



NORTHERN EUROPE ASSET TOUR

4th & 5th APRIL 2022

SEGRO

NORTHERN EUROPE
ASSET TOUR

4th & 5th APRIL 2022

2018–2021
THE NE STORY OF GROWTH

SCHEDULE

TOUR MAP

ASSET TOUR

- 1 SEGRO PARK BERLIN AIRPORT
- 2 SEGRO PARK FRANKFURT CITY
- 3 SEGRO LOGISTICS PARK BISCHOFSSHEIM
- 4 SEGRO PARK MÖRFELDEN
- 5 SEGRO PARK MÖRFELDEN WALLDORF

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MONDAY 4th APRIL - BERLIN

07:15
BA990 FROM LHR TO BERLIN BRANDENBURG
ARRIVING 10:05

11:00
TOUR OF SEGRO PARK BERLIN AIRPORT
(LIGHT INDUSTRIAL / URBAN LOGISTICS)

13:00
LUNCH

14:00
AFTERNOON TOUR OF SEGRO PARK BERLIN AIRPORT
(LOGISTICS)

15:30
DROP OFF AT TERMINAL FOR EITHER RETURN TO UK
OR TRANSFER TO FRANKFURT

16:45
LH195 FROM BERLIN ARRIVING FRANKFURT AT 17:55
TAXI TRANSFER TO HOTEL MELIA, FRANKFURT CITY
(13 SENCKENBERGANLAGE, WESTEND, 60325 FRANKFURT).

*We will also host an informal, non-compulsory dinner
that evening for anyone who wishes to join.*

FOR THOSE RETURNING TO THE UK,
PLEASE SEE THE FOLLOWING FLIGHT OPTIONS:
16:45 - BA0985 FROM BERLIN ARRIVING LHR AT 17:40
19:15 - BA0987 FROM BERLIN ARRIVING LHR AT 20:15

TUESDAY 5th APRIL - FRANKFURT

07:05
BA8761 FROM LCY TO FRANKFURT ARRIVING 09:35
COACH TO COLLECT FROM HOTEL AND AIRPORT.

10:00
TOUR OF FRANKFURT LOGISTICS (BISCHOFSCHEIM)

12:00
PACKED LUNCH FROM HOTEL

13:00
TOUR OF LIGHT INDUSTRIAL ASSETS
(MÖRFELDEN AND FRANKFURT CITY)

