

Residential City Profile

Berlin | 2nd half of 2014
Published in February 2015



Socio-economic trends in the second half of 2014

German economy

According to calculations by the Federal Statistical Office, the Gross Domestic Product (GDP) grew by 1.5% in 2014 (price, seasonally and calendar adjusted) and is therefore at a significantly higher level than in the previous two years. The principal economic driver was domestic consumption. Investment in equipment and construction also contributed significantly to the positive economic trend.

In the labour market, the positive trend of the previous years improved further, albeit slightly over the course of the year. With an annual average of 42.6 million in employment, 2014 again showed a higher level of growth than in the previous year (0.9%). This means that employment figures reached record levels for the eighth year in

succession. The unemployment rate fell by 0.3% points to 6.4% year-on-year in December. In addition, real incomes rose in the third quarter of 2014 by 1.8% year-on-year and therefore showed a greater level of growth than the previous year.

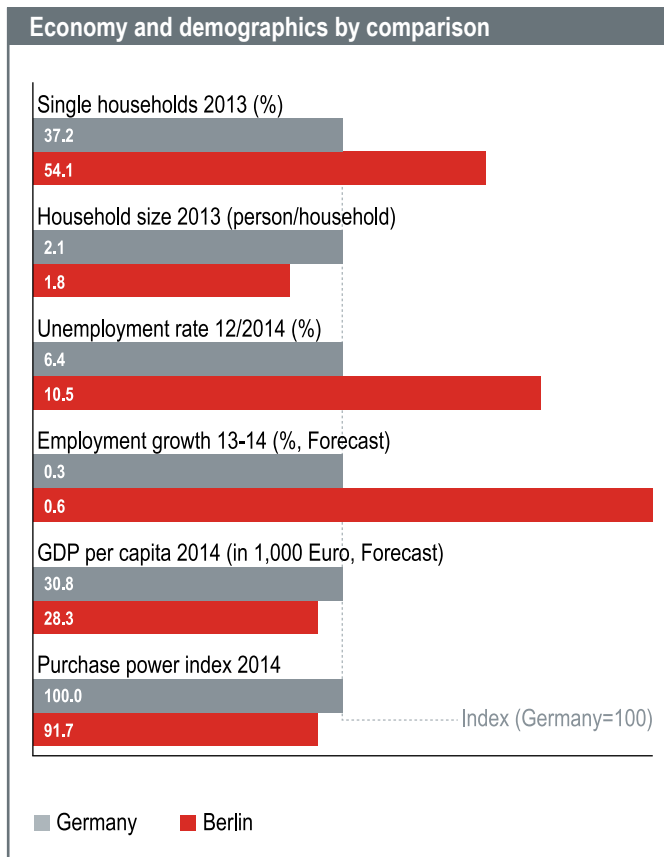
The Ifo Business Climate Index reached a new high point in the first half of 2014, but fell back again in the autumn; however, business confidence improved again slightly by the end of the year, reaching 105.5 index points in December (-4 points year-on-year).

The rise is due to the improving business prospects and rising export forecasts, which promise an improved outlook for the production industry and wholesale trade.

For 2015, the leading economic institutes anticipate subdued economic growth which will be driven predominantly by private consumption. In their autumn reports, they estimate GDP growth of 1.0% over the year as a whole.

Berlin

In autumn 2014, the sustained positive trend in the Business Climate Index published by the Berlin Chamber of Industry and Commerce was interrupted for the first time in two years. There was a significant dent in both the current outlook and estimates of future trends. However, most estimates remain positive, which means that according to the Chamber of Industry and Commerce forecasts, there will merely be a slowdown in economic growth. The business climate in the hospitality, retail and trade sectors are similarly positive. Investment plans and the propensity of companies to take on more staff remain generally solid in Berlin, despite the negative future estimates. The unemployment rate fell in December 2014 to 10.5% (a drop of 0.7% points year-on-year).



Population and households 2013							
District	Population				Households		
	Total	Development since 2011 (%)	Migration balance*	Natural population growth*	Total	Development since 2011 (%)	Single-person households (%)
Mitte	337,593	4.8	5,657	1,534	193,775	1.2	60.4
Friedrichshain-Kreuzberg	263,526	3.5	2,079	1,660	155,934	1.4	60.1
Pankow	371,438	3.6	4,969	1,444	223,298	4.0	59.4
Charlottenburg-Wilmersdorf	302,313	3.0	4,186	-790	182,384	4.2	59.8
Spandau	222,300	2.9	3,941	-643	127,030	6.2	52.2
Steglitz-Zehlendorf	284,313	1.9	3,429	-955	153,314	3.9	51.4
Tempelhof-Schöneberg	324,208	1.5	3,120	-193	182,558	1.6	52.8
Neukölln	311,943	2.9	2,645	751	168,536	2.5	54.3
Treptow-Köpenick	244,016	1.9	2,311	-359	137,988	3.4	49.6
Marzahn-Hellersdorf	251,007	2.1	1,843	332	133,646	3.4	44.0
Lichtenberg	262,760	3.4	3,870	199	149,115	3.1	51.6
Reinickendorf	246,412	2.6	3,842	-734	124,922	0.7	45.2
Berlin	3,421,829	2.9	41,892	2,246	1,932,502	2.9	54.1

* Migration balance includes the difference between immigration and emigration. Natural population growth means the difference between births and deaths

Peripheral districts benefit from high levels of population influx

Population growth is continuing in the capital city. At the end of 2013, Berlin had a population of 3.422 million, which equates to annual growth of almost 1.5% since 2011, or around 40,000 people p.a. In 2013, the highest positive population balance per inhabitant was in Spandau (17.7 people per 1,000 inhabitants). This is closely followed by the Mitte district, which has long been popular with new arrivals in the city. There were also high levels of population influx in 2013 in Reinickendorf (15.6) and Lichtenberg (14.7). There was something of a trend reversal in Berlin in local population growth, leading to population increases being distributed over greater numbers of city districts than was the case over the past 10 years. Districts within the S-Bahn urban railway ring remain popular with new arrivals, as long as they are able to afford it. The young average age and the high proportion of new families in these areas account for much of the positive natural population balance over the whole of

the city. Non-central districts are attractive to new arrivals because of the comparatively reasonably priced rents and better availability of residential space, which has meant an increase in population due to population influx. It remains to be seen whether there will be a long-term decrease in population age and a rise in birth numbers here in the coming years, similar to what had happened in the city centre. If the locational quality of these districts improves, which should also be encouraged through statutory taxation initiatives, there is likely to be sustained and more consistent development across the whole city area.

