



City of Leipzig

Department for Economics,
Labour and Digital

Leipzig – a growing city



Livability for families: No. 2 in Europe

Leipzig scores high among 83 European cities in terms of satisfaction for its residential areas, cultural facilities, green spaces, and air quality. The trade fair city was voted number two in Europe as the place to be for young families with children.

Source: EU Commission, Quality of Life Survey, October 2020



+ 135,354

Residents since 2005



5,862 Children

Born in Leipzig in 2022



+ 14,820

Residents in 2022



28%

of the workforce have
an academic degree



42.1 Years

Average age of citizens in Leipzig
(nationwide 44.6 years)



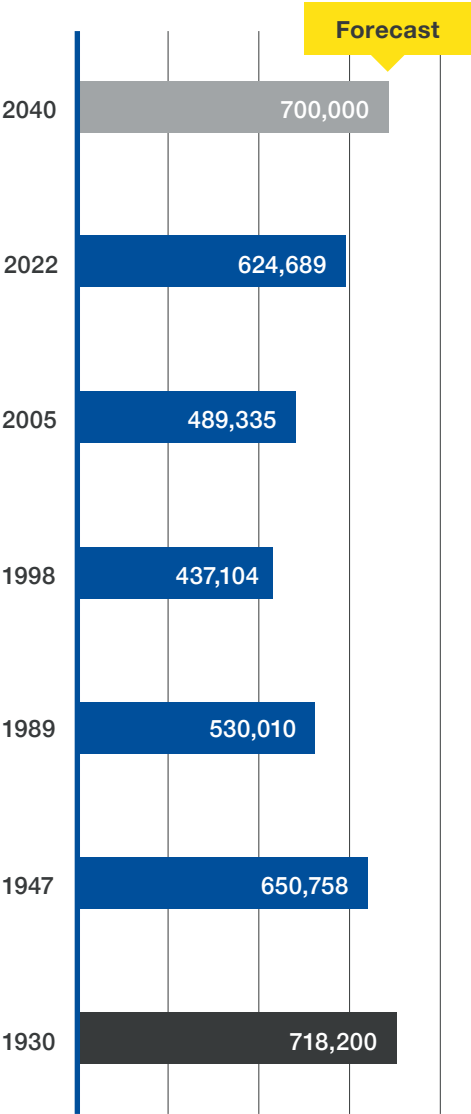
Leipzig citizens are

friendly and helpful
(online survey)

28% more residents since 2005

Leipzig is the fastest growing city in Germany. The Saxon metropolis currently ranks seventh among Germany's largest cities. At the turn of the millennium, Leipzig was still in 13th place and has since overtaken Stuttgart, Dortmund, Essen, Bremen, Hanover, and Duisburg.

Source: City of Leipzig, Office for Statistics and Elections, Population Register



Leipzig in the heart of Europe



Airport Leipzig/Halle

- 24/7 Airport
- DHL – Largest Global Hub
- AirCargo: #3 in Europe



Rail connections

- Central Station: over 1,000 Trains daily
- Rail freight center:
 - Turn Around Capacity 220,000 Container p.a.
 - Logistics for the ports of Hamburg, Bremen, Rotterdam and South East Europe
 - Container Transport directly from Leipzig to Shenyang (11,000 km)



Road freight transport

- Motorway ring around Leipzig A9, A14, A38
- Well-developed road network



Top position in city ranking



Up-and-coming region

Leipzig ranks first for economic prospects

Source: Prognos "Future Atlas"



European City of the Year

Award for sustainable urban development

Source: Academy of Urbanism, London



Ranked first for labor force possibilities

Population growth of working age citizens +18.3 %

Source: Institute of the German Economy (IW)



Top three locations in Europe

Cities of the future 2022/2023

Source: Financial Times Foreign-Direct Investment Magazine 2022



Germany's most satisfied office tenants

Source: SEB Asset Management study



Most attractive city center in Germany

Source: Cologne Institute for Retail Research (IFH)



Leipzig economy broadly positioned



285,000
Employees



48 % more
Employees since 2005



27,300
Industrial and
commercial enterprises



5,500
Workshop enterprises



11,100
Trainees



41,000
Students at university
and 8 colleges



63
Research centers

Leipzig real estate market is robust

5,950	total transactions in 2022
3.39 bn €	cash turnover 2022 total
20 m €	Transaction volume – turnover of undeveloped commercial sites
950 m €	Transaction volume – turnover of developed commercial sites
460 %	Business tax multiplier

Source: Leipzig City Expert Committee, 2023

Rent for logistics and production facilities (2022)

5.20 €/m²	Maximum rent
4.50 €/m²	Average
398,000 m²	Rental space
47 %	of the rental turnover was in the industrial/production sector.

