



CUREY PARK  
LEIPZIG

BROCHURE





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# About Us

CREATING WEALTH THROUGH INTELLIGENT PROPERTY INVESTMENT.

We provide our clients with access to the best property investment opportunities across the globe and deliver an end-to-end service that guides them through every step of their international real estate investment journey.

“Our track record speaks for itself: since 2006, IP Global has launched USD3 billion worth of properties across 18 countries worldwide.”

### TRACK RECORD SNAPSHOT

#### UK

Total projects: 115 since 2009  
Total investment value: USD1.8 billion

#### GERMANY

Total projects: 23 since 2014  
Total investment value: USD154 million

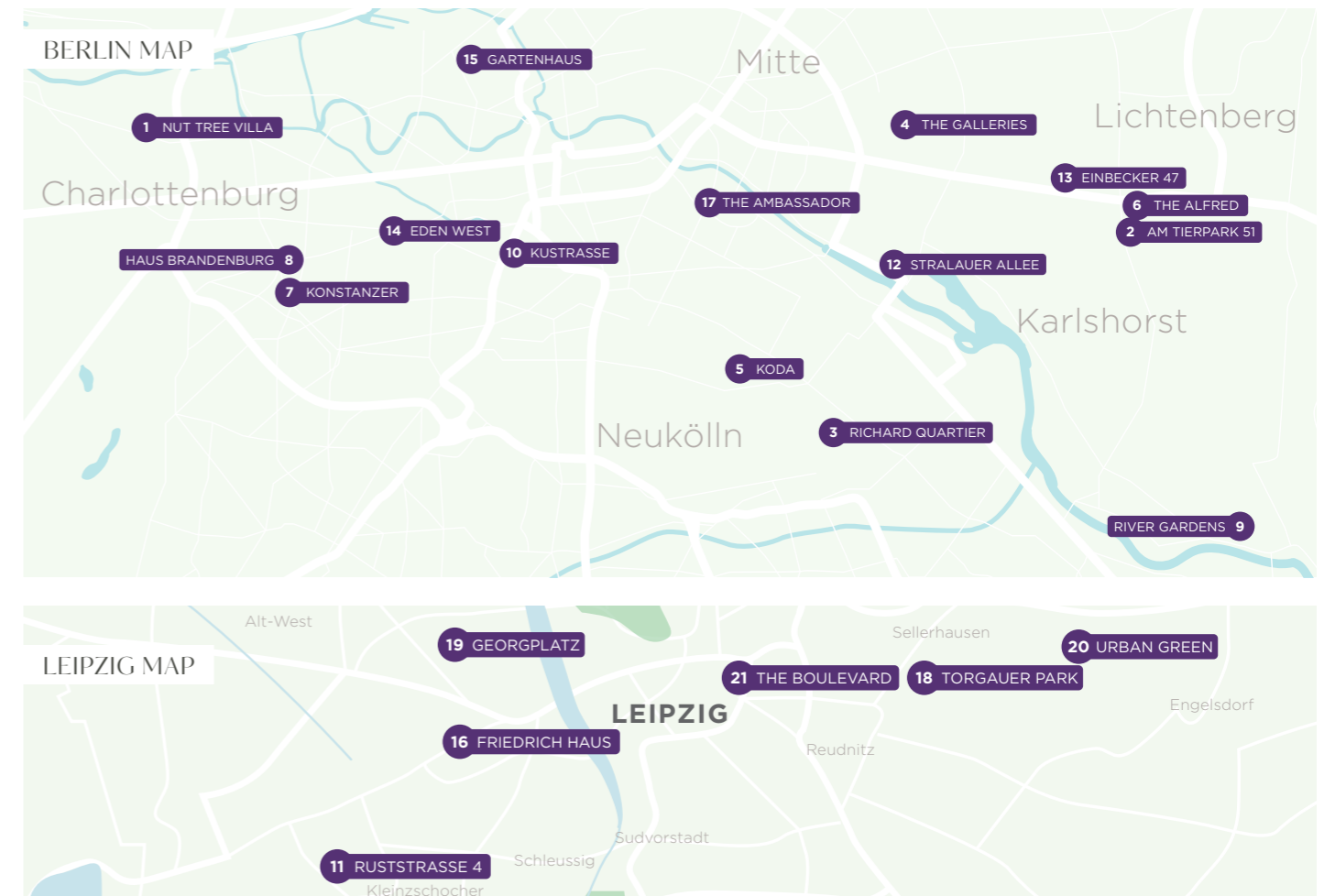
#### USA

Total projects: 19 since 2011  
Total investment value: USD150 million

#### AUSTRALIA

Total projects: 17 since 2013  
Total investment value: USD149 million

## TRACK RECORD



#	PROJECT NAME	PROJECT COMPLETION DATE	# OF IPG UNITS	AVG. SELLING PRICE PER M2 AT POINT OF SALE	UNITS UNDER MANAGEMENT %LET	ACHIEVED RENTAL V. PROJECTED RENTS	AVERAGE GROSS YIELD	LOCATION
22	<b>THE BOWEN</b>	Est. Sep-23	9	€4,300	TBD	TBD	TBD	LEIPZIG - MÖLKAU
21	<b>THE BOULEVARD</b>	EST. FEB-25	12	€5,613	TBD	TBD	TBD	LEIPZIG- EUTRITZSCH
20	<b>URBAN GREEN</b>	EST. SEP-24	21	€4,547	TBD	TBD	TBD	LEIPZIG-PAUNSDORF
19	<b>TORGAUER PARK</b>	EST.MAR-24	23	€4,759	TBD	TBD	TBD	LEIPZIG-VOLKMARSORF
18	<b>GEORGPLATZ</b>	EST.DEC-23	6	€5,143	TBD	TBD	TBD	LEIPZIG-LINDENAU
17	<b>THE AMBASSADOR</b>	EST.JUN-22	77	€10,361	TBD	TBD	TBD	BERLIN-MITTE
16	<b>FRIEDRICH HAUS</b>	APR-22	8	€4,715	7	TBD	TBD	LEIPZIG-LINDENAU
14	<b>EDEN WEST</b>	JUN-22	12	€10,203	10	TBD	TBD	BERLIN-SCHÖNEBERG
15	<b>GARTENHAUS</b>	MAR-21	29	€7,023	21	101%	4.23%	BERLIN-MITTE
13	<b>EINBECKER 47</b>	OCT-21	40	€7,541	36	102%	4.16%	BERLIN-LICHTENBERG
12	<b>STRALAUER ALLEE</b>	JUN-2022	22	€4,786	14	128%	6.00%	BERLIN-FRIEDRICHSHAIN
11	<b>RUSTSTRASSE 4</b>	NOV-20	7	€3,425	7	100%	4.41%	LEIPZIG-KLEINZSCHOCHER
10	<b>KUSTRASSE</b>	NOV-20	6	€3,660	2	182%	6.97%	BERLIN-SCHÖNEBERG
9	<b>RIVER GARDENS</b>	OCT-20	14	€5,120	12	110%	3.61%	BERLIN-KÖPENICK
8	<b>HAUS BRANDENBURG</b>	MAR-20	23	€4,620	9	122%	4.87%	BERLIN-CHARLOTTENBURG
7	<b>KONSTANZER</b>	SEP-19	26	€7,045	20	86%	3.46%	BERLIN-CHARLOTTENBURG
6	<b>THE ALFRED</b>	JUL-19	15	€3,901	9	126%	5.01%	BERLIN-LICHTENBERG
5	<b>KODA</b>	JAN-19	48	€5,798	36	104%	6.41%	BERLIN-NEUKÖLLN
4	<b>THE GALLERIES</b>	JUL-18	7	€5,274	6	129%	3.88%	BERLIN-FRIEDRICHSHAIN
3	<b>RICHARD QUARTIER</b>	JAN-18	32	€3,815	25	157%	6.99%	BERLIN-NEUKÖLLN
2	<b>AM TIERPARK 51</b>	OCT-17	7	€4,513	5	113%	4.66%	BERLIN-LICHTENBERG
1	<b>NUT TREE VILLA</b>	JAN-17	5	€5,571	5	100%	3.45%	BERLIN-WESTEND



## LOCAL AREA

Less than 4 kilometres from Leipzig's city centre, the districts of Lindenau and Old Lindenau are the two most centrally located districts of the wider Old West borough. Formerly the industrial core of Leipzig, the districts have turned into a lively and hip cultural area with a thriving art scene. Old factories are visible traces of its industrial past, of which some have been converted into office space, creative spaces, and more. The area's sense of community is especially felt at the Phönix1894 community garden where beautiful flora & fauna can be found complemented by various gathering spaces.



## CUREY PARK








LEIPZIG

Curey Park is a boutique residence consisting of 9 high-specification studios and one-bedroom apartments in Leipzig's up-and-coming Lindenau neighbourhood. The building is being expertly refurbished by the specialist developer BEKA Immobilien, a family run business in Leipzig since 1991, completing over 6,000 sqm of high-quality real estate to date. Equipped with a fully fitted modern kitchen, high-end bathroom and sunny balcony, each apartment will have access to the private landscaped garden, including a barbecue and seating area. The development is within a short walk to the tram line and bus stop, providing access to the city centre in fifteen minutes.

