

### VAILOG INTRODUCTION

#### **VAILOG, FIRST LOGISTICS DEVELOPER IN ITALY**

Part of the SEGRO Group, VAILOG is a real estate development and investment company specialized in logistics and Italy's first industrial real estate development company.

With an average turnover of €150 million in 2013-2018, VAILOG is growing strongly thanks to its leading position in Italy and expansion abroad. With offices in Milan, Rome and Paris, the company manages a unique portfolio of real estate assets and a strong pipeline in industrial real estate, all located in and around major urban areas and key transportation hubs.

Our buildings benefit from the highest construction standards for logistics, including among others:

- Clear height: 10.50 m to 18.00 m.
- Sprinklers: NFPA 13 system installation standard.
- Slab resistance: 5 T/m² to 8 T/m².
- Environmental standards: since 2009, solar panels are installed on warehouse roofs.

All our new warehouses are certified BREEAM ("Very Good" or "Excellent") and the construction planning, design and architecture are managed by our in-house team of professionals, in order to offer our customers tailor-made buildings addressing their requests.

VAILOG - KEY FIGURES IN ITALY & FRANCE



TOTAL AREA DEVELOPED SINCE 2015

1.8 M SQM



TOTAL INVESTMENTS SINCE 2015



LANDBANK
IN ITALY & FRANCE

1.5 M SQM

€1.2 BILLION

SEGRO GROUP - KEY FIGURES













7.8 M SQM

315

€13 BILLION

14

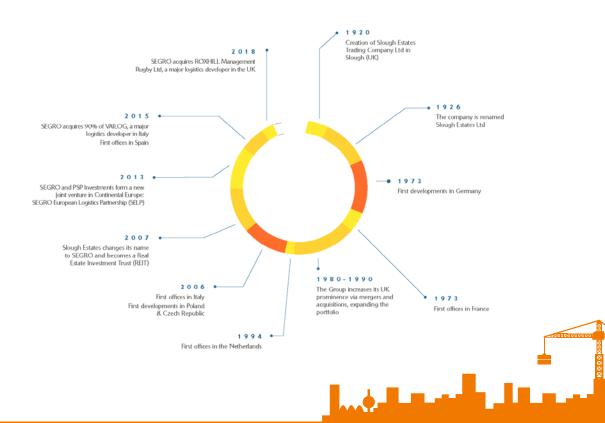
95%

764 Ha

#### **SEGRO, 100 YEARS OF HISTORY**

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property.

It owns or manages 7.8 million square metres of space valued at €13 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in eight other European countries, including Italy and France.











ANTONY MORATO



























































## VAILOG OUR ENVIRONMENTAL STANDARDS



BREEAM® CERTIFICATION

**LED LIGHT TECHNOLOGY** 

HIGH LEVEL OF THERMAL INSULATION AND COMFORT OF THE ENVIRONMENT

**HIGH TECHNOLOGY OF BMS MANAGEMENT** 

WELLNESS IN THE WORK SPACES

**PHOTOVOLTAIC PANELS** 



RAINWATER HARVESTING SYSTEMS

SAFEGUARD OF ECOSYSTEM AND ENVIRONMENTAL INITIATIVES

#### VAILOG LOGISTIC 4.0





VAILOG DEVELOPS LOGISTICS 4.0 PROMOTING INTEGRATED LOGISTICS PROJECTS IN THE ADVANCED E-COMMERCE SECTOR.

THE LOGISTIC 4.0 IS CHARACTERIZED BY:

- NEW STORAGE, ROBOTICS, HANDLING AND TRANSPORT SYSTEMS
- AUTOMATION AT THE SERVICE OF THE OPERATORS
- SAFETY, PRODUCTIVITY AND TRACEABILITY