15:30
TRANSFER BACK TO AIRPORT

18:05
BA8735 FROM FRANKFURT TO LCY ARRIVING 18:40

20:40
BA0915 FROM FRANKFURT TO LHR ARRIVING 21:20

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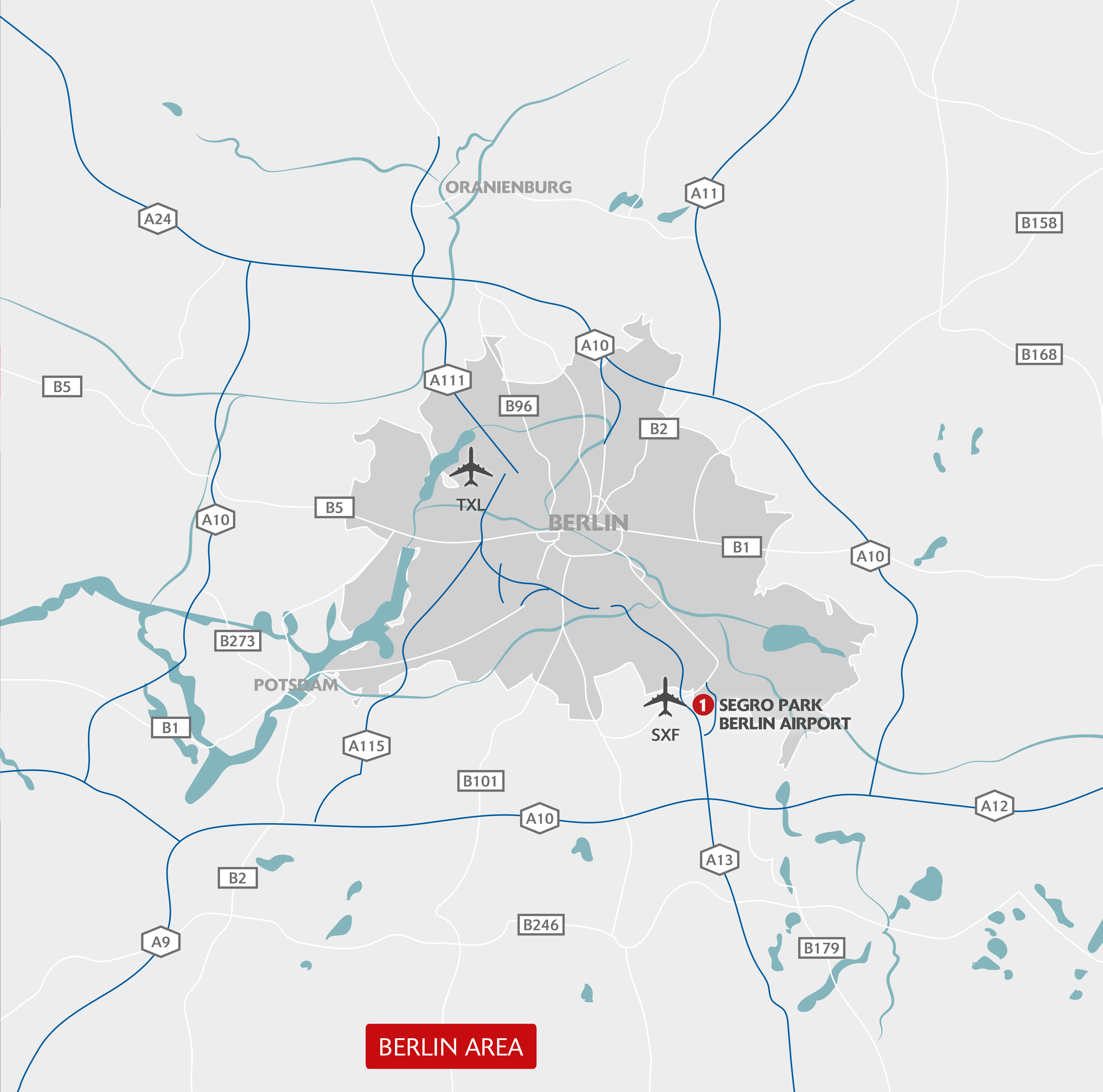
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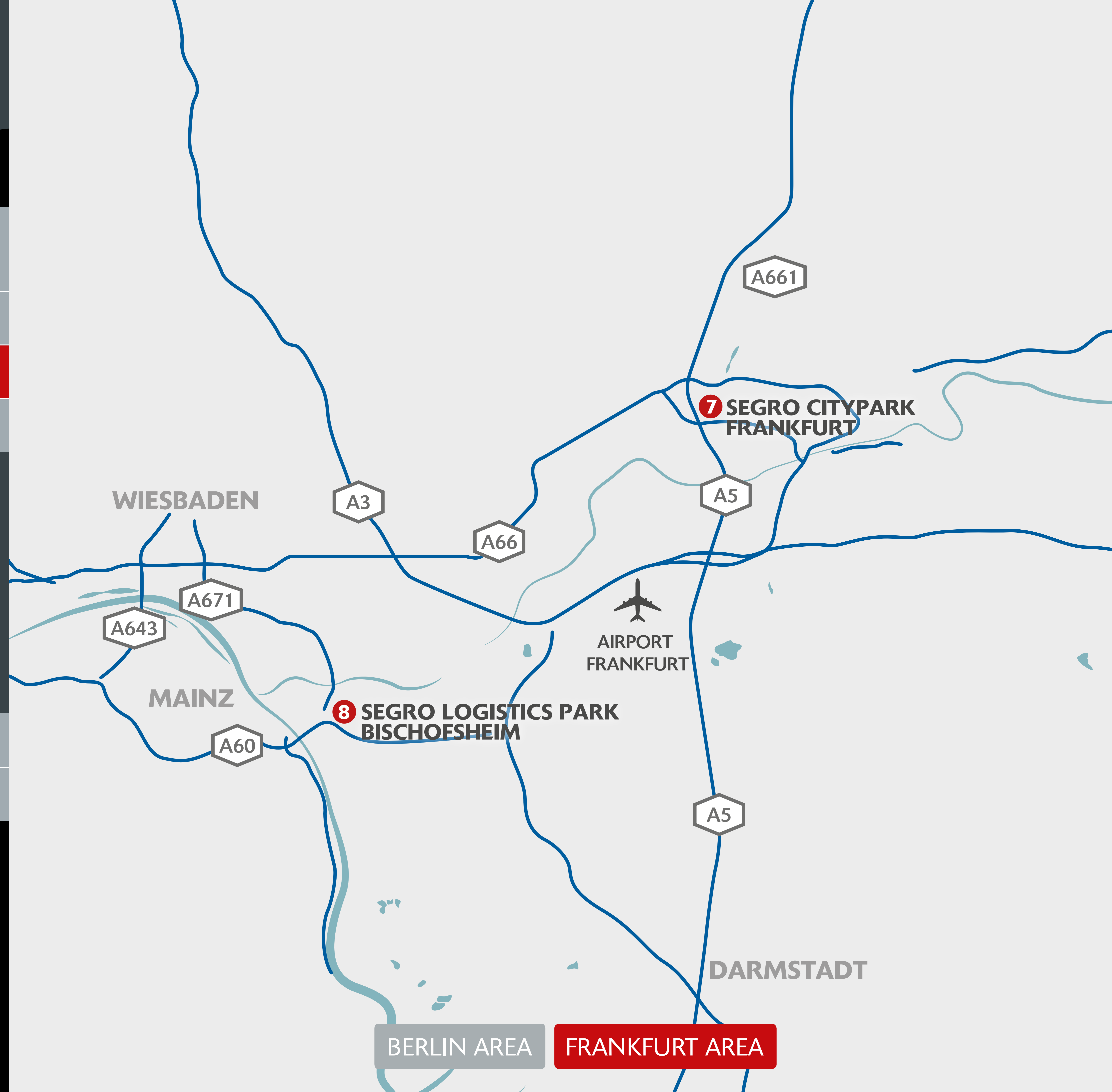
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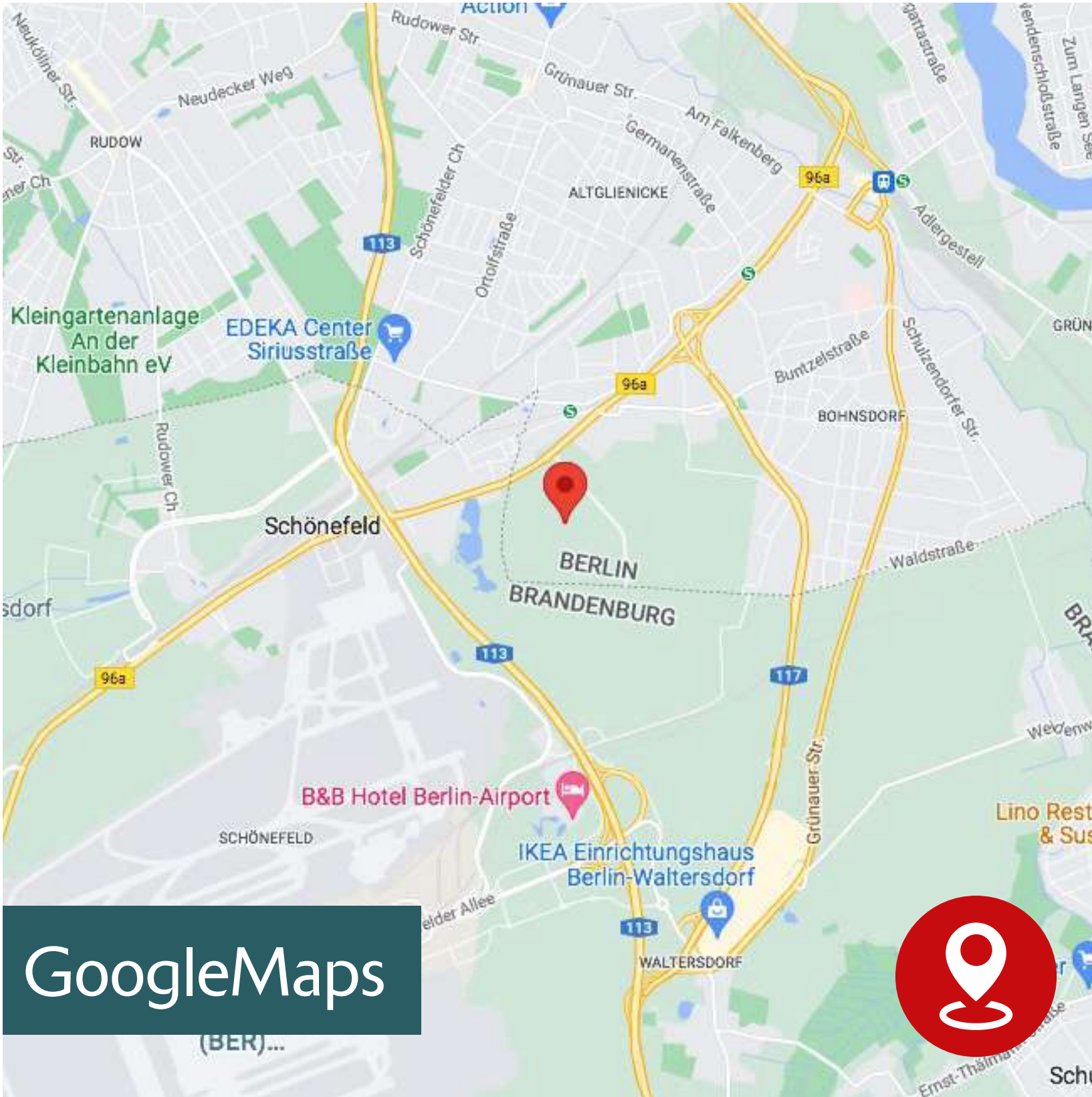
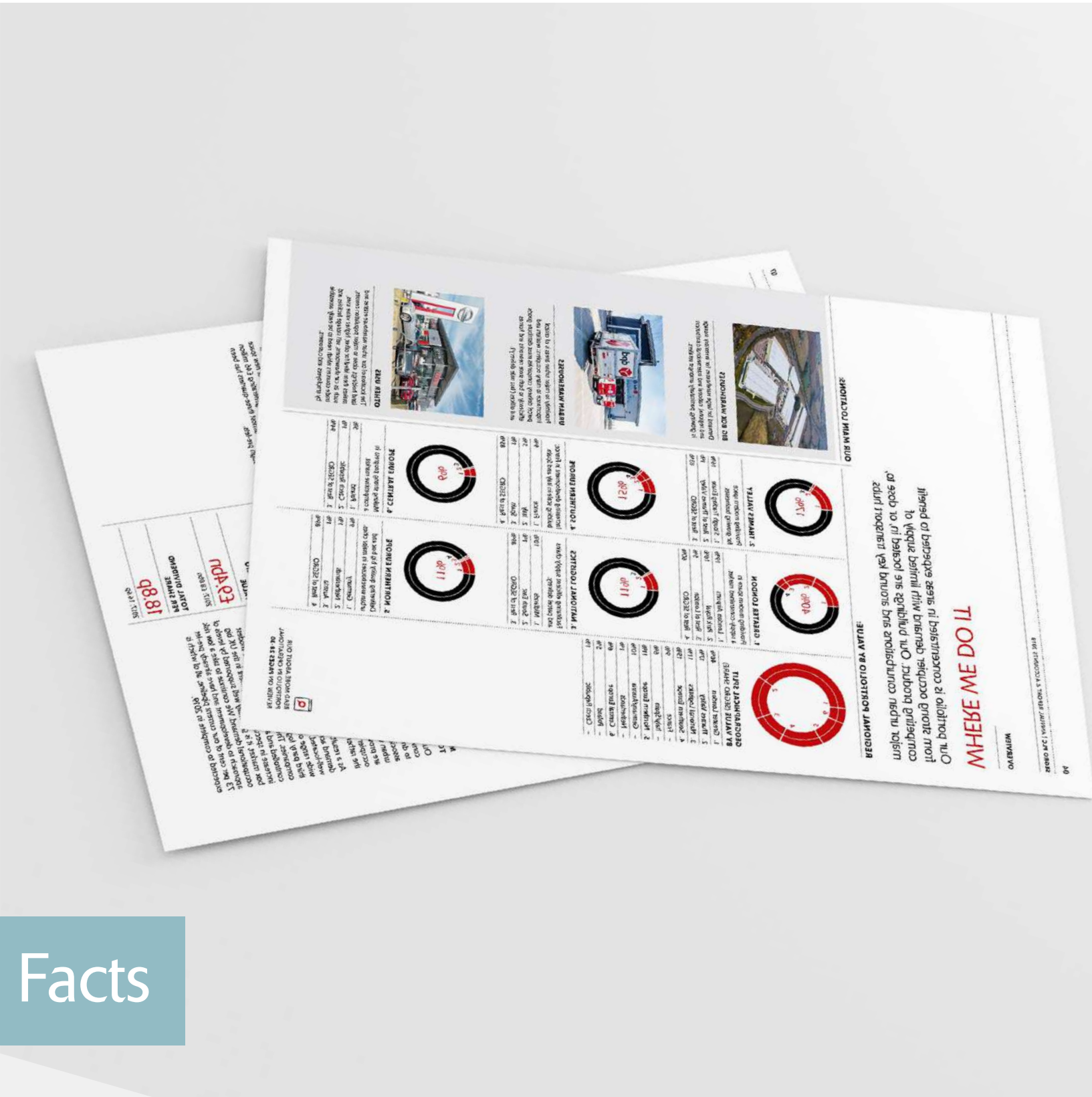
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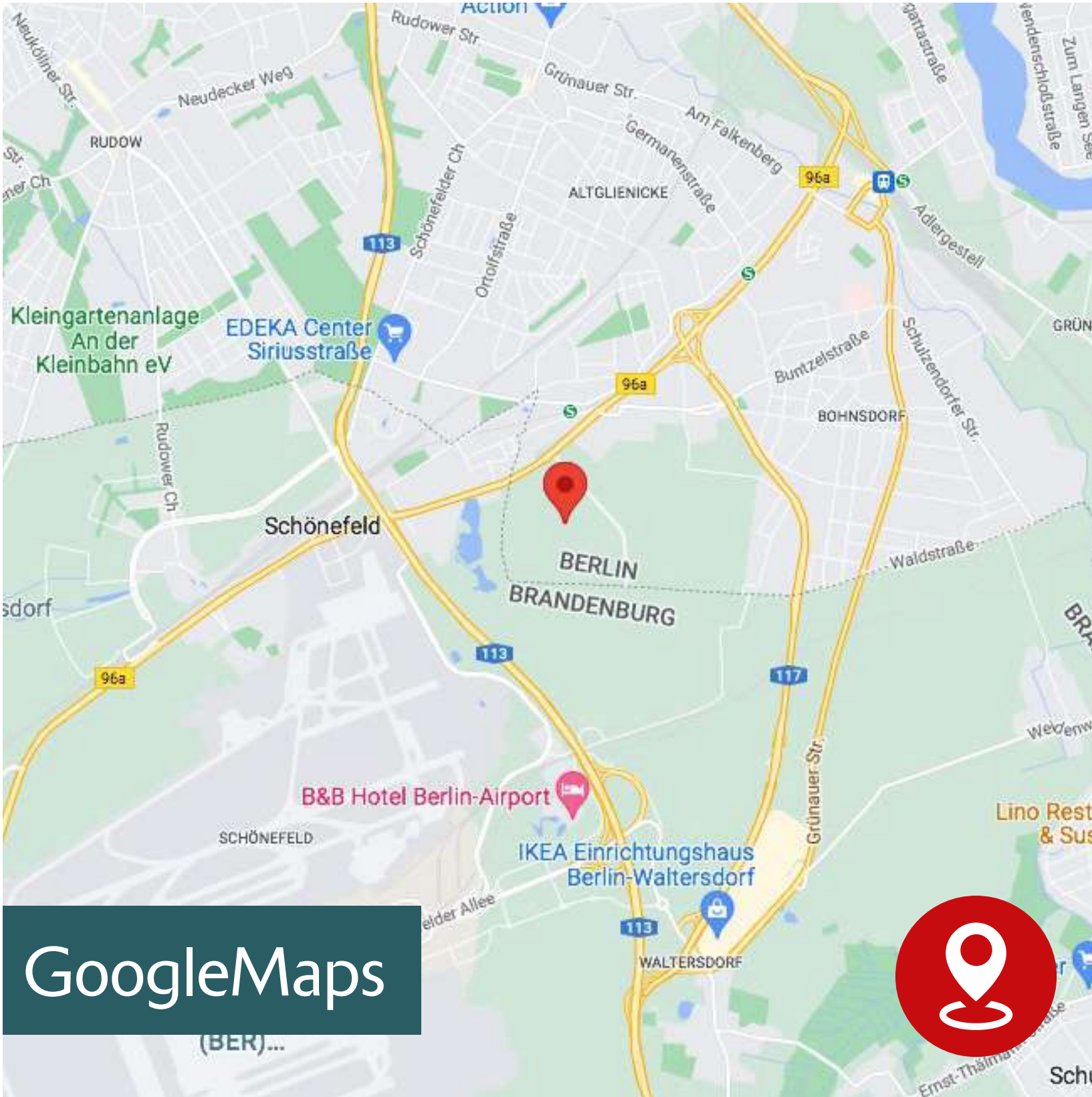
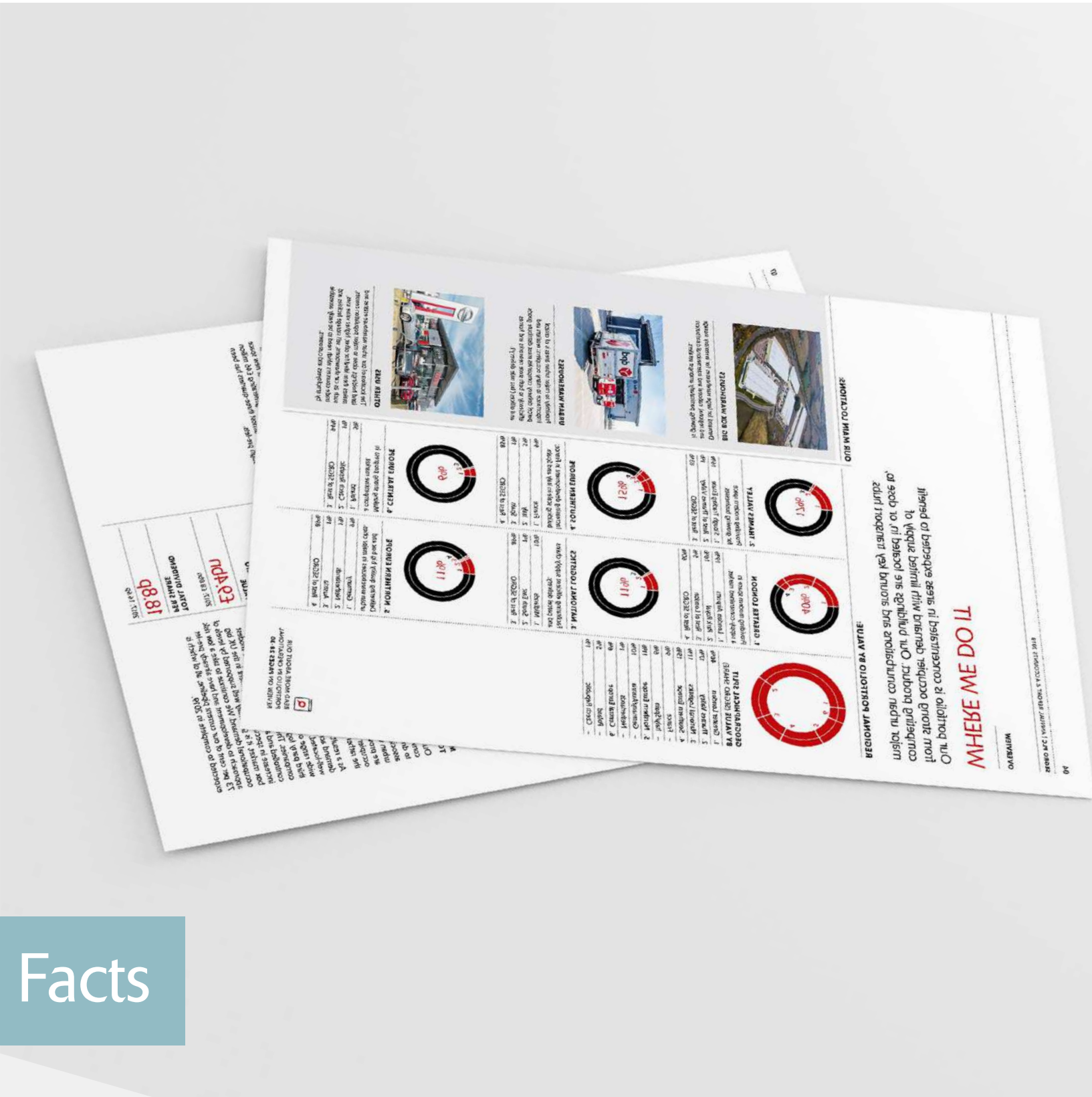
