



PrimeSite Rhine Region

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PrimeSite Rhine Region – an excellent location

The PrimeSite Rhine Region lies in the south-west of North Rhine-Westphalia, one of Europe's most important metropolitan regions. Around 17.5 million people live here, including approximately eight million in the Rhine Region alone.

Almost one third of all consumers with almost half of the purchasing power of the European Union live and work in a radius of only 500 kilometers around the state capital Düsseldorf. The companies here have global links and account for the highest export share of all German federal states. The people in the Rhine Region generate an annual gross domestic product of more than 270 billion euros. The region between the Rhine and the Eifel hills is impressive with its excellent transport connections, a high density of research and development facilities, numerous internationally operating companies, and the international trade fairs in Düsseldorf and Cologne. A cosmopolitan and international mentality characterize life and work here in close proximity to neighboring Belgium, Luxembourg and the Netherlands. The region combines the vibrant towns and cities of the Rhineland with the restful countryside of the Eifel national park, while offering an attractive mixture of ultra-modern infrastructure and an extremely high quality of life.



Welcome to the Rhine Region



Petra Wassner

Chief Executive Officer of NRW.INVEST GmbH

Investing in a new location is always a big step for a company. A step which involves weighing up and making many decisions, finding partners and employees, establishing sales channels, and developing markets. As a onestop agency we support you in all your questions relating to your locating in North Rhine-Westphalia and naturally also after that. Our top priority is the fast and efficient realization of your project. We will initiate all the important steps on your behalf, attend to and support the necessary processes, and involve and coordinate all the relevant partners. You can depend on it.



Anne Horst, Günter Rosenke, Dr. Uwe Friedl

Mayoress of Weilerswist, District Administrator and Mayor of Euskirchen

Welcome to the site. We are pleased to be able to offer you an exceptional area in our region with the PrimeSite Rhine Region. You will be impressed by the numerous arguments in favor of locating your company here. As representatives of the region we assure you that all the local authorities will work together to make sure your project gets off to a trouble-free start. We place great emphasis on service for the business community at the location. We are always accessible to your needs and reliable in our actions – for a successful future together!



LOCATION
AT ITS
BEST

The ideal location for any industry

The PrimeSite Rhine Region is the ideal location for any industry because the region possesses exceptional qualities.

One of the reasons why the region has developed into an attractive and dynamic business location is its central and convenient situation in direct proximity to Belgium, Luxembourg and the Netherlands, as well as the German cities of Cologne, Bonn, Aachen, Düsseldorf and Koblenz. Another reason is the attractive space potential which offers new business enterprises a host of possibilities and room for growth. This is also why numerous large corporations have located in this constantly growing economic region.

The outstanding mixture of hard and soft location factors is impressive. Among the companies based in the region are leading lights from the automotive and mechanical engineering sectors, biotechnology and pharmaceuticals, chemicals and plastics, the food, financial and insurance sectors, trade, information technology and telecommunications, logistics, media, fashion, the paper industry and advertising. Internationally renowned companies such as Bayer, Daimler, Deutsche Post, Deutsche Telekom, E.ON, Ford, Henkel, Kaufhof, LANXESS, Mitsubishi, Toyota and Vodafone are at home here and illustrate the region's economic potential.



Innovative location with a long tradition

The highly efficient economic region between the Rhine and the Eifel hills has the very best references and great potential. About eight million people live here. With approximately 13,000 square kilometers this region is larger than the Paris metropolitan area.

Nearly four million working people generate a substantial annual gross domestic product of more than 270 billion euros, almost as much as in Austria. The disposable income of the region amounts to about 160 billion euros each year. These are the key figures of a region with interesting prospects.



Not far from the PrimeSite Rhine Region, Procter & Gamble operates a production plant with an affiliated development and logistics center. The world's largest pet food manufacturer, Nestlé Purina PetCare, produces dried food and treats at its plant in Euskirchen. Miele is also represented at the location with a factory manufacturing electric motors, and Pfeifer & Langen operate a sugar factory here. In Weilerswist the drugstore chain dm operates its largest distribution throughout Europe. Welcome to a cosmopolitan and international location.

Another keystone of the economic success of the region is formed by the high-performance craft, trade, commercial and industrial enterprises based here. In particular, traditional skilled trades and their training structures offer great potential in terms of expert know-how and technical support for new investors at the Euskirchen/Weilerswist location.

