

# Asset Tour 25<sup>th</sup> & 26<sup>th</sup> April 2023



Schedule



SEGRO Hosts



BU Update



Asset Tour

Schedule

SEGRO Hosts

BU Update

Asset Tour

Tuesday, 25<sup>th</sup> April 2023

- 07:35 BA936 from LHR to Dusseldorf arriving 10:00am

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- 10:30 Coach transfer to Cologne

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- 11:00 Park tour with customer visit

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- 12:00 Lunch at Delicato

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- 13:00 Coach transfer to Düsseldorf

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- 13:30 Park Tour (Düsseldorf Süd)

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- 14:30 Park Tour (Düsseldorf City)

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- 15:30 Coach transfer to hotel

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- 19:15 Coach transfer to dinner

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- 19:30 Dinner at Riva Restaurant & Bar  
Coach at disposal for return to hotel

Wednesday, 26<sup>th</sup> April 2023

- 08:30 Coach transfer to Oberhausen

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- 09:00 Park Tour

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- 09:45 Coach transfer to Krefeld

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- 10:30 Park tour

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- 11:30 Coach transfer to airport incl. lunch packages

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- 12:00 Arrival at airport and departures

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- 13:50 BA3274 from Dusseldorf to LCY arriving 14:05



# SEGRO HOSTS

Tuesday, 25<sup>th</sup> April 2023



**Jim Hartley**  
Managing Director,  
Northern Europe



**Tim Rosenbohm**  
Director, Light Industrial,  
Germany



**Simon Czerwinski**  
Associate Director, Development,  
Light Industrial



**Oliver Kuropka**  
Associate Director, Development,  
Light Industrial

Wednesday, 26<sup>th</sup> April 2023



**Jim Hartley**  
Managing Director,  
Northern Europe



**Philipp Oevermann**  
Director, Logistics, Germany



**Sebastian Hofer**  
Associate Director, Asset Management,  
Logistics



**Jens Ole Appelhof**  
Associate Director, Property Management,  
Logistics



# NORTHERN EUROPE





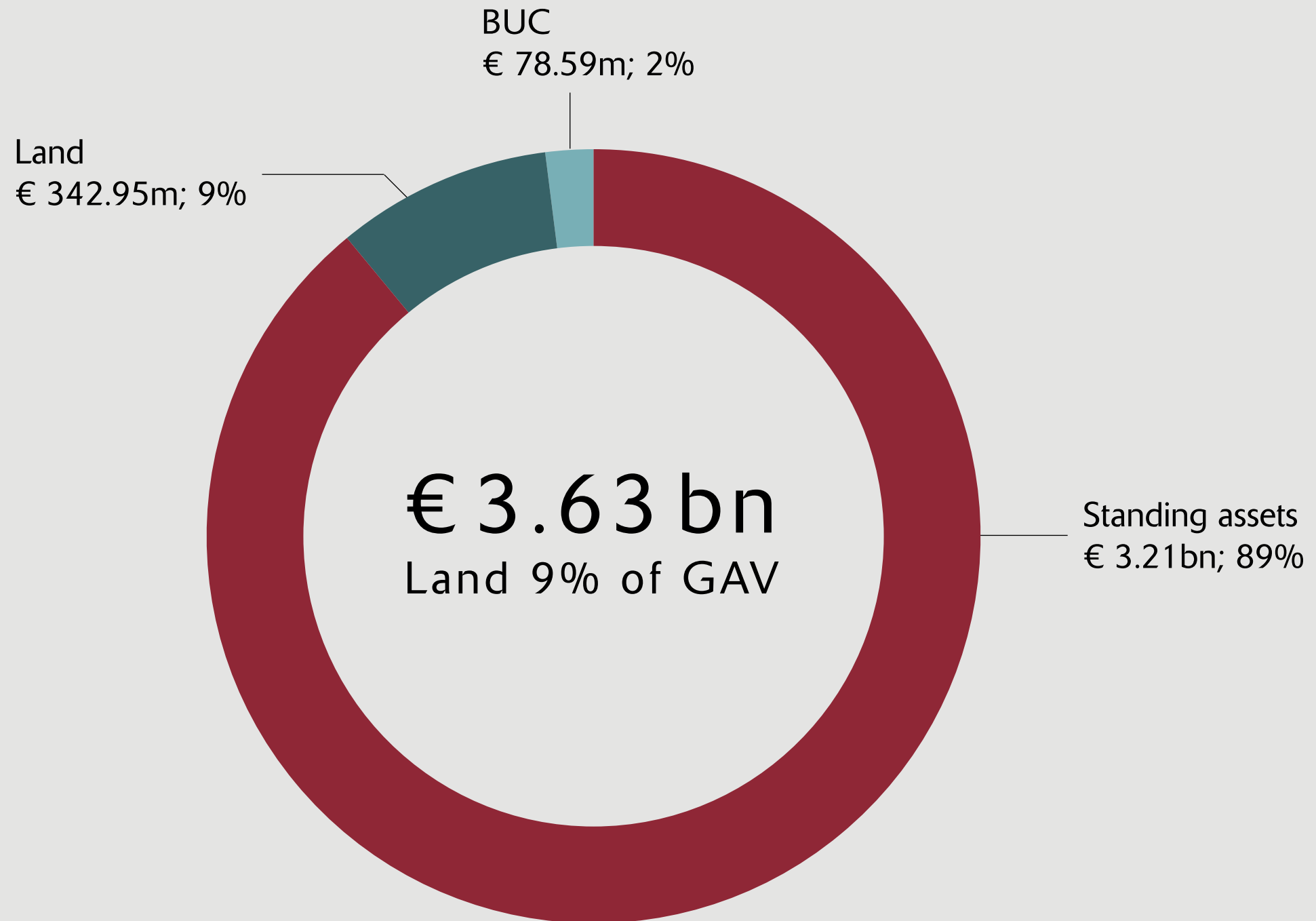
# Northern Europe Map





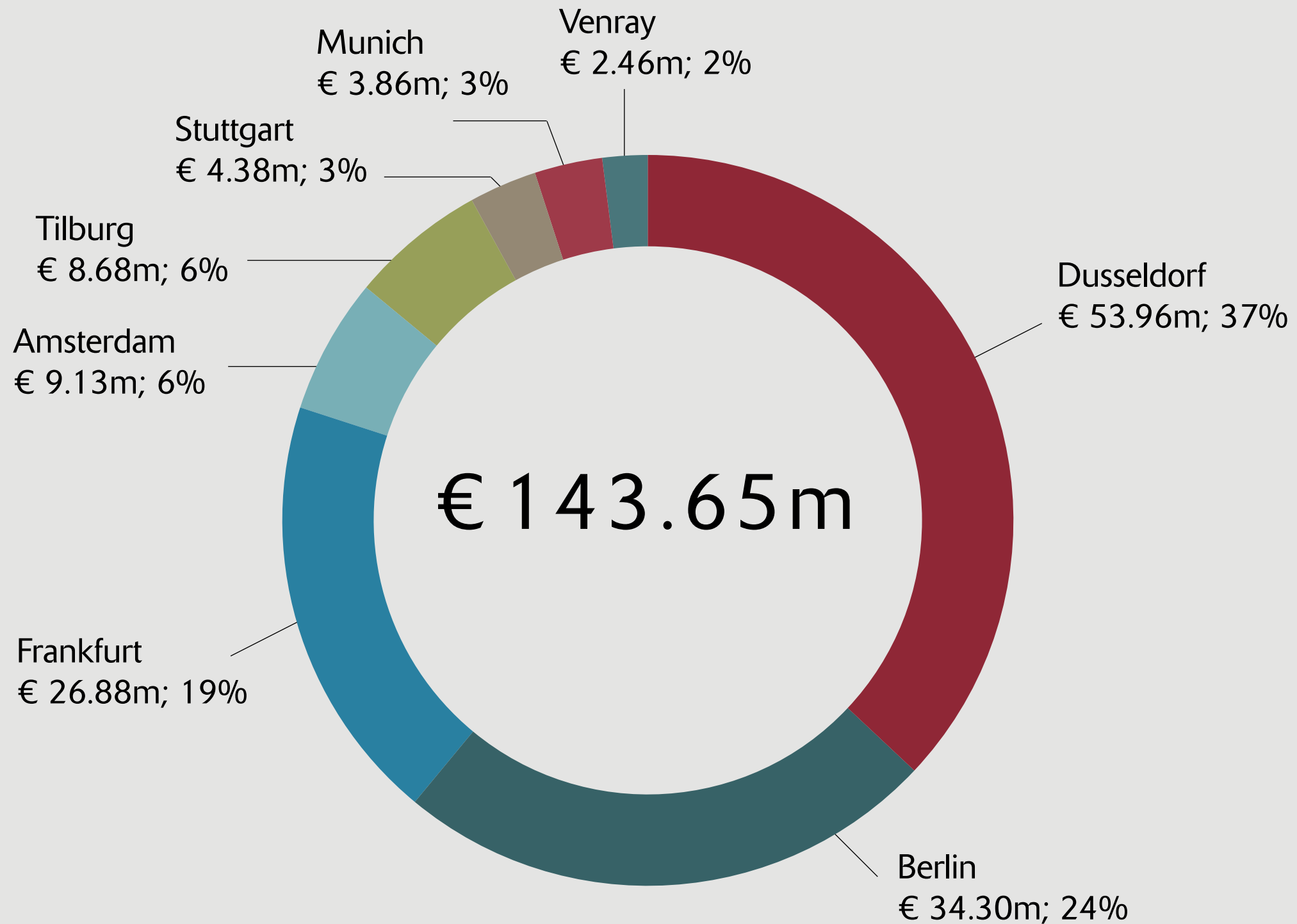
# Northern Europe Portfolio AUM by category