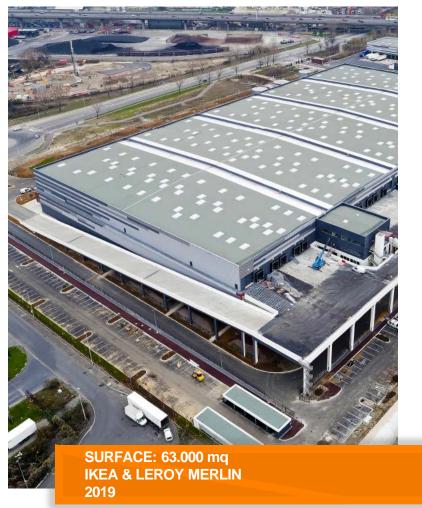


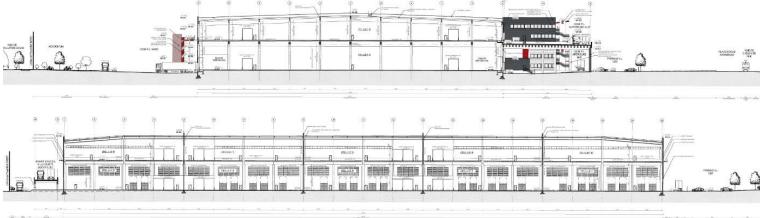
## VAILOG DA BIG BOX AL CITY LOGISTIC



## **VAILOG**

### **GENNEVILLIERS - PARIS (FR)**



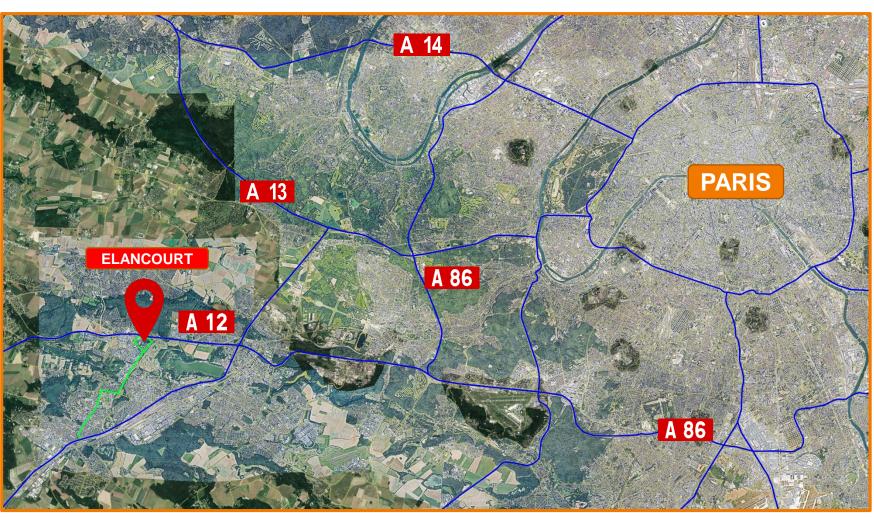








#### VAILOG STRATEGIC LOCATION





HIGHWAYS: A12:500 m A12:3KM A86:9KM



ORLY AIRPORT: 33 KM



PARIS: 30 KM



PUBLIC TRANSPORT: RAILWAY STATION 6 KM





#### VAILOG STRATEGIC LOCATION



The area is located in a strategic point from which you can easily reach the highways. Traveling for only 500 meters it's possible to reach A12 towards Paris.























PLOT AREA 29,940 sqm

NET SURFACE 13,508 sqm (incl. 10.020 sqm logistic and 3.488 sqm offices on 3 levels)

CLEAR HEIGHT

LOADING DOCKS
10

GROUND LEVEL PARKINGS 20

UNDERGROUND PARKINGS 295







#### VAILOG SITE PLAN

PLOT AREA 29,940 sqm

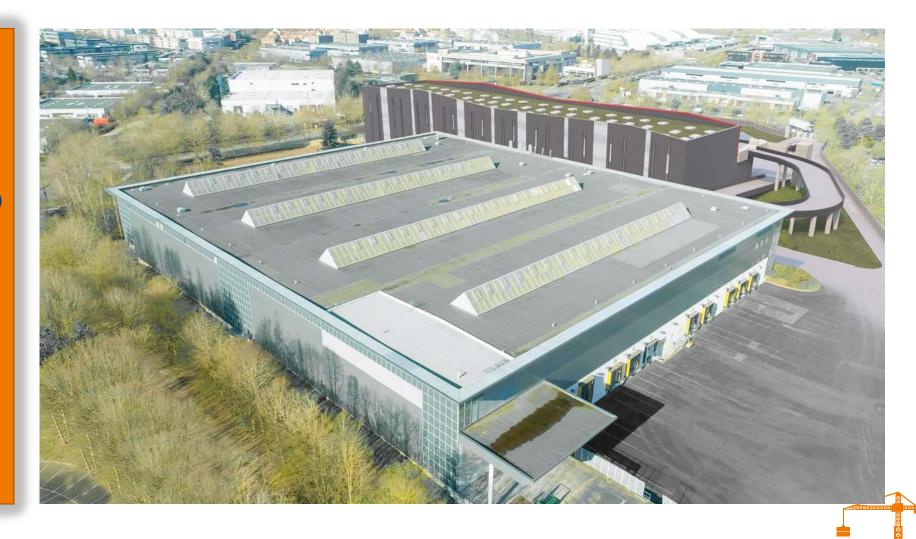
NET SURFACE 13,508 sqm (incl. 10.020 sqm logistic and 3.488 sqm offices on 3 levels)

