












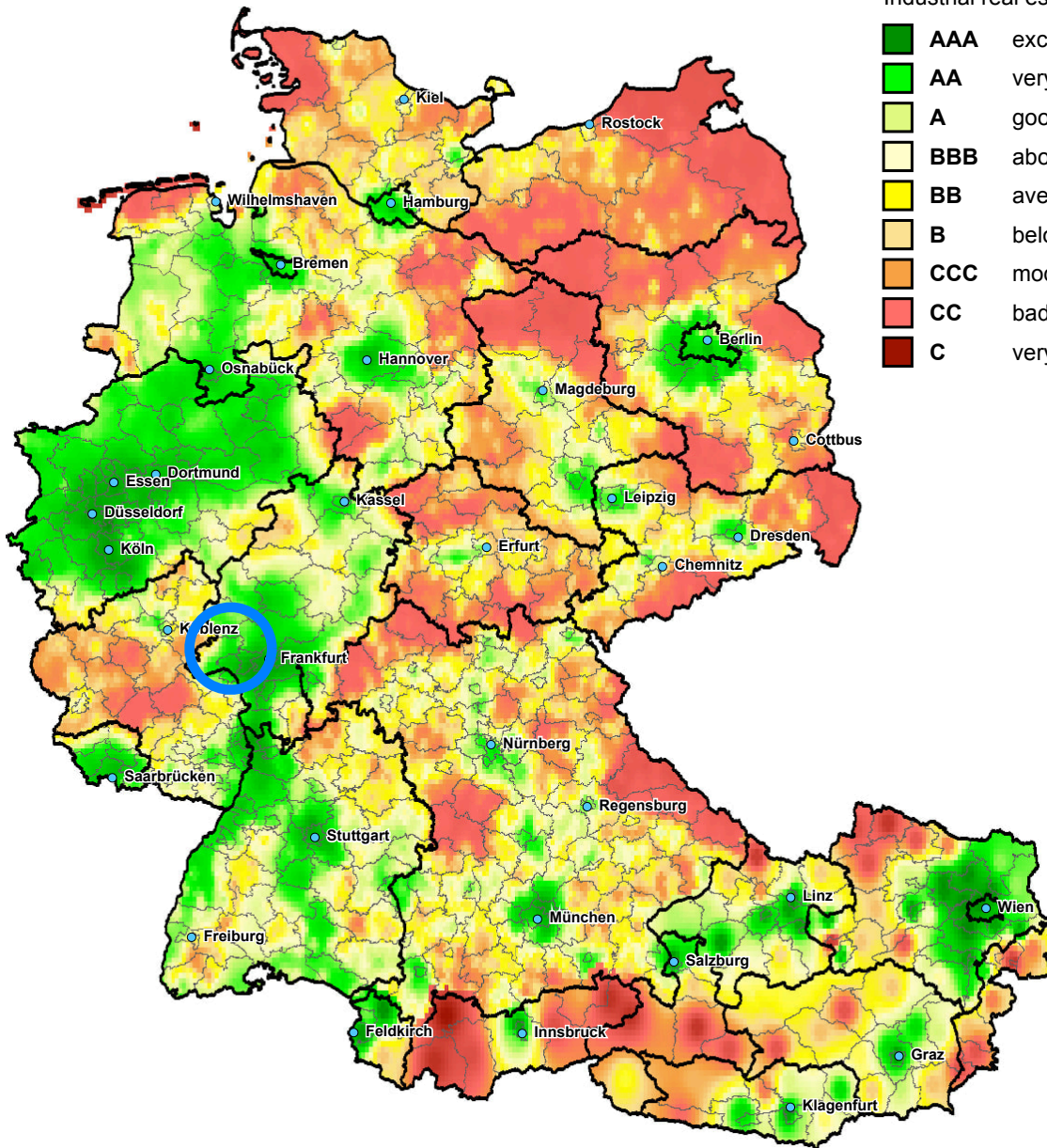
IndustrialBundle+ Idstein - 2022 -

(Date: 31. Dec 2022)



