Industrial and Commercial Real Estate

Purchase Price
- Building land with no development charge: approx. EUR 32/m² (commercial and industrial plots: between EUR 15/m² and EUR 65/m², approx. 340 ha available for extensions and new companies)

Office Market
- Top city rental fees: EUR 10.80/m²
- Average rent: EUR 8.50/m²
- Rent on the city outskirts: EUR 6/m² (average rent)
- Districts and peripheral locations: EUR 4/m² to EUR 5.50/m²

Facts for Investors

Tax rates
- Real estate tax A: 255 percent
- Real estate tax B: 455 percent
- Business tax: 165 percent

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Employment Market Figures

Employees Subject to Social Insurance Contributions in the Employment Location of Magdeburg
- 30.06.2015 - 105,230
- 30.06.2016 - 106,762

Investment Life Magdeburg City of Otto

State Capital Magdeburg
Department of Economic Affairs, Tourism and Regional Cooperation

Imprint & contact
State Capital Magdeburg
Department of Economic Affairs, Tourism and Regional Cooperation
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Andreas Lander

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Andreas Lander
Key Economic Areas

Otto builds machines. In Magdeburg, mechanical and plant engineering is a traditional industry with a deep-rooted history. The location offers the ideal structures for the field, with around 60 companies with approximately 12,000 employees now based in the city of Otto.

Otto mobilises. Dynamic logistics is all about the right location. Magdeburg offers multi-modal transport solutions with water, road and air transport connections, competent contacts and a creative environment.

Otto is healthy. Health management is one of Magdeburg's key industries. Innovative companies and research institutions in fields such as medical engineering, pharmaceutical production and basic research are all found in the City of Otto, where they can make the most of well-functioning networks.

Otto is creative. The cultural and creative industry is taken very seriously in Magdeburg. The City of Otto, focuses on strong industries and provides continuous support for their further development.

Science, Research and Education

Otto von Guericke University
www.ovgu.de
Otto von Guericke University Medical Faculty
www.med.uni-magdeburg.de
University of Applied Sciences Magdeburg-Stendal
www.srw.de
Magdeburg University of Applied Sciences
www.ssw-magdeburg.de
Max-Planck-Institute for Dynamics of Complex Technical Systems
www.mpds-magdeburg.mpg.de
Eindhoven Institute for Innovation Research (Eindhoven)
www.einstitut.de
Institute for Environmental Research (IGF)
www.enviro.igf.de
Otto von Guericke University Magdeburg
www.ovgu.de
Magdeburg University of Applied Sciences
www.srw.de
Center for Neurological Innovation and Technology
www.ifn-magdeburg.de
IFAK Institute for Automation and Communication e.V.
www.ifak.eu
University of Applied Sciences Magdeburg-Stendal
www.srw.de
Otto von Guericke University, Medical Faculty
www.med.uni-magdeburg.de
University of Applied Sciences Magdeburg-Stendal
www.srw.de
Otto von Guericke University Magdeburg
www.ovgu.de
University of Applied Sciences Magdeburg-Stendal
www.srw.de

Students at Magdeburg Universities
Otto von Guericke University Magdeburg University of Applied Sciences Magdeburg-Stendal

<table>
<thead>
<tr>
<th>Year</th>
<th>Full-time</th>
<th>Part-time</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014/15</td>
<td>30,172</td>
<td>30,096</td>
</tr>
<tr>
<td>2015/16</td>
<td>30,172</td>
<td>30,096</td>
</tr>
<tr>
<td>2016/17</td>
<td>30,172</td>
<td>30,096</td>
</tr>
</tbody>
</table>

Schools in the City of Magdeburg

<table>
<thead>
<tr>
<th>General education schools</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classes</td>
</tr>
<tr>
<td>Full-time Pupils</td>
</tr>
<tr>
<td>2010/11: 2,537</td>
</tr>
<tr>
<td>2011/12: 2,571</td>
</tr>
<tr>
<td>2012/13: 2,570</td>
</tr>
<tr>
<td>2013/14: 2,417</td>
</tr>
<tr>
<td>2014/15: 2,473</td>
</tr>
<tr>
<td>2015/16: 2,471</td>
</tr>
<tr>
<td>2016/17: 2,572</td>
</tr>
</tbody>
</table>

Children's Day Care Facilities

<table>
<thead>
<tr>
<th>Total number of places</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
</tr>
<tr>
<td>2015</td>
</tr>
<tr>
<td>2016</td>
</tr>
</tbody>
</table>

Purchasing Power

In 2016, the total purchasing power salaried for the state capital increased by approximately EUR 70 million or 1.4% on the previous year's level to EUR 4.85 billion. Purchasing power has therefore been the highest since 2010 (EUR 4.73 billion) (+1.4%) since 2011.

National/City Comparison

Magdeburg offers a large number of retail areas. The key performance indicators for Magdeburg's centrality is also above average: 102 (+ compared to the national figure of 100).

Retail Industry

Top rental costs in excellent locations

<table>
<thead>
<tr>
<th>Location</th>
<th>Retail cost per m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Magdeburg</td>
<td>EUR 8/m² to EUR 12/m² (e.g. Halberstädter Strasse, Building, Regierungsstrasse: EUR 11/m² to EUR 15/m²)</td>
</tr>
</tbody>
</table>

The top rental for retail areas in Magdeburg is much less than the top rental fees of other cities such as Hamburg (EUR 25/m²), Dresden (EUR 10/m²) and Leipzig (EUR 10/m²).

Alternative city locations

Bielefeld (EUR 10/m²) and Kassel (EUR 10/m²) (e.g. Holstenhausner Bielefeld, Regierungsstrasse: EUR 11/m² to EUR 15/m²) Distinct centers

Bielefeld (EUR 11/m²) and Kassel (EUR 12/m²) (e.g. Holstenhausner Bielefeld, Regierungsstrasse and Sauer District Kassel)

Retail areas on busy arterial roads

Bielefeld (EUR 11/m² to EUR 12/m²) (e.g. Otto Park and Otto Park Shopping Centre)