



incampus Ingolstadt - Tomorrow's Tech Hub

40 hectares of available development land

Exposé

In-Campus Allee, 85053 Ingolstadt, Germany

Vision incampus: An Urban Space for Innovation

Future-oriented Hotspot

Become part of an exclusive high-technology and innovation park specifically designed by Audi AG and the City of Ingolstadt for forward-thinking developments.

Five Strategic Future Clusters

The incampus focuses on attracting companies from the sectors of **Mobility, Production & Med-Tech, Digital Administration, Defense & Security as well as Energy & Environment.**

Strong Synergies

Benefit from direct proximity and potential collaborations with leading technology companies, established industry partners, and the Technische Hochschule Ingolstadt (THI).

Living Pioneer Spirit

Become part of tomorrow's tech community: At incampus, visionary start-ups meet established market leaders.



“

The incampus, once a refinery, today a place for mobility research and software development, symbolizes the transformation in our city.

Dr. jur. Michael Kern (CSU), Mayor of the City of Ingolstadt

incampus in the Heart of the Munich Metropolitan Region



Political Support

Continuity-oriented urban policy that actively advocates for the attractiveness of Ingolstadt as a business location and proactively supports the establishment and development of companies.



Optimal Transportation Connectivity

The proximity to Federal Highway A9, Ingolstadt Central Station with ICE stops, and the Munich Airport enables rapid connections to important national and international business centers.



Highly Qualified Professionals

Thanks to the existing automotive ecosystem, the Technische Hochschule Ingolstadt and KU Eichstätt-Ingolstadt, Ingolstadt has excellent skilled workforce potential.



Established Research Landscape

Benefit from a unique network of science, industry, and emerging start-ups that makes Ingolstadt one of Germany's most dynamic technology locations.



Incampus Location Advantages



Existing Development Plan for Commercial and Industrial Area

Development Plan No. 177 T – "IN-Campus" enables immediate construction start.



400,000 sqm Net Building Land Available Short-term

In addition to existing buildings, approximately 400,000 sqm of freely available land is currently available, flexibly divisible according to needs.



Contamination-Free

IN-Campus GmbH has extensively remediated the former refinery site through soil replacement and soil washing.



