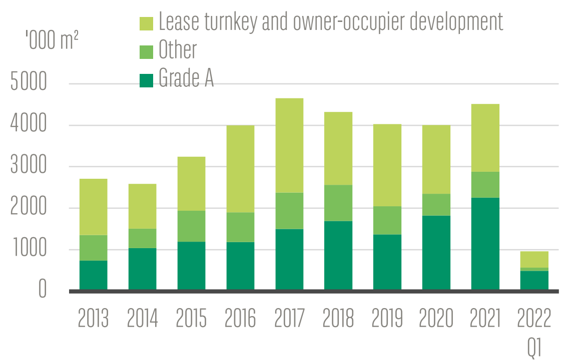
AT A GLANCE Q1 2022

LOGISTICS IN FRANCE

START TO THE YEAR SETS THE TONE

After an upturn at the end of last year, BNP Paribas economists expect GDP growth to be more subdued this year. Growth is forecast at +3.2% in 2022, compared with +7.0% in 2021. The global - and particularly European - economic backdrop remains difficult as the year gets underway. The challenges of exiting the Covid-19 crisis, rising inflation due to the higher price of raw materials (set to last for much of the year), the rise of petrol prices and the economic fallout of the war in Ukraine are all factors that could hamper growth in the Logistics market in France in the coming months. However, despite these difficulties, the market again showed great resilience in Q1 2022.

Take-up



MARKET DRIVEN BY UNITS OVER 20,000 SQM

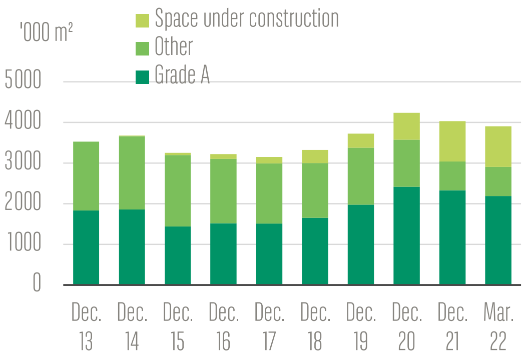
It is clear that the logistics asset category has been in the ascendant for several years and it is now a mainstay of French commercial real estate . This commendable start to the year provides further evidence, with 963,000 sqm taken up in Q1 2022, up 24% on last year.

Although over 90% of take-up in Q1 involved Grade A premises, there were no deals for cold stores or cross-docking units over the period. However, deals currently in the pipeline suggest that the second quarter should be busier for this type of asset.

A dozen or so owner-occupier deals have already been recorded. These accounted for over 40% of take-up by volume in Q1 2022. They included Intermarché's turnkey move in Ablaincourt-Pressoir (63,000 sqm) and Market Marker's owner-occupier transaction in Mably (50,000 sqm).

The strong Logistics figures in France stem from the healthy trend for deals over 20,000 sqm. Indeed, with over 580,000 sqm taken up in Q1 2022, transactions for these units have increased by 85% in volume terms and 44% by number in the space of a year. The biggest deal of the quarter was the off-plan 73,100 sqm transaction by LIDL in Donzère.

Availability within a year



SLIGHT DECLINE IN AVAILABILITY WITHIN A YEAR

Whereas availability within a year stood at over 4 million sqm at the end of 2021, it was naturally reabsorbed in Q1 2022 thanks to the healthy level of take-up. The vacant stock therefore stood at around 3.9 million sqm as of April 1, 2022 (-3% vs December 2021). Over 80% of this space is grade A.

Some 80% of availability within a year is on the North-South axis. Although availability within a year and transactions remain fairly balanced in Ile-de-France, Orléans, and Tours, the same can no longer be said of Lyon. Availability there continues to dwindle despite the size of the stock and level of demand. This is due to a fall in the availability of new grade A warehouses. New supply in the area will be essential to support continued healthy take-up. However, the shortage of land makes refreshing the warehouse supply in the Lyon area difficult.

