



THE LEADING PROVIDER OF MODERN LOGISTICS PROPERTIES IN THE NORDICS



LOGICCENTERS PRESENTATION ABOUT US

2023

OPTIMAL LOGISTIC REAL ESTATE PARTNER

ACTIVE LONG TERM PROPERTY OWNER

#1 – NORDICS

#10 – EUROPE



Strongest Brand Nordics
Developers Logistics



Strongest Brand Nordics
Developers Logistics



Strongest Brand Nordics
Developers Logistics



Strongest Brand Nordics
Developers Logistics

CONTENT

LOGICENTERS

OFFER

PRODUCT



LOGICENTERS

THE DEVELOPER OF MODERN
LOGISTICS IN THE NORDICS

> 2,500,000 SQM

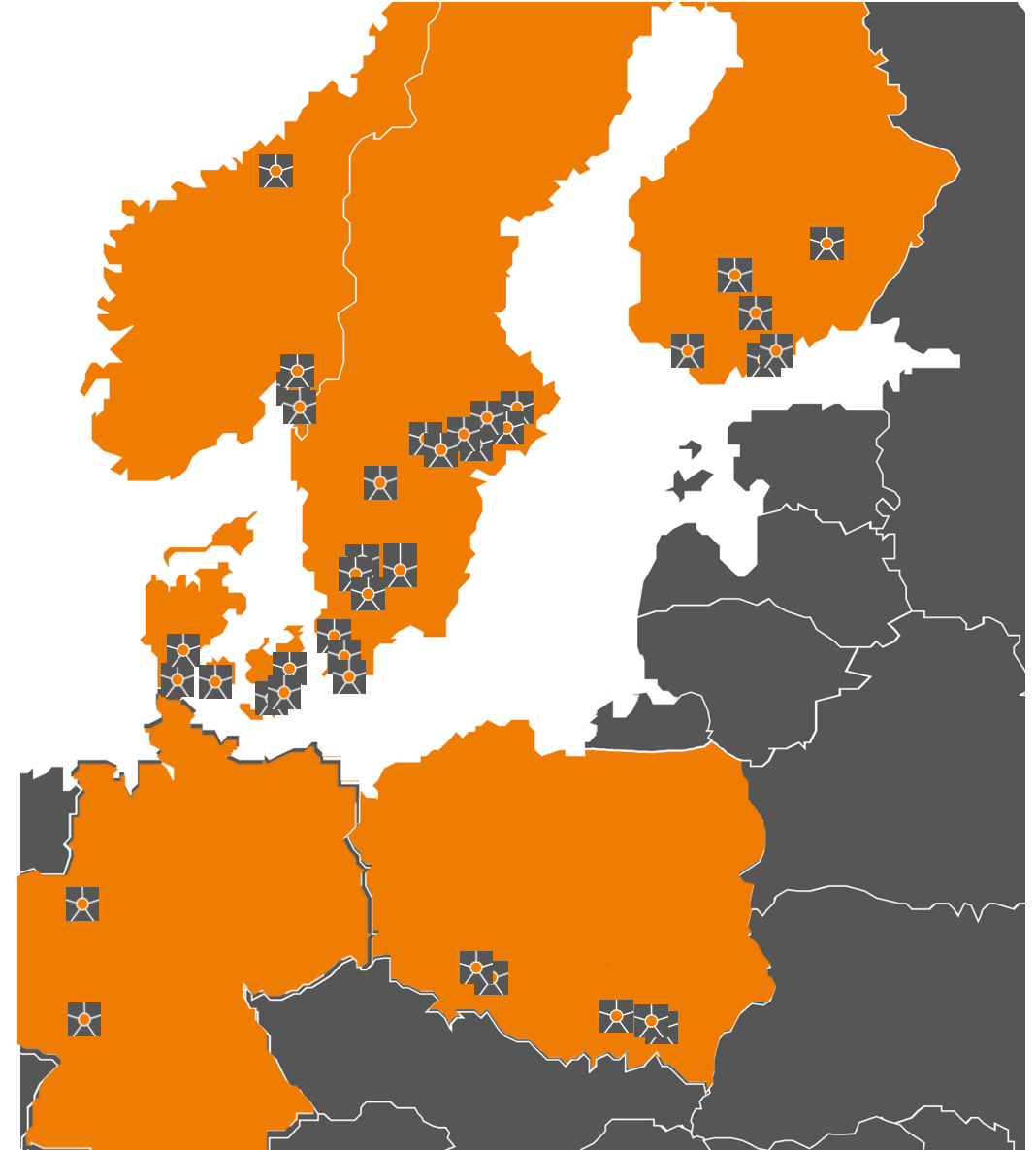
> 100 PROPERTIES

> 100 CUSTOMERS

STRONG SUSTAINABILITY PROFILE

85% OF THE ASSETS ARE CONSTRUCTED AFTER YEAR 2000

60% OF THE PROPERTIES ARE SELF DEVELOPED



LOGICENTERS

CUSTOMERS – A SELECTION

Some of the largest and most well-known logistics operators, retailers and goods-owners

LOGISTICS OPERATORS



E-COMMERCE



RETAILER & OTHER



LOGICENTERS

PROPERTIES – A SELECTION

Prime properties in prime location



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LOGICENTERS FOCUS AREAS
FOR PROVIDING THE OPTIMAL OFFER

OPTIMAL LOCATION



TOP QUALITY BUILDING SPECIFICATIONS



CUSTOMER ORIENTED FOCUS



LONG TERM PARTNER



ENVIRONMENTAL FRIENDLY



OFFER

OPTIMAL LOCATION



OPTIMAL LOCATION

- *Logicensers finds the right geographical location with a centre of gravity analysis for our customers*
 - Cover the **major logistics hubs** in the Nordics, Poland and Germany
 - Finds optimal **micro locations** in carefully selected logistics hubs
- *Logicensers is present across the Nordics and offers attractive logistics properties in all four Nordic countries*
 - The map illustrates key Nordic and Polish geographical areas where Logicensers is **present** or actively **looking to invest**

