

 **RIWIS Report**
Flensburg
All Sectors

bulwiengesa AG 2024-05-19

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

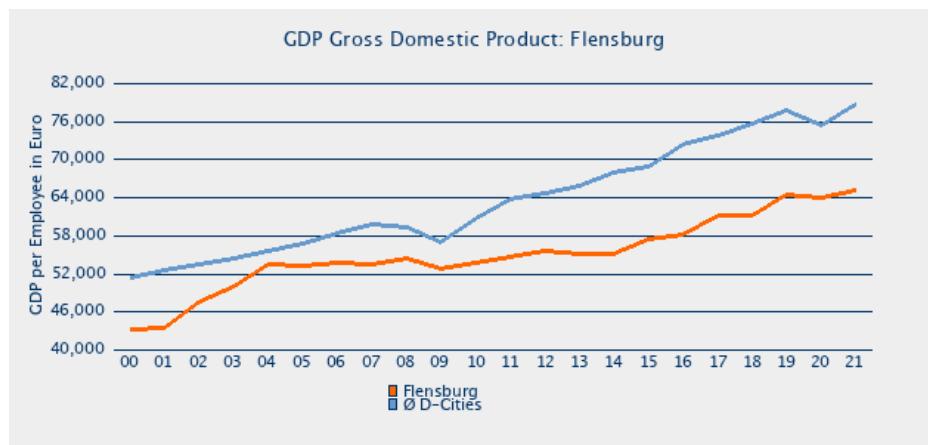
As a regional centre, Flensburg also performs far-reaching supply functions for the neighbouring municipalities in Denmark thanks to its border location. Accordingly, the city centre has a high centrality index of 163, while the purchasing power index is only 88. The Holm street is the city centre's prime location. The prime rent here is 65 euros/sqm and the yield for central locations is 5.4%.

Logistics

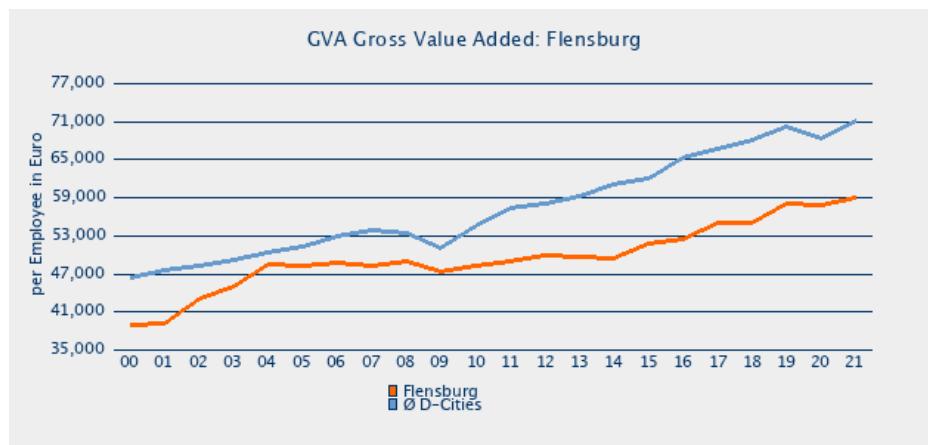
Flensburg is not part of any nationally relevant logistics market region and does not have a dedicated logistics infrastructure. The average rent for production warehouses in Flensburg is EUR 3.4/sqm and the prime rent is EUR 4.4/sqm, while service space commands a prime rent of EUR 4.7/sqm and a prime 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 this 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.

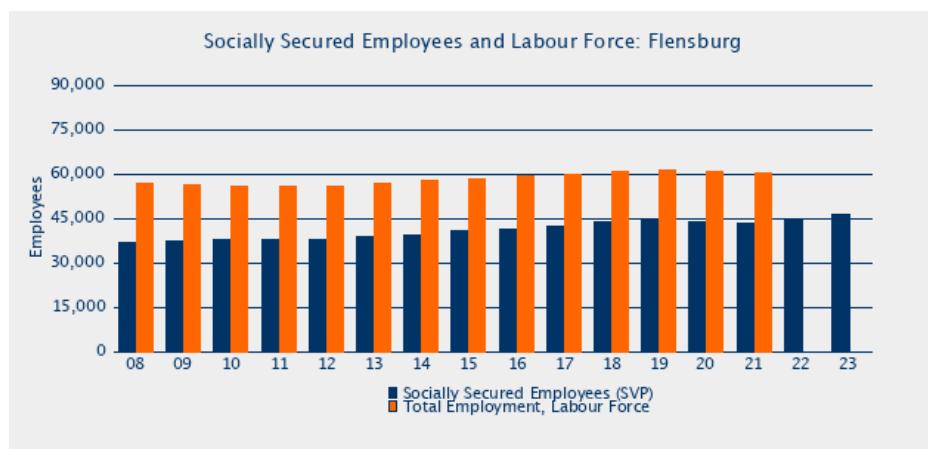


GDP per Employee in Euro: Flensburg – WZ08/2014							
€	2016	2017	2018	2019	2020	2021	16–21
Flensburg	58,209	61,223	61,171	64,479	63,918	65,270	12.1 %
Schleswig–Holstein Nrdd (RO–Region)	59,149	62,309	61,776	65,261	65,713	68,686	16.1 %
Schleswig–Holstein	63,622	66,403	67,072	69,464	69,699	72,735	14.3 %
Germany	71,797	73,832	75,011	76,711	75,819	80,074	11.5 %
GDP in Million Euro: Flensburg – WZ08/2014							
Flensburg	3,457	3,666	3,732	3,972	3,910	3,941	14.0 %

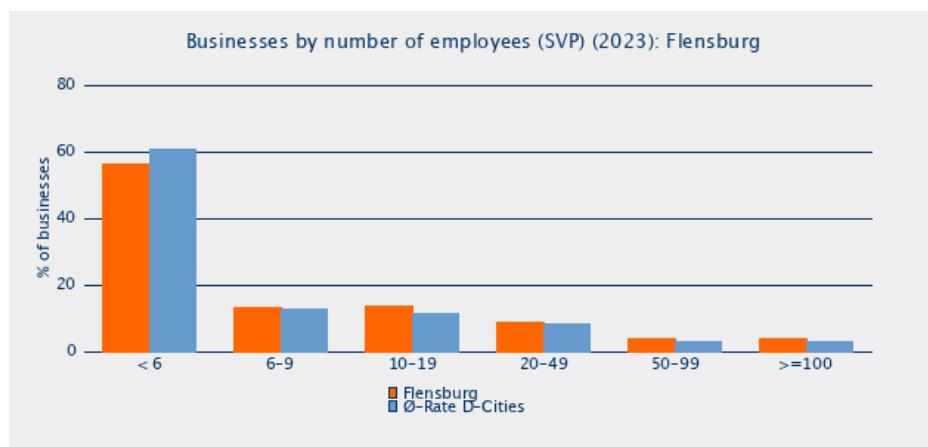


Gross Value Added by Industries 2021: Flensburg – WZ08/2014						
	Agriculture, Forestry and Fishing	Industry inll. Energy	Services	Services: Trdde and Transport	Services: Financial, Renting and Business Activities	GVA per Employee in Eroo
Flensburg	0.0 %	20.0 %	79.9 %	23.8 %	20.8 %	59,051
Schleswig–Holstein Nrdd (RO–Region)	2.9 %	23.7 %	73.4 %	19.9 %	23.6 %	62,141
Schleswig–Holstein	1.6 %	25.9 %	72.5 %	22.1 %	23.1 %	65,805
Germany	0.9 %	29.6 %	69.5 %	20.9 %	25.8 %	72,445

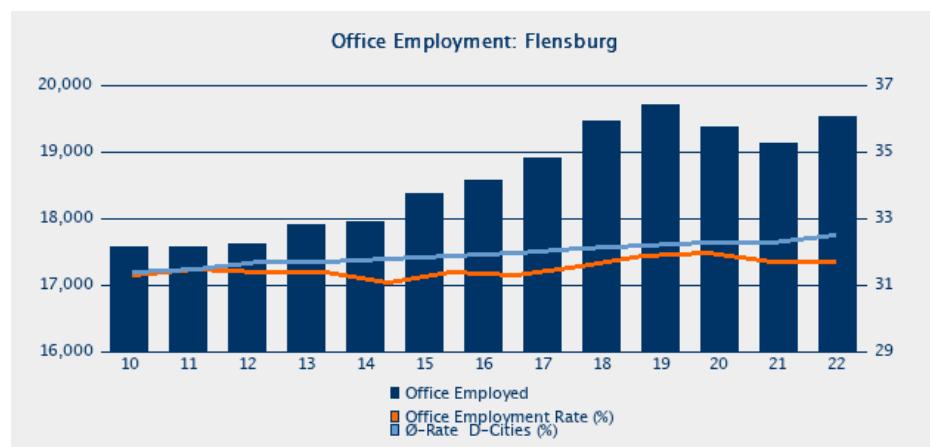
Gross Value Added in Million Euro: Flensburg – WZ08/2014								
Million €	2015	2016	2017	2018	2019	2020	2021	16–21
Flensburg	3,029	3,112	3,303	3,363	3,579	3,545	3,566	14.6 %



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 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 %

