 **RIWIS Report**
Flensburg
All Sectors

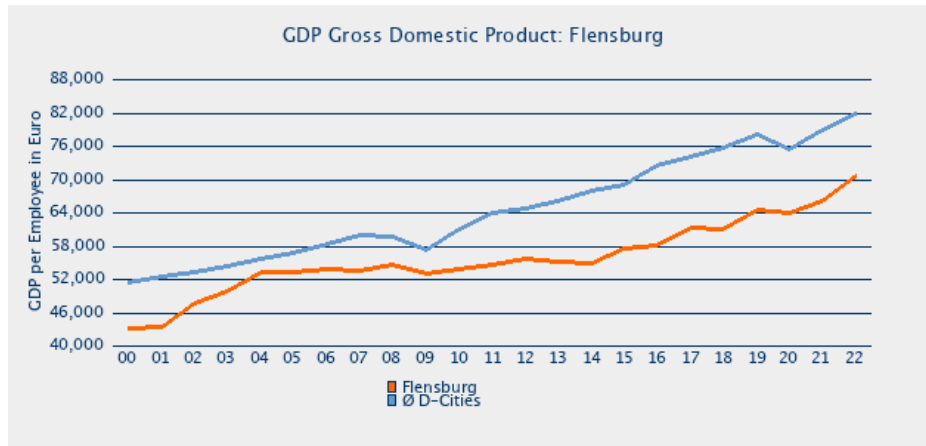


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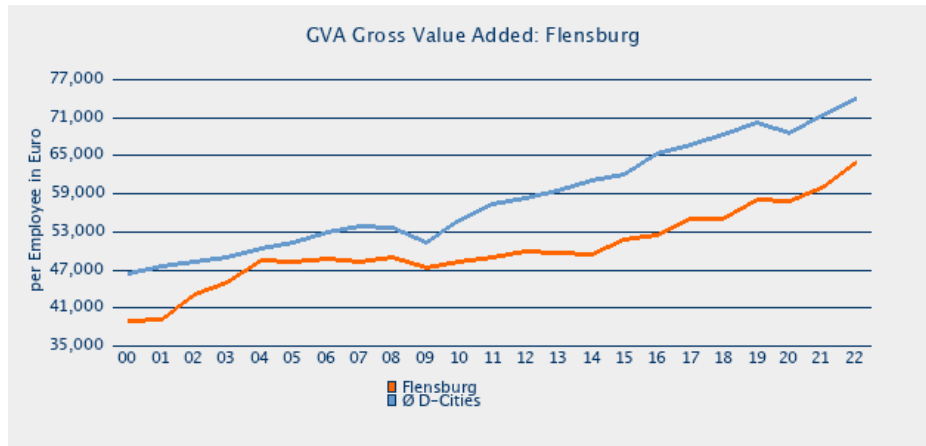
Brief Market Abstract Flensburg

as at: Q1/2024

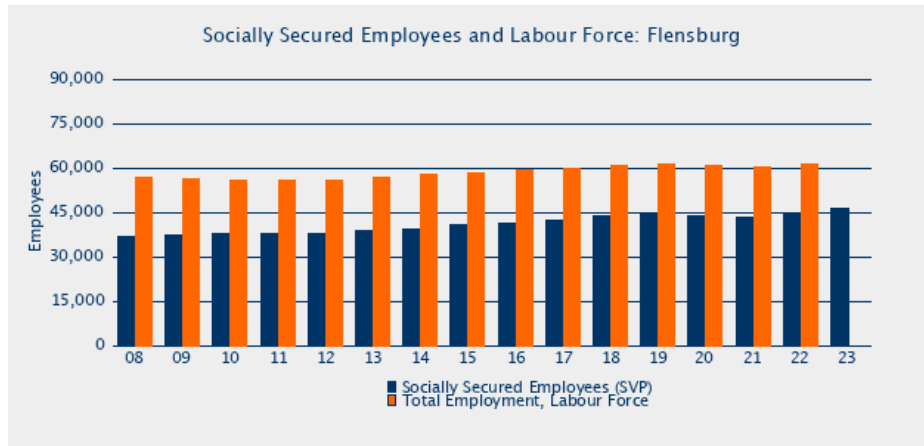
- General** Flensburg is the northernmost city in Germany and is located directly on the border with Denmark. It is the third largest city in Schleswig-Holstein after Kiel and Lübeck. On the north-south axis, Flensburg is connected to Kiel and Hamburg to the south and Aarhus (Denmark) to the north via motorway 7.
- Flensburg harbour, which was also an important naval base until the 1990s, is gradually declining in importance as an industrial port, which is why the eastern side of the harbour is to be developed into a mixed-use urban quarter. However, it is gaining relevance as a tourist and leisure harbour. Flensburg is also home to the Mürwik naval school, which is home to the Gorch Fock sailing training ship, among others.
- Demography** Flensburg, a medium-sized city with around 92,600 inhabitants, is characterised by dynamic population development. The youth dependency ratio is 29% and the old-age dependency ratio is 32%, which indicates a balanced age structure. Despite a negative natural population balance, Flensburg has recorded population growth of 4.6% in the last five years, mainly due to a positive migration balance. Further growth of 2.5% is expected by 2035, which puts the city in an above-average position compared to other RIWIS cities. The household structure shows around 50,500 households, with single-person households accounting for 42.4%. The number of households has grown by around 4.3% in the last five years and is expected to increase by a further 6.8% by 2035, which is also above the average for RIWIS cities. The proportion of students is 10.4%, which emphasises the youthful and dynamic atmosphere of the city.
- Economy** Around 46,500 people are employed in Flensburg and subject to social insurance contributions. This makes the regional centre of Flensburg one of the smaller labour markets among the RIWIS cities. Over the last five years, the city has recorded employment growth of 5.5%, although the number of employees is forecast to fall by -4.4% by 2035. More than half of employees, namely 53%, work in large companies with over 100 employees. The dominant sectors in Flensburg are manufacturing and construction (14%), wholesale and retail (14%), public administration (11%) and health and social services (20%). With a positive commuter balance of around 11,100 people, Flensburg demonstrates its high attractiveness as a place to work. The catchment area is regionally concentrated on the immediate neighbouring municipalities. The unemployment rate was 7.9% in 2023 and has fallen by -0.4 percentage points in the last five years. This means that the unemployment rate is still well above the national average despite the downward trend.
- Office** In Flensburg, the stock of office space (MF-GiF) comprises around 410,000 square metres. Due to the strong presence of administration and service providers, the demand for office space is guaranteed. The prime locations for office space are in the city centre and the outskirts of the city as well as in the northern district of Sonwik, the Rude district and the technology and business centre in Südstadt. On average, around 3,280 square metres of new office space has been completed each year over the last five years, while annual take-up over the same period was around 6,400 square metres. In 2023, the city recorded a comparatively low vacancy rate of 2.0%, making it one of the ten D-cities with the lowest values. In total, around 19,500 people work in office jobs in Flensburg, which corresponds to an average office space of around 18 square metres per employee. The average rent for office space in the city centre was around EUR 8/sqm in 2023, while the yield in central locations was 6.1%.
- Retail** As a regional centre, Flensburg also performs far-reaching supply functions for the neighbouring municipalities in Denmark thanks to its border location. Accordingly, the city centre has a high centrality index of 163, while the purchasing power index is only 88. The Holm street is the city centre's prime location. The prime rent here is 65 euros/sqm and the yield for central locations is 5.4%.
- Logistics** Flensburg is not part of any nationally relevant logistics market region and does not have a dedicated logistics infrastructure. The average rent for production warehouses in Flensburg is EUR 3.4/sqm and the prime rent is EUR 4.4/sqm, while service space commands a prime rent of EUR 4.7/sqm and a prime rent of EUR 5.4/sqm. The average yield for logistics properties in Flensburg is quoted at 7.7 per cent and the prime yield at 6.4 per cent. Existing properties that were completed more than 3 years ago are mostly regionally orientated, with Denmark often playing an important role as a destination.
- Residential** In Flensburg, a city in Germany, each household has an average of 1.04 flats. Around 18.3% of these flats are 1- or 2-room flats, while the proportion of flats in apartment blocks is around 74.1%. In the last five years, an average of around 500 flats have been completed each year. In view of the calculated annual additional and replacement demand of 392 flats by 2035, it is likely that demand will be exceeded in the coming years if construction activity continues. Land prices for apartment blocks in medium locations are around 205 euros/sqm. The average rent in Flensburg is around EUR 8.5/sqm, while the average value of owner-occupied flats is EUR 2,150/sqm. The basic rent takes up around 22.3% of the monthly household income, and an average property costs 6.4 times the average annual net income. An average of around 9.4 property transactions per 1,000 inhabitants have been recorded in the last five years. The average multiplier for apartment blocks in Flensburg is 16.0.



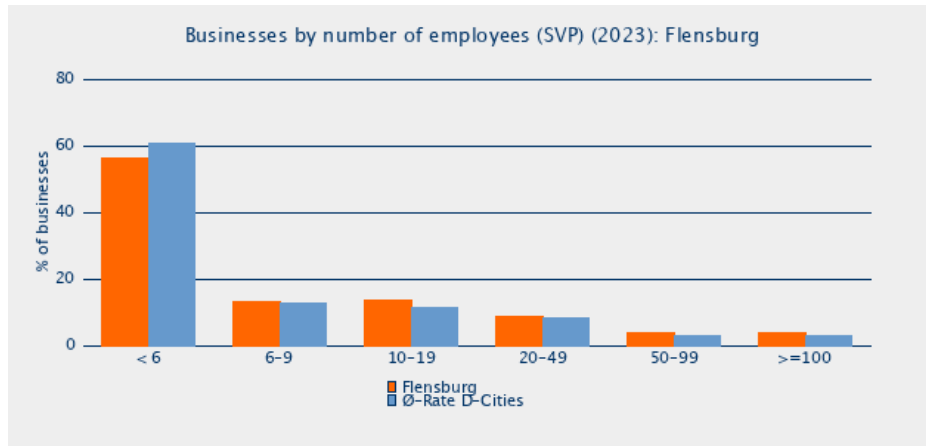
GDP per Employee in Euro: Flensburg – WZ08/2014							
€	2017	2018	2019	2020	2021	2022	17–22
Flensburg	61,223	61,171	64,469	63,870	66,171	70,627	15.4 %
Schleswig–Holstein Nrd (RO–Region)	62,309	61,776	65,289	65,936	68,297	73,870	18.6 %
Schleswig–Holstein	66,403	67,072	69,487	69,827	73,188	77,922	17.3 %
Germany	73,832	75,011	76,732	75,782	80,416	85,025	15.2 %
GDP in Million Euro: Flensburg – WZ08/2014							
Flensburg	3,666	3,732	3,971	3,907	3,992	4,353	18.8 %



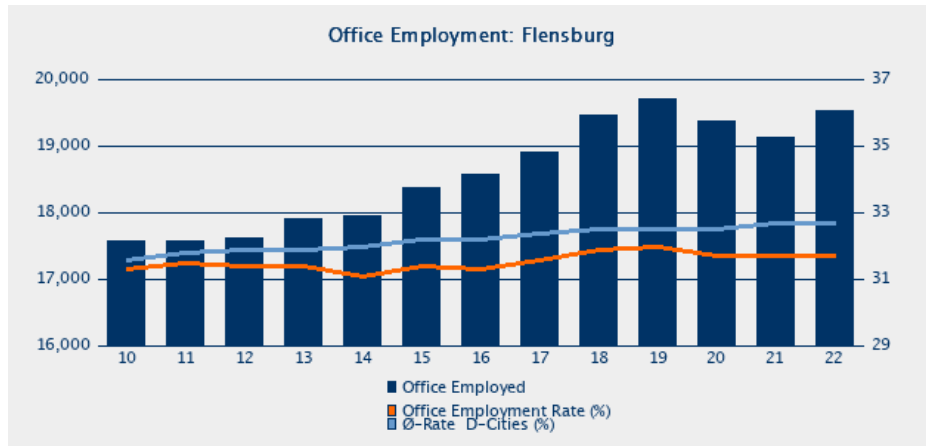
Gross Value Added by Industries 2022: Flensburg – WZ08/2014								
	Agriculture, Forestry and Fishing	Industry incl. Energy	Services	Services: Trade and Transport	Services: Financial, Renting and Business Activities	GVA per Employee in Euro		
Flensburg	0.0 %	20.7 %	79.3 %	25.2 %	19.7 %	63,938		
Schleswig-Holstein Nord (RO-Region)	3.5 %	25.2 %	71.3 %	20.5 %	22.0 %	66,874		
Schleswig-Holstein	1.9 %	25.6 %	72.4 %	23.9 %	22.1 %	70,542		
Germany	1.0 %	29.7 %	69.3 %	21.9 %	25.2 %	76,972		
Gross Value Added in Million Euro: Flensburg – WZ08/2014								
Million €	2016	2017	2018	2019	2020	2021	2022	17-22
Flensburg	3,112	3,303	3,363	3,578	3,542	3,616	3,941	19.3 %