Site suitability for
Industrial real estate

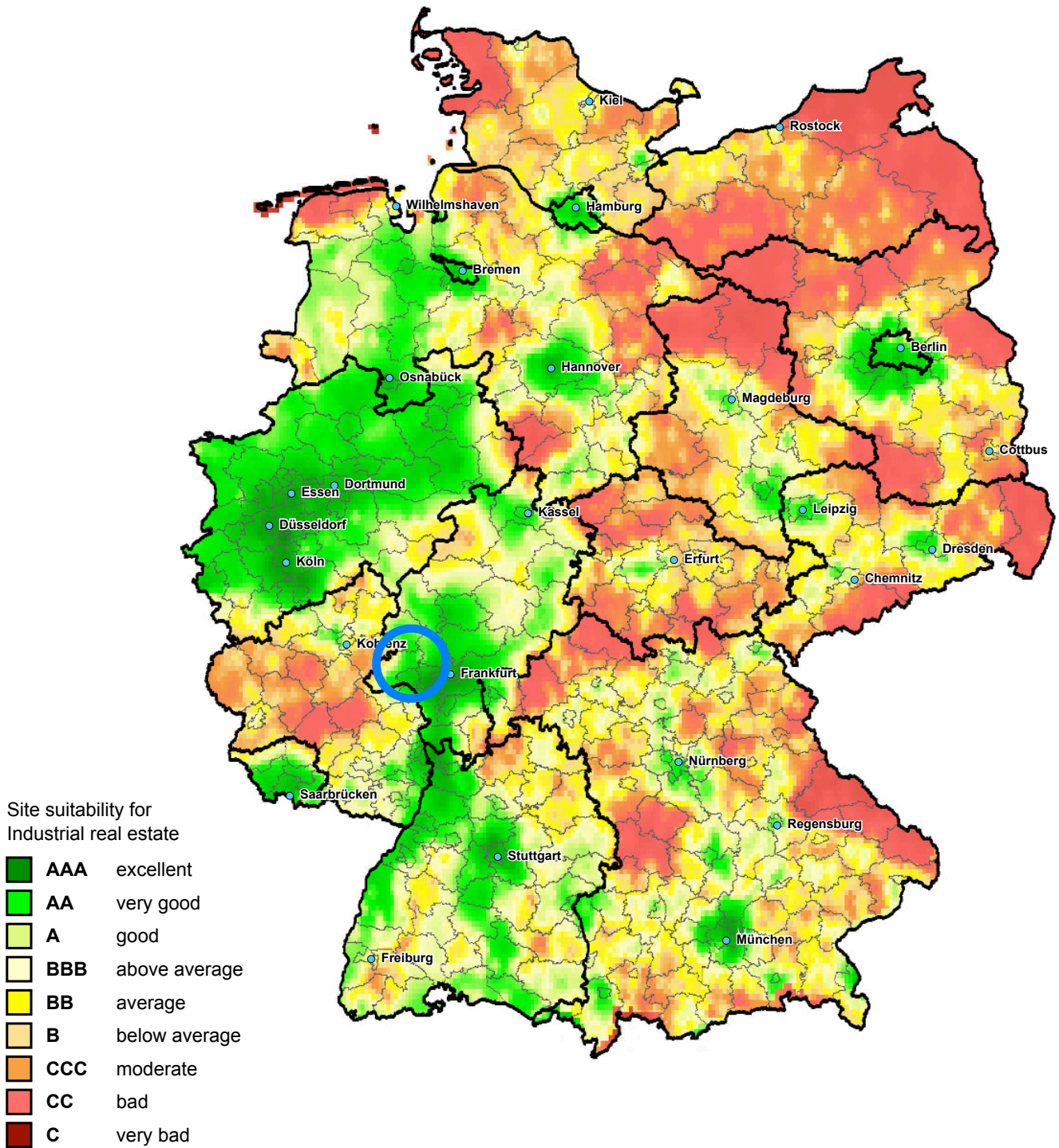
-  AAA excellent
-  AA very good
-  A good
-  BBB above average
-  BB average
-  B below average
-  CCC moderate
-  CC bad
-  C very bad



Map source: IndustrialPort in cooperation with Hochschule Fresenius



National Map



Map source: IndustrialPort in cooperation with Hochschule Fresenius

Site suitability according to IndustrialScore for Idstein: AAA

This place is within the first quartile in the national comparison.