December 31<sup>st</sup> 2022



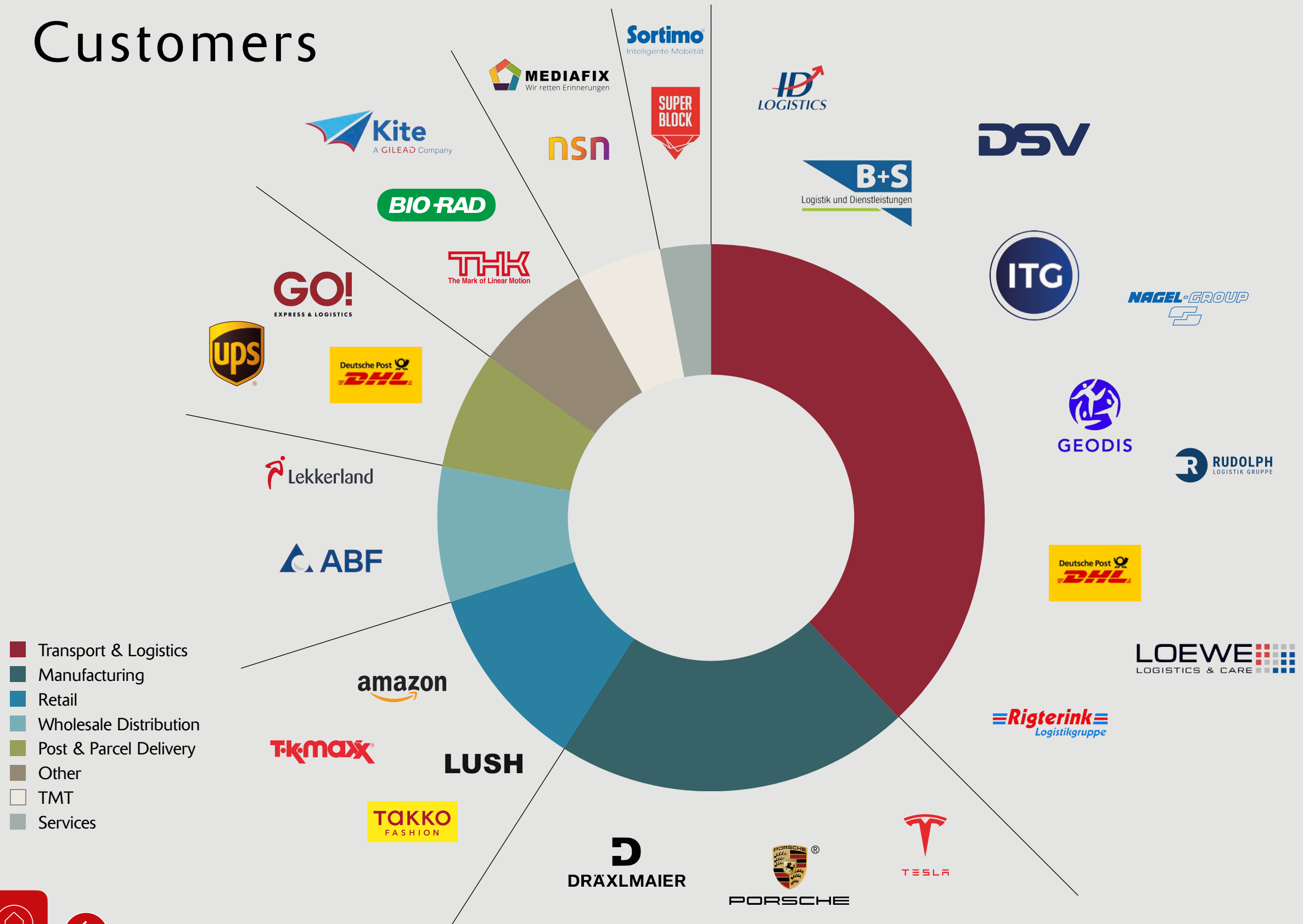
# Headline rent by region

December 31<sup>st</sup> 2022 at 100%





# Customers



- Transport & Logistics
- Manufacturing
- Retail
- Wholesale Distribution
- Post & Parcel Delivery
- Other
- TMT
- Services

# Strong Development Track Record over the last 5 years

## Big Box Logistics



SEGRO Park Berlin Airport



SEGRO Logistics Park Leipzig Airport

Completed developments  
**846k sqm**



SEGRO Logistics Park Bischofsheim



SEGRO Logistics Park Oberhausen

Let  
**95.5 %**



SEGRO Logistics Park Krefeld Süd



SEGRO Park Amsterdam

Under construction  
**88k sqm**

## Urban Warehouses



SEGRO Park Düsseldorf City



SEGRO Park Cologne City



SEGRO Park Düsseldorf Süd



SEGRO Park Frankfurt City



SEGRO Park Ingolstadt



SEGRO Park Berlin Airport







- 1974**  
First acquisition in Germany in Cologne-Porz under the name Slough Investments Ltd.
- 1990 – 2006**  
Development of logistics parks in Germany, including Krefeld, Willich, Neuss, Hamburg, Ratingen and Frankfurt a.M.
- 2007**  
Acquisition of Düsseldorf Süd site
- 2008**  
Acquisition of Düsseldorf City site
- 2014**  
Acquisition of Cologne City site
- 2017**  
Acquisition of Oberhausen site
- 2022**  
Acquisition of sites in Düsseldorf, Berlin, Mörfelden and Neu Wulmstorf