> CLEAR HEIGHT 12 m

LOADING DOCKS
10

GROUND LEVEL PARKINGS 20

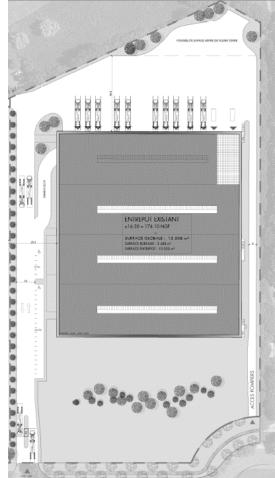
UNDERGROUND PARKINGS
295

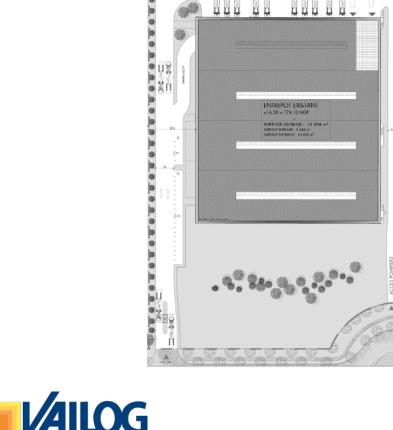




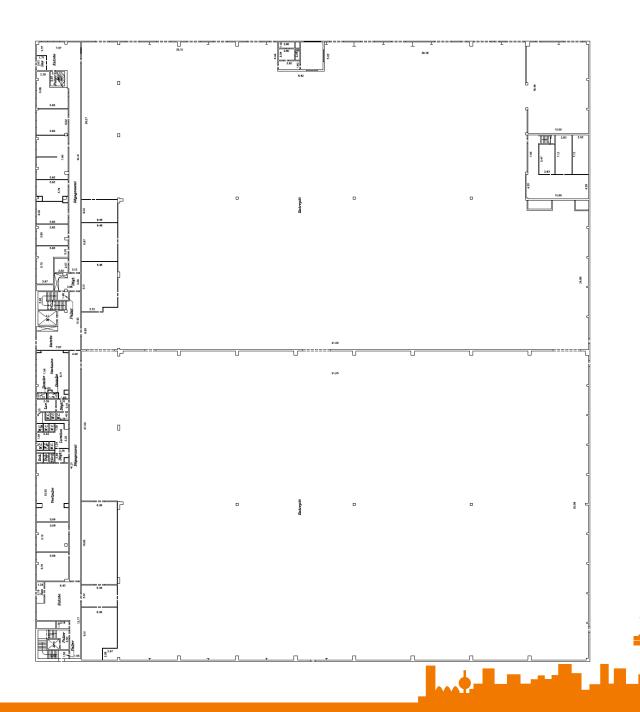
# VAILOG GROUND FLOOR





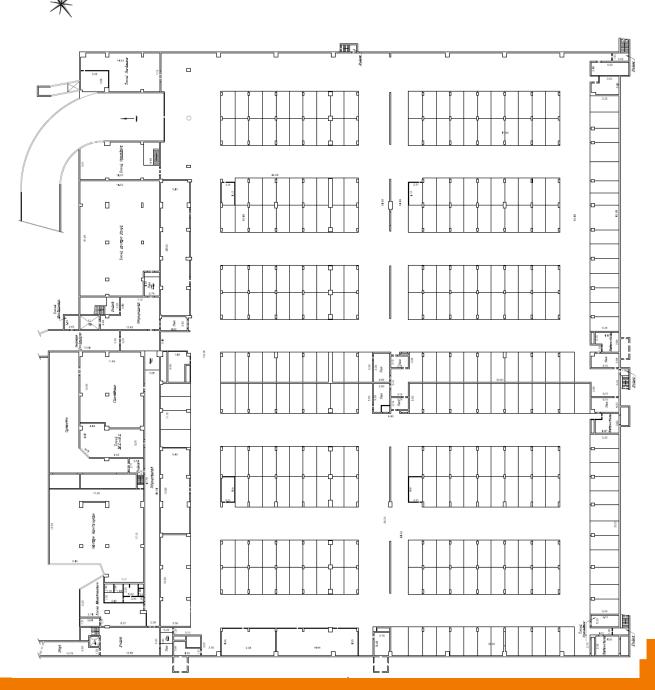






### VAILOG UNDERGROUND FLOOR











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