LOGICENTERS LOCATION BY LAND, THE NORDICS, POLAND + GERMANY

NORWAY

Greater Oslo

DENMARK

Greater Copenhagen
Sjaelland
South Jylland
Fyn

SWEDEN

Greater Stockholm
Mälardalen
Central Sweden
West Sweden
South Sweden

FINLAND

Triangle area
(Helsinki, Turku,
Tampere)

POLAND

Warszawa
South Poland
West Poland
Gdansk

GERMANY

Hamburg
Berlin
Düsseldorf
Frankfurt
Munich



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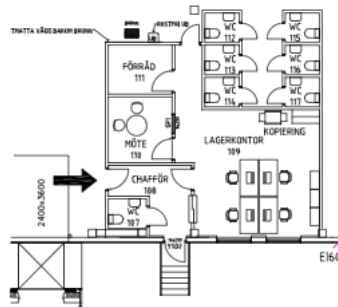
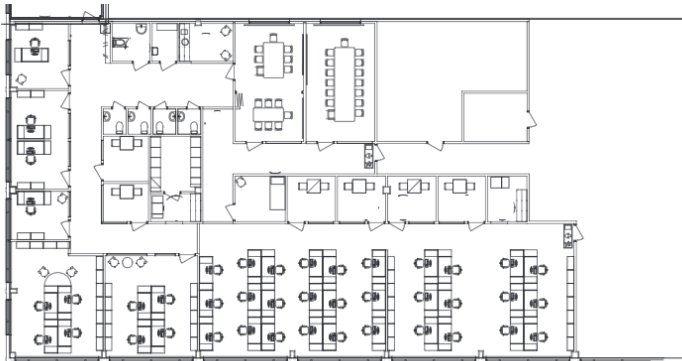
TOP QUALITY BUILDING SPECIFICATION



TOP QUALITY BUILDING SPECIFICATIONS AND PROCESS

- *Logicenters is a long-term owner with focus on high quality interior, exterior, and other building specification*
 - Meets customer's unique needs and provides an opportunity to design their office and service area
- *Logicenters' own development team has a record of demonstrating a fast, reliable, and efficient work processes and close partnership with leading actors*
 - Project management in-house in all four Nordic countries
 - Experienced developer on the logistics' real estate market

FLEXIBLE & KNOWLEDGEABLE



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CUSTOMER ORIENTED – FLEXIBLE LEASE STRUCTURES



CUSTOMER ORIENTED LEASE STRUCTURES

- *Logicensers can offer various lease length and areas (step-in) depending on customer needs*
 - Can help with finding solutions for current leases
 - Uses Step-in models to support client growth targets
 - Offers flexibility to move within Logicensers' Pan Nordic portfolio with over 50 properties
- *Logicensers can offer favourable financing solutions on automated storage solutions (e.g. Autostore)*
 - Experienced with various financing solutions for Autostore
 - Helps clients optimize their logistics operations

Logicensers offer

Flexible lease



Logicensers can offer
flexible lease length

Pay-as-you-grow



Expansion
possibility in the
same premises

Relocation possibilities



Move to different
Logicensers
facilities

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LONG TERM PARTNER



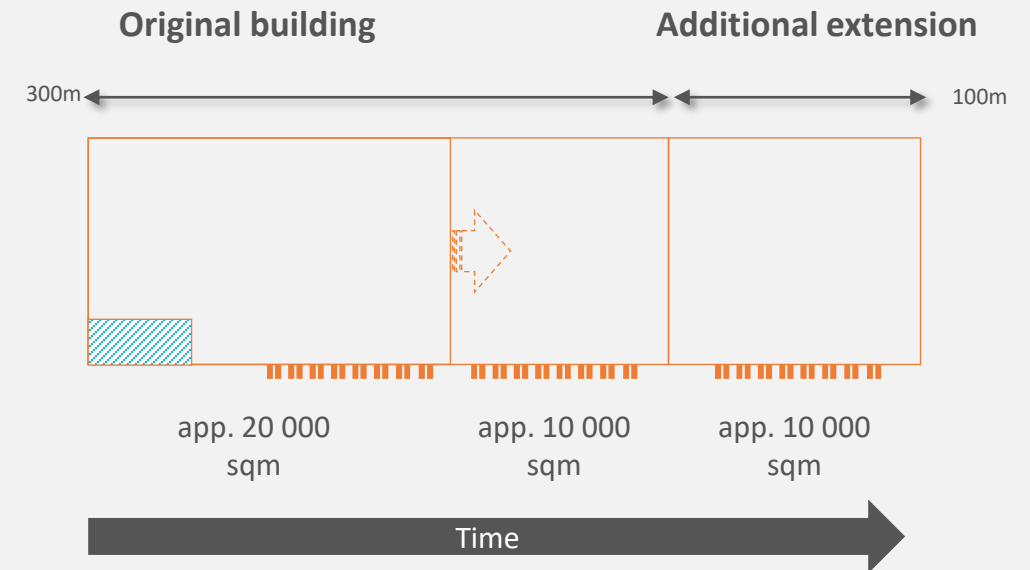
LONG TERM PARTNER

- *Logicens has a long-term investment focus supported by high institutional capital and hands-on flexible tenant support*
 - Has a strong **client focus** to **develop and own** the best logistics properties
 - It is necessary for us to keep quality at the **highest standards** in order to fulfil our **long-term strategy**
 - Property management professionals **in-house**
 - Logicens is well capitalized and committed to keeping the properties **in top shape** over time also when significant investments are required
- *Logicens can offer to customise our logistics offering (extensions, additional buildings) in response to customers' need over time*
 - **"Grow together"** – Logicens help the clients reach their growth target
 - Logicens has an expertise and knowledge to understand our clients' needs and to continuously and successfully deliver our offerings that exceed the market standards

1. Grow within Logicens portfolio



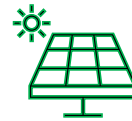
2. Logicens can offer extension solutions



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LOGICENTERS VISION 2025 – WHAT WE SHALL BECOME AND HOW TO REACH OUR VISION

- ▶ **Roof top solar PV**
Installations on all properties
- ▶ **Future logistics**
Through close cooperations solve the transformation issues for green logistics
- ▶ **BREEAM certification**
Certifying all new builds & standing assets within the scheme
- ▶ **NetZero CO2 emission**
Scope 1 & 2 and scope 3 tenant energy consumption
- ▶ **Environmental labeled office**
Offering sustainable office solutions with focus on our tenants work environment
- ▶ **Lighthouse projects**
Building and showing our knowledge within our focus areas;
Energy, Climate, Biodiversity, Good neighbor and Wellbeing



BREEAM®



LOGICENTERS VISION

”The obvious and leading partner for green logistic real estate solutions in the markets where we operate.”