Employees Subject to Social Insurance Contributions (SVP): Flensburg							
	2018	2019	2020	2021	2022	2023	18–23
Flensburg	44,045	44,607	43,981	43,469	44,831	46,453	5.5 %
<i>SVP Employment by Industry (WZ): Flensburg</i> <i>Please note: until 2008 WZ03, from 2009 WZ08, ->more Info</i>							
Agriculture, Forestry and Fishing	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	
Manufacturing	11.4 %	11.3 %	11.5 %	10.9 %	10.8 %	11.0 %	
Construction	2.8 %	2.9 %	3.0 %	2.9 %	2.9 %	2.8 %	
Wholesale and Retail Trade	17.6 %	17.7 %	17.5 %	17.6 %	17.3 %	17.2 %	
Hotels and Restaurants	3.3 %	3.3 %	3.1 %	3.4 %	3.4 %	3.4 %	
Transport, Storage and Communication	7.4 %	7.9 %	7.7 %	8.2 %	8.5 %	8.4 %	
Financial Services	1.5 %	1.5 %	1.6 %	1.7 %	1.6 %	1.6 %	
Real Estate, Renting and Business Activities	15.6 %	14.8 %	14.0 %	13.2 %	13.0 %	14.0 %	
Public Administration, Compulsory Social Security	9.0 %	9.3 %	9.5 %	9.7 %	9.6 %	9.4 %	
Education, Health and Social Work	24.9 %	25.0 %	25.7 %	26.3 %	26.9 %	26.2 %	
Other Activities	4.7 %	4.6 %	4.6 %	4.3 %	4.2 %	4.4 %	
Schleswig–Holstein Nord (RO–Region)	159,888	162,120	161,761	165,614	170,154	172,201	7.7 %
Schleswig–Holstein	984,620	1,000,213	1,002,902	1,023,488	1,043,551	1,052,392	6.9 %
Germany	32,870,228	33,407,262	33,322,952	33,802,173	34,445,087	34,709,056	5.6 %

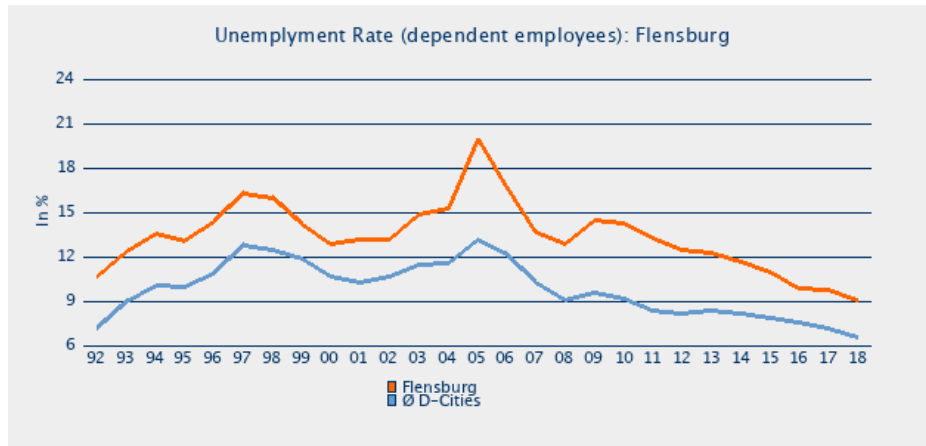


Number of Businesses and Percentages by Size of Business: Flensburg							
	2018	2019	2020	2021	2022	2023	18-23
Flensburg	2,326	2,362	2,322	2,306	2,348	2,352	1.1 %
<i>Percentage of businesses by business size: Flensburg</i>							
less than 6 employees	57.4 %	57.1 %	56.9 %	56.7 %	56.6 %	56.3 %	
6 to 9 employees	13.8 %	13.7 %	14.1 %	14.0 %	13.9 %	13.3 %	
10 to 19 employees	12.3 %	13.0 %	12.5 %	12.4 %	13.2 %	13.9 %	
20 to 49 employees	9.8 %	9.1 %	9.3 %	9.9 %	8.9 %	8.7 %	
50 to 99 employees	3.0 %	3.6 %	3.7 %	3.6 %	3.7 %	3.8 %	
100 and more employees	3.6 %	3.5 %	3.4 %	3.6 %	3.7 %	4.0 %	
<i>Percentage of employees by business size: Flensburg</i>							
less than 6 employees	6.9 %	6.7 %	6.6 %	6.8 %	6.7 %	6.3 %	
6 to 9 employees	5.2 %	5.3 %	5.5 %	5.5 %	5.3 %	5.0 %	
10 to 19 employees	8.7 %	9.3 %	8.8 %	8.8 %	9.4 %	9.7 %	
20 to 49 employees	16.4 %	15.1 %	15.5 %	16.4 %	14.6 %	13.7 %	
50 to 99 employees	10.8 %	12.8 %	13.4 %	13.1 %	13.3 %	12.7 %	
100 and more employees	52.0 %	50.8 %	50.1 %	49.4 %	50.6 %	52.6 %	
<i>number of businesses</i>							
Schleswig-Holstein Nord (RO-Region)	14,665	14,760	14,707	14,879	14,982	14,767	0.7 %
Schleswig-Holstein	79,289	79,695	79,277	80,126	80,835	79,772	0.6 %
Germany	2,179,859	2,183,580	2,167,795	2,180,620	2,193,492	2,162,420	-0.8 %

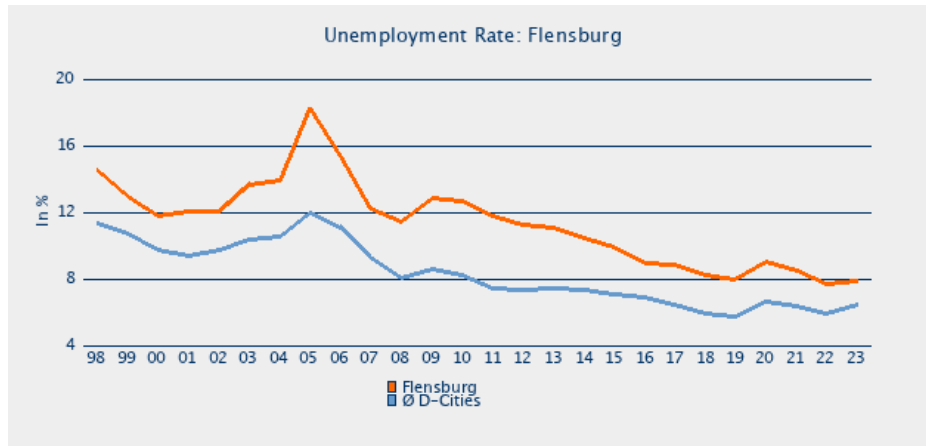


Office Employment: Flensburg							
	2017	2018	2019	2020	2021	2022	17-22
Flensburg (total)	18,906	19,461	19,708	19,377	19,134	19,523	3.3 %
thereof SVP-office employed	15,264	15,804	15,998	15,765	15,574	16,052	5.2 %
<i>thereof by Occupation: Flensburg</i>							
managerial occupations	7 %	7 %	7 %	7 %	8 %	8 %	
administrative occupations	36 %	36 %	35 %	35 %	35 %	36 %	
finance occupations	3 %	3 %	3 %	3 %	3 %	3 %	
technical occupations	19 %	20 %	20 %	20 %	19 %	19 %	
consulting services	15 %	15 %	15 %	15 %	16 %	16 %	
merchants	9 %	9 %	10 %	10 %	10 %	9 %	
Schleswig-Holstein Nord (RO-Region)	68,578	69,570	70,234	69,560	70,432	71,365	4.1 %
Schleswig-Holstein	425,216	430,769	434,946	432,073	436,599	441,116	3.7 %
Germany	14,568,856	14,805,825	14,979,193	14,860,840	14,988,680	15,195,313	4.3 %

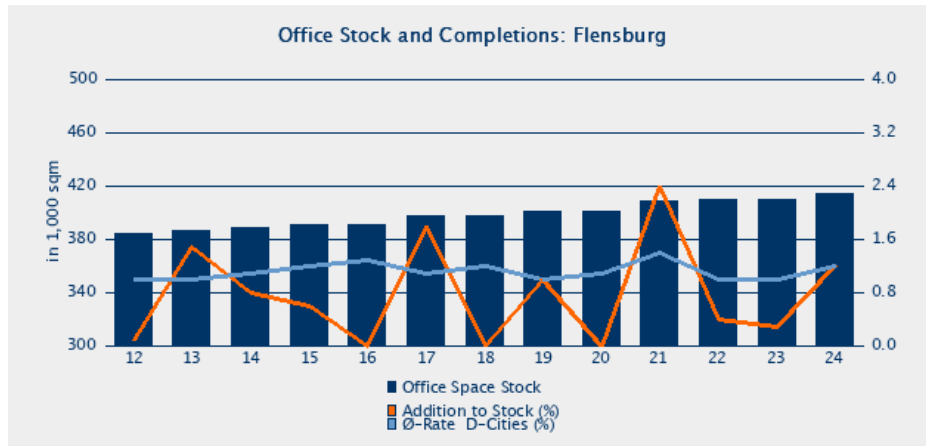
Office Employment (SVP) by Industries: Flensburg								
	2017	2018	2019	2020	2021	2022	17–22	22–22
Flensburg	15.264	15.804	15.998	15.765	15.574	16.054	5.2 %	0.0 %
<i>shares by industry: Flensburg</i>							avg value 2022 D–Cities	
<i>Finance and Insurance</i>	5.1 %	5.0 %	4.9 %	4.8 %	4.7 %	4.6 %		6.3 %
<i>Technology, Media, Telecommunication</i>	6.6 %	6.2 %	5.9 %	5.6 %	5.3 %	5.1 %		9.7 %
<i>Manufacturing</i>	10.2 %	10.1 %	9.9 %	9.7 %	9.5 %	9.3 %		17.1 %
<i>Legal, Accounting, Tax Consultancy, Market Research</i>	9.1 %	9.4 %	9.6 %	9.9 %	10.1 %	10.4 %	++	6.8 %
<i>Retail and Wholesale</i>	12.4 %	12.4 %	12.4 %	12.5 %	12.5 %	12.5 %	++	7.6 %
<i>Automobile Services, Petrol Stations</i>	2.2 %	2.3 %	2.4 %	2.4 %	2.5 %	2.6 %	++	0.9 %
<i>Logistics</i>	2.7 %	2.6 %	2.6 %	2.5 %	2.4 %	2.3 %		2.5 %
<i>Other Business Services</i>	8.7 %	9.1 %	9.4 %	9.7 %	10.1 %	10.4 %		12.6 %
<i>Public Administration</i>	18.2 %	18.1 %	18.0 %	17.9 %	17.7 %	17.6 %	++	12.0 %
<i>Agriculture, Forestry, Fishing</i>	0.1 %	0.1 %	0.1 %	0.1 %	0.0 %	0.0 %		0.1 %
<i>Hotels and Restaurants</i>	0.6 %	0.6 %	0.6 %	0.7 %	0.7 %	0.7 %		0.5 %
<i>Education</i>	4.3 %	4.5 %	4.7 %	4.9 %	5.1 %	5.3 %		5.0 %
<i>Health Care and Social Services</i>	9.6 %	9.1 %	8.7 %	8.2 %	7.8 %	7.4 %		13.3 %
Schleswig–Holstein Nord (RO–Region)	51.751	52.809	53.452	53.214	54.325	55.728	7.7 %	



Unemployment Rate (dependent employed persons): Flensburg							
Recent Unemployment Rate: November 2019: 8.7 %							
	2013	2014	2015	2016	2017	2018	13-18
Flensburg	12.3 %	11.7 %	11.0 %	9.9 %	9.8 %	9.1 %	-3.2
Schleswig-Holstein Nrd (RO-Region)	8.8 %	8.5 %	7.8 %	7.5 %	7.3 %	6.5 %	-2.3
Schleswig-Holstein	7.8 %	7.6 %	7.3 %	7.0 %	6.7 %	6.1 %	-1.7
Germany	7.7 %	7.5 %	7.1 %	6.8 %	6.3 %	5.8 %	-1.9
Total Number of Unemployed							
Flensburg	5,205	5,087	4,870	4,495	4,512	4,304	-17.3%

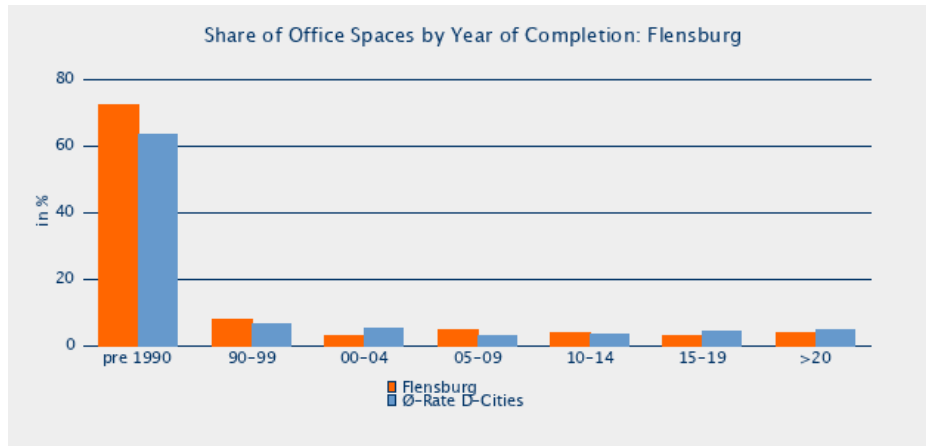


Unemployment Rate (all employed persons): Flensburg							
Recent Unemployment Rate: November 2024: 8.2 %							
	2018	2019	2020	2021	2022	2023	18-23
Flensburg	8.3 %	8.0 %	9.1 %	8.5 %	7.7 %	7.9 %	-0.4
Schleswig-Holstein Nrd (RO-Region)	5.9 %	5.2 %	6.1 %	5.8 %	5.2 %	5.6 %	-0.3
Schleswig-Holstein	5.5 %	5.1 %	5.8 %	5.6 %	5.2 %	5.5 %	0.0
Germany	5.2 %	5.0 %	5.9 %	5.7 %	5.3 %	5.7 %	0.5
Total Number of Unemployed							
Flensburg	4,304	4,174	4,722	4,369	3,970	4,131	-4.0%

