

REAL ESTATE MARKET REPORT

MR. LODGE

MUNICH 2023 -
THE MARKET IS
IN MOTION



Preamble

The Munich real estate market has not lost its excitement.

We look back on a year of contrasts that affect our landlords and property owners. The rental market was very strong throughout the year and demand unbroken.

In contrast, the purchase market for residential properties showed a completely different side: falling prices and weaker demand characterized this year.

Why is that?

The time for cheap loans is over. Since Spring 2022 mortgages have quadrupled in price, making it impossible for interested parties to finance the purchase. This led to a strong increase in supply.

Where do we stand today, and what is in the cards for prices and demand?

For real estate sellers these market changes indicate that great expertise is required, especially when it comes to pricing. A market-driven valuation and a sophisticated sales strategy are more important than ever. This is where our team of experts can help.

The good news: landlords are not affected by the price reductions. Prices and demand are on a stable level.

In our market report we would also like to give you an insight into our day-to-day work.

I hope you enjoy reading it and gain valuable knowledge.



Norbert
Verbücheln

CEO | MANAGING DIRECTOR
MR. LODGE GMBH

Table of contents

PREAMBLE	2
INTERVIEW NORBERT VERBÜCHELN	4
FACTORS & EFFECTS	6
INTERVIEW PETRA BERGER	12
FURNISHED RENTAL	14
INTERVIEW DORIS PALMIERO & FELIX HENSEL	16
MR. LODGE EXCLUSIVE	18
MR. LODGE NEWS	20
ADVERTISING PRICES IN THE DISTRICTS	22
OVERVIEW RENTALS / SALES	24
FROM THE JURISDICTION	25



INFLUENCE OF THE TREND REVERSAL ON THE MUNICH MARKET

The stone is rolling

Since 2017 Norbert Verbücheln has been responsible for the success of Mr. Lodge as managing partner and oversees the business strategy. The company is established both in the area of real estate sales in the greater Munich area and the Oberland region, as well as in its role as a leading provider of furnished apartments and houses. Double market competence - that is unique in Munich.

INTERVIEW WITH NORBERT VERBÜCHELN

Mr. Verbücheln just over a year ago, hardly anyone would have expected that we would be facing major market changes in Munich. How could the experts have missed this?

After the start of the war in Ukraine, two important parameters changed very quickly: energy prices and interest rates. This was bound to have consequences. The fact that interest rates would rise from less than 1% to around 4% within a year was a real catalyst. In addition, many companies had only just made it through Covid.

Is the stone still rolling or are we already reaching the rock bottom?

I don't believe that we have passed through or reached the bottom as these developments are unfolding at a slower pace. If financing falls through due to higher interest rates and demand stagnates, there is ultimately only one option left: adjust the price. It takes some time until sellers are willing to accept this;

it is only when they realize that the desired price is not enforceable on the market. Many different opinions are circulating in the media or are being spread by experts, and they cause uncertainty among buyers, sellers and even tenants.

But isn't the Munich clientele in particular very affluent and wealthy?

Yes, of course. There are still locations and properties in Munich that are hardly affected by the price reductions because they are first-class locations and buyers have little or no need to finance them. Therefore, this cannot be extrapolated to the entire Munich real estate market. Even high earners cannot afford everything in Munich. Most buyers need financing, even if they have a lot of equity and high household incomes. The interest and repayment installments which we see today with prices per square meter around € 8,000 to 10,000 and the typical credit ratings are very

high compared to the beginning of 2022. Despite the continued interest in buying real estate, this makes the target groups significantly smaller than last year.

What does this mean for sellers in Munich?

The sales price of a typical property must reflect the changed conditions. Is it possible for an ordinary buyer to finance the price, or is this property only for people who need little to no financing? The real estate agent should support the right pricing and offer a highly professional, needs-based marketing strategy. We at Mr. Lodge have a finger on the pulse of the market, no matter the location in Munich. We benefit not only from our sales expertise but from our years of experience as broker for furnished apartments and houses.

Don't real estate agents promise a high sales price?

That is a sore point. An estate

agent will try to achieve a very good sales price for the owner, not least in order to be commissioned. This results in the property being put on the market at too high a price. In the current market conditions, this leads to unnecessarily long marketing times and greater price reductions during the sale process than would have been necessary. Right now, in a rather weakening market a speedy sales process for the seller should be the most important thing.

The typical statement of a seller: "I have time" is unfavorable in the current phase of falling prices.

What do you think is the biggest mistake for sellers looking to part with their property?

Ever since February 2022: hesitating. Hesitating to sell the property. Hesitating to adjust the price to a realistic level.

Is the buyer's perspective gaining importance when determining the price?

Definitely. It makes no sense to ask for astronomical prices, that aren't enforceable on the market. The financial capacity of a typical buyer depending on the location and property must be taken into account. We try to find a price in line with the market. In terms of marketing, we make sure that the properties are presented in the best light via home staging.

We prepare them in such a way that the potential buyer can better imagine moving in there. We have our own photographers, craftsmen and fitters who take care of this and eliminate all disruptive factors. We owe that to every buyer.

Our office staff is also ideally organized. With the documents, we make sure that all the important requirements for banks are met so that the sale can proceed as smoothly as possible.

What tips do you have for people looking to buy?

Try to provide a lot of equity, to reduce the financial burden. Do not hesitate to buy a property a

property that will not come on the market and simply has its value due to its location and quality. The rule here is: a scarce commodity cannot be multiplied.