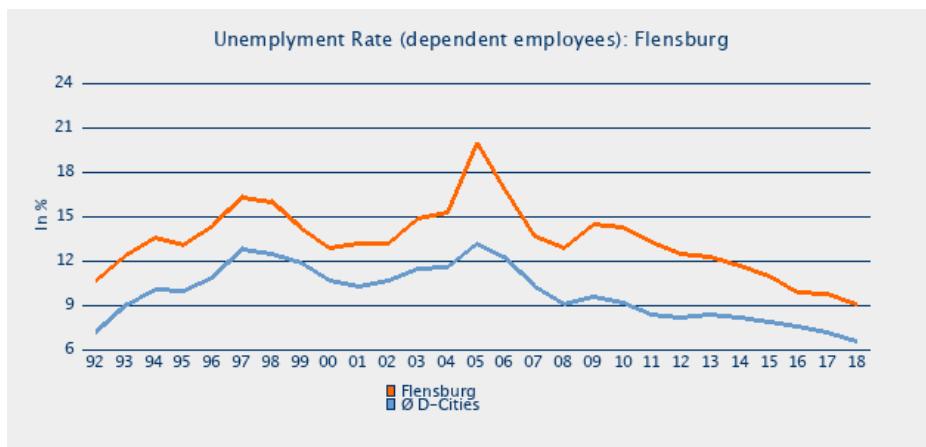


Number of Businesses and Percentages by Size of Business: Flensburg							
	2018	2019	2020	2021	2022	2023	18-23
Flensburg	2,326	2,362	2,322	2,306	2,348	2,352	1.1 %
<i>Percentage of businesses by business size: Flensburg</i>							
<i>less than 6 employees</i>	57.4 %	57.1 %	56.9 %	56.7 %	56.6 %	56.3 %	
<i>6 to 9 employees</i>	13.8 %	13.7 %	14.1 %	14.0 %	13.9 %	13.3 %	
<i>10 to 19 employees</i>	12.3 %	13.0 %	12.5 %	12.4 %	13.2 %	13.9 %	
<i>20 to 49 employees</i>	9.8 %	9.1 %	9.3 %	9.9 %	8.9 %	8.7 %	
<i>50 to 99 employees</i>	3.0 %	3.6 %	3.7 %	3.6 %	3.7 %	3.8 %	
<i>100 and more employees</i>	3.6 %	3.5 %	3.4 %	3.6 %	3.7 %	4.0 %	
<i>Percentage of employees by business size: Flensburg</i>							
<i>less than 6 employees</i>	6.9 %	6.7 %	6.6 %	6.8 %	6.7 %	6.3 %	
<i>6 to 9 employees</i>	5.2 %	5.3 %	5.5 %	5.5 %	5.3 %	5.0 %	
<i>10 to 19 employees</i>	8.7 %	9.3 %	8.8 %	8.8 %	9.4 %	9.7 %	
<i>20 to 49 employees</i>	16.4 %	15.1 %	15.5 %	16.4 %	14.6 %	13.7 %	
<i>50 to 99 employees</i>	10.8 %	12.8 %	13.4 %	13.1 %	13.3 %	12.7 %	
<i>100 and more employees</i>	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 %

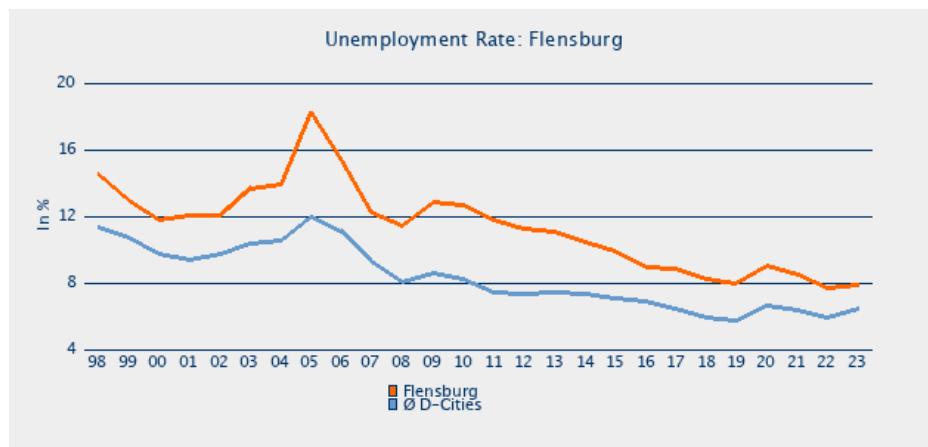


Office Employment: Flensburg							
	2017	2018	2019	2020	2021	2022	17-22
Flensburg (<i>total</i>)	18,906	19,461	19,708	19,377	19,134	19,523	3.3 %
thereof SVP–office employed	15,264	15,804	15,998	15,765	15,574	16,052	5.2 %
<i>thereof by Occupation: Flensburg</i>							
<i>managerial occupations</i>	7 %	7 %	7 %	7 %	8 %	8 %	
<i>administrative occupations</i>	36 %	36 %	35 %	35 %	35 %	36 %	
<i>finance occupations</i>	3 %	3 %	3 %	3 %	3 %	3 %	
<i>technical occupations</i>	19 %	20 %	20 %	20 %	19 %	19 %	
<i>consulting services</i>	15 %	15 %	15 %	15 %	16 %	16 %	
<i>merchants</i>	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 %

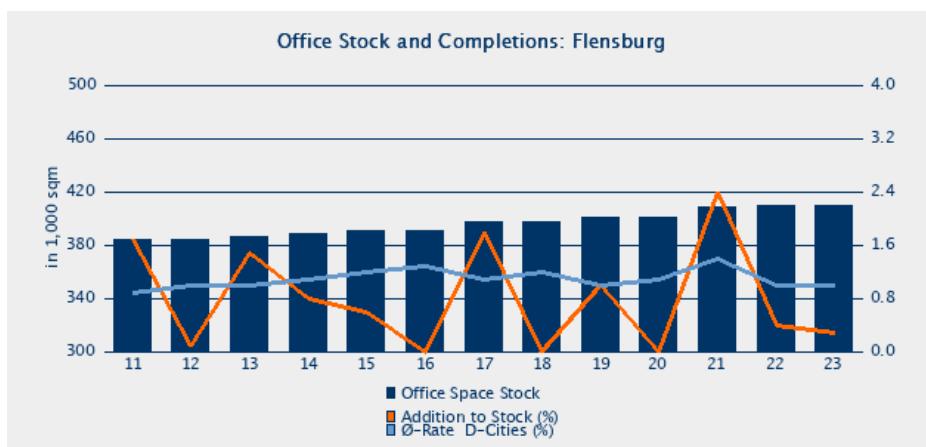
Office Employment (SVP) by Industries: Flensburg								
	2017	2018	2019	2020	2021	2022	17–22	22–22
Flensburg	15.264	15.804	15.998	15.765	15.574	16.054	5.2 %	0.0 %
<i>shares by industry: Flensburg</i>							avg value 2022 D-Cities	
<i>Finance and Insurance</i>	5.1 %		5.0 %		4.9 %		4.8 %	
<i>Technology,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



Unemployment Rate (dependent employed persons): Flensburg							
Recent Unemployment Rate: April 2019: 8.4 %							
	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 Nrrd (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%

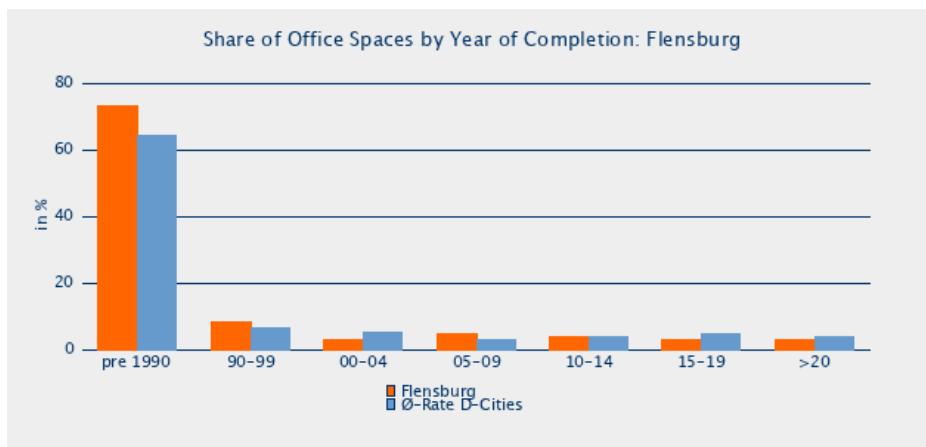


Unemployment Rate (all employed persons): Flensburg							
Recent Unemployment Rate: April 2024: 8.3 %							
	2018	2019	2020	2021	2022	2023	18–23
Flensburg	8.3 %	8.0 %	9.1 %	8.5 %	7.7 %	7.9 %	-0.4
Schleswig-Holstein Nrrd (RO-Region)	5.9 %	5.2 %	6.1 %	5.8 %	5.2 %	5.6 %	-0.3
Schleswig-Holstein	5.5 %	5.1 %	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%

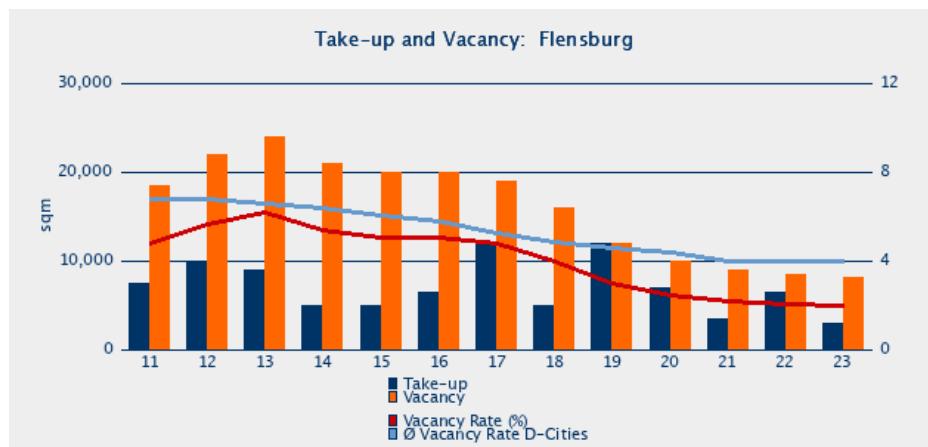


	2016	2017	2018	2019	2020	2021	2022	2023	19–23
office stock, net floorspace (RA-C, gf) in 1,000 sqm	391	397	397	401	401	408	410	410	2.3 %
avg floorspace per office employee (smm)	20.0	20.0	19.6	19.7	20.2	20.9	20.6	20.3	3.0 %
Ø 19–23									
completion (sqm)	0	7,200	0	3,900	0	9,600	1,800	1,100	3,280
addition to stock in % of stock	0.0 %	1.8 %	0.0 %	1.0 %	0.0 %	2.4 %	0.4 %	0.3 %	