Matthias Kettelhoit, CEO
Karin Sjövall, Head of Sustainability

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SUSTAINABILITY

HOW WE BUILD

CERTIFICATIONS



From 2020 and onwards, Logicensers certifies all developments within BREEAM, target level Very Good. Before 2025, also all standing assets will be certified within BRE-IU.

ENERGY PRESTANDA



We build with top class energy standard with EU EPC B as minimum standard. Also, all projects are sourced for the best green energy solutions possible.

LIFE CYCLE ASSESSMENT



Full scope (cradle to grave) LCA studies are undertaken as a part of new developments to ensure best practice and reduction of CO2.

HOW WE WORK

BIODIVERSITY



An unique biodiversity guideline is now finalized for Logicensers, aiming to measure and quantify biodiversity. First implementations in Køge, Denmark.

MONITORING



All our tenants are connected to an ESG platform, monitoring energy, water and GHGe. The system is free of charge for our tenants.

NEWS LETTER



Logicensers writes quartaly newsletter to tenants, addressing sustainability updates and tenant specific consumption data, to stress consumption outliers and improvements.

NEWS

DIGITAL WATER METERS



Logicensers have invested in water cameras for all properties, in order to have automized data for water consumption. Data is automized straight to our ESG platform.

CHARGING SOLUTION



Logicensers has signed with a partner within e-mobility solutions, enables a large role out of charging stations across the nordics within 2021/2022.

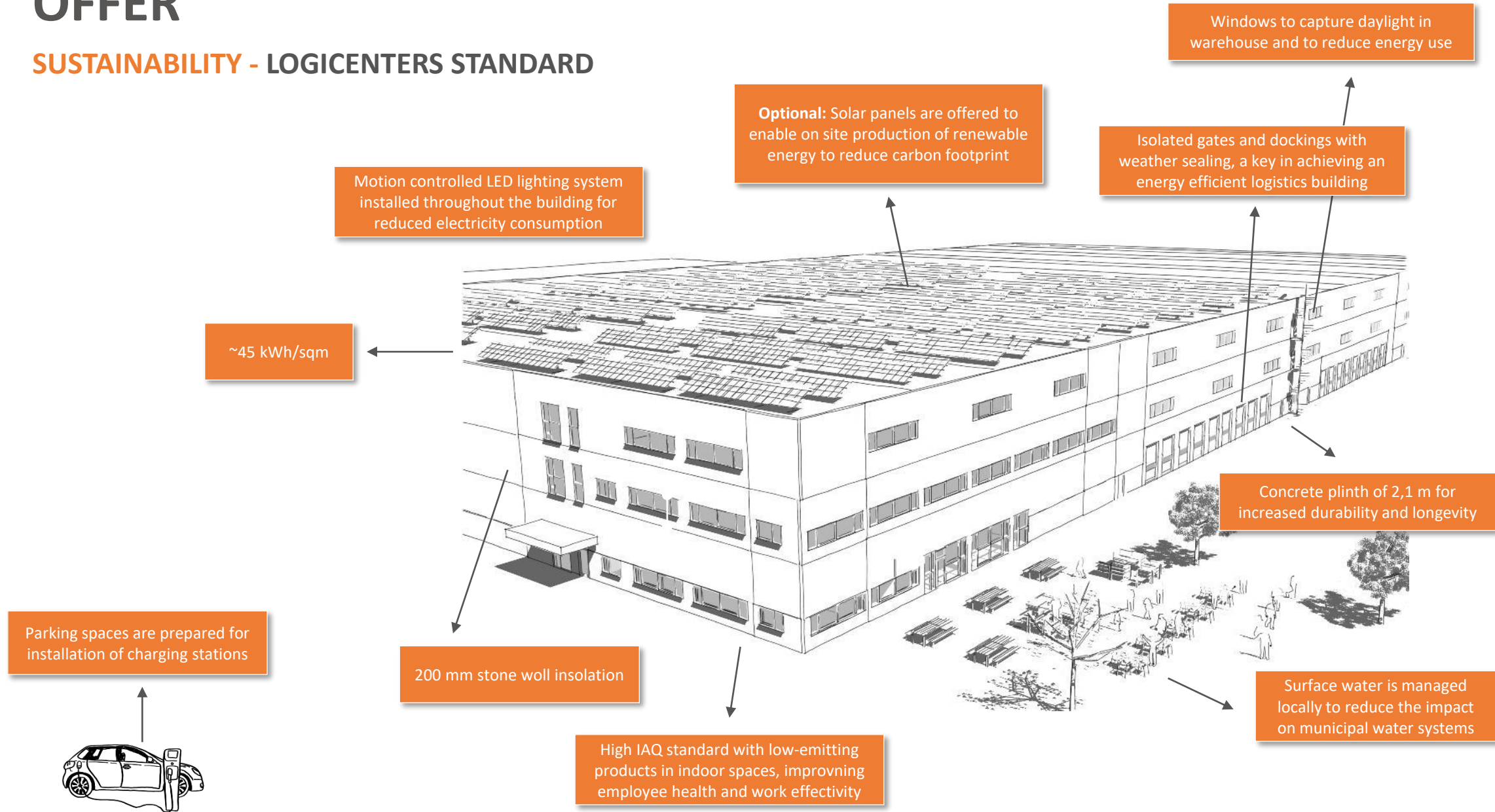
SOLAR INSTALLATIONS



In 2021, 8 new signed agreements and further 20 active dialogs, ensures that Logicensers in on track on our solar strategy. Currently 19.3MWp installed across the Nordics, and more to come!

