



THE LEADING PROVIDER OF MODERN LOGISTICS PROPERTIES IN THE NORDICS



Introduction to Logicenters





LOGICENTERS AT A GLANCE



>70 properties



>100 customers



Leading logistic
solutions provider



Long term owner

LOGICENTERS – WE KNOW LOGISTICS

Logicens is a long term partner offering full service, intelligent and flexible products



LOGICENTERS APPROACH



Optimal location



Top quality building
specifications and process



Customer oriented

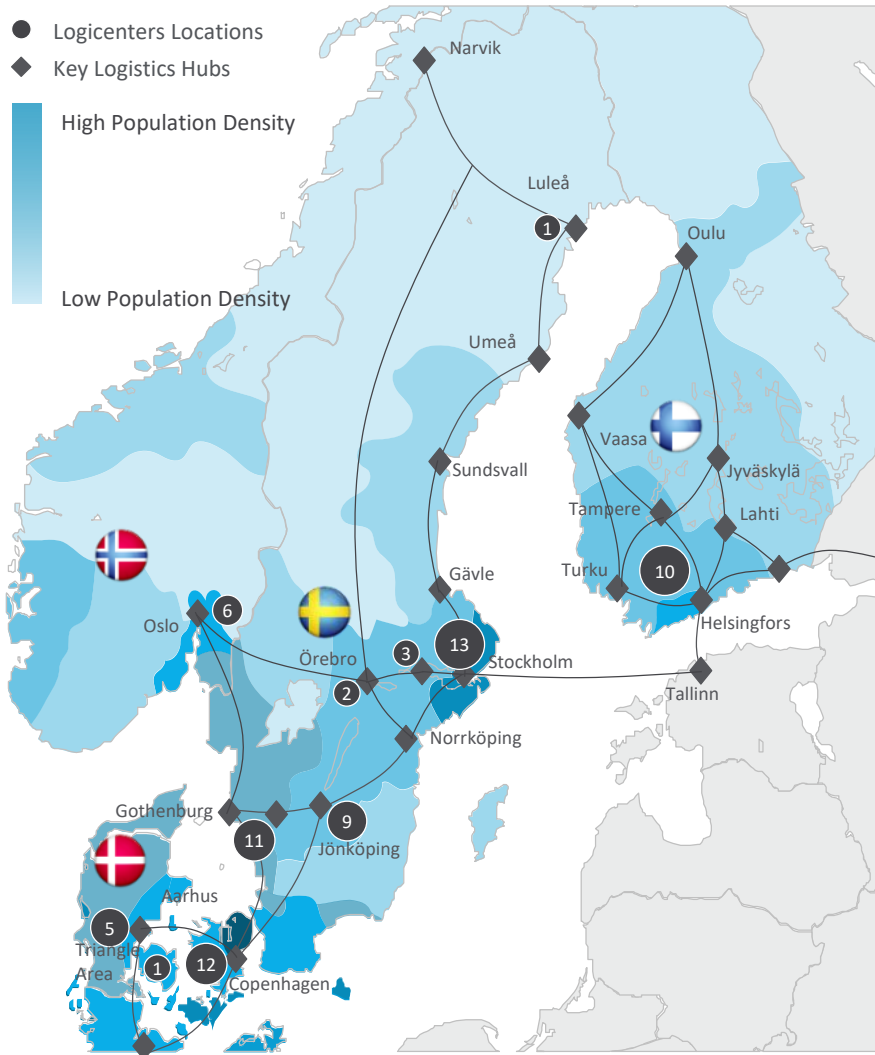


Long term partner

About Logicenters



Logicens is the largest owner of modern logistics in the Nordics



**Prime Asset
Quality**

> 1.7 mn sqm



**90% of Logicens
assets are constructed
after 2000**

> 70 properties

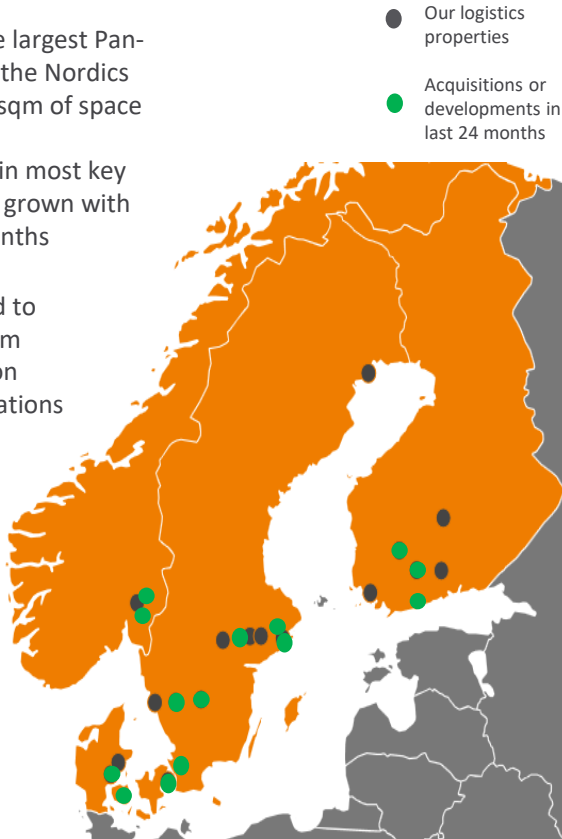


**30% of Logicens
properties are self
developed**

Logicens are reinforcing our position as the largest and most active property owner and developer in the region