Norbert
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A volatile market with high price levels

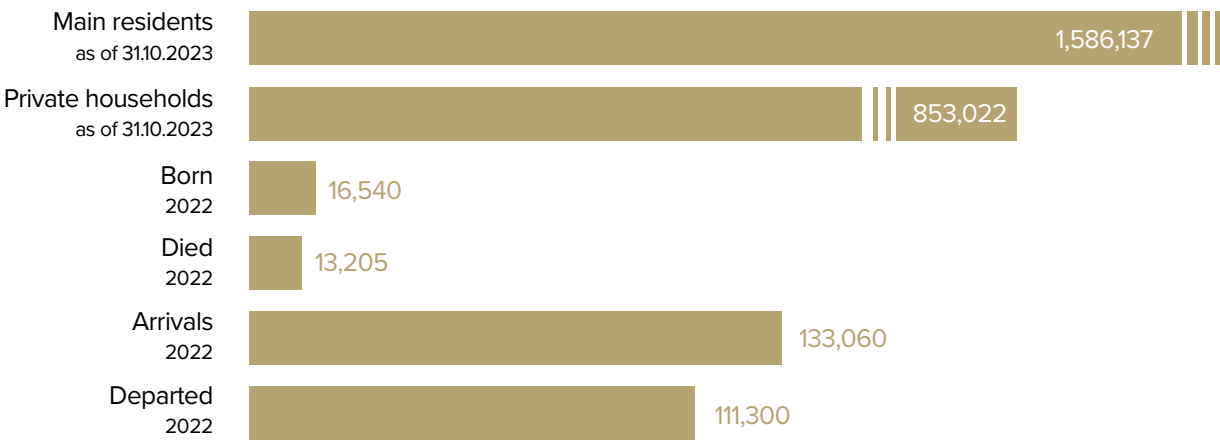
The Munich real estate market continues to be volatile, albeit with little price momentum. While rents continue to rise moderately, we are also seeing further reductions in purchase prices in fall 2023. A sideways movement is not yet discernible, even if purchase prices are no longer falling so sharply. Overall price levels in Munich remain at a high level and are significantly influenced by the following factors.



FACTOR POPULATION GROWTH

The previous year was characterized by strong population growth due to migration and war refugees. The population fell slightly by 2,193 people this year due to a major statistical adjustment in the month of May. The current figure as of 31.10.23 is: 1,586,137 main residents. In contrast, the number of households rose significantly by 6,964 to 853,022 households. (as of 31.10.2023)

POPULATION OF MUNICH 2023



Source: Ministry of Statistics Munich



FACTOR INTEREST RATES

The golden age of 1% interest rates is over. The following overview shows how much an interest rate of 4%, for example, burdens the buyer of a property, using the example of an apartment for €600,000 with an interest rate of 1% and 4% and an initial repayment of 2%.

Acquisition of a property interest 1%		Acquisition of a property interest 4%		Acquisition of a property interest 4%	
Purchase price	600,000.00 €	Purchase price	600,000.00 €	Purchase price -10%	540,000.00 €
Ancillary costs	51,000.00 €	Ancillary costs	51,000.00 €	Ancillary costs	45,900.00 €
Total acquisition costs	651,000.00 €	Total acquisition costs	651,000.00 €	Total acquisition costs	585,900.00 €
Variant A Equity 20%	130,200.00 €	Variant A Equity 20%	130,200.00 €	Variant A Equity 22%	130,200.00 €
Variant A loan 80%	520,800.00 €	Variant A loan 80%	520,800.00 €	Variant A loan 78%	455,700.00 €
Interest (1 %)	5,208.00 €	Interest (4 %)	20,832.00 €	Interest (4 %)	18,228.00 €
Initial repayment (2 %)	10,416.00 €	Initial repayment (2 %)	10,416.00 €	Initial repayment (2 %)	9,114.00 €
Total burden Var A	15,624.00 €	Total burden Var A	31,248.00 €	Total burden Var A	27,342.00 €
Total charge/month	1,302.00 €	Total charge/month	2,604.00 €	Total charge/month	2,278.50 €
Variant B Equity 30%	195,300.00 €	Variant B Equity 30%	195,300.00 €	Variant B Equity 33%	195,300.00 €
Variant B Loan 70%	455,700.00 €	Variant B Loan 70%	455,700.00 €	Variant B Loan 67%	390,600.00 €
Interest (1%)	4,557.00 €	Interest (4%)	18,228.00 €	Interest (4%)	15,624.00 €
Initial Repayment (2 %)	9,114.00 €	Initial Repayment (2 %)	9,114.00 €	Initial Repayment (2 %)	7,812.00 €
Total charge Var B	13,671.00 €	Total charge Var B	27,342.00 €	Total charge Var B	23,436.00 €
Total charge/month	1,139.25 €	Total charge/month	2,278.50 €	Total charge/month	1,953.25 €

The interest rates have falling slightly in the last weeks (as of 30th November 2023)

FACTOR INTEREST RATE DEVELOPMENT

Term	Oct 12	Sep 16	May 19	Jul 21	Jul 22	Nov 22	May 23	Nov 23
5 years	1.73%	0.71%	0.70%	0.62%	2.70%	3.30%	3.70%	3.60%
10 years	2.45%	0.90%	0.86%	0.66%	2.90%	3.20%	3.30%	3.50%
15 years	2.91%	1.34%	1.19%	0.92%	3.10%	3.30%	3.60%	3.70%
20 years			1.49%	1.12%	3.40%	3.50%	3.80%	4.00%

Source: Interhyp.de



FACTOR LABOR MARKET DEVELOPMENT

The city of Munich remains a sought-after place to work. The unemployment rate of 4.5% is very low compared to the rest of Germany. In October, the trend was slightly less favorable compared to the previous year. This also affected the number of job vacancies according to the employment agency. The biggest challenge for Munich companies is the increasing shortage of skilled workers. The Munich Chamber of Commerce and Industry estimates that around 22% of all vacancies will no longer be filled by 2035 and cites the growing demographic change and a lack of qualifications. As a result, Munich companies are recruiting workers from all over Germany and internationally who are looking for living space in the Bavarian capital. Furnished real estate offers are becoming increasingly important because new skilled workers in Munich need housing quickly.