# MICROLOCATION MAP

## Travel Distances from Curey Park

### Education














-  **1 Robert-Schumann-Gymnasium Secondary School**  
5 min walk/1 min cycle
-  **2 Kindergarten**  
6 min walk/2 min cycle/2 min drive
-  **3 School of health science and education**  
8 min walk/4 min cycle
-  **4 Primary School of Leipzig**  
12 min walk/4 min cycle/6 min drive
-  **5 HHL Leipzig Graduate School of Management**  
8 min cycle/6 min drive/12 min public transport
-  **6 Leipzig International School**  
8 min drive/11 min cycle/21 min public transport
-  **7 Leipzig University**  
14 min drive/17 min cycle/25 min public transport

### Employment




-  **1 EY**  
12 min walk/15 min cycle/23 min public transport
-  **2 KPMG**  
15 min cycle/13 min drive/26 min public transport
-  **3 Hays**  
15 min cycle/14 min drive/24 min public transport
-  **4 European Energy Exchange**  
18 min cycle/13 min drive/24 min public transport
-  **5 PwC Leipzig**  
18 min cycle/13 min drive/25 min public transport
-  **6 IBM**  
20 min cycle/15 min drive/32 min public transport
-  **7 Deloitte**  
22 min cycle/16 min drive/33 min public transport
-  **8 Allianz**  
22 min cycle/17 min drive/33 min public transport



### Amenities

-  **Community Garden**  
1 min walk
-  **Performing Arts Centre**  
3 min walk/1 min cycle
-  **Lidl**  
3 min walk/1 min drive/1 min cycle
-  **Gas Station**  
3 min walk/1 min drive
-  **Café Ocka**  
4 min walk/3 min cycle
-  **Pixi Bar**  
4 min walk/2 min cycle
-  **Convenience Store**  
4 min walk/1 min cycle
-  **Pharmacy**  
4 min walk/2 min cycle
-  **Bakery**  
4 min walk/1 min cycle
-  **Restaurant Phönix**  
5 min walk/1 min cycle
-  **Dentist**  
6 min walk/2 min cycle
-  **Fitness Centre**  
6 min walk/2 min cycle
-  **Leipzig City Centre**  
35 min walk/12 min cycle/13 min drive/14 min public transport

### Transportation

-  **1 Tram stop**  
4 min walk
-  **Bus stop**  
4 min walk
-  **2 Lindenau S-Bahn**  
8 min walk/4 min cycle









# SPECIFICATION

## External Details

- Double insulating glazed windows in accordance with the requirements for heat and sound insulation certificates
- Carefully restored historic wooden apartment entrance and interior doors
- Central locking system with only one key required to close the front door, apartment door and general adjoining rooms
- New balconies built in a modern galvanized steel construction
- Heating to be a combined gas and heat pump for better energy efficiency

## Bathroom:

- All sanitary fittings to be Keramag (or equivalent) with Grohe (or equivalent) fixtures.
- Tiled floor and wash areas
- Wash basin (600mm x 480mm) with single-lever mixer
- Mounted Toilet with Grohe flusher (or equivalent)
- Steel build-in bathtub with a shower set with adjustable hand shower, hose and chrome-plated wall bracket
- Towel heater
- Washing machine connection

## Kitchen

- All apartments are provided with a high-quality, modern fitted kitchen
- Tiled splashback
- Soft-close doors / drawers
- Integrated oven with grill function
- Integrated microwave
- Induction hobs with touch control panel and extractor hood
- Integrated refrigerator and freezer (approx. 1.20m high)
- Integrated dishwasher

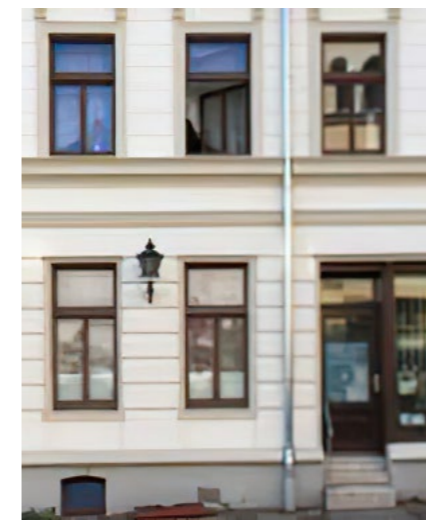
## Common Areas

- Outdoor parking spaces for bicycles
- High quality wood design vinyl flooring in kitchen and living rooms
- Barbecue area / playground area
- Underground storage area for each unit
- Outdoor area is greened and planted with native plants and shrubs
- Front doorbell with intercom system

# DEVELOPER



Founded in 1991, BEKA Immobilien is a family-run property development firm based in Leipzig. BEKA is specialised in both the development of residential and commercial real estate, ranging from revitalisation and optimisation to newbuilt development. BEKA's expertise is extended to advisory, where they provide land strategies, mediation, valuation, rental, management and renovation services. BEKA has completed 6,000 sqm of high quality real estate to date. As pioneers in the Leipzig real estate market, BEKA have garnered over 30 years of experience in the identification and execution of development opportunities across the city.



Lauchstädter Straße 15, Leipzig  
Revitalisation of a listed apartment building in Leipzig-Plagwitz completed in 2019



Am Langen Felde, Leipzig  
New construction and core renovation of a listed building from 1880.



Artist House Antonienbrücke, Leipzig  
Core renovation of the former "Reichsbahn social building" – completed in winter 2018

<https://beka-immobilien.de>

# WELCOME TO LEIPZIG



Moderne  
Zeiten

BUCHER ANTIQUARIAT

STADTGESCHICHTE

ALTE LEIPZIGER VEREINBARUNGEN

TEE & PRÄSENTE

ÄUGENOPTIK

EINE TROPFEN

BABY & KINDER

ANTIQUE

## HISTORY

160km south of Berlin, the city of Leipzig is situated at the confluence of two great historical continental trade routes, the east-west Via Regia and the north-south Via Imperii. The city therefore became a flourishing trading centre and economic hub in the 14th century, developing a rich culture and a leading educational role within Germany. Founded in 1409, the University of Leipzig is the second oldest university in Germany and one of the oldest in Europe.

Leipzig quickly became a hub of innovation, giving rise to the world's first daily newspaper published in 1650. The first high speed printing press in Germany was later invented here in 1829, along with steam powered production machines which revolutionised the textile industry. At the vanguard of commerce and technological development, the first long distance railway line in Germany stretching from Leipzig to Dresden came into operation in 1838. This laid the foundations for the city's industrial development, and by 1915 Leipzig Central Station was the largest rail station in Europe.

University of Leipzig



## CULTURE

Leipzig is one of the most vibrant and unique cities in Germany today. Its musical heritage is truly extraordinary with an abundance of world-renowned composers such as Johann Sebastian Bach, Clara and Robert Schumann, and Richard Wagner who lived and worked in the city. Leipzig also has a tradition of hosting great musical performances, with the famous Gewandhaus Orchestra alone attracting over 200,000 people to its concerts each year. They also perform Bach cantatas with the St. Thomas Boys Choir – Leipzig's oldest cultural asset, founded in 1212 – in St. Thomas Church where Bach once worked and is now laid to rest.

The city has one of the longest-standing traditions of opera in Europe, dating back to 1693. The Leipzig Opera comprises several companies including the Leipzig Ballet and MDR Symphony Orchestra. Many events such as Bachfest, the Wagner Festival, Summer of Piano Music at the Mendelssohn House, and Schumann Festival Week attract large numbers of both domestic and foreign tourists every year.



## THE ARTS

Artwork created in Leipzig is well known throughout the world – the term “Leipziger Schule” meaning Leipzig School is a trademark for art produced in the city. The first origins of the Leipziger Schule are rooted in the city's art scene in the 1960's, with Elisabeth Voigt, Max Schwimmer and Klaus Weber among the founders. They were all students at Leipzig Art Academy, better known today as the Academy of Fine Arts Leipzig.

Since 1990 the independent phenomenon known as the 'New Leipzig School' was born. Today the creation of such artworks are being created in the west of the city. Formerly a predominantly industrial area, now an experimentation ground for artists with the repurposed Kunstkraftwerk (Art Power Station), the Tapetenwerk (Leipzig Wallpaper Factory), and the Spinnerei (Leipzig Cotton Mill) containing hundreds of studios and galleries for artists to create and exhibit their works.