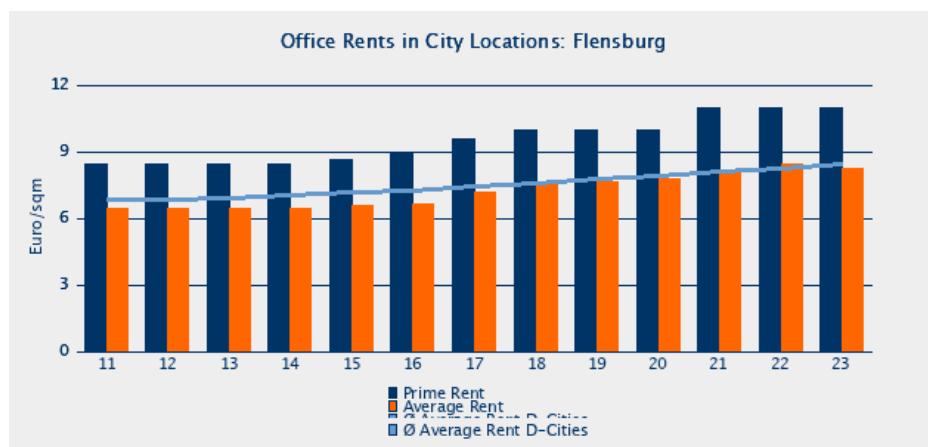
	2016	2017	2018	2019	2020	2021	2022	2023	Ø 19–22
completion: floorspace in office buildings (sqm)	4,778		5,273	4,288		8,643	4,385		5,772
planning permission: floorspace in office buildings (sqm)	660		3,628	5,023	7,308	4,204	11,136		6,918
planning permission surplus	-4,118		-1,645	735		-4,439	6,751		1,016



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	12,500	3.05 %	19,639	3.93 %
2015–2019	13,300	3.24 %	23,414	4.69 %
2010–2014	16,950	4.13 %	18,960	3.80 %
2005–2009	20,105	4.90 %	16,528	3.31 %
2000–2004	12,969	3.16 %	26,097	5.23 %
1995–1999	25,257	6.16 %	39,076	7.83 %
1990–1994	8,500	2.07 %	33,682	6.75 %
pre 1990	313,086	76.33 %	341,404	68.40 %



Take-Up and Vacancy: Flensburg								
	2017	2018	2019	2020	2021	2022	2023	18–23
office stock, net floorspace (RA–C, gf) in 1,000 sqm	397	397	401	401	408	410	410	3.2 %
								Ø 18–23
office space take-up (1,000 sqm)	12.0	5.0	12.0	7.0	3.5	6.5	3.0	6.2
vacancy (1,000 sqm)	19.0	16.0	12.0	10.0	9.0	8.5	8.2	10.6
vacancy rate	4.8 %	4.0 %	3.0 %	2.5 %	2.2 %	2.1 %	2.0 %	
vacancy/take-up	158.3 %	320.0 %	100.0 %	142.9 %	257.1 %	130.8 %	273.3 %	

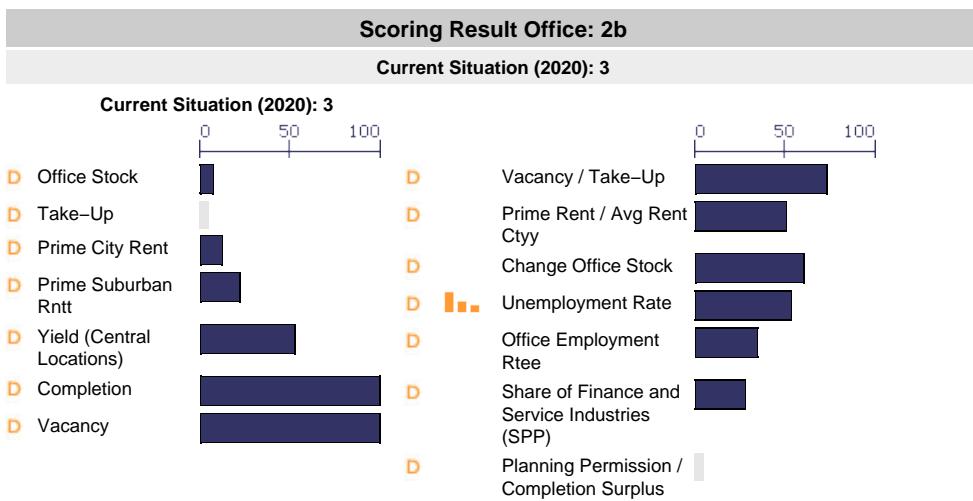


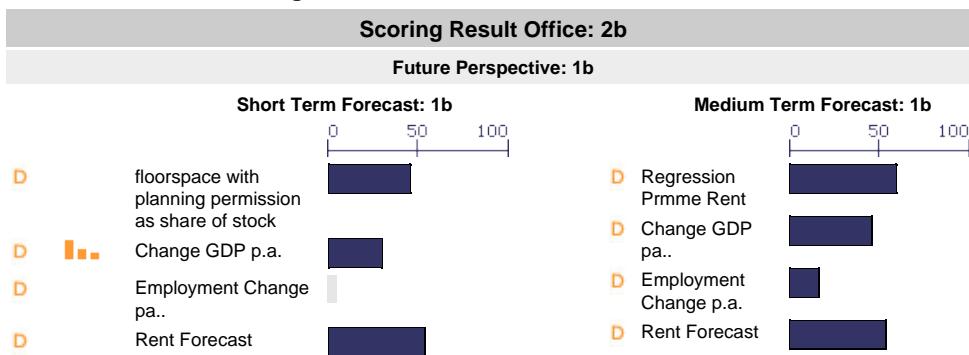
Office Rents and Yields: Flensburg													
Euro / qm	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	18-23	
city-centre													
prime rent	8.5	8.5	8.7	9.0	9.6	10.0	10.0	10.0	11.0	11.0	11.0	10,0%	
average rent	6.5	6.5	6.6	6.7	7.2	7.7	7.7	7.8	8.2	8.5	8.3	7,8%	
city-fringe													
prime rent	6.5	6.5	6.5	6.7	7.0	7.4	7.3	7.3	7.5	7.8	8.0	8,1%	
average rent	6.0	6.0	6.0	6.1	6.3	6.5	6.5	6.5	6.7	7.0	7.0	7,7%	
suburban													
prime rent	5.8	5.8	5.8	5.8	6.0	6.4	6.4	6.4	6.5	6.5	6.0	-6,3%	
average rent	4.6	4.6	4.6	4.6	4.9	5.2	5.2	5.2	5.4	5.5	5.0	-3,8%	
office agglomerations													
prime rent	6.4	6.4	6.4	6.6	6.7	7.1	7.0	7.0	7.0	7.0	7.0	-1,4%	
average rent	5.9	5.9	5.9	6.0	6.0	6.2	6.2	6.2	6.3	6.5	6.5	4,8%	
net initial yields													
central locations	7.0%	6.7%	6.5%	6.5%	6.0%	5.7%	5.6%	5.6%	5.5%	5.7%	6.1%	0,4	
suburban locations	7.6%	7.6%	7.6%	7.6%	7.4%	7.4%	7.3%	7.3%	7.2%	7.5%	7.7%	0,3	

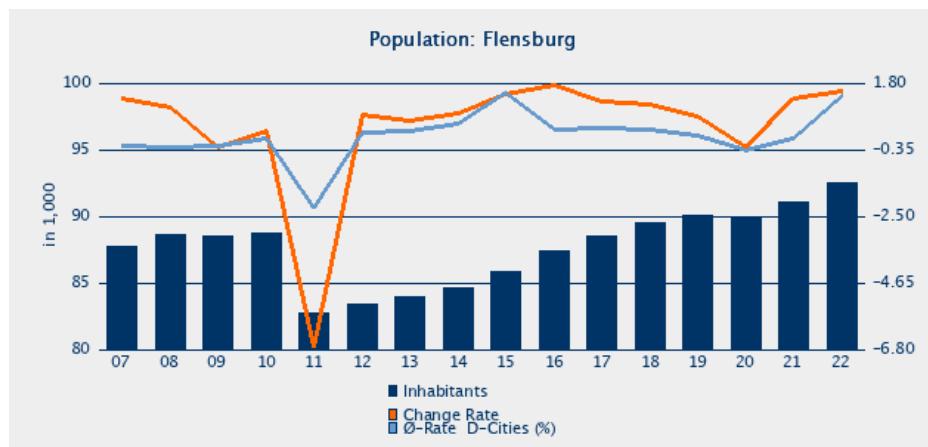
RIWIS Scoring: Flensburg

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): Office Stock (gif): Take-Up: Vacancy Rate: Prime City Rent: Yield (Central Locations):	2019 19,708 2020 400,767 sqm 2020 7,000 sqm 2020 2.5 % 2020 10.00 €/sqm 2020 5.6 %	

Indicator Profile: Flensburg

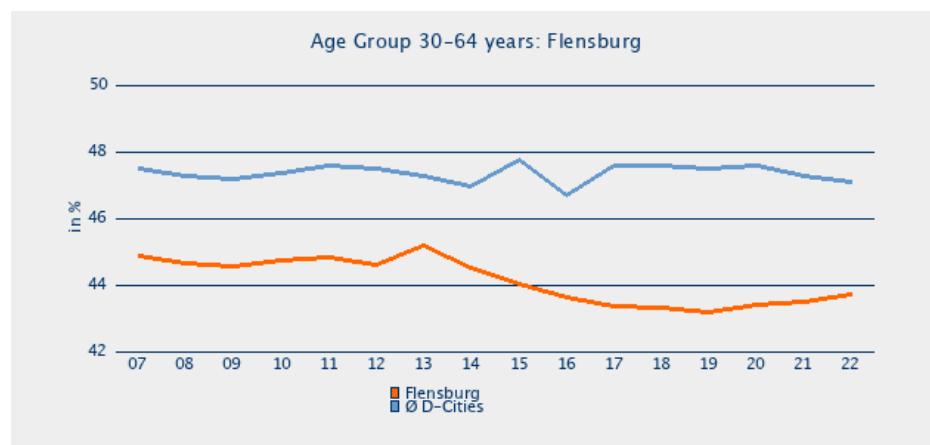

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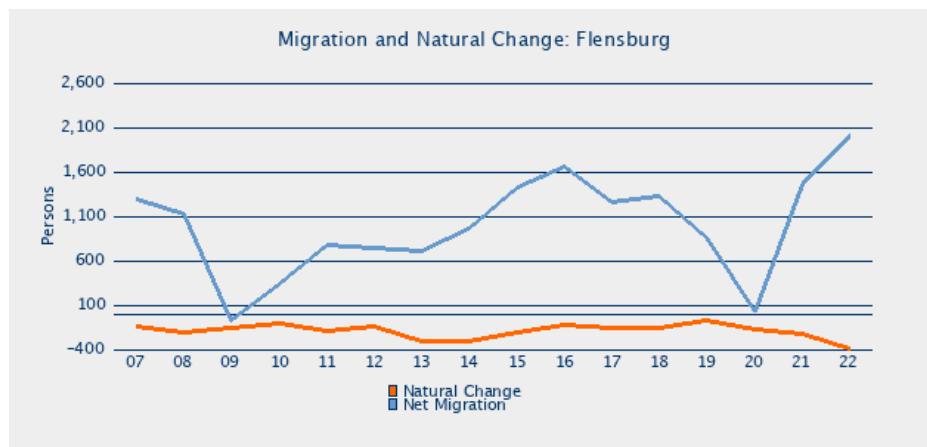


