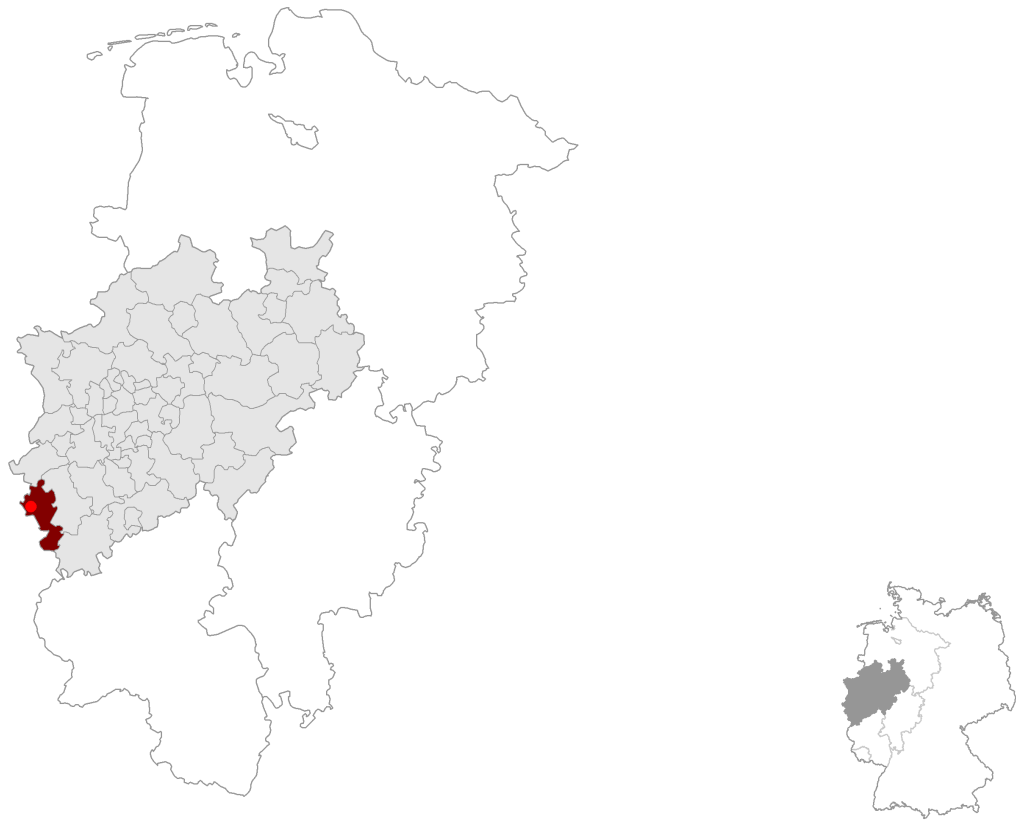


Location

Commune	Aachen (Code: 5334002)
Location	Aachen (PLZ: 52062) (FPRE: DE-05-000334)
Commune type	Kleinere Großstadt
District	Städteregion Aachen
Type of district	Kreis
Federal state	North Rhine-Westphalia



Topics

- 1 Text of the Macro-situation commercial
- 2 Macro-location rating: Indicators
- 3 Macro-location rating of retail
- 4 Macro-location rating: Interpretation

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 248.878 inhabitants (31.12.2021), living in 142.724 households (2021). Thus, the average number of persons per household is 1,74. The yearly average net migration between 2015 and 2020 for Städteregion Aachen is 1.140 persons. In comparison to national numbers, average migration tendencies can be observed in Aachen within this time span. According to Fahrländer Partner (FPRE), in 2021 approximately 32,2% of the resident households on municipality level belong to the upper social class (Germany: 33,4%), 29,7% of the households belong to the middle class (Germany: 35,7%) and 38,1% to the lower social class (Germany: 30,9%). The yearly purchasing power per inhabitant in 2022 on the communal level amounts to 23.448 EUR, at the federal state level North Rhine-Westphalia to 24.410 EUR and on national level to 24.807 EUR.

On June 30, 2021 there were 136.338 registered employees subject to social insurance contribution with their place of work in Aachen. At the same time 95.548 employees subject to social insurance had their place of residence in Aachen. Therefore the balance of commuter flow adds up to 40.652, resulting from 71.049 in-commuters and 30.397 out-commuters. Since 2016 the number of registered employees subject to social insurance contribution with their place of work in Aachen has increased by 8,2% (Germany: 8,3%). In 2021 the mean amount of unemployed adds up to 11.731 person. This means a change of 2,2% compared to the year of 2016 on the communal level and -3,6% on the national level.