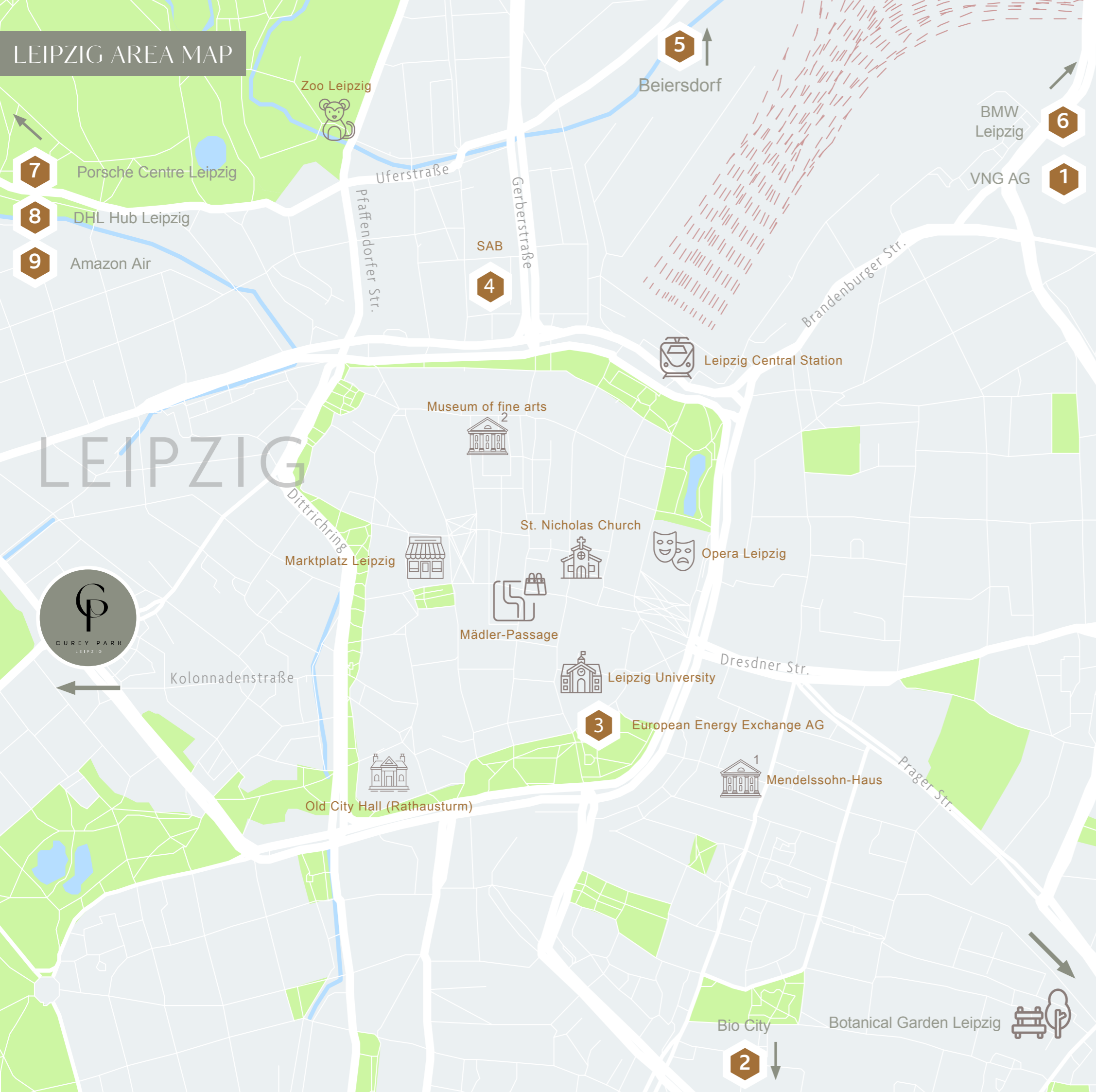
## SPORTS

RB Leipzig was founded in 2009 when the Red Bull company purchased the playing rights of the fifth-tier side SSV Markranstädt with the intent of advancing the new club to the top-flight Bundesliga. In May 2016 this became a reality with RB Leipzig securing their spot in the Bundesliga for the 2016-17 season. One year later, their meteoric rise continued with the team capturing a place in the 2017-18 UEFA Champions League. In 2019, they ended up third in the Bundesliga and made it to the semi-finals of the UEFA Champions League. In the 2020-21 season the club even secured 2nd place in the Bundesliga, whereas in 2021-22 they ended up 4th. They are also in the Champions League, where in the latest season they unfortunately did not make it past the group stage.

Since Red Bull's investment in the club, match attendance numbers have sky-rocketed from 2,000 per game to 45,000. Annual turnover totalled EUR320 million in 2020, while the total wage bill for the players topped EUR72 million in 2021. The meteoric rise and continued success of the team is emblematic of the city's economic revival, solidifying its position as one of Germany's most important cities.




# LEIPZIG AREA MAP



## TRAVEL TIMES FROM CUREY PARK

### Points of Interest

-  **Botanical Garden Leipzig**  
18min drive, 21min cycle, 34min public transport
-  **Mendelssohn-Haus**  
14min drive, 19min cycle, 26min public transport
-  **Opera Leipzig**  
15min drive, 17min cycle, 23min public transport
-  **Museum of fine arts**  
4min drive, 14min cycle, 21min public transport
-  **Leipzig University**  
13min drive, 17min cycle, 25min public transport
-  **Old City Hall (Rathausturm)**  
12min drive, 15min cycle, 20min public transport
-  **Leipzig Central Station**  
12min drive, 16min cycle, 18min public transport
-  **St. Nicholas Church**  
13min drive, 15min cycle, 24min public transport
-  **Marktplatz Leipzig**  
12min drive, 15min cycle, 22min public transport
-  **Leipzig Zoo**  
12min drive, 16min cycle, 23min public transport
-  **Mädler-Passage**  
14min drive, 16min cycle, 27min public transport

### Employment Hubs

-  **VNG AG**  
23min drive, 36min cycle, 52min public transport
-  **Bio City**  
17min drive, 24min cycle, 36min public transport
-  **European Energy Exchange AG**  
15min drive, 18min cycle, 24min public transport
-  **SAB**  
10min drive, 15min cycle, 20min public transport
-  **Beiersdorf**  
23min drive, 46min cycle, 47min public transport
-  **BMW Leipzig**  
27min drive, 51min cycle, 1hr 3min public transport
-  **Porsche Centre Leipzig**  
21min drive, 38min cycle, 51min public transport
-  **DHL Hub Leipzig**  
21min drive, 44min cycle, 59min public transport
-  **Amazon Air**  
22min drive, 48min cycle, 56min public transport

# ECONOMY

After the fall of the Berlin Wall and German Reunification in 1990, many former communist-era East German industries collapsed. This resulted in severe job losses and depopulation in Leipzig, as many people migrated to territories in former West Germany. However, with the newly elected Mayor Wolfgang Tiefensee in 1998 came renewed hope for the city. New strategies focusing on education, urban renewal, economic development, social integration and environmental reclamation were considered the key to renewed growth of private enterprise and attracted significant investment to the city.

Leipzig reinvented and refocused its economy on five key business clusters, selected as promising industries with future high-growth potential. These clusters which have experienced the highest levels of employment growth since 2005, form a robust foundation upon which the diverse economy can innovate and grow sustainably. Since the early 2000's, Leipzig has successfully attracted a number of large-scale employers known as 'lighthouse firms' to the city. Nevertheless, as is also the case across the entire German economy, the majority of employers in Leipzig are categorised as SMEs – i.e. The Mittelstand.

 <b>Healthcare &amp; Biotech</b> 45,008 employees (+96% since 2005) <b>NOTABLE EMPLOYERS</b> <ul style="list-style-type: none"> <li>• Leipzig University Hospital</li> <li>• GENEWIZ</li> <li>• BIO CITY LEIPZIG</li> </ul>	 <b>Logistics</b> 35,901 employees (+88% since 2005) <b>NOTABLE EMPLOYERS</b> <ul style="list-style-type: none"> <li>• DHL</li> <li>• Amazon</li> <li>• Lufthansa Cargo</li> </ul>	 <b>Media &amp; Creative Industries</b> 35,662 employees (+62% since 2005) <b>NOTABLE EMPLOYERS</b> <ul style="list-style-type: none"> <li>• MDR: National Broadcaster</li> <li>• Kreatives Leipzig</li> <li>• SoftwareONE</li> </ul>
 <b>Automotive &amp; Suppliers</b> 19,090 employees (+115% since 2005) <b>NOTABLE EMPLOYERS</b> <ul style="list-style-type: none"> <li>• Porsche</li> <li>• BMW</li> <li>• Faurecia</li> </ul>	 <b>Energy &amp; Environment</b> 12,606 employees (+38% since 2005) <b>NOTABLE EMPLOYERS</b> <ul style="list-style-type: none"> <li>• Siemens</li> <li>• VNG</li> <li>• European Energy Exchange</li> </ul>	



## START-UPS

Leipzig ranks as the 5th strongest start-up hub in Germany and was declared as one of 12 German Digital Hubs by the Federal Ministry of Economics and Technology. The city has been attracting many founders due to its high quality of life and relatively low costs compared to other cities. The entrepreneurial ecosystem is described as tech-driven, with a strongly interconnected community committed to innovation. Numerous incubators, accelerators, and coworking spaces provide entrepreneurs with business premises, expertise, and high-quality talent creating the perfect environment in which start-ups can flourish. Since 2013, 1,100 businesses have been supported by the city's SME Support Programme, with an annual total funding that was doubled in 2021 to EUR1.8 million.

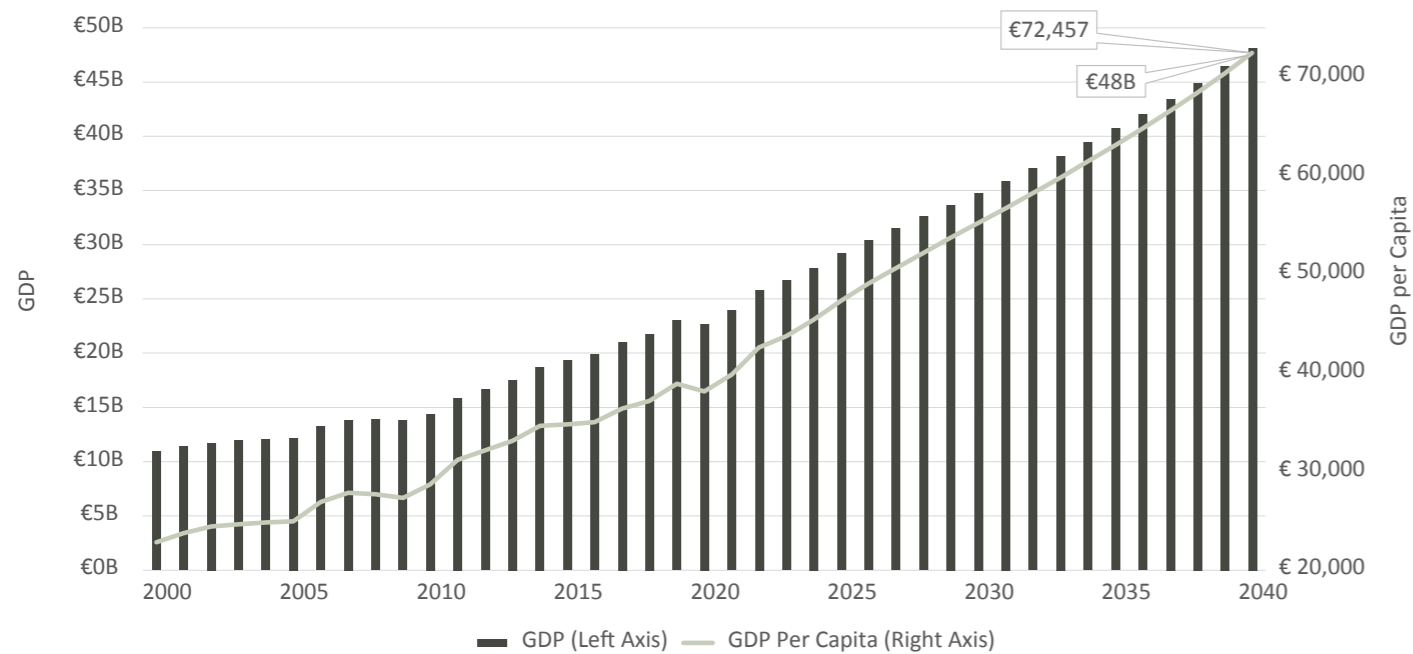
Spinlab, Leipzig



## ECONOMIC GROWTH

As a result of Leipzig's successful recovery plan, the economy has doubled in size since 2000, totalling EUR26 billion as of 2022. Following a slight decline as a result of the coronavirus crisis, the economy is expected to almost double again and reach EUR48 billion by 2040. At the same time, average GDP per capita, a proxy for the standard of living in the city, is expected reach EUR72,457 by 2040, a total increase of 218% from the year 2000.