Expanded footprint and strengthened team

- Logicens has the largest Pan-Nordic platform in the Nordics with ~1.6+ million sqm of space
- We are expanding in most key locations and have grown with 20+% in last 24 months
- We have continued to strengthen our team with new experts on both logistics operations and construction



Large pipeline with 200'+ sqm under construction



- International express logistics company expanding activities in Sweden
- 36' sqm in Eskilstuna, Sweden



- International manufacturer growing its home base in Finland
- 13' sqm in Hämeenlinna, Finland



- 2nd phase site expansion for national 3PL
- 45' sqm expansion in Viared, Borås. Total development of 83' sqm



- European flower and vegetable supplier expanding capacity
- 20' sqm in Odense, Denmark



- Nordic postal service company expanding logistics capacity
- 16' sqm in Greve, Denmark



- European supply chain supplier expanding distribution capacity
- 13' sqm in Ishøj, Denmark



- Travel company growing its capacity for retail services, from which travelers can pre-order duty-free goods.
- 24' sqm in Landskrona, Sweden

Logicens has an extensive network of partners across the whole value chain enabling a smooth development process for the customer

Long term owners



Financing partners



Land owners and municipalities



Developers and contractors



Logicenters customers are some of the largest and well known 3PLs, goods-owners and retailers



A selection of Logicens customers

Logicensers also the most active developer of modern logistics

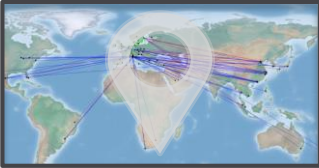


A black and white photograph of a large industrial building with a prominent glass entrance. The building is situated behind a paved parking lot with white parking lines. In the foreground, there are large rocks and some grass. The sky is filled with dramatic, dark clouds. A semi-transparent dark rectangle is overlaid on the left side of the image, containing the text "Our offer" in orange.

Our offer

Logicens can offer an outside-in approach and be a preferred partner in all steps of the process

Optimal location



- Logicens can help with finding the right geographical location through centre of gravity analysis
- Logicens is present across the Nordics and can offer locations in all 4 countries

Top quality building specifications and process



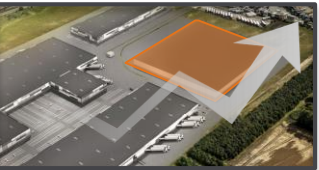
- Logicens are long-term owners with focus on high quality interior, exterior and other building specification
- Development through a fast and efficient process shown in numerous projects together with leading, established partners

Customer oriented lease structures



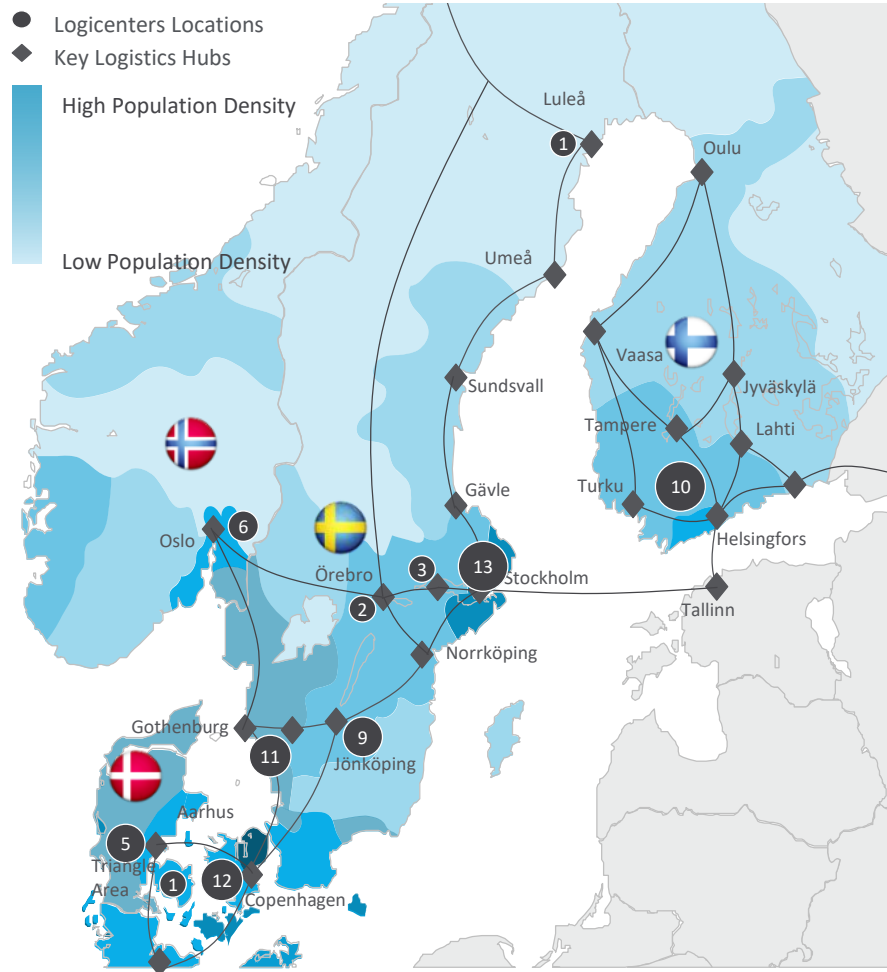
- Logicens can offer various lease length and areas (step-in) depending on customer needs
- Logicens can offer favourable financing solutions on automated storage solutions (e.g. Autostore)