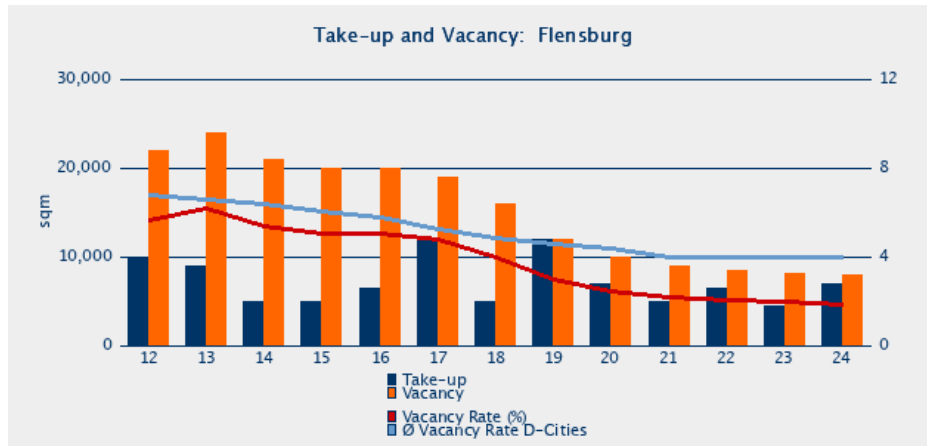


	2017	2018	2019	2020	2021	2022	2023	2024	20-24
office stock, net floorspace (RA-C, gf) in 1,000 sqm	397	397	401	401	408	410	410	415	3.4 %
avg floorspace per office employee (smm)	20.0	19.6	19.7	20.2	20.9	20.6	20.3	20.3	0.5 %
									Ø 20-24
completion (sqm)	7,200	0	3,900	0	9,600	1,800	1,100	5,000	3,500
addition to stock in % of stock	1.8 %	0.0 %	1.0 %	0.0 %	2.4 %	0.4 %	0.3 %	1.2 %	

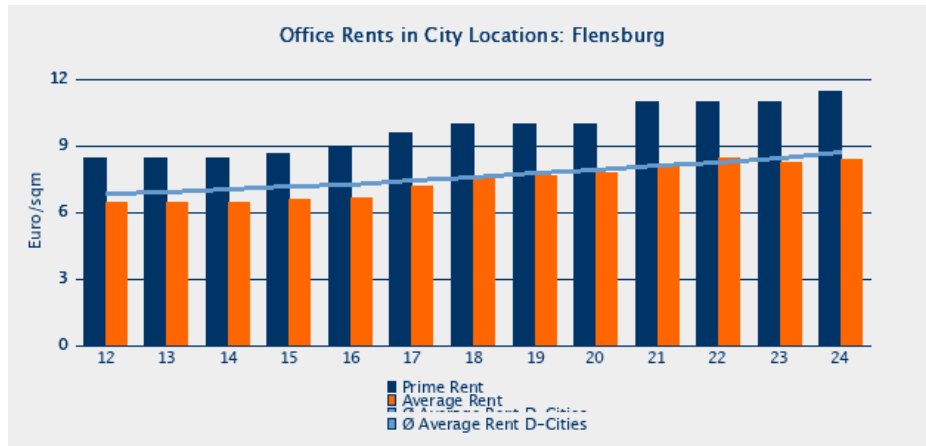
	2017	2018	2019	2020	2021	2022	2023	2024	Ø 20-23
completion: floorspace in office buildings (sqm)		5,273	4,288		8,643	4,385	3,500		5,509
planning permission: floorspace in office buildings (sqm)		3,628	5,023	7,308	4,204	11,136			7,549
planning permission surplus		-1,645	735		-4,439	6,751			1,156



Office Space by Year of Completion: Flensburg				
year of completion	Flensburg		Ø D-Cities	
	total in sqm	in % of stock	Ø in sqm	in % of stock
from 2020	17,500	4.22 %	24,706	4.91 %
2015-2019	13,300	3.21 %	23,414	4.66 %
2010-2014	16,950	4.09 %	18,960	3.77 %
2005-2009	20,105	4.85 %	16,528	3.29 %
2000-2004	12,969	3.13 %	26,097	5.19 %
1995-1999	25,257	6.09 %	39,076	7.77 %
1990-1994	8,500	2.05 %	33,682	6.70 %
pre 1990	317,486	76.58 %	345,003	68.62 %



Take-Up and Vacancy: Flensburg								
	2018	2019	2020	2021	2022	2023	2024	19-24
office stock, net floorspace (RA-C, gf) in 1,000 sqm	397	401	401	408	410	410	415	3.4 %
								Ø 19-24
office space take-up (1,000 sqm)	5.0	12.0	7.0	5.0	6.5	4.5	7.0	7.0
vacancy (1,000 sqm)	16.0	12.0	10.0	9.0	8.5	8.2	8.0	9.3
vacancy rate	4.0 %	3.0 %	2.5 %	2.2 %	2.1 %	2.0 %	1.9 %	
vacancy/take-up	320.0 %	100.0 %	142.9 %	180.0 %	130.8 %	182.2 %	114.3 %	



Office Rents and Yields: Flensburg												
Euro / qm	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	19–24
city–centre												
prime rent	8.5	8.7	9.0	9.6	10.0	10.0	10.0	11.0	11.0	11.0	11.5	15,0%
average rent	6.5	6.6	6.7	7.2	7.7	7.7	7.8	8.2	8.5	8.3	8.4	9,1%
city–fringe												
prime rent	6.5	6.5	6.7	7.0	7.4	7.3	7.3	7.5	7.8	8.0	8.0	9,6%
average rent	6.0	6.0	6.1	6.3	6.5	6.5	6.5	6.7	7.0	7.0	7.0	7,7%
suburban												
prime rent	5.8	5.8	5.8	6.0	6.4	6.4	6.4	6.5	6.5	6.0	6.0	–6,3%
average rent	4.6	4.6	4.6	4.9	5.2	5.2	5.2	5.4	5.5	5.0	4.8	–7,7%
office agglomerations												
prime rent	6.4	6.4	6.6	6.7	7.1	7.0	7.0	7.0	7.0	7.0	7.2	2,9%
average rent	5.9	5.9	6.0	6.0	6.2	6.2	6.2	6.3	6.5	6.5	6.5	4,8%
net initial yields												
central locations	6.7%	6.5%	6.5%	6.0%	5.7%	5.6%	5.6%	5.5%	5.7%	6.1%	6.3%	0,7
suburban locations	7.6%	7.6%	7.6%	7.4%	7.4%	7.3%	7.3%	7.2%	7.5%	7.7%	7.8%	0,5

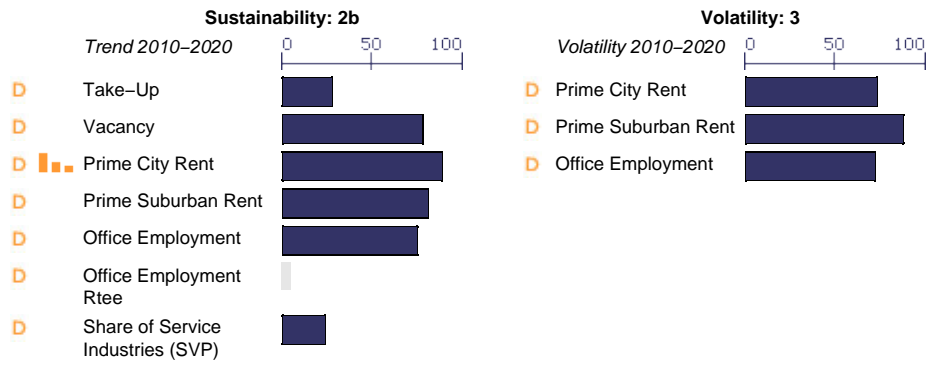
RIWIS Scoring: Flensburg

Office				
2b (52.1 Points)				
Historic Development		Current Situation	Future Perspective	
3 (49.4)		3 (49.5)	1b (60.9)	
Sustainability	Volatility	Current	Short Term	Medium Term
2b (51.8)	3 (47.0)	3 (49.5)	1b (60.1)	1b (61.5)
<ul style="list-style-type: none"> • historic development generally above average trends • market in line with general cyclical development • market shows average condition • high change rates for next 1–2 yrs expected • high change rates for next 3–5 yrs expected 		Office Employees (SVP):	2019	19,708
		Office Stock (gif):	2020	400,767 sqm
		Take-Up:	2020	7,000 sqm
		Vacancy Rate:	2020	2.5 %
		Prime City Rent:	2020	10.00 €/sqm
		Yield (Central Locations):	2020	5.6 %

