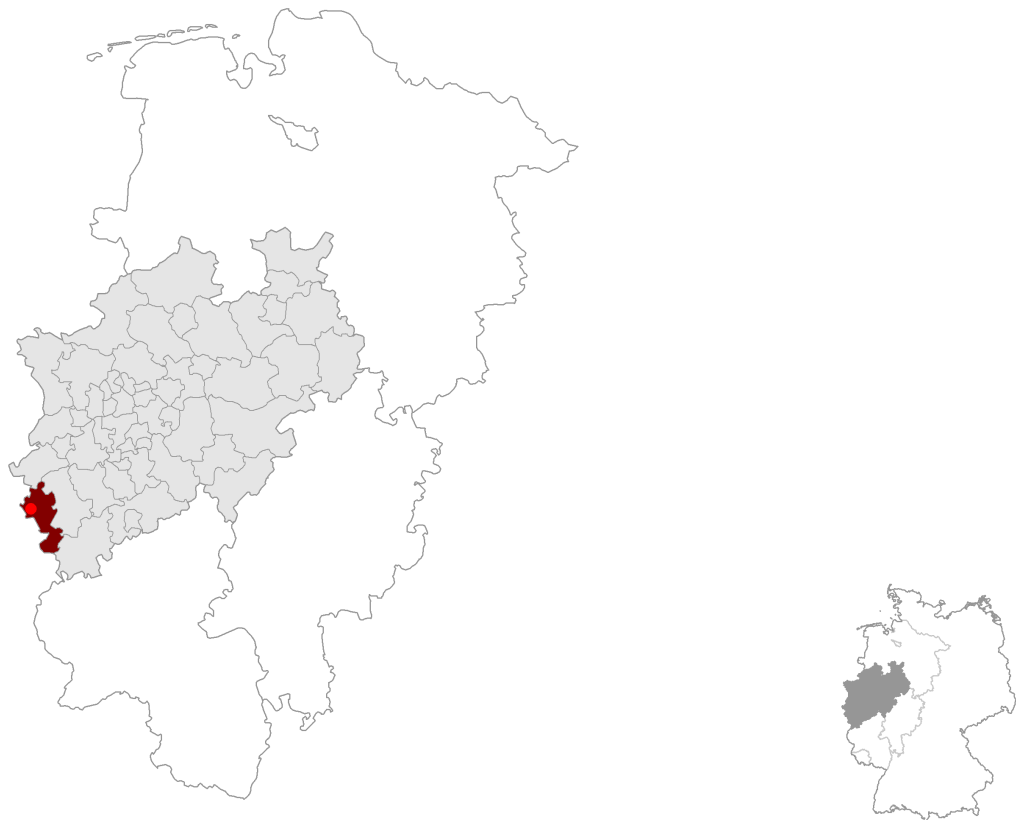


Location

■ Commune	Aachen (Code: 5334002)
■ Location	Aachen (PLZ: 52062) (FPRE: DE-05-000334)
■ Type of commune	Smaller city
■ District	Städteregion Aachen
■ District type	District
■ Federal state	North Rhine-Westphalia



Topics

- 1 Population
- 2 Segmentation of demand
- 3 Taxes, income and purchasing power
- 4 Stages in life
- 5 Relocation
- 6 Housing market
- 7 Market values, market rents, price levels
- 8 Accessibility and infrastructure
- 9 Perspectives 2035

Aachen (PLZ: 52062) lies in the City of Aachen in the District Städteregion Aachen in the federal state of North Rhine-Westphalia. Aachen has a population of 248'960 (31.12.2019), which is distributed over 142'724 households, resulting in an average household size of approximately 1.74 persons. Aachen is densely populated and is located, according to the BBSR definition, in the agglomeration («Verdichtungsraum») of Aachen. BBSR specially locates Städteregion Aachen in the residential market region of Aachen, which is identified, based on demographic and socio-economic demand factors, as a commune without any clear trend.

Throughout the years of 2014 and 2019, Aachen reports yearly average net migration of 1'364 persons. Compared to the national development, Aachen hereby shows average migration tendencies. In 2019, on district level (migrations across districts), the age groups of 18 to 24 and 0 to 17 stand out with the highest migratory balances of 4'284 and 390 persons, whereas the age groups of 25 to 29 and 30 to 49 count the lowest migratory balances with -1'272 and -952 persons.

According to Fahrländer Partner (FPRE), in the year of 2018, approximately 34.3% of the resident households belong to the higher social classes (Germany: 31.5%), 33.6% of the households belong to the middle classes (Germany: 35.3%) and 32.0% belong to the lower social classes (Germany: 33.2%). The majority of the households, approximately 21.9% (Germany: 18.9%) belongs to the group of «Older single» (55+ years), followed by the group of «Young single» (to 34 years) with a share of 17.9% (Germany: 8.2%) and the group of «Family with children» with 16.7% (Germany: 25.0%).

At the federal states' elections in the year of 2017, approximately 28.4% of the voters (valid second votes) in Aachen voted for SPD (Federal state of Nordrhein-Westfalen: 31.2%), 28.0% voted for CDU/CSU (Federal state of Nordrhein-Westfalen: 33.0%) and 14.9% voted for FDP (Federal state of Nordrhein-Westfalen: 12.6%). At the federal elections of 2017 in Aachen, approximately 27.8% of the voters (valid second votes) voted for CDU/CSU (Germany: 32.9%), 24.8% for SPD (Germany: 20.5%) and 14.2% for FDP (Germany: 10.7%). At the European Parliament election, 2019, most votes in the district of Städteregion Aachen were counted for the political parties CDU/CSU with 26.7% (Germany: 28.9%), DIE GRÜNEN with 24.6% (Germany: 20.5%) and SPD with 19.9% (Germany: 15.8%).

As of 2019, Aachen reports a housing stock of 137'853 units, being divided into 21'454 single-family houses and 116'399 apartments in apartment buildings. The single-family house rate therefore corresponds to 15.6% and is, in national comparison (30.1%), significantly below average. A majority of 26.5% include apartments with 3 rooms. Furthermore, apartments with 4 rooms (22.6%) and 2 rooms (14.8%) constitute high shares of the housing stock. Average building activity between the years of 2014 and 2019, compared to housing stock figures, amounts to 0.43% and is therefore lower than in Germany (0.57%). This corresponds to the completion of 3'465 accommodation units.

Regional BBSR prognoses at level «District» predict population evolution from 2020 to 2035 of -1.4% or -7'600 persons (Germany: -0.7%). At household level, an evolution of 0.6% or an increase of 1'700 households is predicted (Germany: 1.1%).

According to FPRE's hedonic models (data as of 30 June 2021), the price levels for owner-occupied homes (average new buildings) in Aachen (PLZ: 52062) are at 4'919 EUR/m² for single family houses and at 4'983 EUR/m² for apartments. The net market rental price of an apartment in an average location meanwhile is, according to FPRE's hedonic models, 12.8 EUR/m²month for new constructions and 10.8 EUR/m²month for old constructions.