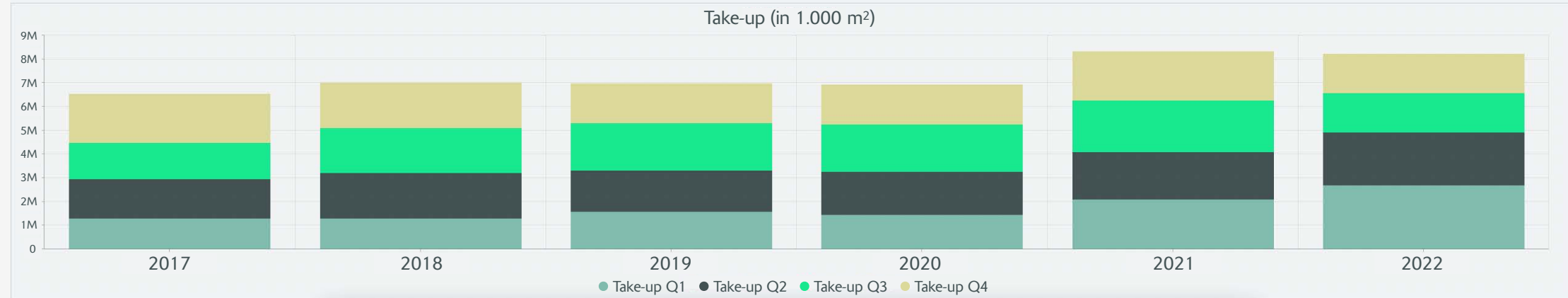


- 1989**  
Founding of Slough Commercial Properties GmbH based in Düsseldorf
- 2008**  
Founding of SEGRO Germany GmbH and new office opening in Düsseldorf
- 2015 – 2017**  
Office openings in Hamburg and Munich
- 2021**  
Berlin office opening
- 2024**  
50 years anniversary SEGRO Germany



### CBRE - North Rhine-Westphalia Logistics Market 2022

	2022	In comparison to the same period last year	6-months-trend
Take-up	8,207,900 sq m	-1%	↓
Average prime rent top 5	7.44 €/sq m	+10%	↑
Average Prime rent secondary centers	5.81 €/sq m	+8%	↑
Average top 5 prime land price	535 €/sq m	-2%	↓
Prime yield	3.80 %	+0.80%-pts	↑
Investment volume	€10.6bn	+5%	↓



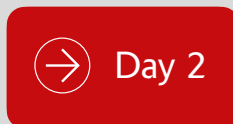
### Market Reports Germany - Q4 2022

- JLL Investment Market Overview Germany Q4 2022
- Collier Logistics Rental Overview Q4 2022
- BNP Logistics Market Overview Germany Q4 2022
- Collier Logistics and Investment Germany Overview Q4 2022
- BNP Logistics and Investment Market Germany Q4 2022
- Cushman and Wakefield Industrial Marketbeats

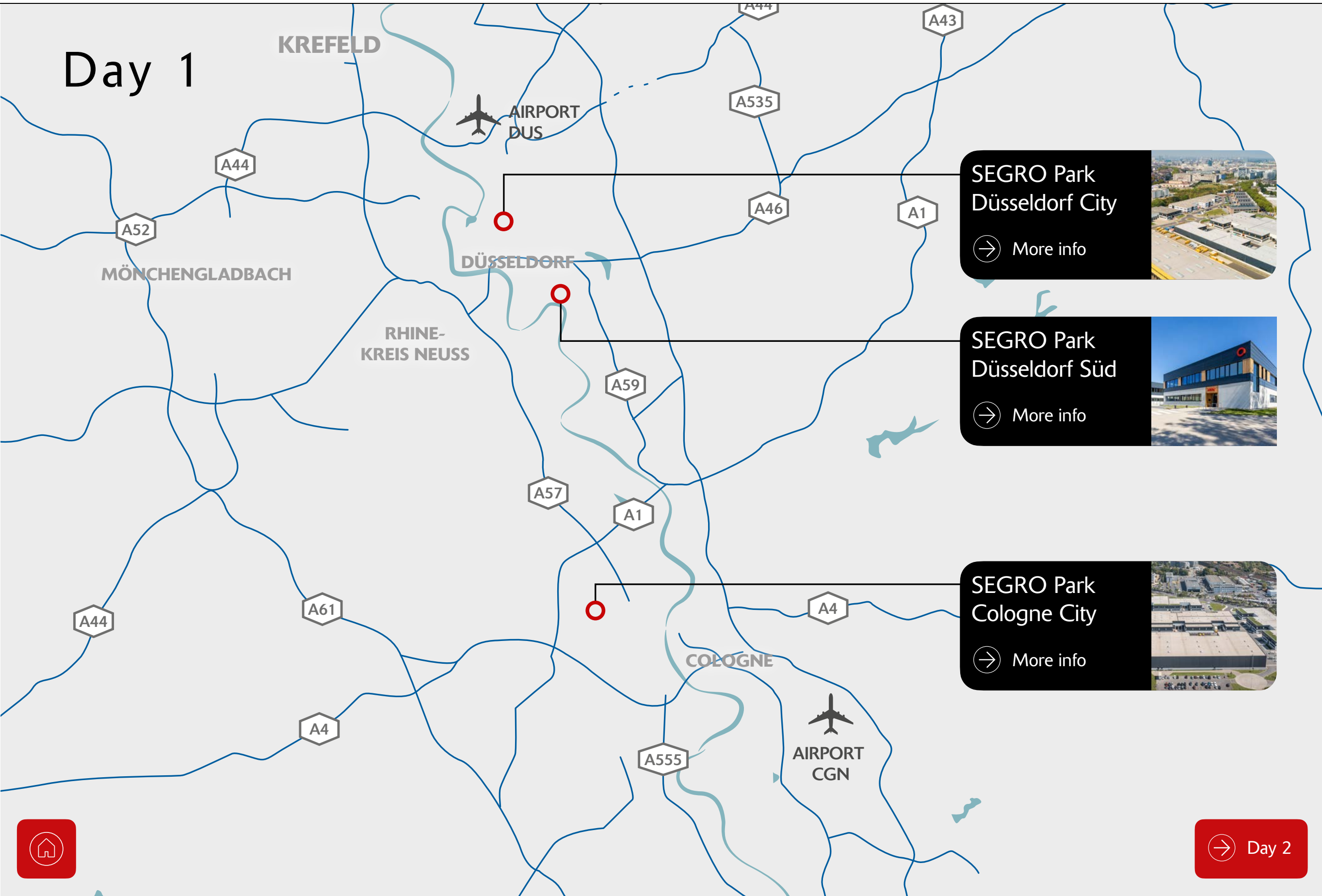




# Asset Tour

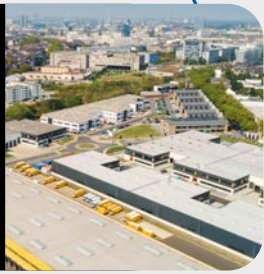


# Day 1



**SEGRO Park Düsseldorf City**

[More info](#)