1.38 million

Employees subject to social insurance contributions

4.5%

Stable unemployment rate

8.4%

more registered vacancies compared to the previous year

Source: Federal Employment Agency, September 2023

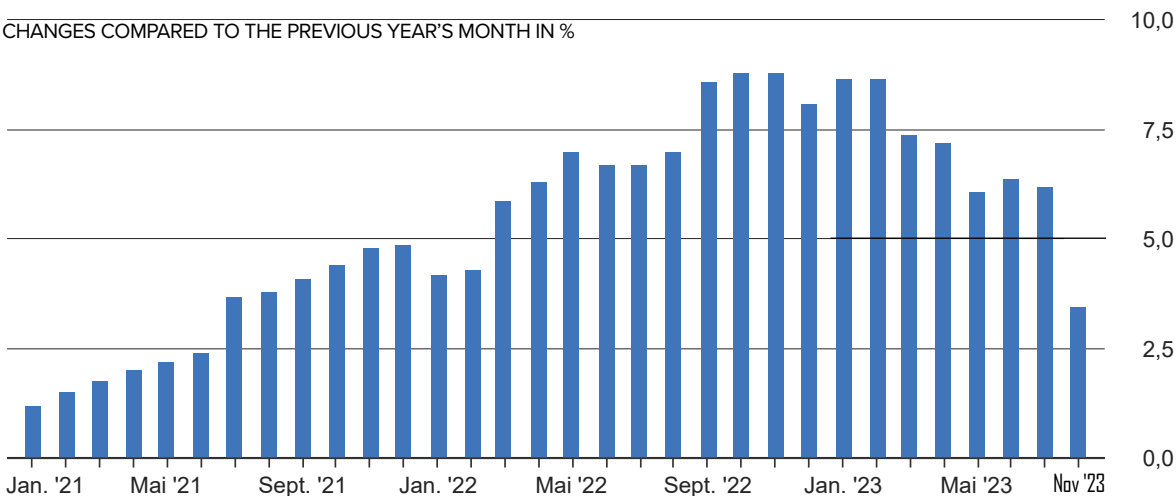


FACTOR INFLATION

According to the German Federal Statistical Office, the sharp rise in inflation caused by the war in Ukraine and the resulting energy crisis has between 3 % and 6 % in recent months, according to the Federal Statistical Office. Rising prices are not evident in all segments of the consumer basket. For example, food prices, which rose last year, have now fallen by up to 10 %. Prices for gas and electricity have also recovered in recent months and are easing the burden on household budgets. A high inflation rate often favors the purchase of real estate. Experts refer to this as an inflation flight by buyers into fixed assets such as residential property or corresponding capital investments. The current reluctance to buy is not typical and is primarily determined by the many factors influencing the market.

CONSUMER INDEX

CHANGES COMPARED TO THE PREVIOUS YEAR'S MONTH IN %



© Statistisches Bundesamt (Destatis), 2023

Source: destatis.de



FACTOR ENERGY TRANSITION

The EU-wide planned refurbishment obligations have also affected the value of properties, especially apartment buildings. It remains to be seen how the effects of the budget deficit will continue to play out. However, a new categorization of properties is already emerging in which a distinction is made between properties with high energy efficiency and vice versa. The value retention of renovated properties will increase in value, which may also be reflected in property prices, while unrenovated buildings are more likely to suffer price losses. Heat pumps are currently a popular heating system. However, it will take many years to convert larger property portfolios.

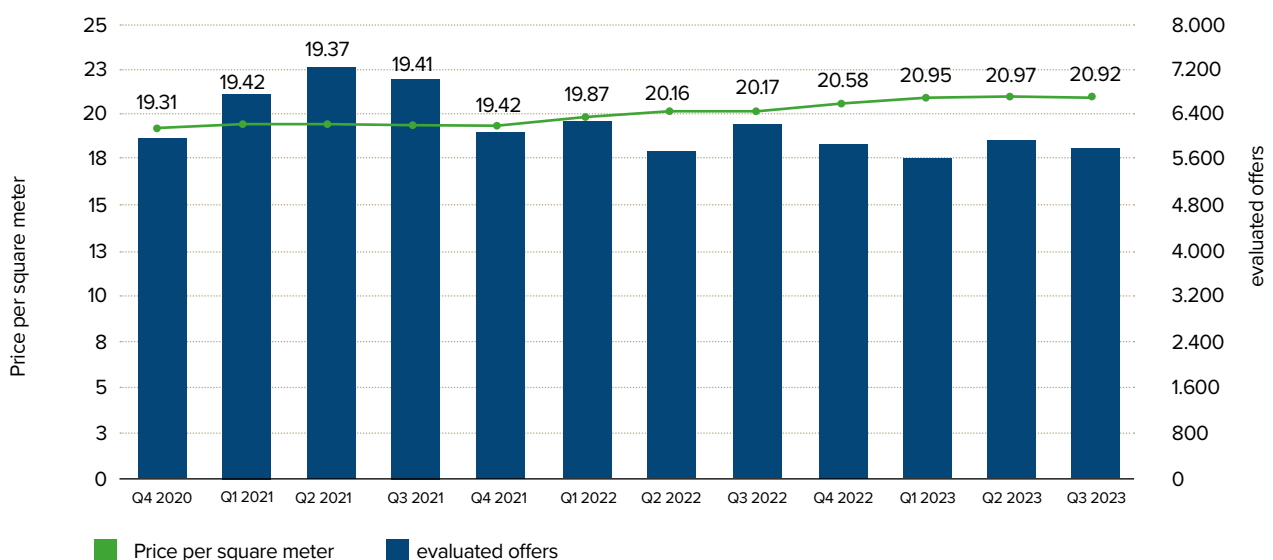


EFFECTS ON THE RENTAL MARKET

Stagnating new construction, the influx of new tenants and inflation continue to cause tension on the Munich rental market. Only when the influx slows down and the construction projects are realized can the rental market be expected to ease. Rents in the long-term rental segment have increased in comparison (1st quarter 2023 to 2nd quarter 2022), which is why rents in Munich are expected to remain high. Against the backdrop of the continuing shortage of unfurnished living space, demand for furnished temporary accommodation is likely to remain significant, particularly among people moving to the city for professional reasons.