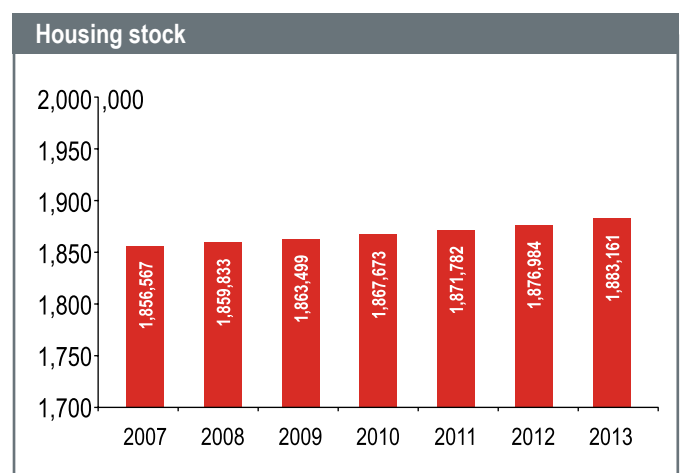
Housing market supply in Berlin in the second half of 2014

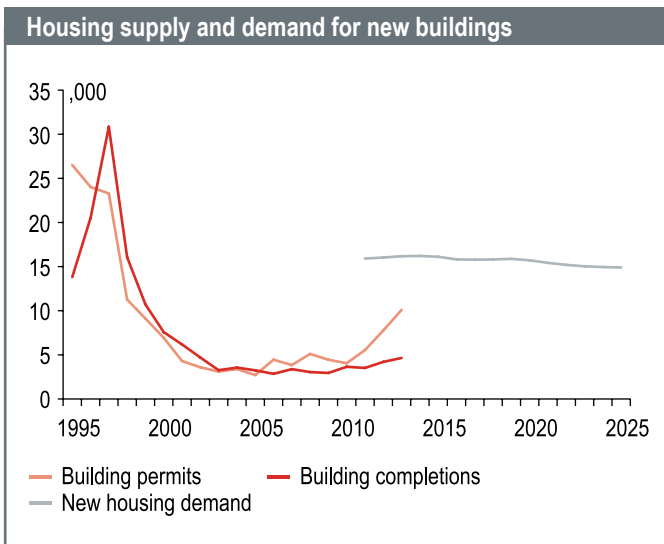
Stock data 2013						
District	Residential buildings		Housing units		Housing completions*	
	Total	Multi-family buildings (%)	Total	Development since 2010 (%)	Total	thereof in multi-family dwellings
Mitte	12,988	93.9	189,557	0.9	801	795
Friedrichshain-Kreuzberg	9,427	95.8	146,514	0.6	221	217
Pankow	35,619	44.8	208,388	1.8	820	546
Charlottenburg-Wilmersdorf	17,674	73.9	182,048	0.6	255	197
Spandau	27,388	33.0	117,695	0.7	269	1
Steglitz-Zehlendorf	39,888	37.5	154,503	0.6	575	263
Tempelhof-Schöneberg	28,325	49.4	180,164	0.2	63	39
Neukölln	27,532	39.1	161,935	0.2	101	9
Treptow-Köpenick	36,114	31.5	132,892	1.3	462	298
Marzahn-Hellersdorf	30,017	23.2	132,753	0.9	298	29
Lichtenberg	15,833	58.5	147,168	1.6	581	308
Reinickendorf	35,242	28.7	129,544	0.5	201	48
Berlin	316,047	43.3	1,883,161	0.8	4,647	2,750

* Completions of units through new buildings

Focus of building activity in the eastern districts

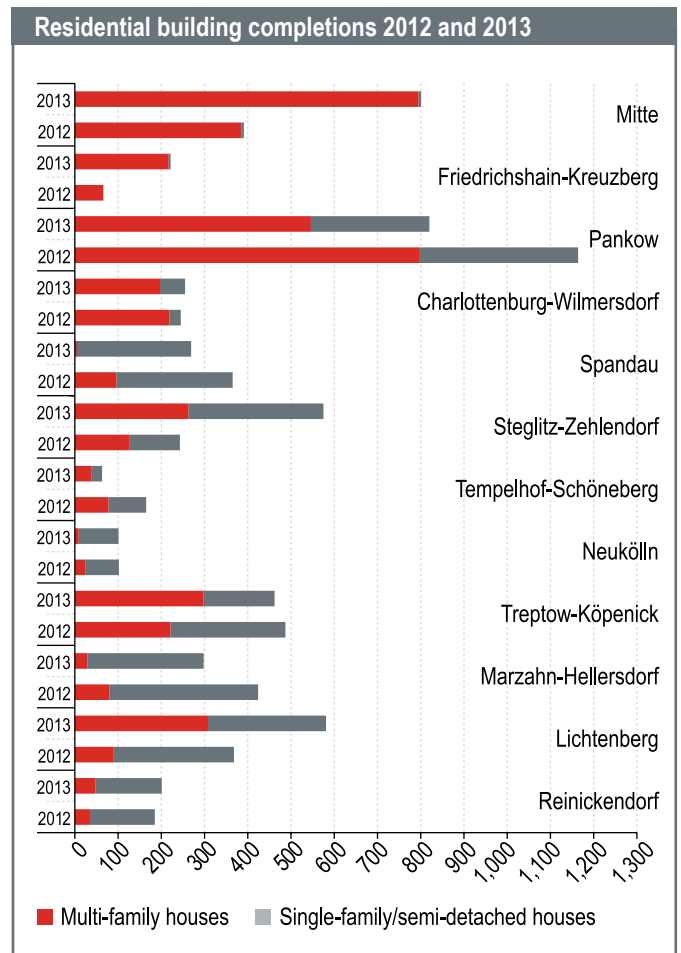
Since 2010, the stock of residential space in Berlin has risen by 0.8% or 15,500 residential units. Compared to the rise in population of almost 150,000 people over the same period, this means that there is surplus demand in the residential market. Building activity is distributed unevenly across the city area, focussed on districts with large development land reserves in the east of the city. Between 2010 and 2013, these included Pankow, Lichtenberg and Treptow-Köpenick. The Mitte district too has seen above-average building activity relative to the total stock of apartments, which is explained by the high level of demand for city centre apartments and the available building land along the area formerly occupied by the Berlin Wall.