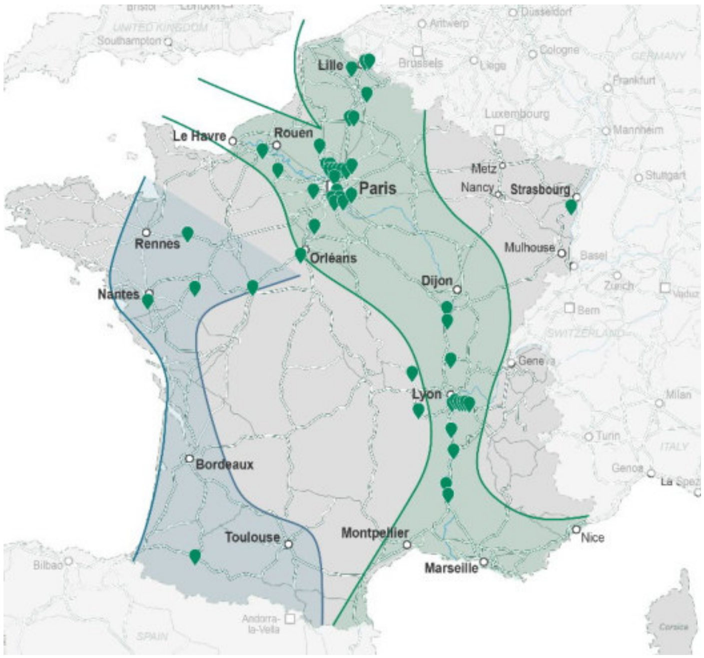
NORTH/SOUTH AXIS IS BACKBONE OF THE MARKET

The North-South axis was the main playing field for occupiers in Q1 2022. It has accounted for around 90% of take-up since the beginning of the year. The main French logistical hub is the Paris region, which has largely contributed to the healthy market trend so far this year, starting the year strongly with a 22% increase in take-up vs Q1 2021.

Lille also got off to a very strong start after a record showing last year. It enjoyed its strongest Q1 in a decade with some 170,000 sqm taken up over the first three months of the year.

Elsewhere, there have been sign of weakness on the Atlantic coast, which has got off to a rather lacklustre start in 2022. It represented just 7% of overall take-up for the period, i.e. around 68,000 sqm vs 158,000 sqm a year earlier

Take-up in Q1 2022



BNP Paribas Real Estate - Research - April 2022

963,000 m²

LOGISTICS TAKE-UP IN FRANCE

92%

GRADE A TAKE-UP IN FRANCE

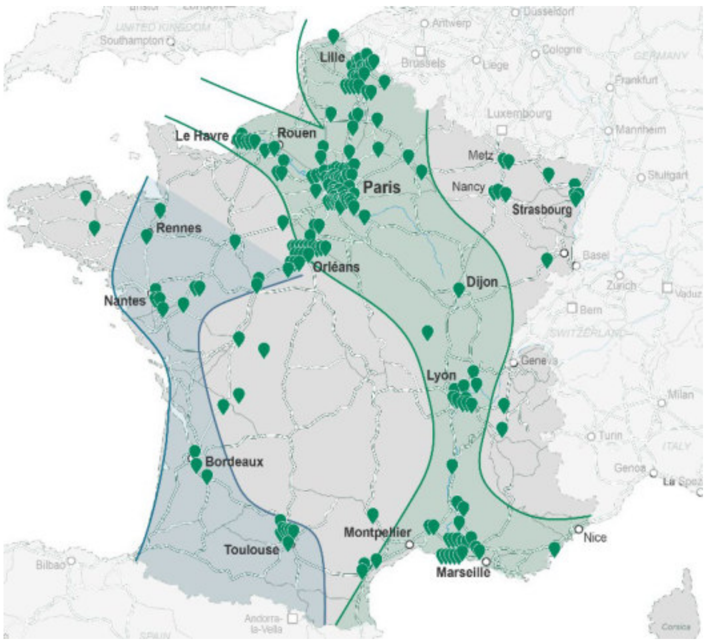
979,000 m²

UNDER CONSTRUCTION IN FRANCE

The range of prime rents is still very wide: Paris dominates at € 61/sqm/yr, vs. between € 43 and € 55/sqm/yr in the regions.

Average rents meanwhile range from € 40/sqm/yr for a city like Metz up to as much as € 55/sqm/yr in the Paris region.

Availability within a year – 1st April 2022



BNP Paribas Real Estate - Research - April 2022

A GOOD 1ST QUARTER

After a record year in 2021, there has been no slowdown for the Logistics market, which continues on the trajectory that began some years ago. As such, over € 700m was invested in this asset category in Q1 2022, i.e. 9% more than in Q1 2021.

The biggest deal has been the sale of the *Trio* portfolio. This pan-European portfolio includes 11 assets in France representing over 300,000 sqm and was bought by GLP from Blackstone. We also note the acquisition by Tristan Capital Partners of the *Essentials* portfolio, which includes three assets in the regions. Among the highlights for single-asset deals, Aviva invested in a new scheme, developed by PRD, comprising over 98,000 sqm on the outskirts of Lille.

