MARKETBEAT
GERMANY
INVESTMENT Q2 2026

CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

	YoY Chg	12-Month-Forecast
€12.70 bn Transaction Volume (cum.)	▲	▲
40% Foreign Capital	▼	—
4.88% Office Prime Yield Ø Top 7 Markets	—	▲
22% Largest Share of Transaction Volume: Office	—	—

ECONOMIC INDICATORS

	YoY Chg	12-Month-Forecast
0.9% Germany GDP Growth (Q2 2026 vs. Q2 2025)	▲	▲
2.25% ECB deposit rate (Jun 2026)	▲	▲
3.09% 10-Year Government Bond Yield (Q2 2026)	▲	—

Sources:
Federal Statistical Office, ECB, Bundesbank

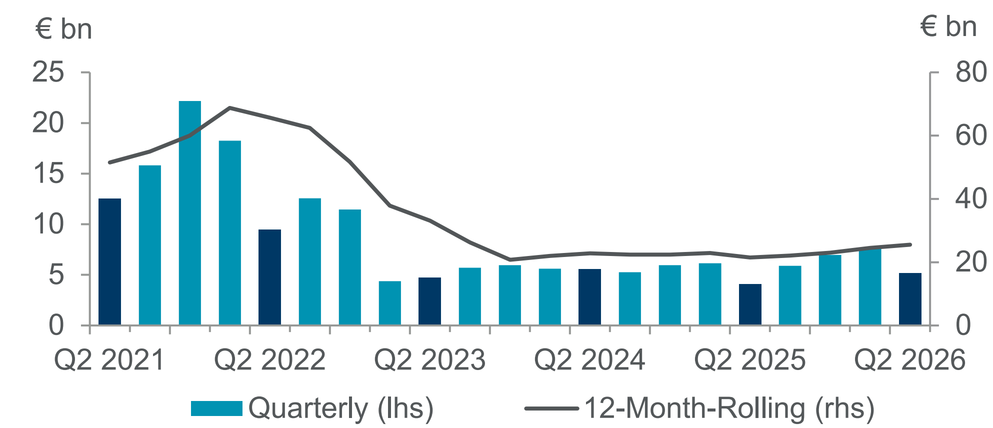
TRANSACTION VOLUME

With a commercial transaction volume of €12.7 bn, the German commercial real estate investment market closed H1 2026 with a 25% increase year-on-year. Q2 volume amounted to €5.15 bn. The recovery in the investment market therefore continued, although the half-year result remained around 20% below the 5-year average for first-half volumes. Nevertheless, it marked the strongest commercial half-year result in four years.

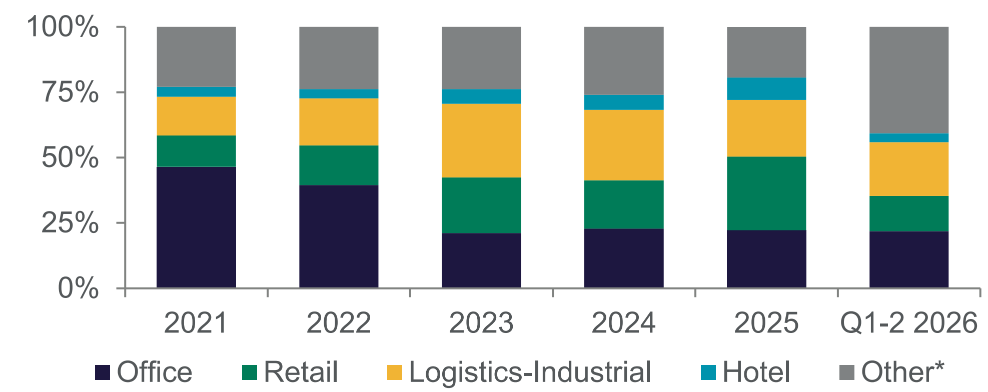
International capital remained an important source of liquidity, accounting for 40% of total volume. Portfolio transactions also continued to play a relevant role: With a share of 28.2%, portfolio deals were in line with the long-term average and slightly above the 5-year average. While activity in Q1 was shaped primarily by healthcare portfolio transactions, Q2 saw additional momentum from a large-scale logistics portfolio and the Vitality Portfolio, consisting of several rehabilitation clinics. Market activity therefore remained strongly influenced by selective large-scale transactions, but was broader-based across several asset classes than in previous quarters.

Among asset classes, office properties recorded the highest share among the established sectors, with €2.78 bn and a market share of 22%. This points to selectively higher liquidity in the office segment, provided that asset quality, leasing situation and location profile are convincing. Logistics and industrial properties followed closely with €2.62 bn, corresponding to a 21% share. Healthcare real estate developed into a key volume driver, reaching around €1.82 bn or approximately 14% of total commercial investment volume. This was mainly attributable to two large-scale portfolio transactions in H1, including a nationwide portfolio in the inpatient medical care segment in Q2. Retail properties accounted for €1.70 bn and a 13% share, while hotel investments remained a smaller component of the market at €430 m, or 3% of total volume.