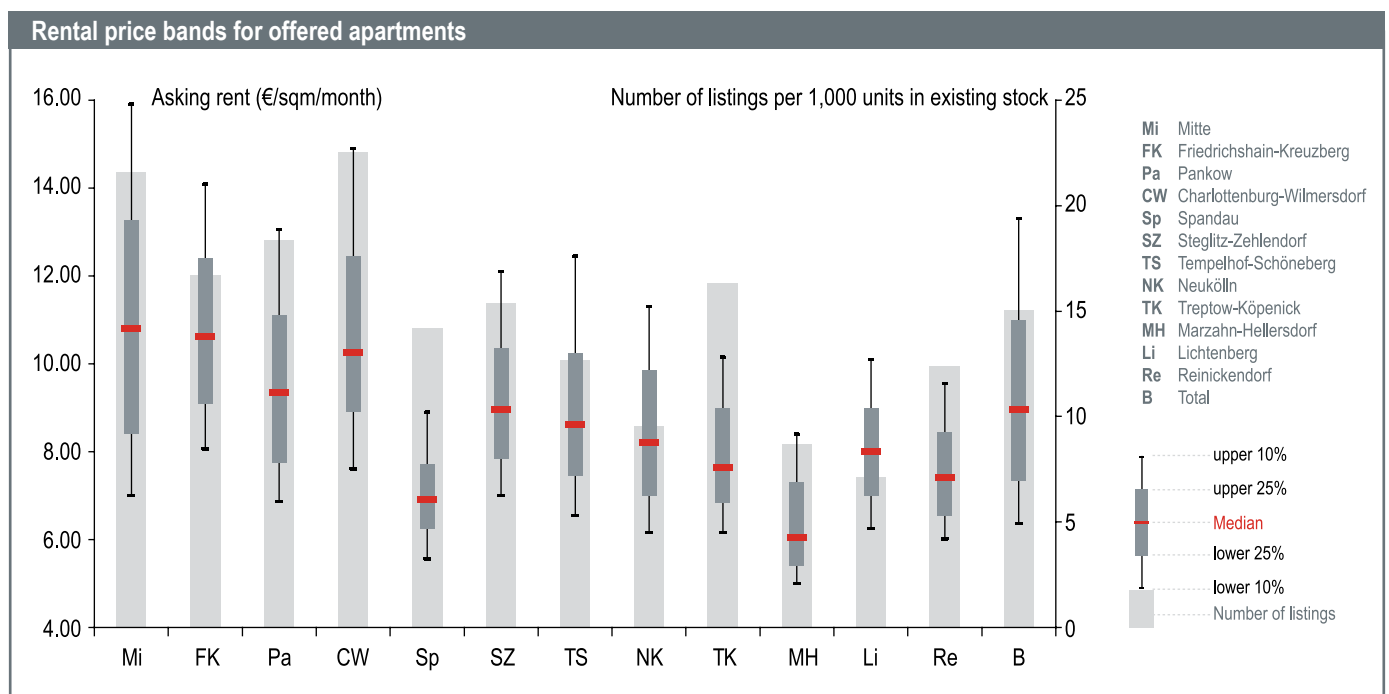
Surplus demand continues to rise despite increased building activity

Since 2010, the number of new building permits is estimated to have more than quadrupled from 4,000 to more than 16,000 in 2014. However, the numbers of new-build completions lagged well behind, with just 4,600 new apartments released in 2013. It is likely that 2014 will see a noticeable increase in new-build completions to an estimated 8,000, which is nonetheless well below the current demand level. The Federal Institute for Research on Building, Urban Affairs and Spatial Development (BBSR) has estimated a current requirement for more than 16,000 new apartments per annum. However, compared to the actual current trend, this estimate is still based on a lower level of population growth, which means that the current demand for new residential space could actually be significantly greater. According to estimates by JLL, at least 20,000 new apartments p.a. will be required over the next few years to return equilibrium to the residential market. Investitionsbank Berlin fore-



casts that there will be more than 20,000 new apartments completed by 2017 at earliest. Until then, the surplus demand will have increased noticeably. In the lower priced segment in particular, the market will not be able to provide sufficient volumes of new residential space, because of the introduction of the rental cap.

Rental housing market in Berlin in the second half of 2014



Rental price bands for offered apartments (2nd half of 2014 in €/sqm/month)

District	10%	25%	Median rent* (50%)	Development since H2 2013 (%)	75%	90%
Mitte	7.00	8.40	10.80	9.8	13.25	15.90
Friedrichshain-Kreuzberg	8.05	9.10	10.60	6.2	12.40	14.10
Pankow	6.85	7.75	9.35	8.4	11.10	13.05
Charlottenburg-Wilmersdorf	7.60	8.90	10.25	3.5	12.45	14.90
Spandau	5.55	6.25	6.90	4.5	7.70	8.90
Steglitz-Zehlendorf	7.00	7.85	8.95	4.4	10.35	12.10
Tempelhof-Schöneberg	6.55	7.45	8.60	6.8	10.25	12.45
Neukölln	6.15	7.00	8.20	9.4	9.85	11.30
Treptow-Köpenick	6.15	6.85	7.65	7.8	9.00	10.15
Marzahn-Hellersdorf	5.00	5.40	6.05	2.6	7.30	8.40
Lichtenberg	6.25	7.00	8.00	8.4	9.00	10.10
Reinickendorf	6.00	6.55	7.40	6.6	8.45	9.55
Berlin	6.35	7.35	8.95	9.1	11.00	13.30

* Median rent: 50 per cent of the listings are above 50 per cent below this figure

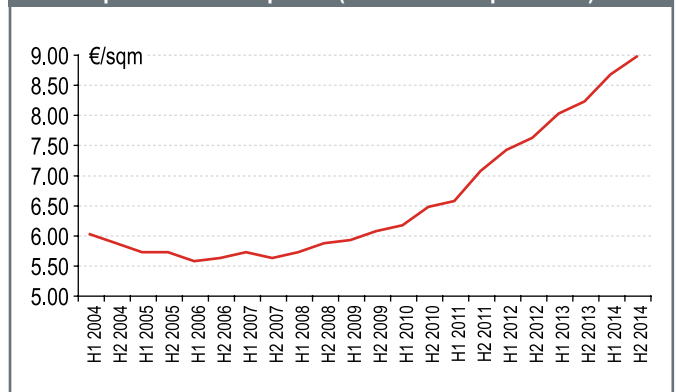
Above-average rent rises in Neukölln and Mitte

Rental prices for new leases reached €8.95/sqm in the first half of 2014, which equates to a rise of 9.1% compared to the same period in 2013. Above-average rises were again observed, especially in the city centre district of Neukölln and across Kreuzberg to Lichtenberg. The highest rental increases compared to the same period in 2013 were recorded in the districts of Neukölln and Mitte, but there were significant rises not just in the city centre districts but also in Pankow and Lichtenberg. The lowest price rises were observed in Marzahn-Hellersdorf, which is also the most reasonably priced district, and in the mainly middle-class Charlottenburg-Wilmersdorf, which was the highest priced area in Berlin two years ago. Prime rents in the city centre districts ranged between €13.00 and €16.00/sqm. The most reasonably priced stock, located primarily in large estates in Marzahn-Hellersdorf and Spandau, was let at rents from €5.50/sqm. Rental prices in areas outside the S-Bahn urban railway ring ranged from €7.00 to €9.00/sqm, rising to between €8.00 and €12.00/sqm in city centre locations. This means that rental prices in most areas have risen by around €1.00/sqm over the past two years.