PRICE DEVELOPMENT FOR UNFURNISHED REAL ESTATE

NO FIRST OCCUPANCY AFTER RENOVATION, NOT A NEW BUILDING





FACTOR NEW BUILDING PROJETS

In most districts, the number of building permits has plummeted. The city of Munich is holding up comparatively well at -14 % for the period 01.01.-30.09.23 compared to the previous year. In the district of Munich permits are down by over 50 % after strong previous years. The districts of Ebersberg (+100 %) and Freising (+46 %) were able to buck the trend.

However, approved apartments are not yet built apartments. Builders and developers have found it very difficult to achieve profitable prices and sufficient sales. The first property developers have already had to file for bankruptcy. The figures for the first half of the year were disastrous in Munich: according to the City of Munich's expert committee, only 250 new-build apartments were sold in Munich, a slump of 76 % compared to the same period last year, when 1,030 new-build apartments were sold.

BUILDING PERMITS

Period 01.01. - 30.09.2023	2022	2023	Change
Munich	5690	4878	-14%
LK Munich	1758	625	-64%
Bad Tölz	371	453	22%
Dachau	520	465	-11%
Ebersberg	250	501	100%
Erding	916	448	-51%
Freising	541	788	46%
FFB	507	455	-10%
Miesbach	375	233	-38%
Starnberg	370	409	11%
Rosenheim	1646	914	-44%
Total:	12.944	10.169	21%

Source: Bavarian State Office for Statistics

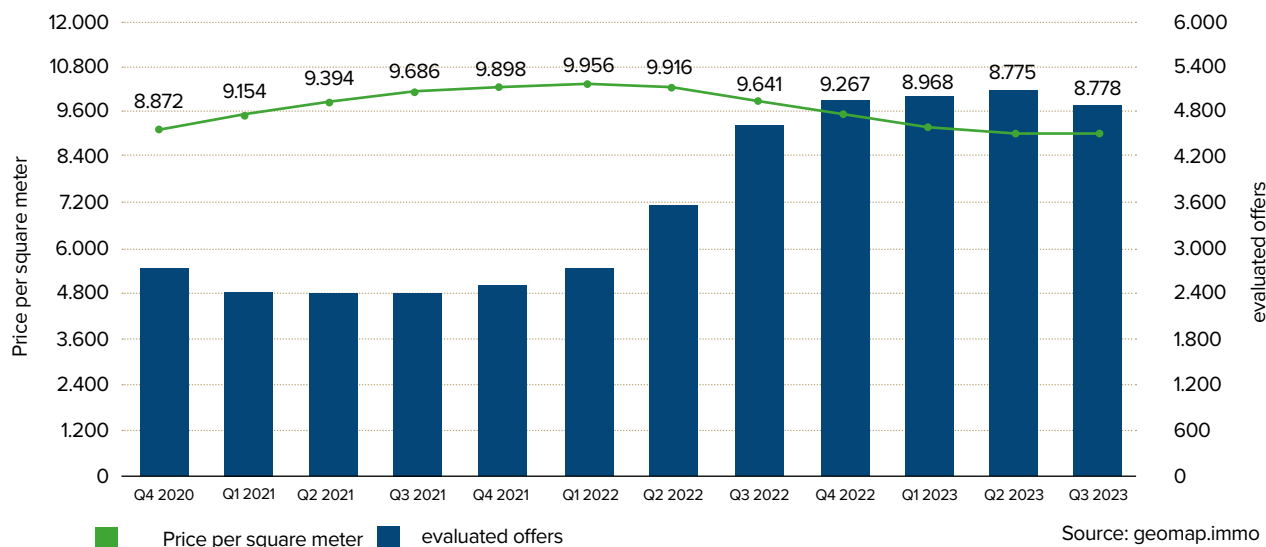


EFFECTS ON THE SALES MARKET

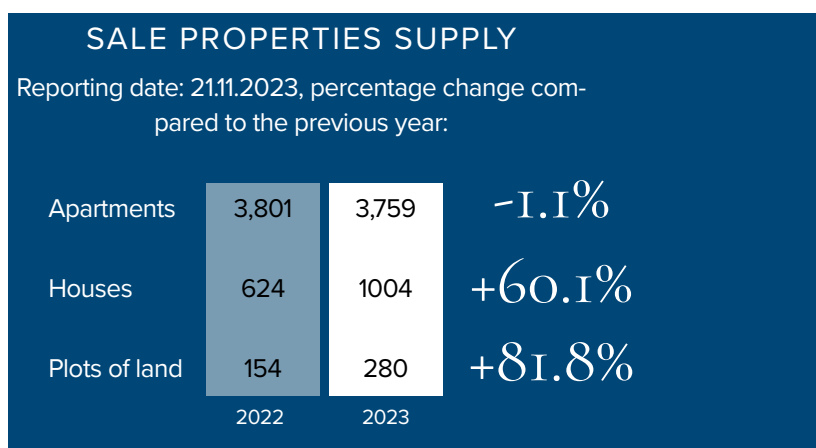
Above all, the rise in interest rates and the banks' increased creditworthiness requirements are currently causing uncertainty among buyers not only in Munich. In particular, there is the question of how much living space buyers can still afford. The end of the historic 1% interest rate low is significantly reducing affordability for most income groups. Prospective buyers with average incomes are still eligible for financing if they have a good credit rating, but in some cases will have to settle for slightly fewer square meters than last year. Despite the market changes in Munich, interest charges are still moderate in a long-term comparison if sufficient equity is available and can be well cushioned over a longer loan term if necessary. Anyone deciding to buy in Munich today will find slightly cheaper offers than last year, as prices have fallen by 10-20% depending on the segment and location. However, this does not apply to all properties: energy-efficient refurbished properties or properties with efficient or low-CO2 heating systems have seen lower price reductions in some cases. Sellers in Munich are still benefiting from the overall high purchase price level and can still realize large profit-taking compared to the original purchase price of the property.

PURCHASE PRICE DEVELOPMENT MUNICH APARTMENTS

WITHOUT CAPITAL INVESTMENTS AND NEW BUILDINGS



The very strong increase in apartment offers in the first quarter of 2022 has come to a still-stand in the last 12 months.



