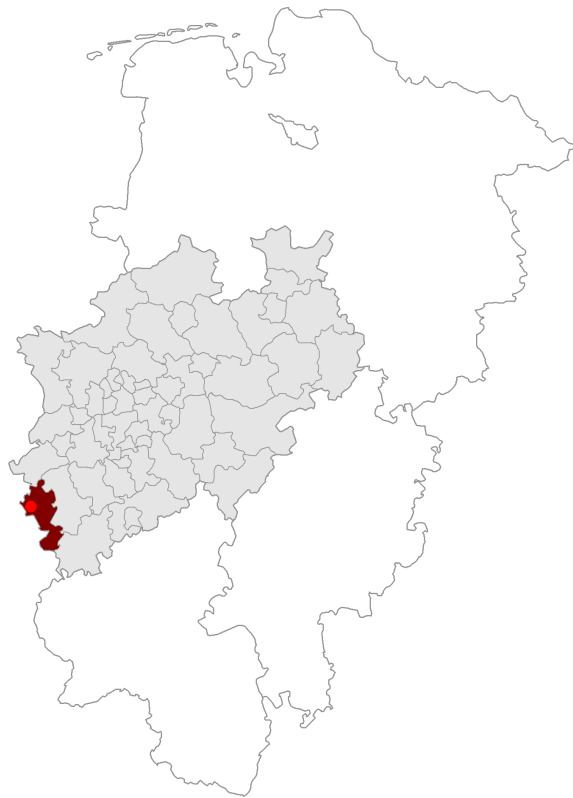


Location

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



Topics

- | | |
|--|------------------------------------|
| 1 Labour market | 9 Accessibility and infrastructure |
| 2 Key figures: Economy | 10 Perspectives 2030 |
| 3 Branch structure and structural change | |
| 4 Key branches | |
| 5 Branch division comparison | |
| 6 Population | |
| 7 Taxes, income and purchasing power | |
| 8 Market rents and price levels | |

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 247'380 inhabitants (2018), living in 131'088 households. Thus, the average number of persons per household is 1.89. The yearly average net migration between 2013 and 2018 for Städteregion Aachen is 1'347 persons. In comparison to national numbers, average migration tendencies can be observed in Aachen within this time span. According to Fahrländer Partner (FPRE), in 2018 approximately 34.3% of the resident households on municipality level belong to the upper social class (Germany: 31.5%), 33.6% of the households belong to the middle class (Germany: 35.3%) and 32.0% to the lower social class (Germany: 33.2%). The yearly available income of the private households p.c. in 2017 and on the district level amounts to 20'528 EUR, on the federal state level North Rhine-Westphalia to 22'263 EUR and on national level to 22'623 EUR.

In 2019 there were 136'167 registered employees subject to social insurance contribution with their place of work in Aachen. At the same time 91'835 employees subject to social insurance had their place of residence in Aachen. Therefore the balance of commuter flow adds up to 44'250, resulting from 72'132 in-commuters and 27'882 out-commuters. Since 2013 the number of registered employees subject to social insurance contribution with their place of work in Aachen has increased by 16.3% (Germany: 12.8%). In 2019 the amount of unemployed adds up to 10'098 person. This means a change of -15.2% compared to the year of 2013 on the communal level and -23.2% on the national level.

At the level «District», 24'583 workplaces were counted in 2017, which were distributed among 22'989 companies. Their productivity in 2017 as measured by the gross domestic product (GDP) per employee of 67'804 EUR lies below the nationwide productivity of Germany of 74'032 EUR per employee. Throughout the years 2010 - 2017 the GDP per employee increased by 25.2%, whilst the nationwide GDP per employee changed around 27.0%. As measured by the gross value added (GVA) per employee in 2017 the productivity of the 2nd sector resulted as the highest with 86'377 EUR (Germany: 85'796 EUR). If subdivided by means of the economic sectors (WZ2008) the «Business services industry» with 86'837 EUR per employee (GVA increase 2010 - 2017: 25.6%) shows the highest productivity, followed by «Manufacturing industry» with 86'377 EUR (GVA increase 2010 - 2017: 23.4%) and «Processing industry» with 84'382 EUR per employee (GVA increase 2010 - 2017: 13.0%).

Measured by the number of registered employees (work place) «Administrative, social and para-public services» with 75'404 employees and a share of 34.4% is the most prevalent sector on district level, followed by the sector «Corporate services» with 43'655 employees (19.9%) and «Retail» with 24'191 employees (11.0%).

At communal level, the assessment rate of business taxes (2018) lies at 475. The lowest value at level «District» lies at 420, whereas the highest value lies at 510. At federal state level, a range from 250 to 580 is reported, whereas Germany has a range from 200 to 900.

The BBSR calculates within its framework of regional prognosis on the scale of «District» with a population growth from 2016 to 2030 of 0.8% or 4'300 person (Germany: -2.1%). The number of households during this time period is expected to grow with 2.4%, what means an increase of 6'306 households (Germany: 0.9%). Related to the labour market the BBSR calculates within their prognosis until 2030 with a decline of the working population of about -5.8% (Germany: -7.8%). This development is particularly driven by the contribution of the age group 45+ with an expected decline of -16'600 workers.

According to the FPRE evaluation via hedonic modelling (data as of 30 June 2020), the price level for a typical office space (new construction) in Aachen (PLZ: 52062) is at 13.4 EUR/m²month. The price level for a typical retail space is at 19.8 EUR/m²month.

Labour market key data: Commune of Aachen

	2013	2014	2015	2016	2017	2018	2019
Employees, place of work	117'067	119'423	121'323	126'041	129'137	132'905	136'167
Employees, place of residence	76'209	77'800	79'859	82'654	85'558	89'074	91'835
Inward commuters	62'310	63'575	64'787	68'083	69'559	71'121	72'132
Outward commuters	21'452	21'952	23'323	24'696	25'980	27'324	27'882
Unemployed persons	11'912	12'065	11'883	11'479	11'046	10'127	10'098

Note: The figures refer to the number of employees with registered social insurance contributions (SvB). (reporting date: 30.06.).
Source: Bundesagentur für Arbeit, Fahrländer Partner.