Widespread rental price increases continue in Berlin

In the second half of 2014, the upward trend in rental prices continued in the residential market. With a rise of around €0.30/sqm or 3.5% since the first half of 2014, the dynamic is almost the same as in the first half of 2014, when rents rose by 5.5%. The upward movement is likely to remain because of the equal spread of price rises over all price categories and districts in the capital city. Rents have risen by over one third or €2.50/sqm since 2011 and by around one half or almost €3.00/sqm since the start of the review period in 2004. It is clear that the current phase of significant increases in rental prices has followed an even longer period of stagnating and even falling rents, which ended in 2008. Over the entire review period, rents rose by an average of around 3.8% p.a., which is almost twice the inflation rate over the same period. Whilst the insufficient supply of residential space makes a further rise in rental levels appear likely, it is possible that limited income levels in Berlin will slow down the

Development of rental prices (Median in €/sqm/month)



rental price dynamic in terms of future demand. Therefore, the future increase in rental levels in Berlin will slow down, but not actually fall below the long-term average.

In the second half of 2014, the rent for new-build apartments in Berlin was around €11.60/sqm, which is a significant rise compared to the first six months. The most expensive new-build apartments are being constructed in the Mitte district, where they are being offered at an average rent of €14.00/sqm. In the other city centre districts, average new-build rents range between €10.50 and €13.00 €/sqm. In peripheral locations around the capital city, new-build apartments are being constructed for rents ranging from €8.00 to €10.00/sqm.

Rental price

by unit size (Median* in €/sqm/month)

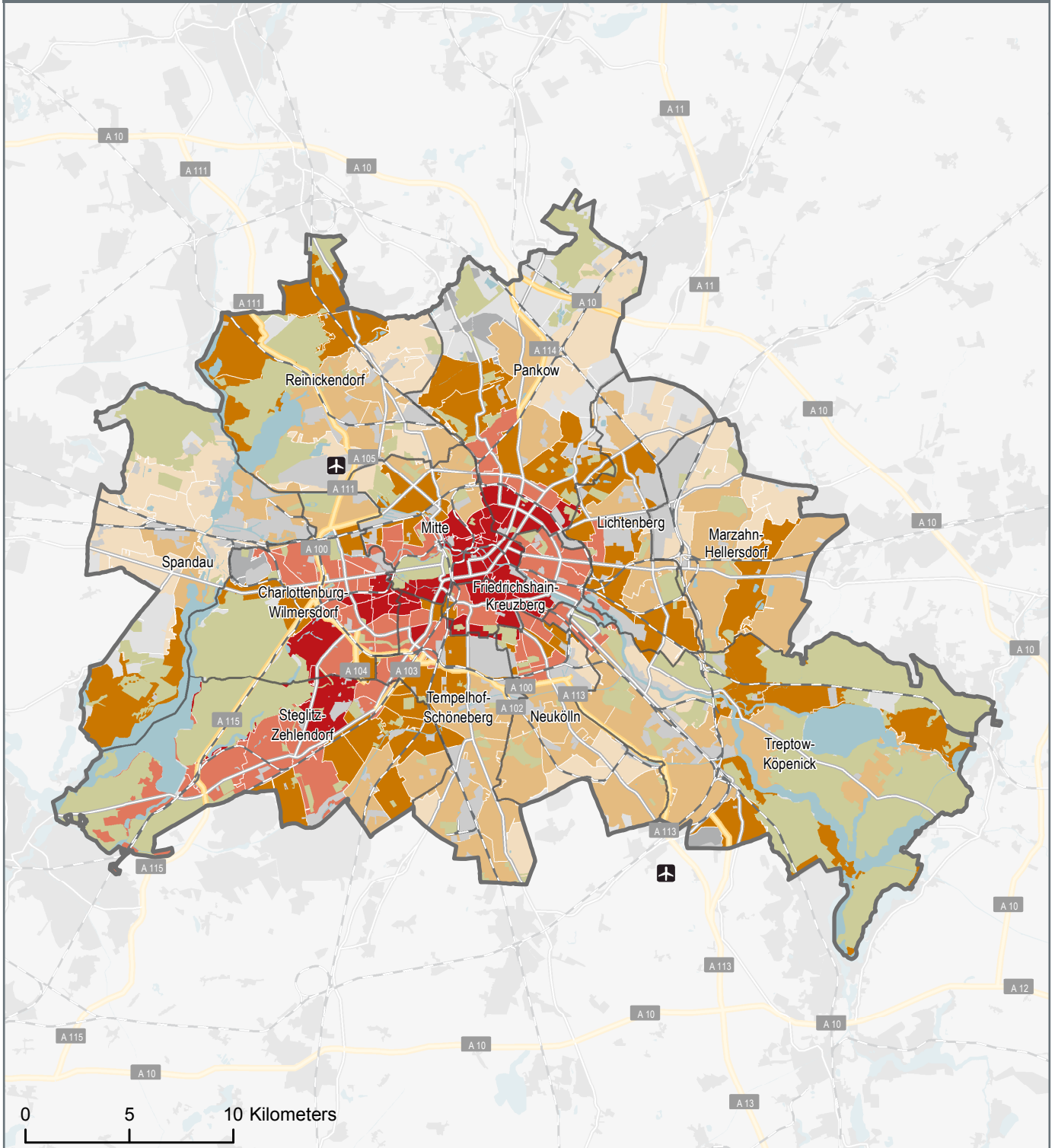
District	<45 sqm	45-65 sqm	66-90 sqm	>90 sqm
Mitte	10.45	10.10	10.10	11.65
Friedrichshain-Kreuzberg	11.25	10.55	10.20	10.85
Pankow	10.50	9.05	8.55	10.05
Charlottenburg-Wilmersdorf	11.85	10.05	9.80	10.55
Spandau	7.95	7.00	6.60	6.90
Steglitz-Zehlendorf	9.45	8.70	8.60	9.10
Tempelhof-Schöneberg	9.95	8.50	8.05	9.00
Neukölln	9.80	8.10	7.75	8.15
Treptow-Köpenick	8.55	7.50	7.50	8.05
Marzahn-Hellersdorf	8.00	6.45	5.60	6.10
Lichtenberg	8.65	7.90	7.50	8.30
Reinickendorf	8.20	7.30	7.05	7.50
Berlin	10.00	8.55	8.20	9.60

by building age (Median* in €/sqm/month)