OFFER

SUSTAINABILITY - LOGICENTERS STANDARD



CONTENT

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PRODUCT



PRODUCT

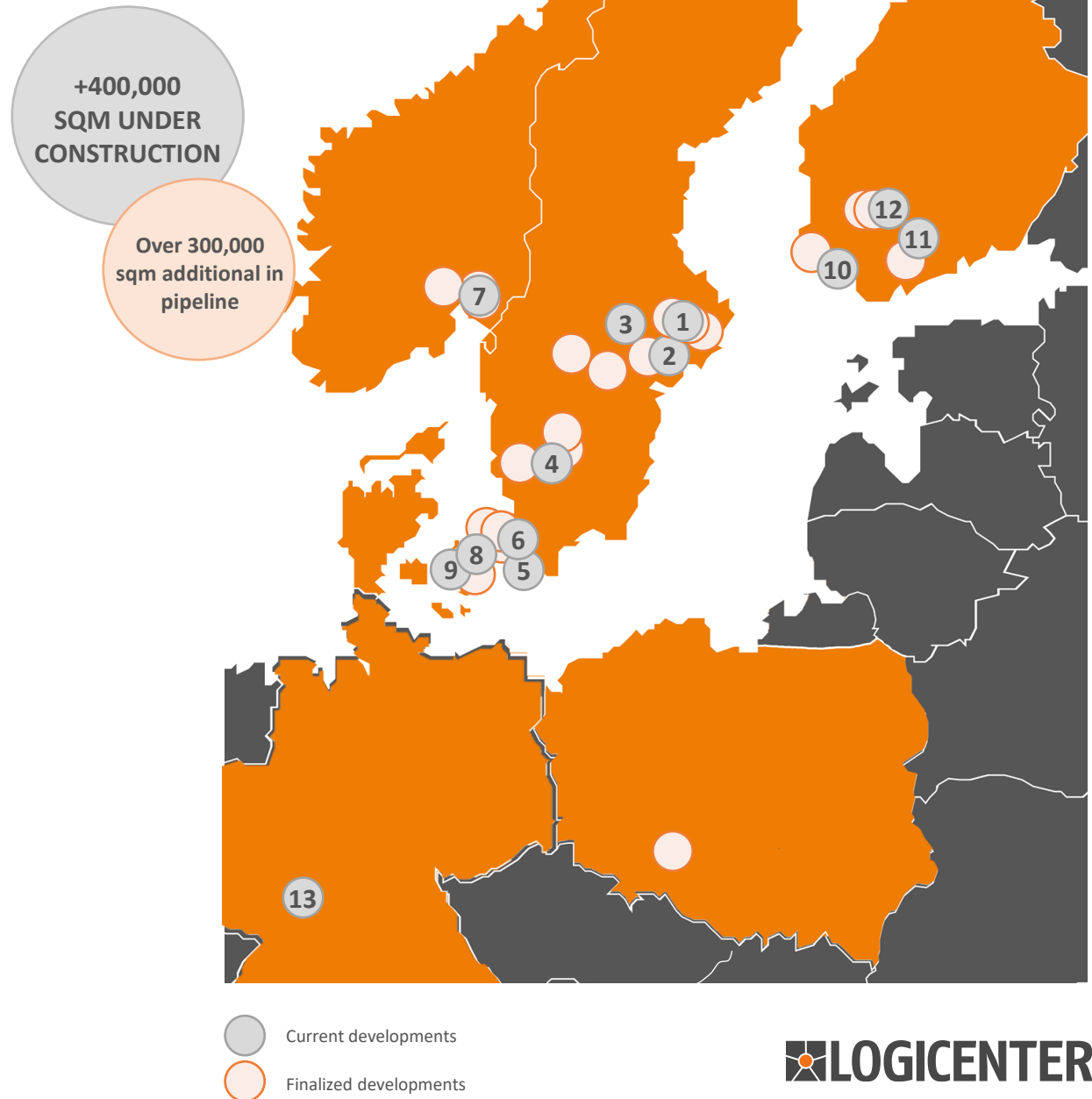
CURRENT DEVELOPMENTS

#	City	Area	Tenant	NLA	Type
1a	Stockholm	Bålsta III	Speculative (Triple zero)	21,000	DC
1b	Stockholm	Kallhäll	Speculative	32,000	DC
2	Södertälje	Nykvarn I	Confidential	8,000	Extension
3	Enköping	Hagalund	Jobman / Speculative	27,000	DC
4	Jönköping	Stigamo II	Bring	32,000	CD
5	Staffanstorps	Kronoslätt II	Speculative	25,300	DC
6	Helsingborg	Hyllinge	Frigoscandia	36,000	DC
7	Moss	Vanemvei	Speculative	22,000	DC
8	Greve	Greve	Godshotelet	9,700	Extension
9	Køge	Egedesvej	Speculative	13,000	DC
10	Turku	Airport	Speculative / FDS	20,000	Extension
11a	Mäntsälä	Moreeni	Tokmanni	55,000	DC
11b	Sipoo	Bastukärr	Warasto Finland Oy	16,000	DC
11c	Vantaa	Hakkila	DSV	11,000	DC
11d	Tuusula	Rykmentinpuisto	Alfaroc	38,000	DC
11e	Espoo	Koskelo	Speculative	5,800	Extension
12	Tampere	Hervanta	Speculative	28,900	DC
13	Mannheim	Friesenheimer	Speculative	18,300	DC

Sum: 419,000

+890,000 sqm
self developed since 2020

+300,000 sqm
in pipeline for development



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ON AVERAGE, A BUILDING CAN BE
CONSTRUCTED WITHIN 12 MONTHS

Strong greenfield project execution track record – on average, all projects are completed on estimated time and in budget