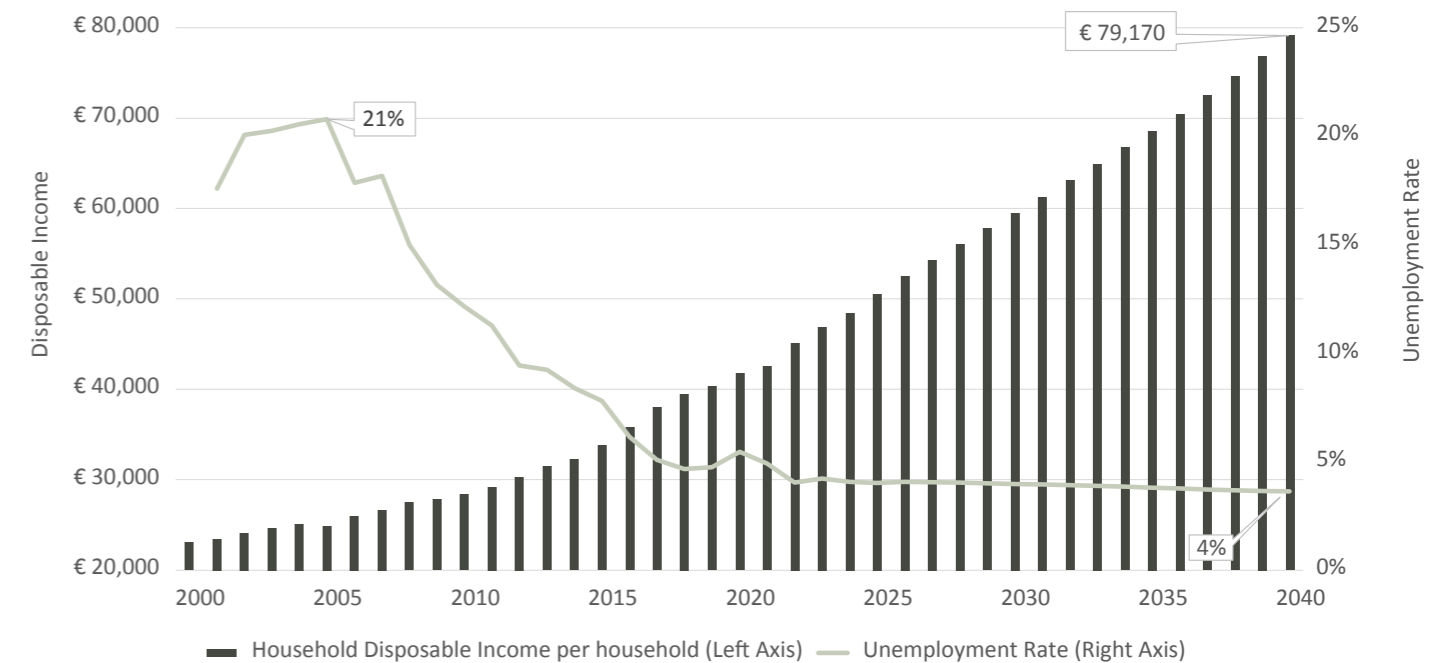
Leipzig Economic Growth 2000 - 2040



## LABOUR MARKET

As Leipzig's economy continued to flourish, over 79,000 high quality new jobs were created, resulting in the unemployment rate falling from a high of almost 21% in 2005 to an estimated record low of 4.2% in 2022. Residents of Leipzig are also becoming wealthier, with the average household disposable income steadily rising and expected to top EUR79,170 by 2040, a further 86% increase from 2022.

Leipzig Labour Market 2000 - 2040



# LEIPZIG INVESTMENT

Investment in infrastructure and vigorous support of the five key clusters aided the city in attracting prestigious “lighthouse” firms such as Porsche, BMW, and Amazon. These firms act as beacons for Leipzig’s economic development and growing global status.

## BMW

Automotive & Suppliers Cluster  
Total Investment: EUR3 billion  
No. of Employees: 5,400



Thanks to its strategic location and the exceptional infrastructure for transportation and supply, BMW chose Leipzig for its production plant in 2001. After an initial investment of EUR1.3 billion, production began in March 2005. Today, after numerous expansion phases amounting to over EUR3 billion of investment, the BMW Leipzig plant is one of the most modern and sustainable in the world. BMW’s current investment programme is greatly increasing the production capacity as well as shifting funds to facilitate electrification of its series range by producing its own battery modules in Leipzig following a EUR100 million investment.

Source: BMW Group

## DHL

Logistics Cluster  
Total Investment: Over EUR655 million  
Total No. of Employees: Over 6,000



DHL first invested in Leipzig in 2008 and today its base at Leipzig airport serves as its European logistics hub with 6,000 employees. European Air Transport GmbH (EAT Leipzig) is the in-house airline for the DHL Leipzig and Germany’s largest cargo carrier with over 1,000 employees, primarily made up of pilots and technicians. The hub serves 220 countries and regions, and is one of the top 3 most advanced hubs in the entire DHL network. Together with the airport authority, DHL has announced plans to invest another half a billion euros in the airport hub over the coming years.

Sources: DHL, Air Cargo Week, MDR

## PORSCHE

Automotive & Suppliers Cluster  
Total Investment: EUR1.3 billion  
No. of Employees: 4,300



Porsche selected Leipzig as the location for its automotive production plant in 1999, and by 2021 the firm had started its 5th expansion phase worth EUR600 million, resulting in a total investment value amounting to EUR1.3 billion. Production at the Leipzig plant is now focusing on electro-mobility, with the next generation of the Macan as a fully electric series. Moreover, Europe’s most powerful rapid charging park was opened at Porsche’s customer centre in Leipzig, expanding central Germany’s EV charging infrastructure.

Source: Porsche Leipzig

## Amazon

Logistics Cluster  
Total Investment: Over EUR10 million  
Total No. of Employees: 2,200



Amazon invested in the creation of its European distribution centre in Leipzig in 2006. Then in 2018 the e-commerce giant announced an expansion bringing the investment value to over EUR10 million. The total number of employees is over 2,000, including a large proportion of IT and logistics specialists. Since 2020, Amazon Air launched its European Air hub at Leipzig/Halle airport. The 20,000 sqm facility operates two daily flights and has 2 aircrafts based in the hub, creating more state-of-the-art jobs for up to 200 skilled employees.

Source: Aircargo News, Yahoo Finance, TechCrunch, Manager Magazine



## Beiersdorf

Healthcare & Biotech Cluster  
Total Investment: EUR390 million  
Total No. of Employees: 600



One of Europe's largest personal care conglomerates, Beiersdorf (parent company of Nivea) is planning to build a state-of-the-art European logistics and production hub in Leipzig. The EUR390 million investment spanning 12.5 hectares will create 600 highly skilled jobs in the city. Leipzig was chosen as the site for this hub due to its strategic position at the heart of continental Europe, combined with its high-tech supply-chain infrastructure. The arrival of Beiersdorf in Leipzig allows the city to broaden its positioning to Europe's main players in the cosmetics and personal care industry. Construction of the production facility is underway, with operations scheduled to commence towards the end of 2022.

Source: Beiersdorf

## GENEWIZ

Healthcare & Biotech Cluster  
Total Investment: EUR5 million  
No. of Employees: 50



GENEWIZ, the US genome research specialist, announced Leipzig as the chosen location of their European HQ in 2018. The EUR5 million investment created a 1,500sqm high-tech lab with state-of-the-art genome sequencing platforms and lab automation technologies. Leipzig was chosen as the 13th global laboratory site for GENEWIZ due to its strategic location and transportation infrastructure, such as Leipzig Airport's 24/7 freight hub, allowing GENEWIZ to efficiently support research communities throughout Europe.

Sources: Genewiz

## VNG

Energy & Environment Cluster  
Total Investment: EUR345 million  
Total Employees: 1,300



In 1990, the energy company VNG became the first fully-privatised company in Eastern Germany. VNG is now a pan-European corporation with more than 20 companies focusing on Trading & Sales, Transport, Storage and Biogas. On the basis of the firm's core competency in the field of natural gas, VNG is increasingly focusing on future-orientated areas of business such as green gases, digital infrastructures and digital solutions in line with their VNG 2030+ strategy. In total 1,200 people are employed across the group, with 180 employed in the Leipzig HQ. The group generated earnings of EUR117 million in 2019, with billed revenue totalling EUR10.5 billion for the year. The company also further increased the value of its investments by 16% to EUR345 million.

Sources: City of Leipzig Department for Economics, Labour and Digital, VNG

## European Energy Exchange (EEX)

Energy & Environment Cluster  
No. of Employees: apx. 400



Part of the global EEX group, the Leipzig-based EEX European Energy Exchange has grown from a local energy bourse founded in 2002 into Europe's leading energy exchange. Through the EEX group, the exchange has grown into a global commodities platform that trades commodities such as electricity and gas, but also agricultural products and environmental products such as emission allowances. The group has created a network of over 500 trading partners in over 30 countries. The EEX Group has over 450 staff at 15 locations, of which the majority (208) are based in Leipzig. In 2020, the group revenue was EUR320.1 million, up 5.2% from the year before despite the Covid-19 pandemic.

Sources: EEX, City of Leipzig

## SAB Saxon Development Bank

Banking  
No. of Employees: 200-500



SAB Saxon Development Bank has opened its new headquarters in Leipzig in 2021. The new office building will house up to 500 staff members, of which the first 200 had already moved in last year. The SAB forum contributes to local urban development and creates a new public space for Leipzig. The chosen location in Leipzig supports the bank's broadening of its clientele and partner profile within central Germany.