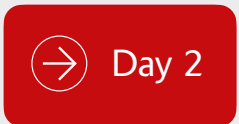
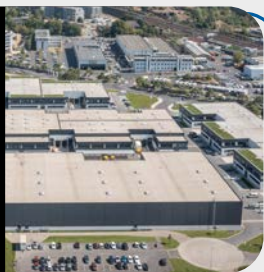
**SEGRO Park Düsseldorf Süd**

[More info](#)

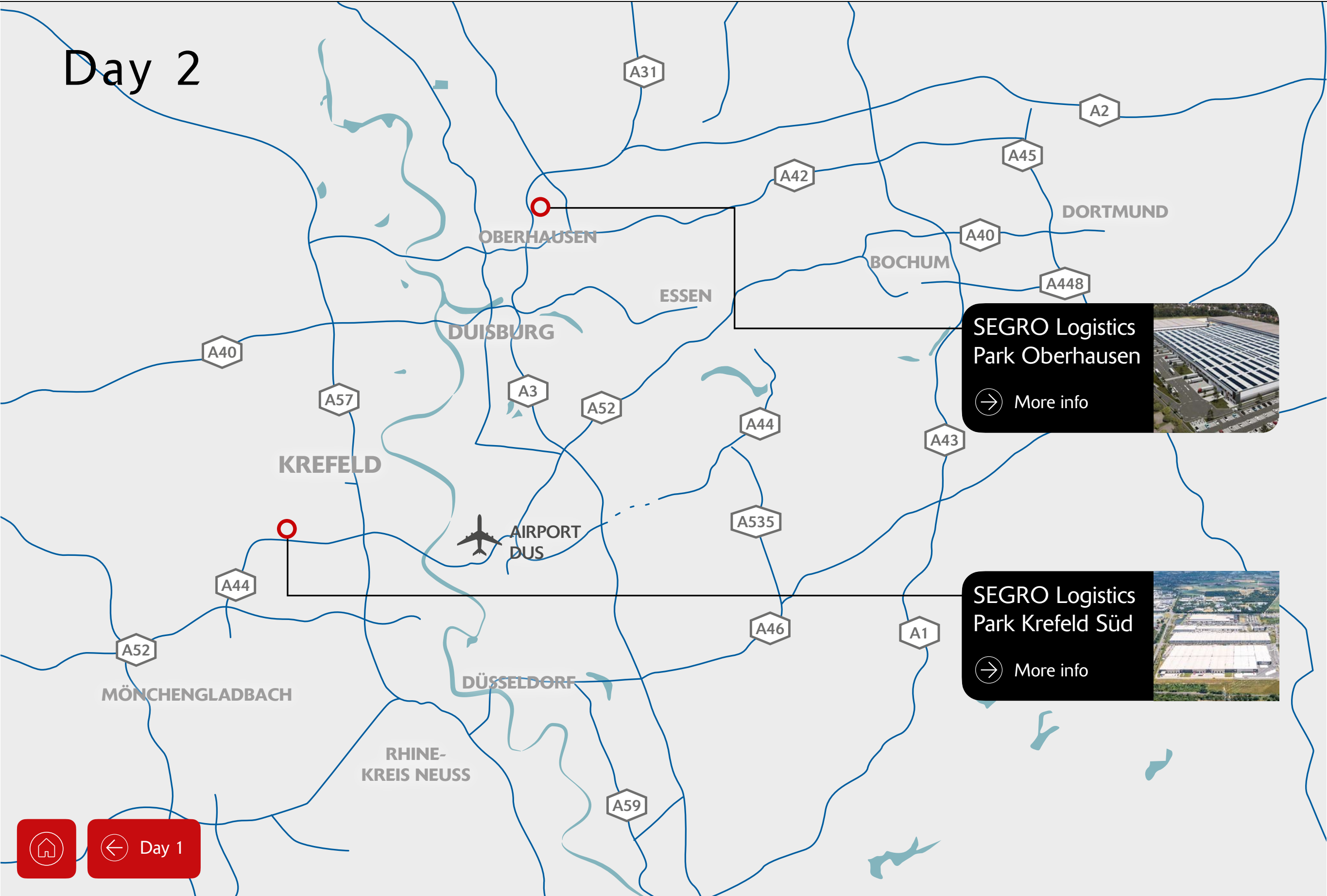


**SEGRO Park Cologne City**

[More info](#)