Population: Flensburg							
	2017	2018	2019	2020	2021	2022	17–22
Flensburg	88,519	89,504	90,164	89,934	91,113	92,550	4.6 %
Schleswig-Holstein Nord (RO-Region)	453,484	455,036	457,271	459,728	462,472	467,631	3.1 %
Schleswig-Holstein	2,889,821	2,896,712	2,903,773	2,910,875	2,922,005	2,953,270	2.2 %
Germany	82,792,351	83,019,213	83,166,711	83,155,031	83,237,124	84,358,845	1.9 %

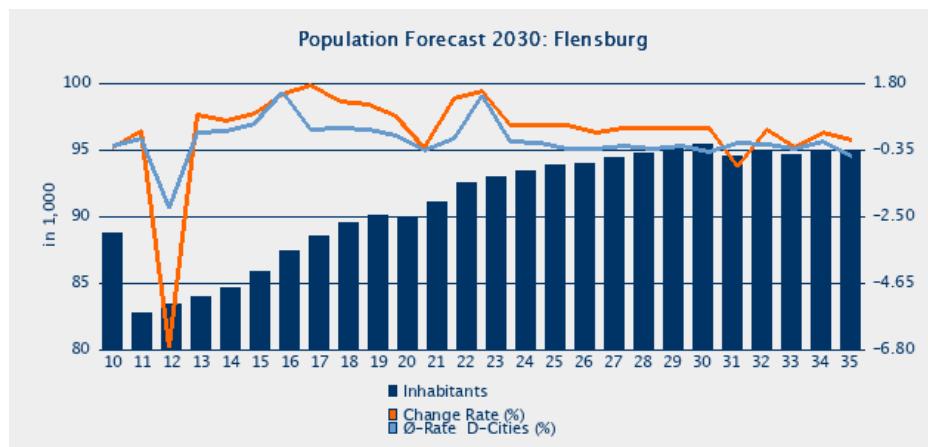
from 2011 data based on the Census 2011



Population by Age Groups: Flensburg									
	2015	2016	2017	2018	2019	2020	2021	2022	17–22
Flensburg									
0–14	12.2%	12.6%	12.7%	13.1%	13.3%	13.4%	13.4%	13.4%	0.7
15–29	23.2%	23.5%	23.6%	23.5%	23.4%	22.9%	22.9%	22.9%	-0.8
30–64	44.1%	43.6%	43.4%	43.3%	43.2%	43.4%	43.5%	43.8%	0.4
65 and above	20.5%	20.3%	20.2%	20.1%	20.1%	20.3%	20.2%	20.0%	-0.3
Schleswig–Holstein Nord (RO–Region)									
0–14	13.0%	13.2%	13.2%	13.2%	13.3%	13.3%	13.4%	13.6%	0.4
15–29	17.6%	17.6%	17.5%	17.2%	17.0%	16.6%	16.4%	16.2%	-1.3
30–64	46.6%	46.3%	46.3%	46.3%	46.3%	46.5%	46.5%	46.4%	0.1
65 and above	22.8%	22.9%	23.1%	23.2%	23.4%	23.6%	23.8%	23.8%	0.7
Schleswig–Holstein									
0–14	13.1%	13.2%	13.3%	13.3%	13.4%	13.4%	13.5%	13.7%	0.4
15–29	16.6%	16.6%	16.4%	16.2%	16.0%	15.7%	15.5%	15.5%	-1.0
30–64	47.7%	47.4%	47.4%	47.5%	47.5%	47.5%	47.5%	47.4%	-0.0
65 and above	22.6%	22.7%	22.9%	23.0%	23.2%	23.4%	23.5%	23.5%	0.6
Germany									
0–14	13.2%	13.4%	13.5%	13.6%	13.7%	13.8%	13.9%	14.1%	0.6
15–29	17.2%	17.1%	16.9%	16.6%	16.4%	16.0%	15.9%	16.0%	-0.9
30–64	48.5%	48.3%	48.2%	48.2%	48.2%	48.2%	48.0%	47.8%	-0.5
65 and above	21.1%	21.2%	21.4%	21.5%	21.8%	22.0%	22.1%	22.1%	0.7

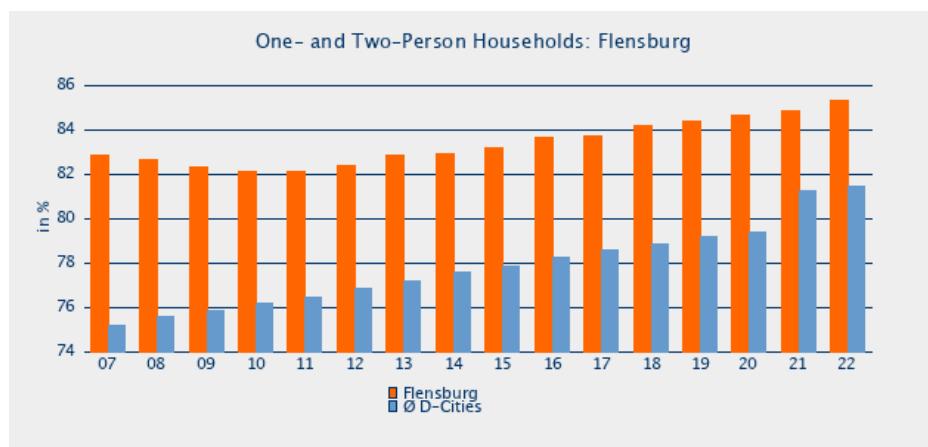


Natural Change and Migration: Flensburg								
	2015	2016	2017	2018	2019	2020	2021	2022
Birth	857	930	886	916	992	905	895	814
Death	1.064	1.047	1.034	1.067	1.059	1.065	1.110	1.200
<i>Natural Change</i>	-207	-117	-148	-151	-67	-160	-215	-386
In-Migration	8.670	9.437	8.792	8.936	8.903	7.608	8.712	9.837
Out-Migration	7.244	7.764	7.524	7.608	8.039	7.576	7.251	7.829
<i>Net Migration</i>	1.426	1.673	1.268	1.328	864	32	1.461	2.008

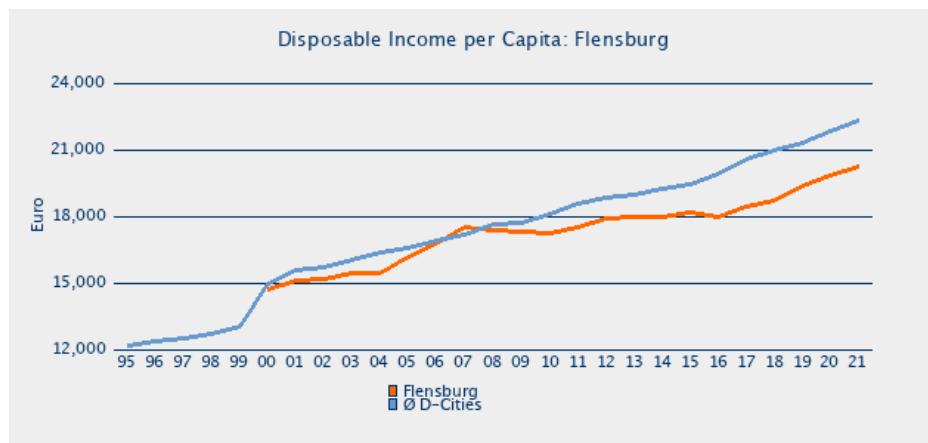


Population Forecast (12./13. Koordinierte): Flensburg

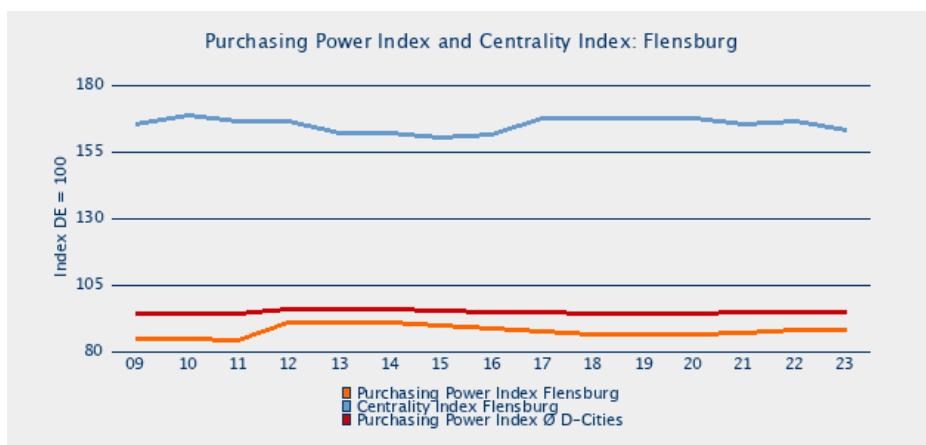
	2010	2015	2016	2020	2025	2035	16–35
Flensburg	88,759	85,942	87,432	89,934	93,845	94,893	8.5 %
Schleswig-Holstein Nord (RO-Region)	452,142	446,741	451,043	459,728	465,845	444,650	-1.4 %
Schleswig-Holstein	2,834,259	2,858,714	2,881,926	2,910,875	2,956,405	2,865,415	-0.6 %
Germany	81,751,602	82,175,684	82,521,653	83,155,031	84,415,777	82,643,703	0.2 %