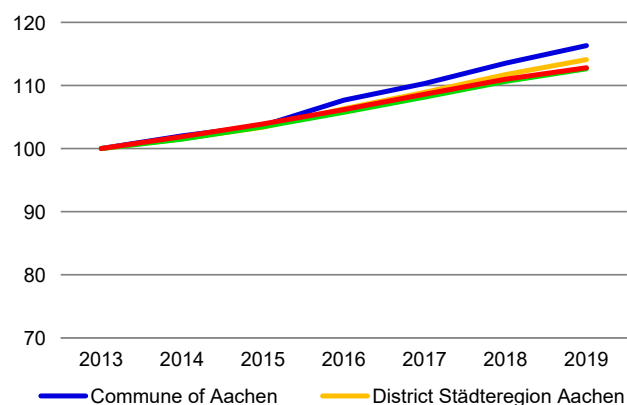
Workplaces and companies: District Städteregion Aachen

	2013	2014	2015	2016	2017	2018	2019
Number of workplaces	25'057	25'548	24'331	24'557	24'583	-	-
Number of companies	-	24'115	22'768	22'965	22'989	-	-

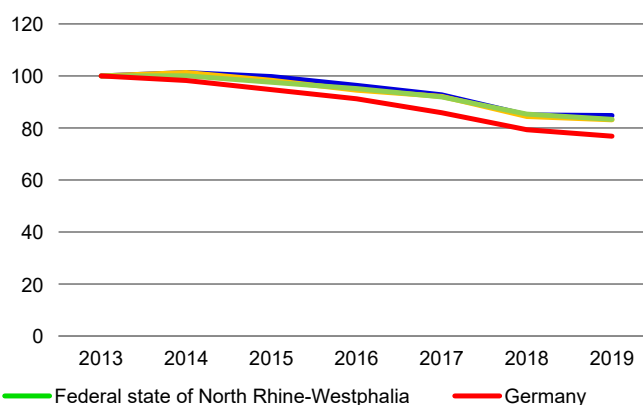
Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

Indexed evolution of the labour market

Employees (place of work)



Unemployed persons



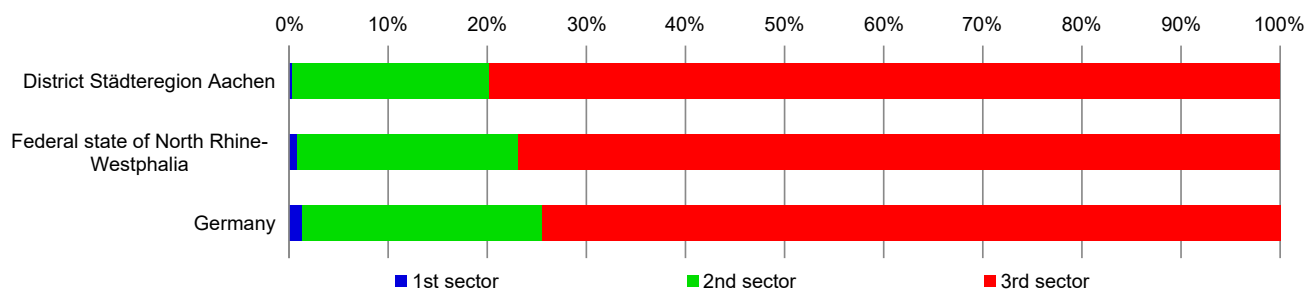
Source: Bundesagentur für Arbeit, Fahrländer Partner.

Unemployed persons, by selected criteria (2019)

	Total	Rate	long-term	15 to 24	25 to 54	55 to 64
Commune of Aachen	10'098	-	40.7%	7.8%	73.3%	18.4%
District Städteregion Aachen	20'840	6.9	42.6%	8.5%	72.6%	18.9%
Federal state of North Rhine-Westphalia	635'486	6.5	41.6%	8.8%	71.3%	19.9%
Germany	2'266'720	5.0	34.8%	9.0%	69.4%	21.6%

Note: Unemployment rate at district level and higher.
Source: Bundesagentur für Arbeit, Fahrländer Partner.

Occupied persons, by sectors (2017)



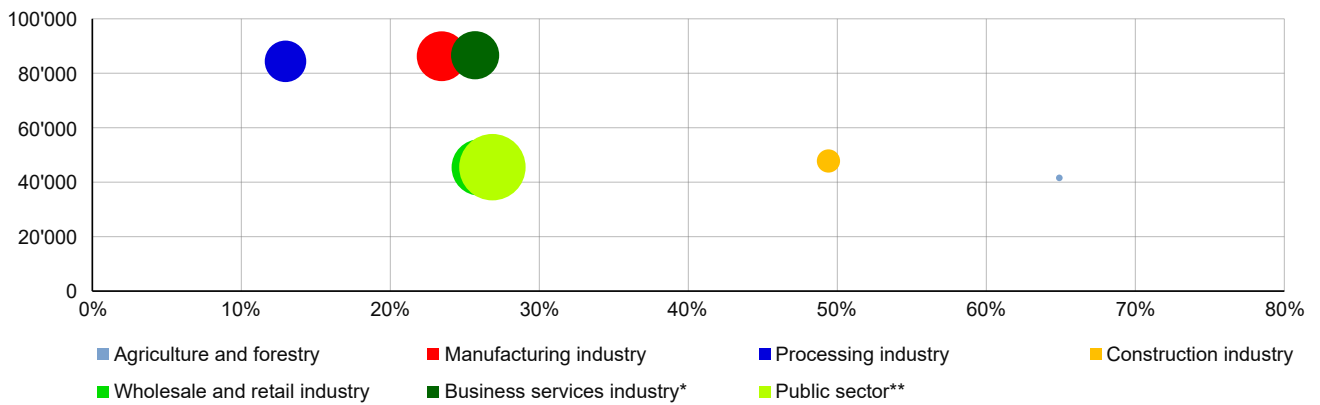
Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

Key figures: Economy and productivity

	District Städteregion Aachen	Federal state of North Rhine-Westphalia	Germany
GDP per gain. empl. person (2017)	67'804	72'706	74'032
nominal GDP growth (2010 - 2017)	25.2%	21.0%	27.0%
GVA per gain. empl. person (2017)	61'129	65'548	66'744
GVA per gain. empl. person (1st sector) (2017)	41'642	42'137	41'277
GVA per gain. empl. person (2nd sector) (2017)	86'377	81'723	85'796
GVA per gain. empl. person (3rd sector) (2017)	54'922	61'100	61'041