At the level «District», 24.090 businesses were counted in 2020, which were distributed among 23.608 companies. Their productivity in 2019 as measured by the gross domestic product (GDP) per employee of 70.692 EUR lies below the nationwide productivity of Germany of 76.188 EUR per employee. Throughout the years 2010 - 2019 the GDP per employee increased by 31,8%, whilst the nationwide GDP per employee changed around 33,7%. As measured by the gross value added (GVA) per employee in 2019 the productivity of the 2nd sector resulted as the highest with 92.155 EUR (Germany: 84.399 EUR). If subdivided by means of the economic sectors (WZ2008) the «Manufacturing industry» with 92.155 EUR per employee (GVA increase 2010 - 2019: 33,6%) shows the highest productivity, followed by «Business services industry» with 89.090 EUR (GVA increase 2010 - 2019: 22,6%) and «Processing industry» with 86.223 EUR per employee (GVA increase 2010 - 2019: 18,4%).

Measured by the number of registered employees (work place) «Administrative, social and para-public services» with 75.192 employees and a share of 34,6% is the most prevalent sector on district level, followed by the sector «Corporate services» with 43.939 employees (20,2%) and «Retail» with 23.899 employees (11,0%).

At communal level, the assessment rate of business taxes ('Hebesatz für die Gewerbesteuer') in the year 2020 lies at 475. The lowest value at level «District» lies at 440, whereas the highest value lies at 530. At federal state level, a range from 250 to 580 is reported, whereas Germany has a range from 200 to 600.

The BBSR calculates within its framework of regional prognosis on the scale of «District» with a population growth from 2020 to 2035 of -1,4% or -7.600 person (Germany: -0,7%). The number of households during this period is expected to grow with 0,6%, which represents an increase of 1.700 households (Germany: 1,1%). Regarding the labour market, the BBSR expects a decline of the working population of about -8,2% (Germany: -6,7%) at the level of the spatial planning region Aachen in its forecast until 2035. This development is particularly driven by the contribution of the age group 50+ with an expected decline of -47.300 workers.

According to the FPRE evaluation via hedonic modelling (data as of 31 March 2022), the rent level for a typical office space (new construction) in Aachen (PLZ: 52062) is at 13,9 EUR/m²month. The rent level for a typical retail space is at 20,0 EUR/m²month.

Indicators

	Current rating										Prospective rating				
	1	1.5	2	2.5	3	3.5	4	4.5	5	--	-	≈	+	++	
Market size															
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Offices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Edge industry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traditional industry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development															
Households	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employees office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employees retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employees edge industry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employees traditional industry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Population															
Social layers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Purchasing power	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Branches with high value-added															
District	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Economy: tax burden of jur. persons															
Level and development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Statistical Offices of the State and Federal States, Federal Employment Agency, BBSR, IMBAS DE FPPE, Modelling Fahrländer Partner.