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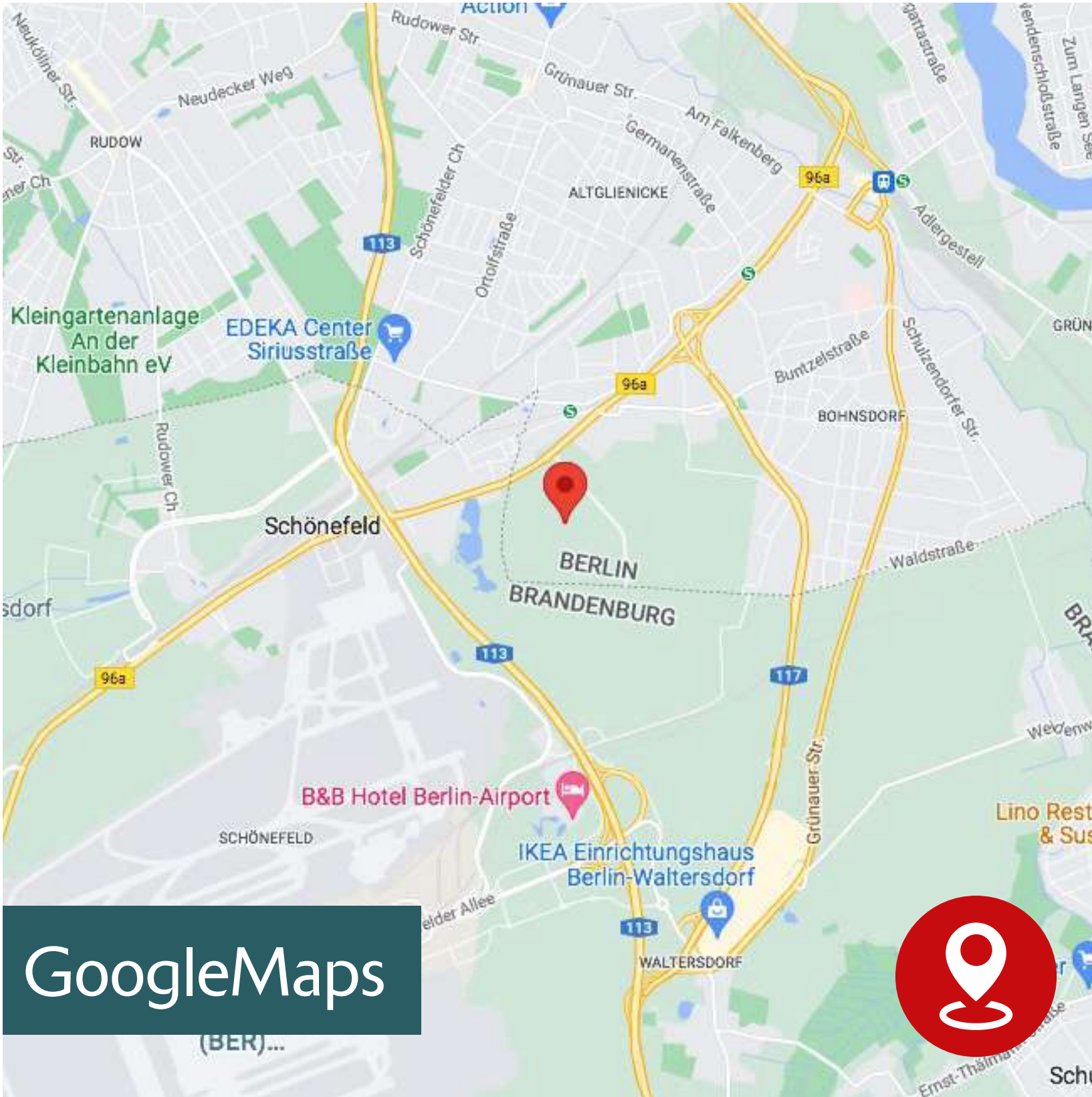
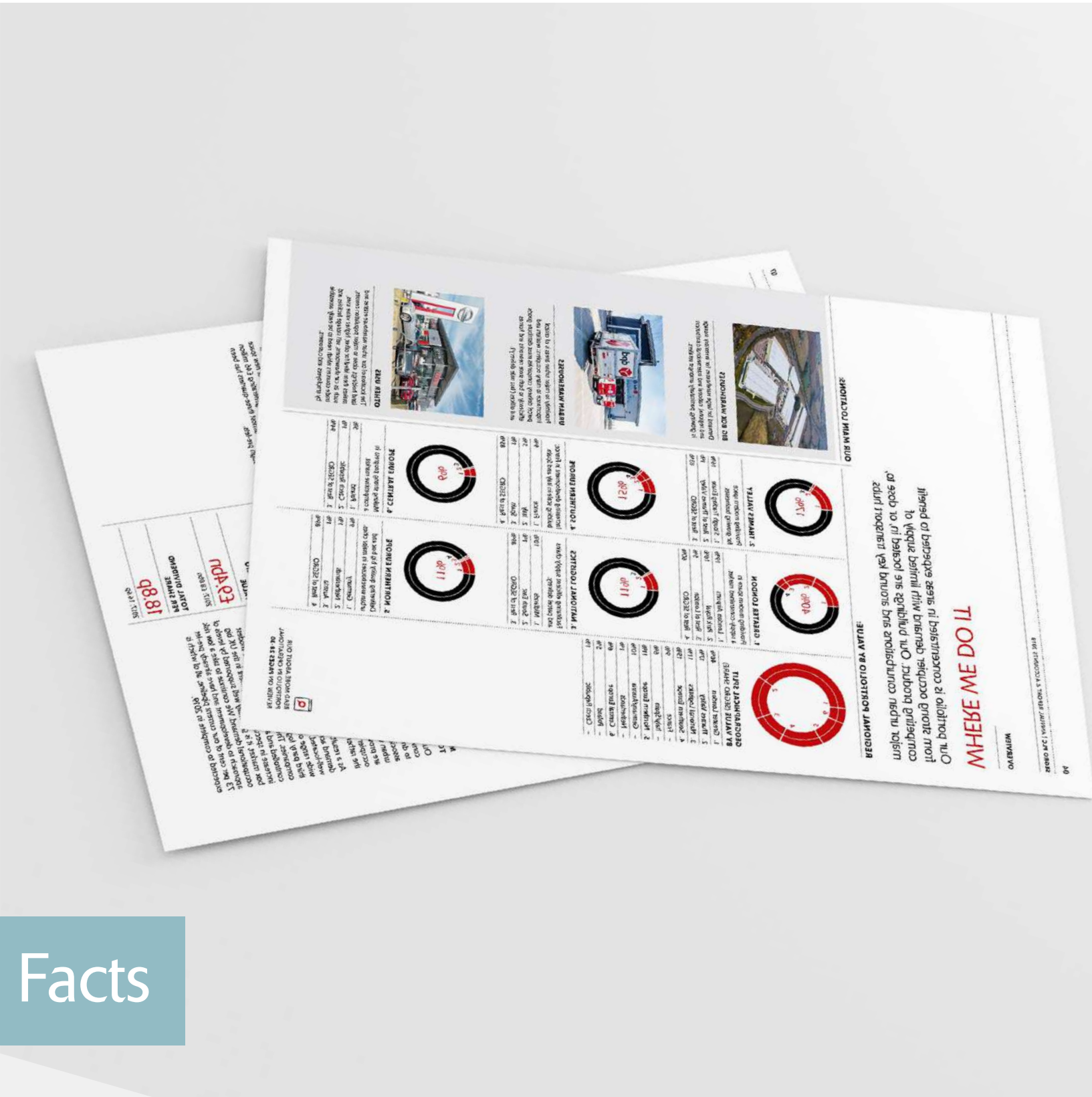
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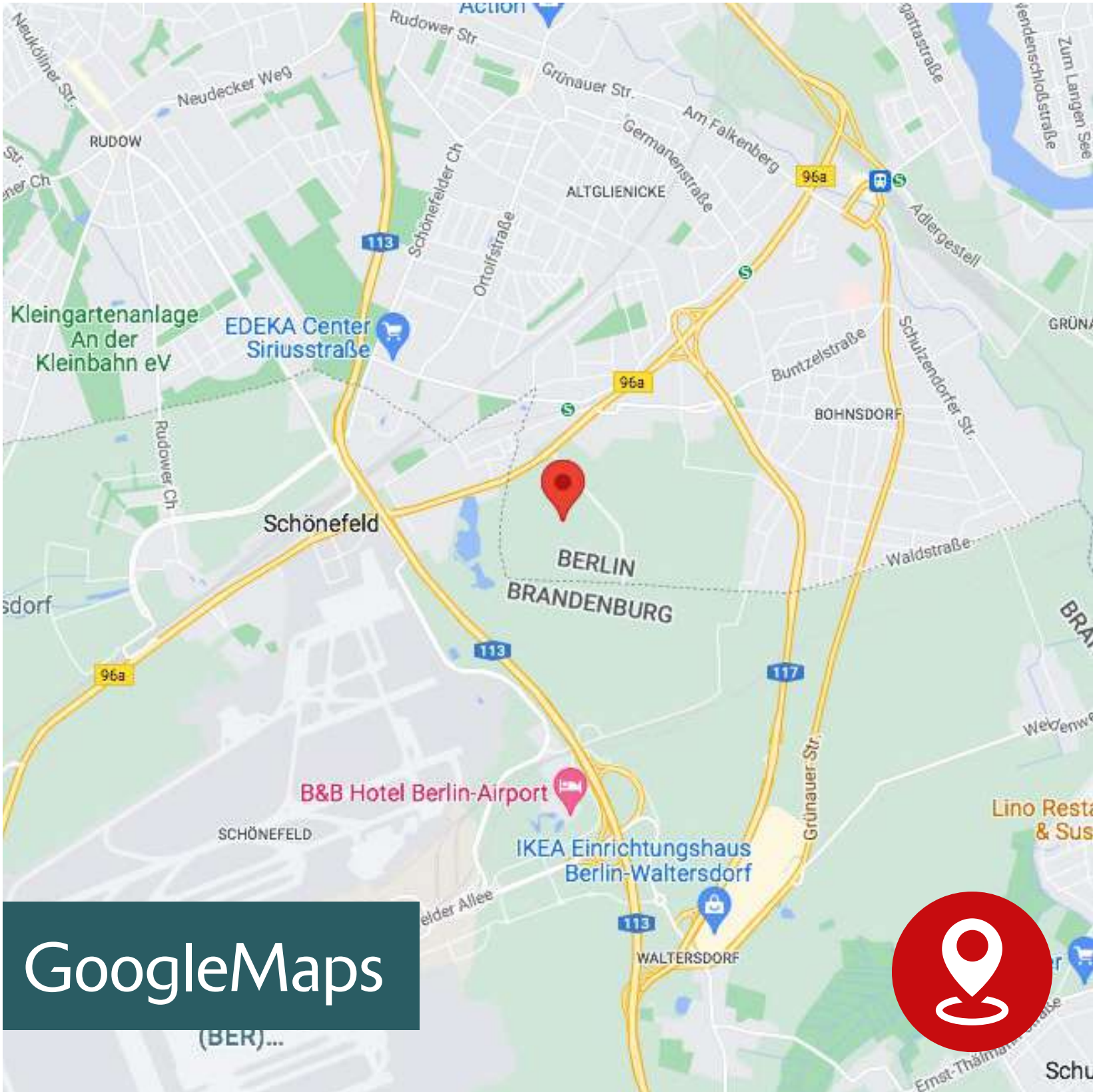
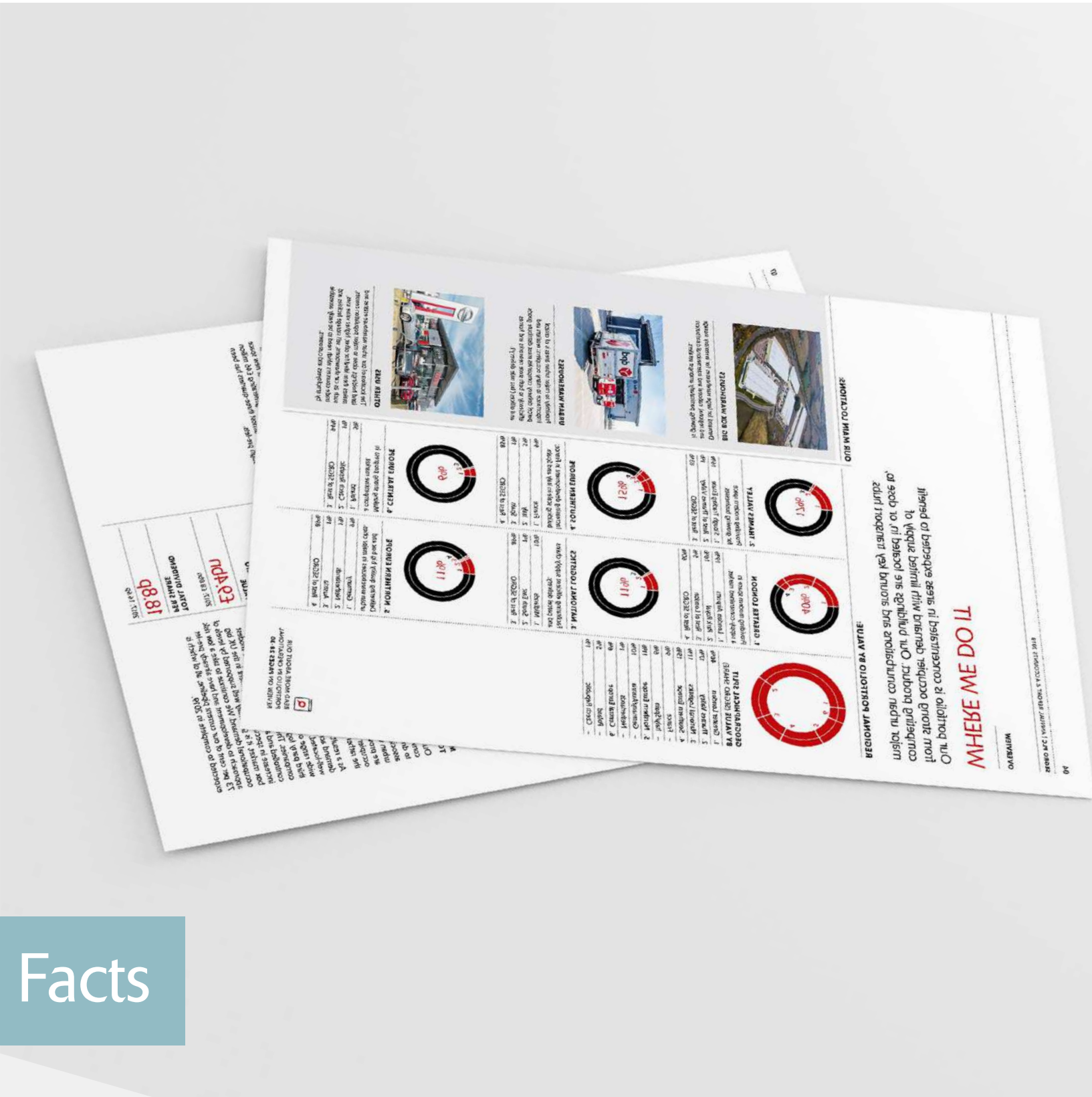
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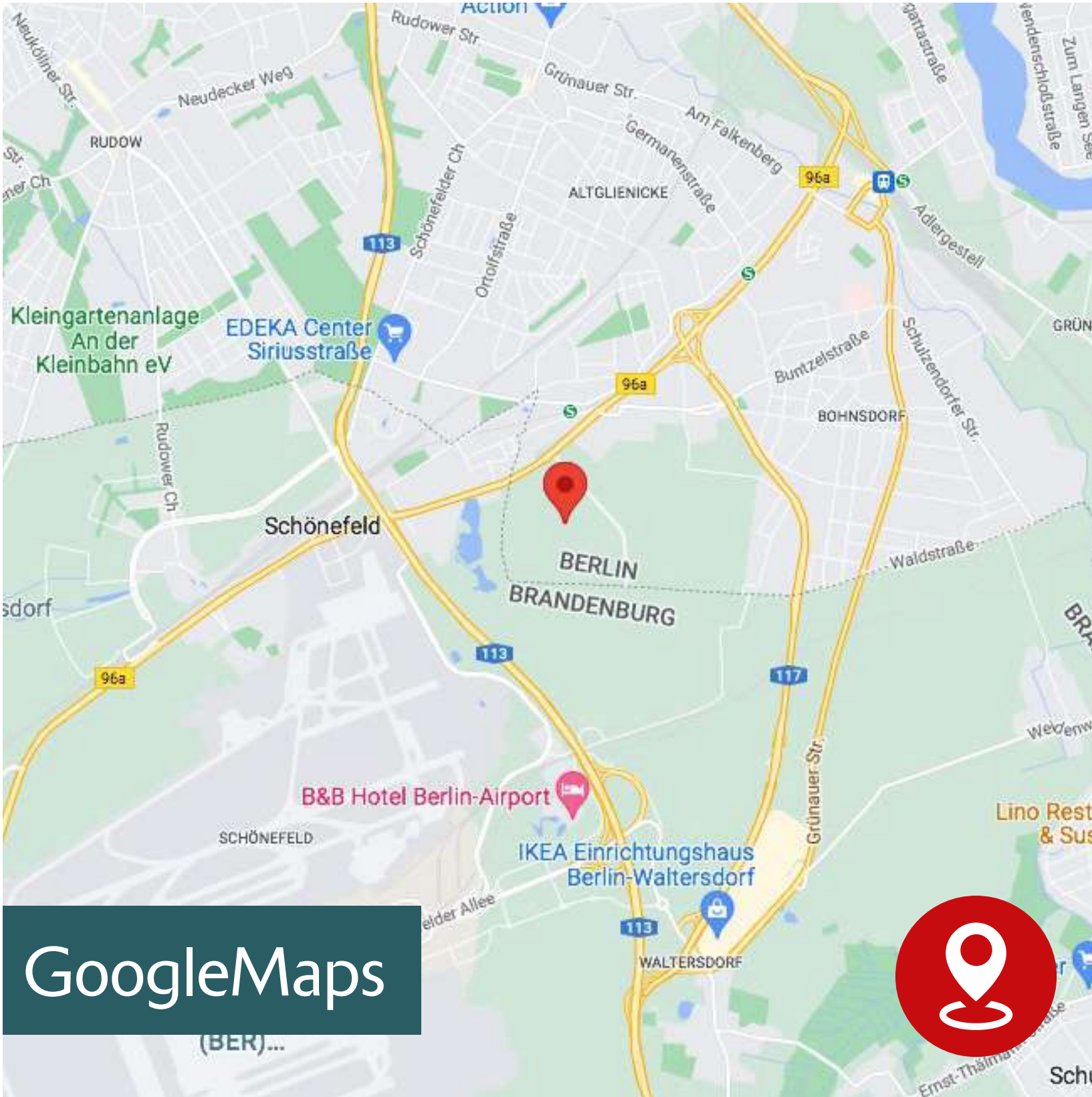
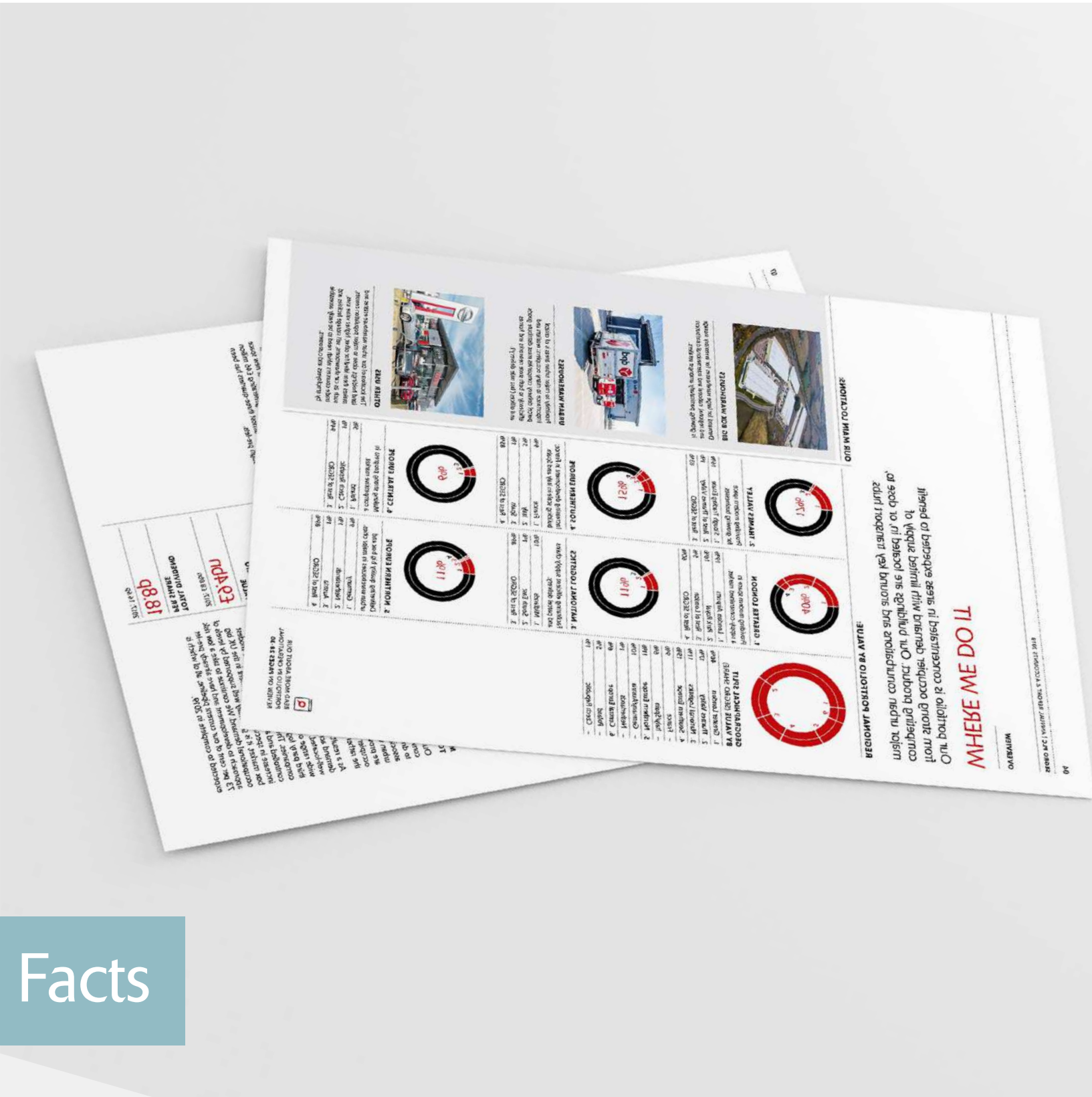
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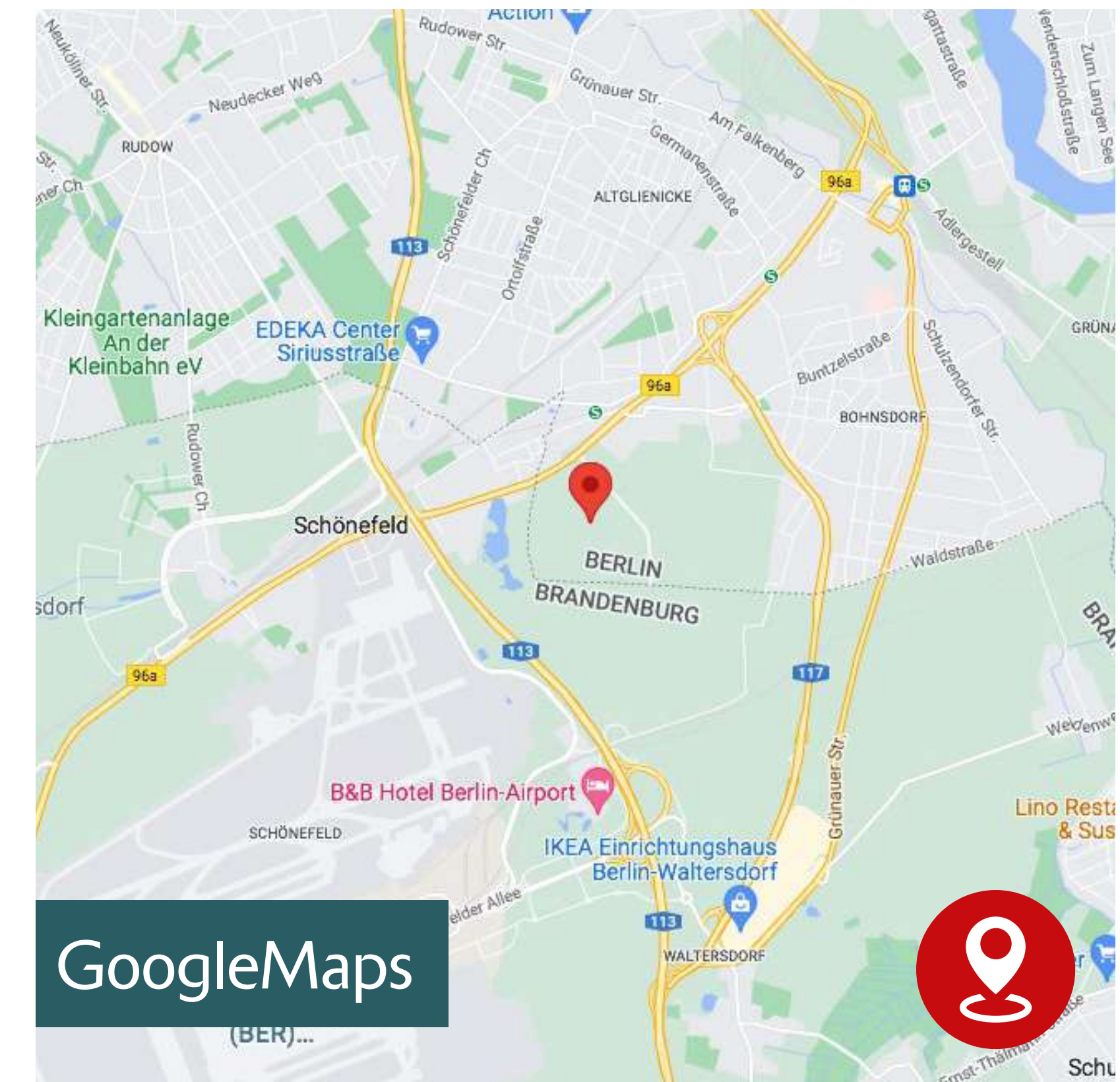
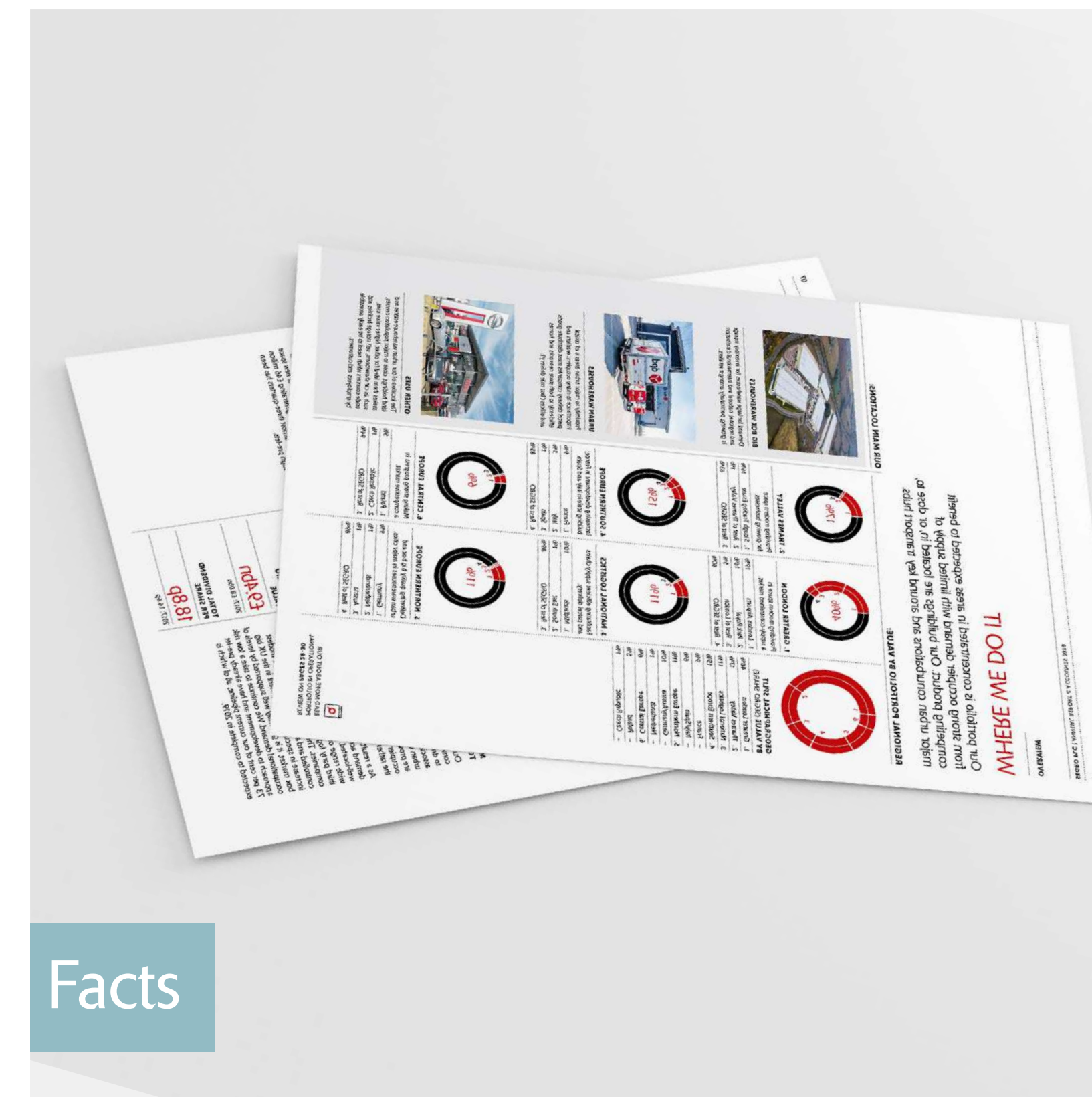
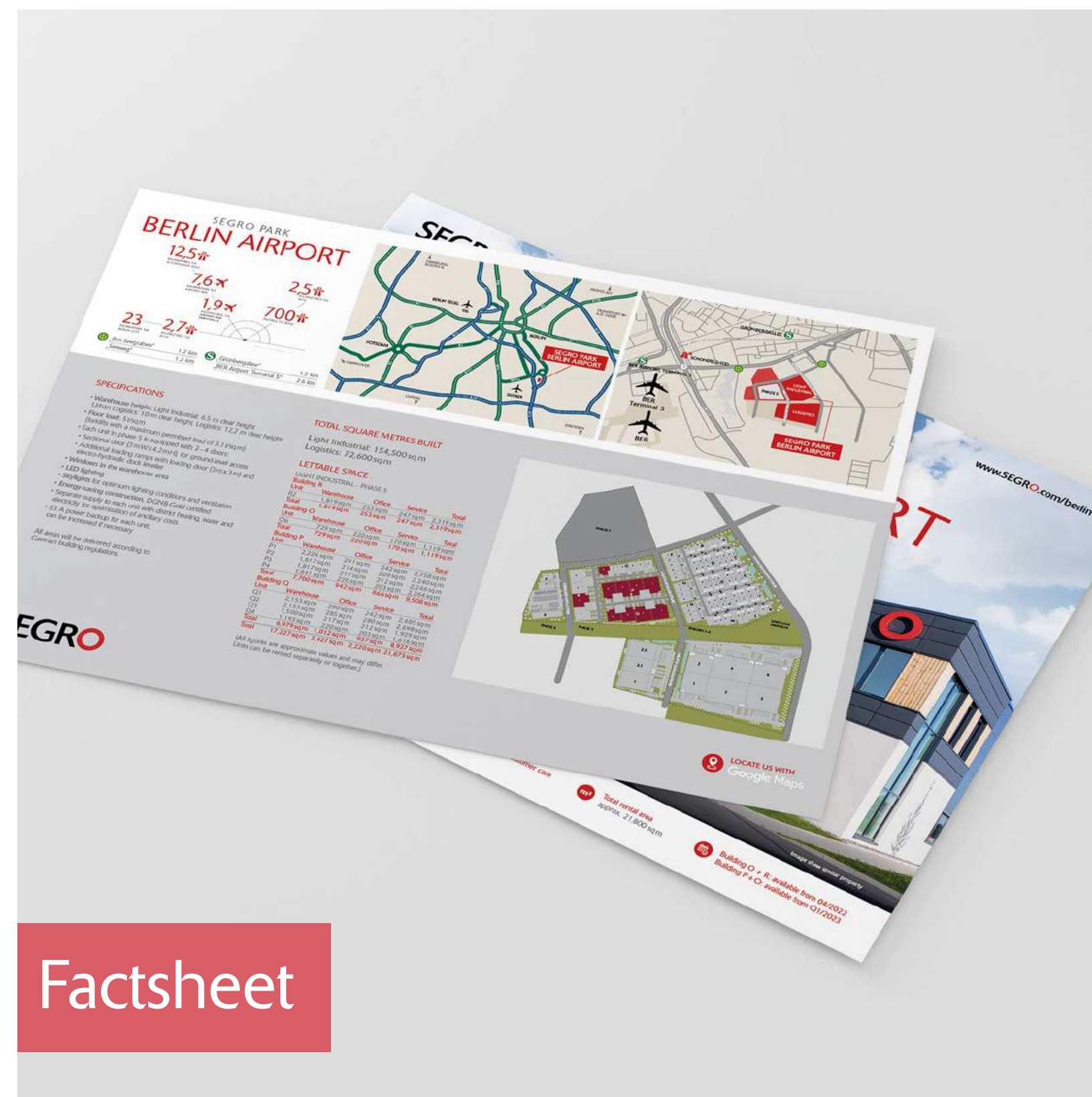
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SEGRO PARK BERLIN AIRPORT