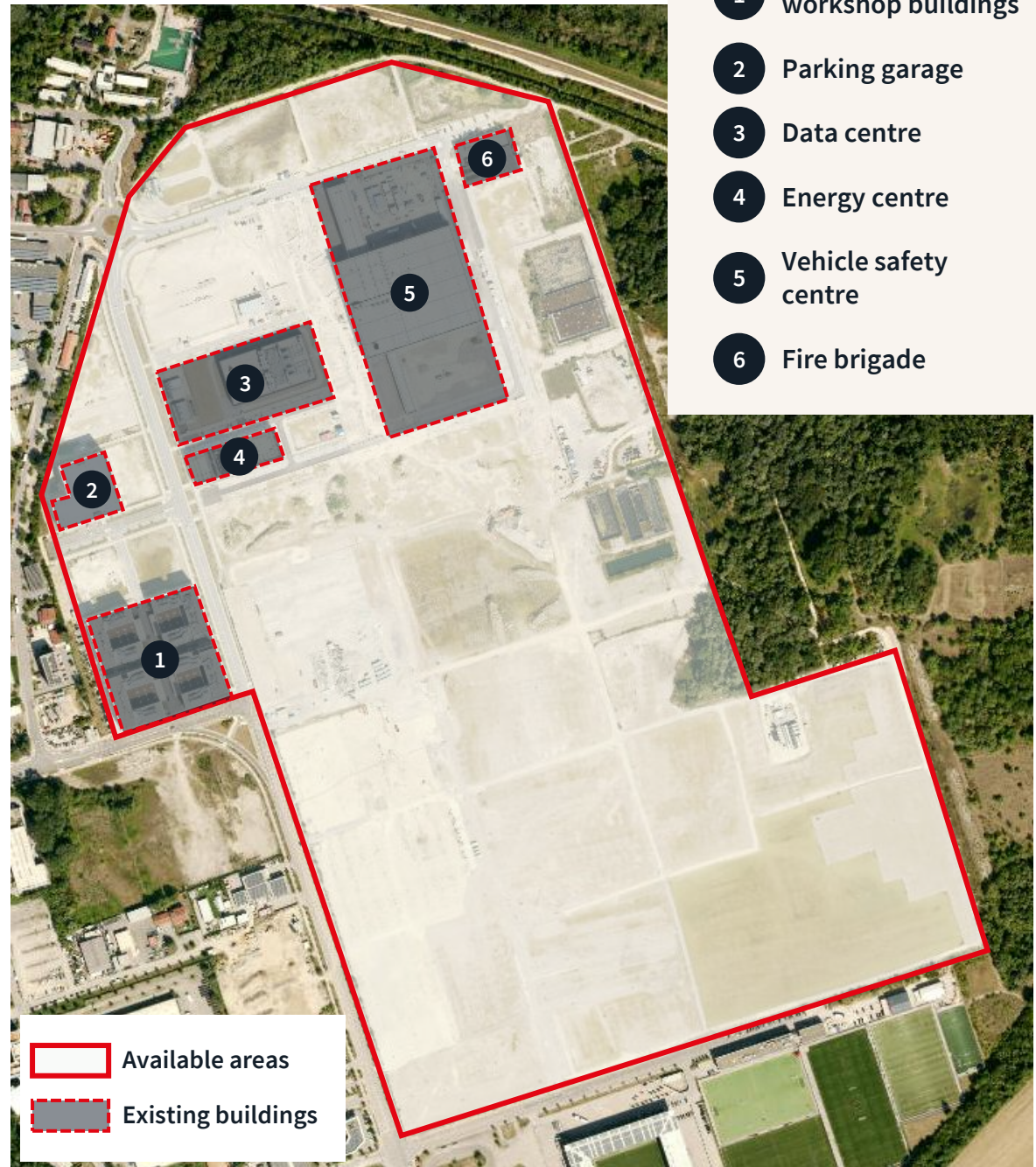
Strong Project Partners

As part of a joint venture, Audi AG and the City of Ingolstadt founded IN-Campus GmbH to advance campus development.



Intelligent Energy Network with Waste Heat Recycling

The incampus utilizes an innovative LowEx network that exchanges waste heat between buildings and realizes an energy-autonomous zero-energy campus with AI-controlled reversible heat pumps and sector coupling.



Ingolstadt: Your Gateway to the Munich Metropolitan Region

Economic Cluster of Superlatives



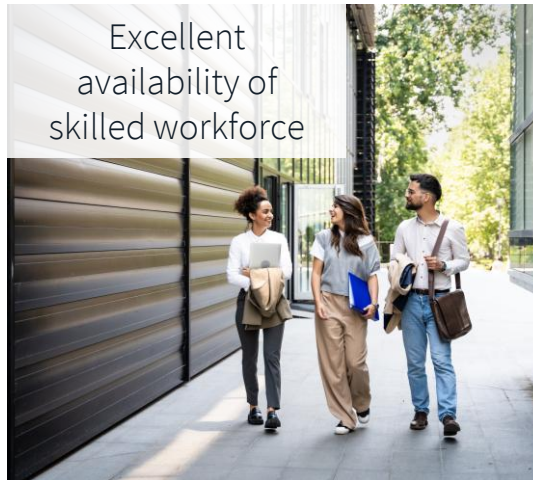
Innovation & Automotive Excellence



International Connectivity



Excellent availability of skilled workforce



The incampus Ingolstadt is located in the **economic powerhouse** of the **Munich Metropolitan Region**, one of Europe's most dynamic economic regions with over 6 million inhabitants and a gross domestic product of over 220 billion euros. This strategic location provides direct **access to over 50,000 companies, 7 DAX corporations**, and leading key technologies in automotive, IT, and biotechnology.

As the **center of the German automotive industry** with Audi, BMW, and MAN, as well as **over 280,000 employees in the automotive sector**, the Ingolstadt location benefits from a unique innovation ecosystem. Proximity to **renowned universities** (Technical University of Munich (TUM), Ludwig Maximilian University (LMU), TH Ingolstadt) and **over 40 research institutions** creates optimal **networking opportunities** between science, established corporations, and the vibrant start-up scene.

Highly qualified professionals from throughout the metropolitan region, a below-average **unemployment rate of 3.3%**, and the **pioneering role in electromobility and renewable energies** position the region as a **future Green Tech hub**. The incampus serves as a **gateway to this unique economic area**, connecting local strengths with the unlimited possibilities of the Munich Metropolitan Region.

Synergy Potential Through Strong Science and Business Networks at Ingolstadt Location



Almotion Bavaria is an **AI mobility hub** located at the Technische Hochschule Ingolstadt, funded by the **High-Tech Agenda Bavaria**. It is dedicated to researching AI-based mobility of the future and focuses on **innovation potential** in **autonomous driving**, **unmanned flying**, and **digital production**, with the future goal of transferring research results into applications.