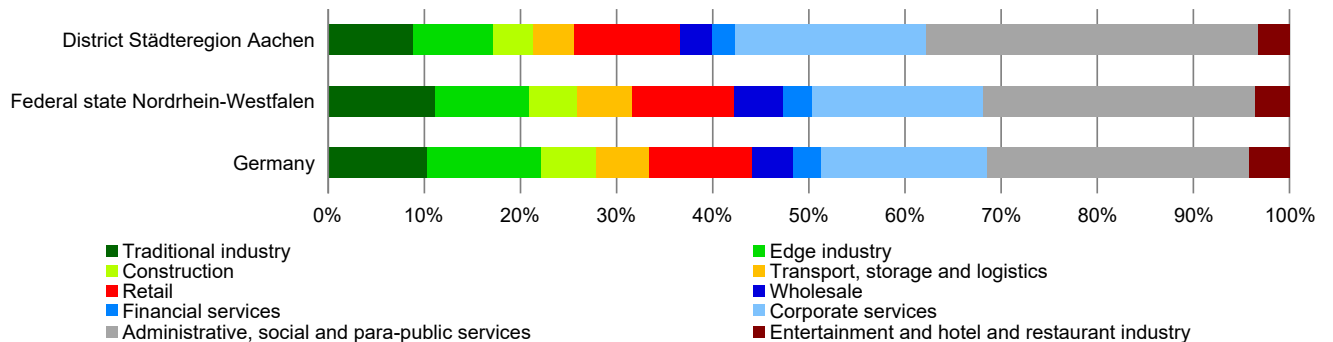
Note: At respective prices.
Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

Productivity and development by economic segments: District Städteregion Aachen



Note: Productivity per occupied person (2017); Evolution of productivity (2010-2017), at respective prices.; District size in proportion to the number of occupied persons.
* Finance-, insurance- and business service industry, real estate and housing. ** Public and other service providers, education and health, private households.
Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

Branch structure: occupied persons by branch group (2019), 2nd and 3rd sector



Note: Not disclosed values were estimated based on models.
Source: Bundesagentur für Arbeit, Fahrländer Partner.

Key figures on economic structure: District Städteregion Aachen

	District Städteregion Aachen	Federal state of North Rhine-Westphalia
Variety of branches (Herfindahl index*) 2019	very diverse (4.06)	diverse (3.41)
Business start-ups (2017-2019)	2'813	81'853
Start-up dynamics (2017-2019)	above average (11.4%)	above average (10.7%)

* Values of the index multiplied by 100.

Note: Classification in comparison with districts or federal states. Start-up dynamics: business start-ups compared to number of businesses 2017.

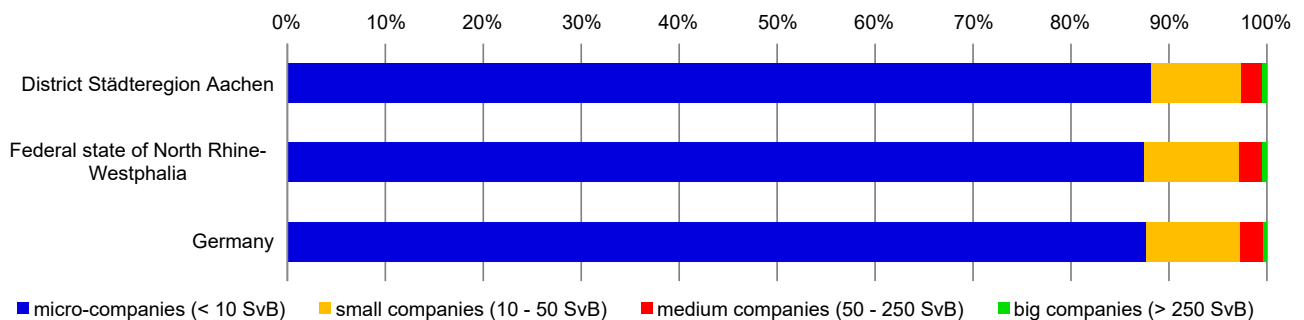
Source: Bundesagentur für Arbeit, Statistical Offices of the State and Federal States, modelling by Fahrländer Partner.

Business registrations and deregistrations: District Städteregion Aachen (2017-2019)

	District Städteregion Aachen	Federal state North Rhine-Westphalia	Germany
Business registrations	13'323	434'337	2'018'310
New business	81.70%	84.42%	81.98%
thereof operational foundations	25.84%	22.32%	22.40%
Inflow	10.39%	9.68%	11.05%
Take overs	7.91%	5.90%	6.97%
Business deregistrations	12'724	412'394	1'887'922
Closures	77.47%	83.09%	81.24%
thereof operational closures	21.90%	19.47%	19.98%
Outflow	14.45%	10.60%	11.46%
Handing over	8.08%	6.31%	7.29%

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

Companies by classes of occupied persons (2017)



Note: The figures refer to the number of employees with registered social insurance contributions (SvB).

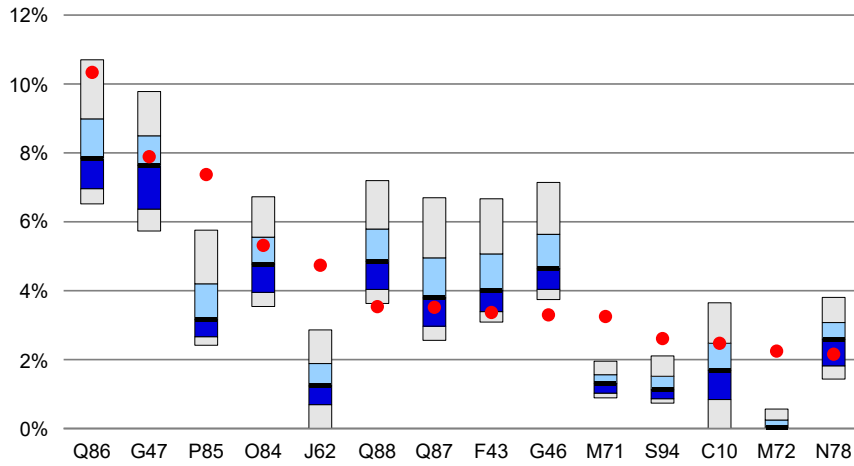
Source: Bundesagentur für Arbeit, Fahrländer Partner.