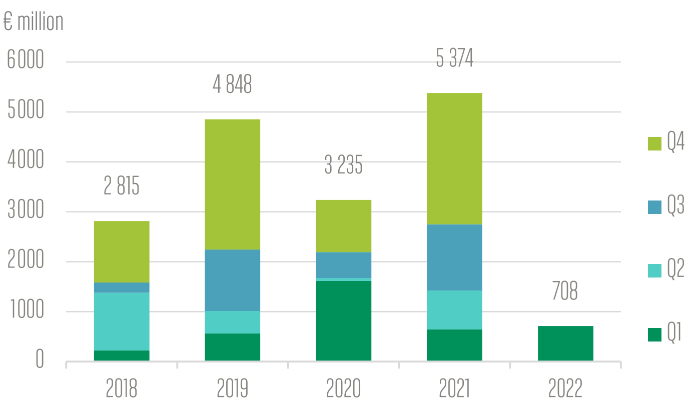
€708 million

Logistics investment in Q1 2022

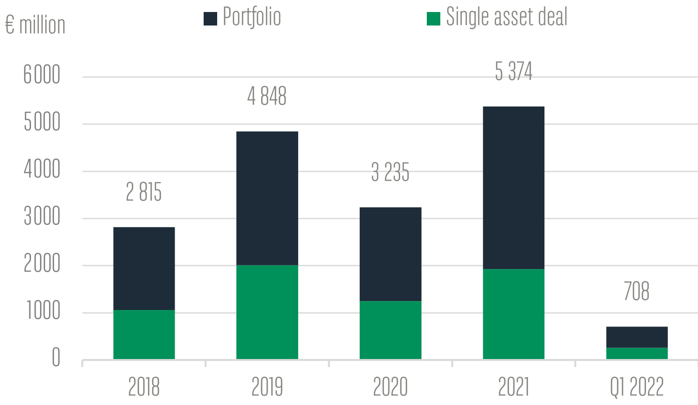
3.00%

Logistics Prime yield

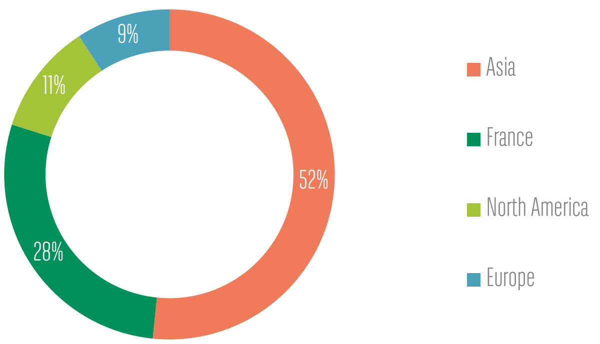
LOGISTICS INVESTMENT IN FRANCE



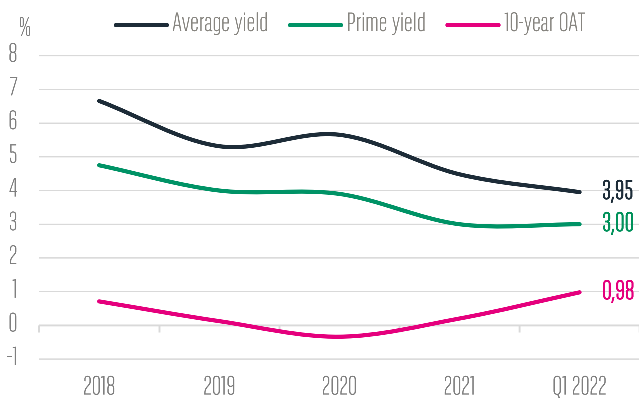
LOGISTICS INVESTMENT IN FRANCE



INVESTORS' NATIONALITY – Q1 2022



YIELDS AND FRENCH BOND



BNP Paribas Real Estate - Research - April 2022

LOCATIONS

(April 2022)

HEADQUATER

50, cours de l'île Seguin
CS 50280
92650 Boulogne Billancourt
Tél. : +33 (0)1 55 65 20 04

ÎLE-DE-FRANCE

AUBERVILLIERS

Parc des Portes de Paris
40 rue Victor Hugo
Bât 264 / 4ème étage
93300 Aubervilliers
Tél. : +33 (0)1 49 93 70 73

