
Fraser's Property Europe Investment Profile

Q2 2018

General Criteria

Logistics



- ◆ Location
 - Germany, Austria, Switzerland (“DACH”) and The Netherlands
 - Metropolitan areas and growth regions
 - Urban locations and outskirts with good infrastructure (motorway & public transport system)

Light Industrial



- ◆ Asset type
 - Logistics
 - Light industrial
 - Business parks

Business Parks



- ◆ Deal structure
 - Single asset
 - Portfolios
 - Sale-and-leaseback
 - Development plots
- ◆ No office, hotel or residential properties

Investment criteria

Existing Properties

- ◆ **Core** properties
 - Minimum €10 million investment volume
 - Minimum warehouse space 10,000 sqm
- ◆ **Core-plus / value add / opportunistic** properties
 - Maintenance backlog and modernisation requirements
 - Expansion / redevelopment potential
- ◆ No maximum space or investment volume

Plots

- ◆ Locations for commercial, logistics and industrial use
- ◆ Minimum plot size 20,000 sqm (no maximum)
- ◆ **Development** projects (greenfield)
- ◆ **Redevelopment** projects (brownfield and infill)



**Real estate
investment**



**Project
development**



Reference projects



Duisburg – VCK Logistics & Gallhöfer

Brownfield development with approximately 60,000 sqm warehouse space developed in two phases. Phase 1 was completed in 2017 and is fully let to VCK Logistics and Gallhöfer. Phase 2 is currently under construction.

Stuttgart Tamm - Bosch

Built-to-suit development for Bosch in top logistics location close to Stuttgart. Development required substantial site servicing works in order for this brownfield development site to be suited for the envisaged use. We have realised 30,000 sqm of high quality space throughout two phases, both completed in 2018.



Freiberg am Neckar – LGI Logistics

Let to a top tier logistics company providing services to Porsche for the just-in-time delivery of their sports cars and engine production process. Project was acquired from a developer by way of a forward purchase in 2017.



Tilburg & Zeewolde (NL) – Bakker Logistiek

Sale-and-leaseback transaction of two properties from Bakker Logistiek. There are long-term lease contracts in place for the in total 70,000 sqm. The properties were constructed between 1993 and 2009.



Contact



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matters.**