1 Statistical data

Federal State	Hessen	Metropolitan Area	Reg.-Bez. Darmstadt
County	Rheingau-Taunus-Kreis	Association of local authorities	Idstein, Stadt
Population	24,997	Population density	316 citizens per km ²
Industrialscore	AAA (excellent)		
Reachability	Ntnl. Average	Idstein	Diff. to national average
Motorways	5 Min.	3 Min.	-40.0 %
Regional metropolities	17 Min.	24 Min.	+41.2 %
District center	4 Min.	0 Min.	-100.0 %
Congested areas	80 Min.	66 Min.	-17.5 %
EU congested areas	222 Min.	194 Min.	-12.6 %
Statistical data	Ntnl. Average*	Idstein*	Diff. to national average
Unemployment rate	7.8 %	4.4 %	-43.6 %
Employment rate	43.0 %	42.1 %	-2.1 %
Gross domestic product per employed person	77,165.30 €	70,096.00 €	-9.2 %
Assessment rates	Ntnl. Average*	Idstein*	Diff. to national average
Business tax	386.1 %	420.0 %	+8.8 %
Tax on land and buildings	426.4 %	450.0 %	+5.5 %
Industry distribution	Ntnl. Average	Idstein	Diff. to national average
Manufacturing (Mf)	14.3 %	11.7 %	-18.2 %
Construction (Co)	4.6 %	4.7 %	+2.2 %
Trade (Td)	13.8 %	14.1 %	+2.2 %
Transportation (Tp)	5.9 %	7.6 %	+28.8 %
Other (Ot)	61.4 %	61.9 %	+0.8 %

* Statistics from 2021, the values for 2022 are currently unavailable.

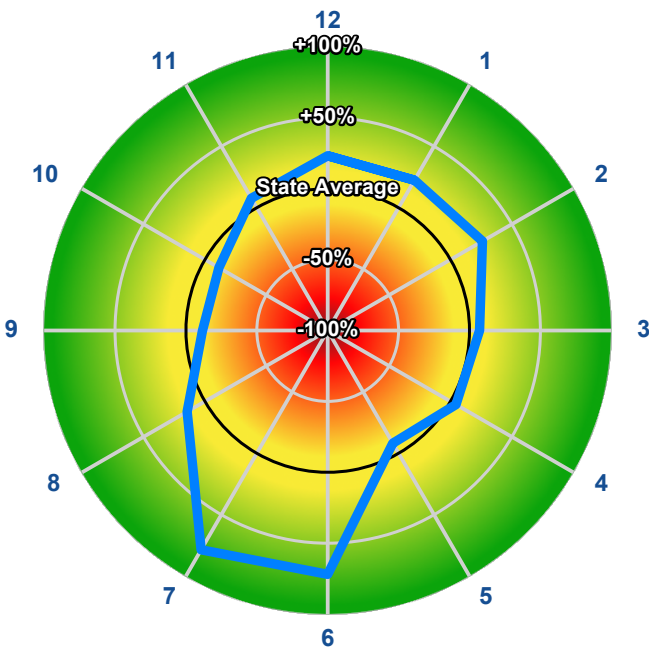
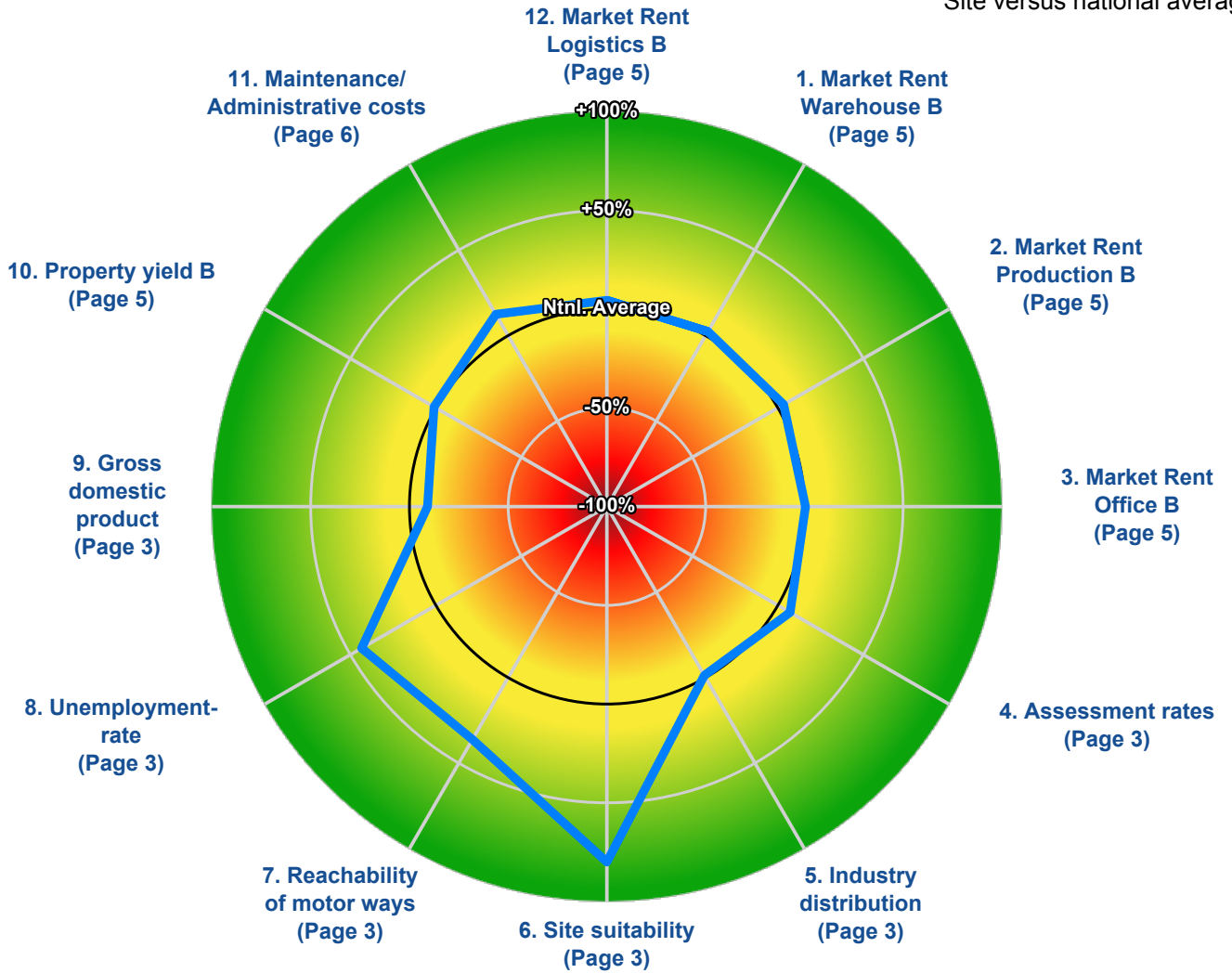
Industry distribution