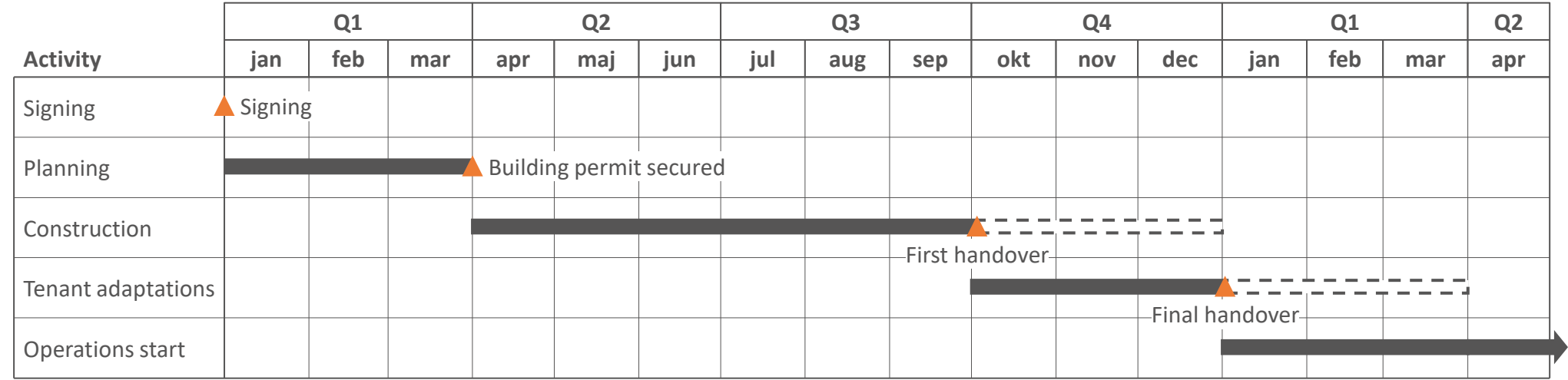


Illustration of our standard development timeline

Construction time is dependent on ground condition

Dependent on ground condition

PRODUCT

LOGICENTERS OFFERS MODERN SOLUTIONS

Logicenters can offer the perfect solution for a logistic operator.

*This includes mainly two option: **Logicenters standard product** or **Build-to-suit model solution**.*



Specification

Standard product

Build-to-suit

In-house development



Modern building specification



Prime location



Flexible lease models



BREEAM certification



Minor variations to the warehouse standard specification



Office layout designed with tenant



Number of dockings adjusted to request



Warehouse and office areas are designed according to tenant requirements



Temperature controlled areas



Structural elements and technical installations adjusted to fit with automated solutions



PRODUCT

LOGICENTERS STANDARD PRODUCT

Illustration example



Modern generic building

- Cost effective and maximized space utilization for storage
- Free clearance in building 11,7 m
- Flexible lease models
- Top modern warehouses and office space. Office layouts are adopted and designed to fit for the tenants operation
- Approximately 12 months building time
- BREEAM classified



PRODUCT

LOGICENTERS STANDARD PRODUCT



PRODUCT

BUILD TO SUIT MODELS

Illustration example



Tailor-made projects

- Full adaption of the building to the requirements and specifications from the operator, ranging from layout to technology
- Beneficial savings and operation costs and requires longer leases
- Can include temperature-controlled areas as freezer and cold storage, pharmacy, high security storage, and adoption of the building structure and installations for automated logistics solutions
- Logicens own development managers to ensure top quality property throughout the process from start to finish



A selection of Logicens' Build-to-suit properties

Tenant	Dahl	Dagab	Nagel Group	Finnish design shop	Dagrofa Foodservice	Menigo	Kitron	Coop	Copenhagen Market	Frigoscandia	Schibstedt
Location	Bålsta, Stockholm	Bålsta, Stockholm	Landskrona	Turku	Copenhagen	Strängnäs	Jönköping	Gardermoen Airport	Taastrup	Hyllinge, Helsingborg	Vestby

PRODUCT

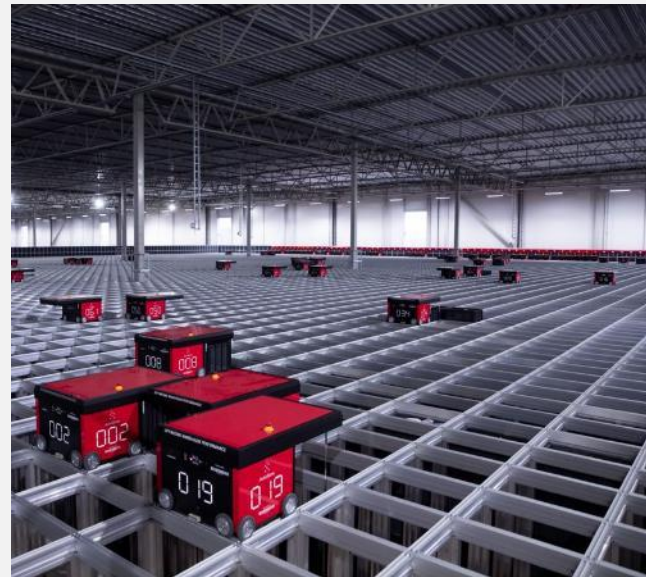
BUILD TO SUIT



Cooperation with dedicated BTS team

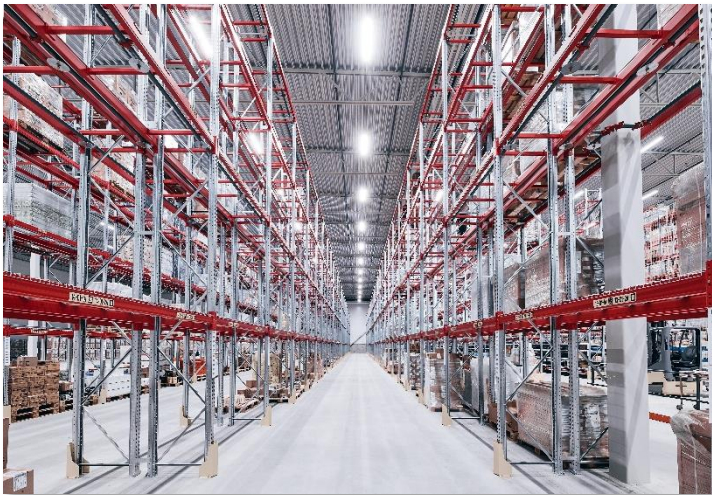
- Logicens dedicated and experienced development team ensures to find the best solution for the logistic operations throughout workshops and close dialogue
- Clients' requirements and specification guides are implemented in the process
- Long and interactive design process continuously throughout the project
- Open book strategy is preferred. This as the product is developed in the design and construction process which impacts on costs