Source: BNP Paribas Real Estate Consult GmbH, 31.12.2022

The BMW plant is going to be expanded by appx. 55,000 m².



Office market Leipzig

- The Leipzig office market achieved a revenue generating space of 130,000 m² in 2022, an increase of 2.4 % above the ten-year average.
- Due to falling vacancy rates coupled with very good demand, construction activity has risen significantly since 2021.
- Project developers show continued confidence in Leipzig's growth.
- The volume of the future projected space has increased.

	2021	2022
Rev. generating space	168,000 m ²	130,000 m ²
Vacant space	164,000 m ²	156,000 m ²
Under construction (total)	107,000 m ²	165,000 m ²
Under construction (available)	39,000 m ²	65,000 m ²
Average rent	11.30 €/m ²	11.90 €/m ²
Maximum rent	17.00 €/m ²	18.50 €/m ²

Unite (formerly Mercateo) moved their headquarters from Munich to Leipzig



Living in Leipzig – ambience, variety, quality

Leipzig’s housing market offers a wide range of attractive apartments at comparatively affordable rents and prices. Leipzig is considered Germany’s monument capital and has more than 15,000 buildings from the Wilhelminian and Art Nouveau periods. But one can also rent or buy new modern style city villas, duplex apartments with a view of the countryside or extravagant lofts in Leipzig. An attractive range of single-family and terraced houses rounds out the selection.

The seven largest German cities in comparison

Average rent 2021



BMW Leipzig plant – birthplace of the i-Series

- Total investment of over 3 billion euros
- 8,000 employees on-site
- Over 3 million vehicles produced
- 1,000 Series 1 & Series 2 vehicles roll off the production line daily
- Leipzig plant is a pioneer for electromobility in the production network
- 2023 Start of production of the “MINI Countryman” successor

Porsche Leipzig – electrically in the fast lane

- Total investment: 2 billion euros
- 4,300 employees (excluding suppliers)
- 550 vehicles produced per day
- Porsche's plant own test track
- 2023 Macan compact SUV as a purely electric model series

1. BMW assembly / 2. BMW commissioned the second production line for battery modules in 2022 / 3. Porsche plant Leipzig / 4. Porsche production line



Beiersdorf AG: Settlement in Leipzig

- Beiersdorf AG invested 390 million euros in Leipzig
- Production facility for cosmetics and body care products
- 2023 Commissioning of the first three production lines
- Construction of a Central Europe logistics hub in the immediate vicinity by 2024
- 1,100 jobs planned

New headquarters for “c-LEcta”

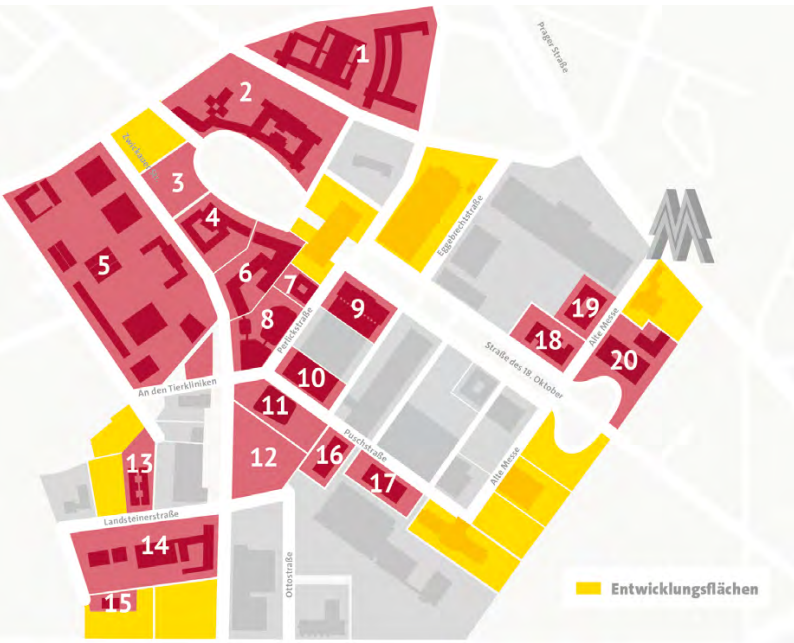
- c-LEcta will move into a 10,500 m² facility in the biotechnology campus under the name “BioSquare”.
- c-LEcta works with over 400 customers from more than 40 countries in the food and pharmaceutical industries.
- The globally active player in industrial biotechnology has seen steady growth for years.

1. Beiersdorf’s new plant will be CO² neutral using renewable energies.
2. Production center and hub are being built on the 55-hectare Seehausen-2 industrial estate. / 3. c-LEcta, a global industrial biotechnology company, will move into its headquarters on the BioCity Campus, a large site for the life sciences



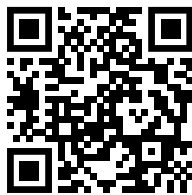
BioCity Campus - Science and Business

The BioCity Campus is the biotechnology and bioscience park near the city center. The campus is home to a large part of Leipzig's biotechnology and biomedicine cluster and combines the advantages of the direct proximity of research institutions and companies.