The **Technische Hochschule Ingolstadt** positions itself as a mobility university and conducts a broad spectrum of **applied research in mobility**. It houses the Institute for Innovative Mobility (IIMo), the CARISSMA research and test center for vehicle safety, and the Research Center for Artificial Intelligence and Machine Learning (AININ), which develops AI-based mobility solutions. Additionally, the Fraunhofer Application Center "Connected Mobility and Infrastructure" is located at THI.



Fraunhofer IVI contributes significantly to mobility research through its **Fraunhofer Application Center "Connected Mobility and Infrastructure"**, established at THI in 2019. This center focuses on automated and cooperative driving to minimize safety risks and increase traffic efficiency through roadside safety systems and vehicle-to-infrastructure communication. Research is also conducted on innovative charging technologies and solutions for remote battery diagnostics in electromobility.



The **China Cener Bayern** serves as a central **contact point** and **bridge builder** between Bavaria and China. It supports **Chinese companies** in **establishing themselves in Bavaria** and promotes **German-Chinese business cooperation**. The center offers consulting services, facilitates business contacts, and contributes to strengthening economic relations between both regions.

Optimally Connected to Bavaria's Economic Engines

Ingolstadt is strategically optimally located in the heart of Bavaria, about 80 kilometers north of Munich, directly on Highway A9, which represents one of Germany's most important traffic arteries and enables fast connections to Munich, Nuremberg, and beyond.

The economic backbone is manufacturing, which generates three-quarters of gross value added. As home to AUDI AG with the largest production site, Ingolstadt is the heart of the German automotive industry. Over 40,000 employees at Audi alone, plus thousands more at suppliers and companies like MediaMarktSaturn Retail Group, shape the market. Innovative tech companies like CARIAD at incampus also drive the digitalization of mobility.

Continuous population development reflects attractiveness for professionals, also supported by the Technische Hochschule Ingolstadt and KU Eichstätt-Ingolstadt as important research and training partners. This development is significantly supported by comprehensive funding programs and strategic investments from federal and state governments. The High-Tech Agenda Bavaria (HTA) strengthens the technological orientation of the location with billion-euro investments in AI, 5G/6G, and Clean Tech, making Ingolstadt a central player in the transformation of business and technology.



Destination		Distance	Travel Time
Highway	A 9	3 km	4 Min.
Airport	Munich	70 km	45 Min.
Airport	Airfield Ingolstadt-Manching	9 km	10 Min.
City	Ingolstadt	5 km	11 Min.
City	Munich	80 km	60 Min.
City	Nuremberg	96 km	> 60 Min.
Audi AG	Headquarter	9 km	15 Min.



Micro-location: Established Today, Connected Tomorrow

Become Part of a Growing Innovation Cluster

The incampus already houses renowned players today and offers the best conditions for future synergies:

01 Established Tech Community as Springboard

The resident companies from software development, automotive engineering, and mobility research have already created a functioning network from which you can benefit from day one.