Common BTS solutions, Automation & Tempered warehouses



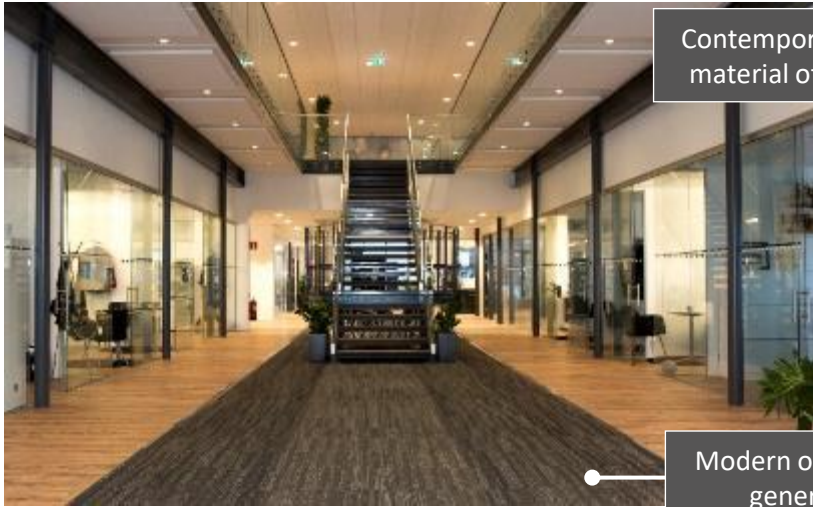
PRODUCT

INTERIOR WAREHOUSE

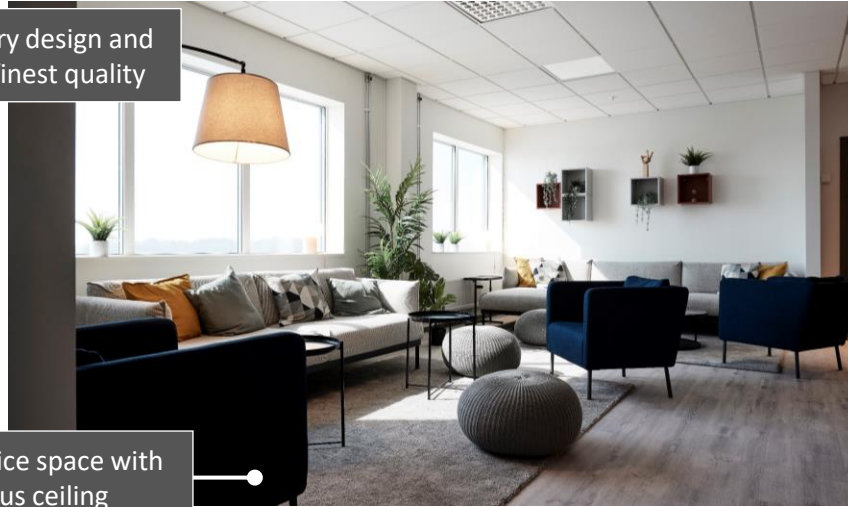


PRODUCT

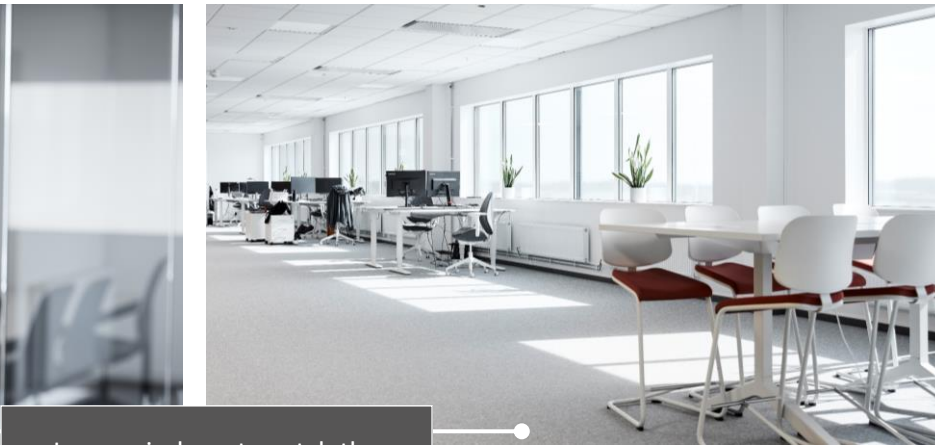
INTERIOR OFFICES — MODERN OFFICE LANDSCAPE
WITH GENEROUS NATURAL LIGHT INPUT



Contemporary design and
material of finest quality



Modern office space with
generous ceiling

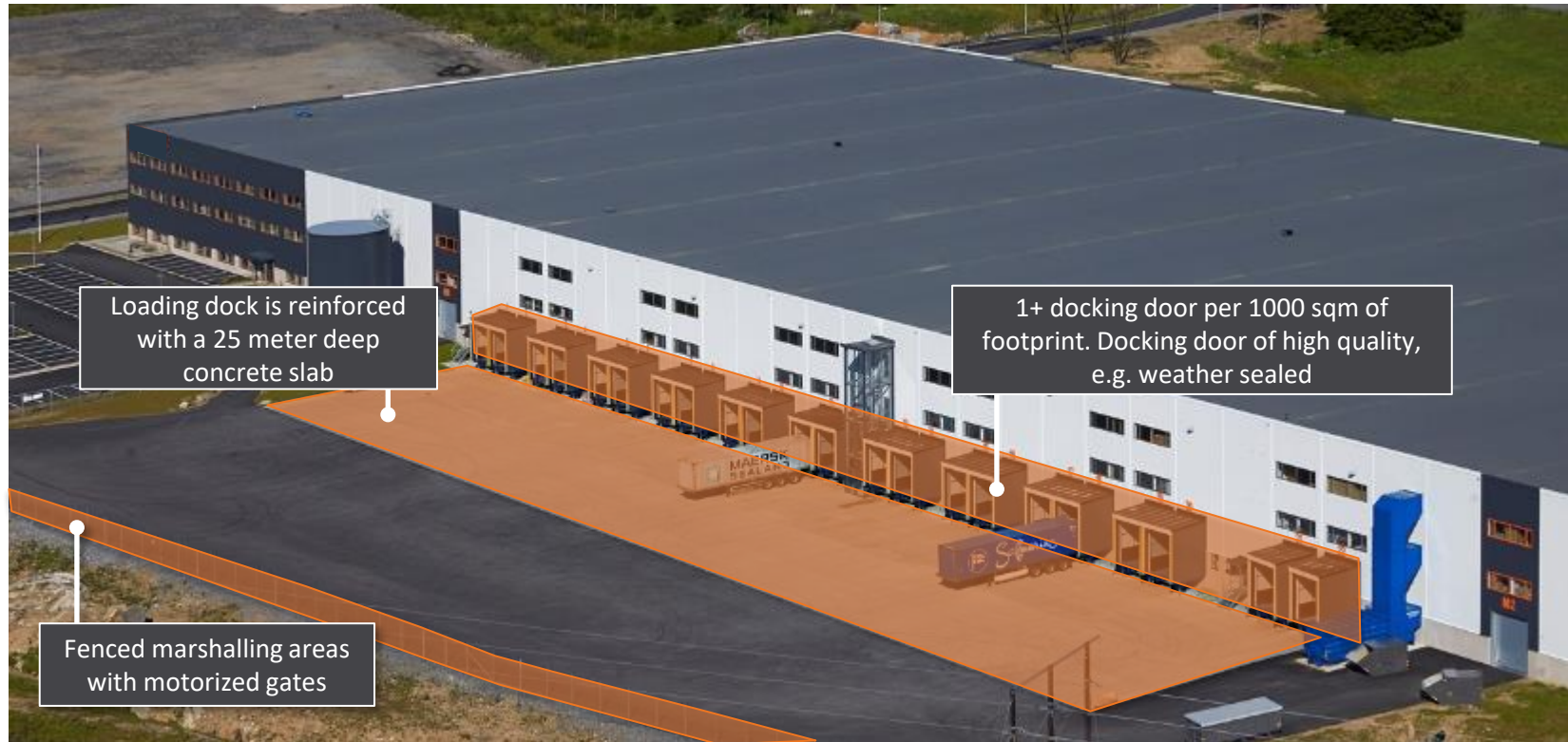


Large windows to catch the
daylight and reduce energy cost



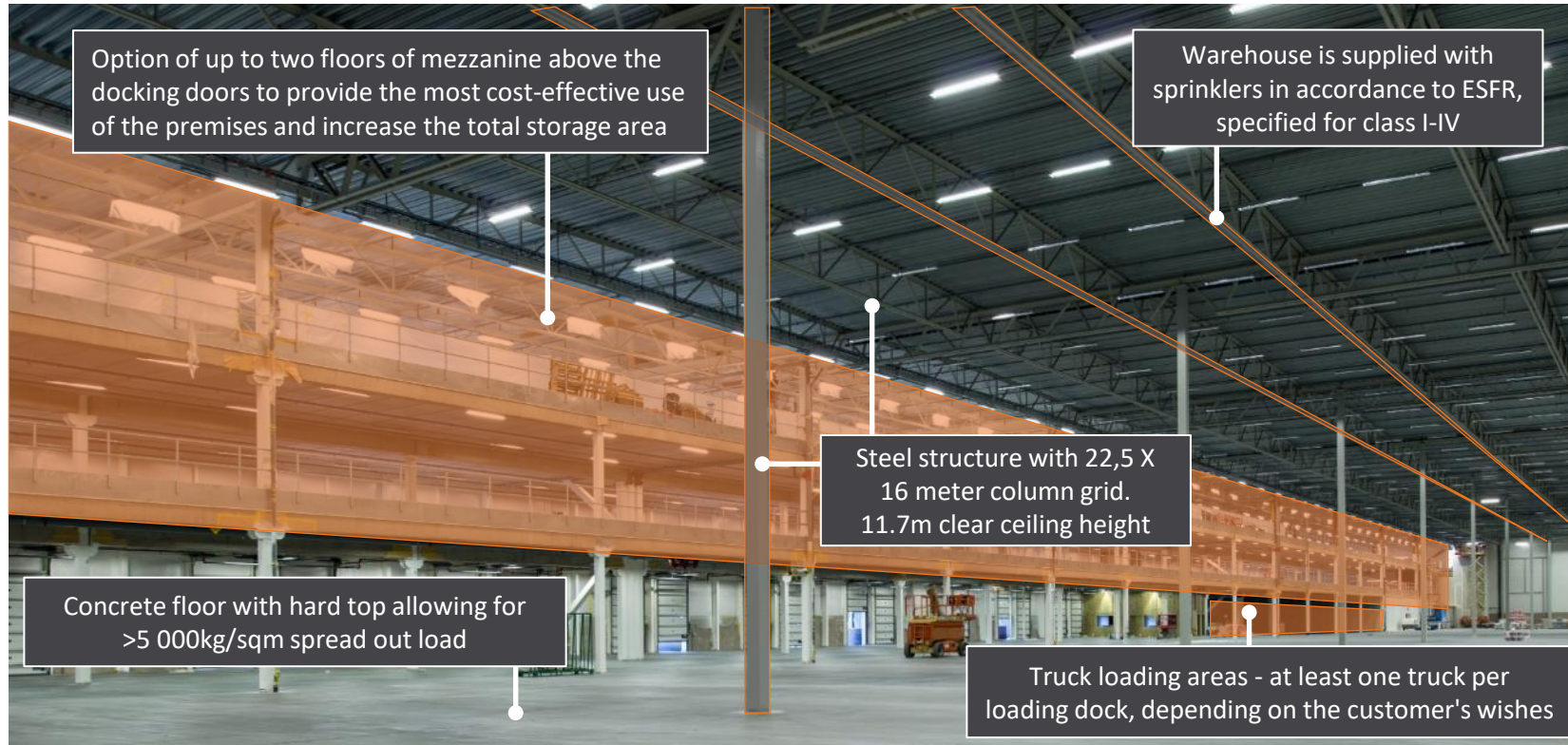
PRODUCT

EXTERIOR



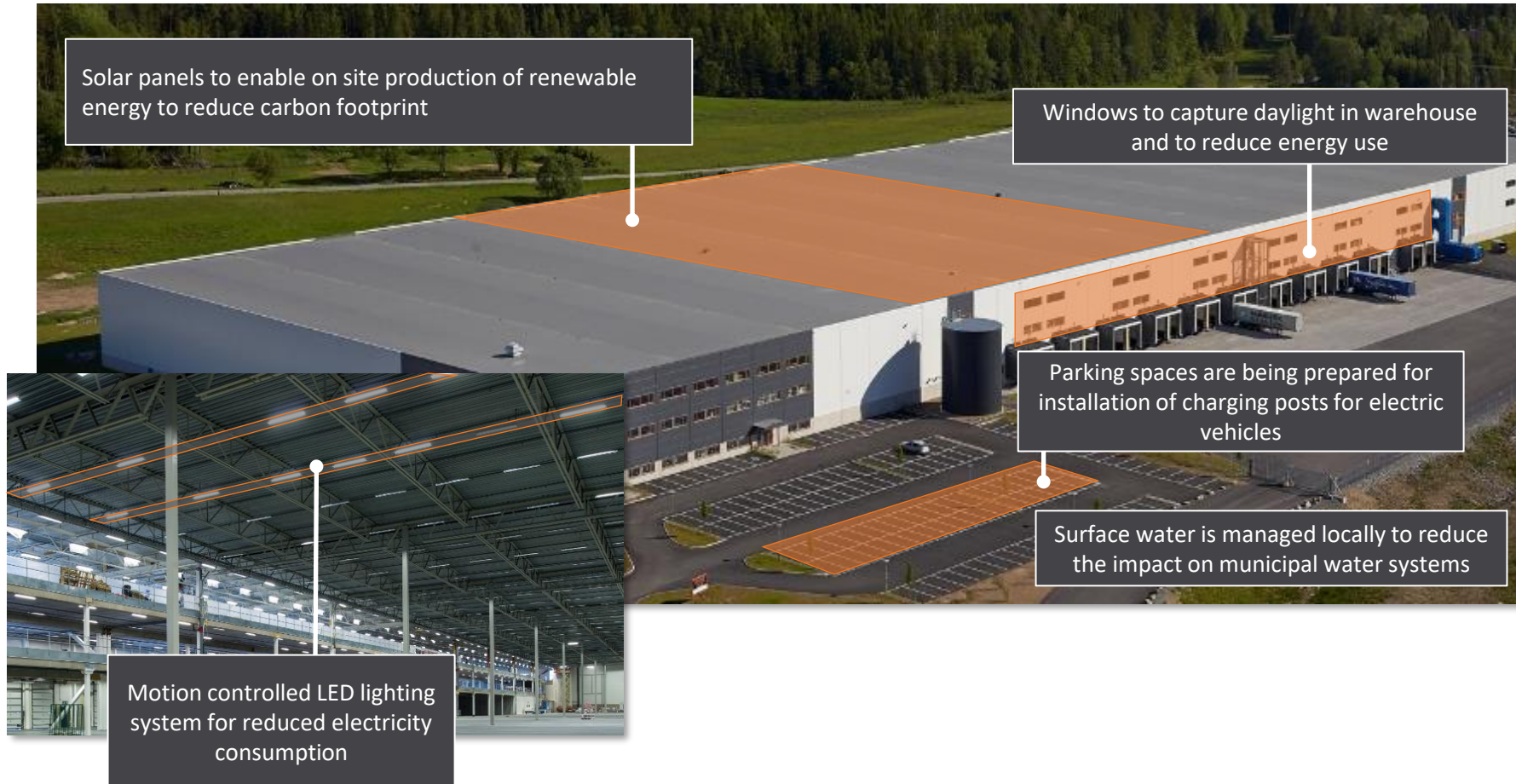
PRODUCT

TECHNICAL SPEC – INDOOR OPERATING AREAS ENABLE
HIGH EFFICIENCY IN LOGISTICS OPERATIONS



PRODUCT