Knowledge for the world: research institutes in the Rhine Region

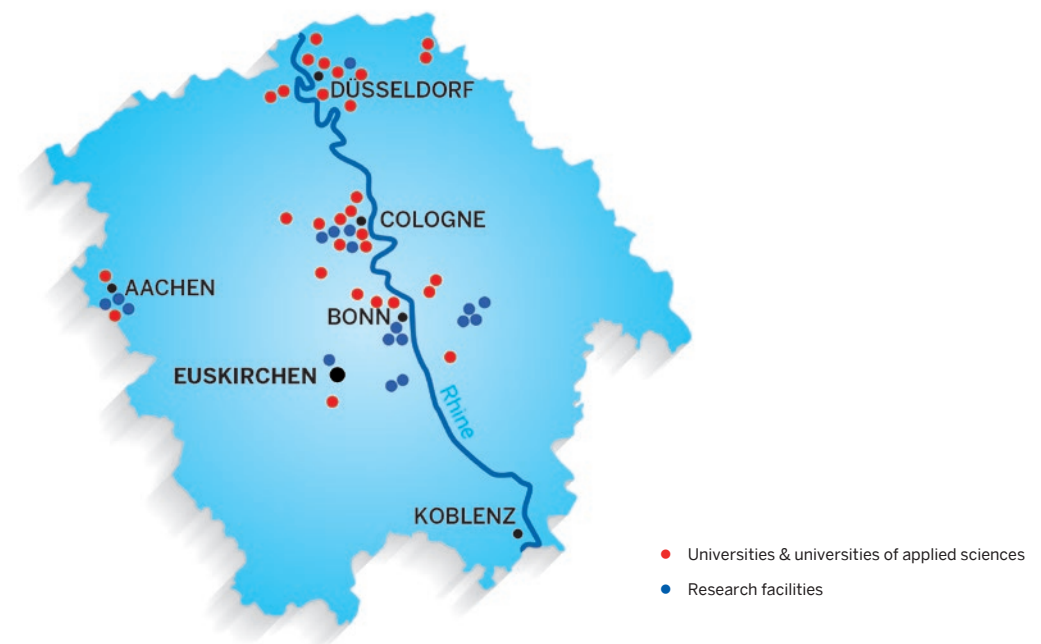
The region is a world-class high-tech location. It possesses a dense network of research and development facilities and is the innovation leader in numerous sectors and fields of research.

34 universities and universities of applied sciences, ten Fraunhofer-Institutes, eight Max-Planck-Institutes and over 120 other research facilities – including the German Aerospace Center and the Jülich Research Center – provide companies with an excellent environment for research and development.

In a variety of research cooperations between scientific facilities and industry, competencies are pooled and the innovative result is spread over several shoulders. One example is the E.ON Energy Research Center. The public private partnership project between RWTH Aachen University and the energy supplier E.ON AG conducts top research in the field of energy efficiency and renewable energies.

Being close to research is also an important locational advantage for international companies. The Korean corporation LG, for example, operates the LG Technology Center Europe in Neuss. In cooperation with European partners and the Fraunhofer Institute for Solar Energy Systems, the first fuel cell system to be fully integrated into a laptop was created here. To promote such cooperations, the state of North Rhine-Westphalia specifically supports knowledge and technology transfer. A specially created knowledge transfer database makes it easier for companies to find the right points of contact in the different research facilities.

UNIVERSITIES AND RESEARCH
FACILITIES IN THE RHINE REGION



Future location with great potential

Innovative industries are the first to profit from the great transfer potential between research and industry.

The basic research conducted at the Max-Planck-Institutes and the application-oriented work of the Fraunhofer-Institutes provide companies with many different points of contact in fields such as automotive and rail technology, chemicals and life sciences, information and communications technology, new materials, production engineering and environmental technology. Future-oriented companies such as Ford, Ericsson, Evonik Industries, Hitachi, IBM, Microsoft, Saint-Gobain Sekurit, Siemens, TDK and Toyota were impressed by the expertise present in the region and settled here.

The economic potential of top research is demonstrated by the Forschungszentrum Jülich, one of the largest research centers in Europe. It was here that the GMR effect in quantum mechanics was discovered. It brought about a change in hard disk reading technology and marks a milestone in the development of computer storage media. Peter Grünberg received the Nobel Prize for this discovery. Today, supercomputers are used here for simulation research. Europe's first petaflop computer was built here; it is capable of one quadrillion computing operations per second.