SEGRO PARK
BERLIN AIRPORT

BACK

154,500 sq m

total lettable space

4.9 % 0 %

vacancy rate
Light Industrial
Phase 1-5A

vacancy rate
Logistics

630,000 sq m

future land capacity



SEGro

www.SEGRO.com/berlin

SEGRO PARK BERLIN AIRPORT

MELITTA-SCHILLER-STRASSE, 12526 BERLIN



Image show similar property



New high-quality building
directly adjacent to the capital city's
new BER airport



Excellent connection
to motorways A113, A117 and B96a



Committed to customer care



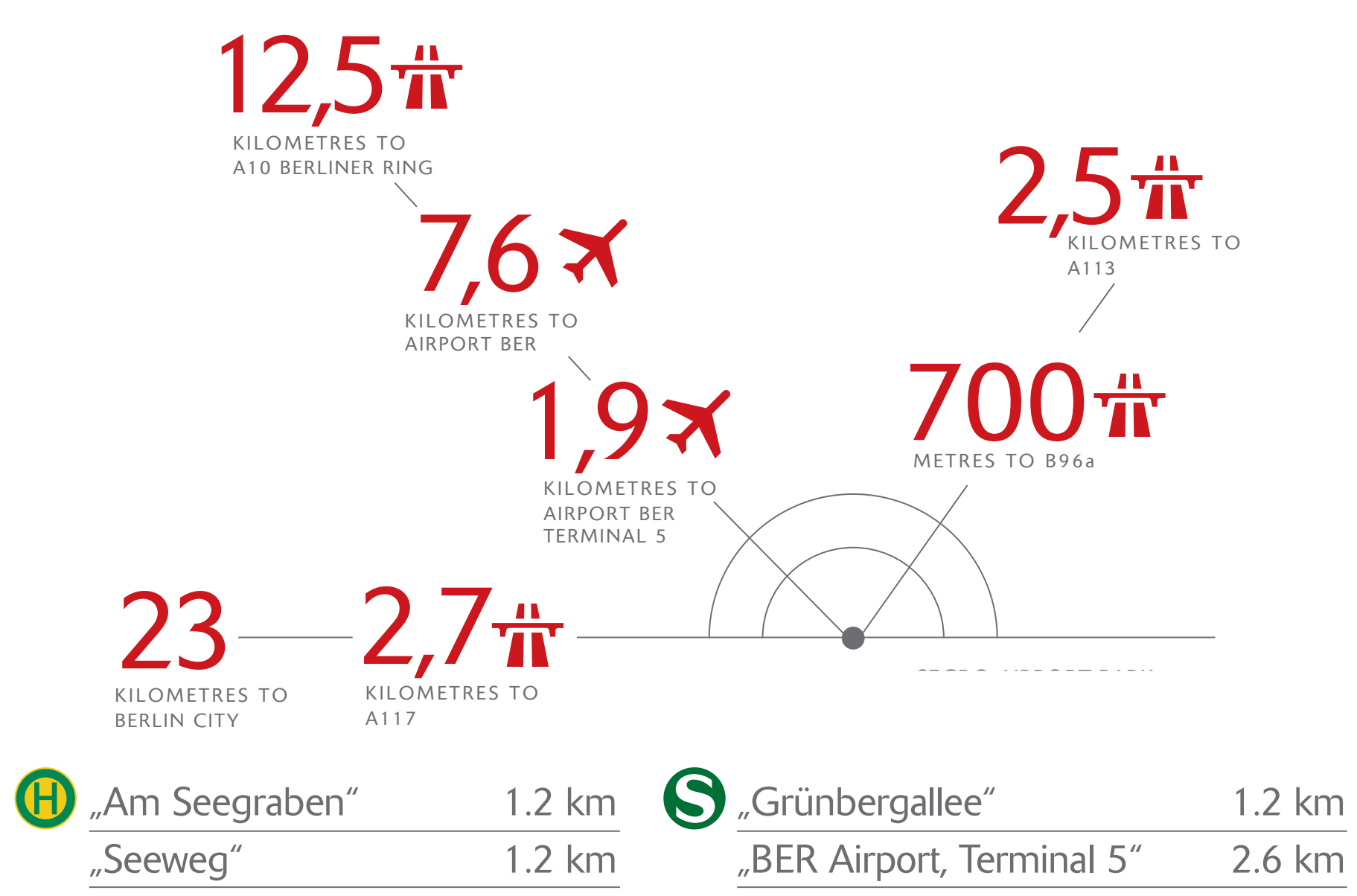
Total rental area
approx. 21,800 sq m



Building O + R: available from 04/2022
Building P + O: available from Q1/2023



SEGRO PARK
BERLIN AIRPORT



SPECIFICATIONS

- **Warehouse height:** Light Industrial: 6.5 m clear height
Urban Logistics: 10 m clear height, Logistics: 12,2 m clear height
- **Floor load:** 5 t/sqm
(forklifts with a maximum permitted load of 3.1 t/sqm)
- Each unit in phase 5 is equipped with 2–4 doors:
 - Sectional door (3 mW×4.2 mH), for ground-level access
 - Additional loading ramps with loading door (3 m×3 m) and electro-hydraulic dock leveller
- **Windows in the warehouse area**
- **LED lighting**
- **Skylights** for optimum lighting conditions and ventilation
- **Energy-saving construction**, DGNB-Gold certified
- Separate supply to each unit with district heating, water and electricity for optimisation of ancillary costs
- 63 A power backup for each unit;
can be increased if necessary

All areas will be delivered according to German building regulations.

TOTAL SQUARE METRES BUILT

Light Industrial: 154,500 sqm
Logistics: 72,600 sqm

LETTABLE SPACE

LIGHT INDUSTRIAL - PHASE 5				
Building R				
Unit	Warehouse	Office	Service	Total
R2	1,819 sqm	253 sqm	247 sqm	2,319 sqm
Total	1,819 sqm	253 sqm	247 sqm	2,319 sqm
Building O				
Unit	Warehouse	Office	Service	Total
O6	729 sqm	220 sqm	170 sqm	1,119 sqm
Total	729 sqm	220 sqm	170 sqm	1,119 sqm
Building P				
Unit	Warehouse	Office	Service	Total
P1	2,226 sqm	291 sqm	242 sqm	2,758 sqm
P2	1,817 sqm	214 sqm	209 sqm	2,240 sqm
P3	1,817 sqm	217 sqm	212 sqm	2,246 sqm
P4	1,841 sqm	220 sqm	203 sqm	2,264 sqm
Total	7,700 sqm	942 sqm	866 sqm	9,508 sqm
Building Q				
Unit	Warehouse	Office	Service	Total
Q1	2,153 sqm	290 sqm	242 sqm	2,685 sqm
Q2	2,133 sqm	285 sqm	280 sqm	2,698 sqm
Q3	1,500 sqm	217 sqm	212 sqm	1,929 sqm
Q4	1,193 sqm	220 sqm	203 sqm	1,616 sqm
Total	6,979 sqm	1,012 sqm	937 sqm	8,927 sqm
Total	17,227 sqm	2,427 sqm	2,220 sqm	21,873 sqm

(All figures are approximate values and may differ.
Units can be rented separately or together.)



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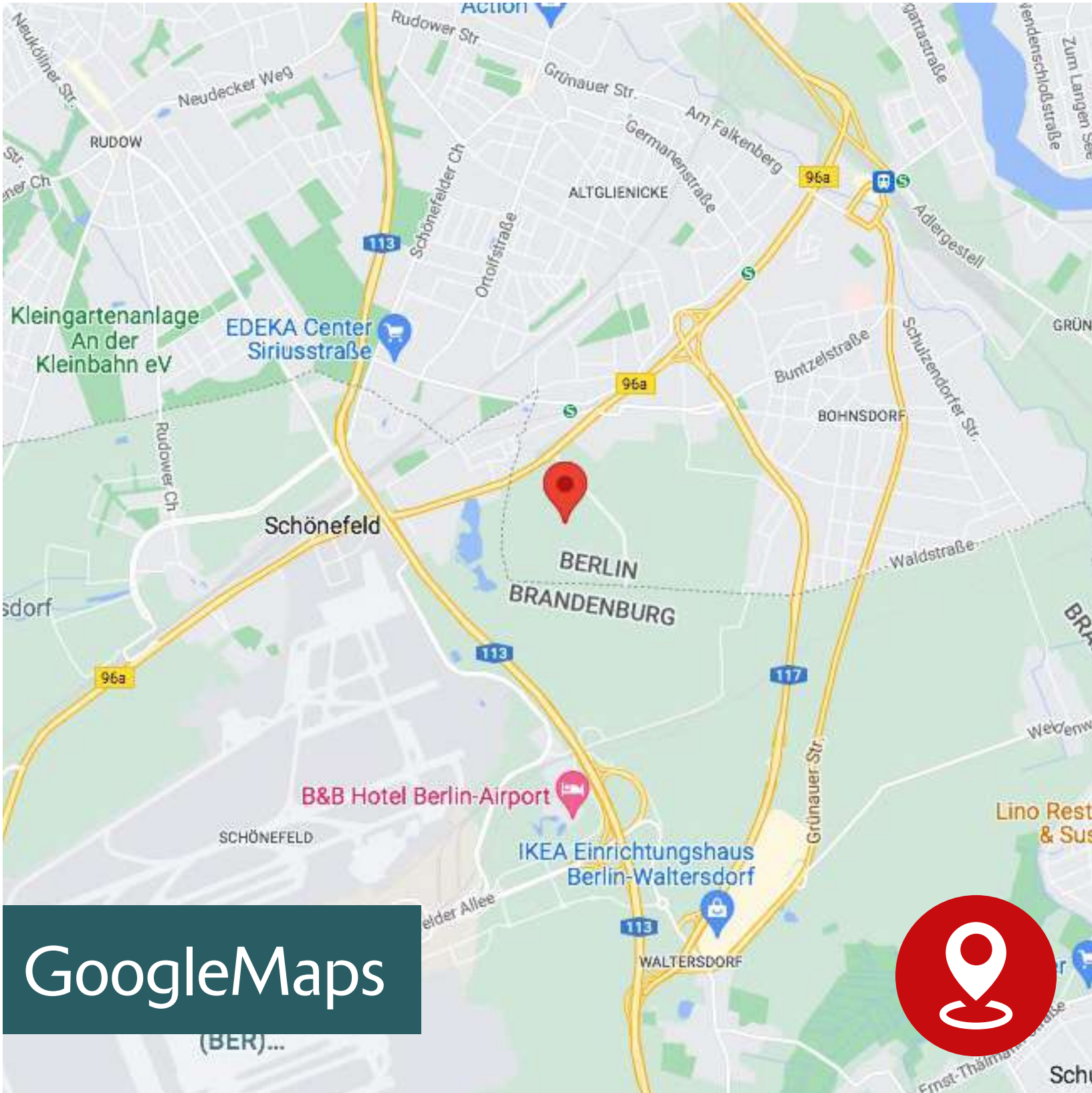
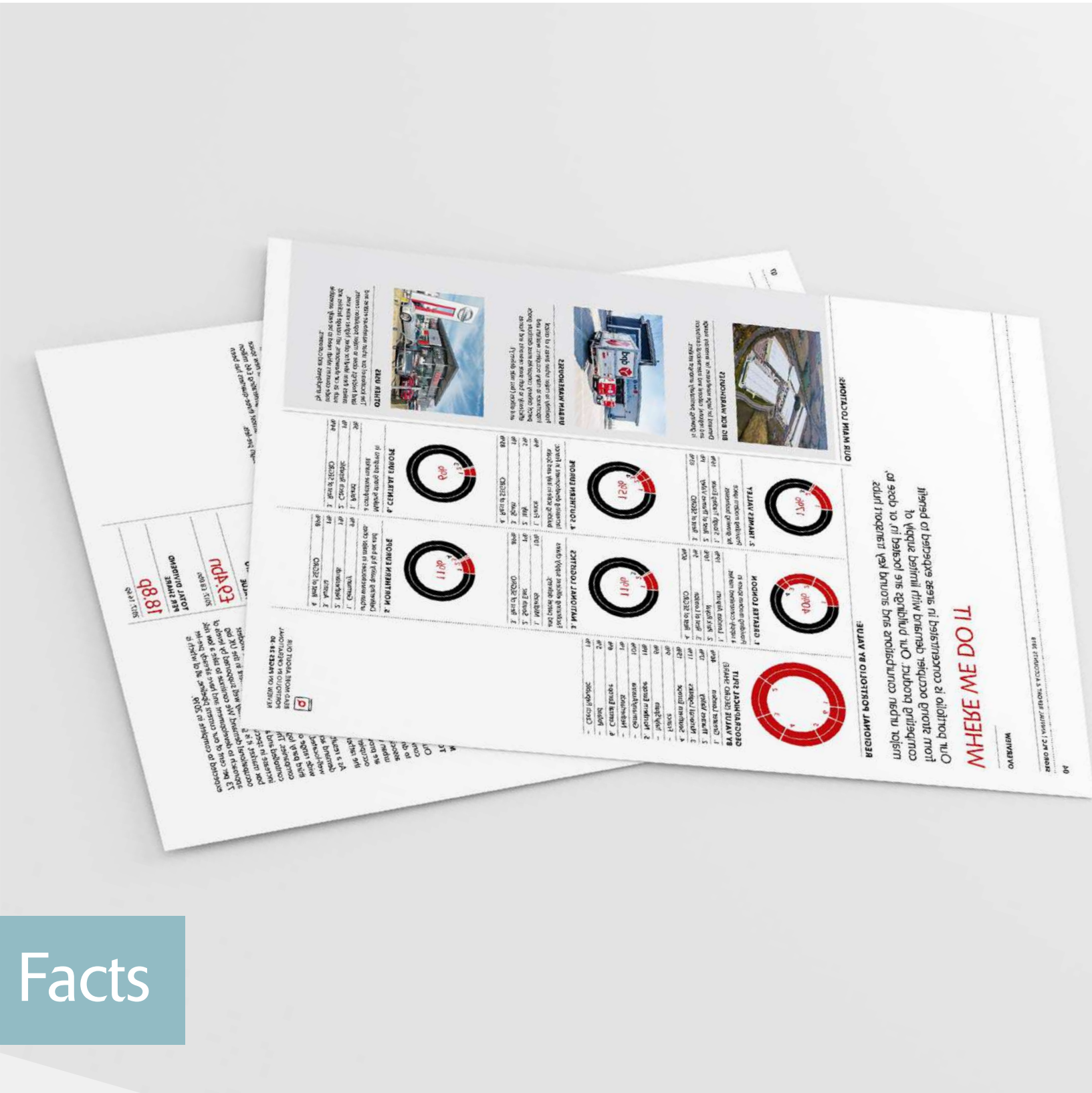
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SEGRO PARK BERLIN AIRPORT

FUTURE DEVELOPMENT

AM SEEGRABEN/
ALEXANDER-MEISSNER-STRASSE,
12526 BERLIN

- 63 hectares land of which 32 hectares are intended for green and compensation areas and a further 31 hectares capable of developing 140,000 sq m of light industrial space.
- Expansion of the existing SEGRO park, which is situated on the adjoining land, totalling 295,000 sq m in the next years.
- Excellent connection to motorways (2 km), airport (2 km) and public transport (1 km).





