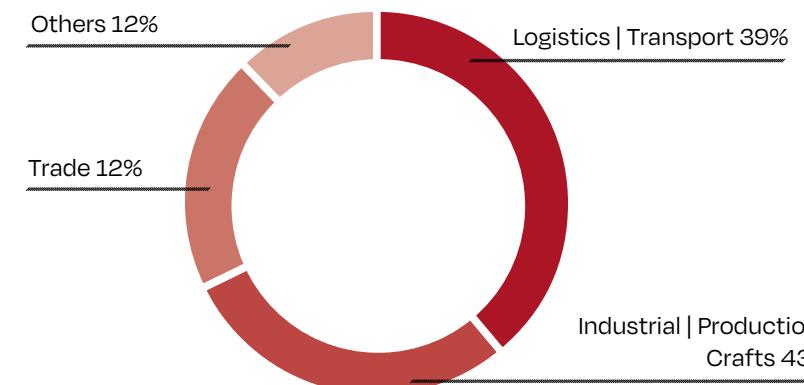
Prime rent
Average rent



Take-up 2021 – 2025 [m²]



Take-up by sector



Market trends 2025

- Macroeconomic risks delay rental processes
- Cost and space consolidation at large companies
- New user groups replace automotive
- Owners benefit from prolongations
- Incentives for long-term leases

LETTING MARKET

Top 3 deals

#1 Porsche Logistik  County Ludwigsburg
approx. 7,900 m²

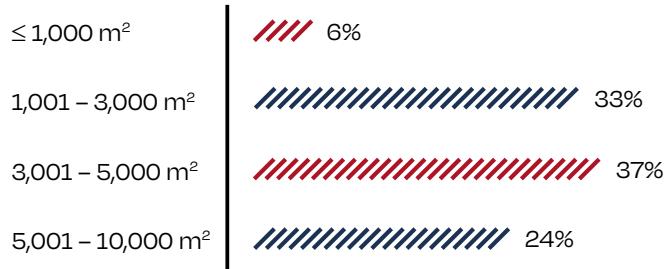
#2 Natura  County Göppingen
approx. 6,600 m²

#3 Klauss GmbH  County Böblingen
approx. 6,450 m²

Market facts 2025

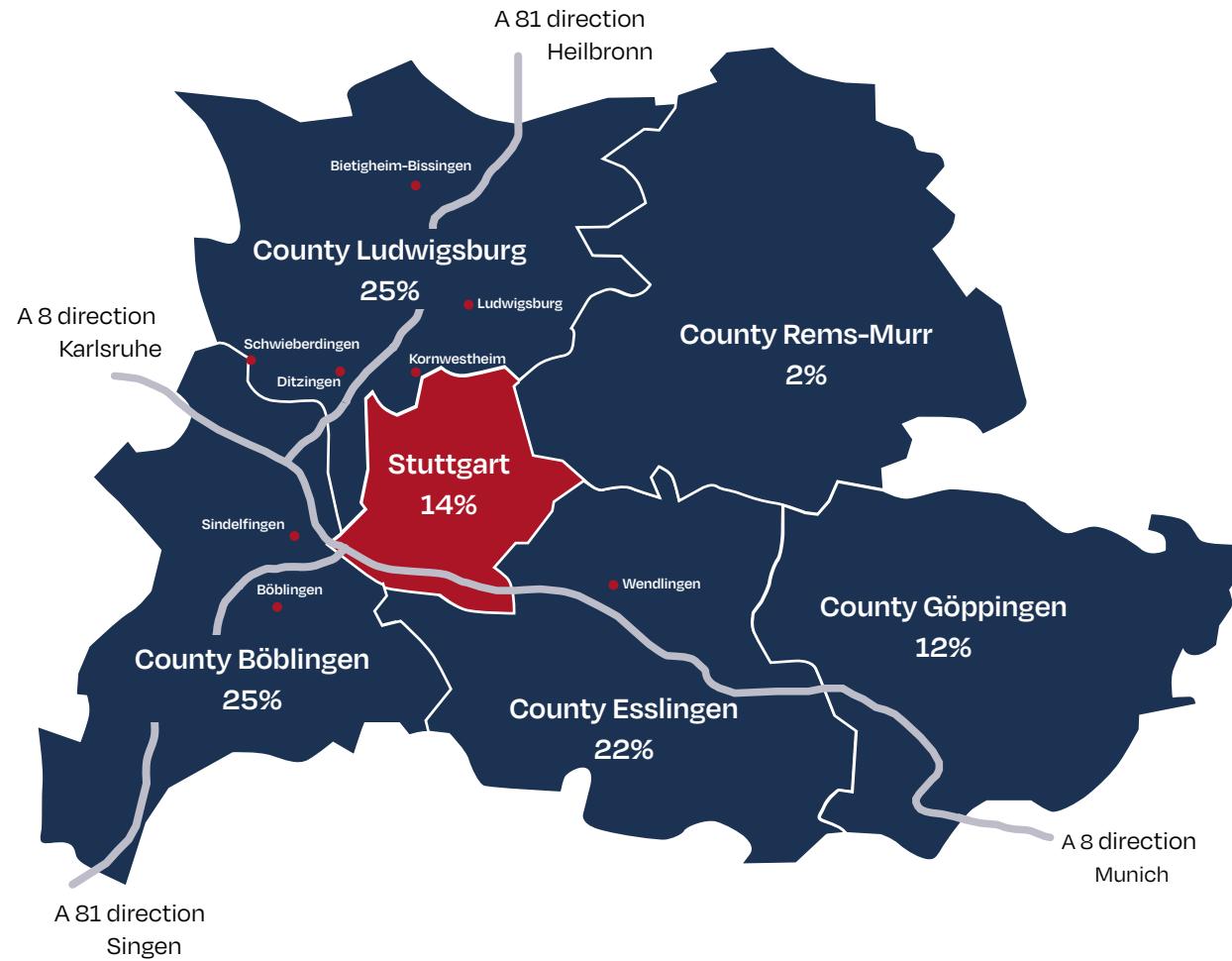
- Decline in take-up (106,200 m² = -15%)
- No completions in the Stuttgart Region
- Several large deals in the periphery of the Stuttgart Region
- Focus on existing property with attractive rental value
- New user groups in the industrial | production | crafts segment