Source: SAB Sachsen

## DEUTSCHE AIRCRAFT

Manufacturing  
No. of Employees: 300



German aircraft manufacturer Deutsche Aircraft GmbH has submitted a planning application for a large industrial unit for the final assembly of its new D328eco aircraft starting in 2025. Construction work on the assembly plant on the site of Leipzig/Halle Airport will start this year, paving the way for 300 new jobs to be created.

Source: Deutsche Aircraft

## EDUCATION

Education has been a focal point in the city of Leipzig since the foundation of the University of Leipzig in 1409. The university is the second oldest in Germany and one of the oldest in the world, with former professors such as the world-renowned physicist Werner Heisenberg and Nobel Prize winning chemist Wilhelm Ostwald. The university has also produced world-famous alumni such as long-time German Chancellor Angela Merkel, the writer Johann Wolfgang von Goethe, as well as 9 Nobel laureates. Spread over 38 locations, the urban campus still has its main buildings sitting on the original location. The university houses 3 extensive museums as well as one of Europe's oldest botanical gardens.

The city's region is home to 11 universities, and over 150 research institutes and clinics including the specialist Heart Centre Leipzig and the IZI Fraunhofer Institute for Cell Research and Immunology. Along with the Academy of Fine Arts- one of Germany's oldest art schools - there are approximately 40,000 students living and studying in Leipzig today.



UNIVERSITÄT  
LEIPZIG

# HTWK

Hochschule für Technik,  
Wirtschaft und Kultur Leipzig

- 14 faculties, 460 professorships employing approx. 5,300 people
- Total Students: > 31,000
- Foreign Students: 12% (3,600)
- > 150 degree programs
- Funding: EUR174 million
- German Ranking: 18
- More than 40 degrees offered primarily in STEM disciplines
- Total Students: 6,300
- Foreign Students: 13% (818)
- Funding: EUR15.6 million per annum



## RESEARCH



### University Hospital Leipzig

Affiliated with the University of Leipzig, more than 7,300 people work in research, teaching, and caring for approximately 450,000 patients per annum at the University Hospital Leipzig. The hospital has fostered close links with research centres such as the Centre for Biotechnology and Biomedicine. The hospital also works directly with start-ups specialising in areas such as smart medical products, e-health applications and high-performance diagnostics. As a result, Leipzig is a world leader in the development, production and logistics of innovative cell therapeutics.

### Leipzig Heart Center

#### Leipzig Heart Centre

Clinical and experimental research into cardiac surgery and cardiology at Heart Centre Leipzig has gained international acclaim. With 1,450 employees and under the direction of experienced doctors and renowned scientists, Heart Centre Leipzig has been delivering outstanding cardiovascular medicine for 27 years, helping 44,000 patients and carrying out around 4,000 heart procedures per year. Thanks to cooperation with Leipzig University, the departments of Cardiac Surgery, Cardiology, and Pediatric Cardiology all have university hospital status.



### BioCity Leipzig

With 36 biotech firms in the startup phase currently working on innovative ideas and concepts, BioCity Leipzig is considered one of the top 15 biotech incubators in Europe with over EUR50 million of investments. The BioCity Campus next door opens prospects for companies once they have completed the start-up phase. Here, firms can benefit from synergy and the sharing of ideas within this compact biotech, life sciences, and healthcare mecca where research institutes as well as commercial firms come together. Owing to the success of the hub, BioCity is planning an expansion.

## SPRIN-D

### SPRIND

In 2019 the German Agency for Disruptive Innovation (SPRIND) was founded in Leipzig through a collaboration of the Ministry of Education and Research and the Ministry for Economic Affairs and Energy. SPRIND fills a gap in the German innovation landscape by identifying new, ground-breaking technologies for major challenges while maintaining the economic activity of the resulting companies and industries in Germany and Europe. The agency is fully owned by the German government and funded by their federal budget.

# TRANSPORTATION INFRASTRUCTURE

Leipzig's central location in the network of European transport corridors creates significant advantages for the rapid accessibility of the city and its networking with other regions near and far. With numerous connections via air, rail and road, Leipzig is extremely well connected throughout Europe and beyond.

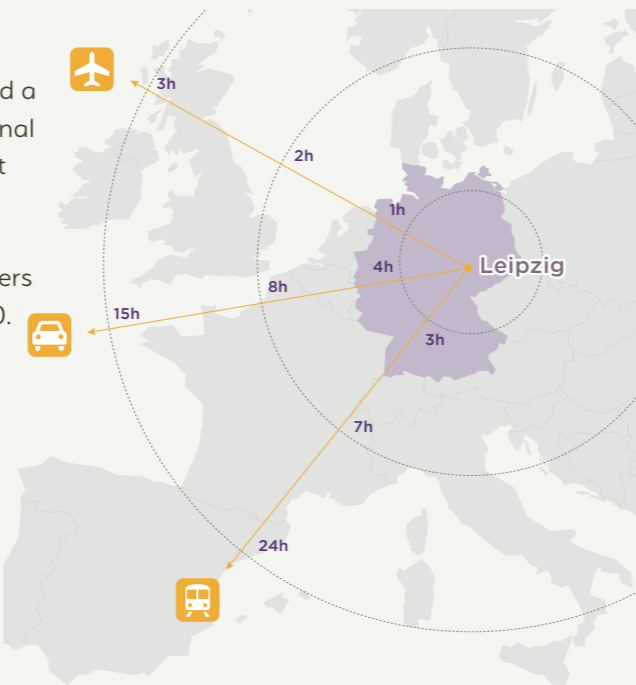
## ROAD

Leipzig enjoys a central position in Germany's motorway network thanks to the A9 (Berlin-Leipzig-Nuremberg), the A14 (Magdeburg-Leipzig-Dresden) and the A38 (Leipzig-Göttingen) motorways. Moreover, Leipzig's internal road network with a total length of about 1,800 kilometres was made to meet the needs of various users - from individual drivers to heavy commercial traffic.

Through the 2030 Climate Action Programme passed in 2019, the German Government aims to have 10 million electric vehicles on the road supported by 1 million charging stations. To realise this objective, multiple incentive schemes have been introduced in the form of subsidies, grants, bonuses, and tax benefits for both the purchase/lease of EVs as well as charging infrastructure and energy. Additionally, the post-COVID-19 stimulus package of EUR130 billion provides significant funding into infrastructure development, tax cuts, and further subsidies to invigorate Germany's EV market.

## RAIL

Situated at the heart of the Central German Railway Network, Leipzig's central station currently sees an average of 150,000 commuters per day. In 2020 the German government announced a record breaking EUR86 billion investment program for the national rail network. The decision was based on Germany's commitment to reducing transport sector CO2 emissions by up to 42% by 2030. The program aims to see regular high-speed connections operating between larger cities, with long-distance rail passengers increasing from 148 million in 2018 to 260 million (+76%) by 2030.



*“We have the task of creating a modern rail network that is more punctual, more reliable, more efficient, with more passengers and freight travelling by rail.”*

- Andreas Scheuer, Germany's transport minister

## AIR

In operation since 1927, Leipzig has Germany's 14th largest airport today, carrying over 2.6 million passengers in the year 2019. Offering connections to 25 destinations across 13 countries, both business and leisure travellers have an abundance of routes to choose from. The airport is also the fourth-largest freight hub in Europe, and the second busiest in Germany after Frankfurt. In 2021, the airport announced further investments of EUR500 million.

### Leipzig Airport



10,800 employees



4<sup>th</sup> largest freight hub in Europe



2.6 million passengers per annum



25 destinations in 13 countries

# LEIPZIG PUBLIC TRANSPORT NETWORK

With over 515 tram stops spread across the city, Leipzig boasts the second largest tram network in Germany. Alongside the bus network which encompasses 556 stops on 46 routes, the public transport network spans over 955 km across the city. Around 150 million passengers use the city's tram and bus services every year. Leipzig Transport Authority continues to improve and expand its services, having invested EUR138 million in 2021 alone. Such a vast transportation network enables the efficient mobility of residents throughout the city, and thus provides ample capacity for the city to grow sustainably.