Location

Commune	Aachen
Location	Aachen (PLZ: 52062)
Federal state	North Rhine-Westphalia
District	Städteregion Aachen

State capital	Düsseldorf	69 km
Next major centre	Mönchengladbach	52 km
Next medium-sized centre	Würselen	6 km
Nearest city	Würselen	6 km

Key data commune

	2014	2019	Δ
Population	243'336	248'960	2.3%
No. of households	140'611	142'155	1.1%
Foreign population share (District)	11.8%	15.2%	3.4%p.
Ø migratory balance (2014 - 2019)		1'364	

	Postcode 52062	Commune
Purchasing power 2020		
Purchasing power per inhabitant	23'855	22'591
Purchasing power per inhabitant (Index)*	100.4	95.1
Retail purchasing power (index)*	98.9	95.9
Retail centrality (Index)**	438.4	119.7

* purch. power / purch. power in GER, retail sales / retail purch. Power.

Household structure

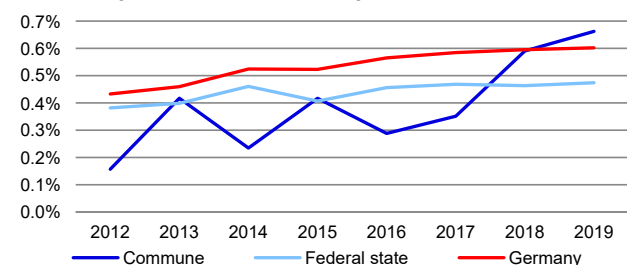
Segmentation of demand 2018	Commune	Germany	Δ (in %p.)
1 Rural-traditional	6.2%	12.2%	-6.0
2 Modern worker	7.8%	9.4%	-1.6
3 Transitional-alternative	18.1%	11.6%	6.5
4 Traditional middle class	6.5%	13.2%	-6.7
5 Liberal middle class	8.2%	10.0%	-1.9
6 Established-alternative	19.0%	12.1%	6.9
7 Upper middle class	6.6%	11.8%	-5.2
8 Professional elite	8.3%	9.0%	-0.7
9 Urban elite	19.4%	10.8%	8.6

Stages in life 2018	Commune	Germany	Δ (in %p.)
Young single	17.9%	8.2%	9.7
Middle-aged single	11.4%	10.0%	1.4
Older single	21.9%	18.9%	3.0
Young couple	3.3%	4.0%	-0.8
Middle-aged couple	5.1%	6.3%	-1.2
Older couple	13.9%	17.2%	-3.3
Family with children	16.7%	25.0%	-8.3
Single-parent family	5.8%	7.8%	-1.9
Co-tenants	4.0%	2.6%	1.5

Housing market Commune

	2014	2019	Δ
Housing stock	134'235	137'853	2.7%
of which single family houses	21'198	21'454	1.2%
Single family house quota	15.8%	15.6%	-0.2%p.
Housing units 1 room	14'792	15'563	5.2%
Housing units 2 rooms	19'898	20'431	2.7%
Housing units 3 rooms	35'559	36'534	2.7%
Housing units 4 rooms	30'441	31'086	2.1%
Housing units 5+ rooms	33'545	34'239	2.1%
Vacancy rate (District, 2018)		2 - 3%	
Medium building activity (2014 - 2019)		0.4%	

New housing units as % of total housing stock

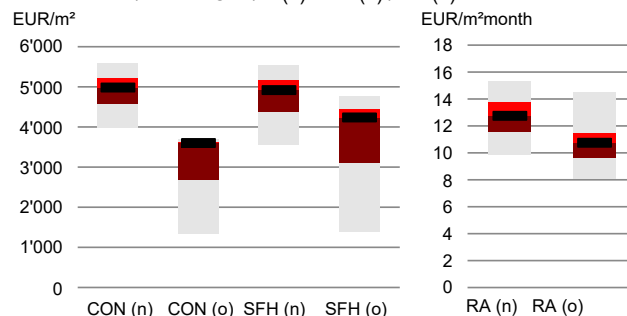


Market values, market rents, price levels

Aachen (PLZ: 52062)	EUR/m ²
CON new (average standard), 4 rooms	4'983
CON old (average standard), 4 rooms	3'600
Detached SFH new (average standard)	4'919
Detached SFH old (average standard)	4'237
	EUR/m ² month
RA new (average standard), 4 rooms	12.8
RA old (average standard), 4 rooms	10.8
Discounting factor for rental apartments (net terms)	3.2%
Gross multiplier	27.3
Affordability of market prices*	14.6
Affordability of market rents**	34.9%

* Ø price / purchasing power per household and year. ** Ø rent / purch. power per household

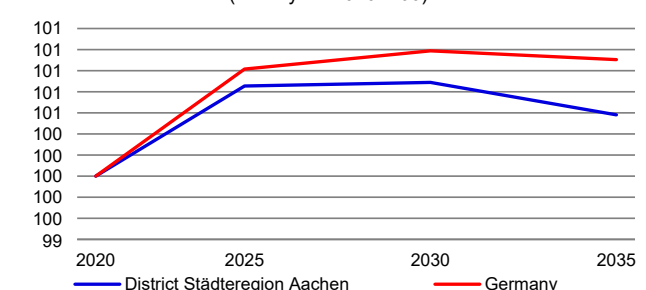
Market values/rents in CHF/m²(a): new (n) / old (o) construction



Perspectives 2035

District Städteregion Aachen	2020 - 2035	p.a.
Population growth	-7'600	-507
Evolution number of households	1'700	113
Additional demand: rental apartments	753	50
Additional demand: private properties	947	63

Evolution of households (index year 2020=100)



Key data population: Commune Aachen

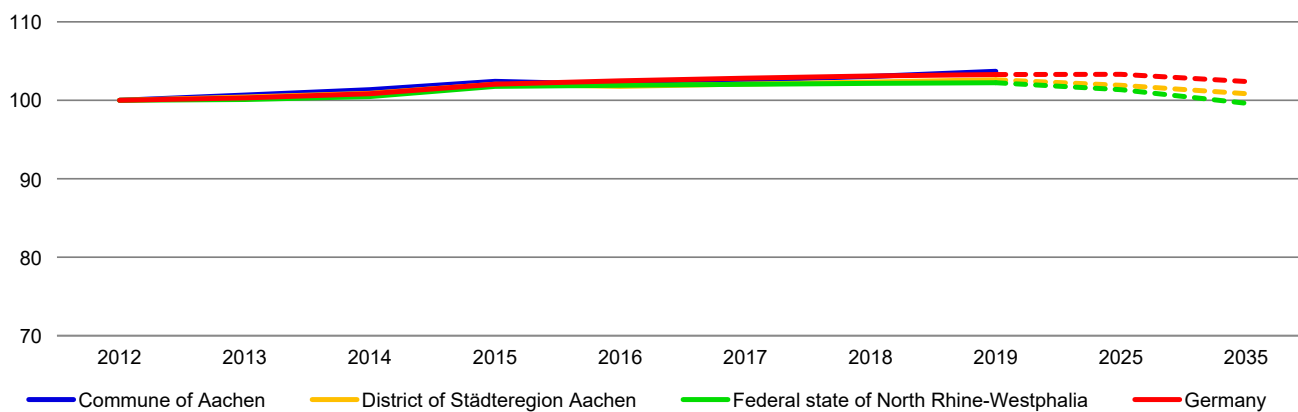
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Population	238'665	240'086	241'683	243'336	245'885	244'951	246'272	247'380	248'960	-
Number of households*	138'912	139'402	139'992	140'611	141'743	140'868	141'290	141'588	142'155	142'724
Ø household size	1.72	1.72	1.73	1.73	1.73	1.74	1.74	1.75	1.75	-
Population growth (%)	-7.7	0.6	0.7	0.7	1.0	-0.4	0.5	0.4	0.6	-
Foreign population share (%)**	10.5	10.7	11.1	11.8	13.0	13.4	14.0	14.6	15.2	-

* Fahrländer Partner exploration,** Data at district level.