SEGRO PARK

BERLIN AIRPORT

FUTURE DEVELOPMENT

[BACK](#)

140,000 sq m

total lettable space

100 %

vacancy rate

630,000 sq m

future land capacity

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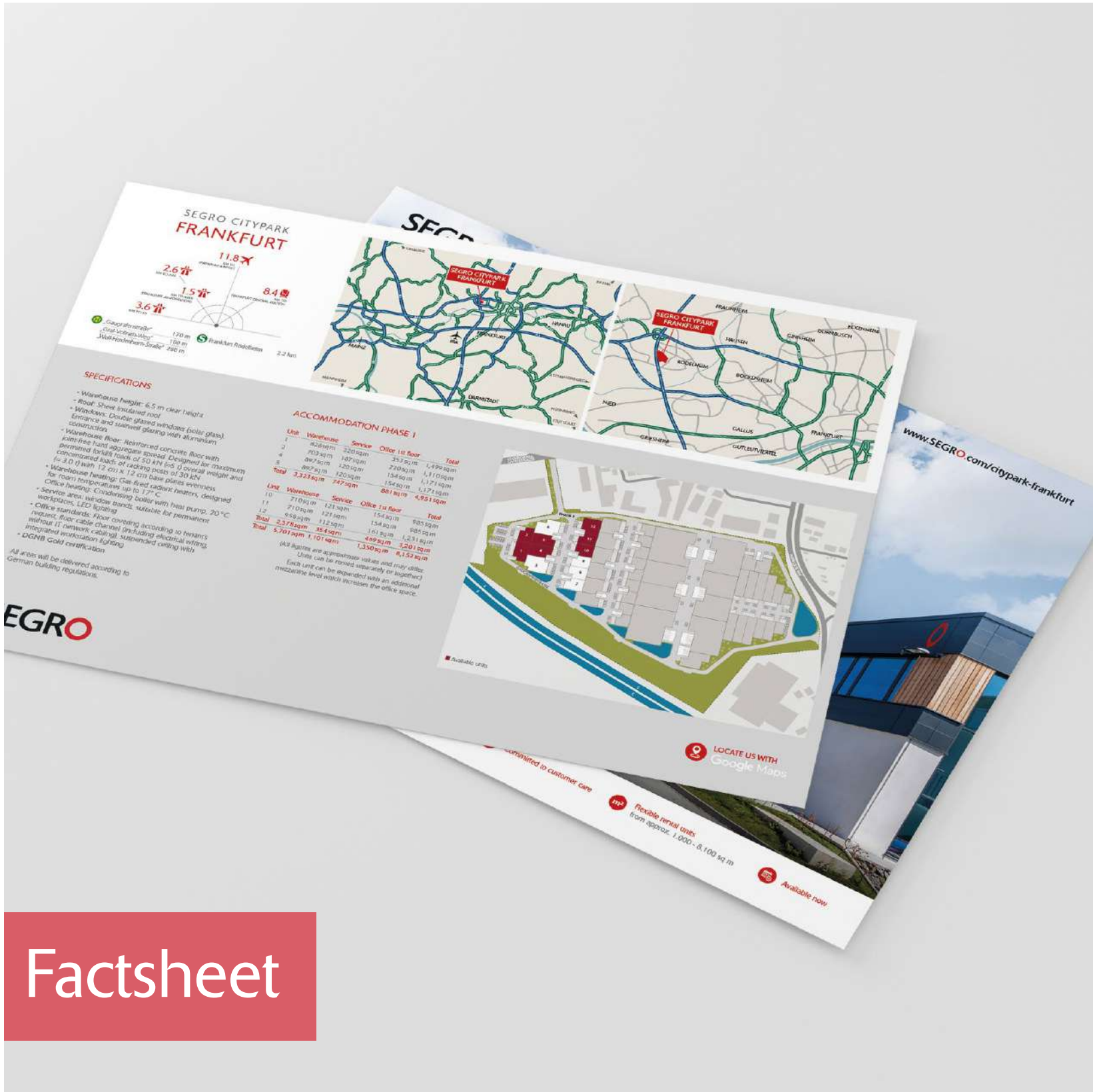
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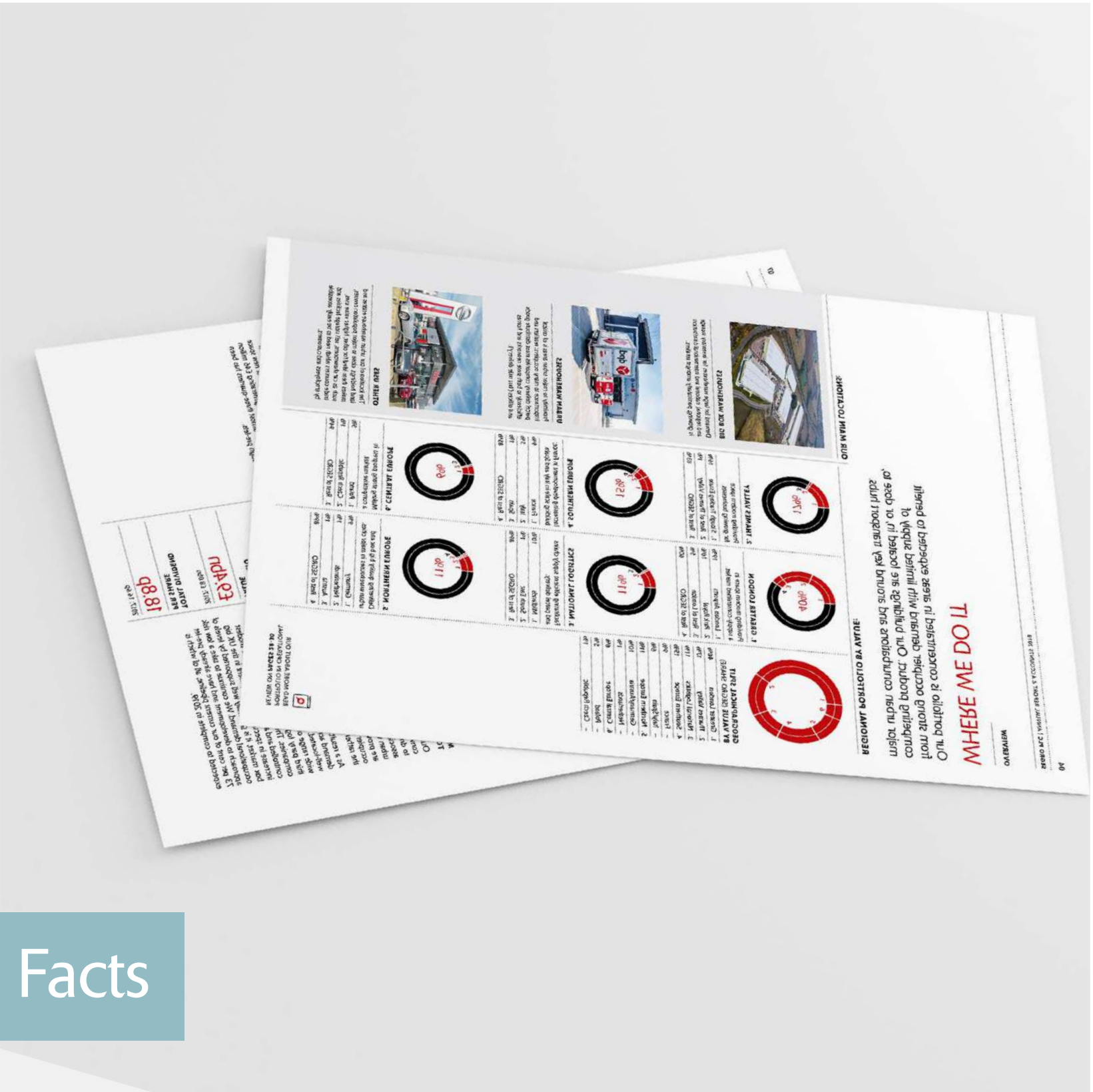
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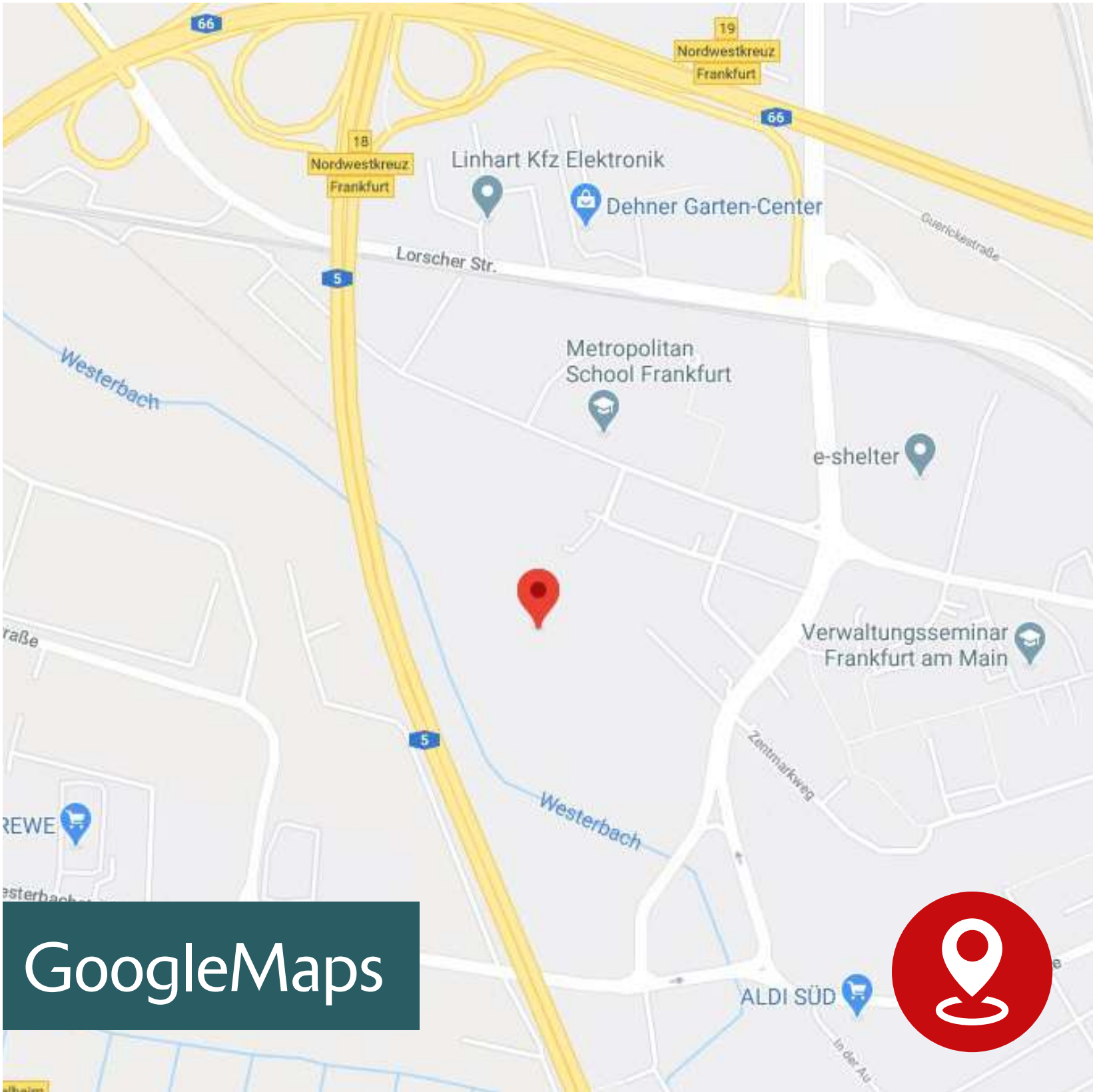
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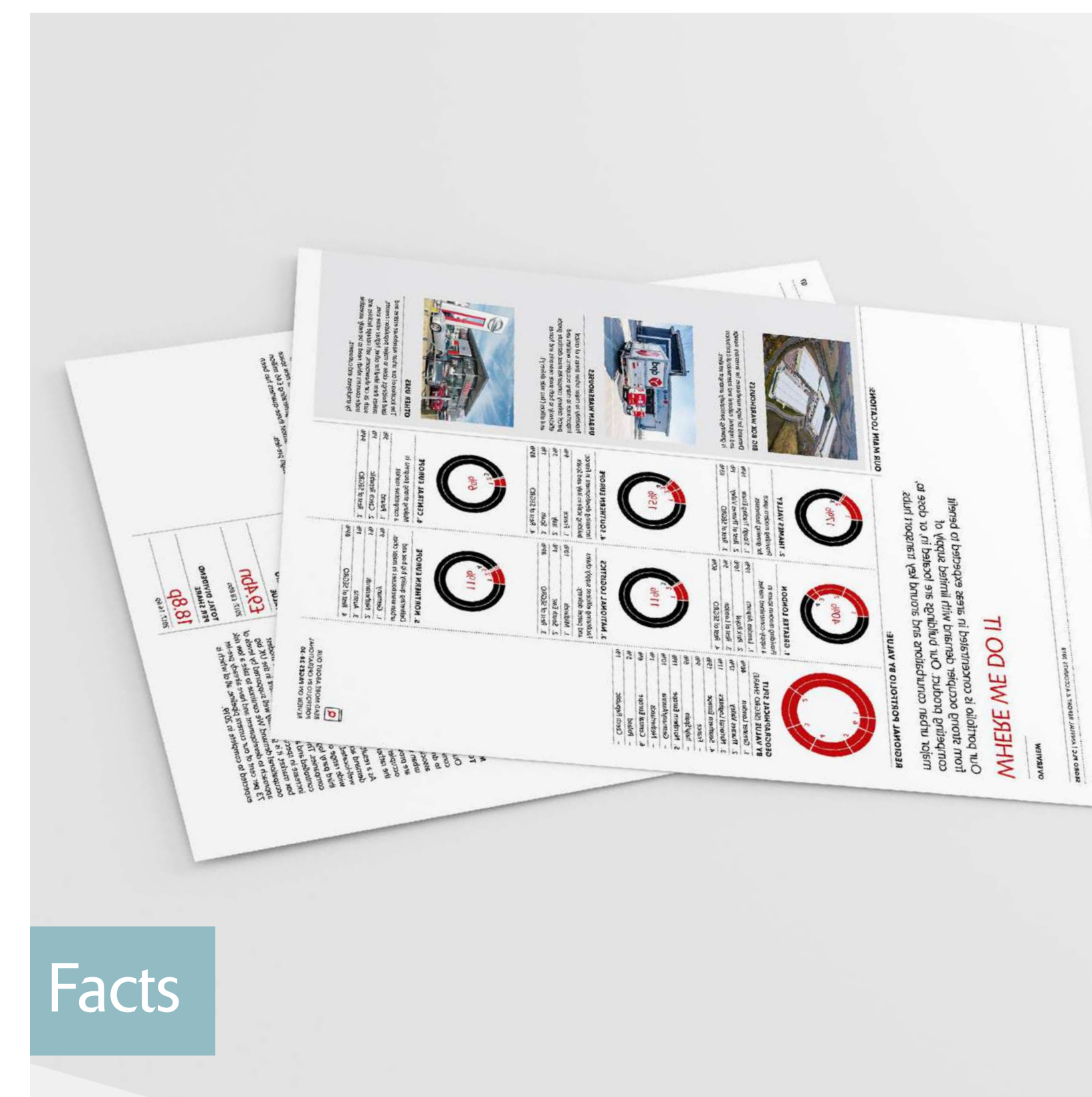
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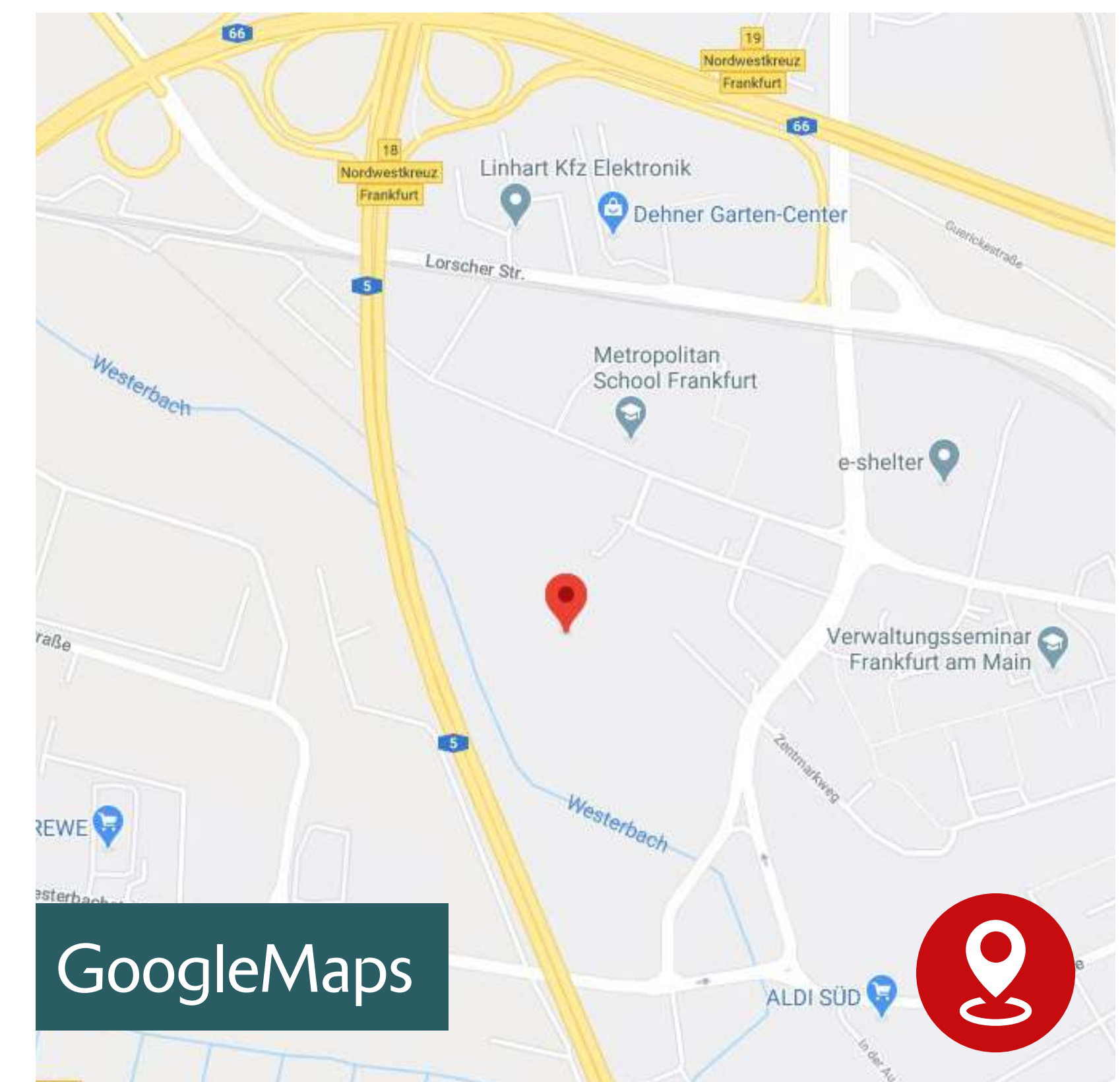
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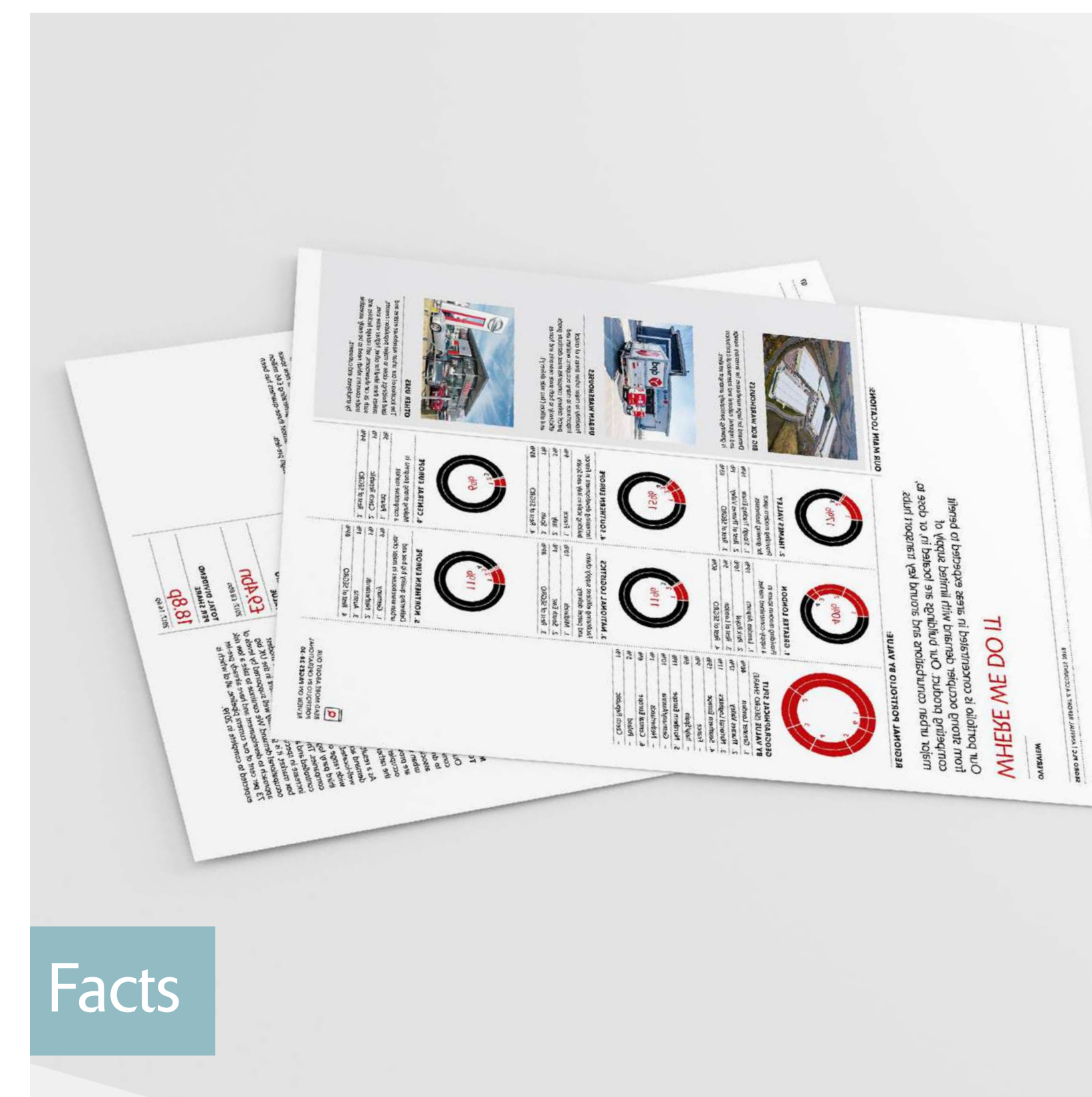
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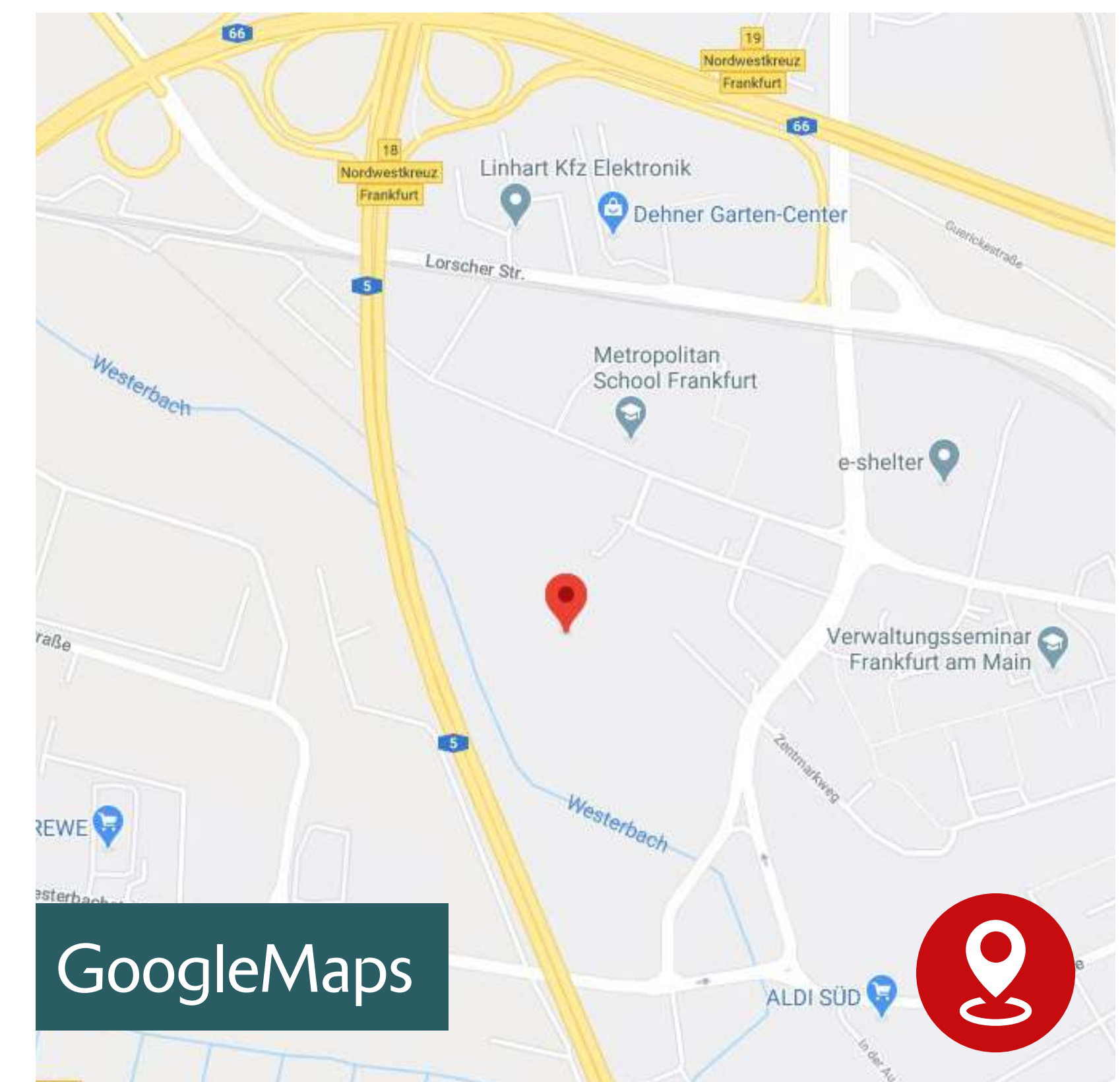
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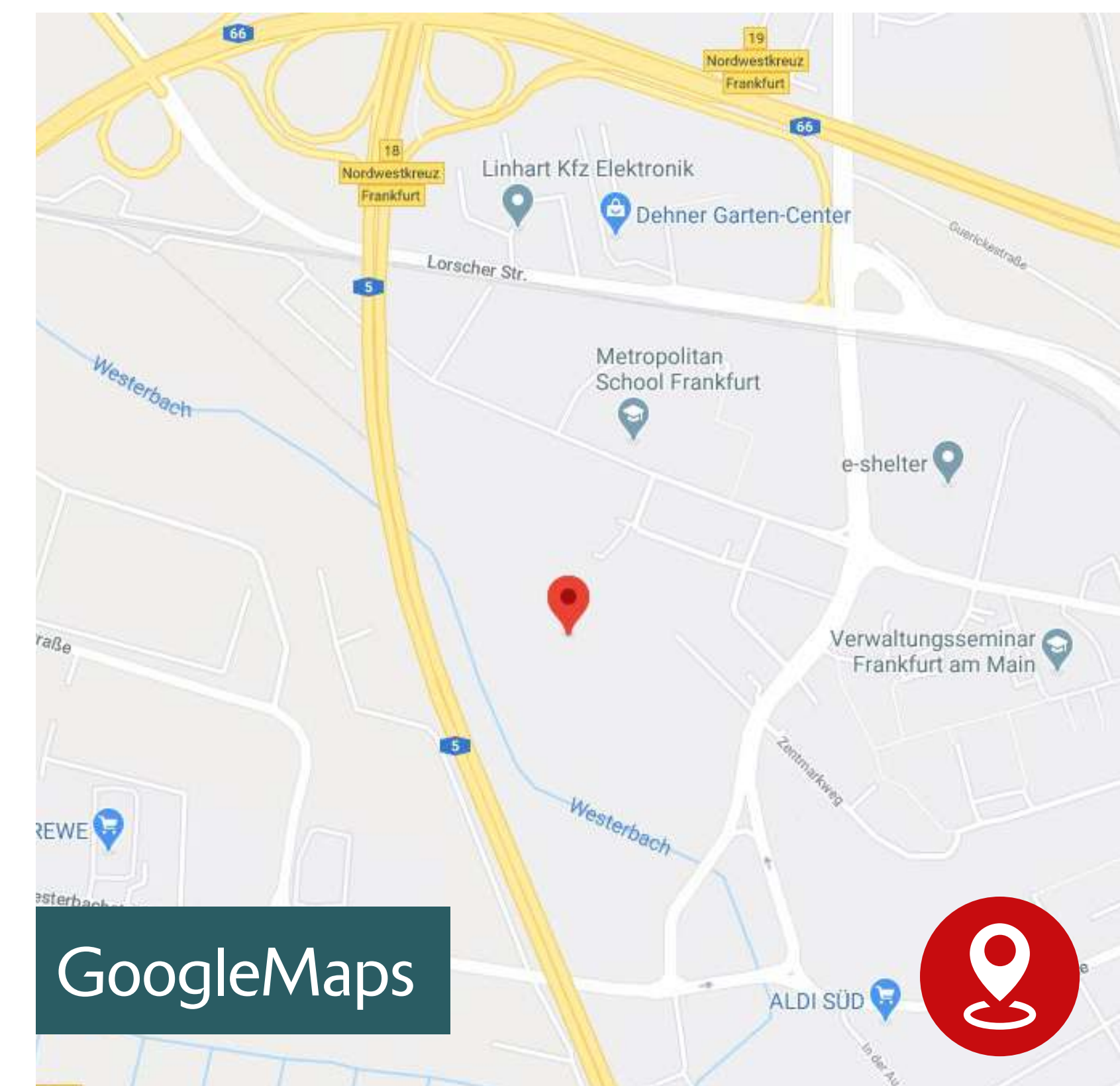
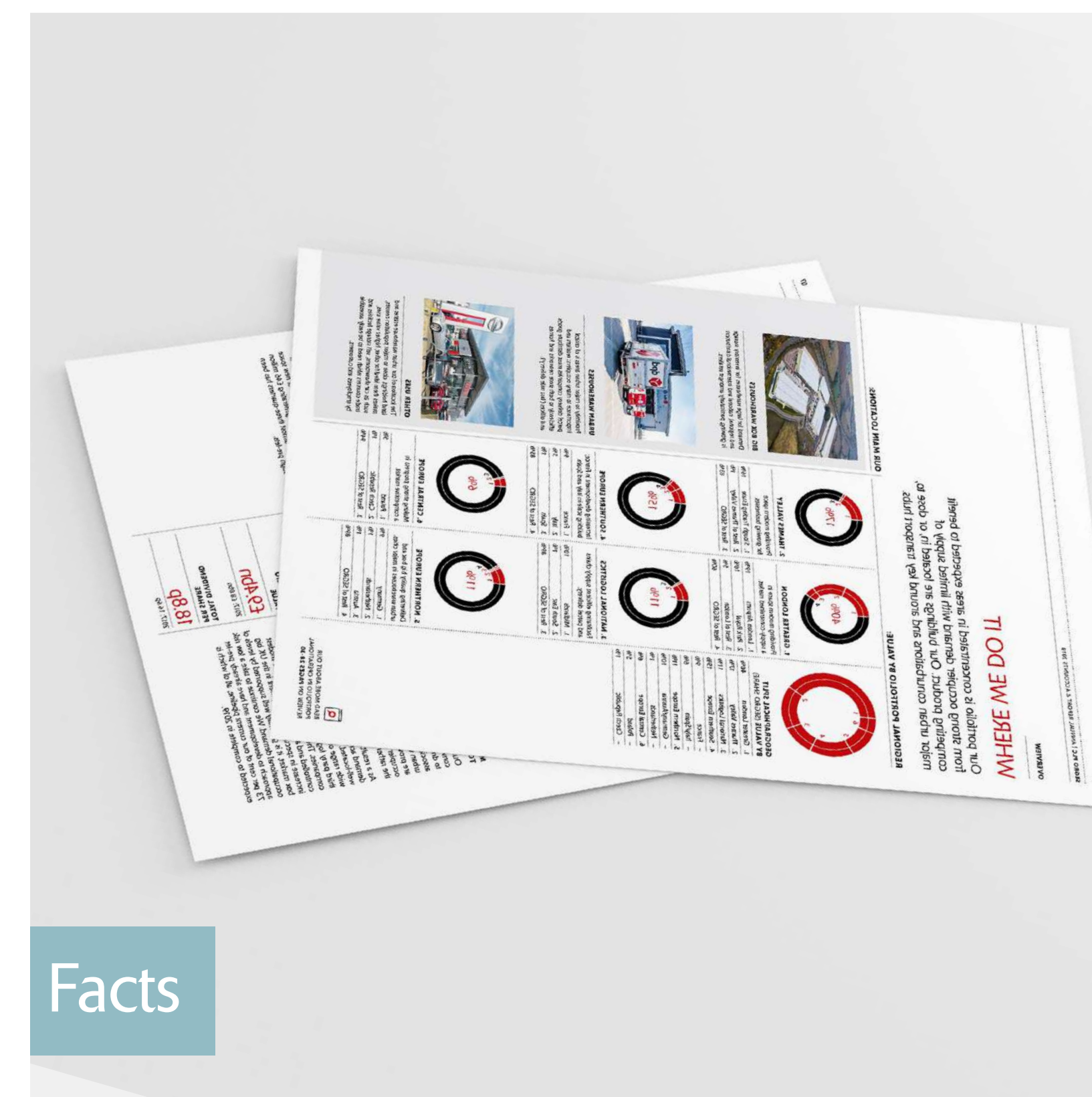
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SEGRO PARK