Indicator Profile: Flensburg

Scoring Result Office: 2b

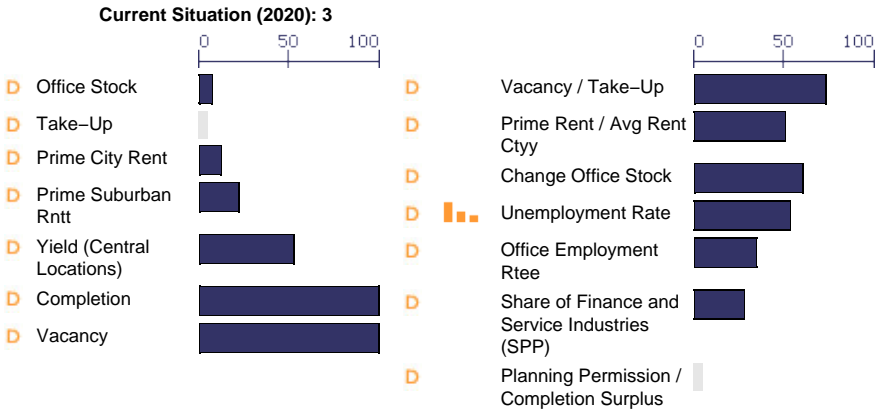
Historic Development: 3



Indicator Profile: Flensburg

Scoring Result Office: 2b

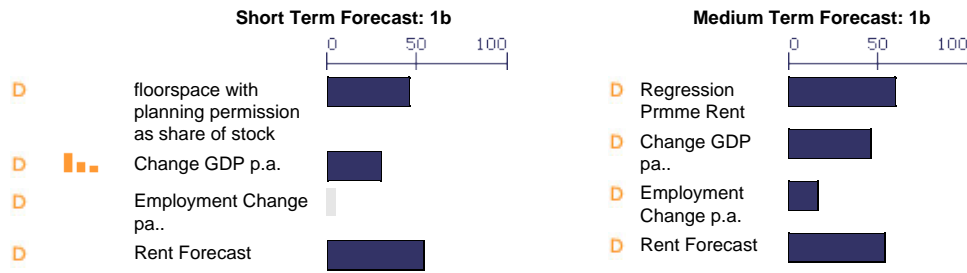
Current Situation (2020): 3

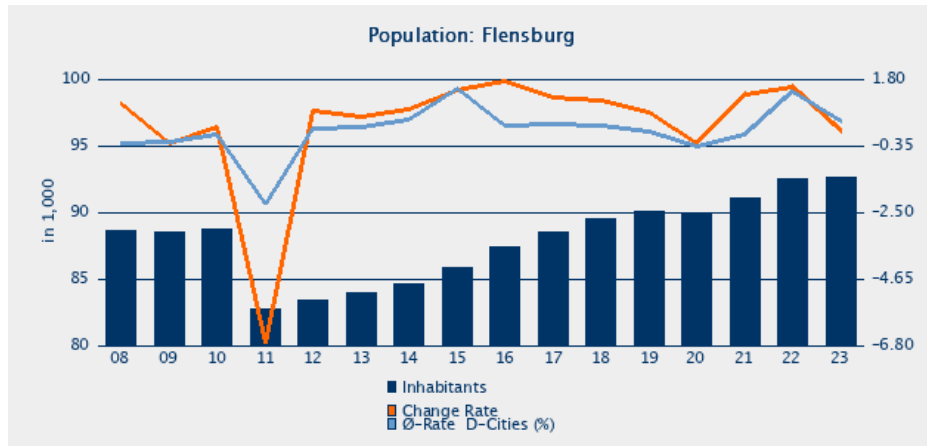


Indicator Profile: Flensburg

Scoring Result Office: 2b

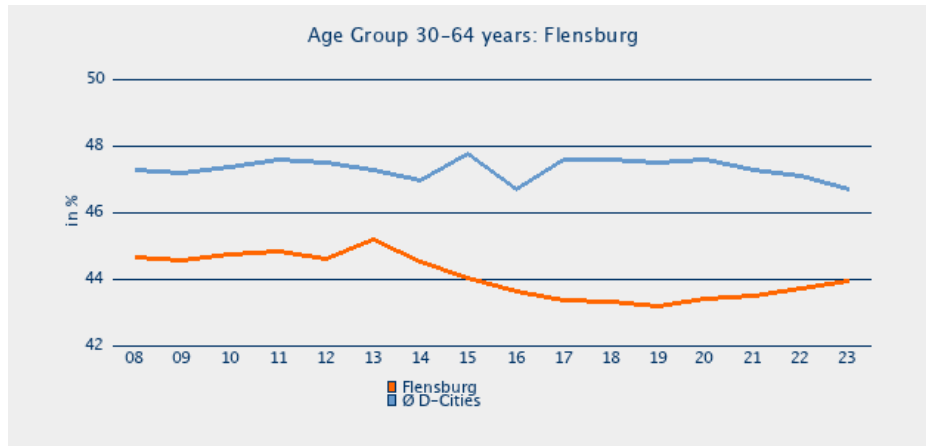
Future Perspective: 1b



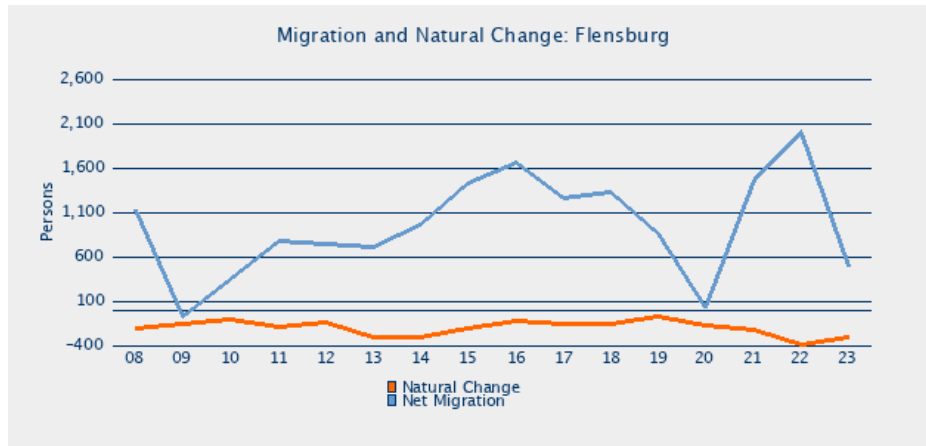


Population: Flensburg							
	2018	2019	2020	2021	2022	2023	18-23
Flensburg	89,504	90,164	89,934	91,113	92,550	92,667	3.5 %
Schleswig-Holstein Nord (RO-Region)	455,036	457,271	459,728	462,472	467,631	469,059	3.1 %
Schleswig-Holstein	2,896,712	2,903,773	2,910,875	2,922,005	2,953,270	2,965,691	2.4 %
Germany	83,019,213	83,166,711	83,155,031	83,237,124	84,358,845	84,669,326	2.0 %

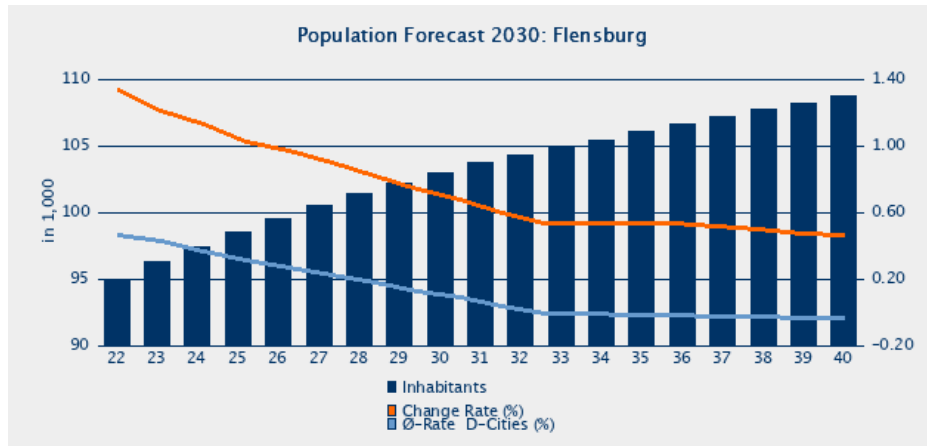
from 2011 data based on the Census 2011



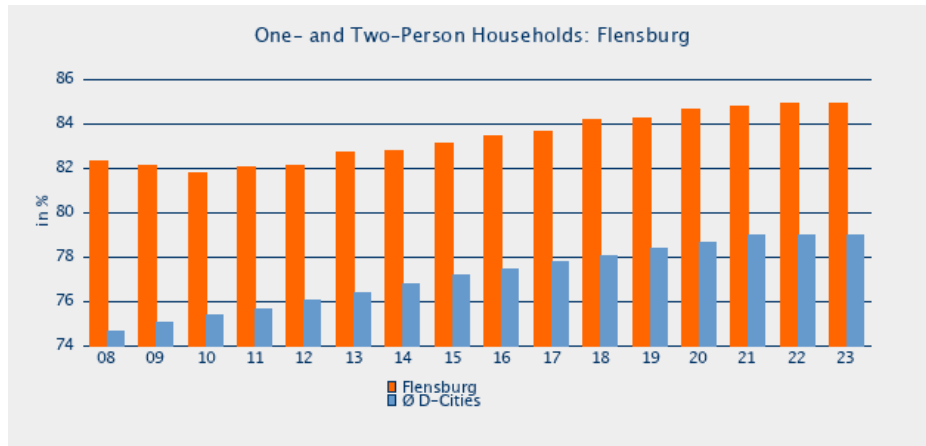
Population by Age Groups: Flensburg									
	2016	2017	2018	2019	2020	2021	2022	2023	18-23
Flensburg									
0-14	12.6%	12.7%	13.1%	13.3%	13.4%	13.4%	13.4%	13.5%	0.4
15-29	23.5%	23.6%	23.5%	23.4%	22.9%	22.9%	22.9%	22.5%	-1.0
30-64	43.6%	43.4%	43.3%	43.2%	43.4%	43.5%	43.8%	43.9%	0.6
65 and above	20.3%	20.2%	20.1%	20.1%	20.3%	20.2%	20.0%	20.1%	0.0
Schleswig-Holstein Nord (RO-Region)									
0-14	13.2%	13.2%	13.2%	13.3%	13.3%	13.4%	13.6%	13.6%	0.4
15-29	17.6%	17.5%	17.2%	17.0%	16.6%	16.4%	16.2%	16.1%	-1.1
30-64	46.3%	46.3%	46.3%	46.3%	46.5%	46.5%	46.4%	46.3%	0.0
65 and above	22.9%	23.1%	23.2%	23.4%	23.6%	23.8%	23.8%	23.9%	0.7
Schleswig-Holstein									
0-14	13.2%	13.3%	13.3%	13.4%	13.4%	13.5%	13.7%	13.6%	0.3
15-29	16.6%	16.4%	16.2%	16.0%	15.7%	15.5%	15.5%	15.5%	-0.7
30-64	47.4%	47.4%	47.5%	47.5%	47.5%	47.5%	47.4%	47.3%	-0.2
65 and above	22.7%	22.9%	23.0%	23.2%	23.4%	23.5%	23.5%	23.6%	0.6
Germany									
0-14	13.4%	13.5%	13.6%	13.7%	13.8%	13.9%	14.1%	14.1%	0.5
15-29	17.1%	16.9%	16.6%	16.4%	16.0%	15.9%	16.0%	16.1%	-0.6
30-64	48.3%	48.2%	48.2%	48.2%	48.2%	48.0%	47.8%	47.5%	-0.7
65 and above	21.2%	21.4%	21.5%	21.8%	22.0%	22.1%	22.1%	22.3%	0.8



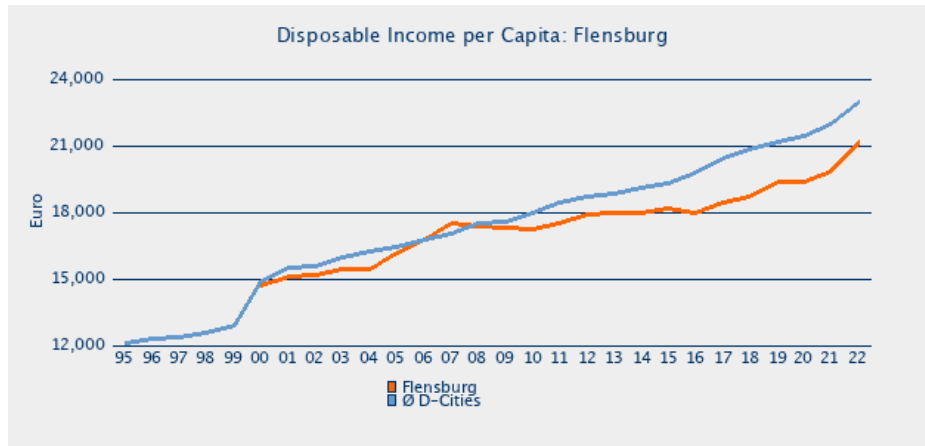
Natural Change and Migration: Flensburg								
	2016	2017	2018	2019	2020	2021	2022	2023
Birth	930	886	916	992	905	895	814	859
Death	1.047	1.034	1.067	1.059	1.065	1.110	1.200	1.165
<i>Natural Change</i>	-117	-148	-151	-67	-160	-215	-386	-306
In-Migration	9.437	8.792	8.936	8.903	7.608	8.712	9.837	8.554
Out-Migration	7.764	7.524	7.608	8.039	7.576	7.251	7.829	8.047
<i>Net Migration</i>	1.673	1.268	1.328	864	32	1.461	2.008	507



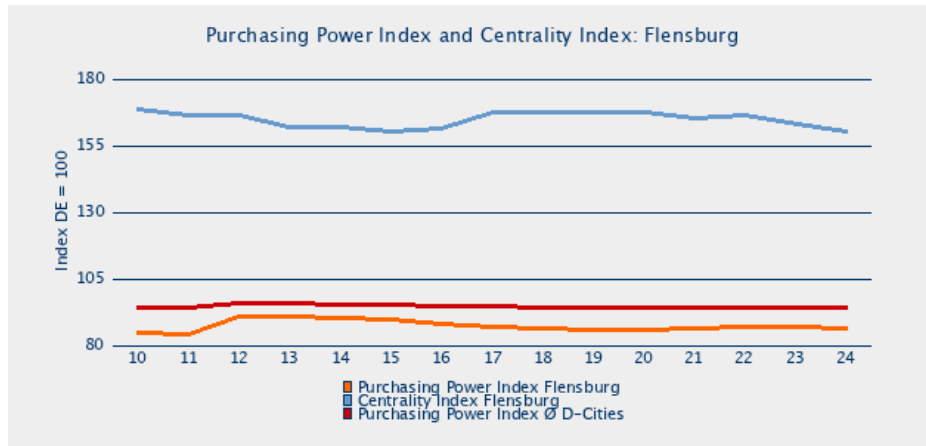
Population Forecast (12./13. Koordinierte): Flensburg			
	2025	2035	16-35
Flensburg	98,554	106,060	0.0 %
Schleswig-Holstein Nord (RO-Region)	474,429	476,600	0.0 %
Schleswig-Holstein	2,969,125	2,971,592	0.0 %
Germany	83,801,688	84,414,161	0.0 %



Number of Households (base BBSR*): Flensburg							
	2018	2019	2020	2021	2022	2023	18-23
Flensburg	49,187	49,622	49,692	50,390	51,185	51,249	4.2 %
Schleswig-Holstein Nord (RO-Region)	234,014	235,863	237,659	239,945	242,641	243,372	4.0 %
Schleswig-Holstein	1,476,922	1,484,862	1,492,747	1,502,809	1,518,688	1,525,058	3.3 %
Germany	42,675,176	42,881,568	42,993,664	43,150,420	43,735,280	43,897,208	2.9 %
Household Structure 2023: Flensburg							
Share of Households with ... person(s)	One	Two	Three	Four and more	Ø Persons per Household		
Flensburg	42.3 %	42.6 %	7.3 %	7.8 %	1.8		
Schleswig-Holstein Nord (RO-Region)	39.3 %	40.1 %	9.5 %	11.2 %	1.9		
Schleswig-Holstein	39.9 %	37.8 %	10.3 %	12.0 %	1.9		
Germany	41.4 %	36.1 %	10.8 %	11.7 %	1.9		