Long term partner



- Logicens has a long term focus supported by high institutional capital and hands-on flexible tenant support
- Logicens can offer to customise logistics area (extensions, additional buildings) following the customers development / needs over time

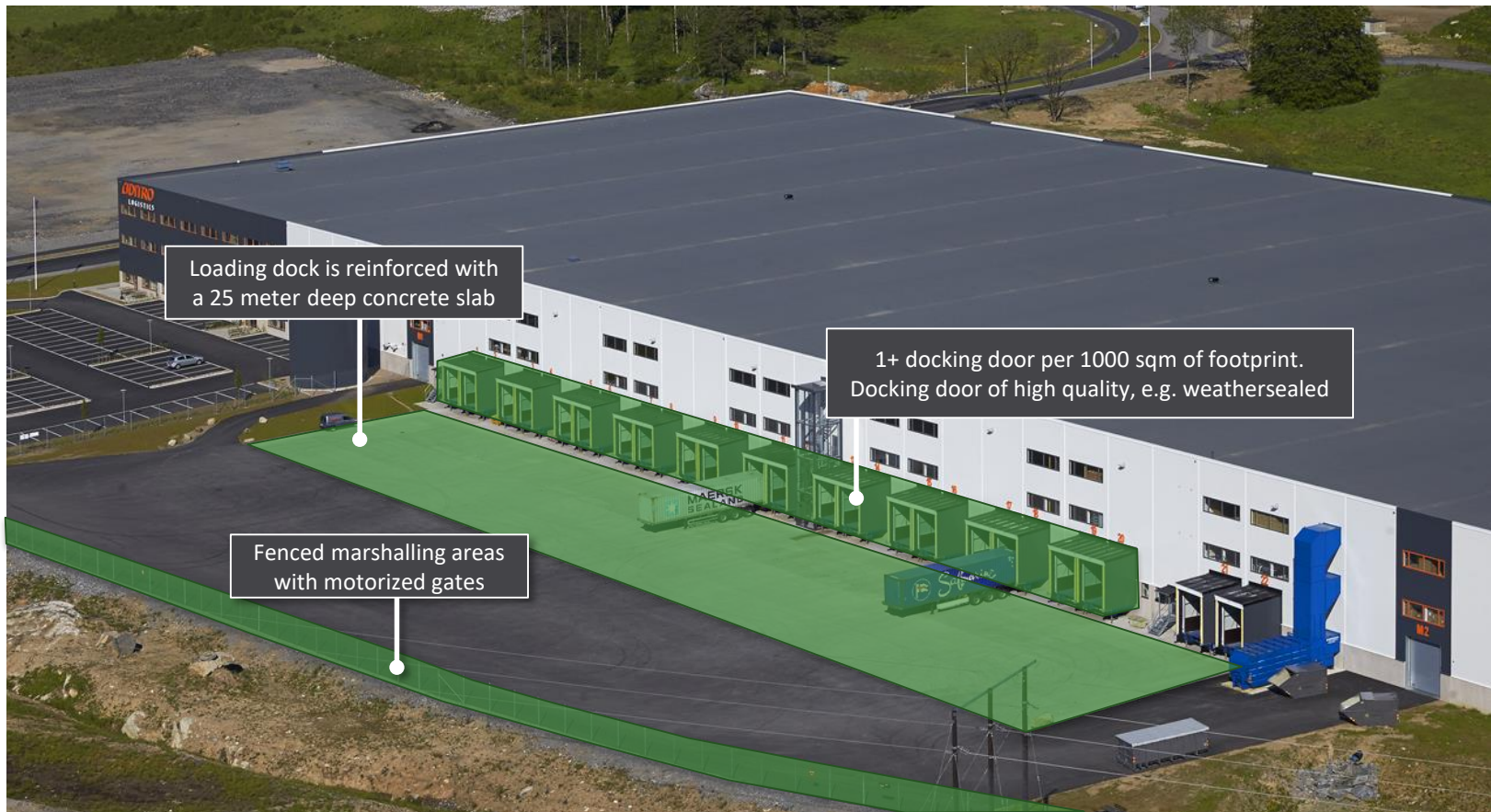
Logicens can offer competitive locations in all four Nordic countries



Logicens is present in all major Nordic logistic hubs, including all major ports, and has local teams in all four countries