FRANKFURT CITY

[BACK](#)

14,362 sq m

total lettable space

0 %

vacancy rate

40,950 sq m

future land capacity



SEGRO

www.SEGRO.com/frankfurt

SEGRO PARK FRANKFURT CITY

GAUGRAFENSTRASSE 20-24, 60489 FRANKFURT AM MAIN



State-of-the-art SEGRO CityPark
in a prime location close
to the city centre



Conveniently situated
between motorways
A5, A66 and A648



Successful regeneration
of a 14.5 hectare site, formerly
a US Army storage depot



Committed to customer care



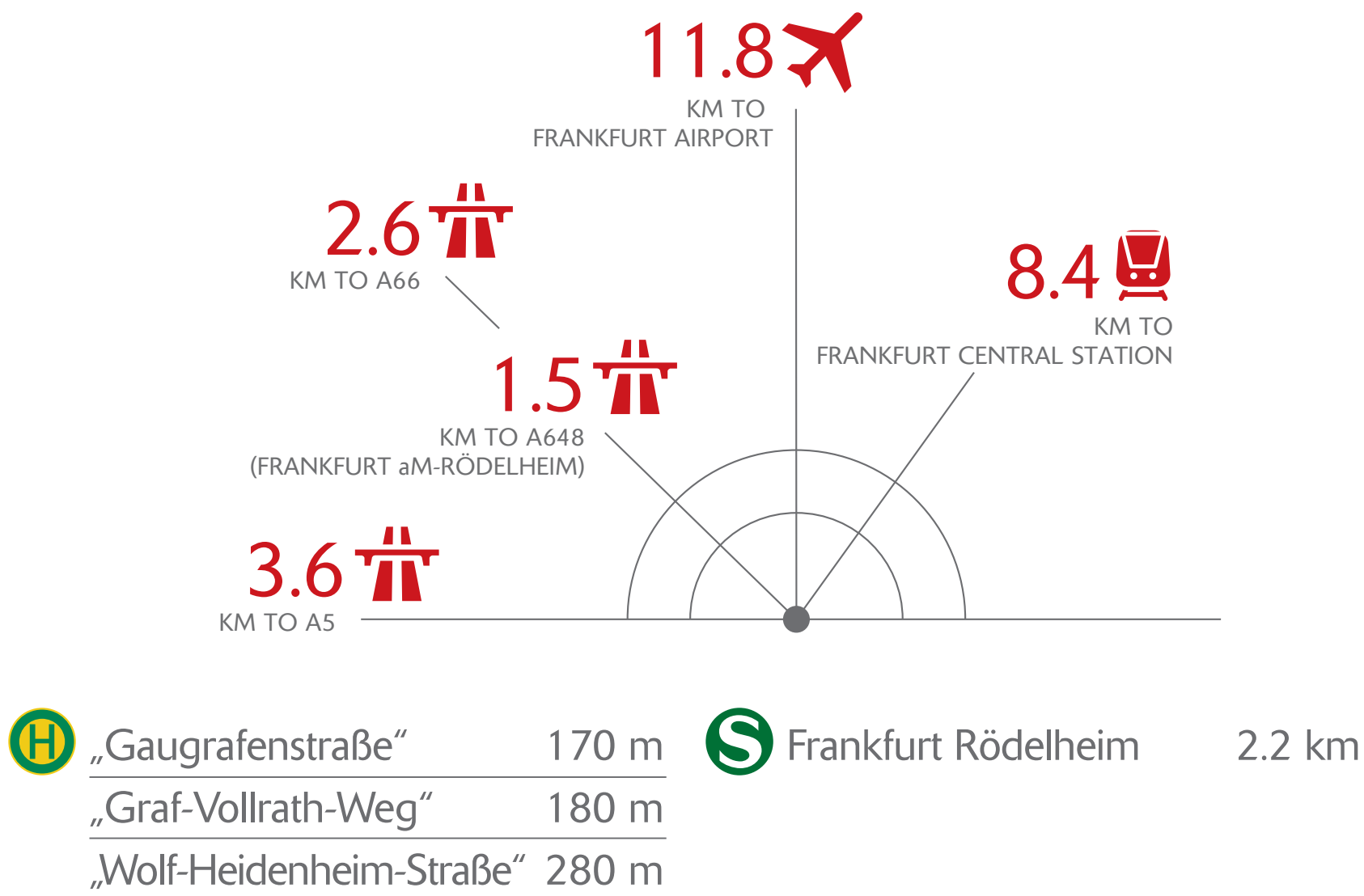
Flexible rental units
from approx. 1,000 – 4,240 sq m



Available from June 2022



SEGRO PARK
FRANKFURT CITY



SPECIFICATIONS

- **Warehouse height:** 6.5 m clear height
- **Roof:** Sheet insulated roof
- **Windows:** Double glazed windows (solar glass). Entrance and stairwell glazing with aluminium construction.
- **Warehouse floor:** Reinforced concrete floor with joint-free hard aggregate spread. Designed for maximum permitted forklift loads of 50 kN (≈ 5 t) overall weight and concentrated loads of racking posts of 30 kN (≈ 3.0 t) with 12 cm x 12 cm base plates evenness
- **Warehouse heating:** Gas-fired radiant heaters, designed for room temperatures up to 17° C
Office heating: Condensing boiler with heat pump, 20° C
- **Service area:** window bands, suitable for permanent workplaces, LED lighting
- **DGNB Gold certification**

All areas will be delivered according to German building regulations.