Note: Population figures are based on the 2011 census. They represent population as of December 31.

Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

Evolution of population (Index year 2012 = 100)



Note: The dashed lines are forecasts.

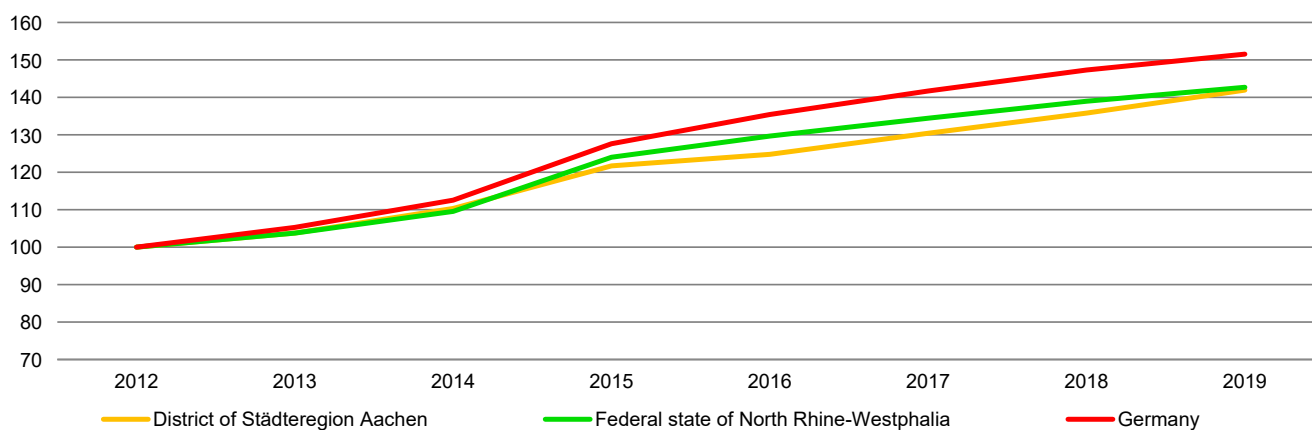
Sources: BBSR Bonn, Statistical Offices of the State and Federal States, Fahrländer Partner.

Population growth 2014-2019 (in %) in comparison with national development

Commune Aachen	2.3%	average
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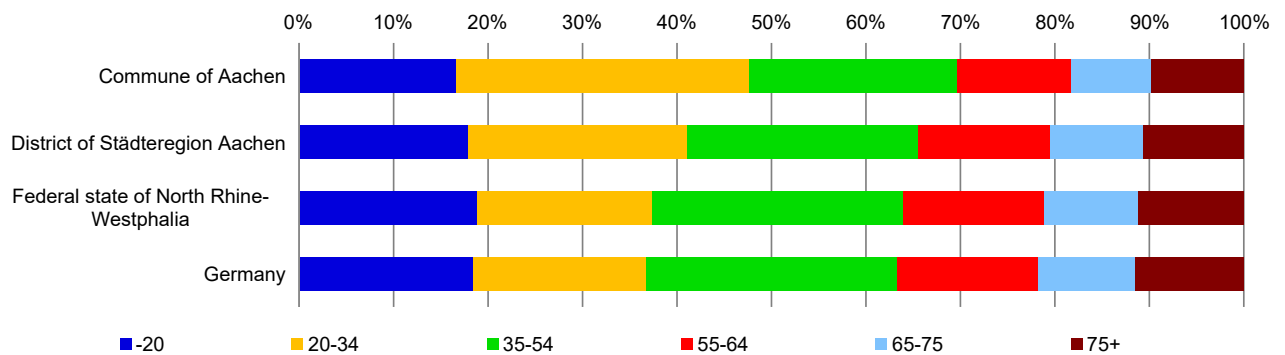
Sources: Statistical Offices of the State and Federal States, Fahrländer Partner.

Foreign population share (Index year 2012 = 100)



Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

Population by age class (2019)



Sources: Statistical Offices of the State and Federal States, Fahrländer Partner.

Population forecast (2020-2035), by age group

	0-19	20-29	30-49	50-64	65+	Total
District of Städteregion Aachen (abs.)	9'100	-14'800	11'800	-35'400	21'700	-7'600
District of Städteregion Aachen	9.3%	-16.1%	9.0%	-29.5%	19.0%	-1.4%
Federal state of North Rhine-Westphalia	3.7%	-14.7%	1.1%	-25.6%	21.1%	-2.2%
Germany	5.2%	-10.0%	-0.2%	-22.3%	21.0%	-0.7%

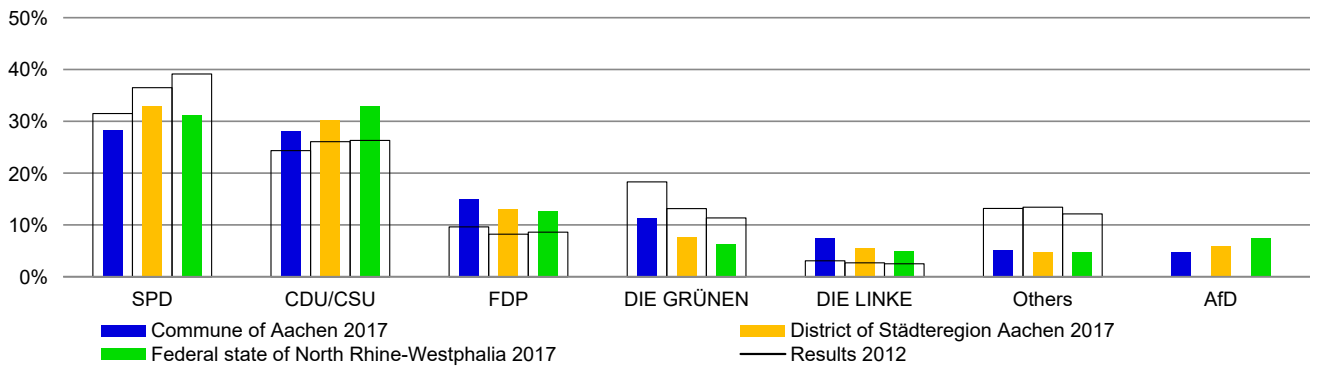
Sources: BBSR Bonn, Fahrländer Partner

Household forecasts (2020-2035)

	2025	2030	2035
District of Städteregion Aachen (abs.)	2'500	2'600	1'700
District of Städteregion Aachen	0.9%	0.9%	0.6%
Federal state of North Rhine-Westphalia	0.5%	0.3%	-0.2%
Germany	1.0%	1.2%	1.1%