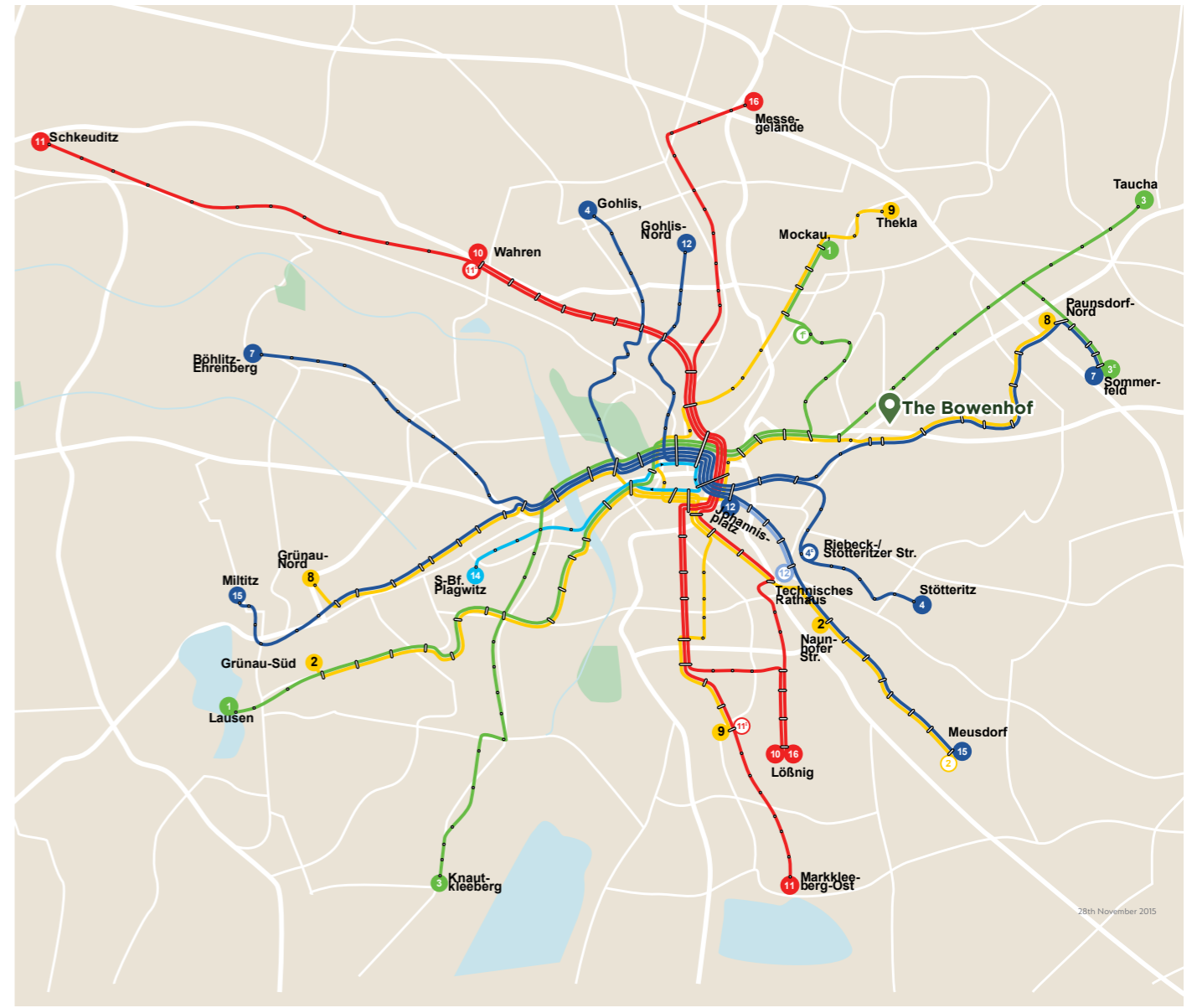
Tram Network:  
22 lines and 515 stops



156 million passengers per annum



EUR59 million investment 2018/19

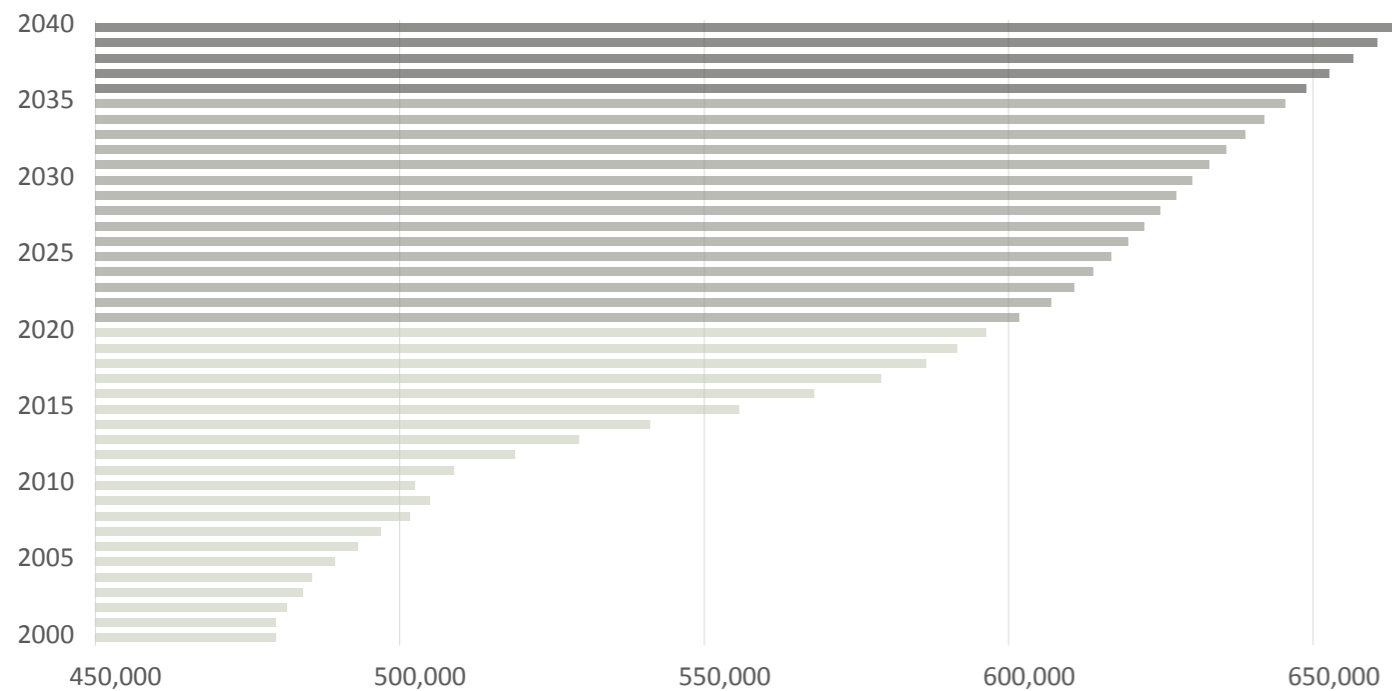


# HOUSING MARKET

## DEMAND

The city's thriving economy and sustained population growth remain the primary drivers of the Leipzig housing market. Having experienced a decline after the fall of the Berlin Wall, Leipzig's population has subsequently increased by 27% (+127,200) since the year 2000 and currently stands at 606,910 residents today. Leipzig is currently Germany's fastest growing city in terms of population, with 664,560 residents (+9%) expected to be living in the city by 2040.

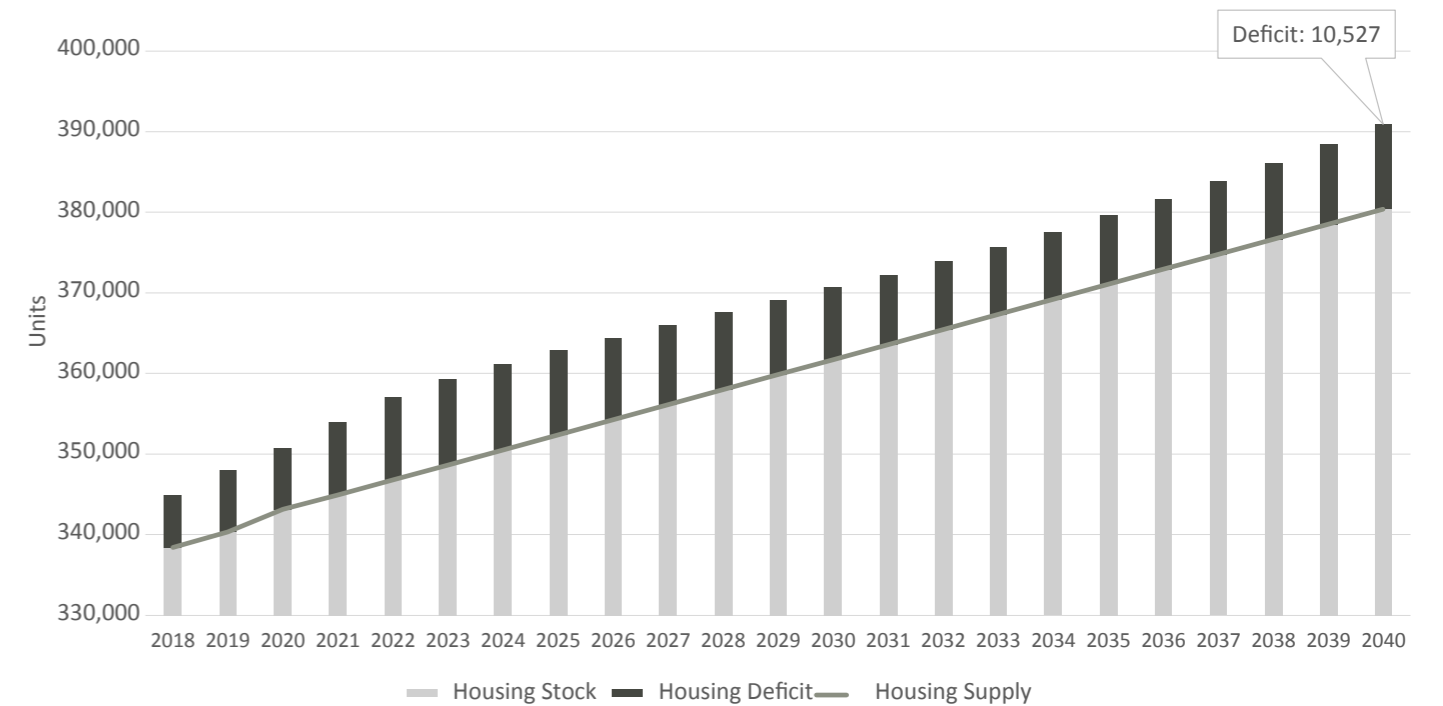
Leipzig Population (2000 - 2040)



## SUPPLY

While the population has continued to expand, housing supply has been slow to respond. Since 2000, the population in Leipzig grew by over 127,000 residents, requiring approximately 57,200 housing units, while a mere 35,300 apartments were either renovated or newly built over the period. Taking the forecasted housing requirement into account and estimating that housing completions may continue at their 10-year average, an undersupply of over 10,000 units could persist by 2040.

Leipzig Housing Market 2018 - 2040



## SALES AND RENTAL MARKET

As demand soars and supply struggles to keep up, vacancies have been increasingly reduced. The addition of housing supply has therefore focussed on new housing construction. However, with a lack of development land in central locations, the majority of new housing construction will occur in the outer districts of the city. All in all, with property prices still approximately half of that in Berlin, Leipzig continues to prove very popular with both renters and purchasers alike.

Despite the pandemic-related limitations on mobility, net inbound migration into the city continued throughout the last three years. Leipzig, with an annual net inward migration rate of approximately 155 per 10,000 people (10-year average), continues to have the greatest relative net population inflow of any major German city.

Between 2000 and 2022, the number of households in Leipzig grew by 7%, indicating that a significant number of families are moving to the city. By 2040, the number of households in Leipzig is projected to rise by further 28,570 (+9%), with the city's total growth rate 2000-40 equalling 17% - once again outpacing that of all major German cities.