TOTAL SQUARE METRES BUILT

14,362 sqm

LETTABLE SPACE

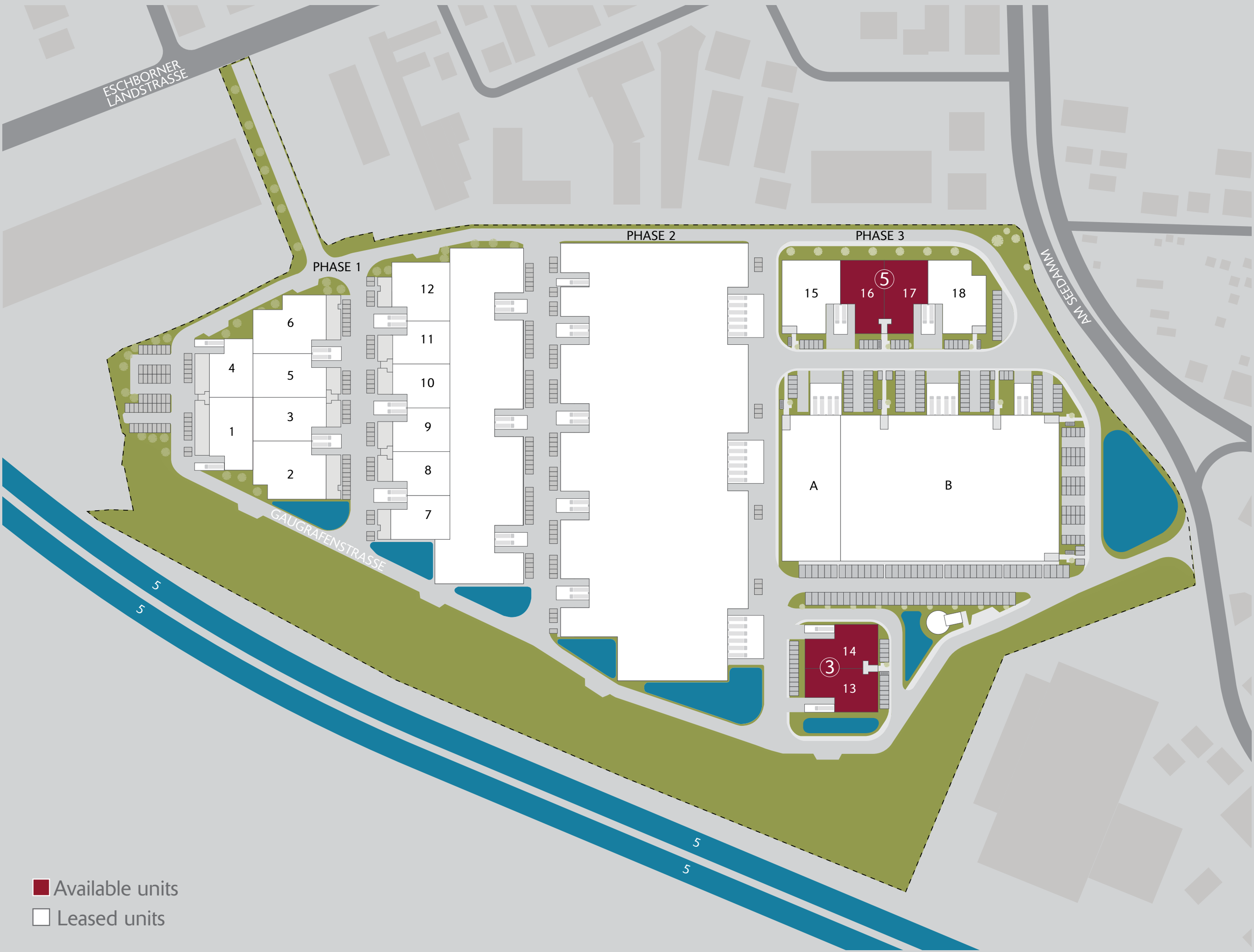
Building 3

Unit	Warehouse	Service	Office 1st floor	Total
13	650 sqm	205 sqm	205 sqm	1,060 sqm
14	650 sqm	205 sqm	205 sqm	1,060 sqm
Total	1,300 sqm	410 sqm	410 sqm	2,120 sqm

Building 5

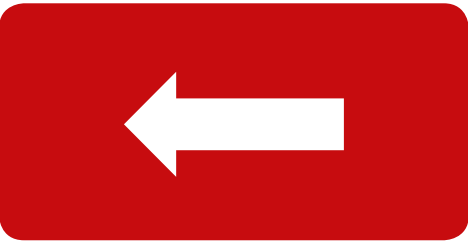
Unit	Warehouse	Service	Office 1st floor	Total
16	650 sqm	205 sqm	205 sqm	1,060 sqm
17	650 sqm	205 sqm	205 sqm	1,060 sqm
Total	1,300 sqm	410 sqm	410 sqm	2,120 sqm
Total	2,600 sqm	820 sqm	820 sqm	4,240 sqm

(All figures are approximate values and may differ. Units can be rented separately or together.)



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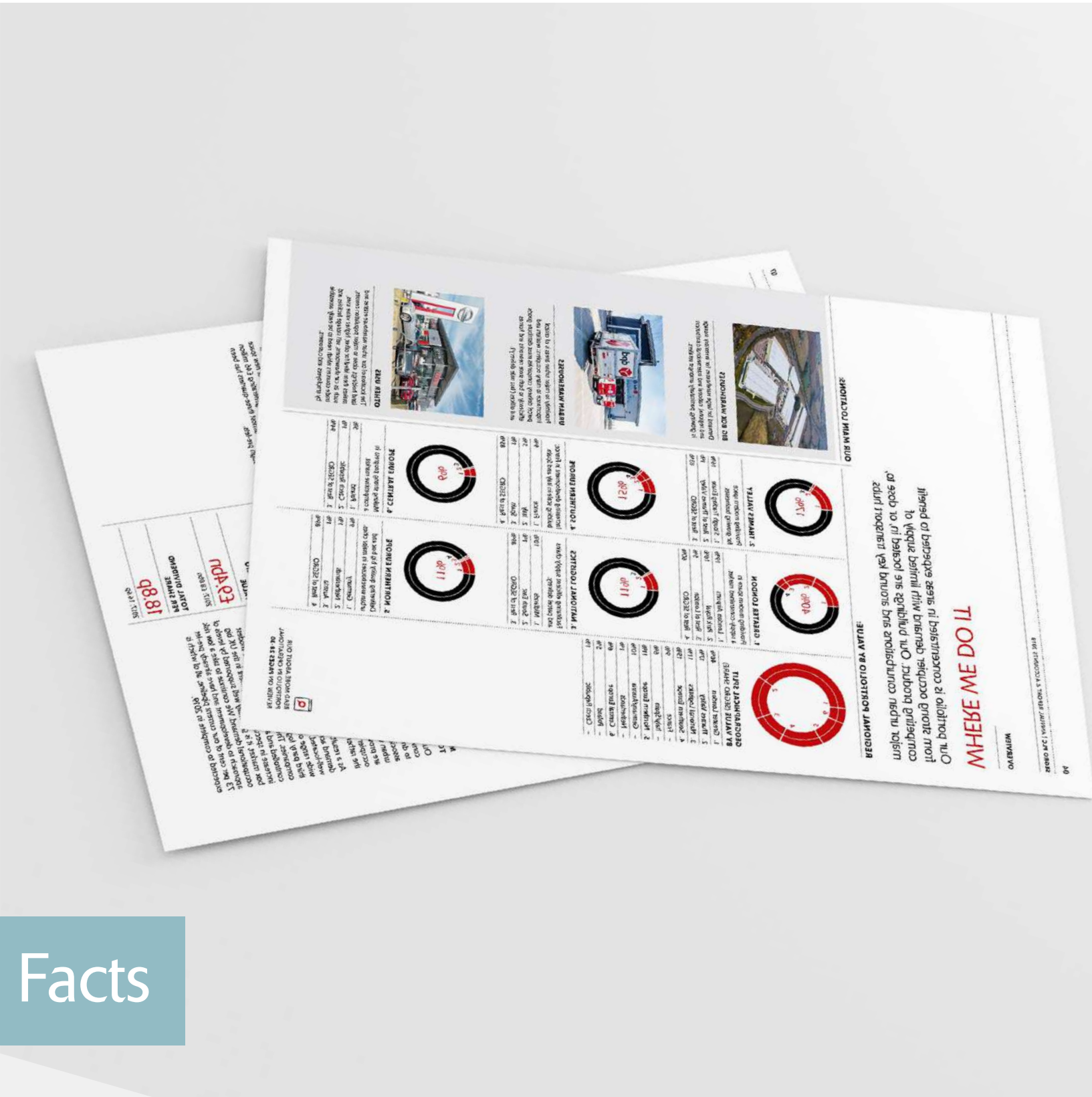
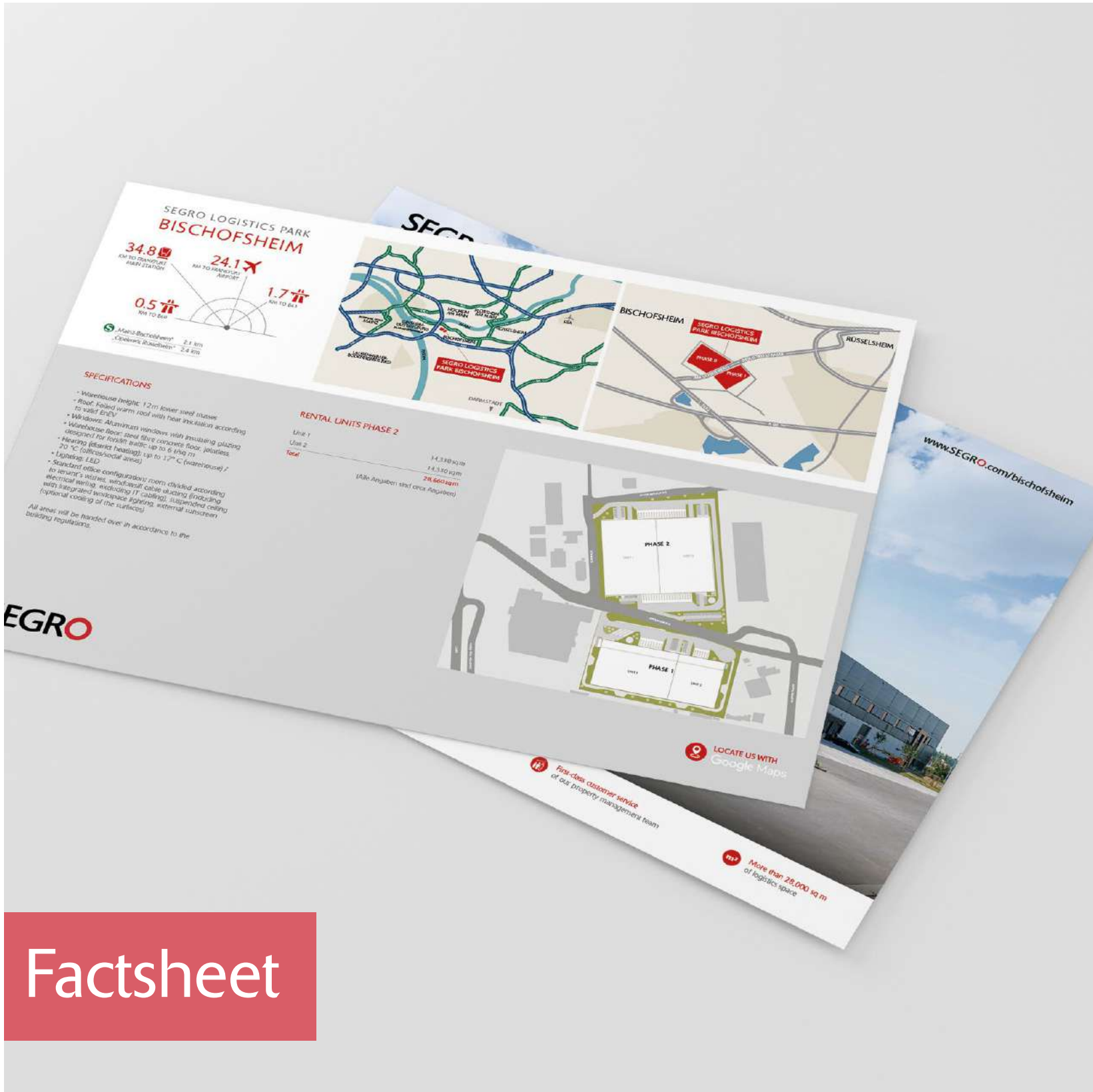
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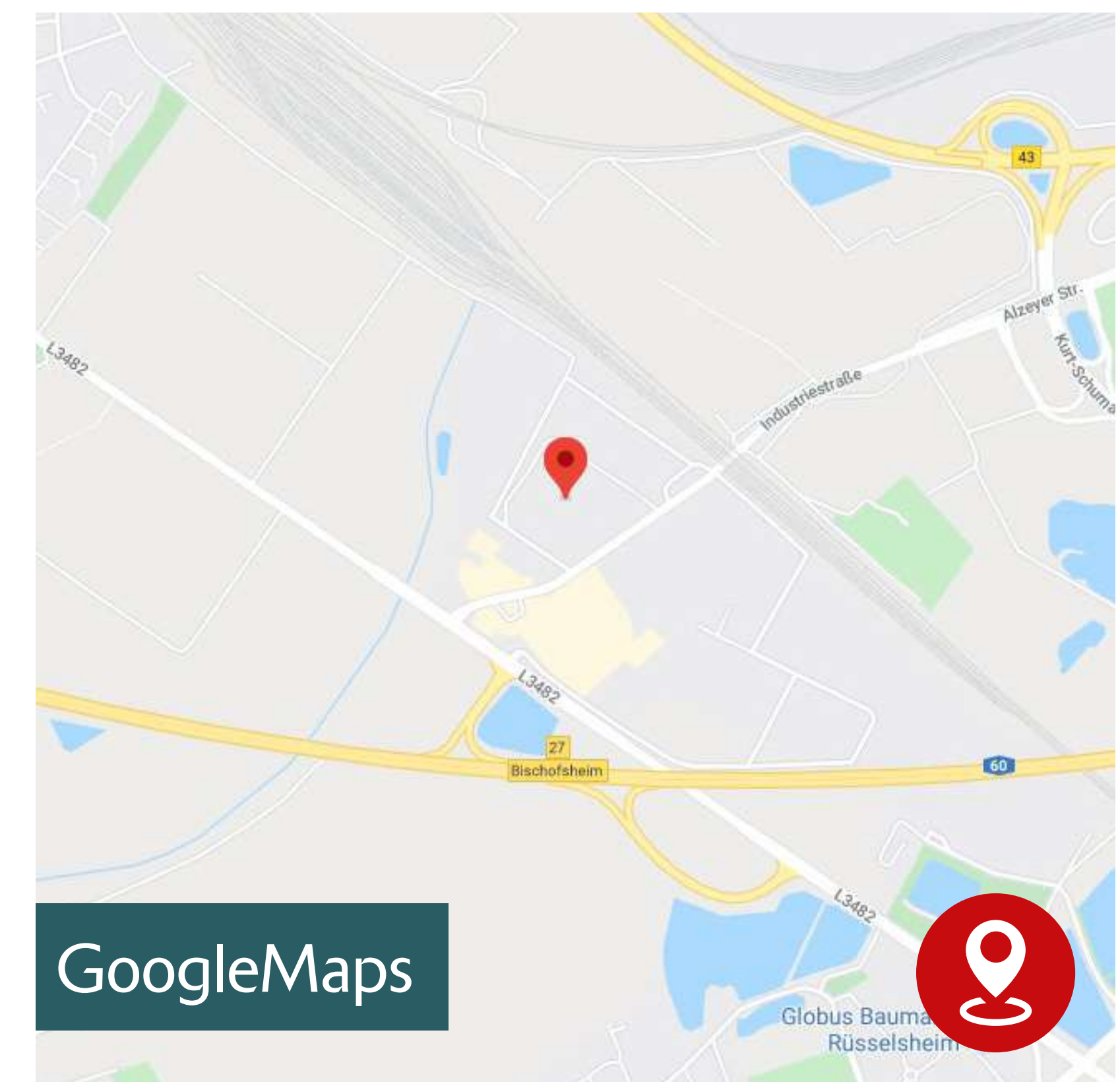
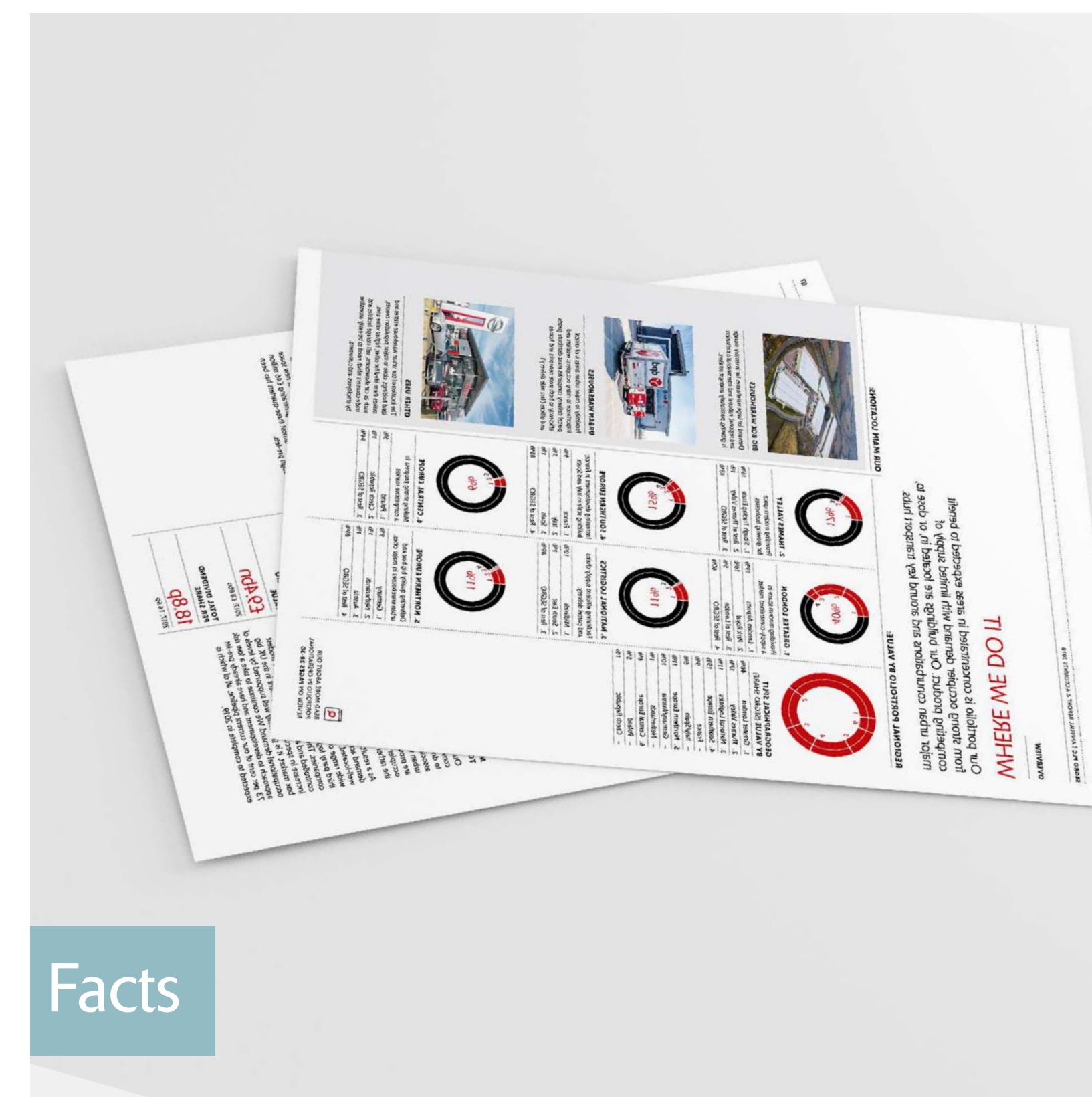
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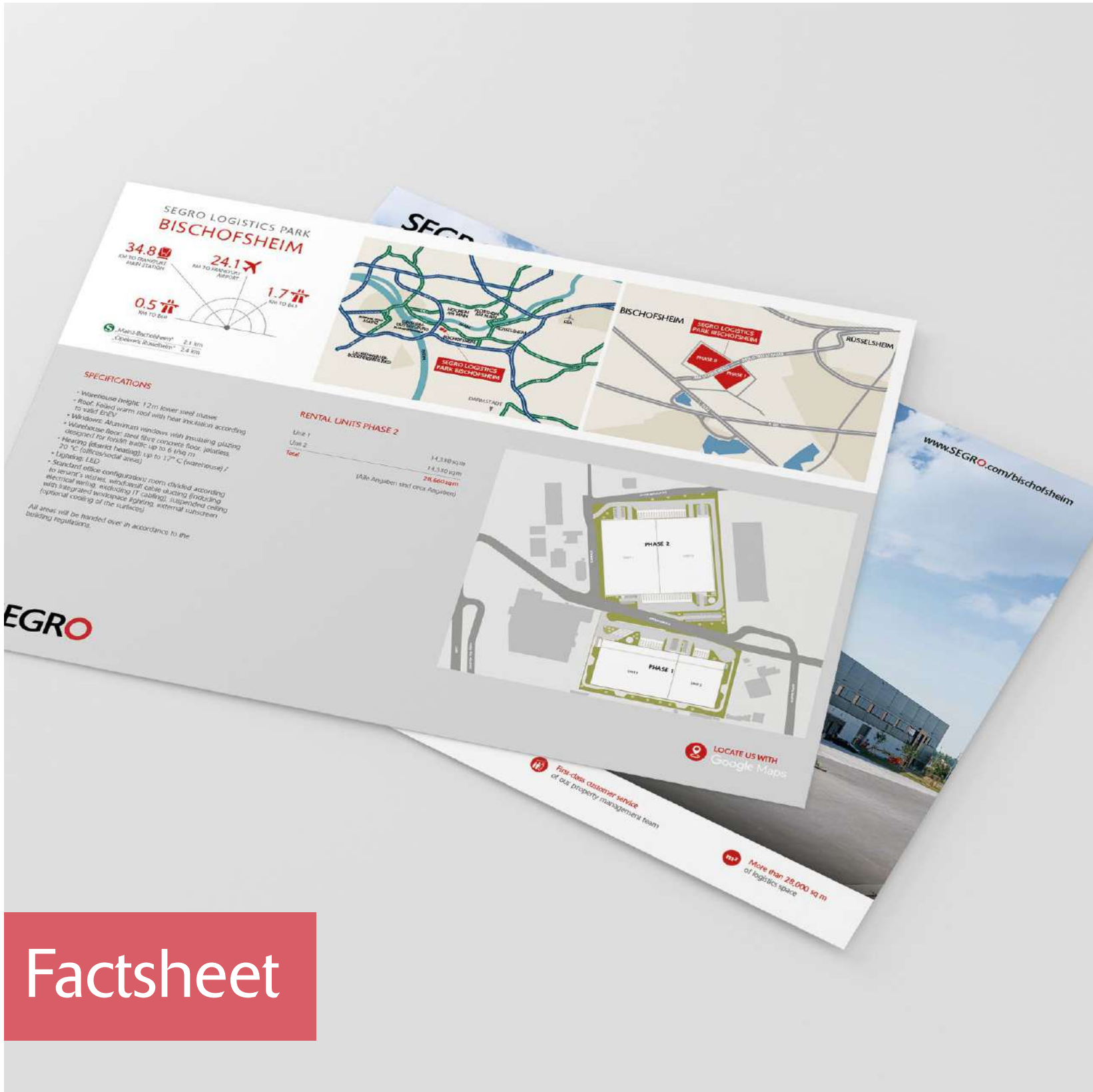
TOUR MAP