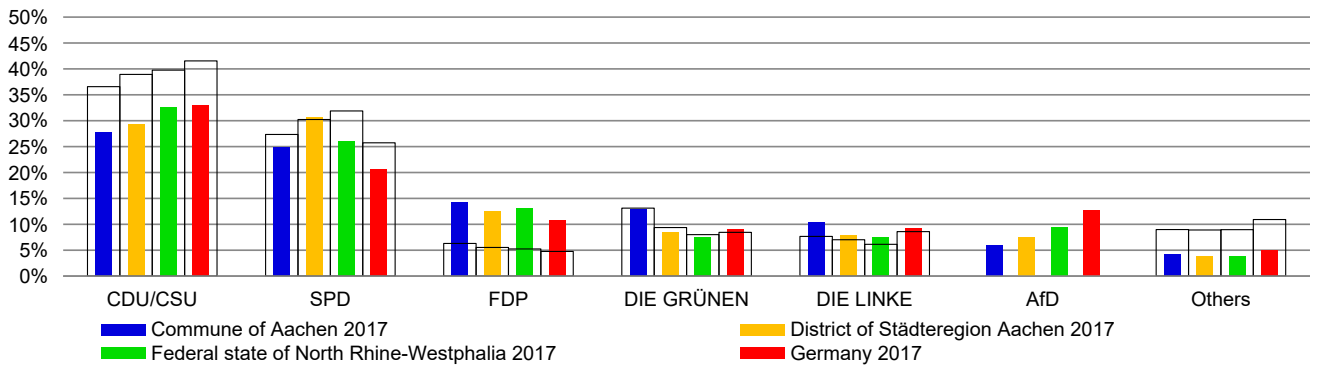
Source: BBSR Bonn, Fahrländer Partner.

Federal states' elections: 2017 and 2012 in comparison



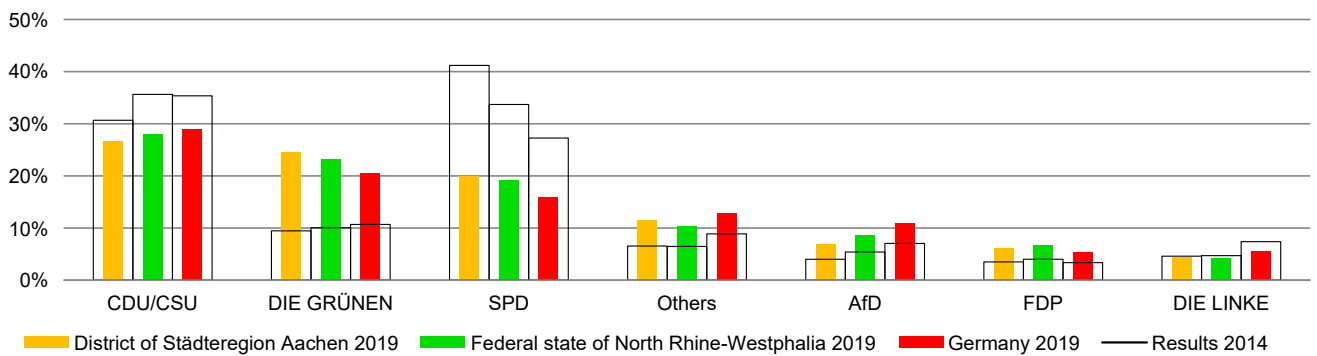
Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

Federal elections: 2017 and 2013 in comparison



Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

Elections to the European Parliament: 2019 and 2014 in comparison



Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

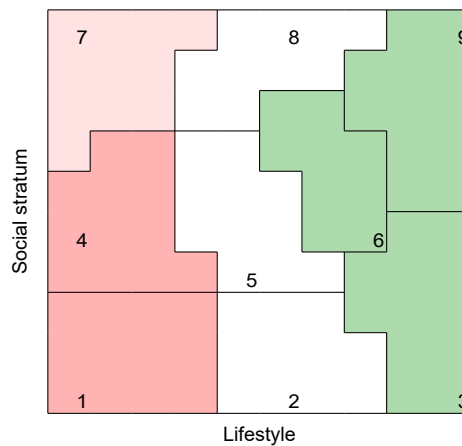
Segmentation of demand 2018	Commune of Aachen		District of Städteregion Aachen	Nordrhein-Westfalen	Germany
	Households	Distribution			
1 Rural-traditional	8'755	6.2%	12.9%	13.2%	12.2%
2 Modern worker	11'011	7.8%	9.6%	10.0%	9.4%
3 Transitional-alternative	25'602	18.1%	13.4%	10.6%	11.6%
4 Traditional middle class	9'189	6.5%	11.2%	13.4%	13.2%
5 Liberal middle class	11'556	8.2%	8.8%	10.0%	10.0%
6 Established-alternative	26'870	19.0%	13.1%	10.5%	12.1%
7 Upper middle class	9'380	6.6%	10.0%	12.6%	11.8%
8 Professional elite	11'797	8.3%	8.2%	9.6%	9.0%
9 Urban elite	27'429	19.4%	12.8%	10.2%	10.8%
Total	141'588	100.0%	100.0%	100.0%	100.0%

Note: Further information on the demand segments (factsheets): <https://en.fpre.ch/marktdaten/nachfragersegmente/nachfragersegmente-im-wohnungsmarkt/>
 Source: Fahrländer Partner.

Distribution of the segments within the commune



Deviation from nationwide percentages



Source: Fahrländer Partner.

Purchasing power (2020)

	Purchasing power per inhabitant		Purchasing power per household	
	in EUR	Index	in EUR	Index
Postcode 52062	23'855	100.4	33'688	70.4
Commune of Aachen	22'591	95.1	39'156	81.8
District Städteregion Aachen	22'380	94.2	42'534	88.9
Federal state of North Rhine-Westphalia	23'445	98.6	47'873	100.1
Germany	23'766	100.0	47'844	100.0

Note: Index = purchasing power per inhabitant or household / purchasing power per inhabitant or household in Germany.
Source: GfK.

Share of households by social stratum (purchasing power potential, 2018)

	Lower class*	Middle class**	Upper class***
Commune of Aachen	32.0%	33.6%	34.3%
District Städteregion Aachen	35.9%	33.1%	31.0%
Federal state of North Rhine-Westphalia	33.8%	33.9%	32.4%
Germany	33.2%	35.3%	31.5%

* Segments of demand 1-3, ** Segments of demand 4-6, *** Segments of demand 7-9,
Sources: BBSR Bonn, Fahrländer Partner
Source: Fahrländer Partner.

Share of payroll- and income-taxpayers in total population

	2014	2015	2016
Commune of Aachen	48.1%	48.1%	48.9%
District Städteregion Aachen	46.6%	46.6%	47.3%
Federal state of North Rhine-Westphal	48.1%	47.9%	48.4%
Germany	49.2%	49.2%	49.6%

Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

Amount of annual payroll and income tax per inhabitant (in EUR)

	2014	2015	2016
Commune of Aachen	3'260	3'437	3'543
District Städteregion Aachen	2'893	3'012	3'123
Federal state of North Rhine-Westphalia	3'165	3'291	3'403
Germany	3'195	3'357	3'477

Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

Tax on land and buildings ("Hebesatz Grundsteuer B"): municipal rate

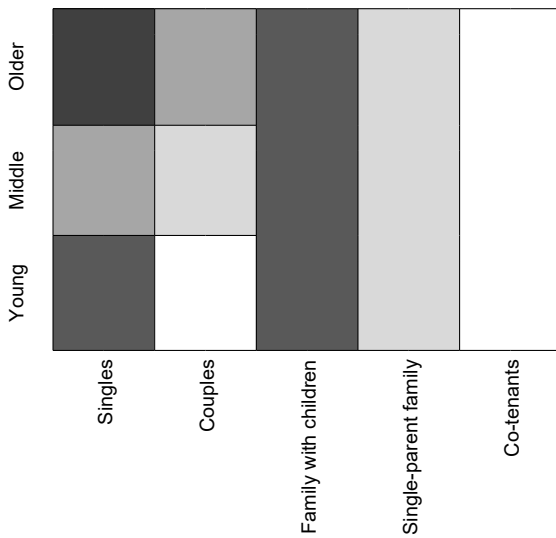
	2018	2019	2020
Commune of Aachen	525	525	525
District Städteregion Aachen	430 - 695	443 - 695	460 - 695
Federal state of North Rhine-Westphal	230 - 959	230 - 959	190 - 959
Germany	0 - 1050	0 - 1050	0 - 1050

Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

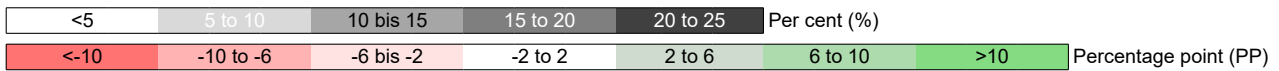
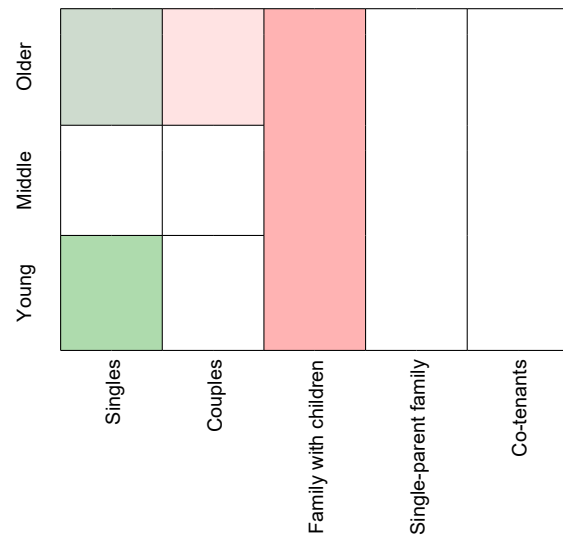
Stages in life 2018	Commune of Aachen		District of Städteregion Aachen	Nordrhein-Westfalen	Germany
	Households	Distribution			
Young single (to 34 years)	25'336	17.9%	12.0%	8.4%	8.2%
Middle-aged single (35 to 54 years)	16'195	11.4%	10.2%	10.3%	10.0%
Older single (55+ years)	31'010	21.9%	19.8%	19.1%	18.9%
Young couple (to 34 years)	4'613	3.3%	3.8%	4.1%	4.0%
Middle-aged couple (35 to 54 years)	7'249	5.1%	6.0%	6.4%	6.3%
Older couple (55 years)	19'647	13.9%	16.2%	17.3%	17.2%
Family with children (regardless of age)	23'609	16.7%	22.0%	24.7%	25.0%
Single-parent family (regardless of age)	8'233	5.8%	7.1%	7.4%	7.8%
Co-tenants (regardless of age)	5'696	4.0%	3.0%	2.3%	2.6%
Total	141'588	100.0%	100.0%	100.0%	100.0%

Sources: BBSR Bonn, Fahrländer Partner
 Source: Fahrländer Partner.

Distribution of the stages in life within the commune



Deviation from nationwide percentages



Source: Fahrländer Partner.

Relocations: Commune Aachen

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Inflow	18'481	18'192	19'541	19'995	21'894	20'480	20'336	20'716	20'962	-
Outflow	16'587	16'701	17'956	18'439	19'283	21'057	18'666	19'478	19'279	-
Migration balance	1'894	1'491	1'585	1'556	2'611	-577	1'670	1'238	1'683	-

Note: Inter-communal relocations.

Sources: Statistical Offices of the State and Federal States, Fahrländer Partner.

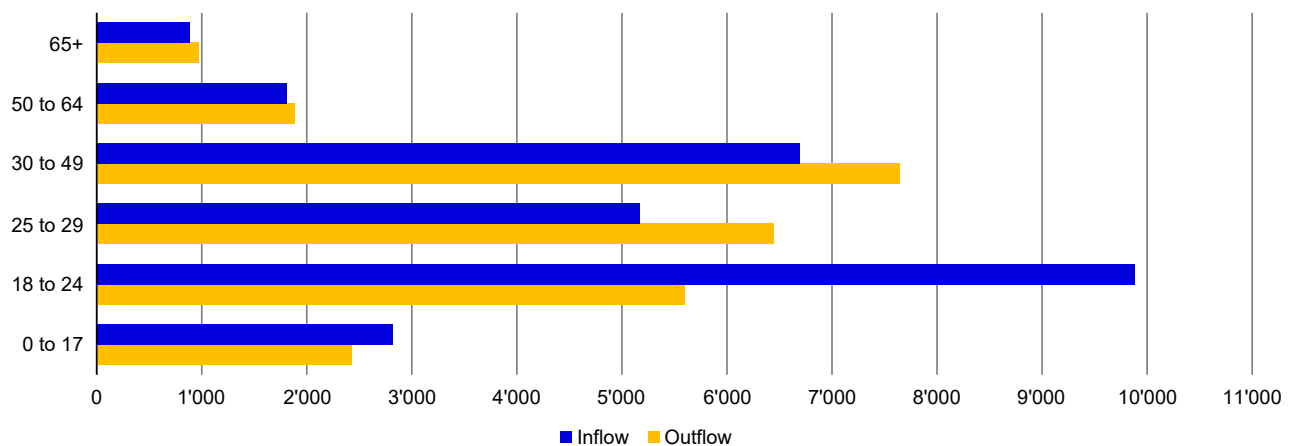
Average net migration 2014-2019 and comparison with the national development.

Commune Aachen	1'364	average net migration
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Note: Inter-communal relocations.

Sources: Statistical Offices of the State and Federal States, Fahrländer Partner.

Relocations by age group (2019): District Städteregion Aachen



Migration balance 2019

	0 to 17	18 to 24	25 to 29	30 to 49	50 to 64	65+
District Städteregion Aachen	390	4'284	-1'272	-952	-80	-90

Note: Relocations between districts.

Sources: Statistical Offices of the State and Federal States, Fahrländer Partner.

Natural balance: Commune Aachen

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Births	2'051	2'109	2'074	2'273	2'192	2'310	2'202	2'251	2'270	-
Deaths	2'160	2'316	2'256	2'358	2'373	2'347	2'343	2'354	2'451	-
Natural balance	-109	-207	-182	-85	-181	-37	-141	-103	-181	-

Sources: Statistical Offices of the State and Federal States, Fahrländer Partner.