# Day 2



**SEGRO Logistics Park Oberhausen**



➔ More info

**SEGRO Logistics Park Krefeld Süd**



➔ More info



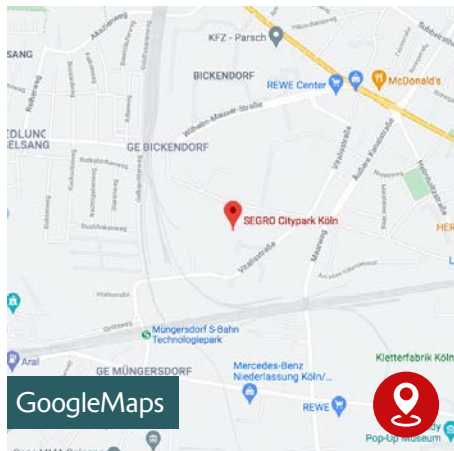
# SEGRO Park Cologne City



Factsheet



Play video

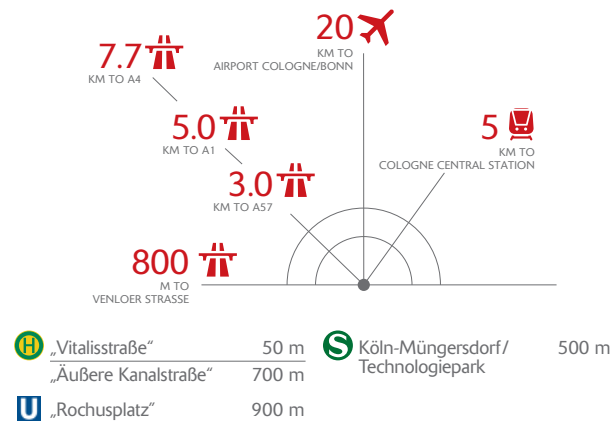


GoogleMaps





## SEGRO PARK COLOGNE CITY



### SPECIFICATIONS

- Warehouse height: 10.00 m clear height
- Roof: Sheet insulated roof with heat insulation according to valid ENEC
- Windows: aluminium windows with double glazing
- Gates: ground-floor sectional doors (approx. W 3.00m x H 4.30m), combined with loading ramps
- Warehouse floor: steel fiber-reinforced concrete slab, with abrasion-resistant surface
- Area load: 50 kN / m<sup>2</sup> (= 5 t); Point load: 30 kN (= 3t) per shelf handle with a footplate of 12 x 12cm; Max. total weight of industrial trucks: 31kN (= 3.1t), flatness according to DIN 18202, Table 3, line 3
- Heating: Heat pump
- Energie standard BEG40

All areas will be delivered according to German building regulations.

### TOTAL SQUARE METRES BUILT

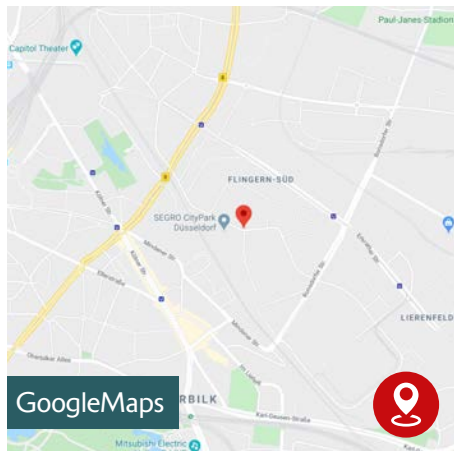
44,000 sqm

### PRELET BUILDING 1

13,726 sqm

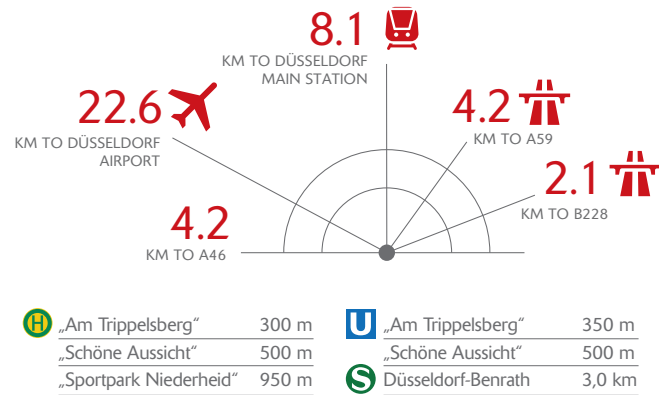


# SEGRO Park Düsseldorf Süd





# SEGRO PARK DÜSSELDORF SÜD



## SPEZIFIKATIONEN

- Warehouse height: 6.50m clear height
- Roof: Sheet insulated roof with 200mm insulation according to valid ENEC
- Windows: aluminium windows with double glazing
- Gates: ground-floor sectional doors (approx. W 3.00m x H 4.30m), combined with loading ramps
- Warehouse floor: steel fiber-reinforced concrete slab, with abrasion-resistant surface
- Area load: 50kN / m<sup>2</sup> (≈ 5 t); Point load: 30kN (≈ 3 t) per shelf handle with a footplate of 12 x 12cm; Max. total weight of industrial trucks: 31kN (≈ 3.1 t), flatness according to DIN 18202, Table 3, line 3
- Heating (gas): designed for room temperatures up to 17°C (warehouse) / 20°C (office / social)
- Service area: window bands suitable for permanent workplaces, linear lighting

All areas will be delivered according to German building regulations.