Disposable Income (Revision 2011) of Private Households: Flensburg							
	2017	2018	2019	2020	2021	2022	17–22
Flensburg							
in Million €	1,627	1,669	1,741	1,749	1,798	1,940	19.3%
per Capita (Euro)	18,493	18,753	19,379	19,427	19,868	21,130	14.3%
per Household (Euro)	33,634	33,942	35,141	35,208	36,019	38,461	14.4%
Disposable/Primary Income Rate	84.9 %	84.6 %	84.4 %	87.3 %	86.5 %	87.5 %	
Schleswig–Holstein Nord (RO–Region)							
in Million €	10,269	10,563	11,091	11,127	11,402	12,342	20.2%
per Capita (Euro)	22,701	23,249	24,312	24,273	24,723	26,536	16.9%
per Household (Euro)	44,481	45,363	47,292	47,059	48,056	51,993	16.9%
Disposable/Primary Income Rate	89.0 %	89.0 %	88.7 %	90.6 %	89.9 %	89.0 %	
Schleswig–Holstein							
in Million €	65,265	67,873	69,676	70,783	72,738	77,776	19.2%
per Capita (Euro)	22,615	23,459	24,024	24,347	24,941	26,476	17.1%
per Household (Euro)	44,787	46,350	47,331	47,815	48,938	52,127	16.4%
Disposable/Primary Income Rate	84.1 %	84.3 %	84.0 %	86.0 %	85.3 %	84.5 %	
Germany							
in Million €	1,844,458	1,920,281	1,961,183	1,986,970	2,035,553	2,164,467	17.3%
per Capita (Euro)	22,315	23,162	23,602	23,893	24,467	25,830	15.8%
per Household (Euro)	43,849	45,375	46,115	46,595	47,495	50,278	14.7%
Disposable/Primary Income Rate	81.3 %	81.3 %	81.0 %	83.2 %	82.4 %	82.1 %	






Purchasing Power: Flensburg								
Index: BRD = 100	2018	2019	2020	2021	2022	2023	2024	19-24
Flensburg								
Purchasing Power Index	86.6	86.1	86.3	86.4	87.5	87.4	86.8	0.7
Centrality Index	167.8	168.0	167.8	165.8	166.5	163.2	160.8	-7.2
Purchasing Power per Capita (€)	20,082	20,329	20,630	21,160	22,746	23,784	24,254	19.3%
Retail-Related Purchasing Power Index	94.8	94.2	92.9	91.9	91.8	92.5	91.9	-2.3
Retail-Related Purchasing Power per Capita (Euro)	6,564	6,674	6,351	6,214	6,687	6,906	6,933	3.9%
Schleswig-Holstein								
Purchasing Power Index	99.8	99.9	100.5	100.3	100.7	100.7	100.6	0.7
Purchasing Power per Capita (€)	23,137	23,603	24,020	24,561	26,191	27,397	28,107	19.1%
Deutschland								
Purchasing Power per Capita (€)	23,194	23,623	23,891	24,479	26,004	27,211	27,939	18.3%

Shopping Centre within 30min drive time: Flensburg							
Name	Address	City/Town	Year of Completion	Status	Retail Spcce	Key Tenants	Investor
Flensburg Galerie	Holm 57 – 61	Flensburg	2006 orig. 2006	completed	20,000		Modulus Real Estate GmHH

Retail Parks and Retail Cluster (>=10,000sqm) within 30min drivetime: Flensburg

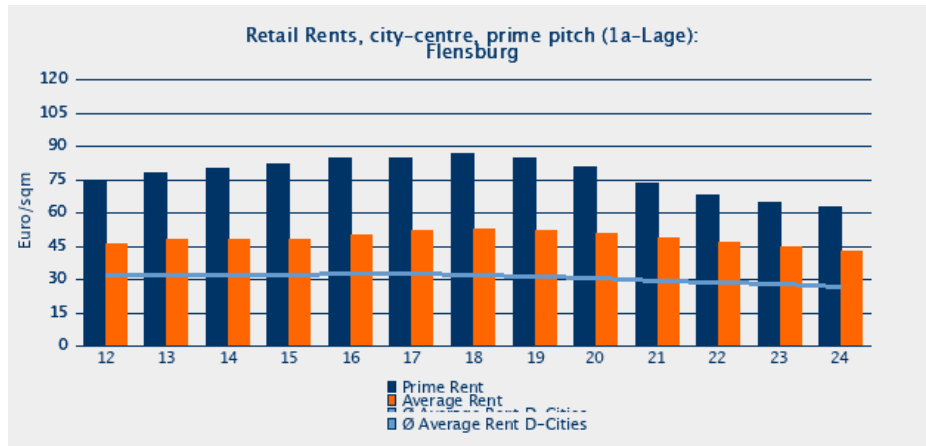
Name	Address	City/Town	Year of Completion	Status	Retail Space (expansion)	Tenants	Investor
Förde Park	Schleswiger Straße 130	Flensburg	orig. 1996	completed	46,861 (5,000)	OBI, ROLLER, Teppich Kibek	redos real estate GmHH
CITTI-Park Flensburg	Langberger Weg 4, Lilienthalstraße	Flensburg	2013 orig. 1999	completed	27,000	Citti, Media Markt	CITTI Handelgesellschaft mbH &Co. KG
FMA Wiesharder Markt	Raiffeisenstraße, Frösler Bogen, Wiesharder Str.	Handewitt		completed	12,750	E-aktiv markt	

	City (Innenstadt)		local highstreet (planning zone), Stadtteilzentrum
	prime-pitch, 1a-Lage		local secondary centre (planning zone), Ortsteilzentrum
	secondary locations (miin centre), 1b-Lage		other, Sonderstandort

Retail Sales Area and Retail Turnover in: Flensburg		
as of municipal retail masterplans/retail concepts for given years		
	2004	2010
Municipal Area (Total)		
Retail Sales Area in sqm	199,500	221,480
Retail Turnover in Mio. Euro	661	
Area per 1,000 Inhabitants	2,326	2,495
Productivity (Space Utilization) Euro/sqm	3,313	
City Centre (City/Innenstadt)		
Retail Sales Area in sqm	55,900	67,850
Retail Turnover in Mio. Euro	185	211
Productivity (Space Utilization) Euro/sqm	3,301	3,102
Share of Total Retail Sales Area in %	28.0	30.6
Share of Total Turnover in %	27.9	

Retail Space for Selected Retail Schemes and Formats: Flensburg								
Sums								
	2018	2019	2020	2021	2022	2023	2024	2024 per 1,000 Inhabitants
<i>Retail Sales Area in sqm</i>								
Food Stores / Supermarkets (from 400sqm)	63,100	64,300	69,140	70,300	70,200	64,900	64,900	666
DIY Stores	23,270	21,860	24,500	24,700	24,690	24,690	24,700	253
<i>Retail Area (sqm GLA) in</i>								
Shopping Centre (from 10,000sqm)	20,000	20,000	20,000	20,000	20,000	20,000	20,000	205
Retail Parks (from 10,000sqm)	71,900	71,900	71,900	71,900	71,900	71,900	73,900	758
Retail Clusters (from 10,000sqm)	0	0	0	0	0	0	0	0
<i>Completed Retail Area (sqm GLA) in</i>								
Shopping Centre	0	0	0	0	0	0	0	
Retail Parks	0	0	0	0	0	0	0	

Details for Selected Retail Locations (City Centre, ShoppingCentre &Retail Parks): Flensburg							
Name	Units total	thereof Multiples	Multiples in %	Vacant Units	Vacancy in %	Tenant Churn 1/0	Tenant Churn in %
There are no details available for this city							
*Units in Shopping Centres which are accessible from the listed Shopping Streets are only counted once.							



Retail Rents and Yields: Flensburg												
Euro / sqm	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	19–24
city-centre, prime pitch (1a-Lage)												
prime rent	80.0	82.0	85.0	85.0	87.0	85.0	81.0	73.5	68.0	65.0	63.0	-25.9%
average rent	48.0	48.0	50.0	52.0	53.0	52.0	50.5	48.5	46.5	44.5	43.0	-17.3%
city, secondary location (1b-Lage)												
prime rent	35.0	35.0	35.0	36.0	37.0	38.0	36.5	34.0	32.0	30.0	29.0	-23.7%
suburban (Stadtteillage)												
prime rent	20.0	20.0	20.0	20.0	20.0	19.0	19.0	18.0	17.0	17.0	17.0	-10.5%
average rent	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.0	10.5	10.5	10.5	-8.7%
net initial yields												
prime location	6.6 %	6.4 %	6.0 %	5.4 %	4.9 %	4.6 %	4.6 %	4.7 %	5.0 %	5.4 %	5.6 %	1.0
retail parks	7.7 %	7.4 %	7.0 %	6.6 %	6.1 %	5.7 %	5.4 %	5.2 %	5.5 %	5.7 %	5.9 %	0.2

Retail: Letting Activity and Vacancy Development in Flensburg

Letting Activity, prime pitch (1a-Lagen) |—————| more lettings

n/a

Flensburg | 0 =

∅ D-Cities | 0.0

Vacancy Development, prime pitch (1a-Lagen) |—————| increasing vacancies

n/a

Flensburg | 0 =

∅ D-Cities | 0.0

Vacancy Development, secondary locations (1b-Lagen) |—————| increasing vacancies

n/a

Flensburg | 0 =

∅ D-Cities | 0.0

Vacancy Development, suburban locations (Stadtteillage) |—————| increasing vacancies

n/a

Flensburg | 0 =

∅ D-Cities | 0.0

December 2024

Trends: 1=decreasing, 2=constant, 3=increasing

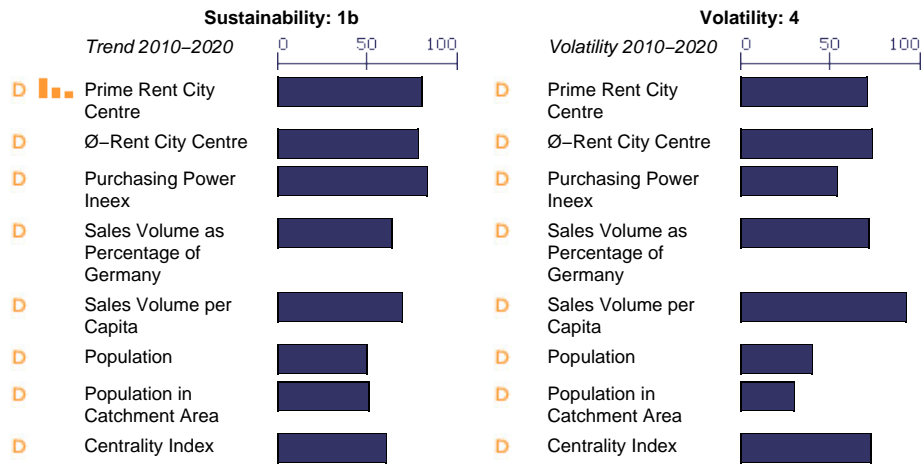
RIWIS Scoring: Flensburg

Retail				
2b (51.9 Points)				
Historic Development		Current Situation	Future Perspective	
2b (51.9)		3 (49.2)	2a (57.3)	
Sustainability	Volatility	Current	Short Term	Medium Term
1b (61.5)	4 (42.4)	3 (49.2)	1b (60.4)	2a (55.3)
<ul style="list-style-type: none"> • market with dynamic, positive historic development • volatile, risky market condition • market shows average condition • high change rates for next 1–2 yrs expected • good, positive change rates for next 3–5 yrs expected 		Population: 2019 90,164 Purchasing Power Index: 2020 86.3 Unemployment Rate: 2020 9.1 % Centrality Index: 2020 167.8 Prime Rent City Centre: 2020 81 €/sqm Yield Central Locations: 2020 4.6 %		