Source: Immobilienscout24.de



MUNICH, CITY OF COMMUTERS

Munich is considered the commuter capital of Germany. Current figures from 2022 show: Over 500,000 (514,601) commuters have their workplace in Munich. From almost every one of the 2,056 municipalities in Bavaria at least one person commuted to Munich. In terms of commuters Augsburg is in 1st place. The many commuters from Berlin will presumably not work here every day and otherwise have a second residence in Munich.

Where do the commuters come from? The primary residence and place of work were registered here.			Almost 240,000 commuters have their workplace outside the city; 12,454 commute to Unterföhring alone, 7,209 to Berlin.		
1.	Augsburg	12,132	1.	Unterföhring	12,454
2.	Berlin	11,735	2.	Garching	10,967
3.	Dachau	10,712	3.	Berlin	7,209
4.	Germering	9,613	4.	Neubiberg	6,251
5.	Unterhaching	6,984	5.	Planegg	5,950
6.	Unterschleißheim	6,975	6.	Freising	5,791
7.	Olching	6,165	7.	Aschheim	5,207
8.	Freising	6,164	8.	Ismaning	5,090
9.	Karlsfeld	6,132	9.	Gräfelfing	4,780
10.	Fürstenfeldbruck	5,916	10.	Pullach	4,726

Source: Bavarian State Office for Statistics



Tegernsee: Every object has the chance to be a unique gem

Petra Berger runs the Mr. Lodge office in Rottach-Egern at the Tegernsee. She advises buyers and sellers throughout the entire sales process. The changes on the market demand special commitment and individual marketing strategies.

LAKE VIEW - THE PERSPECTIVE FROM TEGERNSEE – INTERVIEW WITH PETRA BERGER

Ms. Berger, ever since the interest rate turnaround the supply in the district of Miesbach has drastically increased.

Why is that?

At the start of the interest rate turnaround in spring 2022, the market was practically oversold. So, we are

coming from a very low level. Now construction activity and significantly longer marketing times have created a supply backlog. Many owners are reluctant to accept a change in the market situation. They do not want to sell below certain prices, which means that many properties are on the market for very long or too long and are unable to find a buyer on the desired terms.

DISTRICT OF MIESBACH SUPPLY			
	April 2022	November 2023	Change
Apartments	54	207	383%
Houses	53	254	479%
Plots of land	10	82	820%

Source: Immobilienscout24.de

Which properties are currently in demand?

People are looking for something special, authentic architecture with selected materials, houses, apartments and plots of land in top locations. Quality is sought and prevails. If the offer is right, purchase decisions are made quickly.

Who is the typical buyer?

Given the high interest costs, the personal "dream home" on Lake Tegernsee is purchased by people who have a lot of equity. A property on Lake Tegernsee was and still is seen as a safe investment that also protects against inflation.

What challenges do real estate sellers in Tegernsee face?

Very often, people are emotionally attached to the house or apartment they are selling. As a result, the asking price is often too high. You don't see the full extent of the necessary renovations or even have a renovation backlog. Materials that are in excellent condition often have no value for buyers. The buyer wants to redo sanitary areas, floors and kitchens. Perhaps an energy-efficient refurbishment is pending and thus extensive, time-consuming investments. The location of the property is also often valued too highly. Finding the right market value is therefore the real challenge.

Ms. Berger, what is your recipe for success in a sale?

It starts with the perfect preparation of the house or apartment for sale. At Mr. Lodge, a very professional team works together and goes on the offensive to market the property in a tailor-made way. Starting with the correct valuation, the photo-ready preparation and staging of the property by our own staging team (free of charge for the vendor), the perfect photography and presentation using video by our photographers and the support of the marketing team. Preparation of the sales documents, marketing of the property through the right channels.

What were the highlights this year?

A gem in a prime location in Rottach-Egern was sold to the right interested party within a very short time thanks to our network. A capital investment in Bad Wiessee also found its investor quickly because the overall package was convincing. An end-terrace house in Kreuth led to success with the right price at the right time.

On the one hand, we work in a tailor-made manner for our clients and, on the other, in a structured manner in the background. In conjunction with our strong network, this is the recipe for success at Mr. Lodge.



Petra
Berger

OFFICE MANAGER
ROTTACH-EGERN



FURNISHED LIVING IN MUNICH

Secure investment in uncertain times

Potential home buyers can be delighted: Nowadays, companies around the world are actively looking for qualified employees. Due to the housing shortage in Munich, furnished apartments are a key to success and can provide attractive returns. We offer a diverse selection of modern furnished and fully equipped apartments.

The search for an apartment in Munich is demanding and time-consuming. Every year, tenants from all over the world come to the Bavarian metropolis looking for temporary accommodation for professional or private reasons. This is a promising opportunity for landlords of furnished apartments.

We take care of the arrangements for the landlord. On request, our interior design team can assist with furnishing and decorating. The solvent tenant clientele

ensures a low default risk and makes this form of investment a crisis-proof capital investment.

Regardless of whether you are looking for a home in hip Munich districts such as Isar- or Maxvorstadt, Neuhausen or Schwabing, the trendy Gärtnerplatz and Glockenbachviertel or quieter areas such as Obersendling, Untermenzing and Oberföhring - at Mr. Lodge, tenants will find a suitable apartment both in lively inner-city locations and away from the hustle and bustle.

In the first few weeks in a new city, most new Munich residents concentrate intensively on their new tasks. Therefore, for many people it makes sense to rent an apartment that is located close to their workplace.

Others prefer to live right on the cutting edge - in other

words, in districts with numerous nightlife options and a diverse culinary scene. At Mr. Lodge, we have apartments to suit both preferences.