## TOTAL SQUARE METRES BUILT

88,806 sqm

## LETTABLE SPACE

### RENTAL SPACES PHASE 1

Unit	Warehouse	Service	Office 1st floor	Total
P	238 sqm	68 sqm	93 sqm	399 sqm
<b>Total</b>	<b>238 sqm</b>	<b>68 sqm</b>	<b>93 sqm</b>	<b>399 sqm</b>

### RENTAL SPACES PHASE 4

Unit	Warehouse	Service	Office 1st floor	Total
A/B	-	-	410 sqm	410 sqm
<b>Total</b>	<b>-</b>	<b>-</b>	<b>410 sqm</b>	<b>410 sqm</b>

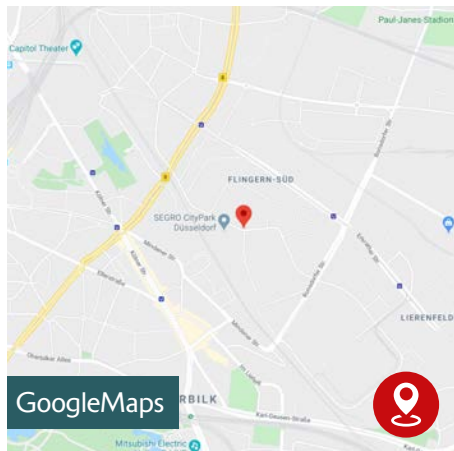


Available units



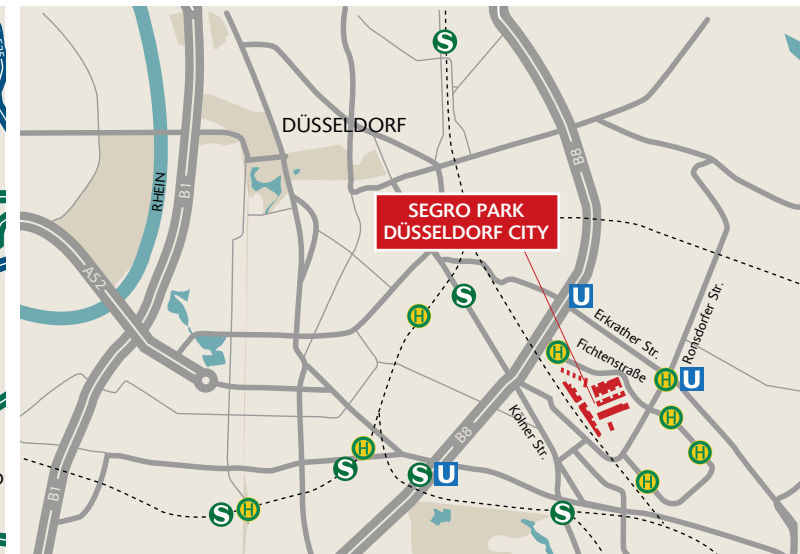
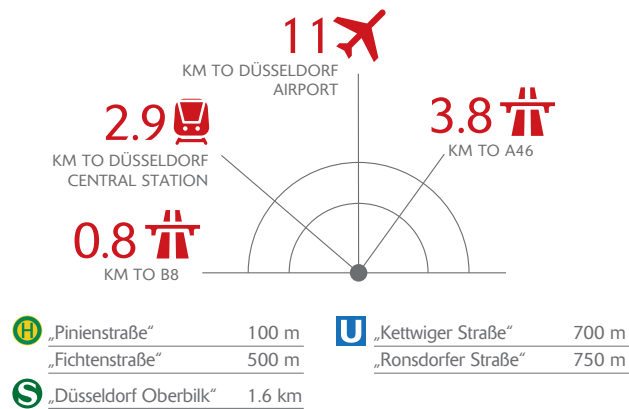


# SEGRO Park Düsseldorf City





# SEGRO PARK DÜSSELDORF CITY



## SPECIFICATIONS

### WAREHOUSE

- Warehouse height: 6.50 m clear height
- Roof: Sheet insulated roof according to valid ENEC
- Windows: aluminium windows with double glazing
- Loading doors: ground-floor loading doors (approx. w 3.00 m x h 4.30 m), partly combined with loading ramps & doors
- Warehouse floor: Reinforced concrete floor with joint-free hard aggregate spread. Designed for maximum permitted forklift loads of 50 kN (≈5 t)
- Lighting warehouse: T5 linear luminaires, 200 lux
- Service area: window bands, suitable for permanent workplaces, linear lighting

All areas will be delivered according to German building regulations.