Indicator Profile: Flensburg

Scoring Result Retail: 2b

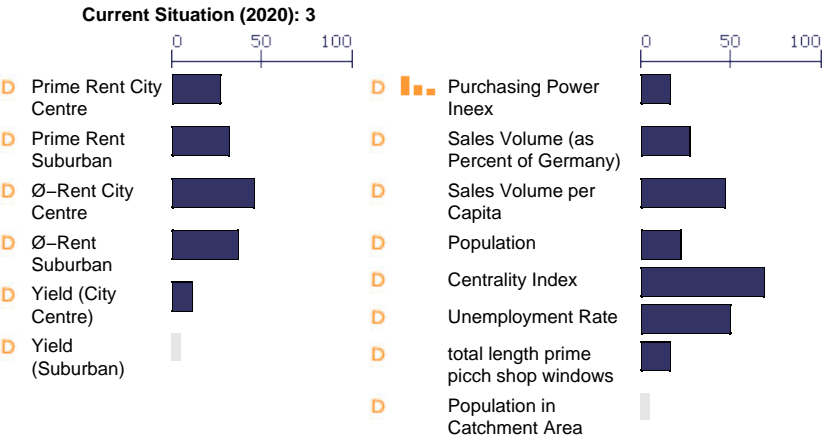
Historic Development: 2b



Indicator Profile: Flensburg

Scoring Result Retail: 2b

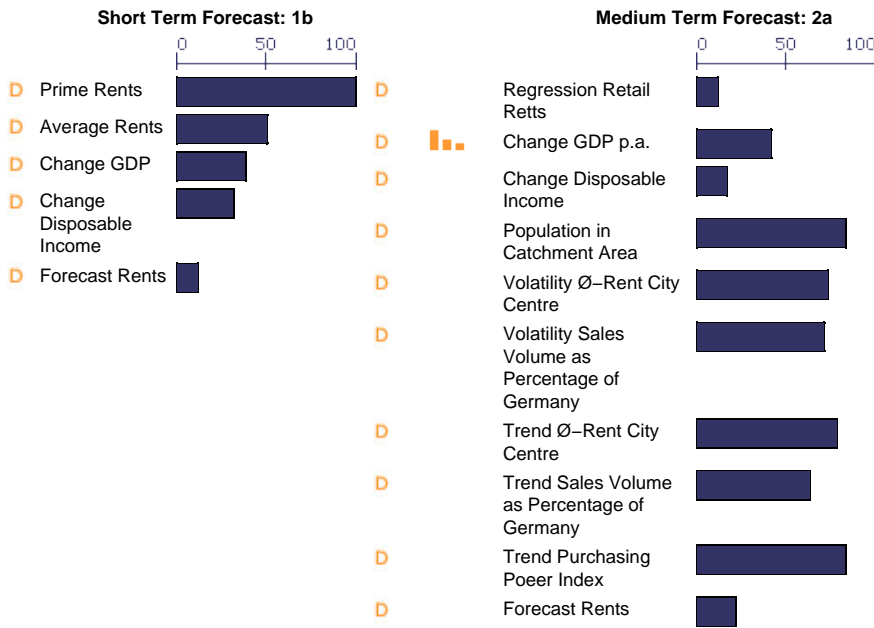
Current Situation (2020): 3

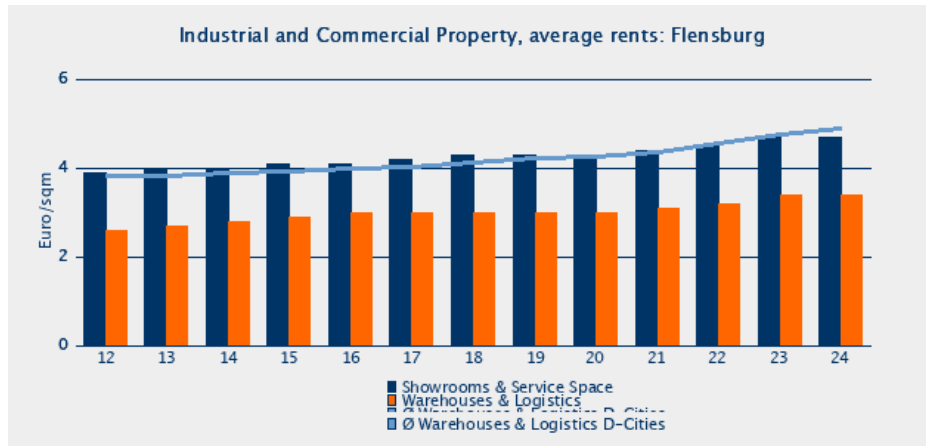


Indicator Profile: Flensburg

Scoring Result Retail: 2b

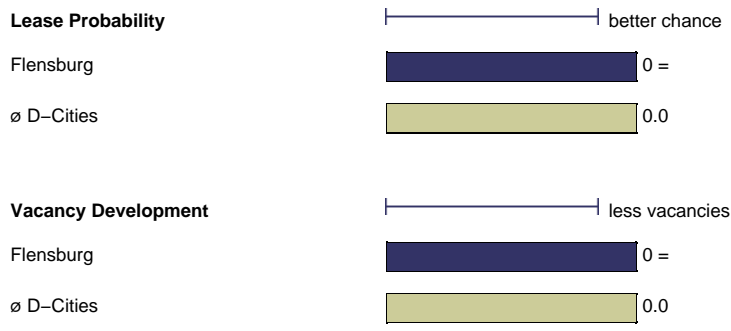
Future Perspective: 2a





Rents and Prices for Commercial Property: Flensburg												
Euro / sqm	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	19-24
Warehouses and Logistics												
Prime Rent	4.0	4.1	4.1	4.1	4.0	3.9	4.0	4.0	4.2	4.4	4.5	15.4%
Average Rent	2.8	2.9	3.0	3.0	3.0	3.0	3.0	3.1	3.2	3.4	3.4	13.3%
Showrooms and Services												
Prime Rent	4.7	4.7	4.7	4.8	5.0	5.0	5.1	5.1	5.2	5.4	5.5	10.0%
Average Rent	4.0	4.1	4.1	4.2	4.3	4.3	4.3	4.4	4.5	4.7	4.7	9.3%
Commercial Land												
Average Price	32	32	32	32	35	35	35	35	35	34	34	-2.9%
Net Initial Yield, Logistics and Warehouses												
Prime Net Yield	8.4%	8.0%	7.5%	7.0%	6.8%	6.7%	6.7%	5.6%	5.9%	6.4%	6.7%	0.0
Average Net Yield	9.5%	9.4%	9.3%	9.0%	8.5%	8.8%	8.6%	7.0%	7.3%	7.7%	8.0%	-0.8

Industrial & Logistics: Lease Probability and Vacancy Development for Flensburg

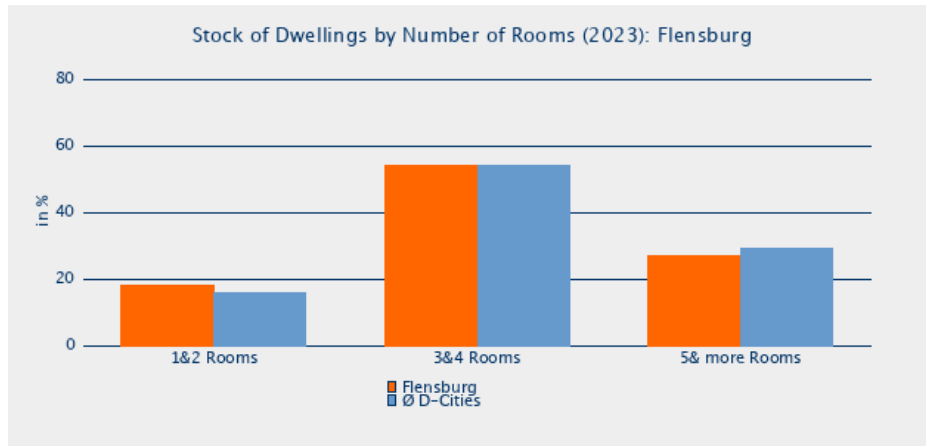


The Logistics Market in the Region

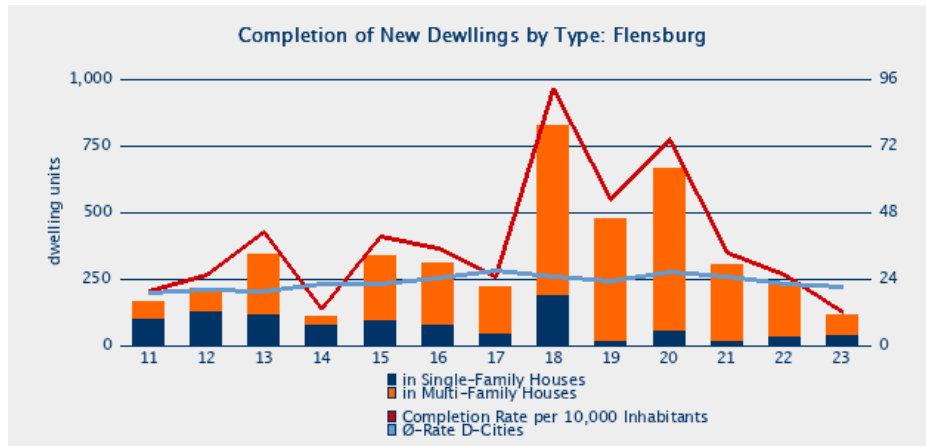
Flensburg is not part of any nationally relevant logistics market region and does not have a dedicated logistics infrastructure. The average rent for production warehouses in Flensburg is EUR 3.4/sqm and the prime rent is EUR 4.4/sqm, while service space commands a prime rent of EUR 4.7/sqm and a prime rent of EUR 5.4/sqm. The average yield for logistics properties in Flensburg is quoted at 7.7 per cent and the prime yield at 6.4 per cent. Existing properties that were completed more than 3 years ago are mostly regionally orientated, with Denmark often playing an important role as a destination.

December 2024

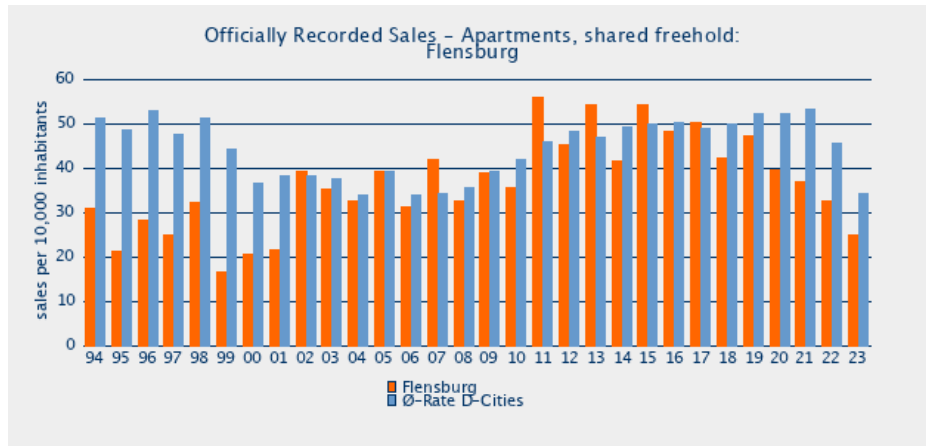
*German School Marks: 1=excellent, 2=good, 3=satisfactory, 4=adequate, 5=poor, 6=insufficient



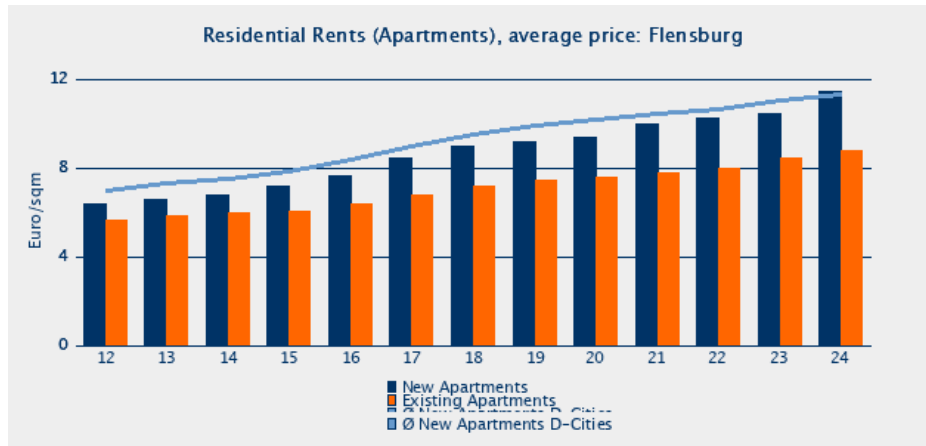
Structure of Residential Stock (2023): Flensburg									
	Residential Buildings: Share of Buildings with 1 or 2 Dwellings	Avg living space per Dwelling in sqm	Avg living space per Person in sqm	Avg Number of People per Dwelling					
Flensburg	71.7	78.8	42.9	1.8					
Schleswig-Holstein Nord (RO-Region)	90.1	97.4	54.9	1.8					
Schleswig-Holstein	88.6	93.7	49.4	1.9					
Germany	83.1	92.2	48.5	1.9					
Absolute Number of Dwellings:									
	2016	2017	2018	2019	2020	2021	2022	2023	18-23
Flensburg	49,311	49,507	50,432	50,969	51,656	51,978	52,241	52,374	3.9 %



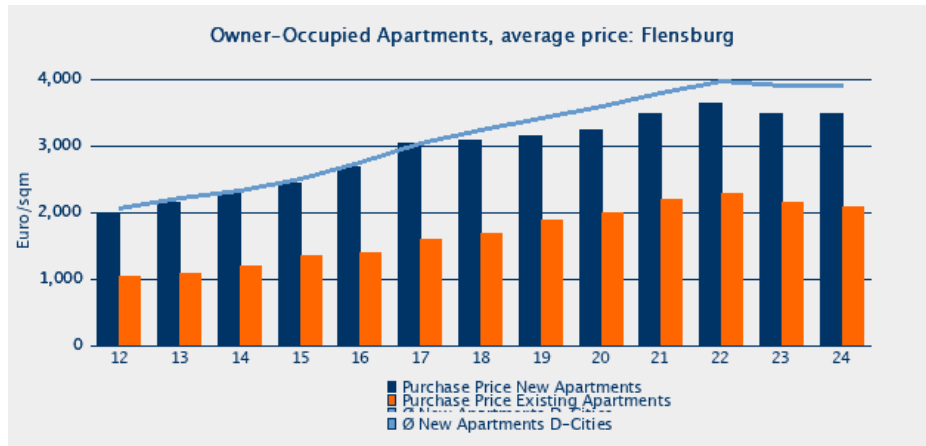
Completions and Planning Permissions for New Residential Buildings: Flensburg									
	2016	2017	2018	2019	2020	2021	2022	2023	18-23
Dwellings in Single-Family Houses (Detached / Semi-Detached / Terraced)									
completion: number of new dwellings	85	49	193	23	62	22	38	44	64
planning permission: number of new dwellings	139	81	80	56	40	32	87	37	55
planning permission surplus	54	32	-113	33	-22	10	49	-7	-8
Dwellings in Multi-Family Houses									
completion: number of new dwellings	224	171	636	455	603	282	200	71	375
planning permission: number of new dwellings	505	625	721	378	356	131	126	215	321
planning permission surplus	281	454	85	-77	-247	-151	-74	144	-53