District	<1919	1920-1945	1946-1960	1961-1975	1976-1990	1991-2010	>2011
Mitte	10.00	7.70	9.40	9.20	7.55	12.30	14.00
Friedrichshain-Kreuzberg	10.50	9.70	9.65	8.75	9.05	10.40	12.70
Pankow	9.95	9.05	7.25	6.85	7.20	7.70	11.20
Charlottenburg-Wilmersdorf	10.35	9.40	10.35	10.00	9.50	11.50	13.10
Spandau	6.85	7.10	7.25	6.25	6.70	7.05	7.55
Steglitz-Zehlendorf	9.05	9.75	8.50	8.25	8.35	9.25	9.70
Tempelhof-Schöneberg	9.50	7.80	9.15	7.60	7.40	7.95	10.75
Neukölln	9.45	8.50	8.00	6.80	6.90	7.60	8.65
Treptow-Köpenick	7.55	7.50	6.80	6.60	6.60	7.95	10.00
Marzahn-Hellersdorf	7.85	n/a	n/a	n/a	5.80	7.40	6.75
Lichtenberg	8.50	8.00	7.80	7.25	6.90	7.55	9.05
Reinickendorf	7.50	7.00	7.10	6.70	7.50	8.05	8.00
Berlin	9.60	8.30	8.65	7.85	7.00	8.35	11.60

* Median rent: 50 per cent of the listings are above 50 per cent below this figure

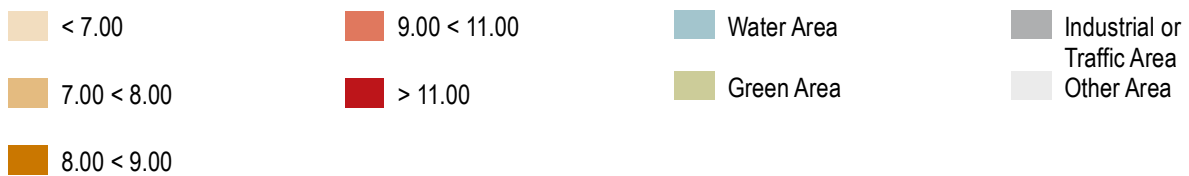
The residential property market Berlin: Asking rental prices in the second half of 2014



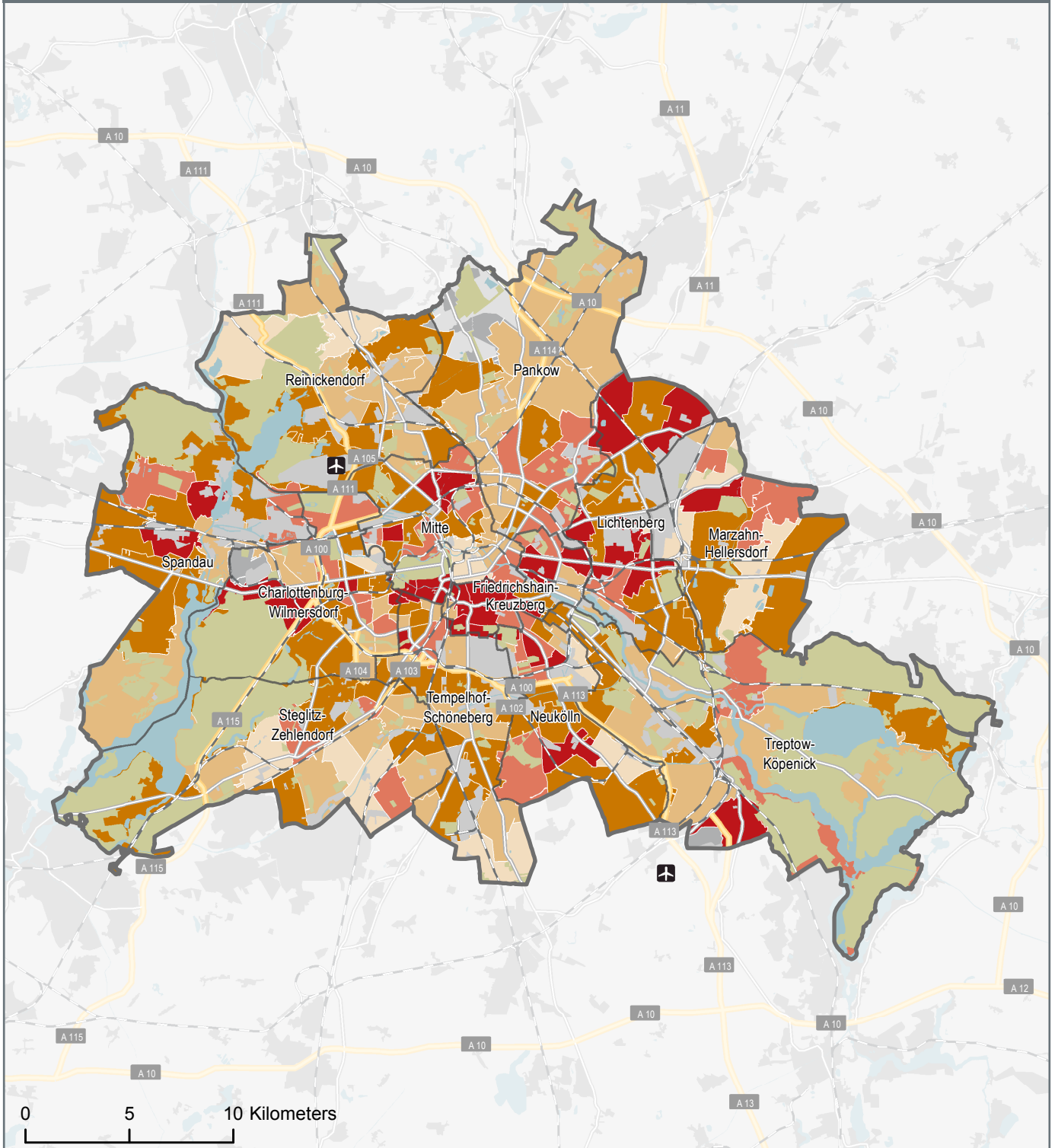
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Rent Level