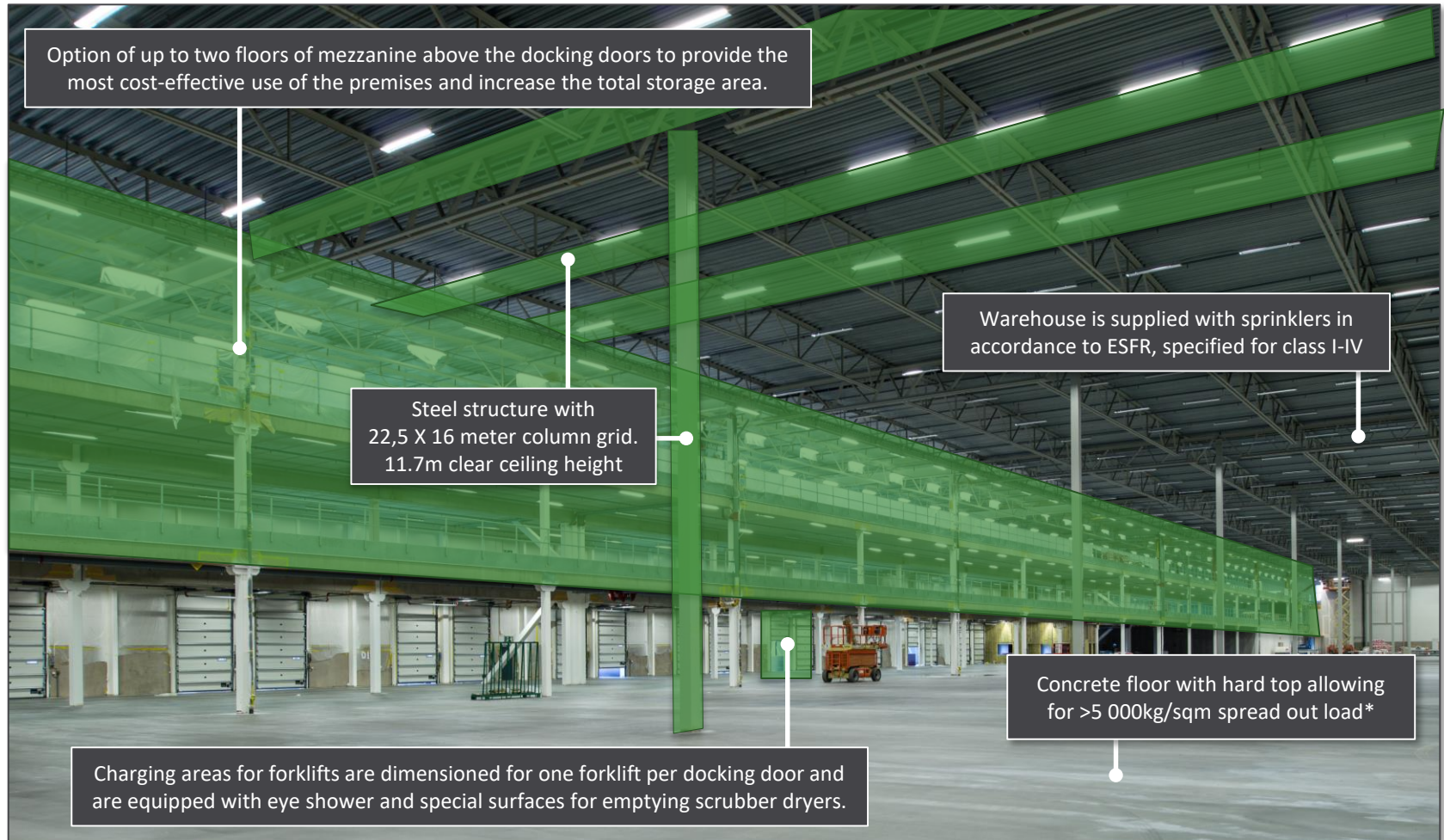
Our properties meeting the high technical standards demanded by world class logistics operations

Outdoor operating areas (examples)



Our indoor operating areas enable high efficiency in logistics operations

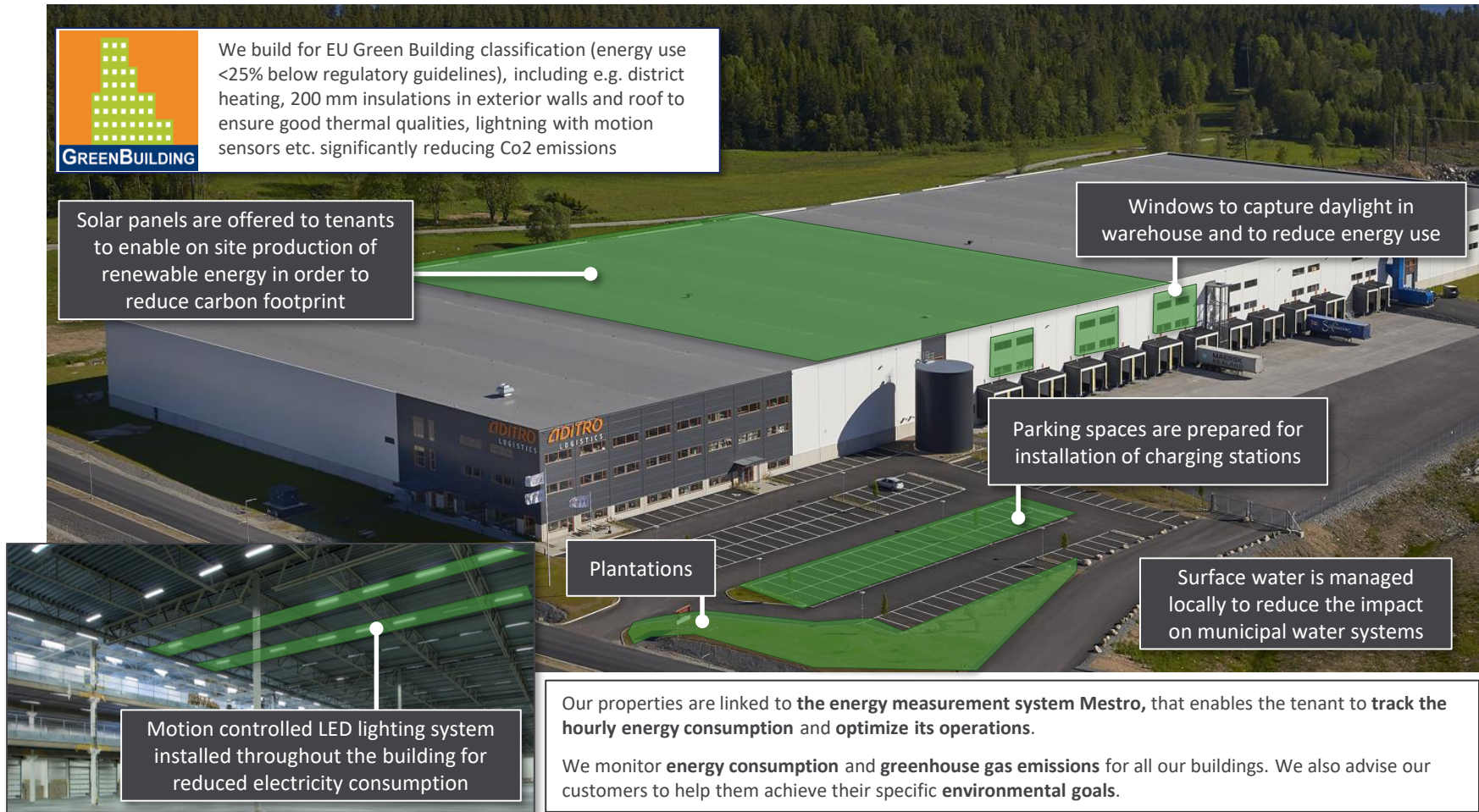
Indoor operating areas (examples)