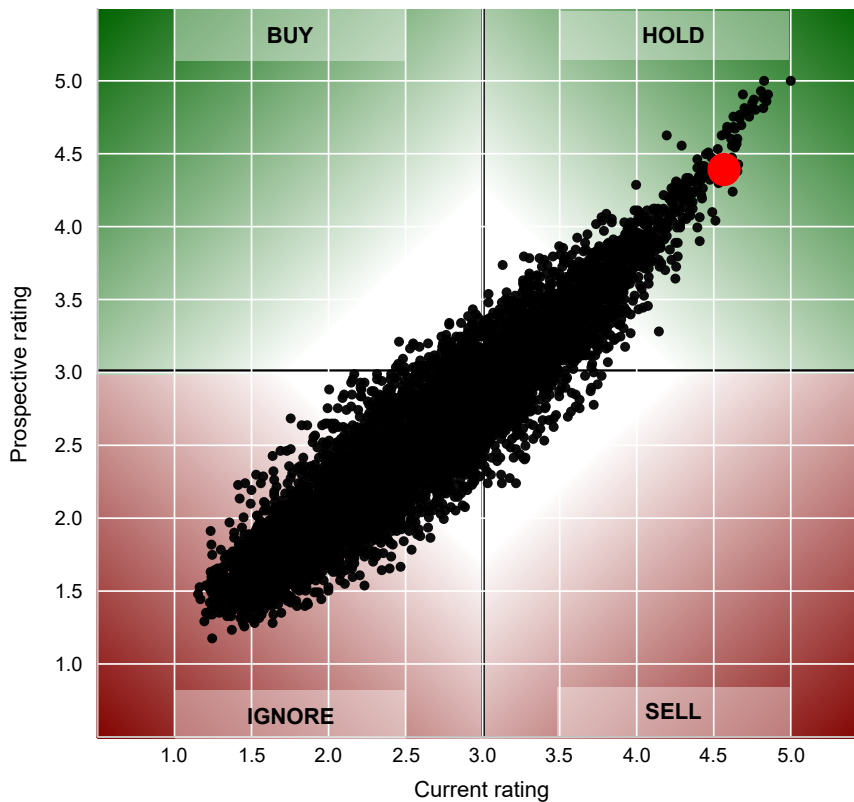
Rating details - Retail

	Current rating	Prospective rating
Market size	4.0	4.0
Population development	4.5	3.5
Purchasing power	3.0	3.0
Location / accessibility	4.5	4.5

Overall retail rating

	Current rating	Prospective rating
Rating	4.57	4.39
Evaluation	Excellent location with an unvarying potential for improvement	

Site analysis



Sources: Statistical Offices of the State and Federal States, Federal Employment Agency, BBSR, IMBAS DE FPPE, Modelling Fahrländer Partner.

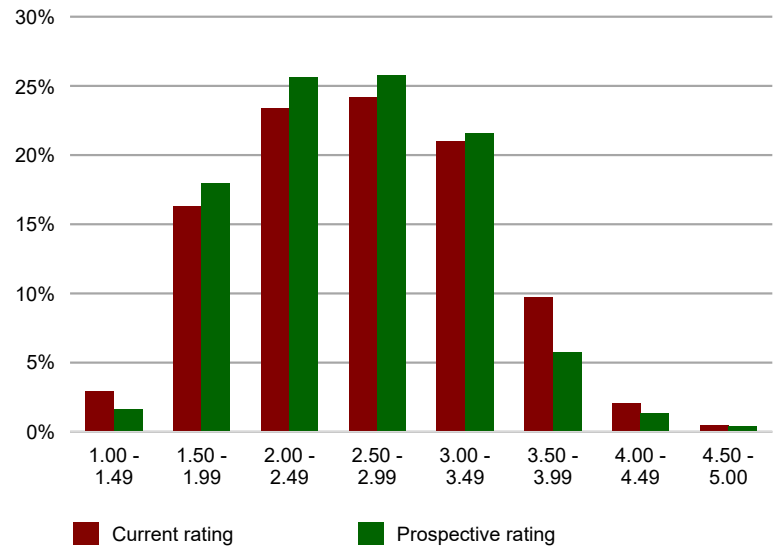
Interpretation of the rating

Fahrländer Partner's current and prospective macro-location rating assesses a location by comparing it with all other possible locations. The rating is relative. As a result an improvement in the prospective rating compared with the current rating may imply a negative development in a falling market, although this is less negative than the development of the market as a whole.

Macro-location rating of retail

Relative rating

4.50 - 5.00: Excellent
 4.00 - 4.49: Very good
 3.50 - 3.99: Good
 3.00 - 3.49: Average
 2.50 - 2.99: Unfavourable
 2.00 - 2.49: Bad
 1.50 - 1.99: Very bad
 1.00 - 1.49: Extremely bad



Remark

Fahrländer Partner calculates the location and market rating extremely carefully on the basis of the most recent available data. The results are based on an assessment of the general locality from available data and do not take into account the particular features of the micro-location and building or the overall suitability.

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Fahrländer Partner AG Raumentwicklung (FPRE) is a private consulting and research company with offices in Frankfurt am Main, Zurich and Bern. FPRE is owned by the managing partners and is completely independent. The company is one of the leading digital data and model providers for real estate appraisal and spatial development. With the real estate appraisal and analysis system IMBAS, FPRE maintains one of the largest real estate economic applications for Germany, Switzerland and the Principality of Liechtenstein. FPRE also provides market data, valuation models and benchmarks via standardized interfaces (API), enabling seamless integrations into digital processes. Ratings, benchmarks and automated valuations are thus made available for the analysis and valuation of entire mortgage or investment portfolios in no time.

Rely on evidence-based ratings for portfolio decisions. Macro-location ratings offer up-to-date and prospective assessments of investment viability. Ratings are available for four separate uses. Obtain macro-location ratings for any location in Germany with just one click in the IMBAS application. Or use our API to integrate the ratings into your ecosystem. The macro-location ratings can be ordered individually or licensed as a package.

More information:

<https://en.fahrlaenderpartner.de/tools/imbas/makro-lageratings/>

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