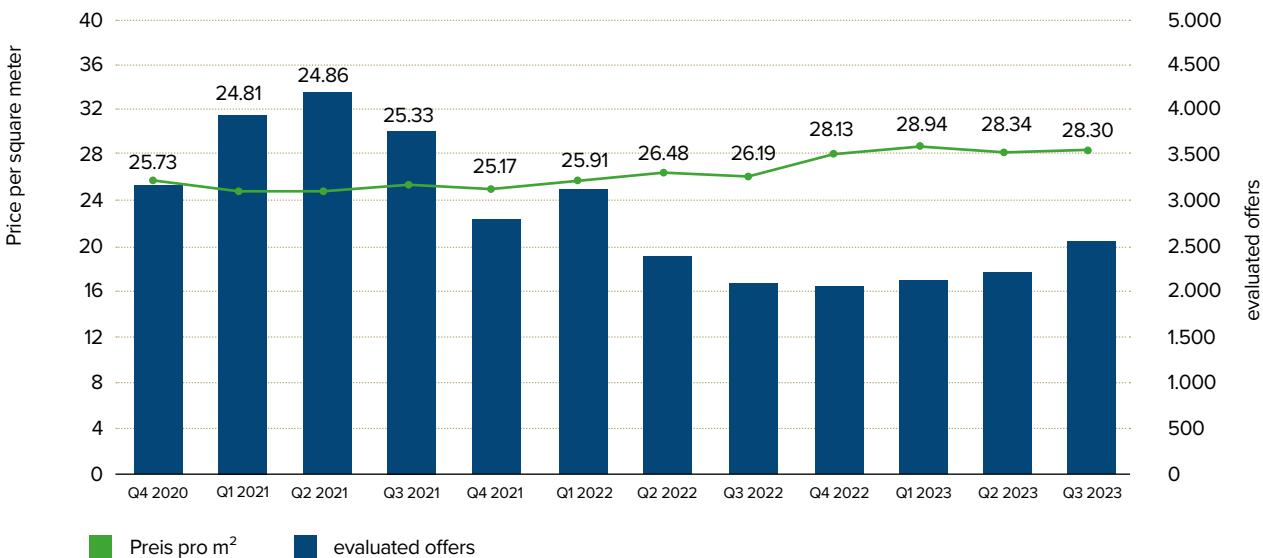
Most of our properties are modernly furnished and meet the expectations of contemporary living. The professional presentation of all properties makes it easier for prospective tenants to select their suitable temporary home: search, find, live.

The tenants of the apartments come from all over the world. Many international Munich-based companies that recruit employees within Germany and around the world frequently make use of our service. The rental periods generally range from six months to two years.



RENTAL PRICES

FURNISHED LIVING (PRESENTATION OF TRENDS)





MR.LODGE CUSTOMER SERVICE

Preperation is key

Demand for rental properties remains high, while supply is declining. Doris Palmiero and her colleague Felix Hensel are in charge of customer service for tenants at Mr. Lodge and explain how they can help you find a suitable rental property and what to do if you don't find your dream apartment straight away.

INTERVIEW WITH DORIS PALMIERO UND FELIX HENSEL

How is the market for furnished rentals in Munich currently developing?

Doris Palmiero: Demand was very high throughout the summer - accordingly, the number of offers

has decreased significantly. Demand has not slowed down until September.

Will the influx to Munich continue? Is the focus on the city center or rather the suburbs?

The influx is continuing and demand remains very high. The city center remains the preferred location, which naturally also leads to a lack of supply. As a result, many prospective tenants are moving to the suburbs,

where larger properties in particular are in demand.

What are the difficulties for tenants who are currently looking for a furnished apartment in Munich?

Felix Hensel: As already mentioned, the supply is generally too low. In addition, rents have risen, but not the financial support for rent from the employer. Many companies are reducing their subsidies for finding accommodation or rent. We are also noticing a lack of compensation for inflation among private tenants.

How do you help people looking for accommodation?

Through individual advice, short response times and a good relationship with the owners, we can find the right property very quickly and realize the rental. Many people looking for a home also come from abroad. With our international team, which speaks 20 languages, we support tenants throughout the entire rental period, all the way to deposit repayment. We also offer the rental contract in two languages.

What makes Mr. Lodge different from other Munich estate agents?

Doris Palmiero: We only organize individual appointments for our clients and do not conduct open viewings. We introduce every prospective tenant to the owner

immediately and do not "collect" potential customers whom we contact as and when we have an offer. We accompany our clients from A to Z, i.e. we are by their side from the search through the rental period to deposit repayment.

As experts, do you have any tips for finding an apartment in Munich?

Felix Hensel: Even if Munich's inner city locations seem more attractive at first glance and offer better living conditions, Munich's suburbs are also a great option. Prospective tenants should consider a larger range. It can also help to be well prepared during the search. All the necessary documents should be on hand. If you don't find the right apartment

straight away, you need to be patient.



Doris Palmiero
Felix Hensel

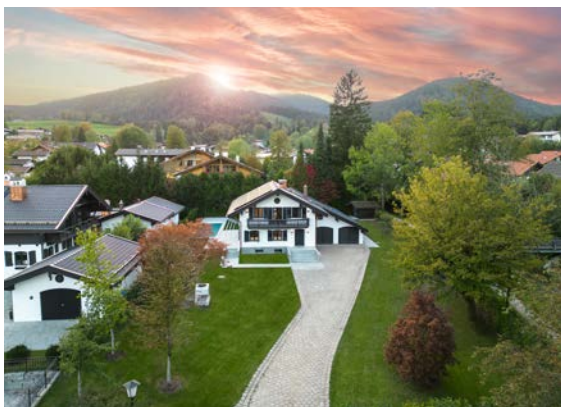
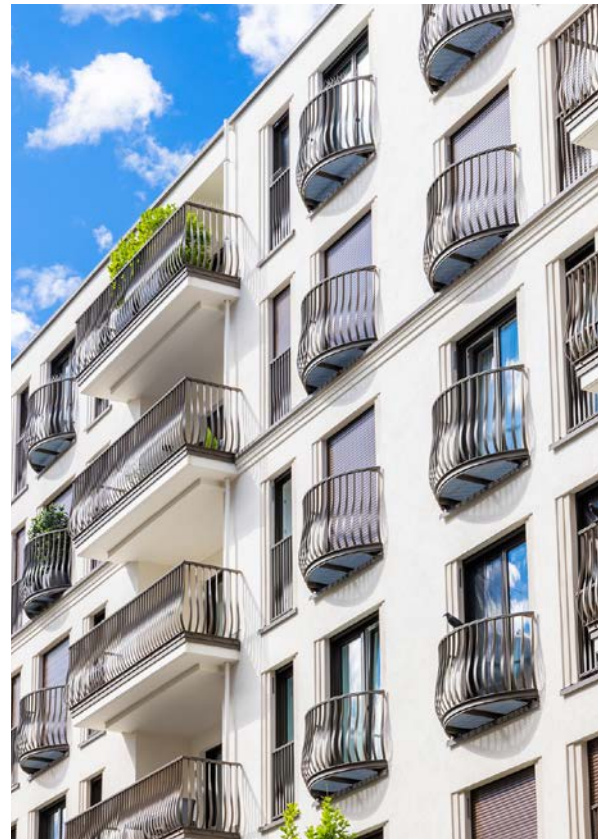
HEAD OF REAL ESTATE RENTAL