* Depending on conditions of soil at site, concrete floor with a very high load bearing capacity (>20,000 kg/sqm) can be used

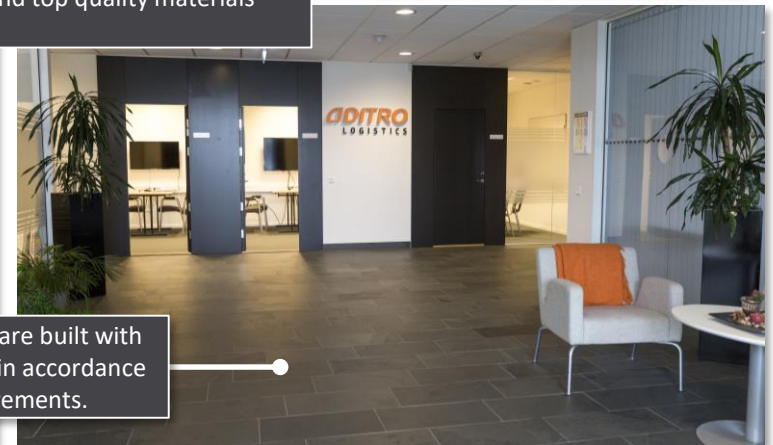
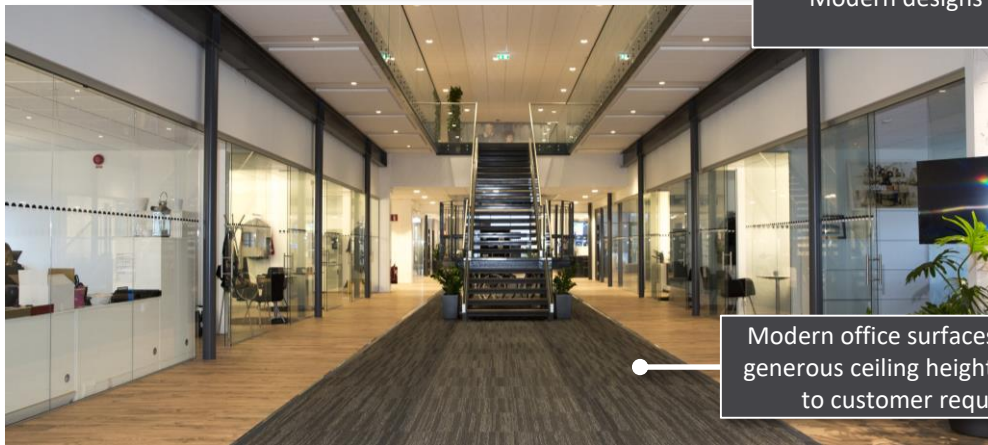
We are focusing on sustainability in all of our properties

Sustainability specifications (examples)



Top quality indoor environment

Indoor areas (examples)



Top quality locker rooms and staff areas

Staff areas (examples)