Key branches 2019: Number of employees and development

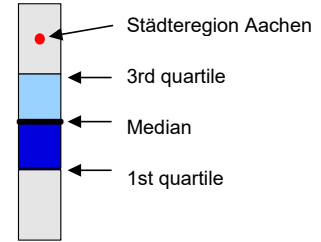
WZ 2008	Germany	Städteregion Aachen	Δ 2010 - 2019		
Q86 Human health activities	7.5%	10.3%	22'691	26.9%	4'806
G47 Retail trade, except of motor vehicles and motorcycles	7.2%	7.9%	17'320	2.5%	429
P85 Education	3.9%	7.4%	16'182	32.2%	3'942
O84 Public administration and defence; compulsory social security	5.5%	5.3%	11'669	6.0%	660
J62 Computer programming, consultancy and related activities	2.3%	4.7%	10'402	54.4%	3'663
Q88 Social work activities without accommodation	4.0%	3.5%	7'765	67.9%	3'141
Q87 Residential care activities	3.2%	3.5%	7'722	27.6%	1'670
F43 Specialised construction activities	4.1%	3.4%	7'394	23.7%	1'418
G46 Wholesale trade, except of motor vehicles and motorcycles	4.2%	3.3%	7'240	1.8%	129
M71 Architectural and engineering activities; technical testing and analysis	1.8%	3.3%	7'137	59.0%	2'647
S94 Activities of membership organisations	1.4%	2.6%	5'731	14.9%	745
C10 Manufacture of food products	1.9%	2.5%	5'430	12.9%	621
M72 Scientific research and development	0.7%	2.2%	4'932	5.0%	233
N78 Employment activities	2.3%	2.2%	4'734	-13.2%	-721
I56 Food and beverage service activities	2.4%	2.1%	4'662	44.0%	1'424
G45 Wholesale and retail trade and repair of motor vehicles and motorcycles	2.0%	1.9%	4'252	19.1%	683
C28 Manufacture of machinery and equipment n.e.c.	3.2%	1.8%	4'016	1.9%	73
M70 Activities of head offices; management consultancy activities	2.2%	1.8%	3'942	135.2%	2'266
H52 Warehousing and support activities for transportation	2.3%	1.8%	3'902	21.7%	695
C22 Manufacture of rubber and plastic products	1.2%	1.8%	3'873	14.2%	482
Listed key branches	63%	73.3%	160'996	22.0%	29'006
Other branches	37%	26.7%	58'521	13.0%	6'723
Total	100%	100.0%	219'517	19.4%	35'729

Note: Employees with registered social insurance contributions (SvB) by branches (by classification of 2008) (reporting date: 30.06.).
Source: Bundesagentur für Arbeit, Statistical Offices of the State and Federal States, modelling by Fahrländer Partner.

Branch division in the federal state 2019

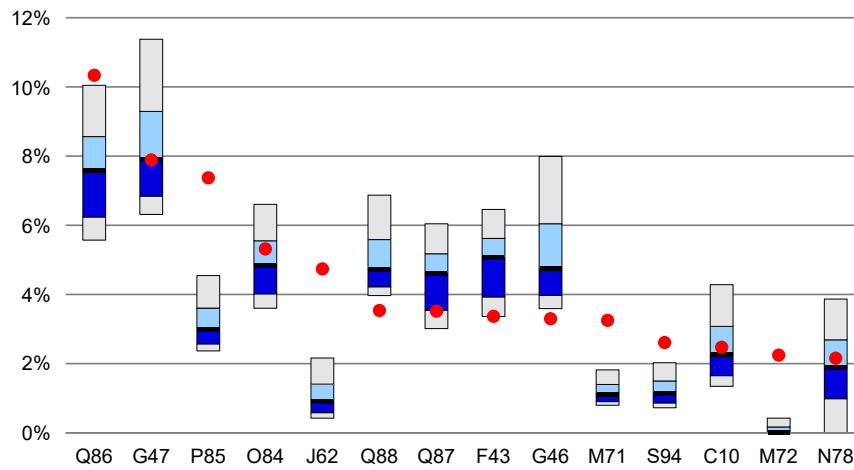


Federal state: North Rhine-Westphalia
(Number of districts: 53)



Source: Bundesagentur für Arbeit, Statistical Offices of the State and Federal States, modelling by Fahrländer Partner.

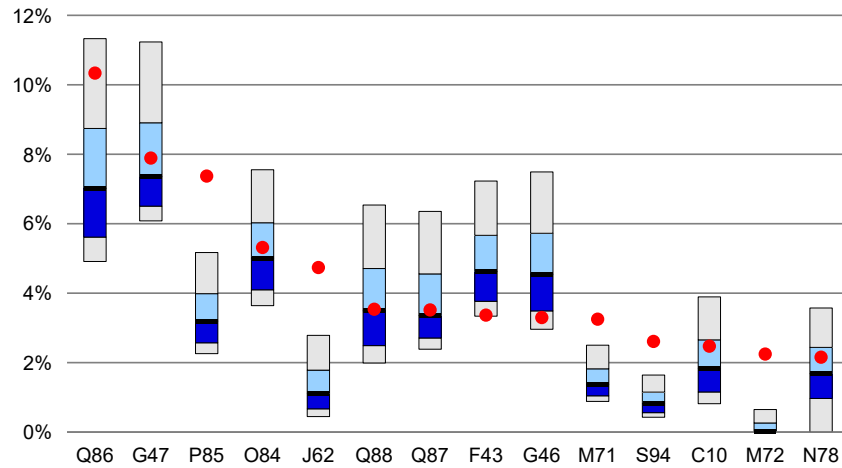
Branch division by district type 2019



district type: District
(Number of districts: 42)

Source: Bundesagentur für Arbeit, Statistical Offices of the State and Federal States, modelling by Fahrländer Partner.

Branch division in the district type by urban character 2019



District type by settlement structure: Urban districts
(Number of districts: 134)

Source: Bundesagentur für Arbeit, Statistical Offices of the State and Federal States, modelling by Fahrländer Partner.