**39%**  
population growth  
forecast 2000-40



**17%**  
household growth  
forecast 2000-40



**5.9%\***  
CAPITAL GROWTH



**4.6%\***  
RENTAL GROWTH



**2%**  
VACANCY RATE

\*5-year average in the new-build segment as of H1 2022

# GERMANY: MACRO OVERVIEW



As a founding member of the European Union and prominent participant of the G7, Germany is one of the world's great powers. Today its advanced economy is the largest in Europe, and fourth largest worldwide.

Germany is the most populous nation in the EU, and in times of political uncertainty and economic crises abroad, has historically experienced heightened levels of inward migration. More than 4.5 million people migrated to Germany in the last ten years, bringing the working population to roughly 54 million people.

## GERMANY

Area: 357,386 km<sup>2</sup>

Population: apx. 83.4 million

Language: German

Currency: Euro

Capital: Berlin



# ECONOMY

## ECONOMIC STRENGTH

Germany has the largest economy in Europe, and fourth largest worldwide. It is characterised by an extremely skilled workforce and high levels of innovation, ranking fourth in the world for R&D. Throughout multiple crises, Germany's economy has proven highly resilient to external shocks. Access to the EU's single market provides German exporters a competitive advantage over other large exporting nations outside the block.

## MANUFACTURING

With world renowned firms such as Porsche, BMW, Audi, Volkswagen, Siemens, and Bosch to name but a few, Germany is the world leader when it comes to high quality manufacturing. People buy German with the expectation of quality, precision, and technical brilliance. This sector employed 7.5 million workers as of 2022, and generated a Gross Value Added (GVA) of EUR630 billion. The sector is forecast to reach a GVA of EUR743 billion by 2040, an increase of over 53% from 2000.



## INNOVATION

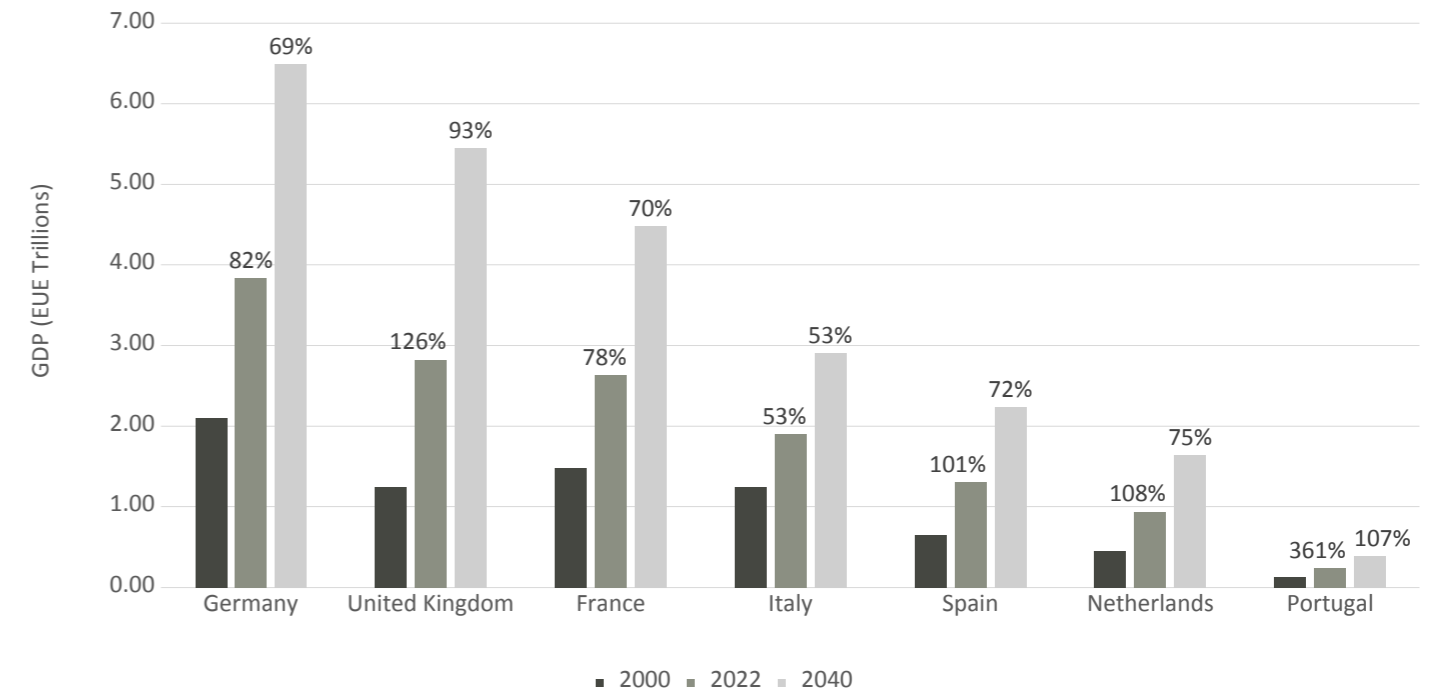
German firms are characterised by a high degree of innovation, now world leaders in sustainable technologies. According to the 2021 Global Innovation Index, Germany ranks 9th most innovative among the 132 featured economies, tying the spot with Denmark, ahead of France, China, and Japan. The manufacturing sector accounts for 87% of total R&D investment, with significant investments into green technologies such as the electrification of the automotive industry. Public R&D spending has become more targeted towards disruptive innovation, demonstrated by the establishment of "SPRIN-D" - the Federal Agency for Disruptive Innovation.

## RISING INDUSTRIES

Apart from the extremely successful Manufacturing sector, the German economy has a number of industries gaining prominence both at home and abroad. The Human Health sector has created over 2 million jobs (+48%) in the last 20 years alone, and employs over 6.1 million today. The Professional, Scientific and Technical Activities sector has increased the number of jobs by 59% over the same period to over 2.9 million. The ICT sector recorded a GVA of EUR150 billion (+125%) as of 2020, the highest growth rate of any sector, and is expected to reach EUR202 billion by 2035

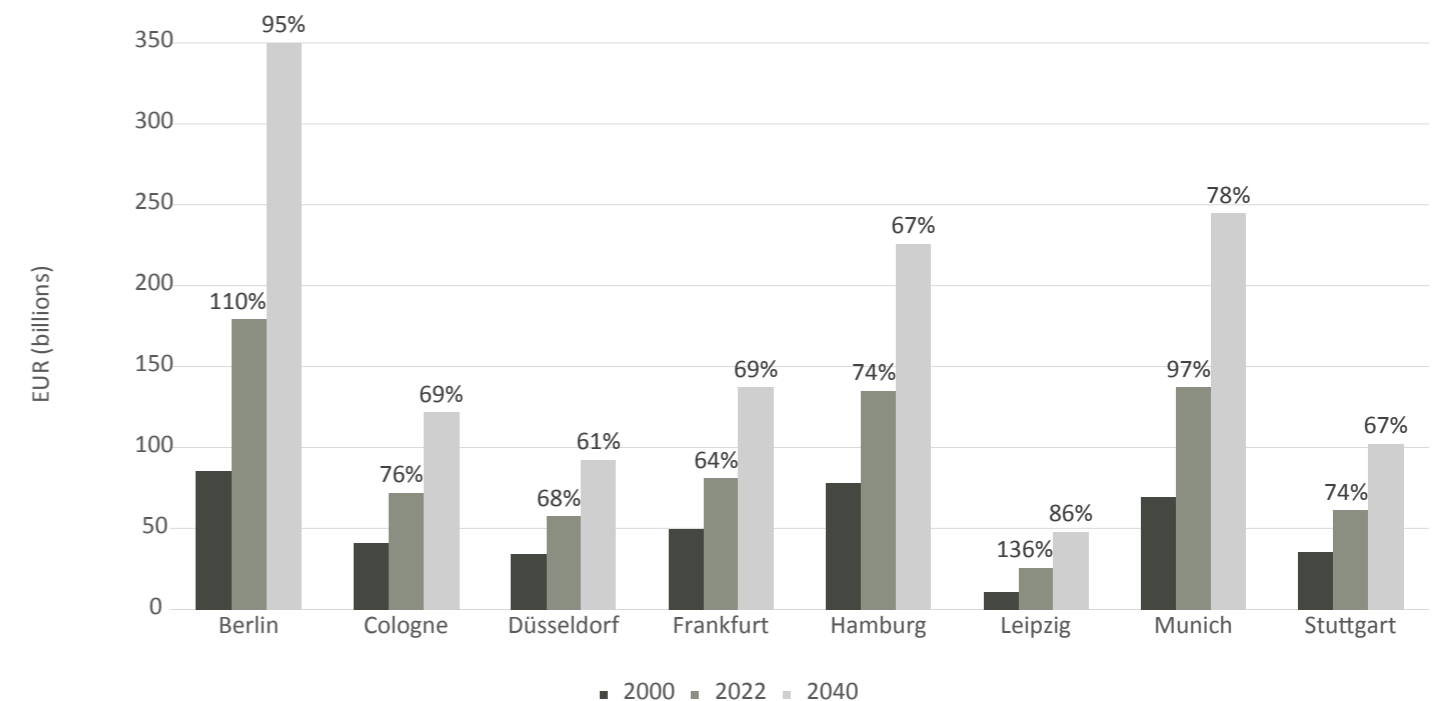
Germany is the third largest exporter in the world with an economy worth over EUR3.84 trillion as of 2022, expected to reach EUR6.49 trillion by 2035 (+69%), and thus will remain the largest economy in Europe by a margin of approximately EUR1 trillion.

GDP Growth 2000 - 2040



Germany's 7 largest cities have displayed impressive levels of economic growth since the early 2000's, with Berlin displaying the highest proportional rate of 110% since the start of the century. Looking ahead to 2040, Berlin is once again expected to outperform the rest, with its economy expanding by a further 95%. Berlin in particular has been shaped by its unique history, rooted in the fallout from WWII. The former East German city continues to expand and transform, and as a consequence outperforms the more established cities in the west and south of the country. Leipzig, often referred to as the 'little brother' of Berlin, is also experiencing rapid levels of growth and is positioning itself as one of the top German cities, with growth rates similar to those of Berlin.