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|--|--|
| 1. University hospital | 12. Free State of Saxony |
| 2. German National Library | 13. LAB_1 |
| 3. Max-Planck-Institute Extension | 14. Haema |
| 4. Max-Planck-Institute | 15. Analyses Service GmbH |
| 5. Campus of the Veterinary Faculty | 16. Orthopaedic & Rehabilitation Technology Wolf |
| 6. BIO CITY LEIPZIG | 17. CLL CityLab Leipzig |
| 7. BioCube | 18. P2 Office |
| 8. Fraunhofer Institute IZI | 19. P3 Office |
| 9. Leipzig City Archive | 20. BioSquare |
| 10. Innovation Center | |
| 11. German center for integrative Biodiversity Research (iDiv) | |

- 100,000 m² of laboratory, office and construction space
- 42 Companies from biotechnology and biomedicine
- 6 Neighboring research institutions
- 11 Minutes by bike in the city center
- 8 Minutes by public transport in the city center



Alte Messe West complements BioCity Campus

The city of Leipzig intends to develop in the coming years the area around the former wholesale market hall – with its cantilevered hall architecture an outstanding architectural monument of the 1920s – as well as adjoining, largely commercial areas with a total area of 36 hectares – into a modern business and science location with high-quality jobs (especially life science) and a lively area center with urban character.

Key Figures

- Development of an urban commercial location with a focus on life science
- Attractive open and green spaces with green-blue infrastructure functionality; energy-efficient buildings and green retention roofs
- Number of stories: Predominantly 5 stories; individual locations with 8 to 13 stories
- Net construction area: approx. 77,000 m²
- Building lot sizes: 1,000–2,000 m²; 2,000–3,000 m²; > 4,000 m²
- Existing floor area: approx. 60,000 m²
- Future realizable floor area: 275,000 m²

Zoning Planning

- Planned Date of public offering: 2024/2025
- Planned date for B-Plan resolution: 2025/2026





130 hectares of the future in a prime location

- 130 hectares of industrial/commercial land between the airport and the Porsche plant in Leipzig
- Zoning requirements for possible settlements
- Premium location for large-scale industrial settlements
- Development plan “Radefelder Allee West” in the process of being finished

1. Leipzig/Halle Airport / 2. Planned Industrial/Commercial Area /
3. Porsche plant Leipzig / 4. DHL mail distribution center / 5. Development plan no. 422 “Radefelder Allee West” (Draft status February 2023)



TechPark Leipzig

- Economic development seeks investors

Usage:	Research, Development, Production
Zoning:	Industrial Park
Area:	130.000 m² undeveloped
Potential:	180.000 m² Usable Area (BGF)
Site occupancy Index:	0.6
Headroom:	10–15 m (Zone III), 5–10 m (Zone I + II)
Utilities:	Connected
Contamination:	no entry in the register of contaminated sites
Owner:	City of Leipzig

Distances

City center:	6.2 km
Freeway A14:	1.5 km
Airport:	21 km
GVZ/KV terminal:	17 km
Science park:	0.5 km

Accessibility by public transport

Suburban train:	S4
Streetcar line:	3
Bus line:	79



New York Times names Leipzig a “cool-kid town”

Word has already spread nationally and internationally about how livable Leipzig is. From high-quality cultural and sports facilities to the natural urban landscape, are just some of the plus points of this likeable city, which is attracting more and more people.

This was also confirmed by the “New York Times”: The trade fair city is absolutely hip and was on the list of the world-wide “52 Places to Go” - as a “cool-kid town”.

1. Pub mile Barfußgässchen / 2. The rivers in Leipzig have a total length of 93 km. / 3. The Christmas market is one of the most beautiful in Germany. / 4. RB Leipzig plays in the 1st Bundesliga and in UEFA Champions League.



Germany's historical building capital

Leipzig's city center was voted the most beautiful in Germany.* Ambience, accessibility, parking, store opening hours, gastronomy, retail, leisure and service offerings scored well for Leipzig. The numerous sights and attractive cultural offerings attract more than 3.6 million tourists annually. With around 15,600 historical buildings, 80 % of which are Wilhelminian era houses, Leipzig is the historical building capital of Germany.

** Source: Cologne Institute for Retail Research (IFH)*

1. Leipzig university: founded in 1409 / 2. Nikolai Church
3. New lakes developed from old pit mines / 4. Official seat of the Federal Administrative Court, built in 1895.





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For more information,
see the City of Leipzig's
Economic Report.



City of Leipzig,
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