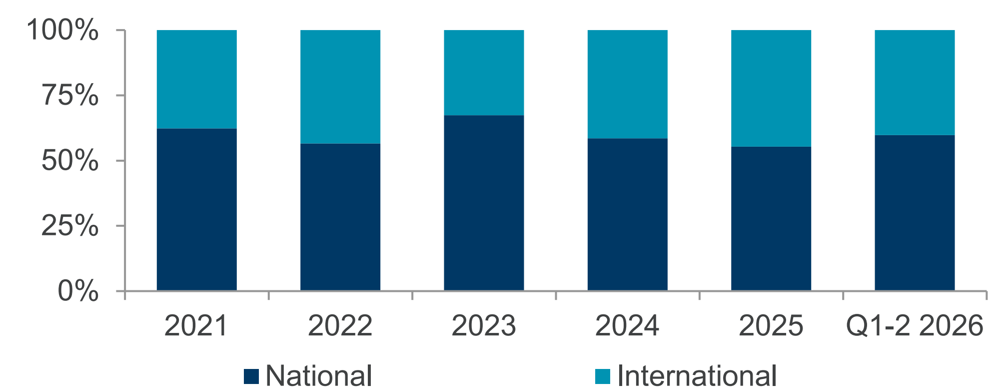
COMMERCIAL TRANSACTION VOLUME (TAV)



COMMERCIAL TAV BY ASSET CLASS

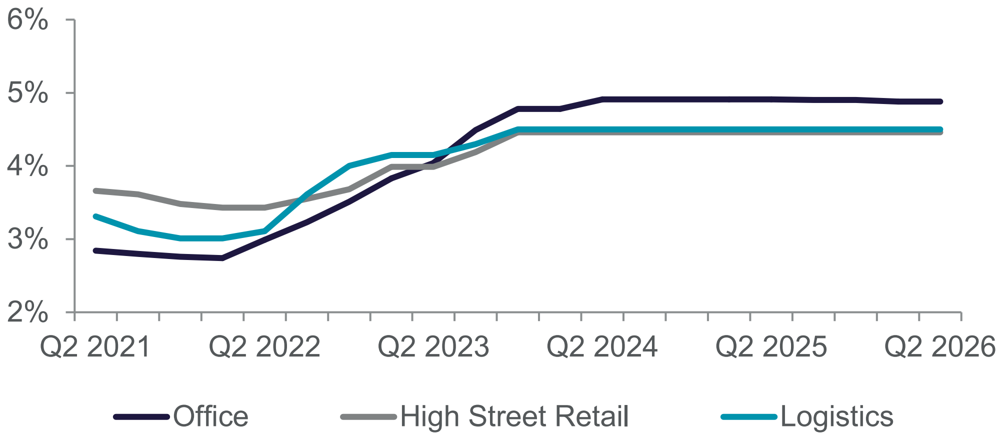


COMMERCIAL TAV BY SOURCE OF CAPITAL

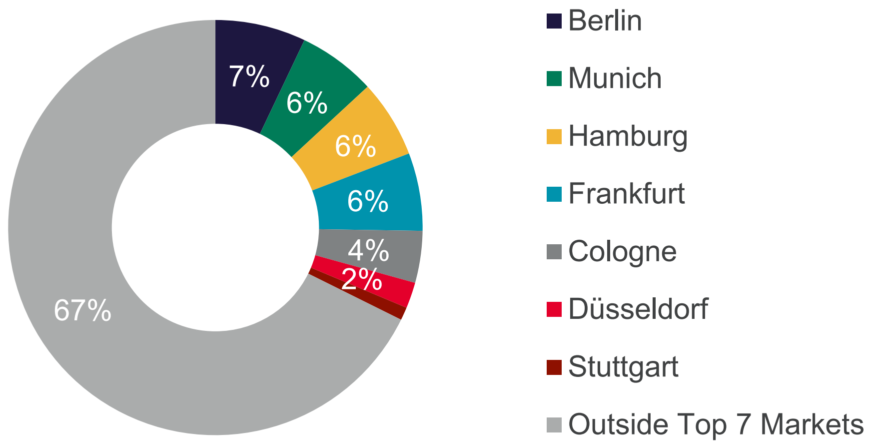


**Leisure, Health Care, Mixed-use, Development Plots*

PRIME YIELDS TOP-7



TRANSACTION VOLUME BY MARKET Q1-2 2026



TOP 7 MARKETS

In the Top 7 markets, a total of €4.21 bn was invested in H1 2026. This was 9.8% below the previous year's level, while the Top 7 share of nationwide commercial transaction volume stood at around 33%. Regional development remained heterogeneous and continued to be strongly influenced by individual large-scale transactions. Munich led the ranking with €951 m, accounting for 23% of Top 7 volume, followed by Berlin with €800 m and Düsseldorf with €775 m. The Rhine metropolis showed particularly strong momentum: Its half-year volume doubled compared with H1 2025, and Düsseldorf was the strongest Top 7 market in Q2 with more than €580 m. Key drivers included the acquisition of the Dreischeibenhaus and the sale of the logistics centre "The Tube" as part of a German-Dutch logistics portfolio. Hamburg followed with €703 m, ahead of Frankfurt am Main with €496 m, Cologne with €299 m and Stuttgart with €186 m.