02 Test Track for Autonomous Driving

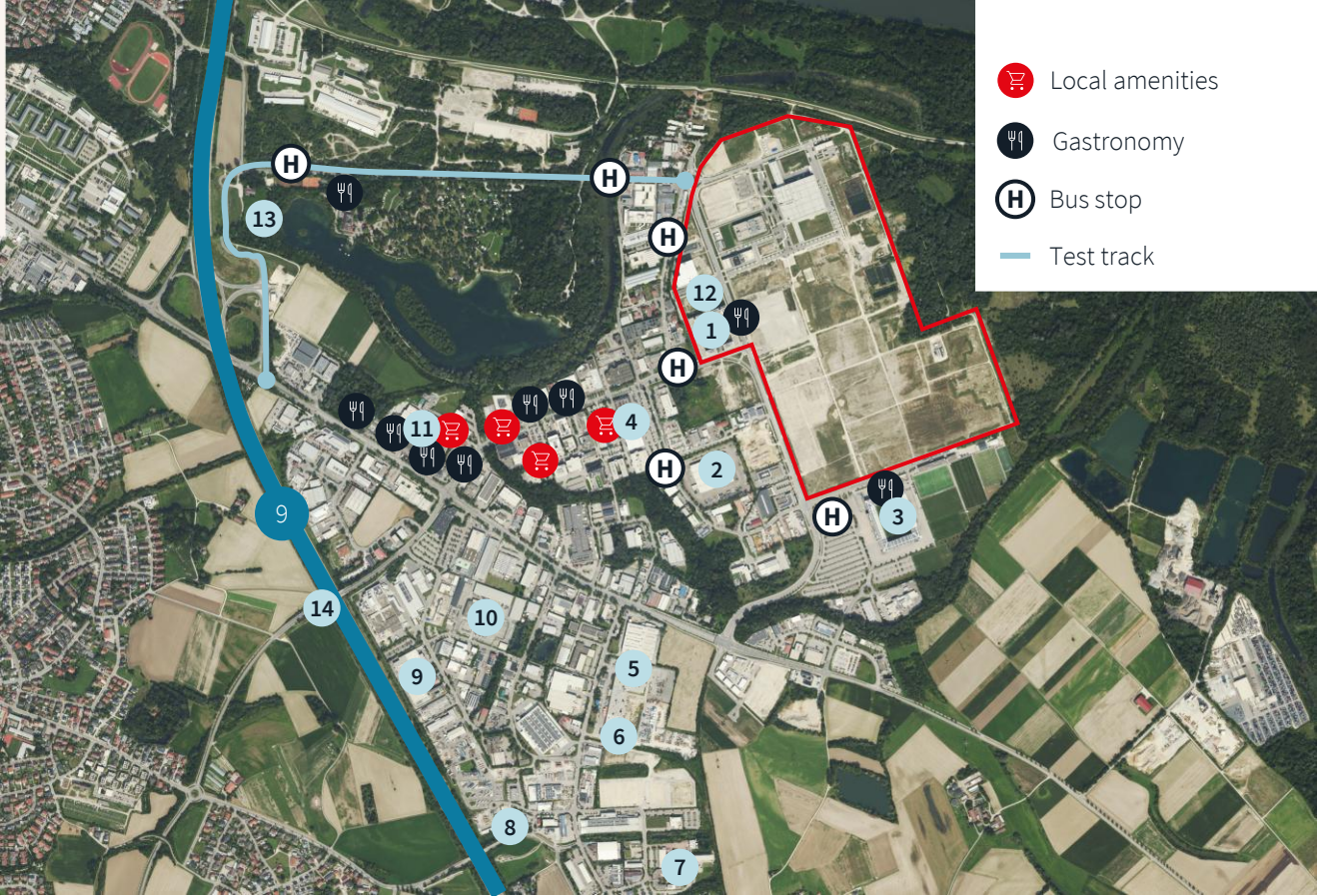
The "Erste Meile" in Ingolstadt is a digital test field at incampus that serves as an open platform enabling research and development of automated driving in complex urban traffic. This provides users with a real laboratory with modern infrastructure to test new technologies, accelerate market readiness, and promote cooperation in the mobility industry.



20 minutes
to Ingolstadt city centre



11 minutes
to Ingolstadt city centre



#	Name	Sector	#	Name	Sector
1	Cariad SE	Automotive Software	8	trimatec GmbH	Automotive Engineering
2	LOXESS AG	Logistics	9	EDAG Aeromotive	Automotive Engineering
3	FC Ingolstadt/ Audi Sportpark	Sports	10	Berotek GmbH	Automotive Engineering
4	MediaMarkt	Retail	11	IDIADA Fahrzeugtechnik	Automotive Engineering
5	Volkswagen Group Services GmbH	Automotive Shared Services	12	Robert Bosch GmbH	Technology and Services
6	Magna International Inc	Automotive Supplier	13	IN2Lab / Erste Meile	Autonomous Driving Test Field
7	EDAG Group	Automotive Engineering	14	DTA – Digital Test Field Highway	Test field for traffic safety and efficiency