Key data population: Commune of Aachen

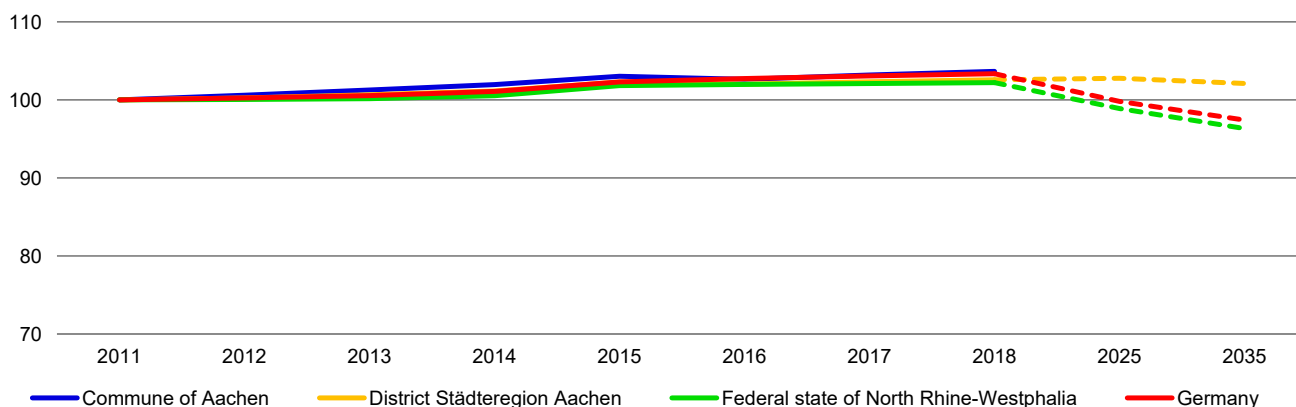
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Population	258'380	258'664	238'665	240'086	241'683	243'336	245'885	244'951	246'272	247'380
Number of households*	-	-	127'396	127'917	128'440	128'965	129'493	130'022	130'554	131'088
Ø household size	-	-	1.87	1.88	1.88	1.89	1.90	1.88	1.89	1.89
Population growth (%)	-0.3	0.1	-7.7	0.6	0.7	0.7	1.0	-0.4	0.5	0.4
Foreign population share (%)**	-	-	10.5	10.7	11.1	11.8	13.0	13.4	14.0	14.6

* After 2011, numbers are estimates.** Data available at district level.

Note: Population data are based on the census 2011 (as of 31/12).

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

Evolution of population (Index year 2011 = 100)



Note: The dashed lines represent forecasts.

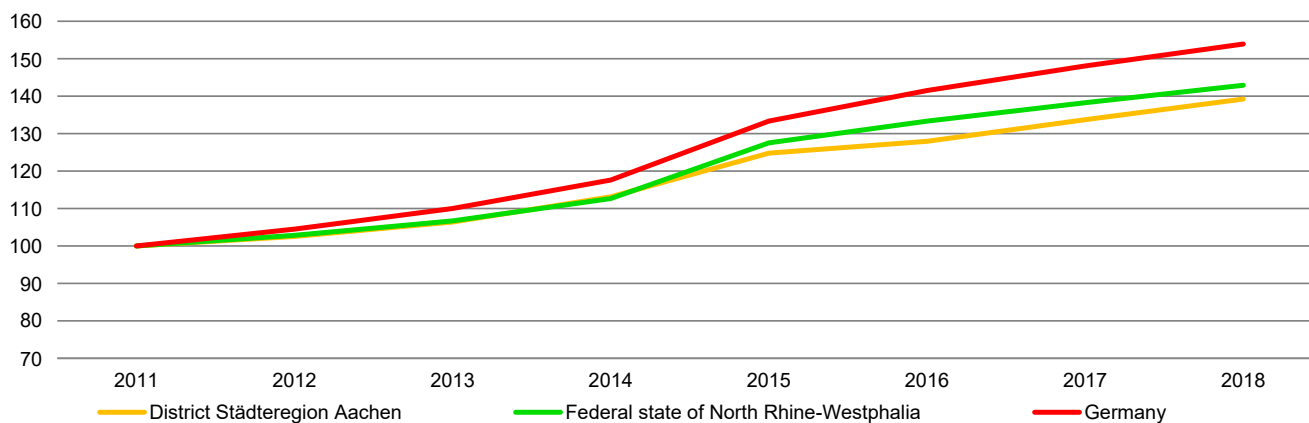
Source: BBSR, Statistical Offices of the State and Federal States, Fahrländer Partner.

Population growth 2013-2018 (in %) in comparison with national development

Commune of Aachen	2.4%	average
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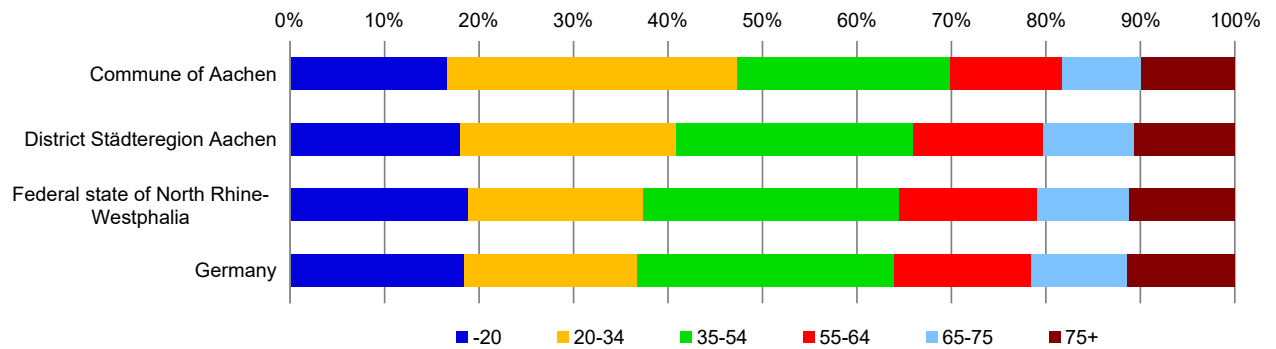
Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

Foreign population share (Index year = 2011)



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

Population by age class (2018)