TOTAL SQUARE METRES BUILT  
51,725sqm



■ Available units





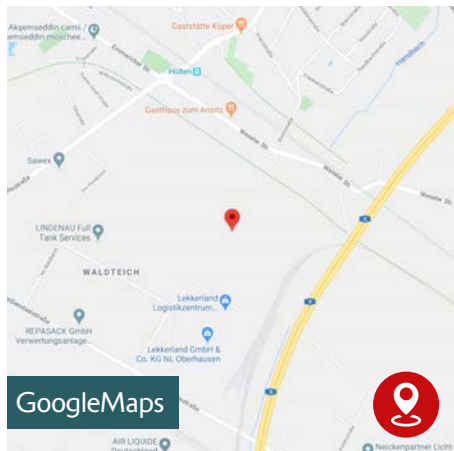
# SEGRO Logistics Park Oberhausen



Factsheet



Play video

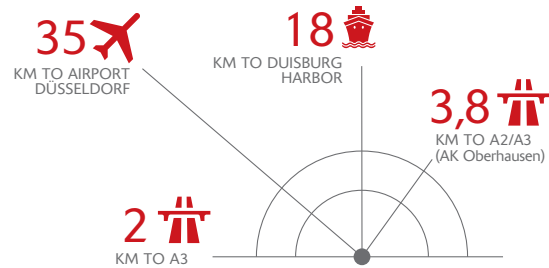


GoogleMaps

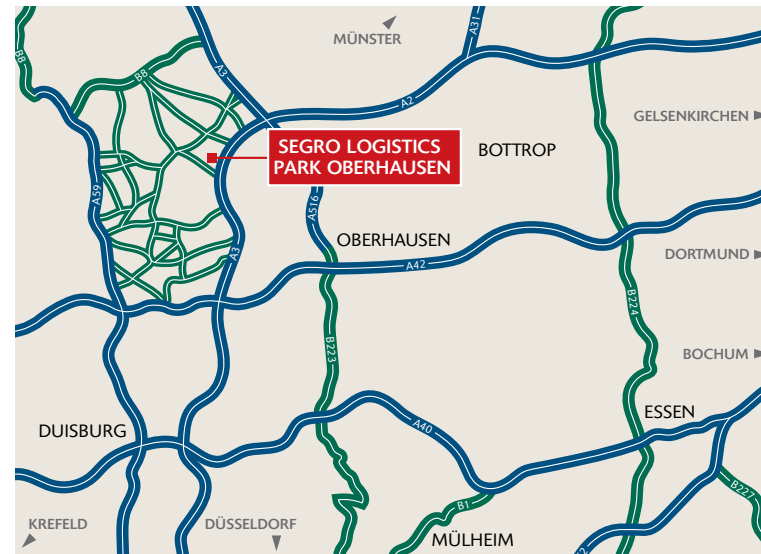




## SEGRO LOGISTICS PARK OBERHAUSEN



- 🏠 „Im Lækkerland“ 80 m
- 📍 Oberhausen-Holten 200 m



### SUSTAINABLE ASPECTS

- Photovoltaic system with a capacity of 4.2 MWp
- 26 electric vehicle charging stations
- Efficiency house level 40: High-quality insulated building envelope according to the latest standard
- Aiming for DGNB Platinum and DGNB Climate Positive

### SPECIFICATIONS

- Warehouse height: 12 m lower trusses
- Roof: Sheet insulated roof with insulation according to GEG (German Buildings Energy Act)
- Windows: Aluminium windows with triple insulated glazing
- Warehouse floor: Reinforced concrete floor, joint-free. Designed for maximum permitted forklift loads of 50kN (≈ 5t) flatness tolerances according to DIN 18202, table 3, line 4
- Heating (district heating): designed for room temperatures up to 17° C (warehouse) / 20° C (offices/social rooms)
- Lighting: LED interior and exterior lighting
- Standard office configuration: Space divided according to tenants' wishes, floor cable ducting (including electrical cabling, without data processing/IT cabling), suspended ceiling with integrated LED lighting, external sunlight protection (optional area cooling)

All areas will be handed over in accordance with German building regulations.

### TOTAL SQUARE METRES BUILT

119,000sq m



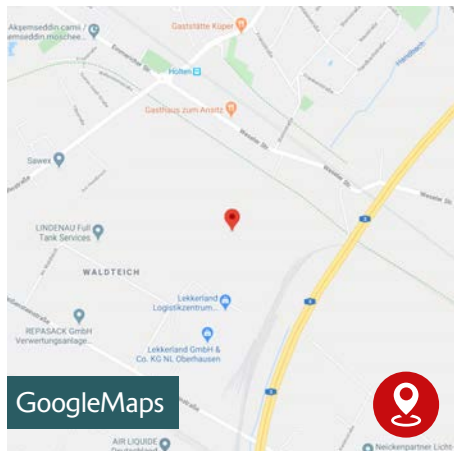
# SEGRO Logistics Park Krefeld Süd



Factsheet



Play video

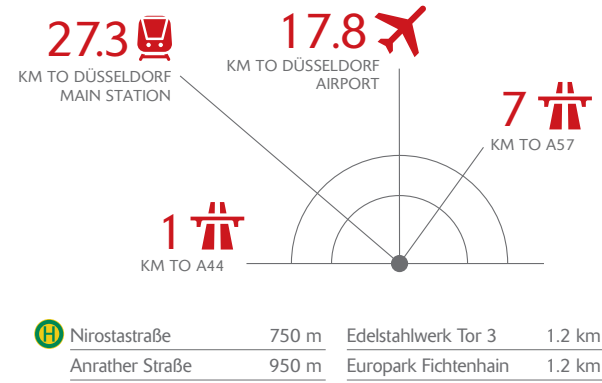


GoogleMaps





## SEGRO LOGISTICS PARK KREFELD SÜD



### SPECIFICATIONS

#### WAREHOUSE

- Reinforced concrete stilts with supporting beams
- Insulated cassette facade with circumferential concrete base
- Insulated roof with smoke-heat exhaust (RWA's)
- Warehouse height: 11.50 m clear height
- Floor load: 5t/sqm, point load 7.5 t/sqm, jointless dust-free, suitable for forklift trucks
- Up to 10 loading gates with hydraulic dock levellers per unit
- 1 ground level sectional gate per unit
- Fire alarm system
- Sprinkler system
- Decentralised heating
- Window strips on mezzanine level
- Vertical window strips in the outer shell

#### OFFICE

- Representative office area, room layout according to tenant's request
- Window sill cable ducting with IT and cabling and separate server room according to tenant's needs
- Central gas heating
- Social rooms
- Fitted carpet and suspended ceiling with integrated lighting

All areas will be handed over in accordance to the building regulations.

### TOTAL SQUARE METRES BUILT

236,966 sqm