Diverse Usage Possibilities

Development Plan Specifications

 **Up to 36 meters permissible building height**
enable diverse uses

 **Commercial Area** (§8 BauNVO)

 **Industrial Area** (§9 BauNVO)

 **Development areas for nature and landscape**



Office/
Administration



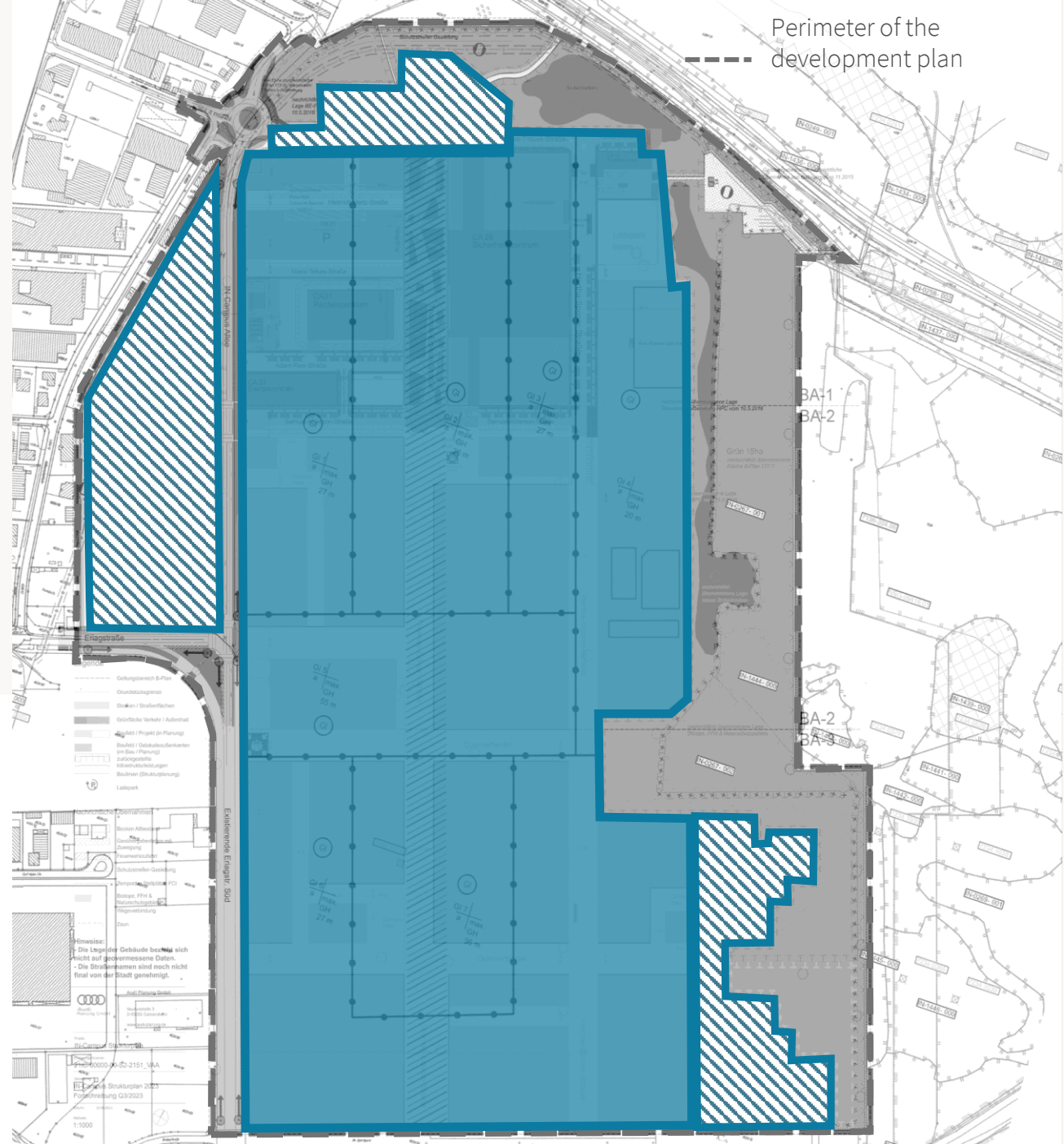
Research &
Development



Production & High
Technology



Light Industrial



Customized Areas

The incampus offers the possibility for **flexible parceling** and **customized area layouts**, suitable for your specific requirements for research & development, office, or laboratory spaces.

Two Options: Build or Rent



Option 1: Land Acquisition for Self-Development

- **Your Full Control:** You acquire the desired partial area and realize your building exactly according to your specifications, design requirements, and schedules.
- **Long-term Value Creation:** Benefit from the advantages of owning real estate in a future-oriented environment.