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

Population forecast (2016-2030), by age group

	0-20	21-40	41-60	61-80	81-101	Total
District Städteregion Aachen (abs.)	-1'700	-8'000	-18'000	25'400	6'600	4'300
District Städteregion Aachen	-1.8%	-5.0%	-11.7%	22.7%	20.7%	0.8%
Federal state of North Rhine-Westphalia	-6.7%	-8.6%	-17.9%	22.7%	20.6%	-2.6%
Germany	-6.7%	-10.9%	-15.4%	20.9%	27.9%	-2.1%

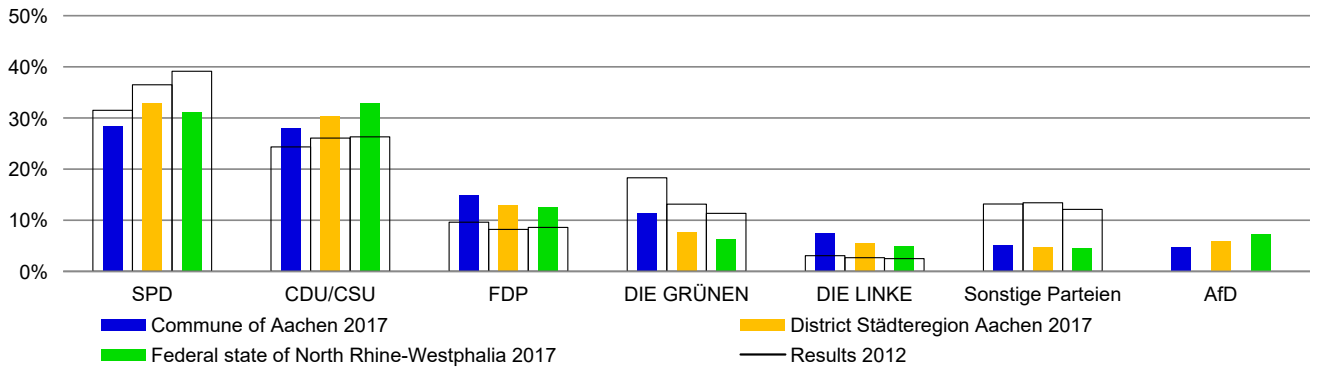
Sources: BBSR, Statistical Offices of the State and Federal States, Fahrländer Partner

Household forecasts (2016-2030)

	2020	2025	2030
District Städteregion Aachen (abs.)	4'187	5'244	6'306
District Städteregion Aachen	1.6%	2.0%	2.4%
Federal state of North Rhine-Westphalia	0.5%	0.6%	0.8%
Germany	0.6%	0.8%	0.9%

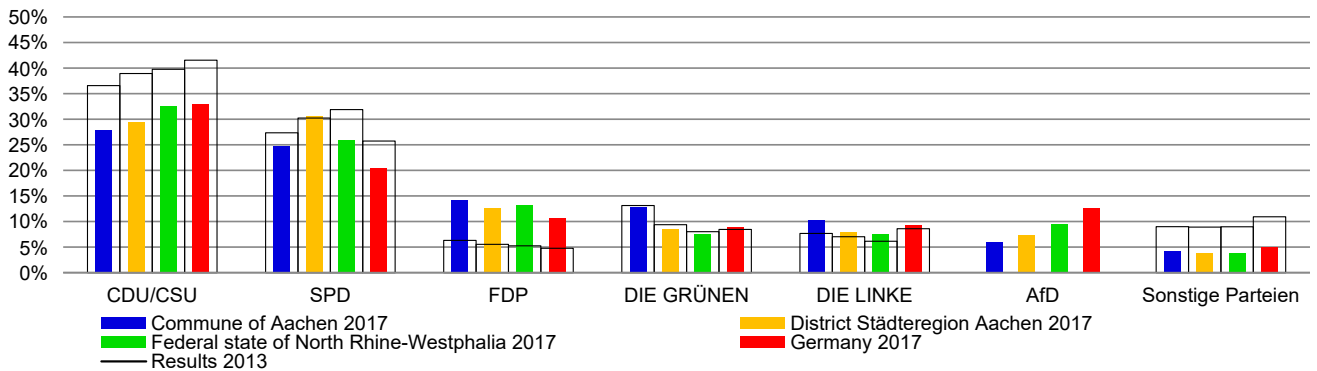
Sources: BBSR, Statistical Offices of the State and Federal States, Fahrländer Partner

Federal State elections: 2017 and 2012 in comparison



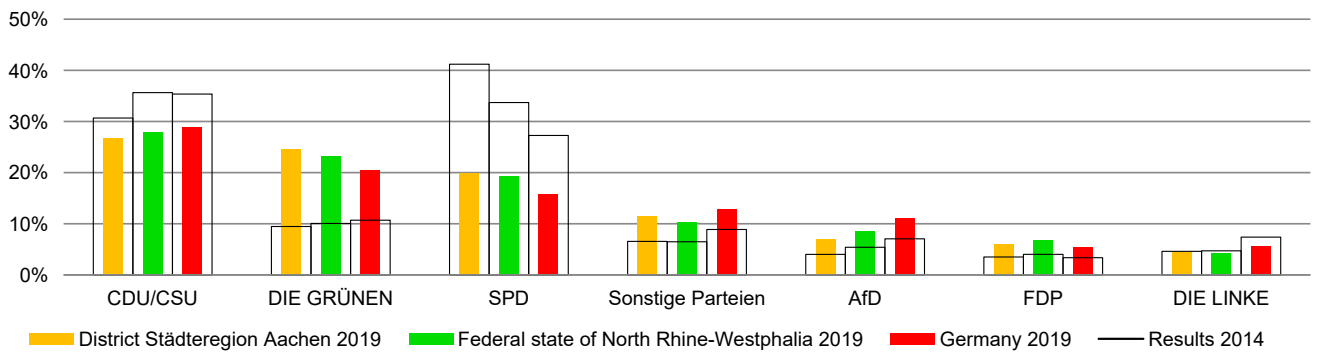
Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