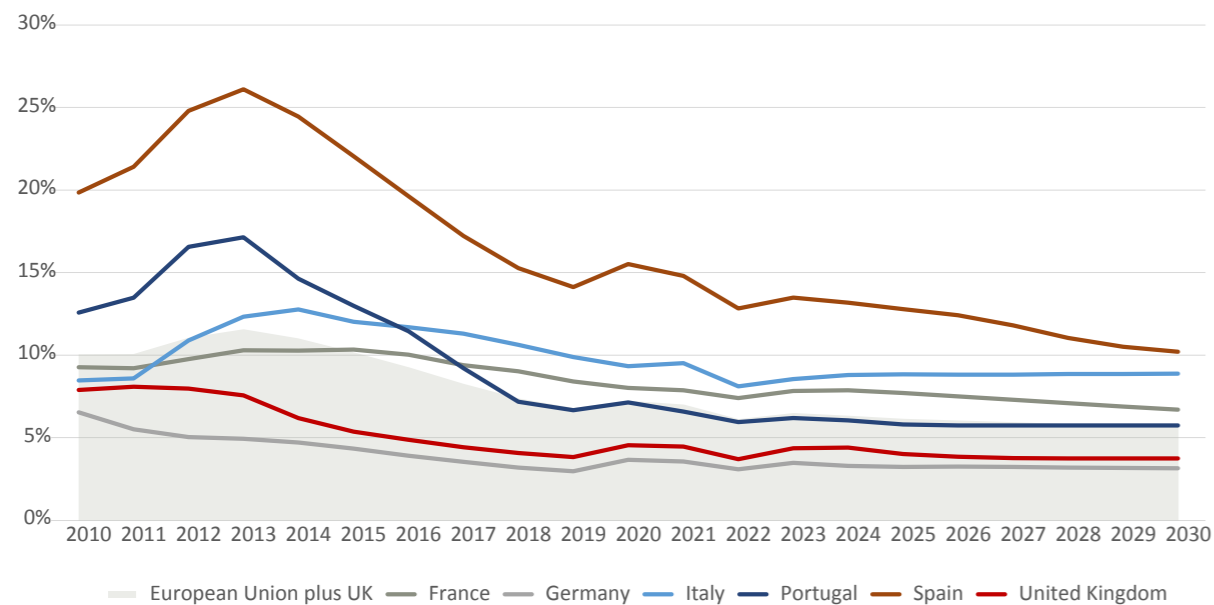
Top 8 German Cities by GDP Growth 2000 - 2040



## EMPLOYMENT TREND

The short-time work scheme in Germany known as 'Kurzarbeit', proved a highly effective government tool in times of economic turbulence such as the Global Financial Crisis and more recently during the coronavirus pandemic. As a result of Germany's well managed economy, it has seen one of the lowest and most consistent unemployment rates of any developed nation over the last decade. The unemployment rate rose for the first time in a decade to 3.7% in 2020, and in 2022 has dropped to a historic-low unemployment rate of 3.1%.

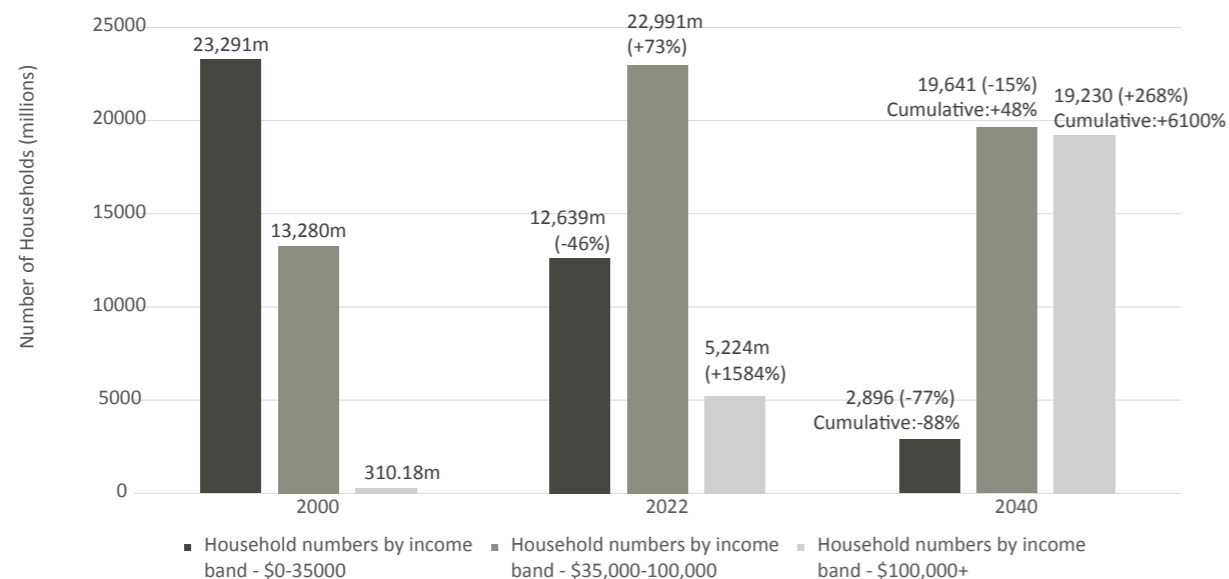
European Unemployment Rate Trend 2010 - 2030



## INCOME GROWTH

As Germany's economy grew substantially over the past 2 decades, the incomes earned by its residents increased in a similar fashion. The number of households with an annual income of USD35,000 or below is expected to have fallen by 88% by 2040, while the middle- and higher-income bands are expected to grow exponentially over the same period. The number of HNWIs (USD1m+) and UHNWIs (USD30m+) in Germany has increased by 75% and 70% respectively between 2016-21, significantly higher than the European average. Germany is expected to have over 5.3 million residents in the HNWI category by 2026, the 4th highest amount of any country after the US, China, and France.

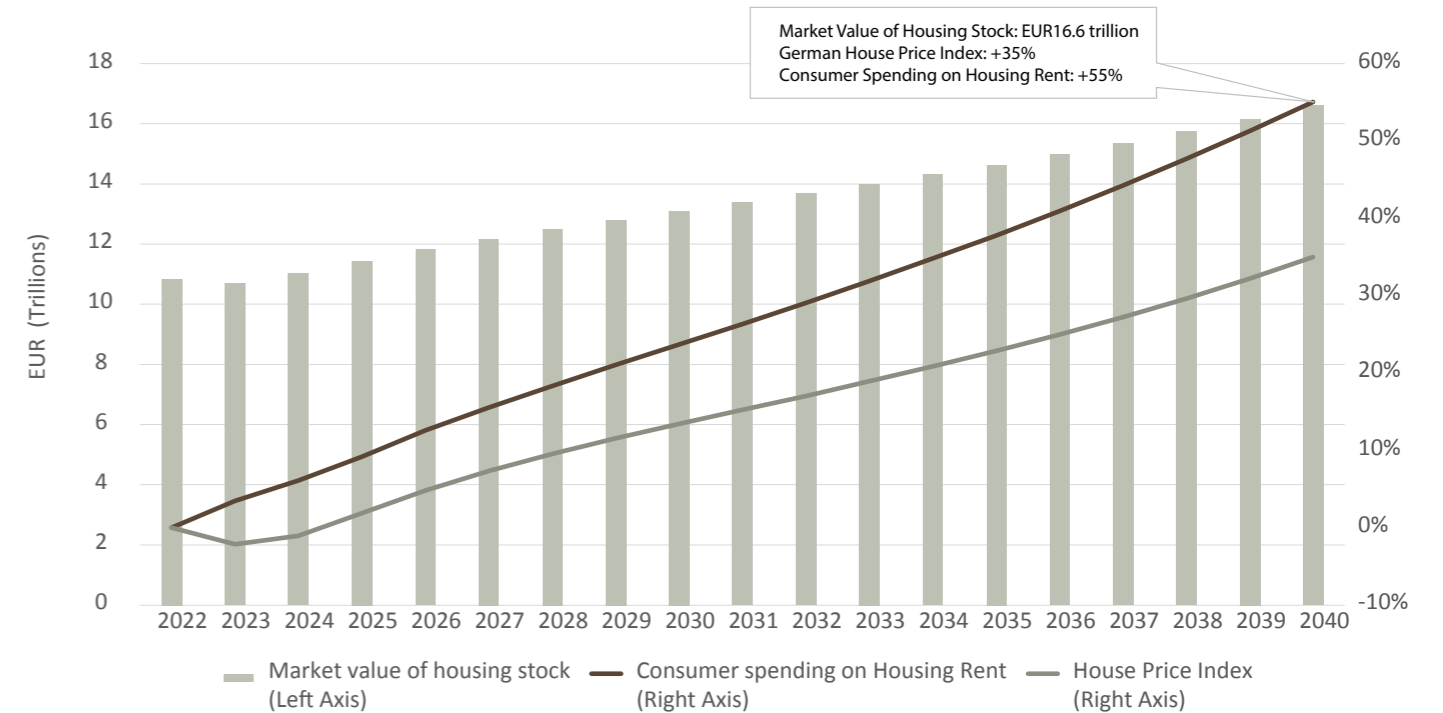
Number of German Household per Income Band



## HOUSING MARKET

With more than 4.5 million newcomers migrating to Germany in the last decade alone, the construction sector has been incapable of keeping up with the demand for housing. Persistent supply and demand imbalances have created a 1 million housing unit deficit in Germany. Berlin is again ranked among the top cities in PwC's Emerging Trends in Real Estate: Europe 2023 report as the #3 ranked city for overall real estate prospects, with Frankfurt, Hamburg and Munich also included in the top 10. Germany's real estate markets have continued to benefit from the country's economic strength, with average prices continuing to increase by 7.5% yoy to June 2022.

German Housing Market Forecast 2022 - 2040



The market value of the German housing stock is forecast to reach EUR16.6 trillion by 2040, with house prices increasing by an average of 35% between 2022 and 2040. Consumer spending on housing rent is expected to outpace growth in housing prices, growing by an average of 55% to 2040. Overall, the investment fundamentals look to remain in place for the foreseeable future.



**1 million**  
Housing Supply  
Deficit as of 2020



**7.5%**  
Capital Growth yoy  
to June 2022



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