However, non-researching companies also profit from the scientific location on the Rhine because more than 275,000 students at the region's universities and colleges offer huge potential for every field in terms of highly qualified employees. RWTH Aachen University and the University of Cologne, for example, are among the absolute elite in the German university landscape. At RWTH Aachen University almost 60 percent of the approximately 40,000 students take engineering subjects.



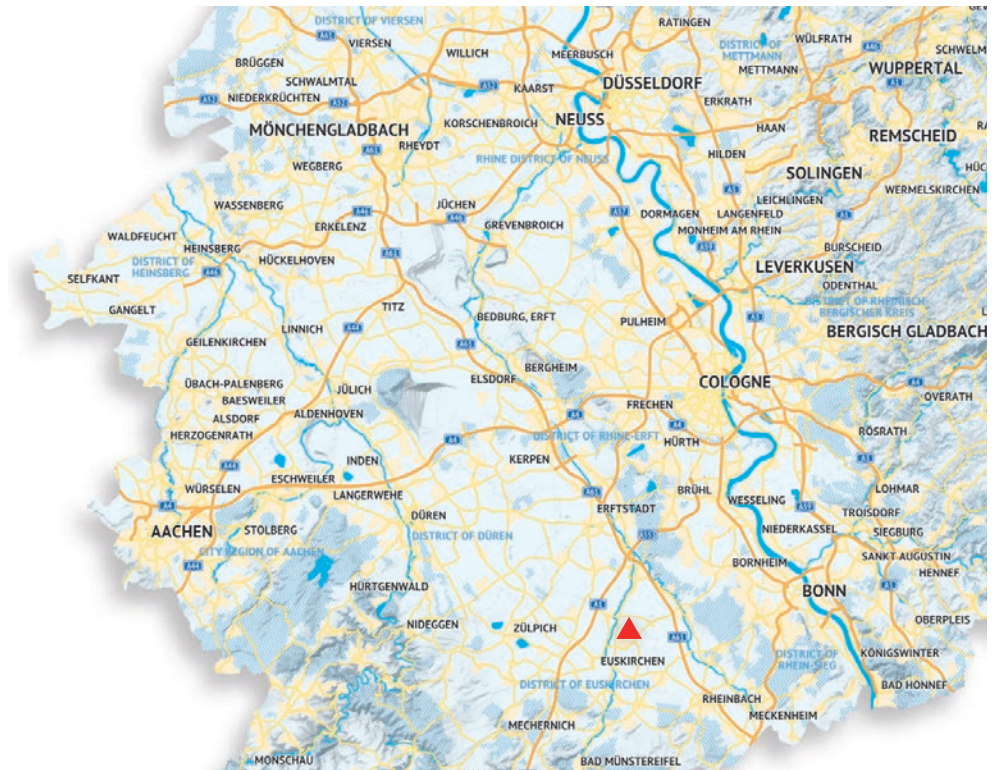
The PrimeSite Rhine Region at a glance

Its location and size make the PrimeSite Rhine Region an exceptional industrial and commercial zone. 205 hectares in the middle of the densely populated Rhine Region plus reserve areas for further growth mean that investments here have good future prospects.

The area has been reserved by the state government of North Rhine-Westphalia exclusively for space-intensive, large-scale projects. Links to an efficient infrastructure and connections to all necessary supply and waste disposal networks are already in place. Further development and installation take place according to the investor's individual requirements. In terms of planning law, the PrimeSite Rhine Region has already made considerable progress. All the necessary approvals are in place or can be obtained at short notice. In this context, NRW.INVEST takes care of any coordination required with the owners of the space.



▲ THE PRIMESITE RHINE REGION IS A TOP-CLASS INDUSTRIAL AND COMMERCIAL ZONE. IT IS WELL DEVELOPED AND LIES IN THE CITY TRIANGLE FORMED BY COLOGNE, BONN AND AACHEN AT THE HEART OF THE CORE ECONOMIC REGION OF WESTERN EUROPE.



PrimeSite Rhine Region

A few comparisons: The region is larger than the Paris metropolitan area; it has more inhabitants than Denmark and is more densely populated than the Netherlands; the highly efficient economy in the region boasts a gross domestic product comparable to that of Austria. The economic conditions speak for themselves. For a quick overview, here are the key facts and figures for the PrimeSite Rhine Region.