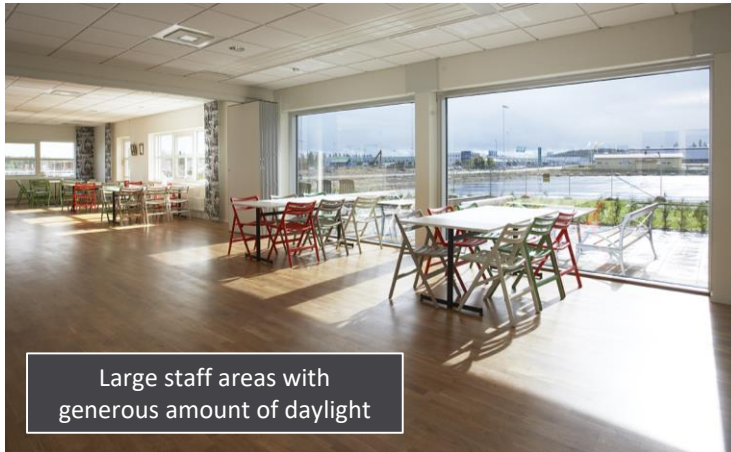


Illustration of our standard distribution centre



Illustration of our standard cross-docking terminal



Pictures of warehouse areas in our facilities



Pictures of potential office interior



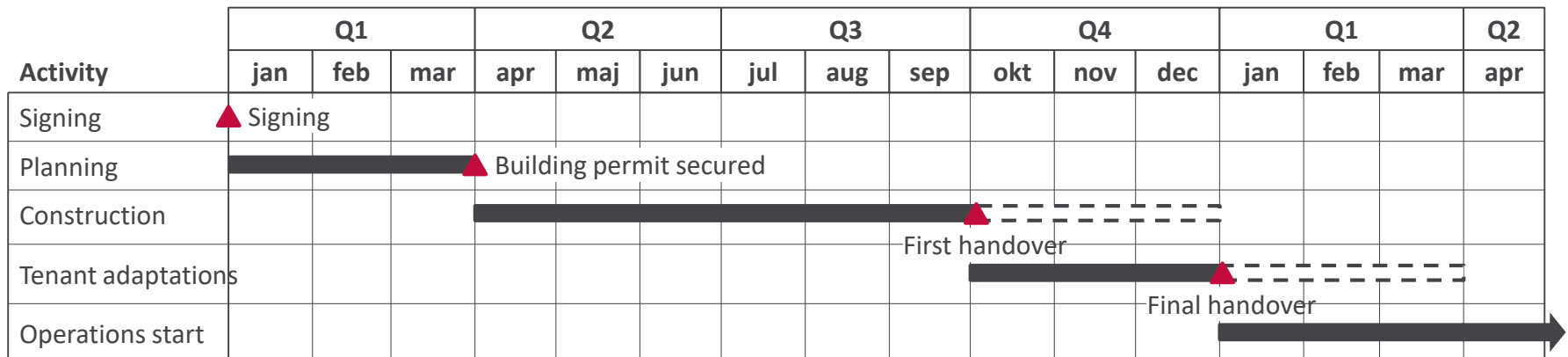
Logicenters offering e-commerce players the possibility to have a showroom in connection to head office and logistic areas.



Typically, a building can be erected in 12 months

Strong greenfield project execution track record – virtually all projects completed on time and budget

Illustrative only



Construction time is dependent on ground condition

- - - - - Dependent on ground condition

Logicenters can offer various flexible lease structures depending on customer's needs

Flexible lease length



Competitive rent levels



Excess capacity - Pay as you 'grow'



Relocation possibilities



The large size of our property portfolio gives us an unparalleled flexibility to fulfill tenant's current and future needs

Long term strategic focus with growing possibilities

Long term and committed owner

- Long term focused institutional owners
- Property management professionals in-house
- It is necessary for us to keep quality at the highest standards in order to fulfil our long-term strategy
- Logicens is well capitalized and committed to keeping the properties in top shape over time also when significant investments are required



Helaba Invest

PFA
PENSION

Allianz

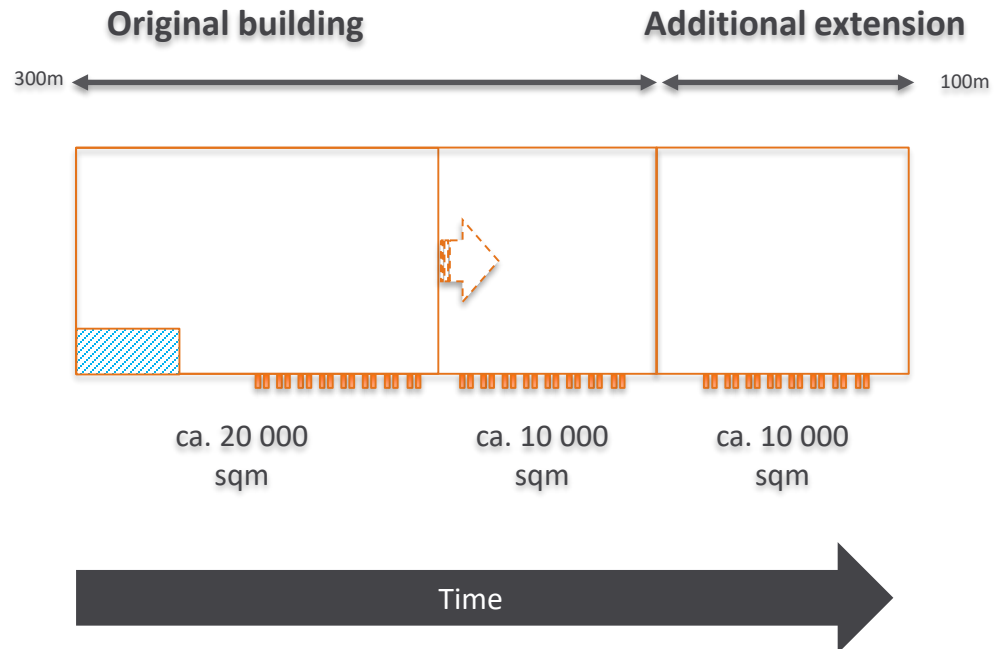
DIP
DIP – det logiske valg

FÖRSTA
AP-FONDEN

jøp
RÅD TIL ET LANGT LIV

Logicens can offer extension solutions

Illustrative only



Logicens follow the long term needs of the customer and can customise logistics operation area (extensions, additional buildings) following the customers development / needs over time