Ntnl. Average	Mf	Co	Td	Tp	Ot
Idstein	Mf	Co	Td	Tp	Ot

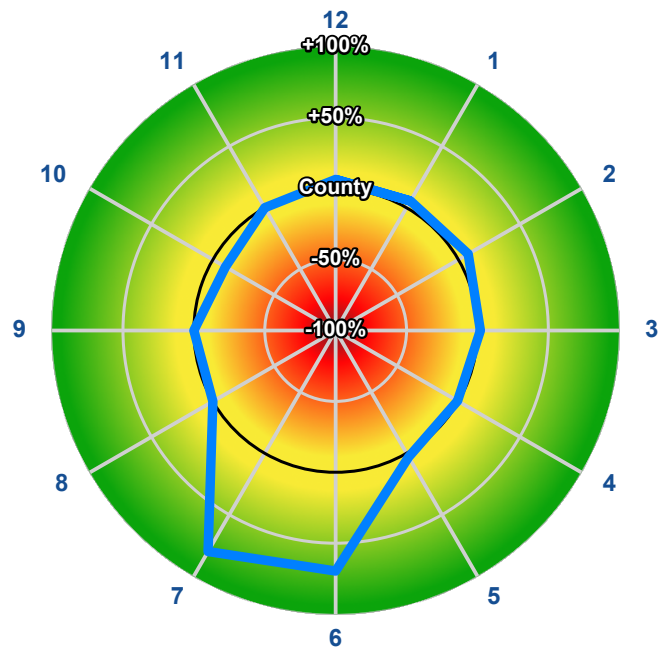


2 Site overview

Site versus national average



Site versus state average



Site versus county average



3 Median market rent (municipality)

Median market rents in Idstein (2022)

Equipment class	Rent ¹	Average ²	Deviation ³	Standard dev.
Storage areas A	5.20 €	5.00 €	+4.0 %	±17.2 %
Storage areas B	4.50 €	4.40 €	+2.3 %	±17.6 %
Storage areas C	3.65 €	3.45 €	+5.8 %	±21.2 %
Logistics space A	5.55 €	5.25 €	+5.7 %	±16.0 %
Logistics space B	4.85 €	4.65 €	+4.3 %	±16.2 %
Logistics space C	3.85 €	3.70 €	+4.1 %	±20.4 %
Production areas A	5.10 €	4.85 €	+5.2 %	±17.1 %
Production areas B	4.40 €	4.25 €	+3.5 %	±19.1 %
Production areas C	3.55 €	3.35 €	+6.0 %	±22.1 %
Office spaces A	7.95 €	7.80 €	+1.9 %	±10.6 %
Office spaces B	6.60 €	6.55 €	+0.8 %	±11.4 %
Office spaces C	5.30 €	5.35 €	-0.9 %	±12.4 %