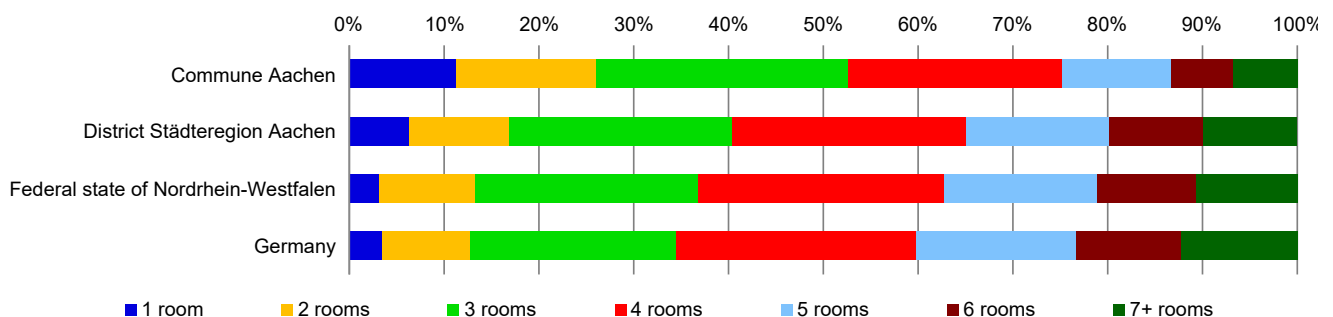
Key data housing market: Commune Aachen

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Number of households*	138'912	139'402	139'992	140'611	141'743	140'868	141'290	141'588	142'155	-
Housing stock	132'964	133'202	133'773	134'235	134'824	135'353	135'802	136'849	137'853	-
of which single family houses	20'958	21'016	21'115	21'198	21'260	21'310	21'321	21'410	21'454	-
Housing stock 1 room	14'351	14'419	14'662	14'792	14'819	14'893	14'901	15'208	15'563	-
Housing stock 2 rooms	19'777	19'813	19'866	19'898	19'956	20'053	20'187	20'332	20'431	-
Housing stock 3 rooms	35'371	35'409	35'483	35'559	35'709	35'816	36'002	36'250	36'534	-
Housing stock 4 rooms	30'309	30'332	30'373	30'441	30'584	30'697	30'763	30'944	31'086	-
Housing stock 5 rooms	15'574	15'573	15'610	15'665	15'743	15'801	15'823	15'882	15'955	-
Housing stock 6 rooms	8'663	8'685	8'740	8'791	8'859	8'898	8'905	8'942	8'955	-
Housing stock 7+ rooms	8'919	8'971	9'039	9'089	9'154	9'195	9'221	9'291	9'329	-
New construction	854	209	558	315	562	390	477	808	913	-
Newly built living space in 1'000 m ²	97	21	43	35	57	37	40	65	60	-
Net housing stock change	-	238	571	462	589	529	449	1'047	1'004	-
Building permits: housing units	310	520	476	261	1'502	1'090	544	667	204	-
Building permits: living space in 1'000 m ²	34	45	48	31	126	73	44	41	19	-

* Fahrländer Partner exploration.

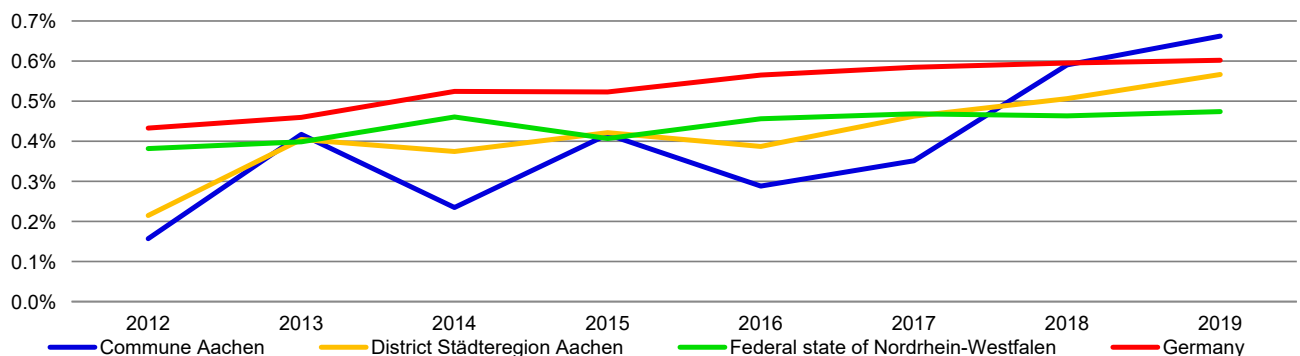
Source: BBSR Bonn, Statistical Offices of the State and Federal States, Fahrländer Partner.

Housing stock by number of rooms (2019)



Sources: Statistical Offices of the State and Federal States, Fahrländer Partner.

New housing units as % of total housing stock



Sources: Statistical Offices of the State and Federal States, Fahrländer Partner.

Vacancy rate: District Städteregion Aachen

	2011	2012	2013	2014	2015	2016	2017	2018
Estimated part of vacant apartments	3.5%	2.5%	2.5%	2.5%	1.5%	1.5%	2.5%	2.5%

Note: The mean values of the 18 vacancy categories are shown. These range from "less than 1%" (0.5%) to "17% and more" (17.5%).

Source: BBSR Bonn.

Market values for condominiums

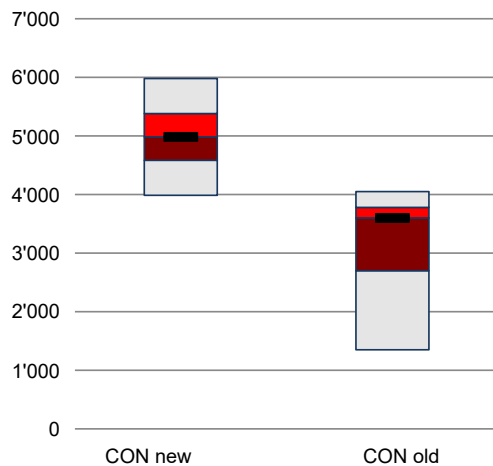
	EUR/m ²	EUR
4-room-apartment, new construction (120 m ²)*	4'983	598'000
4-room-apartmet, old construction (110 m ²)**	3'600	396'000
3-room-apartment, new construction (100 m ²)*	5'040	504'000
2-room-apartment, new construction (80 m ²)*	5'025	402'000

* 1st floor, average standard, with balcony, good micro-location, 1 parking place.

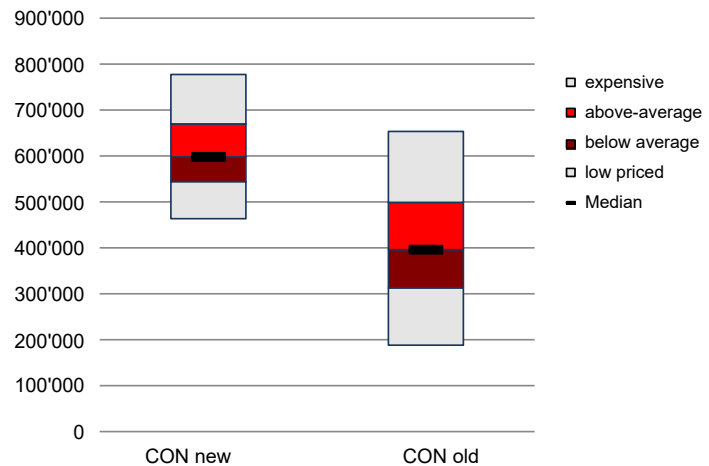
** Year of constr. 30 years ago, intact/good condition, 1st floor, with balcony, good micro-location, 1 parking place.

Source: Offer data from real estate portals, modelling by Fahrländer Partner. Data as of 30 June 2021.

Distribution of market values (EUR/m²), 4 rooms



Distribution of market values (EUR), 4 rooms



* Old building: objects with construction year before 2014.

Source: Offer data from real estate portals, modelling by Fahrländer Partner. Data as of 30 June 2021.