Case examples

A black and white photograph of a modern industrial building. The building features a dark, textured facade and a prominent glass-enclosed entrance on the right side. In the foreground, there is a paved parking lot with white parking lines and several large, light-colored rocks. To the left of the main building, there are several white storage containers or trailers. The sky is filled with large, dramatic clouds.

Case example 1(9): Enabling Zalando to expand into the Nordic market



Project description

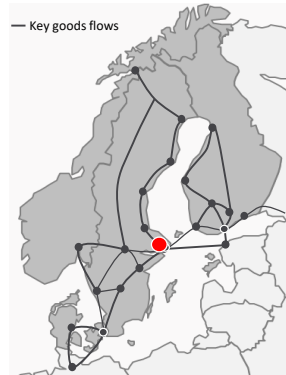
PROJECT BACKGROUND

- Zalando wanted to expand their e-commerce business in the Nordic countries and came to Logicens for help
- Logicens suggested the Stockholm Brønna area where Zalando is able to reach the capital regions, Stockholm, Helsinki and Oslo within their strict target delivery timeframes

WHAT WE DID

- The building is currently under construction. Special adjustments have been made in order to facilitate Zalando specific needs for automated solutions and special racking requirements
- Logicens is also offering flexible solutions in order to facilitate future growth needs of Zalando

Technical building specifications



Property name	Örnäs 1:18
Address / City	Brønna, Stockholm
Construction start	2017
Construction end	2018
Construction period (m)	12
Net lettable area (m ²)	30,000 (+15,000 expansion)
Free clearance (meters)	11.7
Loading docks (#)	26
Tenant	Zalando



Case example 2(9): Helping Speed realizing expansion plans in Borås



Project description

PROJECT BACKGROUND

- Speed wanted to merge a handful locations in Borås and also be able to expand their business in the region
- During the discussions we presented the plot next to the highway 40 with great visibility.
- The property in Borås will cater for Speeds' needs today and also offer them a possibility to grow in the area going forward.

WHAT WE DID

- Development started in November 2017
- Construction period of 9 months
- Development was completed August 2018 when the tenant took possession of the property.
- In December 2018, Logicens started the development of an additional expansion of 45' sqm for Speed at site. Speed will after the completion be able to consolidate all of their businesses in Borås in the new facility.

Technical building specifications



Property name	Solskenet 3
Address / City	Prognosgatan 12, Borås
Construction start	November 2017
Construction end	August 2018
Construction period (m)	9
Net lettable area (sqm)	37,800 (+ 45,000 on-going expansion)
Free clearance (meters)	11.7
Loading docks (#)	28
Tenant	Speed



Case example 3(9): Helping Aditro realizing expansion plans in Stockholm



Project description

PROJECT BACKGROUND

- Aditro needed to expand in the Stockholm area, NREP Logicenters subsequently investigated a number of potential locations in the region
- The property in Nykvarn was deemed to offer the right balance between cost efficiency and proximity to Stockholm as well as excellent railway connectivity

WHAT WE DID

- The site consisted of virgin land with good conditions, but there was need for some piling and blasting to even out the surface
- Development started in March 2015
- Planned construction period of 11 months
- Development completion estimated on time to Q1 2016

Technical building specifications



Property name	Mörby 5:34
Address / City	Nykvarn, Stockholm
Construction start	March 2015
Construction end	February 2016
Construction period (m)	11
Net lettable area (sqm)	22,000 (+14,000)
Free clearance (meters)	11.7
Loading docks (#)	8 + (14)
Tenant	Aditro



Case example 4(9): Developing Copenhagen Markets, a hub for fresh food logistics



Project description

PROJECT BACKGROUND

- The old version of Copenhagen Markets (Grønttorvet) was located more centrally in Copenhagen, but as the city has grown it became necessary to build new area partly to avoid the heavy transport through the city and partly to satisfy the increasing demand
- NREP Logicensers believed in the concept, location and overall project idea and deemed it necessary with a new hub

WHAT WE DID

- Logicensers constructed the area in two phases. The site is considered the most attractive in the area from a modern logistics perspective
- Copenhagen Markets is a larger facility than Grønttorvet with new, efficient space and docking, and still with close proximity to the city

Technical building specifications



Property name	Litauen Allé 13
Address / City	Taastrup
Construction start	2015
Construction end	2016
Construction period (m)	12
Net lettable area (sqm)	67,000
Free clearance (meters)	10
Loading docks (#)	67
Tenant	Multi-tenant



Case example 5(9): Helping FoodService Danmark to establish a new distribution center