SUSTAINABILITY – OUR STRONG FOCUS ON SUSTAINABILITY FOR ALL OUR PROPERTIES ALLOW TENANTS TO INVEST SUSTAINABLY AND CUT COSTS ON ENERGY



TEAM & PROCESS

PROCESS



1 Preperation

- Select location
- Expert insight
- Client core needs

2 Relevant needs

- Illustrative layouts
- Sustainability demand
- Site visits
- Reaching agreement

3 Construction

- In-house competence
- Full service available
- Work togheter with client

4 Management

- Facility management
- Maintenance plan
- Proactive work
- Long term owner

5 Expansion

- As your business grow, Logicens offers expansion possibilitites within existing portfolio or new developments

“

Logicens has our own in-house logistics experience and expertise

”

REFERENCES

A SELECTION OF OUR PROPERTY TYPES



Groceries & Beverage

We've develop and manage a number of facilities for the special segment



Pharmacy & healthcare

This segment often requires extra need for security and handle of goods



Automation

A selection of our customers with different automation installations



Other

Tailor made project for some of our customers requiring special projects



Proven track record to deliver complex development projects





LOGICENTERS

A leading provider of modern logistics properties in the Nordics with a presence in Sweden, Norway, Denmark and Finland. We develop, re-develop and hold modern logistics properties.

Visit us at: www.logicenters.com

CONTACTS

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