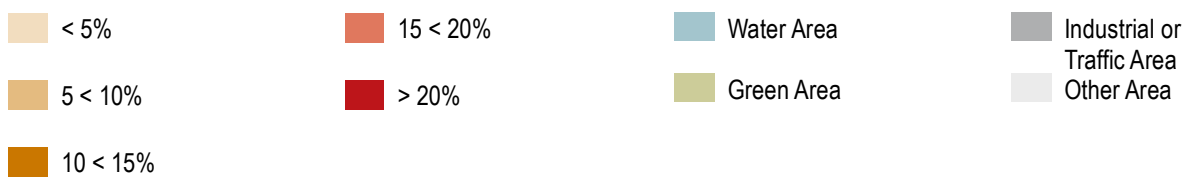
Average in €/sqm/month on postcode level



The residential property market Berlin: Development of asking rental prices between 2012 and 2014

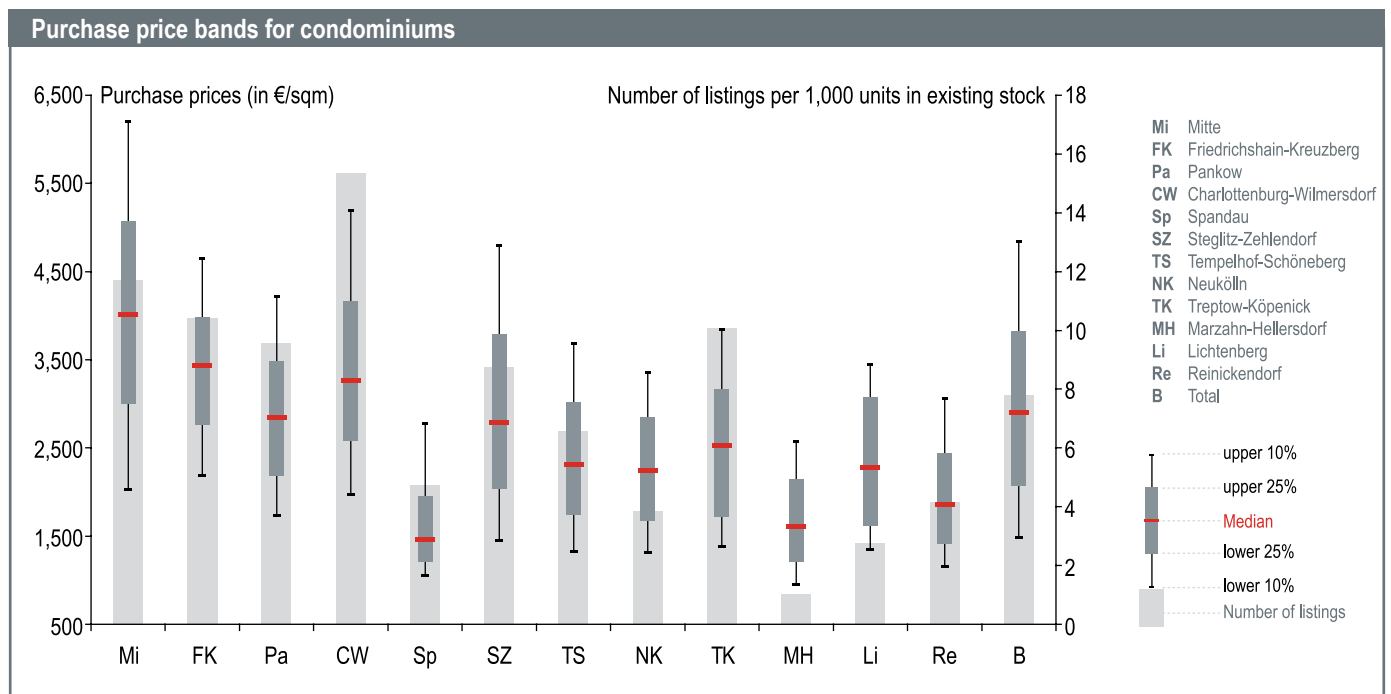


Development of Offered Rental Prices
in % 2nd half of 2012 - 2nd half of 2014 (on postcode level)



Condominium market in Berlin

in the second half of 2014



Purchase price bands for condominiums (2nd half of 2014 in €/sqm)

District	10%	25%	Median price* (50%)	Development since H2 2013 (%)	75%	90%
Mitte	2,030	3,000	4,010	13.6	5,070	6,200
Friedrichshain-Kreuzberg	2,190	2,760	3,430	13.9	3,980	4,650
Pankow	1,740	2,190	2,840	6.4	3,490	4,220
Charlottenburg-Wilmersdorf	1,980	2,580	3,260	3.5	4,160	5,190
Spandau	1,050	1,200	1,460	7.0	1,950	2,780
Steglitz-Zehlendorf	1,460	2,040	2,780	15.6	3,790	4,800
Tempelhof-Schöneberg	1,330	1,750	2,310	12.5	3,020	3,680
Neukölln	1,310	1,680	2,240	16.2	2,850	3,360
Treptow-Köpenick	1,380	1,720	2,520	11.5	3,170	3,850
Marzahn-Hellersdorf	960	1,200	1,600	19.0	2,140	2,570
Lichtenberg	1,350	1,620	2,270	-1.9	3,080	3,440
Reinickendorf	1,160	1,410	1,850	4.6	2,430	3,060
Berlin	1,480	2,070	2,900	12.8	3,820	4,840

* Median price: 50 per cent of the listings are above 50 per cent below this figure

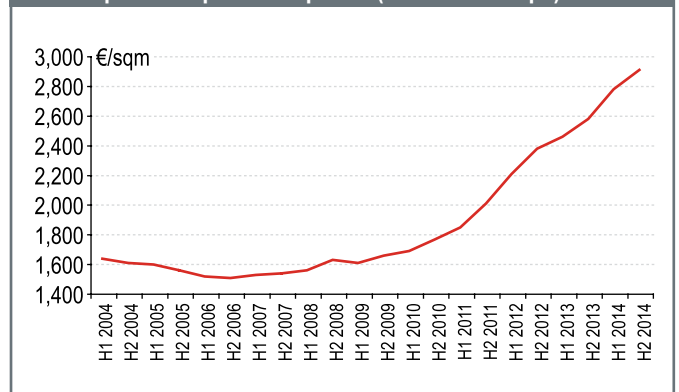
Highest dynamic for condominium apartments in Berlin Mitte

The average asking price for condominium apartments rose to €2,900/sqm in the second half of 2014, and is therefore 12.8% more expensive than one year ago. Whilst the overall price development in Berlin is influenced to only a small extent by price trends in the new-build segment, it was clear for the first time in the second half of the year that new-build prices in individual districts have been greatly affected by the increase in completion volumes. In the highly sought-after city centre districts of Mitte and Friedrichshain-Kreuzberg, above-average increases were observed in both the existing and new-build segments. In fact, the highest rises for existing properties across all districts were recorded in Mitte. Prices have also been rising at above-average levels in city centre locations such as Tempelhof-Schöneberg and Neukölln around the former Tempelhof airport. In Steglitz-Zehlendorf, Treptow-Köpenick and Marzahn-Hellersdorf, asking prices have risen mainly due to an increase in the supply of new-build apartments. In Lichtenberg, where there have been above-average price rises over the past few years, prices are currently falling slightly. It appears the price threshold has been reached here for the time being.