ERAGNY

Immeuble Tennessee
8 allée Rosa Luxembourg
BP 30272 Eragny
95615 Cergy Pontoise Cedex
Tél. : +33 (0)1 34 30 86 46

REGIONS

AIX-EN-PROVENCE

Parc du Golf - Bât 33
350, rue Jean René Guillibert
Gauthier de la Lauzière
Les Milles
13290 Aix-en-Provence
Tél. : +33 (0)4 42 90 72 72

ANNECY

PAE Des Glaisins
19, avenue du Pré-de-Challes
74940 Annecy-le-Vieux
Tél. : +33 (0)4 50 64 12 12

BIARRITZ

26 Allée Marie Politzer
64200 Biarritz
Tél. : +33 (0)5 59 22 62 00

BORDEAUX

Immeuble Opus 33
61-64, quai de Paludate
33800 Bordeaux
Tél. : +33 (0)5 56 44 09 12

DIJON

Immeuble Le Richelieu
10, boulevard Carnot
21000 Dijon
Tél. : +33 (0)3 80 67 35 72

GRENOBLE

Immeuble Le Grenat
285 rue Lavoisier
38330 Montbonnot
Tél. : +33 (0)4 76 85 43 43

LILLE

100, Tour de Lille
Boulevard de Turin
59777 Euralille
Tél. : +33 (0)2 20 06 99 00

LYON

Silex 1
15 rue des Cuirassiers
69003 Lyon
Tél. : +33 (0)4 78 63 62 61

MARSEILLE

44, boulevard de Dunkerque
CS11527—13235 Marseille
Cedex 2
Tél. : +33 (0)4 91 56 03 03

METZ

WTC-Technopôle de Metz
2, rue Augustin Fresnel
57082 Metz cedex 3
Tél. : +33 (0)3 87 37 20 10

MONTPELLIER

Immeuble Le Triangle
26, allée Jules Milhau
CS 89501
34265 Montpellier Cedex 02
Tél. : +33 (0)4 67 92 43 60

MULHOUSE

Beverly Plaza
15, rue de Copenhague
67300 Schiltigheim
Tél. : +33 (0)3 89 33 40 50

NANCY

Immeuble Quai Ouest
35 avenue du XXème Corps
54000 Nancy
Tél. : +33 (0)3 83 95 88 88

NANTES

14, mail Pablo Picasso
BP 61611
44016 Nantes Cedex 1
Tél. : +33 (0)2 40 20 20 20

NICE

Immeuble Phoenix – Arénas
455, promenade des Anglais
06285 Nice Cedex 3
Tél. : +33 (0)4 93 18 08 88

ORLÉANS

16, rue de la république
45000 Orléans
Tél. : +33 (0)2 38 62 09 91

RENNES

Centre d'affaires Athéas
11, rue Louis Kerautret-Botmel
35000 Rennes
Tél. : +33 (0)2 99 22 85 55

ROUEN

Immeuble Europa
101 Boulevard de l'Europe
76100 Rouen
Tél. : +33 (0)2 35 72 15 50

STRASBOURG

Beverly Plaza
15 rue de Copenhague
67300 Schiltigheim
Tél. : +33 (0)3 88 22 19 44

TOULOUSE

Immeuble Elipsys
8/10 rue des 36 Ponts
CS 84216
31432 Toulouse Cedex
Tél. : +33 (0)5 61 23 56 56

TOURS

29, rue de la Milletière
37100 Tours
Tél. : +33 (0)2 47 44 70 58

CONTACT

RESEARCH FRANCE

Guillaume JOLY
Head of Research France
guillaume.joly@bnpparibas.com

Nora JACINTHO
Logistics and industrial analyst
Nora.jacintho@bnpparibas.com

TRANSACTION

Laurent BOUCHER
Head of Advisory France
Tél : +33 (0)1 47 59 23 35
Laurent.boucher@bnpparibas.com

René JEANNENOT
Head of Letting for Logistics & light industrial teams
Tél : +33 (0)1 49 93 70 22
Rene.jeannenot@bnpparibas.com

Franck POIZAT
Partner
Head of Letting & Investment Logistics teams
Tél : +33 (0)1 47 59 17 34
Franck.poizat@bnpparibas.com

TOUTE L'ACTUALITÉ DE BNP PARIBAS REAL ESTATE OÙ QUE VOUS SOYEZ

#BEYONDBUILDINGS

www.realestate.bnpparibas.com

BNP PARIBAS REAL ESTATE

Real Estate for a changing world