Mr. Lodge Exclusive

Our Mr. Lodge Exclusive brand sets new standards in the marketing of luxury properties. We broker exclusive properties with first-class facilities in outstanding locations. We stage this type of property in a particularly sophisticated way. The VILLA ACHALM exposé was awarded the GMUND AWARD in the Business category in 2023.

Luxury apartment at LUDWIG - sold

LUDWIG in Munich's Maxvorstadt district offers classic elegance and urban flair. Located within walking distance of first-class shopping streets, cultural sites and the English Garden, this 3-room apartment on the 4th floor of a residential building built in 2019 is a gem for sophisticated living in the heart of the city.



Das Fockenstein

Bad Wiessee at Lake Tegernsee

A unique property of superlatives with two first-class properties that combine the highest level of luxury and exceptional comfort:

The modern country house consisting of Chalet I with an adjoining Chalet II and the newly staged country house with a separate granny apartment and an outdoor pool present themselves as a complete ensemble with a unique opportunity for intergenerational living. Alternatively, only one of the two properties can be purchased.



Villa Achalm

Stately villa in the greater Stuttgart area

This classic villa on a spacious estate creates visions for the future. The location, the architecture, the interior design, the furnishings, coupled with a breathtaking garden landscape - everything about Villa Achalm is unique.

Luxury Apartments

Bad Wiessee at Lake Tegernsee

A real gem in a sought-after residential area with a view of the Tegernsee mountains. Each of the 7 apartments is unique and offers harmonious living in Bavarian architectural style. Here, luxury is combined with tradition, and the possibility of touristic letting creates attractive income opportunities. The purchase is commission-free for the buyer.



Mr. Lodge News



Mr. Lodge goes China

The international approach is being expanded. The complete range of services is now also available in Chinese and via Chinese communication channels. Munich is an important economic center with a strong international presence. Relations between China and Bavaria have become more and more important in recent years. For us, the personal and professional approach to Chinese individuals and cooperation with Chinese companies is the logical continuation of our strategically important international focus.



BestSeller Apartment

Our furnishing concept provides our landlords with "everything from a single supplier" in the form of a basic package. We keep the furnishings and equipment in stock, so furnishing can be implemented at

short notice.

Starting with the on-site inventory and floor plan planning, this considerably reduces the time and effort required by our landlords until the property is let. The offer also includes a fitted kitchen for an additional charge. All of the furnishings and fittings are tailored specifically to the wishes and requirements of our tenants.

This provides additional security for our landlords when approaching tenants and ensures that tenants can be found quickly.

Capital Award

Once again this year, one of Germany's leading business magazines, Capital, has awarded us the coveted top score in the categories qualification, process quality, exposé, contract and service. This makes us one of the TOP brokers and best real estate agents in the entire country.





More mobility and flexibility - Mr. Lodge and SIXT cooperate

In a globalized world, flexibility and mobility are crucial basic requirements. Our product range at Mr. Lodge is designed for people whose lives are highly dependent on flexibility and mobility. The cooperation with SIXT, an international provider of premium mobility services, is a further development of the offer to simplify travel and accommodation. International professionals in particular, who do not want to be tied to a car in the long term for economic or sustainability reasons, can benefit from this offer.

All you can art – Real estate and art

Our latest collaboration with All you can art shows how we combine art and real estate. In our 3-room apartment at LUWDIG, which has already been sold, there are three pieces of art by two selected artists, which the All you can art gallery has provided us with exclusively. Art in the room gives the property a special aesthetic. It creates the opportunity for an emotional connection and makes it easier to feel at home straight away.



Mr. Lodge - Live Webinar

Would you like to hear our Managing Director Norbert Verbücheln and real estate analyst Jan Kricheldorf's personal assessment of developments on the Munich real estate market live and at first hand? Then we cordially invite you to our live webinar on Thursday, December 14 at 5 pm.

Topic: Annual review 2023 - Focus on the Munich real estate market

MR. LODGE  WEBINAR

Offer prices purchase & rent

Source: geomap.immo (query date 28.09.2023)

District	Existing apartments purchase price range €/m ²	øprice €/m ²
Allach, Untermenzing	5.019 - 11.678	7.993
Altstadt	5.856 - 25.268	12.569
Lehel	7.513 - 22.845	14.702
Au-Haidhausen	5.935 - 15.534	10.112
Aubing-Lochhausen-Langwied	5.056 - 11.225	7.900
Berg am Laim	5.675 - 11.642	8.403
Bogenhausen*, Herzogpark	5.523 - 19.250	10.702
Feldmoching, Hasenberg	4.925 - 11.177	7.714
Hadern	5.385 - 11.835	7.823
Isarvorstadt, Ludwigsvorstadt, Glockenbach	6.468 - 17.223	11.594
Laim	5.362 - 11.425	8.002
Maxvorstadt	5.691 - 22.422	11.579
Milbertshofen-Am Hart	5.000 - 10.956	8.340
Moosach	5.123 - 11.315	7.787
Neuhausen-Nymphenburg	6.246 - 15.770	10.413
Obergiesing-Fasangarten	6.023 - 12.546	8.892
Pasing-Obermenzing	5.470 - 12.378	8.155
Ramersdorf-Perlach	4.150 - 11.725	7.751
Schwabing-Freimann	6.569 - 17.275	10.773
Schwabing-West	6.553 - 15.074	10.430
Schwanthalerhöhe	4.271 - 16.149	9.804
Sendling	5.539 - 11.738	8.557
Sendling-Westpark	5.437 - 11.413	8.138
Thalkirchen-Obersendling-Forstenried-Fürstenrd.-Solln	5.649 - 12.419	8.107
Trudering-Riem	5.444 - 13.575	8.628
Untergiesing-Harlaching	5.525 - 14.065	9.209