Take-up by space segment [m²]



STUTTGART REGION

Take-up by county



Outlook 2026

For 2026, there are clear signs of positive market dynamics in industrial and logistics lettings. On the one hand, delayed rental processes are likely to take effect this year. On the other hand, falling rental prices are expected to boost letting activity in the Stuttgart Region. In addition, several completions will meet the existing demand for high-quality new build space. Against this backdrop, the industrial and logistics team at E & G Immobilien expects a moderate increase in letting and transaction volume.



INVESTMENT MARKET

"Economic change is creating new opportunities for industrial and logistics investments. While the pricing process has largely been concluded in the periphery, excessive price expectations are delaying transactions in the Stuttgart city districts."

Nahom Assefaw

Investment Consultant
Industrial & Logistics Stuttgart



Top 3 deals 2025

#1

Production site Waiblingen
Location: Waiblingen
Buyer: STIHL (Corporate)
Vendor: Syntegon (Corporate)
Space: approx. 114,000 m²

#2

Modern logistics facility
Location: Böblingen
Buyer: Boreal IM
Vendor: DEKA
Space: approx. 28,000 m²

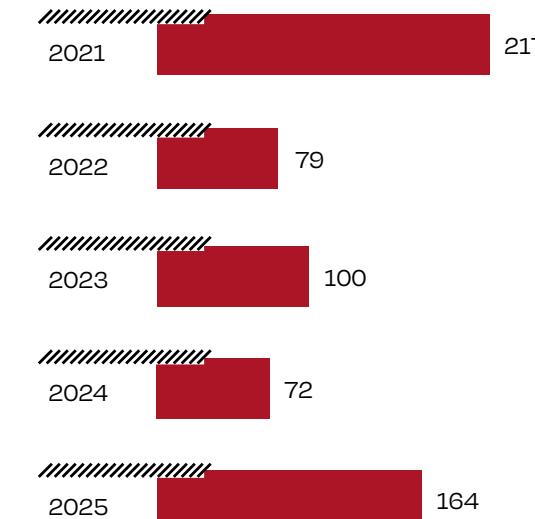
#3

Logistics facility
Location: Weil der Stadt
Buyer: Bowery
Vendor: Aurelis
Space: approx. 15,600 m²

Market facts 2025

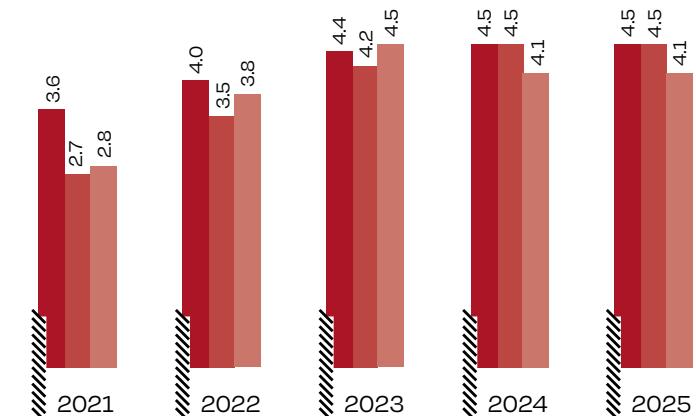
- Transaction volume of approx. €162m corresponds to an increase of 125% compared with 2024
- 50% of transactions in the segment below €10 million
- Large deals (incl. portfolio assets) in the periphery of Stuttgart
- Institutional investors achieve approx. 74% market share
- Space consolidation by industrial companies opens up new market potentials

Transaction volume [million €]



Net prime yields 2021 - 2025

Logistics
Office
Commercial at top location



TEAM STUTTGART REGION



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IMPRINT

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