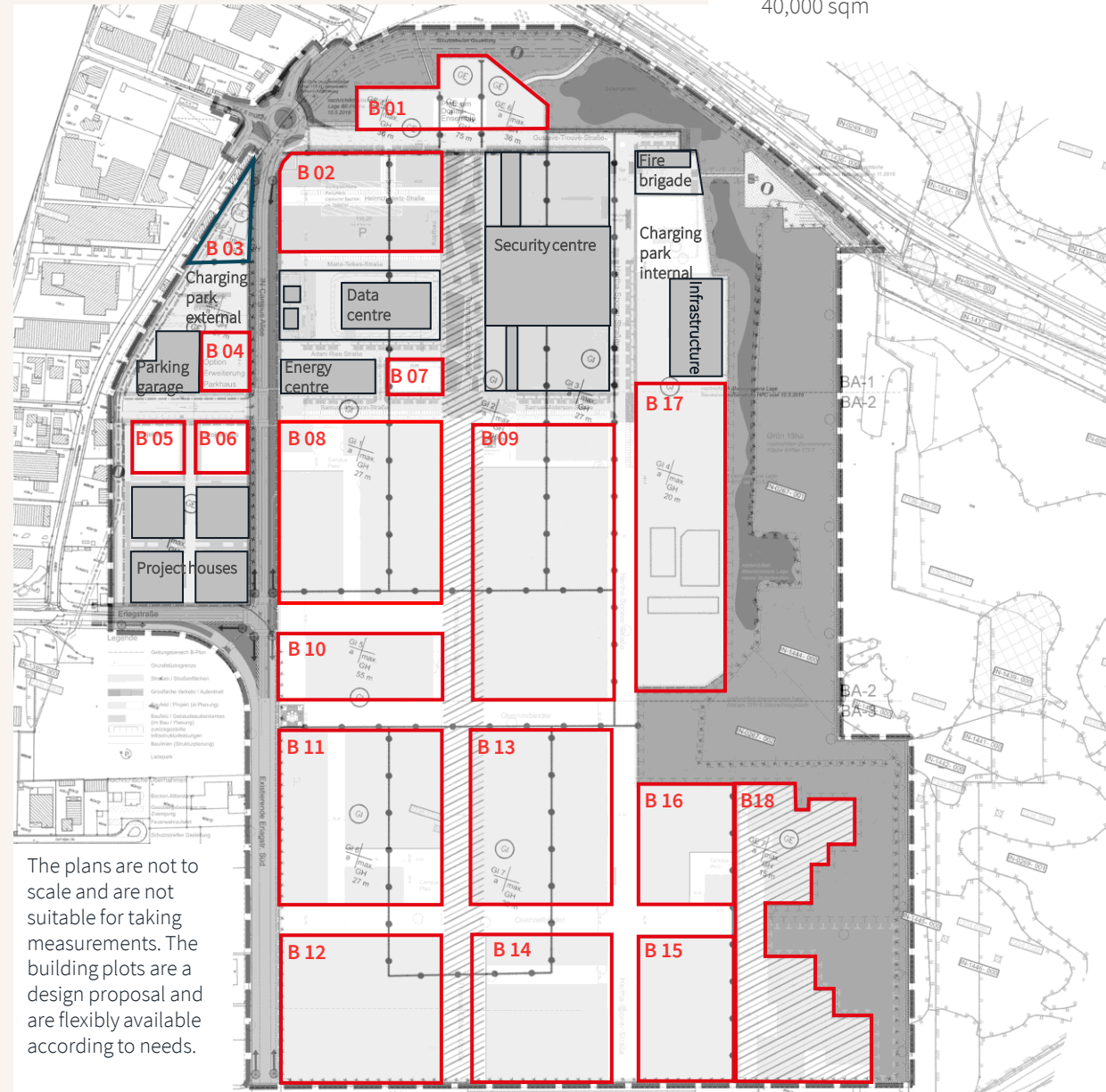


Option 2: Customized Rental Solution (Build-to-Suit)

- **Capital-Conserving & Efficient:** We enable the realization of a property tailored to your needs in cooperation with a suitable project developer.
- **Move-in Ready Solution:** You rent the completed property and can focus entirely on your core business. The project developer handles planning, construction, and financing.

— Open building plots

Plot sizes from 3,000 to over 40,000 sqm



Contact Industrial & Logistics Agency



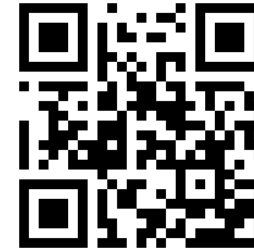
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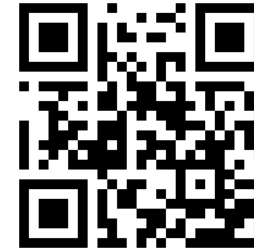
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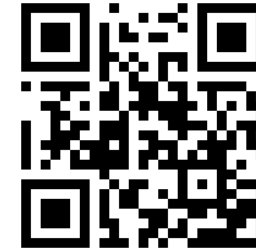
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