Prices for new-build apartments in city centre locations from €4,000/sqm

The price rises in the owner-occupier market weakened slightly in the second half of the year, but still show high growth levels. Compared to the second half of 2013, prices have risen by almost 5% (€130/sqm) after a rise of almost 8% in the first six months (€200/sqm). Asking prices for condominium apartments have risen by around one half or €1,000/sqm since 2011, which equates to above-average growth of 13.4% p.a. The annual growth rate over the whole of the review period since 2004 is 5.6%, as there were actually price falls on the Berlin market in some areas over the first two years. The trend reversal started in 2009 and since 2010 there has been double digit annual growth rates in this market segment. In view of the low level of new-build volume, the high level of demand resulting from low interest rates, the lack of investment alternatives

Development of purchase prices (Median in €/sqm)



and the low purchase prices compared to other German cities, it is very likely that there will be further price increases in 2015.

In the second half of 2014, the average asking price for a new-build condominium apartment in Berlin was around €3,810/sqm, which is again a significant increase compared to the previous six months (of 3.0%). In Mitte and Steglitz-Zehlendorf, the price level has already exceeded the €4,000/sqm mark. There are very few new-build apartments on the market for under €4,000/sqm in the city centre areas. In good peripheral locations, asking prices are around €3,000/sqm, which is the price for which existing city centre apartments in period buildings, mostly in need of refurbishment, can be purchased. Also in need of refurbishment, but somewhat more reasonably priced, are apartments dating from the post-war decades which are still offered for under €2,000/sqm.

Purchase price**by unit size (Median* in €/sqm)**

District	<45 sqm	45-65 sqm	66-90 sqm	>90 sqm
Mitte	3,200	3,380	3,700	4,390
Friedrichshain-Kreuzberg	2,850	3,010	3,320	3,680
Pankow	2,630	2,410	2,910	3,200
Charlottenburg-Wilmersdorf	2,390	2,760	2,880	3,750
Spandau	1,350	1,310	1,460	2,240
Steglitz-Zehlendorf	1,930	2,090	2,570	3,500
Tempelhof-Schöneberg	2,000	1,850	2,270	2,830
Neukölln	2,110	1,820	2,150	2,660
Treptow-Köpenick	1,530	1,850	2,530	2,820
Marzahn-Hellersdorf	n/a	1,290	1,630	2,040
Lichtenberg	2,120	1,840	2,410	3,050
Reinickendorf	1,630	1,540	1,800	2,300
Berlin	2,330	2,270	2,720	3,380

by building age (Median* in €/sqm)

District	<1919	1920-1945	1946-1960	1961-1975	1976-1990	1991-2010	>2011
Mitte	3,160	3,280	2,400	2,820	3,050	3,870	4,570
Friedrichshain-Kreuzberg	3,080	2,710	2,190	2,430	1,600	2,850	3,770
Pankow	2,980	2,020	1,870	n/a	n/a	2,180	3,300
Charlottenburg-Wilmersdorf	3,220	2,680	2,080	2,480	3,070	3,490	3,990
Spandau	1,650	1,300	1,300	1,310	2,140	1,880	3,790
Steglitz-Zehlendorf	3,010	2,310	1,640	2,160	2,620	2,880	4,100
Tempelhof-Schöneberg	2,670	1,930	1,560	1,800	1,780	2,400	2,770
Neukölln	2,330	2,330	1,740	1,600	1,840	2,030	3,160
Treptow-Köpenick	1,800	1,510	1,450	1,630	1,420	1,970	3,130
Marzahn-Hellersdorf	n/a	n/a	n/a	n/a	1,120	1,720	2,260
Lichtenberg	2,000	1,830	n/a	1,400	1,310	2,200	3,160
Reinickendorf	1,840	1,510	1,470	1,540	2,420	2,090	2,950
Berlin	2,910	1,990	1,810	1,980	2,260	2,390	3,810

* Median price: 50 per cent of the listings are above 50 per cent below this figure

Transaction market for residential property in the second half of 2014

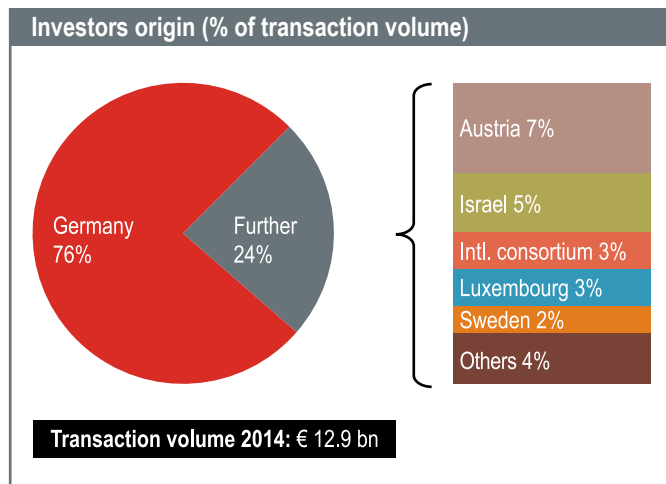
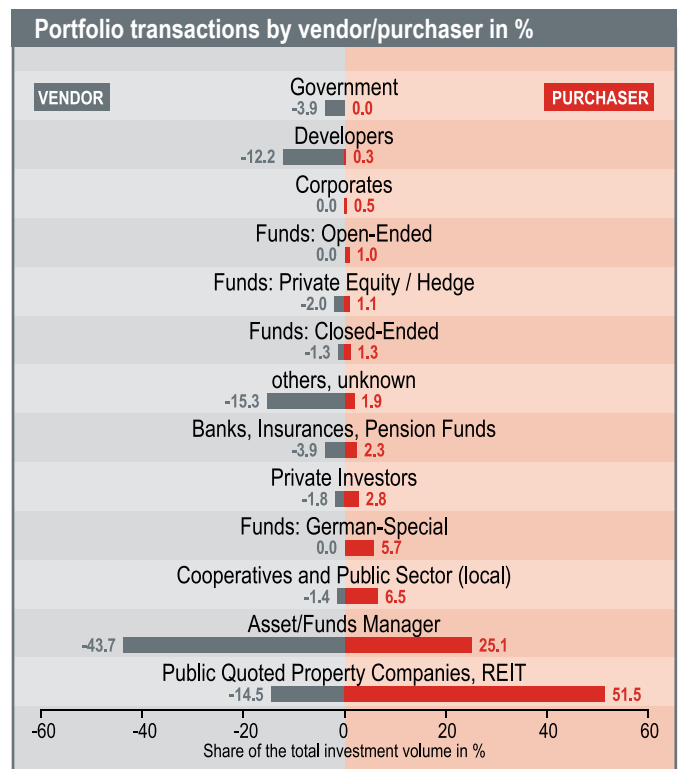
Residential investments: continued high levels of dynamic and transaction volume

In 2014, all expectations regarding transaction volume were exceeded in the residential transaction market. At around €12.9 billion, this was the second highest registered result since 2007. A total of 218,000 residential units were transacted.