Number of Households (base BBSR*): Flensburg							
	2017	2018	2019	2020	2021	2022	17-22
Flensburg	48,371	49,178	49,541	49,687	50,339	50,451	4.3 %
Schleswig-Holstein Nord (RO-Region)	230,854	232,862	234,527	236,452	238,846	237,384	2.8 %
Schleswig-Holstein	1,457,226	1,464,351	1,472,121	1,480,366	1,490,311	1,492,052	2.4 %
Germany	42,063,680	42,320,504	42,527,760	42,643,500	42,806,992	43,049,680	2.3 %
Household Structure 2022: Flensburg							
Share of Households with ... person(s)	One	Two	Three	Four and more	Ø Persons per Household		
Flensburg	42.4 %	43.0 %	7.3 %	7.3 %	1.8		
Schleswig-Holstein Nord (RO-Region)	39.5 %	40.5 %	9.5 %	10.5 %	2.0		
Schleswig-Holstein	40.4 %	38.3 %	10.3 %	11.0 %	2.0		
Germany	41.8 %	36.5 %	10.8 %	10.8 %	2.0		



Disposable Income (Revision 2011) of Private Households: Flensburg							
	2016	2017	2018	2019	2020	2021	16–21
Flensburg							
in Million €	1,561	1,627	1,669	1,741	1,790	1,836	17.6%
per Capita (Euro)	18,005	18,493	18,753	19,384	19,879	20,282	12.6%
per Household (Euro)	32,848	33,634	33,942	35,150	36,027	36,771	11.9%
Disposable/Primary Income Rate	85.0 %	84.9 %	84.6 %	84.4 %	87.0 %	86.3 %	
Schleswig–Holstein Nord (RO–Region)							
in Million €	9,746	10,269	10,563	11,055	11,150	11,379	16.8%
per Capita (Euro)	21,706	22,701	23,249	24,232	24,323	24,674	13.7%
per Household (Euro)	42,574	44,481	45,363	47,136	47,157	47,960	12.7%
Disposable/Primary Income Rate	89.9 %	89.0 %	89.0 %	88.7 %	90.7 %	90.0 %	
Schleswig–Holstein							
in Million €	62,147	65,265	67,873	69,593	70,778	72,584	16.8%
per Capita (Euro)	21,652	22,615	23,459	23,995	24,345	24,888	14.9%
per Household (Euro)	42,918	44,787	46,350	47,274	47,811	48,834	13.8%
Disposable/Primary Income Rate	84.8 %	84.1 %	84.3 %	84.1 %	85.9 %	85.3 %	
Germany							
in Million €	1,784,885	1,844,458	1,920,281	1,960,541	1,988,875	2,031,201	13.8%
per Capita (Euro)	21,675	22,315	23,162	23,595	23,916	24,415	12.6%
per Household (Euro)	42,721	43,849	45,375	46,100	46,640	47,393	10.9%
Disposable/Primary Income Rate	82.0 %	81.3 %	81.3 %	81.0 %	83.1 %	82.4 %	



Purchasing Power: Flensburg								
Index: BRD = 100	2017	2018	2019	2020	2021	2022	2023	18–23
Flensburg								
Purchasing Power Index	87.8	86.7	86.7	86.9	87.2	88.1	88.3	1.6
Centrality Index	167.6	167.8	168.0	167.8	165.8	166.5	163.2	-4.6
Purchasing Power per Capita (€)	19,619	20,118	20,463	20,770	21,308	23,015	23,733	18.0%
Retail-Related Purchasing Power Index	95.7	94.8	94.2	92.9	91.9	91.8	92.5	-2.3
Retail-Related Purchasing Power per Capita (Euro)	6,297	6,564	6,674	6,351	6,214	6,687	6,906	5.2%
Schleswig-Holstein								
Purchasing Power Index	99.6	99.7	100.0	100.6	100.6	100.6	100.6	0.9
Purchasing Power per Capita (€)	22,258	23,117	23,604	24,069	24,571	26,289	27,033	16.9%
Deutschland								
Purchasing Power per Capita (€)	22,351	23,194	23,616	23,914	24,427	26,121	26,870	15.8%

Shopping Centre within 30min drive time: Flensburg

Name	Address	City/Town	Year of Completion	Status	Retail Space	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 Handelsgesellschaft mbH &Co. KG
FMA Wiesharder Makkt	Raiffeisenstraße, Frösler Bogen, Wiesharder Str.	Handewitt		completed	12,750	E-aktiv markt, Klo Baumarke	

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

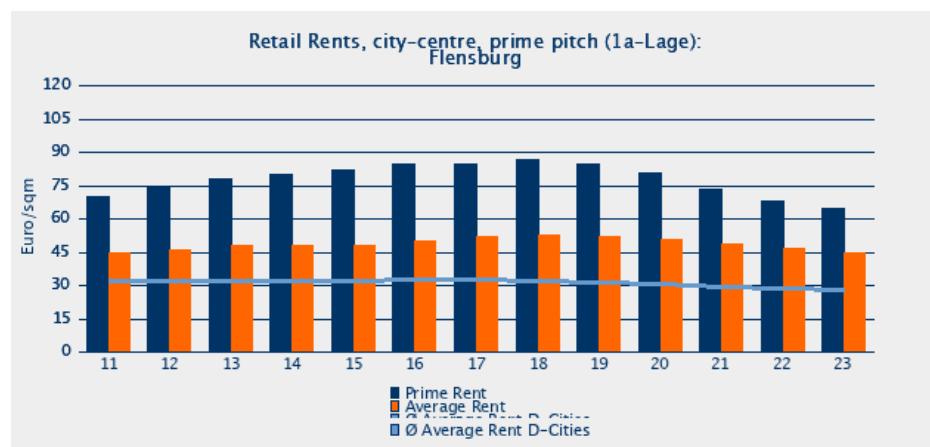
Retail Space for Selected Retail Schemes and Formats: Flensburg Sums							
	2018	2019	2020	2021	2022	2023	2023 per 1,000 Inhabitants
<i>Retail Sales Area in sqm</i>							
Food Stores / Supermarkets (from 400sqm)	63,100	64,300	69,140	70,300	70,200	64,900	711
DIY Stores	23,270	21,860	24,500	24,700	24,690	24,690	271
<i>Retail Area (sqm GLA) in</i>							
Shopping Centre (from 10,000sqm)	20,000	20,000	20,000	20,000	20,000	20,000	219
Retail Parks (from 10,000sqm)	71,900	71,900	71,900	71,900	71,900	71,900	788
Retail Clusters (from 10,000sqm)	0	0	0	0	0	0	0
<i>Completed Retail Area (sqm GLA) in</i>							
Shopping Centre	0	0	0	0	0	0	
Retail Parks	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 %
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There are no details available for this city

*Units in Shopping Centres which are accessible from the listed Shopping Streets are only counted once.



Euro / sqm	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	18-23
city-centre, prime pitch (1a-Lage)												
prime rent												
prime rent	78.0	80.0	82.0	85.0	85.0	87.0	85.0	81.0	73.5	68.0	65.0	-25.3%
average rent	48.0	48.0	48.0	50.0	52.0	53.0	52.0	50.5	48.5	46.5	44.5	-16.0%
city, secondary location (1b-Lage)												
prime rent	35.0	35.0	35.0	35.0	36.0	37.0	38.0	36.5	34.0	32.0	30.0	-18.9%
suburban (Stadtteilage)												
prime rent	20.0	20.0	20.0	20.0	20.0	20.0	19.0	19.0	18.0	17.0	17.0	-15.0%
average rent	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.0	10.5	10.5	-8.7%
net initial yields												
prime location	6.9 %	6.6 %	6.4 %	6.0 %	5.4 %	4.9 %	4.6 %	4.6 %	4.7 %	5.0 %	5.4 %	0.5
retail parks	7.9 %	7.7 %	7.4 %	7.0 %	6.6 %	6.1 %	5.7 %	5.4 %	5.2 %	5.5 %	5.7 %	-0.4

Retail: Letting Activity and Vacancy Development in Flensburg

Letting Activity, prime pitch (1a–Lagen)  more lettings

n/a

Flensburg | 0 =

ø D–Cities | 0.0

Vacancy Development, prime pitch (1a–Lagen)  increasing vacancies

n/a

Flensburg | 0 =

ø D–Cities | 0.0

Vacancy Development, secondary locations (1b–Lagen)  increasing vacancies

n/a

Flensburg | 0 =

ø D–Cities | 0.0

Vacancy Development, suburban locations (Stadtteillage)  increasing vacancies

n/a

Flensburg | 0 =

ø D–Cities | 0.0

December 2023

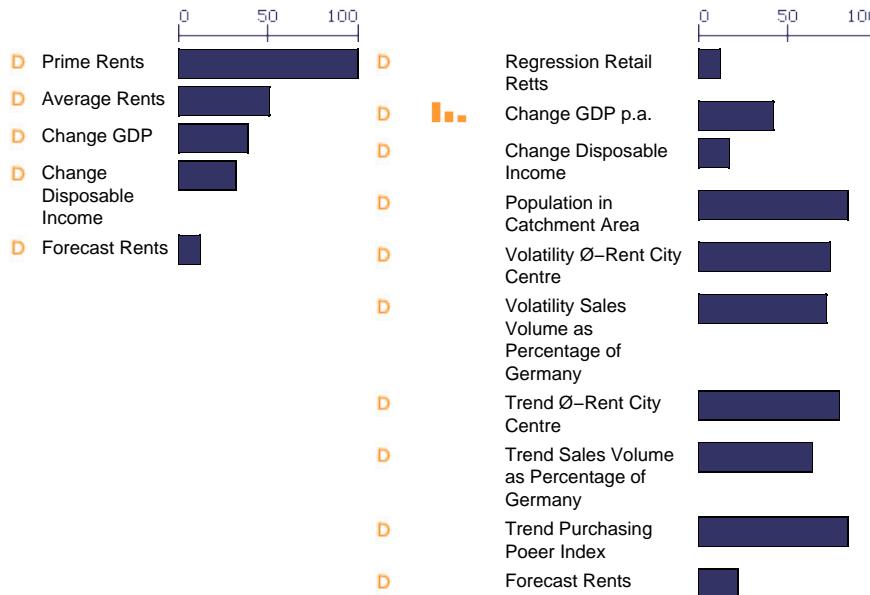
Trends: 1=decreasing, 2=constant, 3=increasing