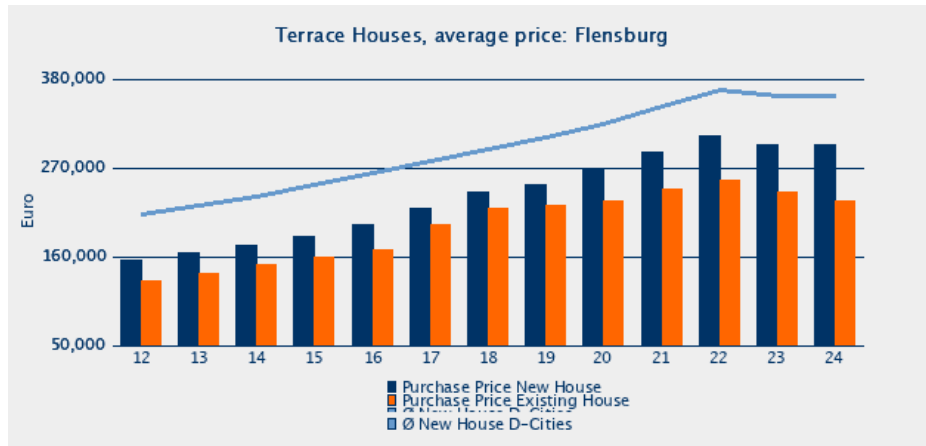
Officially Recorded Sales (as per Gutachterausschuss): Flensburg								
	2017	2018	2019	2020	2021	2022	2023	Ø 18–23
All Transactions incl. Non-Residential Sales								
total number of sales	987	967	965	858	907	682	502	814
total volume of sales in million Euro	267.0	380.3	262.0	278.0	463.0	337.0	217.0	322.9
total area of sales in 1,000 sqm	710.0	680.0	630.0	720.0	1,200.0	720.0	620.0	761.7
Developed Land for Residential Use								
number of sales	346	473	470	370	449	255	208	371
volume of sales in million Euro	101.4	154.1	161.5	132.0	311.3	150.7	85.2	165.8
o/o Apartments as Shared Freehold								
number of sales	439	375	423	357	333	297	231	336
volume of sales in million Euro	64.5	54.8	71.4	61.8	68.2	63.7	46.8	61.1



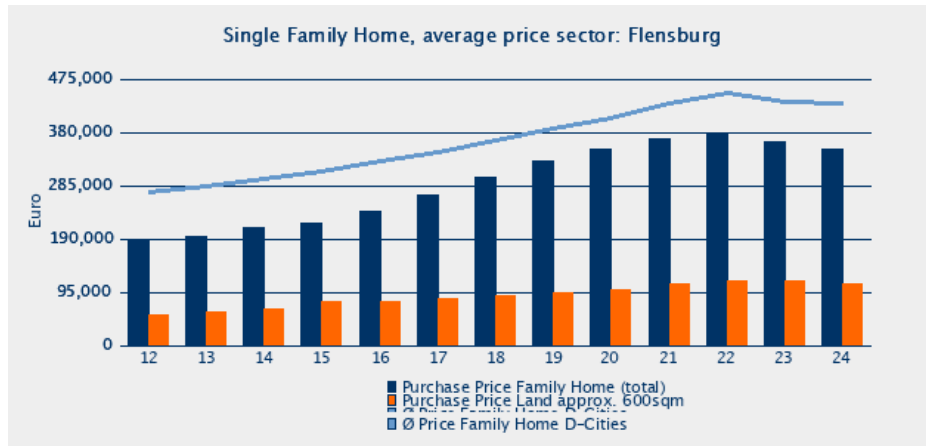
Residential Rents for Apartments and Multiplier: Flensburg												
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	19–24
Rents: Newly Build Apartments: Euro / sqm												
from ...	6.20	6.50	6.60	6.80	7.10	7.40	7.60	8.00	8.20	8.20	8.50	14.9%
... to	8.50	8.70	9.50	10.50	11.00	11.40	11.80	12.70	13.00	13.50	13.80	21.1%
average	6.80	7.20	7.70	8.50	9.00	9.20	9.40	10.00	10.30	10.50	11.50	25.0%
Rents: Existing Apartments: Euro / sqm												
from ...	4.50	4.60	5.00	5.70	6.20	6.50	6.50	6.70	6.90	7.00	7.00	7.7%
... to	7.50	7.70	8.50	8.80	9.30	9.60	9.70	10.10	10.50	11.40	11.80	22.9%
average	6.00	6.10	6.40	6.80	7.20	7.50	7.60	7.80	8.00	8.50	8.80	17.3%
Multi-Family Houses (existing): Multiplier												
from ...	9.3	10.0	11.0	12.5	14.5	14.5	14.5	15.5	16.0	13.5	12.0	-2.5
... to	15.0	16.5	18.0	19.0	20.0	20.5	21.0	22.5	23.0	20.0	20.0	-0.5
average	12.0	13.0	14.0	15.0	16.5	17.0	17.5	19.0	19.0	16.0	15.0	-2.0



Prices for Owner-Occupied Apartments: Flensburg												
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	19-24
Newly Build o/o Apartments: Euro / sqm												
from ...	1,650	1,800	2,000	2,350	2,750	2,850	2,850	2,900	2,900	2,800	2,800	-1.8%
... to	3,200	3,500	3,800	4,100	4,500	4,650	4,700	5,000	5,200	5,100	5,200	11.8%
average	2,300	2,450	2,700	3,050	3,100	3,150	3,250	3,500	3,650	3,500	3,500	11.1%
Existing o/o Apartments: Euro / sqm												
from ...	800	850	1,000	1,150	1,300	1,500	1,550	1,600	1,600	1,500	1,500	0.0%
... to	2,250	2,450	2,600	2,800	3,000	3,050	3,100	3,300	3,400	3,250	3,300	8.2%
average	1,200	1,350	1,400	1,600	1,700	1,900	2,000	2,200	2,300	2,150	2,100	10.5%
Price: Land for Multi-Family-Houses: Euro / sqm												
from ...	80	95	95	100	110	120	130	145	155	150	140	16.7%
... to	230	250	260	270	280	290	300	330	340	340	340	17.2%
average	125	140	150	155	165	170	175	190	205	205	200	17.6%



Prices for Terrace Houses: Flensburg									
	2017	2018	2019	2020	2021	2022	2023	2024	19-24
Newly Build Houses: Euro									
from ...	175,000	190,000	200,000	210,000	230,000	240,000	240,000	230,000	15.0%
... to	285,000	310,000	320,000	330,000	360,000	380,000	370,000	380,000	18.8%
average	220,000	240,000	250,000	270,000	290,000	310,000	300,000	300,000	20.0%
Existing Houses: Euro									
from ...	150,000	155,000	160,000	160,000	170,000	180,000	160,000	150,000	-6.3%
... to	250,000	280,000	280,000	280,000	295,000	300,000	290,000	280,000	0.0%
average	200,000	220,000	225,000	230,000	245,000	255,000	240,000	230,000	2.2%



Prices for Single Family Homes: Flensburg									
	2017	2018	2019	2020	2021	2022	2023	2024	19-24
Single Family Home, Price in Euro									
from ...	170,000	190,000	200,000	220,000	240,000	250,000	235,000	225,000	12.5%
... to	490,000	530,000	580,000	600,000	640,000	660,000	640,000	620,000	6.9%
average	270,000	300,000	330,000	350,000	370,000	380,000	365,000	350,000	6.1%
Land for Single-Family Home: Price in Euro / sqm									
from ...	90	100	110	115	125	130	130	120	9.1%
... to	200	220	225	230	255	280	280	280	24.4%
average	140	150	160	165	185	195	195	185	15.6%

Residential Market: Newly built units: Supply & Demand / Vacancy Range – Flensburg

Market Activity and Balance

/ balanced market

Flensburg

Market Activity	Market Balance		
	Supply Surplus	Balanced	Excess Demand
high			
average			
low			

General Vacancy Range

|—————| higher vacancy

Flensburg

| = n/a

ø D-Markets

|

as at: 12/2024

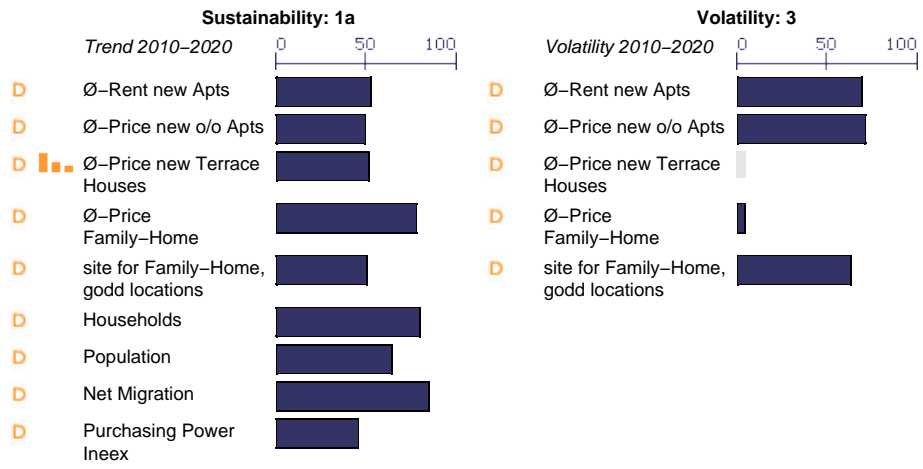
RIWIS Scoring: Flensburg

Residential				
2b (51.4 Points)				
Historic Development		Current Situation	Future Perspective	
2a (59.7)		4 (44.3)	2a (59.9)	
Sustainability	Volatility	Current	Short Term	Medium Term
1a (72.9)	3 (46.6)	4 (44.3)	2a (59.1)	1b (60.4)
<ul style="list-style-type: none"> • market with dynamic, positive historic development, with high, positive change rates • market in line with general cyclical development • market with problematic conditions • good, positive change rates for next 1–2 yrs expected • high change rates for next 3–5 yrs expected 			Households:	2019 49,622
			Population Change until:	2025 –100.0 %
			Purchasing Power per Capita:	2020 20,630 €
			Ø–Rent new Apts:	2020 9.40 €/sqm
			Ø–Price new o/o Apts:	2020 3,250 €/sqm
			Ø–Price new terraced house:	2020 270,000 €

Indicator Profile: Flensburg

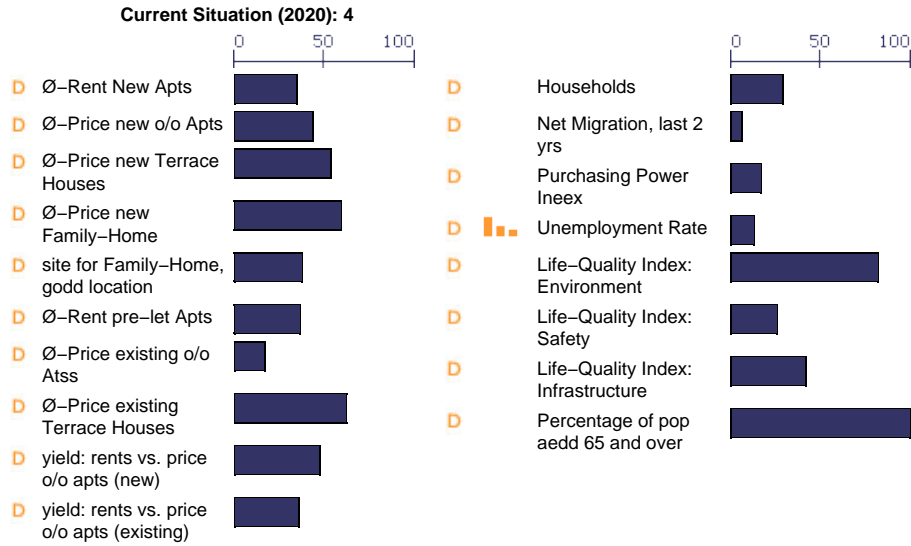
Scoring Result Residential: 2b

Historic Development: 2a



Indicator Profile: Flensburg

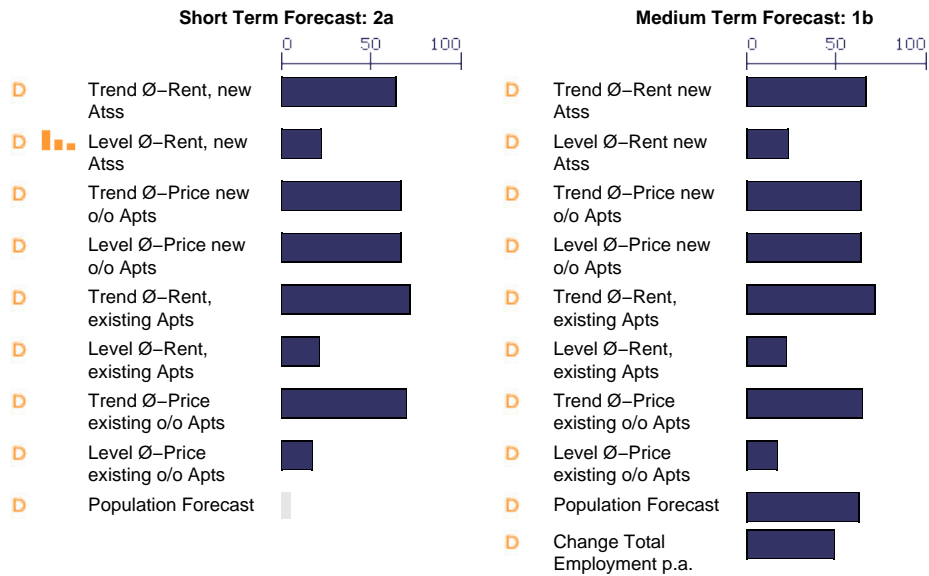
Scoring Result Residential: 2b
Current Situation (2020): 4