AREA

205 HA PLUS RESERVES

RHINE REGION

AREA: 12.958 KM²

POPULATION: 7.6 MILLION

POPULATION DENSITY: 590/KM²

GDP: €273 BILLION

GDP PER CAPITA: €35,727

EMPLOYED PEOPLE: 4.0 MILLION

DISPOSABLE INCOME: €157 BILLION

34 UNIVERSITIES AND UASS

10 FRAUNHOFER-INSTITUTES

8 MAX-PLANCK-INSTITUTES

OVER 120 RESEARCH FACILITIES

INFRASTRUCTURE

OWN RAILROAD SIDING

4 INTERNATIONAL AIRPORTS

DIRECT LINK TO THE A1 AND A61 FREEWAYS

RHINE PORTS IN COLOGNE WITH DIRECT ACCESS TO NORTH SEA, BALTIC SEA AND BLACK SEA

DEVELOPMENT

SUPPLY ACCORDING TO INDIVIDUAL REQUIREMENTS: ELECTRICITY SUPPLY FROM THE SUBSTATION AT THE LOCATION, DRINKING WATER, INDUSTRIAL WATER AND GROUND WATER WELL, SEWAGE DISPOSAL, HIGHPRESSURE NATURAL GAS PIPELINE AND BROADBAND INTERNET

6 good reasons for your location decision

1 Strong industrial region in Europe

The PrimeSite Rhine Region lies in one of Europe's strongest industrial regions. North Rhine-Westphalia is the most important chemical location in Germany and the leading steel location in Europe. The biggest industrial employer is mechanical engineering with about 205,500 employees. The state is the number one energy region in Europe: About 30 percent of German electricity is produced here and approximately 32 percent of German industrial electricity is consumed here. In 2015, North Rhine-Westphalia generated 21.3 percent (approximately 646 billion euros) of the German gross domestic product, placing it clearly ahead of all the other federal states. In an international comparison, North Rhine-Westphalia occupies 19th place, putting it just behind the Netherlands. 16 of the 50 largest German companies are based here in the most populous and most densely populated federal state.

2 Best connections

The highly efficient infrastructure makes the PrimeSite Rhine Region a genuine gateway to Europe. It lies at the center of the European long-distance road network. The A1 and A61 freeways can be reached directly in about five kilometers. The international airport Cologne/Bonn, German's number three air cargo center, is only 40 kilometers away. The airports in Düsseldorf, Maastricht and Frankfurt/Main are also reached quickly at distances of 65, 80 and 140 kilometers respectively, and offer direct flights to destinations all over the world. The PrimeSite Rhine Region has direct links to the rail network and is located near to Germany's largest container rail terminal, Cologne-Eifeltor. The Rhine provides convenient transport to the North Sea ports and the European hinterland. Buses and trains cover the short distance to Cologne and Bonn, where they link up with the European highspeed network.





3 Internationally renowned location

The Rhine Region offers excellent conditions. It is a cosmopolitan and internationally sought-after location. More than 9,300 foreign companies have set up business here to date. 3M, Procter & Gamble, Ford, Toyota, UPS, QVC and Vodafone, for example, control their German and European activities from here – Germany has, after all, long ceased to be high-tax country. The total tax burden of corporations is 29.8 percent, placing it at a medium level on an international scale.

4 Large marketplace

Cologne and Düsseldorf are among the largest trade fair venues in Germany. Photokina, anuga, MEDICA, drupa and the plastics trade fair K are the leading international fairs in their industries. The traditional trading centers on the Rhine make the region German's export champion. Added to this are the exceptional opportunities offered by the domestic sales market itself. The approximately eightmillion people living in the region spend around 160 billion euros on private consumption.

5 A research location of world renown

Innovation-driven and research-intensive industries find excellent conditions for effective technology transfer in the existing scientific networks in the Rhine Region. The ten Fraunhofer-Institutes in Aachen, Euskirchen and the Rhein-Sieg-Kreis district as well as the eight Max-Planck-Institutes in Cologne, Bonn and Düsseldorf make the region a genuine innovation location. Added to this are over 120 further research facilities such as the Research Center in Jülich and the German Aerospace Center in Cologne. The students at the 34 universities and universities of applied sciences in the Rhine Region offer great potential in terms of qualified staff.

6 Outstanding quality of life

The region between the Rhine and the Eifel hills is characterized by its tolerant way of life, a rich cultural heritage and a broad range of leisure activities. The World Heritage Sites Cologne Cathedral, Aachen Cathedral and Augustusburg Palace in Brühl bear witness to the Rhineland's over 2,000-year-old history. The exhibitions and programs of the museums, galleries, stages and orchestras in the region are among the best in the world. The 32 restaurants in the region which have been awarded Michelin Stars also provide excellent quality. The Eifel national park, the idyllic cloth-making town of Monschau and the Drachenfels hill on the Rhine offer peace and relaxation, while the numerous sports events, the Nürburgring hosting Formula 1 racing and various rock festivals, and the Phantasialand amusement park provide the necessary thrills.

