



Country:

Association:

Market outlook next 6 months : residential properties, because they  
 Mortgage loan rate : 4% Years :  
 Max. percentage of value covered : 70 - 80 %  
 Percentage of main-home ownership : 42%  
 New houses built 2010: **180.000 units (estimation)**  
 Comments : The Munich fair EXPO REAL in October 20

APARTEMENTS	NORMAL	NORMAL
Ownership per sq. mt.	Mini	Maxi
BERLIN	800,00 €	1.300,00 €
FRANKFURT	1.100,00 €	1.450,00 €
MUNICH	1.900,00 €	2.350,00 €
STUTTGART	1.600,00 €	1.950,00 €
HAMBURG	1.280,00 €	1.620,00 €
<b>Average</b>	<b>1.336,00 €</b>	<b>1.734,00 €</b>
VILLAS / detached houses	NORMAL	NORMAL
Ownership per sq. mt.	Mini	Maxi
BERLIN	1.700,00 €	1.840,00 €
FRANKFURT	2.320,00 €	3.040,00 €
MUNICH	3.200,00 €	4.240,00 €
STUTTGART	2.000,00 €	3.600,00 €
HAMBURG	1.750,00 €	2.850,00 €
<b>Average</b>	<b>1.844,00 €</b>	<b>2.544,00 €</b>
Semi-detached houses	NORMAL	NORMAL
Ownership per sq. mt.	Mini	Maxi
BERLIN	1.550,00 €	1.750,00 €
FRANKFURT	2.450,00 €	2.650,00 €
MUNICH	3.100,00 €	3.850,00 €
STUTTGART	2.450,00 €	2.650,00 €
HAMBURG	1.650,00 €	2.100,00 €
<b>Average</b>	<b>1.910,00 €</b>	<b>2.180,00 €</b>
OFFICES	NORMAL	NORMAL
Rent per sq. mt. / month	Mini	Maxi
BERLIN	5,00 €	7,50 €
FRANKFURT	10,00 €	14,00 €
MUNICH	13,50 €	18,00 €
STUTTGART	6,00 €	9,50 €
HAMBURG	5,50 €	8,00 €
<b>Average</b>	<b>8,00 €</b>	<b>11,40 €</b>

## GERMANY M

### IVD

Immobilienverband Deutschland IVD Bundesverband

der Immobilienberater, Makler, Verwalter und Sachverständigen e.V.

They fear a higher inflation rate and do not really have alternatives in investing

10 years fixed

to

Inflation rate : 1,8%

2011 had two major topics: Investment in residential appartement buildings and multi-family homes and the

LUXURY	LUXURY
Mini	Maxi
1.800,00 €	2.500,00 €
2.250,00 €	3.300,00 €
3.100,00 €	4.350,00 €
2.450,00 €	3.300,00 €
2.230,00 €	3.400,00 €
2.366,00 €	3.370,00 €

LUXURY	LUXURY
Mini	Maxi
2.300,00 €	3.000,00 €
3.600,00 €	4.250,00 €
5.200,00 €	6.200,00 €
4.500,00 €	5.500,00 €
3.000,00 €	3.900,00 €
3.120,00 €	3.790,00 €

LUXURY	LUXURY
Mini	Maxi
2.150,00 €	
2.950,00 €	
4.250,00 €	
2.900,00 €	
2.750,00 €	
2.450,00 €	

LUXURY	LUXURY
Mini	Maxi
14,00 €	20,00 €
18,00 €	34,00 €
27,50 €	
14,00 €	
12,50 €	21,00 €
17,20 €	

› future of financing in the real estate market in Europe. The market is quite active in Germany. Foreign as well

as home buyers are buying rented-out properties. In most big cities the demand is significantly higher than the

offer. Rents have been increasing over the last year by 3 %, in the big cities by 5 %. Prices for single family ho

Prices have been increasing by 2 %, for appartements by 3 to 4 %. The commercial market is stable to active. Ir

investors are concentration on retail, where we see a high demand for good investments.