4 Property yield per quality class (municipality)

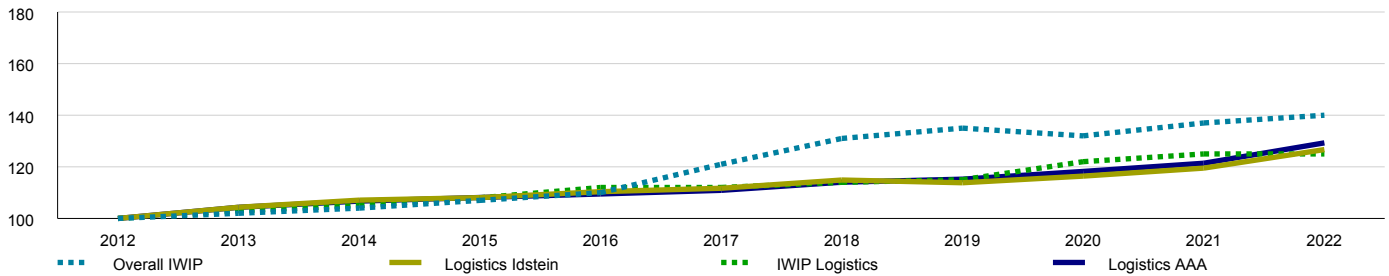
Average property rates in Idstein (2022)

Equipment class	Interest rate
Property yield A	5.3 %
Property yield B	6.2 %
Property yield C	7.3 %



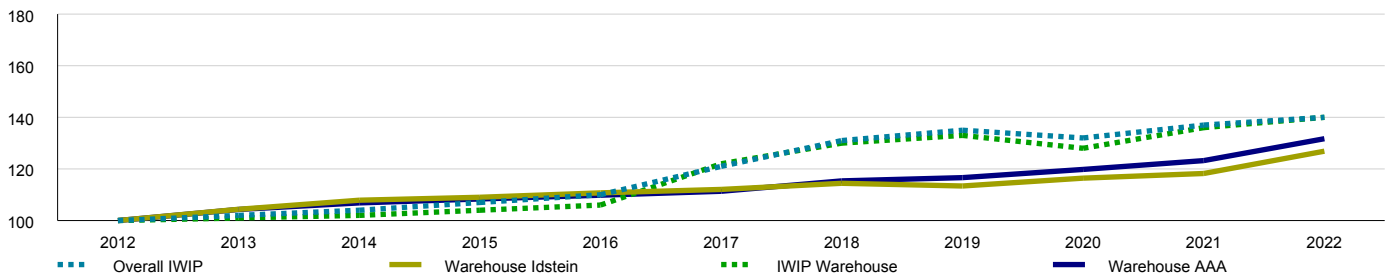
5 Development

Market development Idstein - Logistics



Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Overall IWIP in % base year = 2012	100	102	104	107	110	121	131	135	132	137	140
Logistics Idstein in % base year = 2012	100	104	107	108	110	112	115	114	116	120	127
Logistics Idstein	3.76 €	3.92 €	4.03 €	4.06 €	4.15 €	4.20 €	4.32 €	4.28 €	4.38 €	4.49 €	4.76 €
Logistics IWIP in % base year = 2012	100	103	105	108	112	112	114	115	122	125	125
Logistics AAA in % base year = 2012	100	104	107	108	109	111	114	115	118	121	129
Logistics AAA	3.51 €	3.66 €	3.75 €	3.80 €	3.85 €	3.89 €	4.01 €	4.05 €	4.15 €	4.26 €	4.54 €