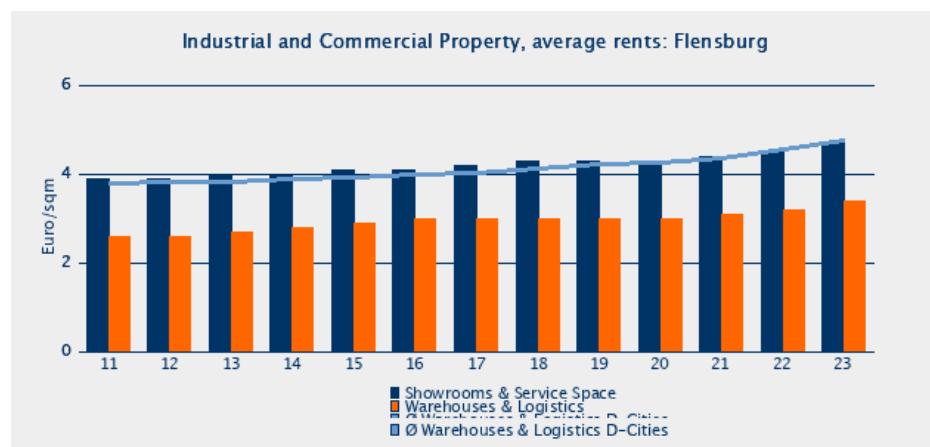
RIWIS Scoring: Flensburg

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 86.9 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


Indicator Profile: Flensburg


Indicator Profile: Flensburg
Scoring Result Retail: 2b
Future Perspective: 2a
Short Term Forecast: 1b
Medium Term Forecast: 2a




Euro / sqm	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	18-23
Warehouses and Logistics												
Prime Rent	4.0	4.0	4.1	4.1	4.1	4.0	3.9	4.0	4.0	4.2	4.4	10.0%
Average Rent	2.7	2.8	2.9	3.0	3.0	3.0	3.0	3.0	3.1	3.2	3.4	13.3%
Showrooms and Services												
Prime Rent	4.7	4.7	4.7	4.7	4.8	5.0	5.0	5.1	5.1	5.2	5.4	8.0%
Average Rent	4.0	4.0	4.1	4.1	4.2	4.3	4.3	4.3	4.4	4.5	4.7	9.3%
Commercial Land												
Average Price	32	32	32	32	32	35	35	35	35	35	34	-2.9%
Net Initial Yield, Logistics and Warehouses												
Prime Net Yield	8.6%	8.4%	8.0%	7.5%	7.0%	6.8%	6.7%	6.7%	5.6%	5.9%	6.4%	-0.4
Average Net Yield	9.5%	9.5%	9.4%	9.3%	9.0%	8.5%	8.8%	8.6%	7.0%	7.3%	7.7%	-0.8

Industrial & Logistics: Lease Probability and Vacancy Development for Flensburg

Lease Probability  better chance

Flensburg  0 =

Ø D-Cities  0.0

Vacancy Development  less vacancies

Flensburg  0 =

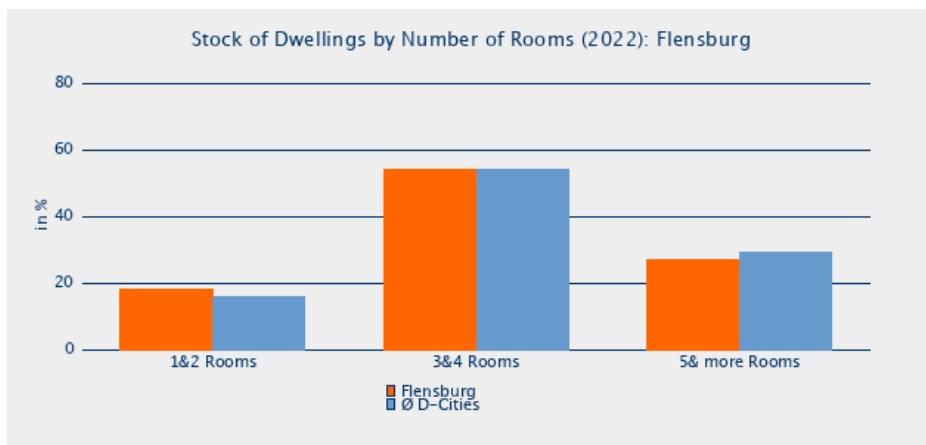
Ø D-Cities  0.0

The Logistics Market in the Region

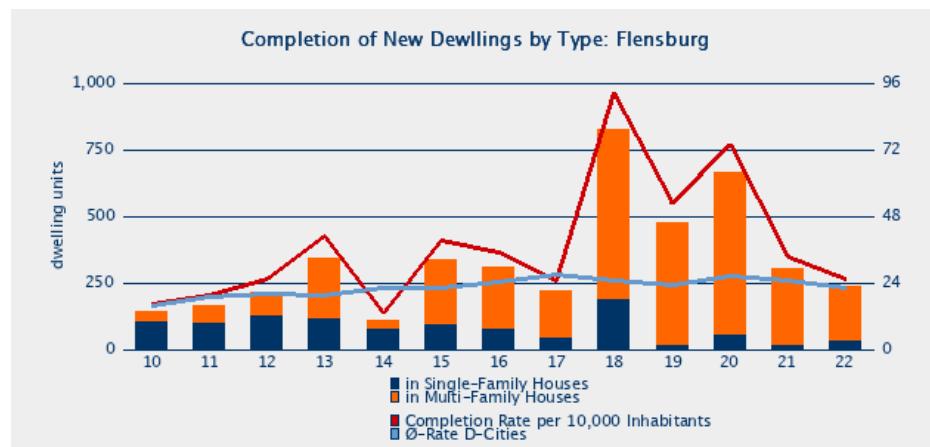
<p>Flensburg is not part of any nationally relevant logistics market region and does not have a dedicated logistics infrastructure. The average rent for production warehouses in Flensburg is EUR 3.4/sqm and the prime rent is EUR 4.4/sqm, while service space commands a prime rent of EUR 4.7/sqm and a 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.</p>

December 2023

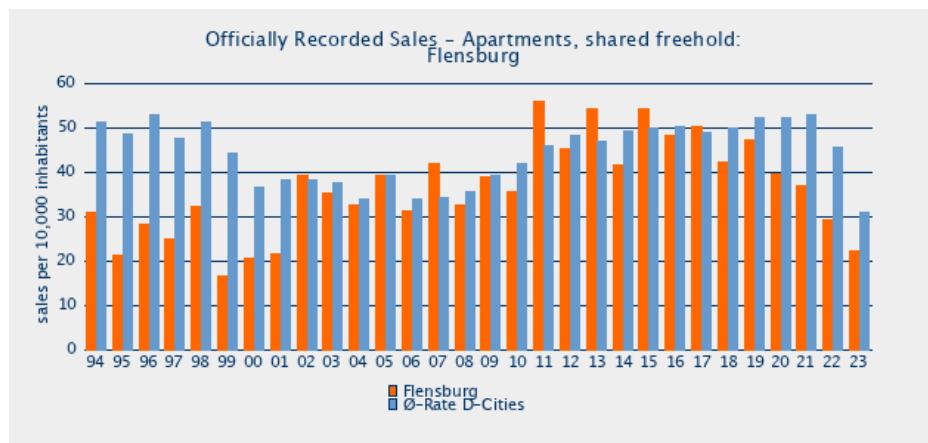
*German School Marks: 1=excellent, 2=good, 3=satisfactory, 4=adequate, 5=poor, 6=insufficient



Structure of Residential Stock (2022): 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	78.7	44.4	1.8					
Schleswig-Holstein Nord (RO-Region)	90.2	97.4	54.5	1.8					
Schleswig-Holstein	88.6	93.6	48.9	1.9					
Germany	83.1	92.2	47.3	1.9					
Absolute Number of Dwellings:									
	2015	2016	2017	2018	2019	2020	2021	2022	17–22
Flensburg	48,982	49,311	49,507	50,432	50,969	51,656	51,978	52,241	5.5 %



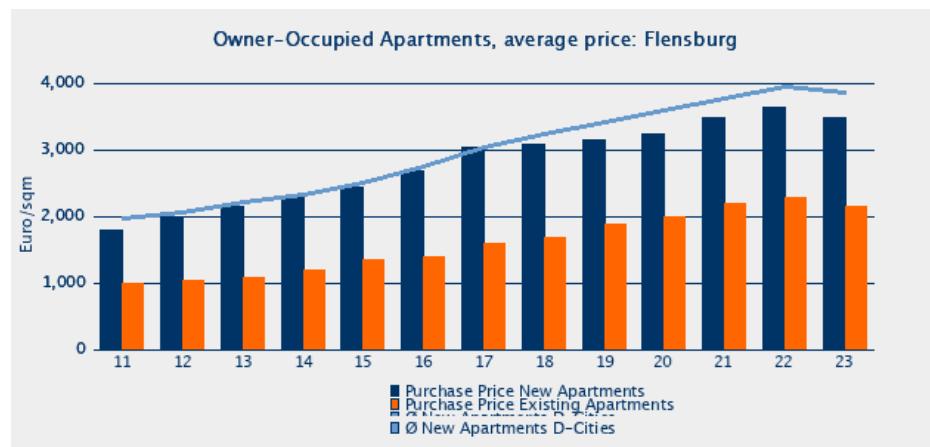
Completions and Planning Permissions for New Residential Buildings: Flensburg									
	2015	2016	2017	2018	2019	2020	2021	2022	17–22
Dwellings in Single-Family Houses (Detached / Semi-Detached / Terraced)									
completion: number of new dwellings	102	85	49	193	23	62	22	38	65
planning permission: number of new dwellings	113	139	81	80	56	40	32	87	63
planning permission surplus	11	54	32	-113	33	-22	10	49	-2
Dwellings in Multi-Family Houses									
completion: number of new dwellings	239	224	171	636	455	603	282	200	391
planning permission: number of new dwellings	235	505	625	721	378	356	131	126	390
planning permission surplus	-4	281	454	85	-77	-247	-151	-74	-2