PRIME YIELDS

The yield environment remained stable in Q2 2026. The average prime yield for office properties in the Top 7 markets was unchanged compared with the previous quarter, as were prime yields for high-street retail and logistics properties. This continued the sideways movement seen at the start of the year. The stability of prime yields reflects an increasing decoupling of the core segment from the wider market. For equity-rich investors such as family offices and special funds, prime commercial properties continue to act as a safe haven. In the broader market, however, high debt financing costs and rising leasing risks are putting upward pressure on yield requirements.

OUTLOOK

- Against the backdrop of recently higher bond yields, Cushman & Wakefield expects slight increases in prime yields for office and high-street retail properties by the end of 2026.
- Renewed uncertainty regarding financing conditions is likely to temporarily dampen the recent upswing in the investment market.
- A revival of the economy could give new momentum to the still subdued occupier demand and, in turn, support the investment market.

MARKET STATISTICS Q1 2026

Market	Transaction Volume (cum.) (€ bn)	Change YoY	Proportion of Office volume	Proportion of International Capital	Office Prime Yield	Retail High Street Prime Yield	Logistics Prime Yield
Berlin	0.80	-42%	40%	63%	4.80%	4.35%	4.50%
Düsseldorf	0.78	99%	49%	27%	5.10%	4.45%	4.50%
Frankfurt	0.50	10%	35%	25%	4.90%	4.55%	4.50%
Hamburg	0.70	-36%	64%	18%	4.65%	4.50%	4.50%
Cologne	0.30	1%	44%	25%	5.10%	4.65%	4.50%
Munich	0.95	5%	25%	33%	4.60%	4.10%	4.50%
Stuttgart	0.19	20%	61%	0%	5.00%	4.65%	4.50%
Germany	**12.70**	**25%**	**22%**	**40%**	**-**	**-**	**-**

SELECTED TRANSACTIONS 2026

Property / Address	Quarter	Main Asset Class	City	Seller / Buyer	Purchase Price (€ m)
Cofinimmo acquisition (79.57%) – Nursing home portfolio	Q1	Healthcare	Various	Cofinimmo / Aedifica	~ 755
NRW Tax Administration, Helmut-Kohl-Ring 4	Q1	Office	Kaarst	Landmarken / State of North Rhine-Westphalia	~ 400
Vitality Portfolio, Rehabilitation clinics	Q2	Healthcare	Various	Patrizia / K2MB	confidential
Designer Outlet Neumünster	Q1	Retail	Neumünster	Nuveen & McArthurGlen / TPG	~ 350
Medical Center Portfolio	Q1	Healthcare	Various	Northwest Healthcare / TPG	~ 220
Powerfood Portfolio	Q1	Retail	Various	TREI / CEV Handelsimmobilien	~ 200
Mercedes-Benz ICC	Q1	Logistics & Industrial	Bischweier	Kajima Properties / Realty Income	~ 200
Thermal Spa Portfolio	Q1	Leisure	Various	Josef Wund Stiftung / Therme Group	~ 200
Dreischeibenhaus (70%)	Q2	Office	Düsseldorf	Black Horse / HIH	~ 175
Logistics Portfolio	Q2	Logistics & Industrial	Various	FPL / FLCT	~ 170

EXPLANATION OF TERMS

Commercial Transaction Volume: The sum of the purchase prices for all transacted properties in the following asset classes: office, retail, logistics & industrial, hotel, leisure, healthcare, or mixed-use, as well as development plots. Transactions are included in the statistics as of the signing date of the notarized purchase agreement.

Healthcare Transaction Volume: The sum of the purchase prices for all transacted properties primarily classified as healthcare real estate. This includes care / nursing homes, assisted living facilities, and properties for outpatient and inpatient medical care.

Prime Yield: Represents the lowest net initial yield achievable for a prime property in a prime location, based on current market evidence of supply, demand, and transacted prices. The property is typically let long-term to tenants with strong credit ratings.

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for occupiers and investors with approximately 53,000 employees in over 350 offices and nearly 60 countries. In 2025, the firm reported revenue of $10.3 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that Better never settles, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.

TOP 7 MARKETS

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