The share of the total transaction volume attributable to residential portfolios across Germany in 2014 was more than €8 billion, which equates to over 60% (2013: €6.2 billion/40%). However there were no single transactions above €2 billion observed in 2014. In terms of the numbers of residential units transacted, the largest portfolio deals in 2014 were the Deutsche Annington purchase of apartments from the Vitus-Gruppe, followed by the purchases of the DGAG portfolio by BUWOG and the berlinovo portfolio by Westgrund and FFIRE.

The average portfolio size has risen to around 580 residential units per transaction (2013: 550). The biggest absolute and relative increase was in the smaller lot size category with less than 800 apartments per portfolio, which amounted to one third of total transaction volume, and deal clusters between 4,000 and 15,000 apartments per portfolio (€3.5 billion /27%).

In regional terms, the metropolitan area of Berlin remains the most important German transaction market with almost €2 billion of resi-



dential property transacted, followed by the Ruhr region with around €700 million, then Hamburg significantly behind at €420 million. In 2013, the German residential transaction market was characterised by domestic investors, but in 2014 there was renewed interest in German residential property from international investors, who accounted for almost 25% of total volume.

There will be further rationalisations of residential stock and further mergers between residential property companies in the coming year. The planned merger between Deutsche Annington and Gagfah at €3.9 billion is the second largest transaction in the residential investment market since 2001. Market conditions continue to look good for further large-scale mergers – a similar transaction volume to the previous year is expected for 2015.

The public sector is the most active purchaser in the residential transaction market

Berlin remains by far the most popular German investment location for residential property. In 2014 in the federal capital, there was almost €2 billion invested in residential properties and portfolios. The activities of public sector housing companies are particularly worth noting. Howoge purchased 2,600 apartments in Marzahn from TAG, which was the largest transaction in terms of the number of residential units. Berlin-based public sector housing companies purchased apartments worth a total of almost €620 million and were therefore the strongest single investor group. Stock exchange listed residential property companies purchased more than €400 million worth of as-

sets followed by professional asset and fund managers with around €380 million. The latter group has used the favourable conditions to rationalise their portfolios, selling apartments worth almost €850 million. Developers were rather less active, selling development projects worth around €370 million, which was just above half the previous year's level. The high level of liquidity, rising income forecasts and the still modest price levels continued to draw investors to the capital's residential transaction market.

Selected residential portfolio transactions

Location	Vendor	Purchaser	Housing units	Purchase price in € million	Date	Annotations
Bremen, Kiel, Mönchengladbach, Düsseldorf	Round Hill Capital	Deutsche Annington	30,000	1,400	Q1 2014	Vitus-Group
Schleswig-Holstein, Lower Saxony, Berlin	Solaia RE	Buwog	18,000	892	Q1 2014	DGAG-Portfolio
Lower Saxony, Brandenburg, Mecklenburg-Vorp., Saxony	Berlinovo	Westgrund	12,000	390	Q3 2014	Berlinovo-Portfolio
Various	Archstone	Deutsche Annington	12,000	970	Q1 2014	Dewag-Group
Mönchengladbach, Wuppertal, Leverkusen	Deutsche Annington	LEG NRW	10,000	484	Q4 2014	Parts of Vitus Portfolio
Saxony, Saxony-Anhalt, NRW	Corestate Capital	Adler Real Estate	8,000	Confidential	Q2 2014	
Various	Confidential	Grand City Properties	6,000	260	Q3 2014	
Berlin, Dresden, Jena, Leipzig, Erfurt	CitCor Residential Group	Deutsche Annington	5,000	320	Q3 2014	
Berlin, Nuremberg, Braunschweig, Hanover, Leipzig	Corpus Sireo	Deutsche Asset & Wealth Management	4,000	Confidential	Q2 2014	Merkur – Portfolio
Berlin, Dresden	Danish pension funds	FDL – Immeo Wohnen	4,000	240	Q2 2014	

Division of Berlin districts and areas

District	Area
Mitte	Hansaviertel, Tiergarten, Moabit, Gesundbrunnen, Wedding, Mitte
Friedrichshain-Kreuzberg	Friedrichshain, Kreuzberg
Pankow	Prenzlauer Berg, Weißensee, Blankenburg, Heinersdorf, Karow, Pankow, Blankenfelde, Buch, Französisch Buchholz, Rosenthal, Wilhelmsruh
Charlottenburg-Wilmersdorf	Charlottenburg, Charlottenburg-Nord, Grunewald, Halensee, Schmargendorf, Westend
Spandau	Spandau, Haselhorst, Siemensstadt, Wilhelmstadt, Gatow, Kladow, Hakenfelde, Falkenhagener Feld, Staaken
Steglitz-Zehlendorf	Dahlem, Düppel, Lankwitz, Lichtenfelde, Nikolassee, Schlachtensee, Steglitz, Südende, Wannsee, Zehlendorf
Tempelhof-Schöneberg	Schöneberg, Friedenau, Mariendorf, Marienfelde, Lichtenrade
Neukölln	Neukölln, Britz, Buckow, Rudow, Gropiusstadt
Treptow-Köpenick	Alt-Treptow, Plänterwald, Baumschulenweg, Johannisthal, Niederschöneweide, Altglienicke, Adlershof, Bohnsdorf, Oberschöneweide, Köpenick, Friedrichshagen, Rahnsdorf, Grünau, Müggelheim, Schmöckwitz
Marzahn-Hellersdorf	Marzahn, Hellersdorf, Biesdorf, Kaulsdorf, Mahlsdorf
Lichtenberg	Malchow, Wartenberg, Falkenberg, Neu Hohen-schönhausen, Alt-Hohenschönhausen, Fennpfuhl, Alt-Lichtenberg, Rummelsburg, Friedrichsfelde, Karlshorst
Reinickendorf	Frohnau, Heiligensee, Hermsdorf, Lübars, Konradshöhe, Märkisches Viertel, Reinickendorf, Tegel, Waidmannslust, Wittenau

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