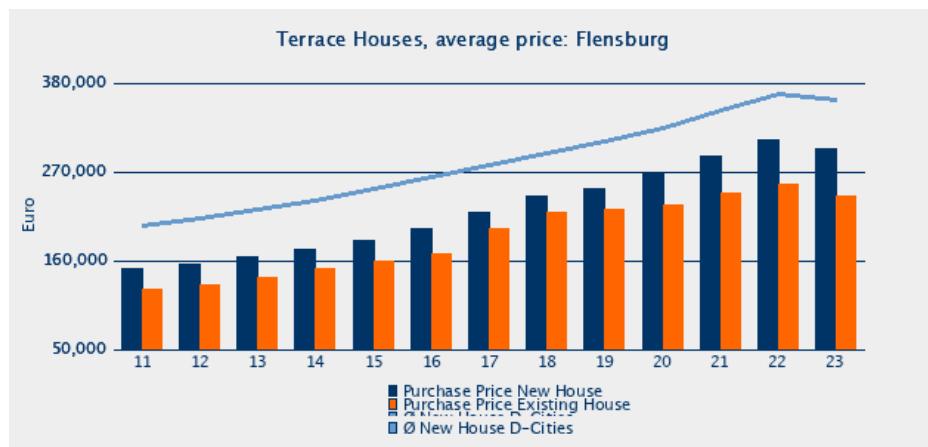
Officially Recorded Sales (as per Gutachterausschuss): Flensburg								
	2017	2018	2019	2020	2021	2022	2023	Ø 18–23
All Transactions incl. Non-Residential Sales								
total number of sales	987	967	965	855	904	681	500	812
total volume of sales in million Euro	267.0	380.3	267.0	276.9	461.6	286.4	145.7	303.0
total area of sales in 1,000 sqm	710.0	680.0	630.0	716.0	1,193.0	320.0	59.0	599.7
Developed Land for Residential Use								
number of sales	346	473	470	370	449	255	145	360
volume of sales in million Euro	101.4	154.1	161.5	132.0	311.3	150.7	52.8	160.4
o/o Apartments as Shared Freehold								
number of sales	439	375	423	357	333	269	205	327
volume of sales in million Euro	64.5	54.8	76.6	61.8	68.4	53.1	42.9	59.6



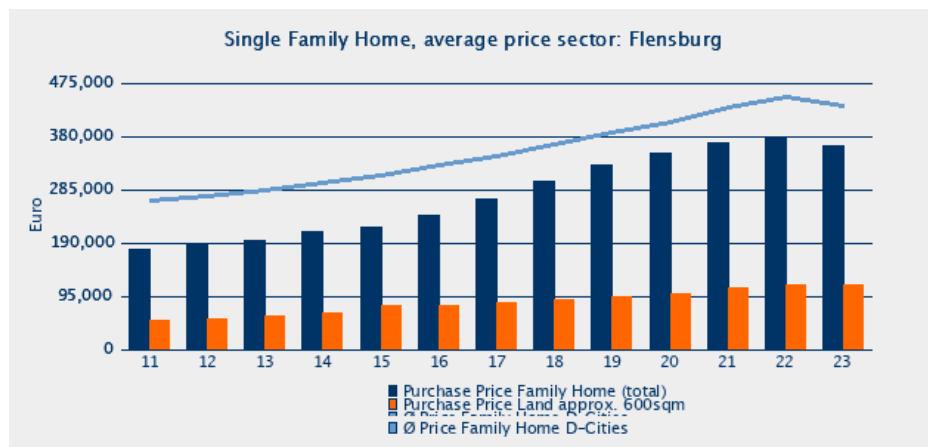
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	18–23
Rents: Newly Build Apartments: Euro / sqm												
from ...	5.90	6.20	6.50	6.60	6.80	7.10	7.40	7.60	8.00	8.20	8.20	15.5%
... to	8.30	8.50	8.70	9.50	10.50	11.00	11.40	11.80	12.70	13.00	13.50	22.7%
average	6.60	6.80	7.20	7.70	8.50	9.00	9.20	9.40	10.00	10.30	10.50	16.7%
Rents: Existing Apartments: Euro / sqm												
from ...	4.30	4.50	4.60	5.00	5.70	6.20	6.50	6.50	6.70	6.90	7.00	12.9%
... to	7.40	7.50	7.70	8.50	8.80	9.30	9.60	9.70	10.10	10.50	11.40	22.6%
average	5.90	6.00	6.10	6.40	6.80	7.20	7.50	7.60	7.80	8.00	8.50	18.1%
Multi-Family Houses (existing): Multiplier												
from ...	9.0	9.3	10.0	11.0	12.5	14.5	14.5	14.5	15.5	16.0	13.5	-1.0
... to	14.0	15.0	16.5	18.0	19.0	20.0	20.5	21.0	22.5	23.0	20.0	0.0
average	11.0	12.0	13.0	14.0	15.0	16.5	17.0	17.5	19.0	19.0	16.0	-0.5



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	18-23
Newly Build o/o Apartments: Euro / sqm												
from ...	1,500	1,650	1,800	2,000	2,350	2,750	2,850	2,850	2,900	2,900	2,800	1.8%
... to	3,000	3,200	3,500	3,800	4,100	4,500	4,650	4,700	5,000	5,200	5,100	13.3%
average	2,150	2,300	2,450	2,700	3,050	3,100	3,150	3,250	3,500	3,650	3,500	12.9%
Existing o/o Apartments: Euro / sqm												
from ...	770	800	850	1,000	1,150	1,300	1,500	1,550	1,600	1,600	1,500	15.4%
... to	2,050	2,250	2,450	2,600	2,800	3,000	3,050	3,100	3,300	3,400	3,250	8.3%
average	1,100	1,200	1,350	1,400	1,600	1,700	1,900	2,000	2,200	2,300	2,150	26.5%
Price: Land for Multi-Family-Houses: Euro / sqm												
from ...	70	80	95	95	100	110	120	130	145	155	150	36.4%
... to	220	230	250	260	270	280	290	300	330	340	340	21.4%
average	117	125	140	150	155	165	170	175	190	205	205	24.2%



Prices for Terrace Houses: Flensburg									
	2016	2017	2018	2019	2020	2021	2022	2023	18-23
Newly Build Houses: Euro									
from ...	165,000	175,000	190,000	200,000	210,000	230,000	240,000	240,000	26.3%
... to	245,000	285,000	310,000	320,000	330,000	360,000	380,000	370,000	19.4%
average	200,000	220,000	240,000	250,000	270,000	290,000	310,000	300,000	25.0%
Existing Houses: Euro									
from ...	140,000	150,000	155,000	160,000	160,000	170,000	180,000	160,000	3.2%
... to	220,000	250,000	280,000	280,000	280,000	295,000	300,000	290,000	3.6%
average	170,000	200,000	220,000	225,000	230,000	245,000	255,000	240,000	9.1%



Prices for Single Family Homes: Flensburg									
	2016	2017	2018	2019	2020	2021	2022	2023	18-23
Single Family Home, Price in Euro									
from ...	160,000	170,000	190,000	200,000	220,000	240,000	250,000	235,000	23.7%
... to	460,000	490,000	530,000	580,000	600,000	640,000	660,000	640,000	20.8%
average	240,000	270,000	300,000	330,000	350,000	370,000	380,000	365,000	21.7%
Land for Single-Family Home: Price in Euro / sqm									
from ...	80	90	100	110	115	125	130	130	30.0%
... to	190	200	220	225	230	255	280	280	27.3%
average	130	140	150	160	165	185	195	195	30.0%