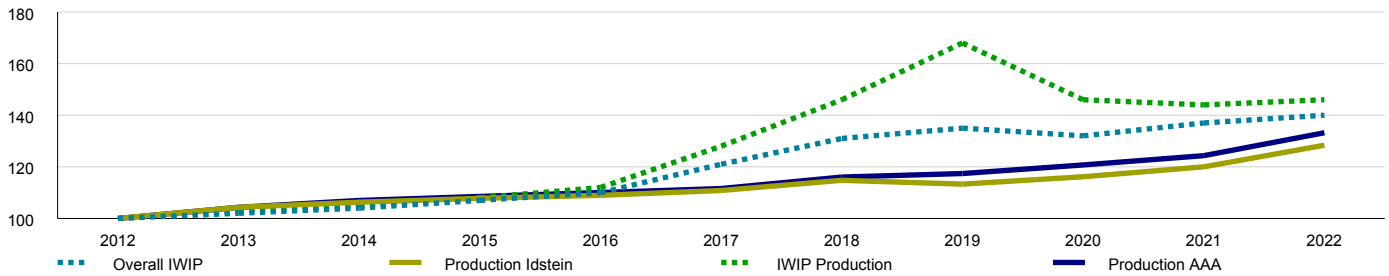
Market development Idstein - Warehouse



Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Overall IWIP in % base year = 2012	100	102	104	107	110	121	131	135	132	137	140
Warehouse Idstein in % base year = 2012	100	104	108	109	111	112	114	113	116	118	127
Warehouse Idstein	3.51 €	3.66 €	3.79 €	3.83 €	3.89 €	3.93 €	4.02 €	3.98 €	4.09 €	4.15 €	4.45 €
Warehouse IWIP in % base year = 2012	100	101	102	104	106	122	130	133	128	136	140
Warehouse AAA in % base year = 2012	100	104	107	108	110	111	115	117	120	123	132
Warehouse AAA	3.26 €	3.40 €	3.48 €	3.53 €	3.58 €	3.63 €	3.76 €	3.80 €	3.91 €	4.02 €	4.30 €

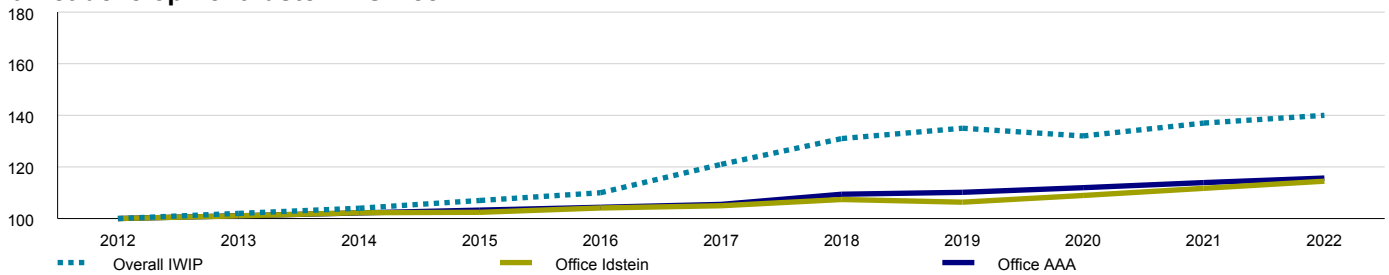


Market development Idstein - Production



Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Overall IWIP in % base year = 2012	100	102	104	107	110	121	131	135	132	137	140
Production Idstein in % base year = 2012	100	104	106	108	109	111	115	113	116	120	128
Production Idstein	3.38 €	3.53 €	3.60 €	3.65 €	3.69 €	3.75 €	3.88 €	3.83 €	3.93 €	4.06 €	4.34 €
Production IWIP in % base year = 2012	100	103	105	108	112	128	146	168	146	144	146
Production AAA in % base year = 2012	100	104	107	109	110	112	116	117	121	124	133
Production AAA	3.11 €	3.25 €	3.33 €	3.38 €	3.42 €	3.47 €	3.61 €	3.65 €	3.76 €	3.87 €	4.15 €

Market development Idstein - Office



Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Overall IWIP in % base year = 2012	100	102	104	107	110	121	131	135	132	137	140
Office Idstein in % base year = 2012	100	101	102	102	104	105	107	106	109	112	114
Office Idstein	5.78 €	5.84 €	5.91 €	5.92 €	6.02 €	6.07 €	6.21 €	6.15 €	6.30 €	6.46 €	6.62 €
Office AAA in % base year = 2012	100	101	102	103	104	105	109	110	112	114	116
Office AAA	5.68 €	5.74 €	5.80 €	5.86 €	5.93 €	5.99 €	6.21 €	6.26 €	6.36 €	6.47 €	6.57 €



6 Maintenance costs (district)

Average maintenance costs in the district

Type of use	2022	Average ²	Deviation ³	Standard dev.
Storage areas A	4.29 €	3.67 €	+16.9 %	±0.0 %
Storage areas B	3.42 €	2.92 €	+17.1 %	±0.0 %
Storage areas C	2.45 €	2.10 €	+16.7 %	±0.0 %
Logistics space A	4.29 €	3.67 €	+16.9 %	±0.0 %
Logistics space B	3.42 €	2.93 €	+16.7 %	±0.0 %
Logistics space C	2.46 €	2.11 €	+16.6 %	±0.0 %
Production areas A	5.86 €	5.01 €	+17.0 %	±0.0 %
Production areas B	4.04 €	3.46 €	+16.8 %	±0.0 %
Production areas C	3.32 €	2.84 €	+16.9 %	±0.0 %
Office spaces A	3.67 €	3.14 €	+16.9 %	±0.0 %
Office spaces B	2.23 €	1.91 €	+16.8 %	±0.0 %
Office spaces C	1.76 €	1.51 €	+16.6 %	±0.0 %