A home with unique qualities

The outstanding features of the Rhine Region in the south-west of North Rhine-Westphalia are the cities of Cologne, Düsseldorf and Aachen, as well as the former federal capital Bonn, the mild climate of the Cologne Bight and the green hills of the Eifel national park. It is a region with a high quality of life and great appeal.

People in the region are modern by tradition. This applies to both the exclusive stores in the state capital Düsseldorf and the reorientation of the city of Bonn as a service and UN location. And in Aachen, the city of Charlemagne where Germany, Belgium and the Netherlands meet, a unified Europe is already part of everyday life.

The cultural center of the region is Cologne. The metropolis on the Rhine boasts a museum landscape of international repute and an exceptionally lively cultural scene. The city's landmark, the impressive gothic Cologne Cathedral, is one of the region's three World Heritage Sites alongside the Imperial Cathedral in Aachen and the baroque Augustus-burg Palace in Brühl. The nearby Eifel hills are equally precious. In the first national park in North Rhine-Westphalia visitors can explore the unusually unspoilt landscape with its extensive forests on secluded wilderness trails. One of Germany's most popular amusement parks, Phantasialand near Brühl, offers a wilderness of a completely different nature.



More than just somewhere to live

The exclusive industrial and commercial area PrimeSite Rhine Region lies in the heart of the Rhine Region and mostly in the town of Euskirchen.

Euskirchen is a livable town: The historic “Old Market” with its half-timbered houses and the remains of the medieval town wall account for its charm to this day. The lively pedestrian zone in the medieval town center invites visitors to stroll around, shop and relax. About 56,000 people live here and make Euskirchen an attractive and dynamic district capital. It is the regional center for more than 190,000 people living in the surroundings, with excellent shopping facilities, secondary schools and all important public utilities. The City Forum, town theater and movie theater offer art, culture and entertainment, while over 150 clubs and societies invite the local people to participate actively in sports and leisure activities.



The delightful countryside in the immediate surroundings offers plenty of room for relaxation and recreation, as well as for interesting discoveries. No other region in Europe has as many moated castles as are to be found here. Twelve castles are situated around Euskirchen and Weilerswist and each one is unique. As a medieval ruin or converted into a baroque palace, they are monumental and in some cases inhabited witnesses to a rich heritage. The neighboring municipality of Weilerswist with a population of about 16,300 is a popular residential area thanks to its rural charm and easy accessibility. Located very close to the site, the municipality possesses substantial reserves for the construction of single and two-family houses. To the north-east, Weilerswist borders directly on to the Rhineland Nature Park, an attractive recreational area. Well-maintained trails through forests and along the banks of idyllically situated lakes invite visitors to undertake walking and cycling tours.



Outstanding infrastructure guarantees mobility

Location and accessibility are two of the most important criteria when choosing a site – requirements that the PrimeSite Rhine Region fulfills to the utmost thanks to its modern and highly efficient infrastructure.

It is conveniently located in the city triangle formed by Cologne (30 km), Bonn (20 km) and Aachen (50 km), and precisely at the intersection of the A1 and A61 freeways. The nearby freeways ensure fast connections within Germany, to the North German ports and to the Benelux countries. Because of its central location at the heart of the European long-distance road network the Rhine Region has already become an important logistics location. The PrimeSite Rhine Region is also easily accessible by rail.



The site is linked directly to the goods railroad network via an existing siding. Germany's largest container rail terminal, Cologne-Eifeltor, is only 30 kilometers away. And the Rhine and the important European waterways can be reached quickly via Cologne's ports. The region is served by four international airports. Germany's third-largest cargo airport in Cologne/Bonn (40 km) and the airports in Düsseldorf (65 km), Maastricht (80 km) and Frankfurt (140 km) ensure fast connections to destinations all over the world. The PrimeSite Rhine Region is well developed for short distances thanks to local public transport. Euskirchen train station offers excellent connections to the nearby centers of Cologne and Bonn. And Cologne, one of Europe's busiest rail hubs, is connected to the European high-speed network.



Düsseldorf ●

Chicago ●

● Silicon Valley

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