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

Flensburg

 higher vacancy

ø D-Markets

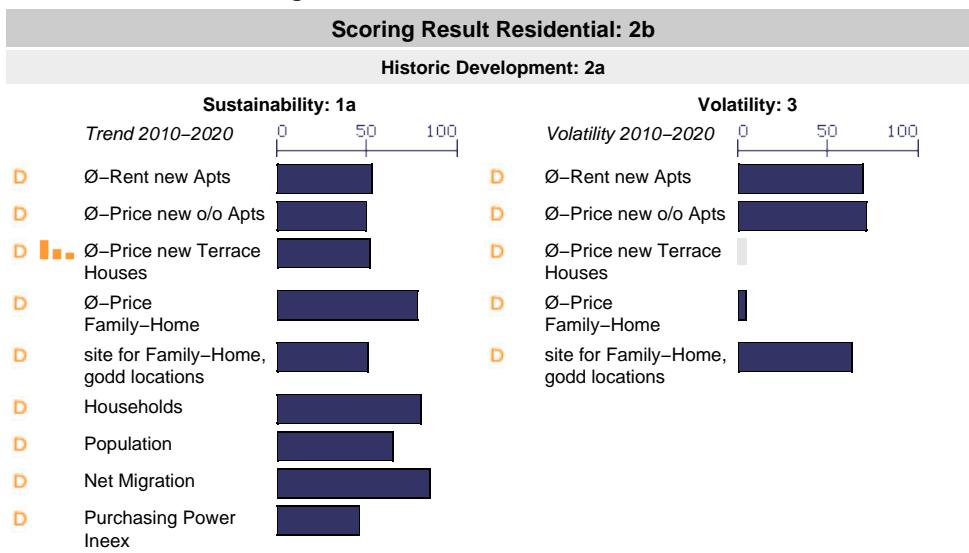
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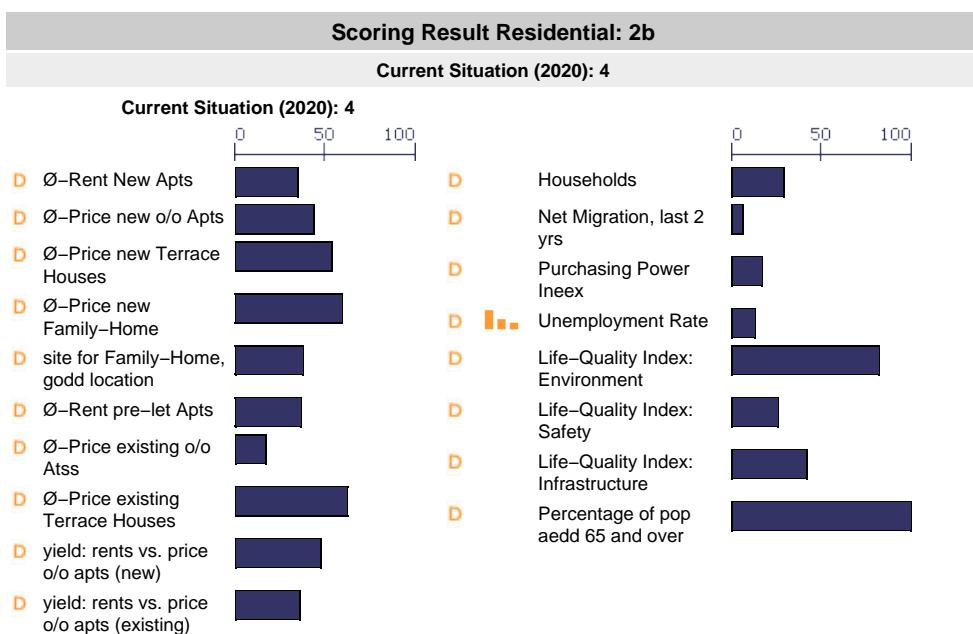
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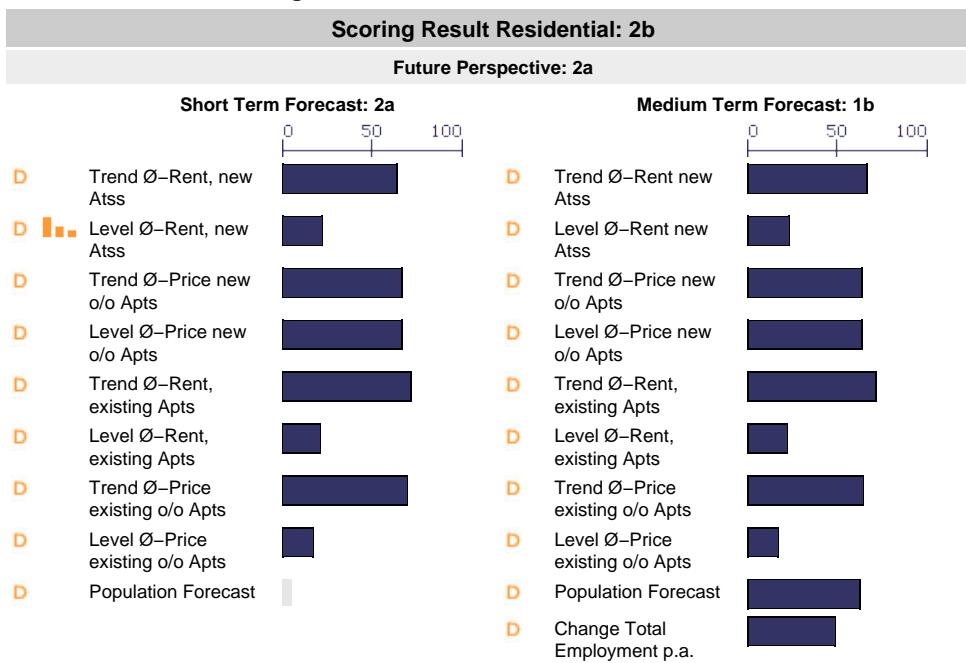
as at: 12/2023

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 49,541 Population Change until: 2025 4.1 % Purchasing Power per Capita: 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 €	

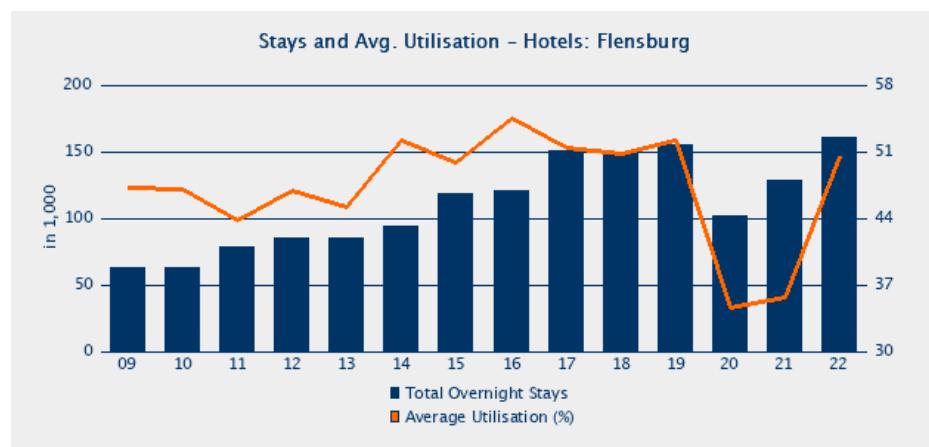
Indicator Profile: Flensburg


Indicator Profile: Flensburg


Indicator Profile: Flensburg


Multiplex Cinemas within Catchment Area: Flensburg

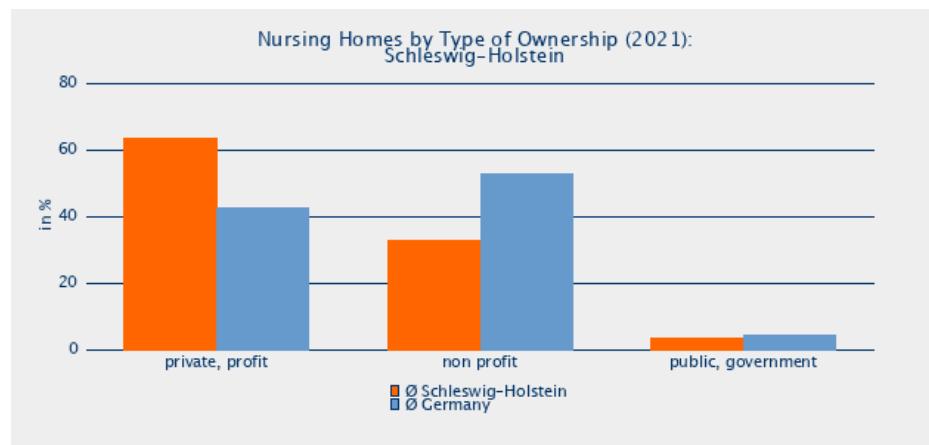
Name	City / Town	Year of Completion	Screens	Seats	Operator
UCI Kinoplex	Flensburg	2000	8	1,998	United Cinemas International Multiplex GmbH



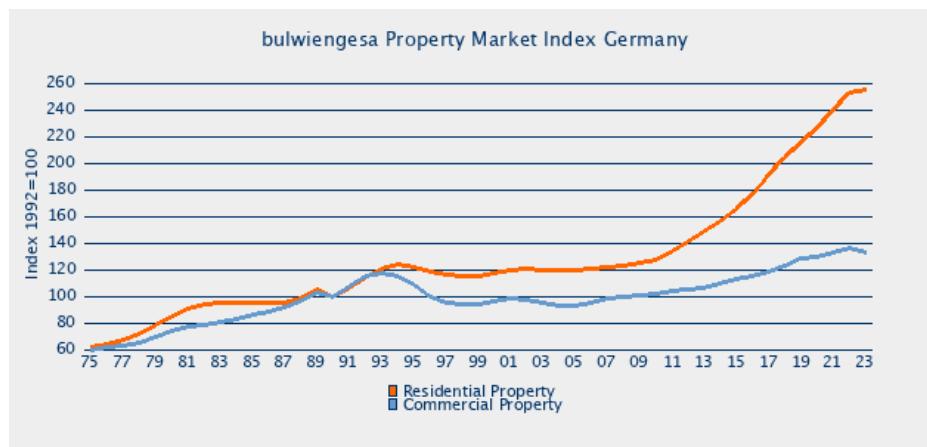
Accommodation Statistics for Hotels: Flensburg							
	2016	2017	2018	2019	2020	2021	2022
Hotels	6	7	7	8	8	9	8
Bedspaces	606	806	808	814	807	988	875
Overnight Stays	120,804	151,160	149,896	155,145	101,918	128,607	161,644
Arrivals	75,089	93,918	91,221	95,876	58,596	66,739	94,734
Ø Length of Stay (Days)	1.6	1.6	1.6	1.6	1.7	1.9	1.7
Average Utilisation	54.6 %	51.4 %	50.8 %	52.2 %	34.6 %	35.7 %	50.6 %

Accommodation Statistics for Hotels, Hotel garni, Guesthouses, Inns, BF Flensburg							
	2016	2017	2018	2019	2020	2021	2022
Bedspaces	1,139	1,367	1,372	1,380	1,343	1,587	1,465
Overnight Stays	220,174	259,041	259,549	265,645	163,581	204,346	281,308
Arrivals	138,248	164,646	163,538	167,800	95,137	107,074	165,860
Ø Length of Stay (Days)	1.6	1.6	1.6	1.6	1.7	1.9	1.7
Accommodation Statistics for all Establishments: Flensburg							
	2016	2017	2018	2019	2020	2021	2022
Bedspaces	1,516	1,753	1,761	2,068	2,095	2,380	2,275
Overnight Stays	286,161	311,603	322,191	357,014	225,833	289,651	396,660
Arrivals	162,224	190,020	188,390	204,128	114,531	130,063	202,724
Ø Length of Stay (Days)	1.8	1.6	1.7	1.7	2.0	2.2	2.0

Selection of Hotels: Flensburg (16)							
Operator	Name of Hotel	Address	Trademark, Name (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 Roee	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
price for o/o apartment (new)	1,313	2,026	2,269	2,160	2,189	2,415	3,393	4,700	4,973	5,293	5,577	5,474
rent for new apartment	4.12	6.79	8.07	7.10	7.33	8.13	10.07	12.20	12.62	13.06	13.48	14.20
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	11.08
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	551,222	551,745
price for lot for family homes	106	152	199	199	205	204	263	363	385	416	442	434
retail rent city location	34	56	67	57	61	71	78	78	76	74	71	69
retail rent suburban	10.74	16.47	16.19	12.60	12.17	13.52	14.04	14.68	14.67	14.67	14.66	14.62
office rent city location	6.21	12.33	11.49	11.48	9.84	10.24	11.63	14.61	14.63	15.05	15.83	16.12
price for commercial sites	69	106	132	120	119	123	141	178	186	200	215	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
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 %
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 %