7 Administrative costs (district)

Average administrative costs in the district

Type of use	2022	Average ²	Deviation ³	Standard dev.
Storage areas A	1.32 €	1.22 €	+8.2 %	±8.4 %
Storage areas B	1.20 €	1.11 €	+8.1 %	±8.4 %
Storage areas C	0.84 €	0.78 €	+7.7 %	±8.4 %
Logistics space A	1.32 €	1.22 €	+8.2 %	±8.4 %
Logistics space B	1.23 €	1.14 €	+7.9 %	±8.4 %
Logistics space C	0.87 €	0.80 €	+8.7 %	±8.4 %
Production areas A	1.69 €	1.57 €	+7.6 %	±8.4 %
Production areas B	1.64 €	1.52 €	+7.9 %	±8.4 %
Production areas C	1.46 €	1.35 €	+8.1 %	±8.4 %
Office spaces A	1.29 €	1.20 €	+7.5 %	±8.4 %
Office spaces B	0.92 €	0.85 €	+8.2 %	±8.4 %
Office spaces C	0.83 €	0.77 €	+7.8 %	±8.3 %



8 Sources

The Heatmap is developed in cooperation of IndustrialPort and Hochschule Fresenius.

Statistical data: Statistisches Bundesamt, regional statistic authorities, modell of reachability of the BBSR

Market rents: Own Research

Property rates: Own Research

FM-Costs: WISAG Facility Management Holding GmbH & Co. KG, Frankfurt on the Main

9 Definitions

IndustrialScore (Site suitability analysis)

The ability for a location/Site suitability is a measure of the suitability of the municipality/city as location for the settlement/existence of industrial real estate. The ability for a location/ Site suitability was developed by IndustrialPort in conjunction with Hochschule Fresenius (Fresenius University of applied sciences).

For further information on the ability for a location/site suitability, please see website www.heatmap-magazin.de

Classification of Hall- and office areas

Warehouses are primarily used for the storage of goods. They often have a low ceiling height and have only a limited number of ground level gates or ramps.

	Equipment class A	Equipment class B	Equipment class C
Age of building	below 10 years	10 to 25 years	25 years and older
Hall height	8.5m or higher	6.0m until 6.8m	below 6.0m
Hall floor bearing capacity	minimum 5t/sqm	4.0t/sqm to 5t/sqm	below 4.0t/sqm
Gates	minimum 1 gate per 1,000sqm hall area	minimum 1 gate per 2,500sqm hall area	less than 1 gate per 2,500sqm hall area
Service area/switching area for trucks	broad	adequate	insufficient
Heating system	efficient	adequate	no heating system
Illumination through daylight	Daylight through light domes and window bands	Daylight through light domes or window bands	insufficient



Logistic halls combine storage and distribution functions. They have a higher hall height and depth and a higher number of ramp gates than conventional warehouses. Logistics halls are usually heated and equipped with a sprinkler system.

	Equipment class A	Equipment class B	Equipment class C
Age of building	below 10 years	10 to 25 years	25 years and older
Hall height	10.5m or higher	7.0m until 10.5m	below 7.0m
Hall floor bearing capacity	minimum 5t/sqm	4.0t/sqm to 5t/sqm	below 4.0t/sqm
Gates	minimum 1 ramp gate per 1,500sqm hall area plus ground level gates	minimum 1 ramp gate per 2,500sqm hall area	less than 1 ramp gate per 2,500sqm hall area
Service area/switching area for trucks	broad	adequate	insufficient
Heating system	efficient	adequate	no heating system
Illumination through daylight	Daylight through light domes and window bands	Daylight through light domes or window bands	insufficient

Production halls primarily serve the production of goods. They are mostly heated and have walk-in roller doors, daylight and partly crane systems.