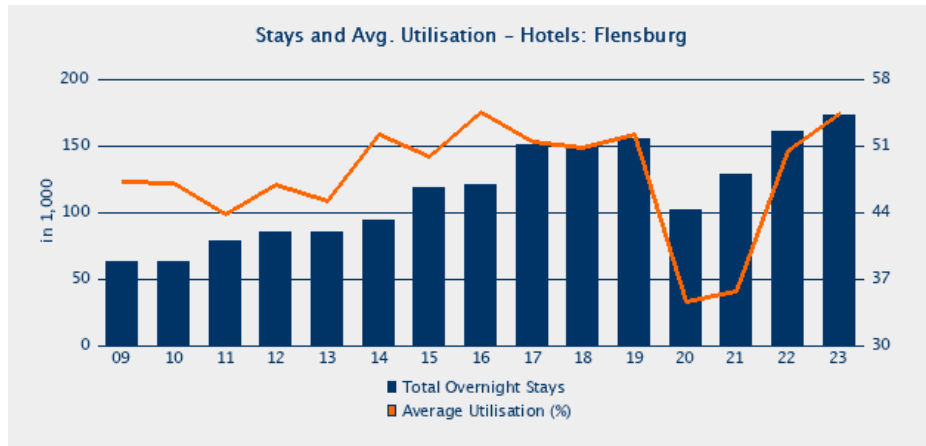
Indicator Profile: Flensburg

Scoring Result Residential: 2b

Future Perspective: 2a



Multiplex Cinemas within Catchment Area: Flensburg					
Name	City / Town	Year of Completion	Screens	Seats	Operator
UCI Kinoplex	Flensburg	2000	8	1,998	United Cinemas International Multiplex GmbH

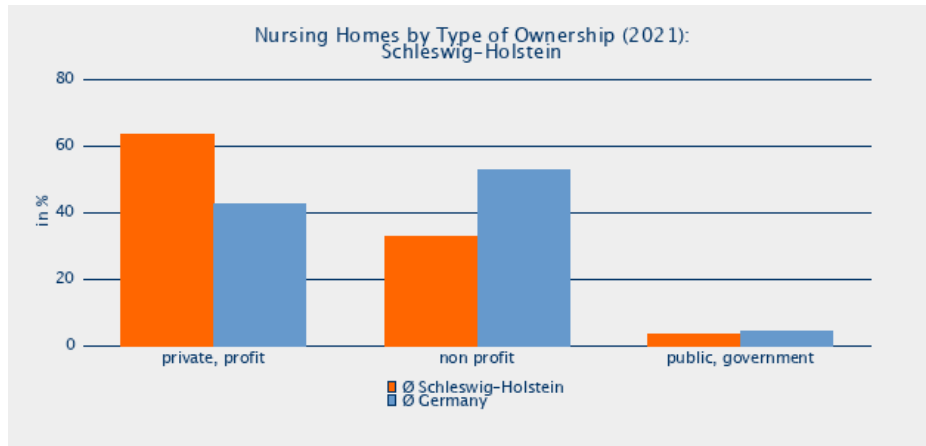


Accommodation Statistics for Hotels: Flensburg							
	2017	2018	2019	2020	2021	2022	2023
Hotels	7	7	8	8	9	8	8
Bedspaces	806	808	814	807	988	875	875
Overnight Stays	151,160	149,896	155,145	101,918	128,607	161,644	173,810
Arrivals	93,918	91,221	95,876	58,596	66,739	94,734	102,689
Ø Length of Stay (Days)	1.6	1.6	1.6	1.7	1.9	1.7	1.7
Average Utilisation	51.4 %	50.8 %	52.2 %	34.6 %	35.7 %	50.6 %	54.4 %

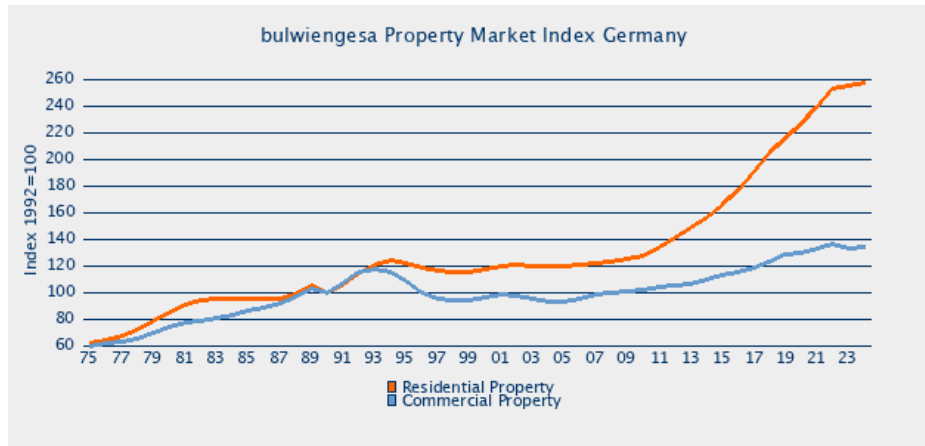
Accommodation Statistics for Hotels, Hotel garni, Guesthouses, Inns, BFlensburg							
Bedspaces	1,367	1,372	1,380	1,343	1,587	1,465	
Overnight Stays	259,041	259,549	265,645	163,581	204,346	281,308	
Arrivals	164,646	163,538	167,800	95,137	107,074	165,860	
Ø Length of Stay (Days)	1.6	1.6	1.6	1.7	1.9	1.7	

Accommodation Statistics for all Establishments: Flensburg							
Bedspaces	1,753	1,761	2,068	2,095	2,380	2,275	
Overnight Stays	311,603	322,191	357,014	225,833	289,651	396,660	
Arrivals	190,020	188,390	204,128	114,531	130,063	202,724	
Ø Length of Stay (Days)	1.6	1.7	1.7	2.0	2.2	2.0	

Selection of Hotels: Flensburg (16)							
Operator	Name of Hoeeel	Address	Trademark, Nmee (Stars)	Classification	Rooms Bedspaces	Status	Completion
ARCOTEL Hotels and Resorts	Arcotel Tagungshotel	Friedrich-Ebert-Straße / Rathausplatz / Neumarkt 24937 Flensburg	ARCOTEL (4)		164 240	Realisierung fraglich	2024
	InterCityHotel	Bahnhofstraße 40 24937 Flensburg	IntercityHotel (3)		152	planned	2025
	Ramada by Wyndham Flensburg	Norderhofenden 6-9 24937 Flensburg	Ramada (3)	** Varta	95 196	completed	
Figaro Hotelbetrieb	Alte Post	Rathausstraße 2 24937 Flensburg	(3)		82	completed	2015
	Hotel Das Jaees	Fördepromenade 24944 Flensburg	(5)		81	completed	2020
	Hotel am Fjrrd	Wilhelmstr. 1 24937 Flensburg			74	completed	
Jan Hendrik Roeer	Hotel Hafen Flensburg	Norderstraße, Schiffbrücke 32 – 36 24939 Flensburg	(4)		69 88	completed	2016
Accor Hotellerie Deutschland GmHH	IBIS BUDGET FLENSBURG CTYY	Nikolaistraße 7 / Süderhofenden 14 24937 Flensburg	ibis budget (2)	kein Stern Varta	68	completed	2000
Schwarzer/Tüxen &Co OHG	Central-Hotel – Erweiterung eiees Hotels	Neumarkt 24937 Flensburg	(3)	** Varta	68	planned	2024
Hotel am Rathaus GmbH	Am Rathaus	Rote Str. 32-34 24937 Flensburg			37	completed	
Inh.: Bettina Bastian	Am Wasserturm	Blasberg 13 24943 Flensburg			36	completed	
	Dittmers Gasthof	Neumarkt 2-3 24937 Flensburg			33	completed	
Inh.: Axel Schmüser	Flensburger Hof	Süderhofenden 38 24937 Flensburg			27	completed	
	Nordig	Mürwiker Str. 154 24944 Flensburg			27	completed	
	Flensburg	Zur Exe 23 24937 Flensburg			25	completed	
Limehome	Limehome	Holm 22 – 28 24937 Flensburg			12	completed	2019

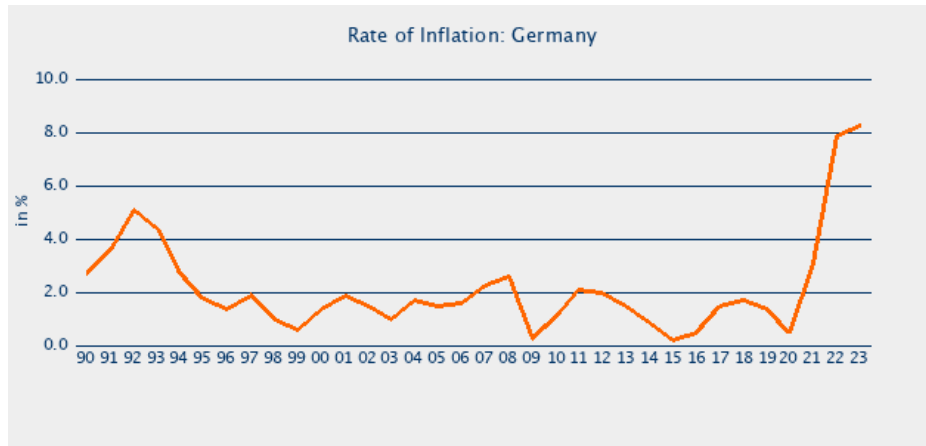


Nursing Care Statistics – Flensburg – 2021						
	Total population	Population aged 65 and above	in %	Persons in need of care – total	in %	
Flensburg	91,113	18,393	20.2 %	4,916	5.4 %	
Schleswig-Holstein Nord (RO-Region)	462,472	109,904	23.8 %	26,408	5.7 %	
Schleswig-Holstein	2,922,005	686,178	23.5 %	158,546	5.4 %	
Germany	83,237,124	18,436,499	22.1 %	4,961,146	6.0 %	
Nursing Services and persons in need of care (recipients of benefit)						
	Nursing Homes	places for inpatient care – total	places for inpatient care – long term care	ambulant services	nursing staff in ambulant services	
Supply	19	1,124	1,082	14	504	
		persons in need of care – inpatient, total	persons in need of care – inpatient, long term		persons in need of care – ambulant care	Recipients of nursing allowance
Demand		980	937		1,356	1,964
	% of persons in need of care in nursing homes	utilisation of total places for inpatient care	utilisation of long term places for inpatient care	% of persons in need of care in ambulant care	personnel per person in need of care, ambulant care	% of persons in need of care in home care (recipients of nursing allowance)
Flensburg	19.9 %	87.2 %	86.6 %	27.6 %	0.372	40.0 %
Schleswig-Holstein Nord (RO-Region)	21.0 %	85.7 %	89.9 %	25.6 %	0.376	41.8 %
Schleswig-Holstein	21.9 %	82.9 %	87.4 %	22.6 %	0.430	43.3 %
Germany	16.0 %	80.6 %	87.9 %	21.1 %	0.423	51.5 %



BulwienGesa Property Market Index: Average Rents and Prices for Germany *													
€/sqm	1975	1990	1995	2000	2005	2010	2015	2019	2020	2021	2022	2023	2024
price for o/o apartment (new)	1,313	2,026	2,269	2,160	2,189	2,415	3,393	4,700	4,973	5,301	5,583	5,499	5,497
rent for new apartment	4.12	6.79	8.07	7.10	7.33	8.13	10.07	12.20	12.62	13.06	13.47	14.16	14.69
rent for apartments (pre-let)	2.54	4.49	6.00	5.93	6.14	6.71	8.11	9.73	9.95	10.19	10.52	11.02	11.39
price for new terraced house (Euro)	128,310	206,087	244,094	237,500	234,045	246,000	321,767	439,029	474,367	512,629	550,613	549,777	553,369
price for lot for family homes	106	152	199	199	205	204	263	363	385	416	441	433	426
retail rent city location	34	56	67	57	61	71	78	78	76	74	71	69	68
retail rent suburban	10.74	16.47	16.19	12.60	12.17	13.52	14.04	14.68	14.67	14.67	14.65	14.60	14.52
office rent city location	6.21	12.33	11.49	11.48	9.84	10.24	11.63	14.61	14.63	15.05	15.80	16.27	16.65
price for commercial sites	69	106	132	120	119	123	141	178	186	200	214	202	202

* Please note that data from 1975 to 1989 is for West-Germany only!



Germany																					
2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1.9 %	1.5 %	1.0 %	1.7 %	1.5 %	1.6 %	2.3 %	2.6 %	0.3 %	1.1 %	2.1 %	2.0 %	1.5 %	0.9 %	0.2 %	0.5 %	1.5 %	1.7 %	1.4 %	0.5 %	3.1 %	8.5 %
1.8 %	1.4 %	1.0 %	1.8 %	1.9 %	1.8 %	2.3 %	2.8 %	0.2 %	1.2 %	2.5 %	2.1 %	1.6 %	0.8 %	0.2 %	0.4 %	1.7 %	1.9 %	1.4 %	0.4 %	3.2 %	8.5 %