Project description

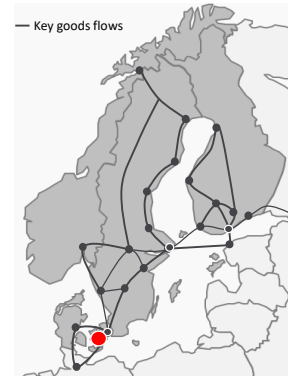
PROJECT BACKGROUND

- FoodService Danmark (FSD) needed a new distribution center close to Copenhagen to support their growth plans
- No land was available with the right location and size, but Logicens was already in dialogue with Ishøj Municipality regarding acquisition of land in a public tender

WHAT WE DID

- Logicens entered an LOI with FSD and acquired 100,000 sqm of land from Ishøj Municipality in April 2016
- App. 75,000 sqm of the land was earmarked to FSD and the construction started in August 2016
- It was critical for FSD to be able to take over the warehouse in July 2017, which was managed through a successful three stage handover during Q3 2017 from Logicens to FSD

Technical building specifications



Property name	Vejleåvej 13
Address / City	Ishøj
Construction start	August 2016
Construction end	October 2017
Construction period (m)	14
Net lettable area (sqm)	30,599
Free clearance (meters)	6/10
Loading docks (#)	50
Tenant	FoodService Danmark



Case example 6(9): Upgrading property and letting to Imerco A/S



Project description

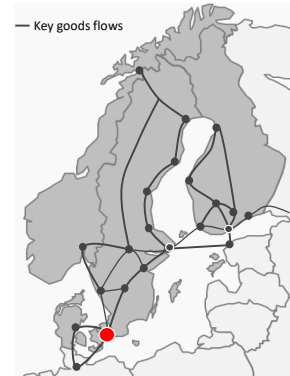
PROJECT BACKGROUND

- Acquired older property in a good location with a tenant on a short lease
- Possibility to upgrade property to facilitate demands from modern logistics companies. Either to existing tenant or to potential new tenant.
- Current tenant terminated contract

WHAT WE DID

- Upgraded the property with:
- New truck court incl. 8 docking doors
- Floors in warehouse upgraded to increase load bearing capacity
- Removed 1,350 sqm office and 2,200 sqm low clearance warehouse
- Constructed new 4,000 sqm high clearance warehouse
- Signed lease with Imerco A/S

Technical building specifications



Property name	Park Allé 381
Address / City	Park Allé 381, Vallensbæk
Construction start	February 2018
Construction end	August 2018
Construction period (m)	7
Net lettable area (sqm)	12,500
Free clearance (meters)	10
Loading docks (#)	8
Tenant	Imerco A/S



Case example 7(9): Helping Huhtamaki realize expansion plans and optimize energy efficiency

Huhtamaki

Project description

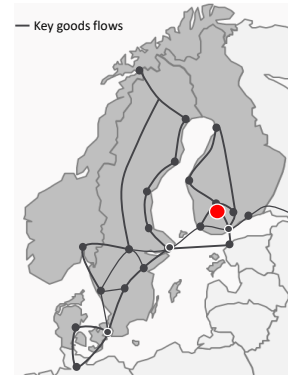
PROJECT BACKGROUND

- Huhtamaki had needs for a new warehouse for incoming materials, production space and office next to their existing warehouse
- Both Huhtamaki and Logicensers felt that energy efficiency and sustainability actions were required for the premises

WHAT WE DID

- A new modern expansion will be built in conjunction with the existing warehouse.
- Solar power, geothermal energy system and waste heat will be introduced in order to significantly reduce the energy consumption.
- Development completion estimated to Q2 2019.

Technical building specifications



Property name	Polarpakintie 4
Address / City	Hämeenlinna
Construction start	July 2018
Construction end	Q2 2019
Construction period (m)	12
Net lettable area (sqm)	16,000
Free clearance (meters)	9
Loading docks (#)	12
Tenant	Huhtamäki



Case example 8(9): Helping Prime Cargo to deliver on its growth strategy



Project description

PROJECT BACKGROUND

- Prime Cargo merged with Qualified Logistics in 2016 and as part of that developed an ambitious growth strategy within warehouse and terminal services
- Logicenters property at Vestby represented a large plot with a strategical location

WHAT WE DID

- Logicenters acquired the plot in 2016
- Prime Cargo evaluated our solution even though they were already close dialogue with alternatives
- We gave them a cost effective solution with an option to expand by almost 20%
- The building has become one of the largest logistics centers in Vestby

Technical building specifications



Property name	Vestby Naeringspark
Address / City	Vestby
Construction start	November 2017
Construction end	November 2018
Construction period (m)	12
Net lettable area (sqm)	44,000
Free clearance (meters)	11.7
Loading docks (#)	52
Tenant	Prime Cargo



Case example 9(9): Supporting Aditro in expanding and modernizing warehouse space in Borås



Project description

PROJECT BACKGROUND

- Aditro needed to expand with new modern warehousing facilities in the Gothenburg region. After evaluating several site options and developers Logicenters were engaged to find a suitable site and design a modern distribution center

WHAT WE DID

- The building was designed in close cooperation with Aditro Logistics and is optimized for their needs (for example, double mezzanine floors) while providing maximum flexibility with respect to the frame and envelope.
- The building meets all requirements of a modern distribution centre, with high quality office space

Technical building specifications



Property name	Blixten 1
Address / City	Borås
Construction start	2014
Construction end	2015
Construction period (m)	12
Net lettable area (sqm)	40,680
Free clearance (meters)	11.7
Loading docks (#)	24
Tenant	Aditro