TOP €/m ²	Existing apartments rent price range €/m ²	øprice €/m ²	TOP €/m ²
11.678	12,49 - 24,06	18,20	26,46
25.268	12,25- 39,78	24,14	39,78
22.845	16,50 - 36,78	24,76	36,78
15.534	12,62 - 33,13	21,47	33,13
11.225	12,96 - 26,74	18,47	27,55
11.642	10,97 - 31,41	19,22	31,41
19.250	14,10 - 30,72	20,43	30,72
11.177	11,33 - 28,41	18,42	28,41
11.835	13,12 - 26,94	18,71	26,94
17.223	14,14 - 36,82	23,22	36,82
11.425	12,29 - 29,04	18,71	29,04
22.422	12,82 - 37,40	23,30	37,40
10.956	11,62 - 33,82	20,95	33,82
11.315	12,65 - 29,54	19,54	29,54
15.770	14,74 - 31,93	20,83	31,93
12.546	10,43 - 32,11	20,20	32,11
12.378	12,61 - 29,33	19,26	29,33
11.725	10,78 - 29,17	18,21	29,17
17.275	13,48 - 32,19	20,61	32,19
15.074	12,43 - 34,47	22,63	34,47
16.149	9,60 - 35,00	20,94	35,00
11.738	11,50 - 30,99	19,96	30,99
11.413	11,50 - 30,12	19,74	30,12
12.419	13,04 - 27,94	19,04	27,94
13.575	11,67 - 26,87	18,41	26,87
14.065	11,01 - 29,66	19,57	29,66

Source: geomap.immo (query date 28.09.2023)

* This includes the districts of Daglfing, Denning, Engelschalking and Johanneskirchen

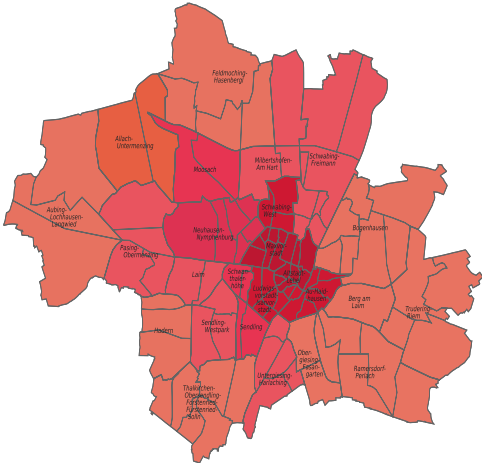
Overview Rental Offer rents Munich

KEY

- 16,00€ - 17,00€
- 17,00€ - 18,00€
- 18,00€ - 19,00€
- 19,00€ - 20,00€
- 20,00€ - 21,00€
- 21,00€ - 22,00€
- 22,00€ - 23,00€
- > 23,00€



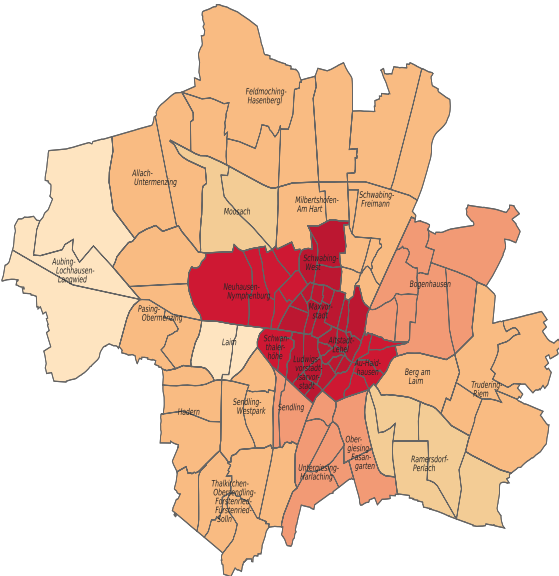
Source: geomap.immo



Overview Sales Offer prices Munich

KEY

- 6.000€ - 7.000€
- 7.000€ - 8.000€
- 8.000€ - 9.000€
- 9.000€ - 10.000€
- 10.000€ - 11.000€
- > 11.000€



Source: geomap.immo

From the case law

Ruling of the Federal Court of Justice on the validity of the so-called "fictitious damage assessment" in tenancy law

If tenants leave damage to the apartment when they move out, landlords can still determine the necessary repair costs by obtaining cost estimates. They can then use these estimates to claim the amount of damage and settle the deposit accordingly. Carrying out the repairs is not a prerequisite for this. This means that landlords

can continue to determine the costs by means of the so-called "fictitious damage assessment" - i.e. without actually carrying out the repair - and claim them from the tenants accordingly.

This was decided by the 8th Civil Senate of the Federal Court of Justice in its ruling of April 19, 2023 (BGH VIII ZR 280/21, ruling of April 19, 2023, see adjacent QR code). In doing so, it ended a discussion that had arisen after the neighbouring 7th Senate no longer recognized the fictitious assessment of

damages in work contract law. The 8th Senate has now clarified that the case law of the other Senate does not apply to tenancy law and that landlords therefore still have the option of fictitious damage assessment.



Disclaimer / Note:

All legal information is provided without guarantee and does not constitute legal advice.

For legal advice, please contact your lawyer or, for example, the legal advice service of the Münchner Haus- und Grundbesitzerverein (see adjacent QR code).



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