Market volume for condominiums (2019)

	Number of transactions	Turnover (m EUR)
District Städteregion Aachen	1'670	318
Federal state of Nordrhein-Westfalen	52'750	9'657
Germany	280'660	64'383

Note: Estimation based on different data sources and inhouse models.

Source: AK OGA, GEWOS, vdpResearch, Fahrländer Partner.

Affordability of residential real estate owned

Aachen (PLZ: 52062)	14.6
Commune of Aachen	12.1
District Städteregion Aachen	9.1
Federal state of North Rhine-Westphalia	7.9
Germany	8.9

Note: Mean purchase price for condominiums and single-family homes divided by purchasing power per household and year.

Source: GfK, offer data from real estate portals, modelling by Fahrländer Partner. Data as of 30 June 2021.

Market values for single family houses

	EUR/m ²	EUR
Detached single family house, new construction (450 m ² land, 135 m ³)*	4'919	664'000
Semi detached single family house, new construction (370 m ² land, 120 m ³)*	4'842	581'000
Detached single family house, old construction (450 m ² land, 135 m ³)**	4'237	572'000

* Average standard, good micro-location.

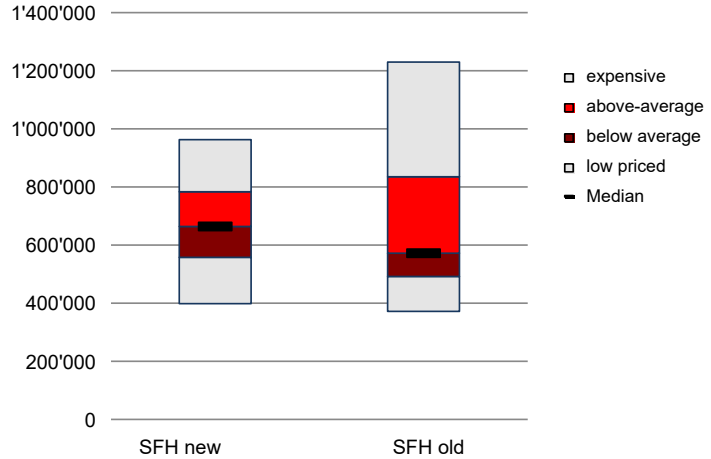
** Year of constr. 30 years ago, intact/good condition, good micro-location.

Source: Offer data from real estate portals, modelling by Fahrländer Partner. Data as of 30 June 2021.

Distribution of market values (EUR/m²), 5 rooms



Distribution of market values (EUR), 5 rooms



* Old building: objects with construction year before 2014.

Source: Offer data from real estate portals, modelling by Fahrländer Partner. Data as of 30 June 2021.

Market volume for single family houses (2019)

	Number of transactions	Turnover (m EUR)
District Städteregion Aachen	1'670	561
Federal state of Nordrhein-Westfalen	50'270	16'148
Germany	244'860	75'559

Note: Estimation based on different data sources and inhouse models.

Source: AK OGA, GEWOS, vdpResearch, Fahrländer Partner.

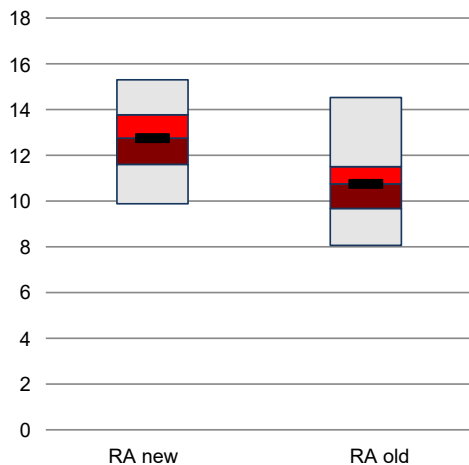
Market rents of apartments

	EUR/m ² month	EUR/m ² a	EUR/month (net)
4-room-apartment, new construction (110 m ²)*	12.8	153	1'400
4-room-apartment, old construction (100 m ²)**	10.8	129	1'075
3-room-apartment, new construction (90 m ²)*	12.7	152	1'140
2-room-apartment, new construction (70 m ²)*	12.8	153	890
1-room-apartment, new construction (45 m ²)	13.3	160	600

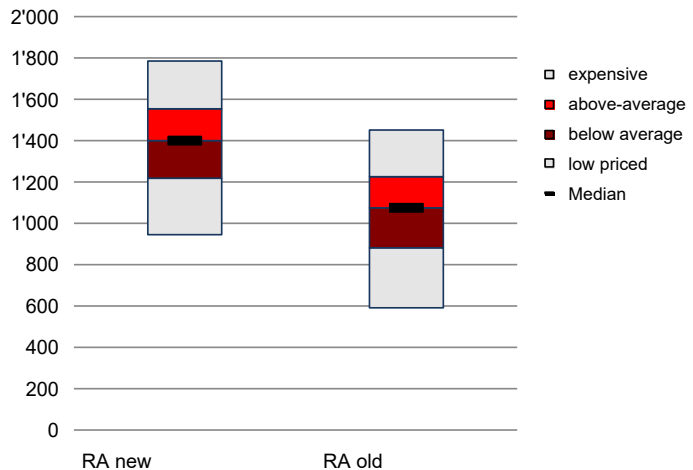
* 1st floor, average standard, with balcony, average micro-location.

** Year of construction 30 years ago, intact/good condition, 1st floor, with balcony, average micro-location.

Source: Offer data from real estate portals, modelling by Fahrländer Partner. Data as of 30 June 2021.

Distribution of market rents (EUR/m²month), 4 rooms

Distribution of market rents (EUR/month), 4 rooms



* Old building: objects with construction year before 2014.

Source: Offer data from real estate portals, modelling by Fahrländer Partner. Data as of 30 June 2021.

Discounting factor for rental apartments

net real terms (average standard, average micro-location)	3.2%
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Source: IMBAS Fahrländer Partner. Data as of 30 June 2021.

Gross multiplier

	Average location	Good location	Very good location
gross real terms (new construction)	27.3	29.5	31.6

Note: Standard of construction adapted to the location.

Source: IMBAS Fahrländer Partner. Data as of 30 June 2021.

Affordability of rented apartments

Aachen (PLZ: 52062)	34.9%
Commune of Aachen	27.2%
District Städteregion Aachen	22.3%
Federal state of North Rhine-Westphalia	19.2%
Germany	21.0%

Note: Share of average rent in average purchasing power per household.

Source: GfK, offer data from real estate portals, modelling by Fahrländer Partner. Data as of 30 June 2021.