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



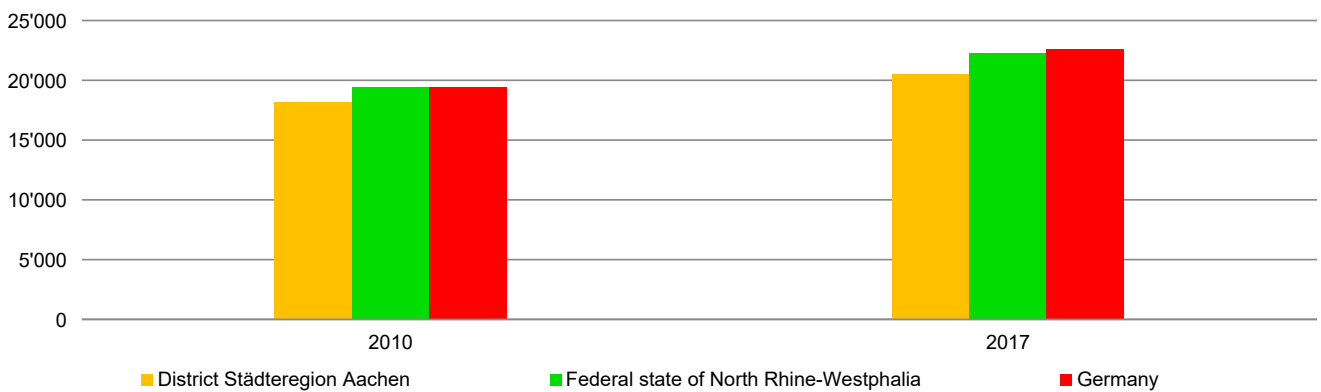
Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

Proportion 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%

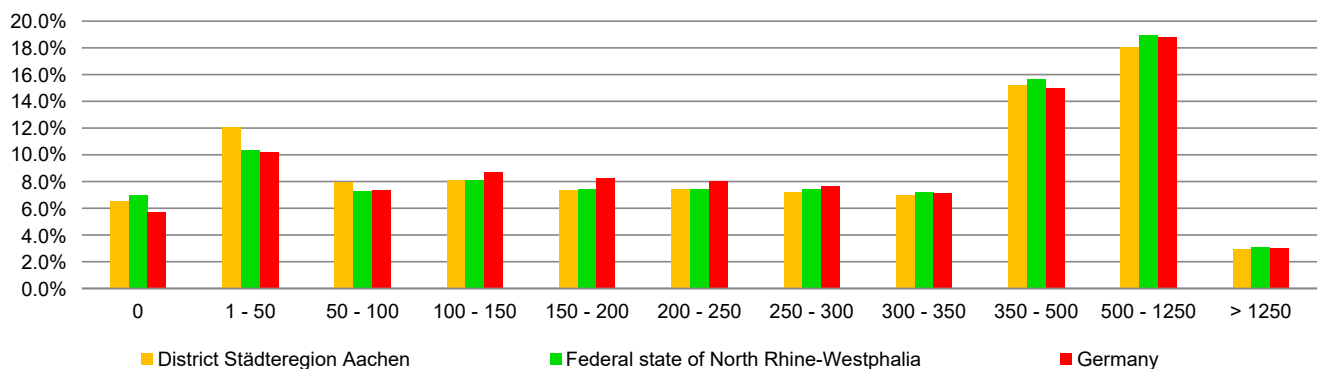
* Segmentation of demand 1-3; ** Segmentation of demand 4-6; *** Segmentation of demand 7-9
Sources: BBSR, Statistical Offices of the State and Federal States, Fahrländer Partner

Annual disposable income of private households in 1'000 EUR, per resident (2017)



Note: National accounts of the federal states: redistribution calculation.
Source: Statistical Offices of the State and Federal States, Fahrländer Partner.

Earnings from income/payroll tax by quantity classes in 1'000 EUR (2015)



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

Assessment rate of business taxes (2018)

	Business tax
Commune of Aachen	475
District Städteregion Aachen	420 - 510
Federal state of North Rhine-Westphalia	250 - 580
Germany	200 - 900

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

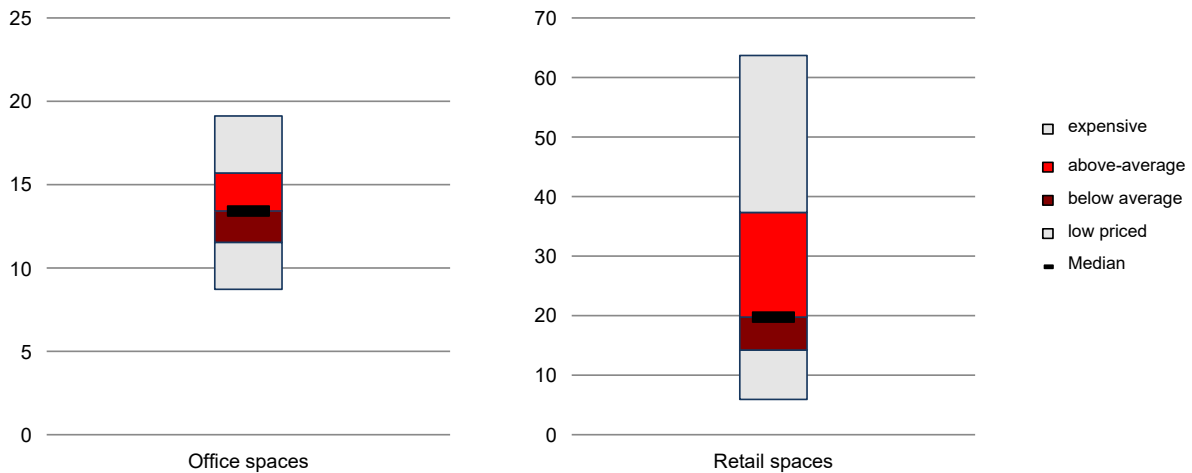
Market rents of typical commercial floor spaces

Market rents office spaces (150 m ² , EUR net by m ² month)*	13.4
Market rents retail spaces (150 m ² , EUR net by m ² month)**	19.8

* New construction, 1st floor, ready for completion, average standard and average office location, 150m², NUF DIN 277.

** New construction, ground floor, ready for completion, average standard and good retail location, 150m², NUF DIN 277.

Source: Offer data from real estate portals, modelling by Fahrländer Partner. Date as of 30 June 2020.

Distribution of rents (EUR net by m²month)

Source: Offer data from real estate portals, modelling by Fahrländer Partner. Date as of 30 June 2020.

Discounting factors

Office (net real terms; new construction, average standard and office location)	4.4%
Retail (net real terms; new construction, average standard and good retail location)	4.7%

Source: IMBAS Fahrländer Partner. Date as of 30 June 2020.