	Equipment class A	Equipment class B	Equipment class C
Age of building	below 10 years	10 to 25 years	25 years and older
Hall height	6.5m or higher	5.5m to 6.5m	below 5.5m
Hall floor bearing capacity	minimum 5.0t/sqm	4.0t/sqm to 5.0t/sqm	below 4.0t/sqm
Gates	minimum 1 ground level gate per 1,500sqm hall area plus ramp gates	minimum 1 ground level gate per 3,000sqm hall area	less than 1 ground level gate per 3,000sqm hall area
Service area/switching area for trucks	broad	adequate	insufficient
Heating system	efficient	adequate	no heating system
Illumination through daylight	Daylight through light domes and window bands	Daylight through light domes or window bands	insufficient



The indicated rental prices of **office spaces** refer exclusively to office space in commercial and / or industrial areas, which are located directly in or on an indoor area.

	Equipment class A	Equipment class B	Equipment class C
Age of building	below 10 years	10 to 25 years	25 years and older
Ceiling height	3.0m or higher	2.5m to 3.0m	below 2.5m
Sun protection	External blinds, electrically operated	External blinds, manually operated	No sun protection
Cabling	False floor	Raised floor	Window sill duct
Cooling	Air conditioning	Cooling ceiling	No cooling
Security technology	Access control, additional video control	Access control	No security technology

Median

The median is an average for distributions in statistics. The median of a number of values is the number that is in the mid position when sorting the values by size. Generally, a median divides a sample, a number of values, or a split into two halves, such that the values in one half are smaller than the median, and larger in the other.

The median belongs to the group of quantiles and can also be considered as a 0.5-quantile. Compared to the arithmetic mean, often called average, the median is more robust against outliers (extremely differing values).

Market rent

The indicated market rent are the medians of the asking rents on the basis of the focused community. For this purpose, all offers in all major real estate portals were evaluated and then clustered according to main types of use and facility/equipment classes. Besides comparable object types and location, comparable soil values are also used. The median results from at least five comparable buildings.

The rents are shown separately according to the equipment classes modern (A), functional (B) and simple (C) as well as the main utilisation types logistics, warehouse (storage) and production, amounting to Euro per each square meter (€/sqm) for the gross floor area (BGF).

To avoid the problem of "outliers" in the data groups, no median were deliberately chosen.

The indicated rental prices for office spaces refer exclusively to office space in commercial and / or industrial areas, which are located directly in or on an indoor area.

¹Average rents for the chosen equipment class in Idstein (RGS 064390008008) in 2022

²Average rent of chosen equipment class of all cities and municipalities in Germany in 2022 with a comparable site suitability rating as Idstein (see section: IndustrialScore)

³Deviation of rent¹ in 2022 to the national average² of all comparable locations in 2022



Property yield

The property yield is defined in accordance with § 14 (3) of the ImmoWertV:

The real estate yield (capitalization interest rates, § 193 (5) sentence 2 point 1 of the Building Code) are the yield at which the market values of real estate, depending on the type of real estate, are subject to normal market interest rates.

They are to be derived on the basis of suitable purchase prices and their corresponding net income for similarly constructed and used land, taking into account the remaining useful life of the buildings in accordance with the principles of the capitalized earnings method (§§ 17 to 20).

The real estate yield is calculated using a converted earnings formula (income value method) analogous to ImmoWertV. The determination here is carried out iteratively.

The stated real estate yield is at community level. The classification A, B and C refers to an industrial property with:

- A: Building age under 10 years
- B: Building ages between 10 and 25 years
- C: Building age older than 25 years

In case of mature industrial plants, the building age per building part or the fictitious mean building age of the entire plant must be used.

Administrative costs

Administrative costs are, according to §19 ImmoWertV, costs for the manpower and facilities necessary for the administration of the property as well as the legal or voluntary examination of the annual financial statement and supervision.

²Average administrative costs of chosen equipment class of all cities and municipalities in Germany in 2022 with a comparable site suitability rating as Idstein (see section: IndustrialScore)

³Deviation of administrative costs in 2022 to the national average² of all comparable locations in 2022

Maintenance costs

Maintenance costs are costs incurred to keep the building in its intended and contractual condition. In this case, the costs of the commercial tenancy agreement can in principle be assigned to the tenant, the landlord or even partially to both contracting parties.

²Average maintenance costs of chosen equipment class of all cities and municipalities in Germany in 2022 with a comparable site suitability rating as Idstein (see section: IndustrialScore)

³Deviation of maintenance costs in 2022 to the national average² of all comparable locations in 2022

Standard deviation

The standard deviation is defined as the square root of variance. It indicates the range of typical values in a population (ca. 68% for normal distributions) when added to/subtracted from the median. In order to give normalized information, it is expressed as a percentage of the respective average for each indicator. The farther outside the boundaries of one standard deviation a value is, the less common it is within the population.



10 Contact and Imprint

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