Market values/market rents in the region

	Condominiums*		Single family houses**		Rental apartments***	
	EUR/m ²		EUR/m ²		EUR/m ² /month	
Aachen (PLZ: 52062)	4'983		4'919		12.8	
Aachen (PLZ: 52064)	5'750	(+15%)	5'274	(+7%)	12.6	(-1%)
Aachen (PLZ: 52070)	4'633	(-7%)	5'770	(+17%)	12.0	(-6%)
Aachen (PLZ: 52066)	5'208	(+5%)	5'881	(+20%)	12.0	(-6%)
Aachen (PLZ: 52068)	3'967	(-20%)	3'881	(-21%)	11.4	(-11%)
Aachen (PLZ: 52074)	5'433	(+9%)	5'319	(+8%)	11.5	(-10%)
Aachen (PLZ: 52072)	5'192	(+4%)	4'607	(-6%)	12.0	(-6%)
Aachen (PLZ: 52080)	4'375	(-12%)	4'081	(-17%)	10.6	(-17%)
Aachen (PLZ: 52078)	4'192	(-16%)	4'385	(-11%)	10.7	(-16%)
Würselen	3'517	(-29%)	3'659	(-26%)	9.4	(-26%)
Herzogenrath	3'367	(-32%)	3'259	(-34%)	8.8	(-31%)
Aachen (PLZ: 52076)	3'958	(-21%)	3'948	(-20%)	9.5	(-25%)
Alsdorf	2'900	(-42%)	3'163	(-36%)	8.8	(-31%)
Stolberg (Rhld.) (PLZ: 52222)	2'342	(-53%)	3'022	(-39%)	8.6	(-32%)
Stolberg (Rhld.) (PLZ: 52223)	2'933	(-41%)	3'400	(-31%)	9.0	(-30%)
Übach-Palenberg	2'725	(-45%)	2'933	(-40%)	9.2	(-28%)
Baesweiler	2'983	(-40%)	3'163	(-36%)	7.9	(-38%)
Roetgen	4'458	(-11%)	2'311	(-53%)	8.8	(-31%)
Eschweiler	3'042	(-39%)	2'896	(-41%)	9.9	(-23%)
Geilenkirchen	2'525	(-49%)	2'867	(-42%)	9.2	(-28%)
Stolberg (Rhld.) (PLZ: 52224)	3'175	(-36%)	3'133	(-36%)	8.5	(-33%)
Aldenhoven	2'383	(-52%)	2'926	(-41%)	8.5	(-33%)
Gangelt	2'667	(-46%)	2'467	(-50%)	8.7	(-31%)
Heinsberg	2'817	(-43%)	2'852	(-42%)	9.0	(-29%)
Langerwehe	3'117	(-37%)	3'437	(-30%)	9.1	(-29%)
Linnich	2'367	(-53%)	2'126	(-57%)	7.6	(-40%)

* New construction, 4 rooms, 120 m², 1st floor, average standard, with balcony, good micro-location, 1 parking place.

** 450 m² of land, 135 m², detached, new construction, average standard, good micro-location.

*** 4 rooms, 110 m², new construction, 1st floor, average standard, with balcony, insulated shell, average micro-location.

Source: Offer data from real estate portals, modelling by Fahrländer Partner. Data as of 30 June 2021.

Airline distance (in km)

State capital	Düsseldorf	69
Next major centre	Mönchengladbach	52
Next medium-sized centre	Würselen	6
Nearest city	Würselen	6
Second nearest city	Stolberg (Rhld.)	10

Source: Bundesamt für Kartographie und Geodäsie, calculations Fahrländer Partner.

Retail purchasing power and turnover per inhabitant, retail centrality

	Retail purchasing power		Retail turnover		Centrality
	in EUR	Index	in EUR	Index	Index
Postcode 52062	5'948	98.9	21'970	433.8	438.4
Commune of Aachen	5'764	95.9	5'814	114.8	119.7
District Städteregion Aachen	5'753	95.7	5'484	108.3	113.1
Federal state of North Rhine-Westphalia	5'980	99.5	5'247	103.6	104.1
Germany	6'012	100.0	5'065	100.0	100.0

Note: Index = retail purchasing power or turnover per inhabitant / retail purchasing power or turnover per inhabitant in Germany. Retail centrality = Index retail turnover*100 / Index turnover.

Source: GfK.

Accessibility of medium-sized and major centres (in min.)

	Aachen	District Städteregion Aachen	North Rhine-Westphalia	Germany
Medium-sized centres	0	1	4	11
Major centres	0	15	27	31

* Area-weighted average driving time, based on route searches in a street network model, 2018.

Source: BBSR Bonn, Fahrländer Partner.

Accessibility of important infrastructures (in min.)*

	Aachen	District Städteregion Aachen	North Rhine-Westphalia	Germany
International Airport	28	36	36	57
IC/EC/ICE stations	1	16	23	27
Motorways	1	10	10	16
Hospitals	3	5	8	14

* Area-weighted average driving time, based on route searches in a street network model, 2018 (hospitals: 2013).

Source: BBSR Bonn, Fahrländer Partner.

Accessibility of local amenities (in m)*

	Aachen	District Städteregion Aachen	North Rhine-Westphalia	Germany
Public transportation stops	175	208	266	445
Supermarkets	559	675	735	962
Elementary schools	559	691	833	1'030
Secondary schools (level 1)		1'372	1'539	2'136
Family doctors		587	821	1'207
Pharmacies	503	763	884	1'248

* Average and population weighted linear distance, 2017 (family doctors and secondary schools level I: 2015).

Source: BBSR Bonn, Fahrländer Partner.

Number of train stations

Long-distance train stations	1
Regional train station	5

Source: Deutsche Bahn.

Perspectives 2035: District Städteregion Aachen

	Trend	
Population growth 2020 - 2035	-7'600	-1.4%
Evolution number of households 2020 - 2035	1'700	0.6%
Additional demand: rental apartments 2020 - 2035	753	0.4%
Additional demand: private properties 2020 - 2035	947	1.2%

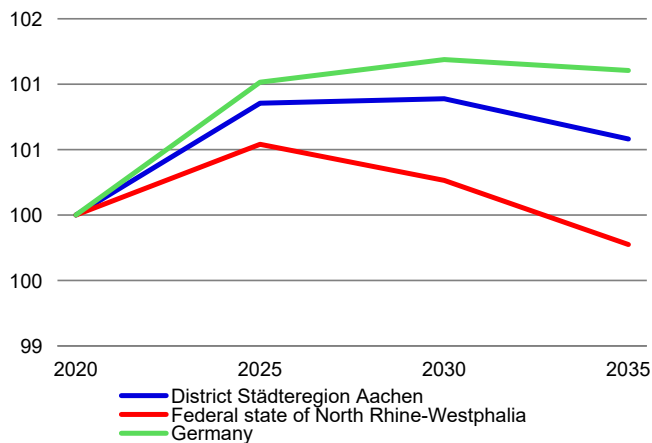
Note: Status of forecasts (BBSR): Population: March 2021, households: May 2021.
Sources: BBSR Bonn, Fahrländer Partner

Perspectives 2035: Federal State North Rhine-Westphalia

	Trend	
Population growth 2020 - 2035	-393'900	-2.2%
Evolution number of households 2020 - 2035	-20'100	-0.2%
Additional demand: rental apartments 2020 - 2035	0	0.0%
Additional demand: private properties 2020 - 2035	0	0.0%

Note: Status of forecasts (BBSR): Population: March 2021, households: May 2021.
Sources: BBSR Bonn, Fahrländer Partner

Evolution of households (index year 2020=100)



Note: Status of forecasts (BBSR): Population: March 2021, households: May 2021.
Sources: BBSR Bonn, Fahrländer Partner

Perspectives 2035 per year, trend

District Städteregion Aachen	
Population growth p.a.	-0.1%
Evolution number of households p.a.	0.0%
Additional demand: rental apartments p.a.	50
Additional demand: private properties p.a.	63
Federal state of Nordrhein-Westfalen	
Population growth p.a.	-0.1%
Evolution number of households p.a.	0.0%
Additional demand: rental apartments p.a.	0
Additional demand: private properties p.a.	0