Gross multiplier

Office (gross real terms; new construction, average standard and office location)	19.4
Retail (gross real terms; new construction, average standard and good retail location)	19.0

Source: IMBAS Fahrländer Partner. Date as of 30 June 2020.

Market rents in the region

	Office spaces (EUR/m ² month)*		Retail spaces (EUR/m ² month)**	
Aachen (PLZ: 52062)	13.4		19.8	
Aachen (PLZ: 52064)	13.1	(-2%)	13.8	(-30%)
Aachen (PLZ: 52070)	11.3	(-16%)	12.0	(-39%)
Aachen (PLZ: 52066)	13.2	(-2%)	9.5	(-52%)
Aachen (PLZ: 52068)	12.9	(-4%)	14.1	(-29%)
Aachen (PLZ: 52074)	12.4	(-7%)	13.0	(-34%)
Aachen (PLZ: 52072)	12.2	(-9%)	12.5	(-37%)
Aachen (PLZ: 52080)	11.6	(-14%)	12.0	(-39%)
Aachen (PLZ: 52078)	12.7	(-6%)	8.9	(-55%)
Würselen	10.8	(-19%)	11.1	(-44%)
Herzogenrath	10.2	(-24%)	7.6	(-62%)
Aachen (PLZ: 52076)	10.8	(-19%)	11.1	(-44%)
Alsdorf	9.3	(-30%)	6.8	(-65%)
Stolberg (Rhld.) (PLZ: 52222)	10.3	(-24%)	7.1	(-64%)
Stolberg (Rhld.) (PLZ: 52223)	10.3	(-24%)	10.3	(-48%)
Übach-Palenberg	7.9	(-41%)	7.9	(-60%)
Baesweiler	8.9	(-34%)	7.1	(-64%)
Roetgen	7.8	(-42%)	5.8	(-70%)
Eschweiler	11.3	(-16%)	14.8	(-25%)
Geilenkirchen	9.5	(-29%)	7.3	(-63%)
Stolberg (Rhld.) (PLZ: 52224)	9.7	(-28%)	9.6	(-51%)
Aldenhoven	6.6	(-51%)	6.6	(-67%)
Gangelt	8.9	(-34%)	8.7	(-56%)
Heinsberg	11.6	(-14%)	10.1	(-49%)
Langerwehe	9.4	(-30%)	9.3	(-53%)
Linnich	8.0	(-40%)	7.4	(-62%)

* New construction, 1st floor, ready for completion, average standard and average office location, 150m², NUF DIN 277.

** New construction, ground floor, ready for completion, average standard and good retail location, 150m², NUF DIN 277.

Source: Offer data from real estate portals, modelling by Fahrländer Partner. 30 June 2020.

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

	Aachen	District Städteregion Aachen	Nordrhein-Westfalen	Germany
Medium-sized centres	0	1	4	11
Major centers	0	15	27	31

* Area-weighted average driving time, based on route searches in a street network model, 2018.
Source: BBSR, Fahrländer Partner.

Accessibility of important infrastructures (in min.)*

	Aachen	District Städteregion Aachen	Nordrhein-Westfalen	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.
Source: BBSR, Fahrländer Partner.

Accessibility of local amenities (in m)*

	Aachen	District Städteregion Aachen	Nordrhein-Westfalen	Germany
Public transportation stops	175	208	266	445
Supermarkets	559	675	735	962
Elementary schools	557	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
Source: BBSR, Fahrländer Partner.

Perspectives 2030 (commercial surfaces): District Städteregion Aachen

	Trend	
Occupied persons 2017-2030	-15'900	-5.8%
Ages 0 to 30	-9'400	-14.7%
Ages 30 to 45	10'100	11.2%
Ages 45 and older	-16'600	-13.8%
Population growth 2016-2030	4'300	0.8%
Evolution of the number of households 2016-2030	6'306	2.4%

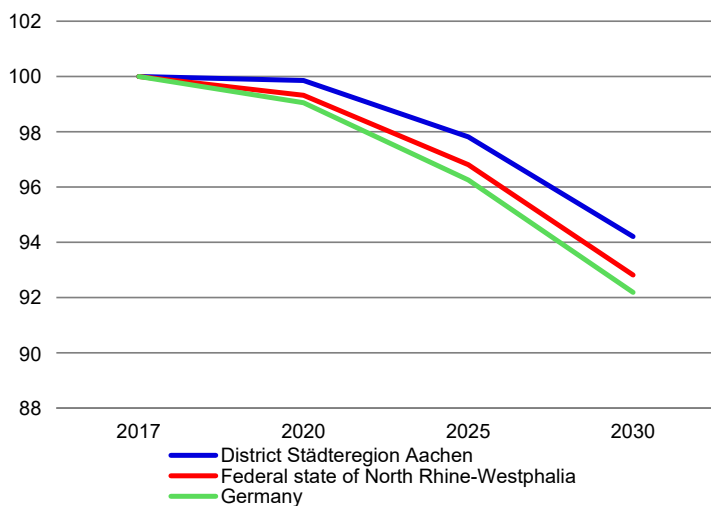
Source: BBSR, Fahrländer Partner.

Perspectives 2030 (commercial surfaces): Federal state Nordrhein-Westfalen

	Trend	
Occupied persons 2017-2030	-623'800	-7.2%
Ages 0 to 30	-284'900	-15.7%
Ages 30 to 45	145'000	5.3%
Ages 45 and older	-483'800	-11.8%
Population growth 2016-2030	-451'100	-2.6%
Evolution of the number of households 2016-2030	61'857	0.8%

Source: BBSR, Fahrländer Partner.

Evolution of working population (base year: 2017)



Source: BBSR, Fahrländer Partner.

Perspectives 2030 (Commerce) per year, Trend

District Städteregion Aachen	
Occupied persons p.a.	-1'223
Ages 0 to 30 p.a.	-723
Ages 30 to 45 p.a.	777
Ages 45 and older p.a.	-1'277
Population growth p.a.	307
Evolution of the number of households p.a.	450
Federal state of Nordrhein-Westfalen	
Occupied persons p.a.	-47'985
Ages 0 to 30 p.a.	-21'915
Ages 30 to 45 p.a.	11'154
Ages 45 and older p.a.	-37'215
Population growth p.a.	-32'221
Evolution of the number of households p.a.	4'418