ASSET TOUR

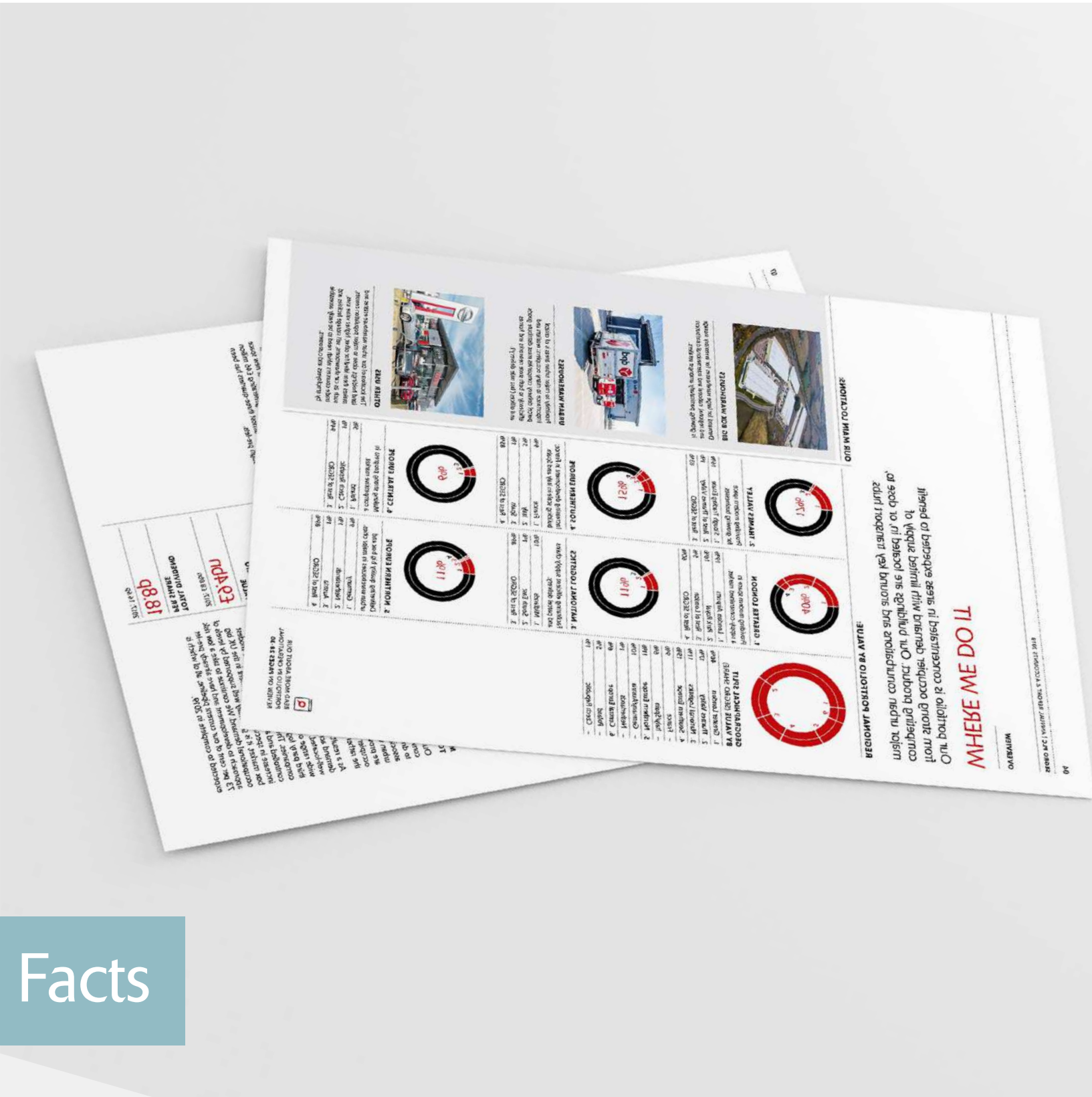
- 1 SEGRO PARK BERLIN AIRPORT
- 2 SEGRO PARK FRANKFURT CITY
- 3 SEGRO LOGISTICS PARK BISCHOFSHHEIM
- 4 SEGRO PARK MÖRFELDEN
- 5 SEGRO PARK MÖRFELDEN WALLDORF

MARKET REPORTS

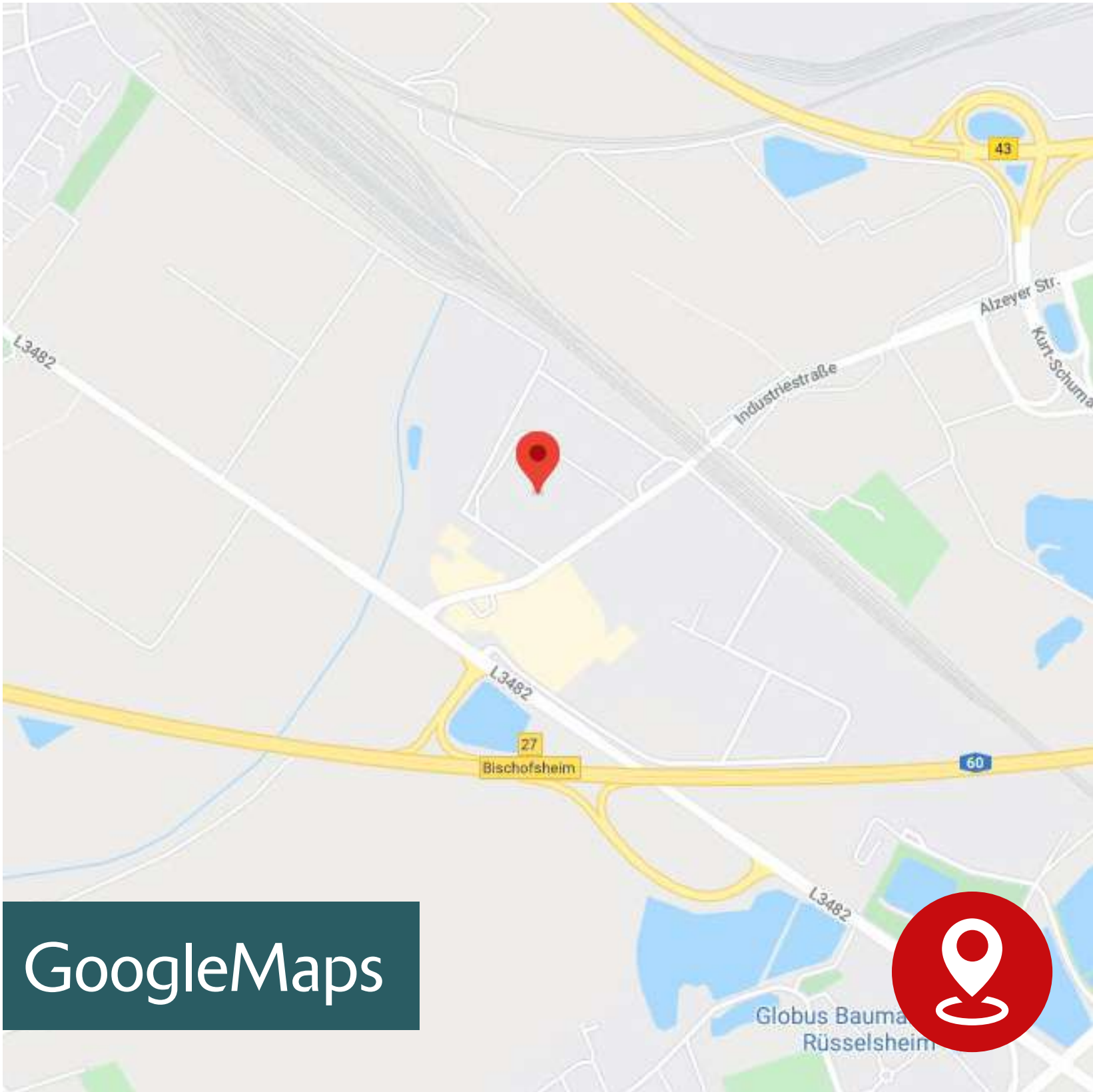
BIOGRAPHY



Factsheet



Facts



GoogleMaps

NORTHERN EUROPE ASSET TOUR

4th & 5th APRIL 2022

2018–2021
THE NE STORY OF GROWTH

SCHEDULE

TOUR MAP

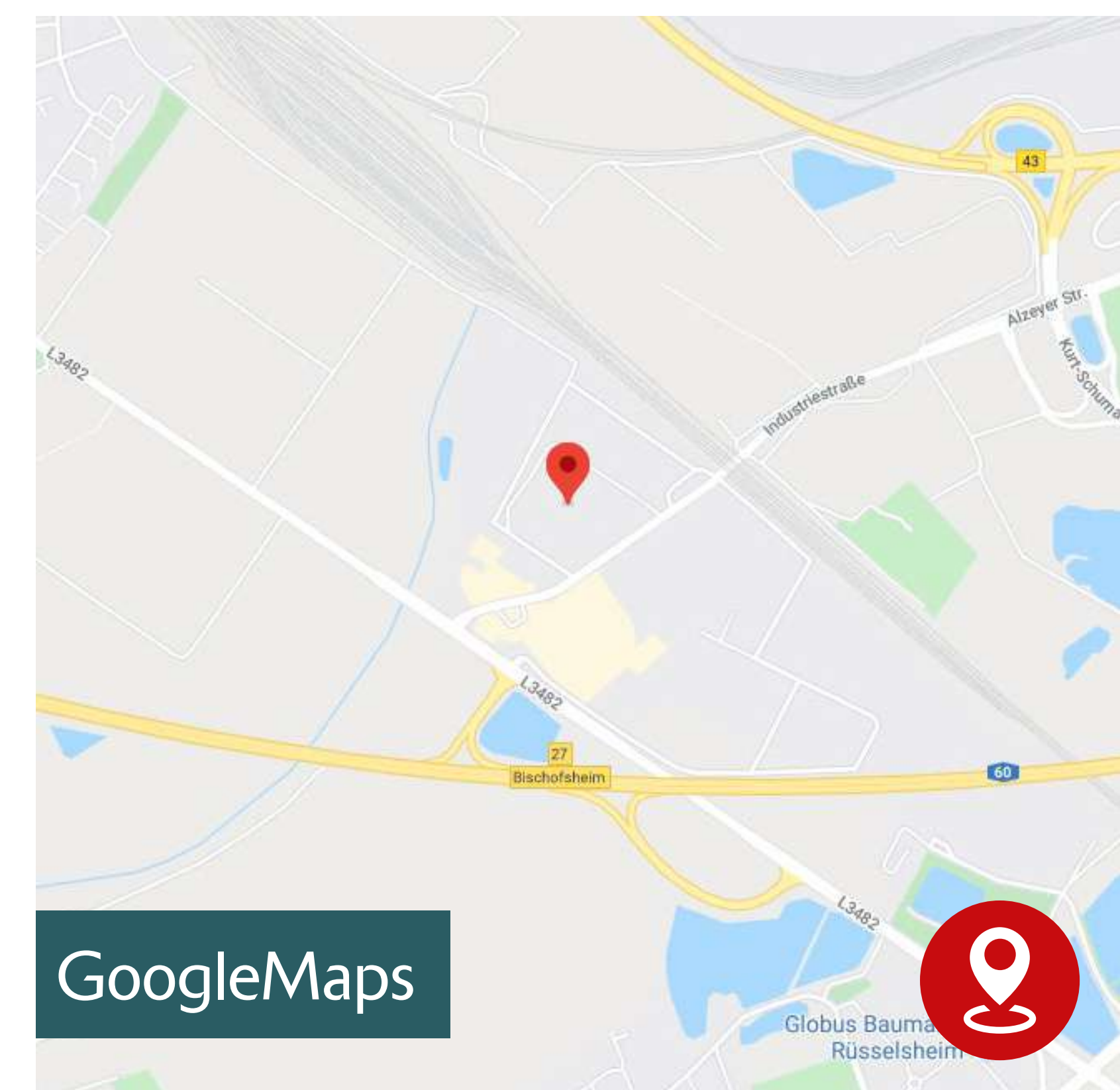
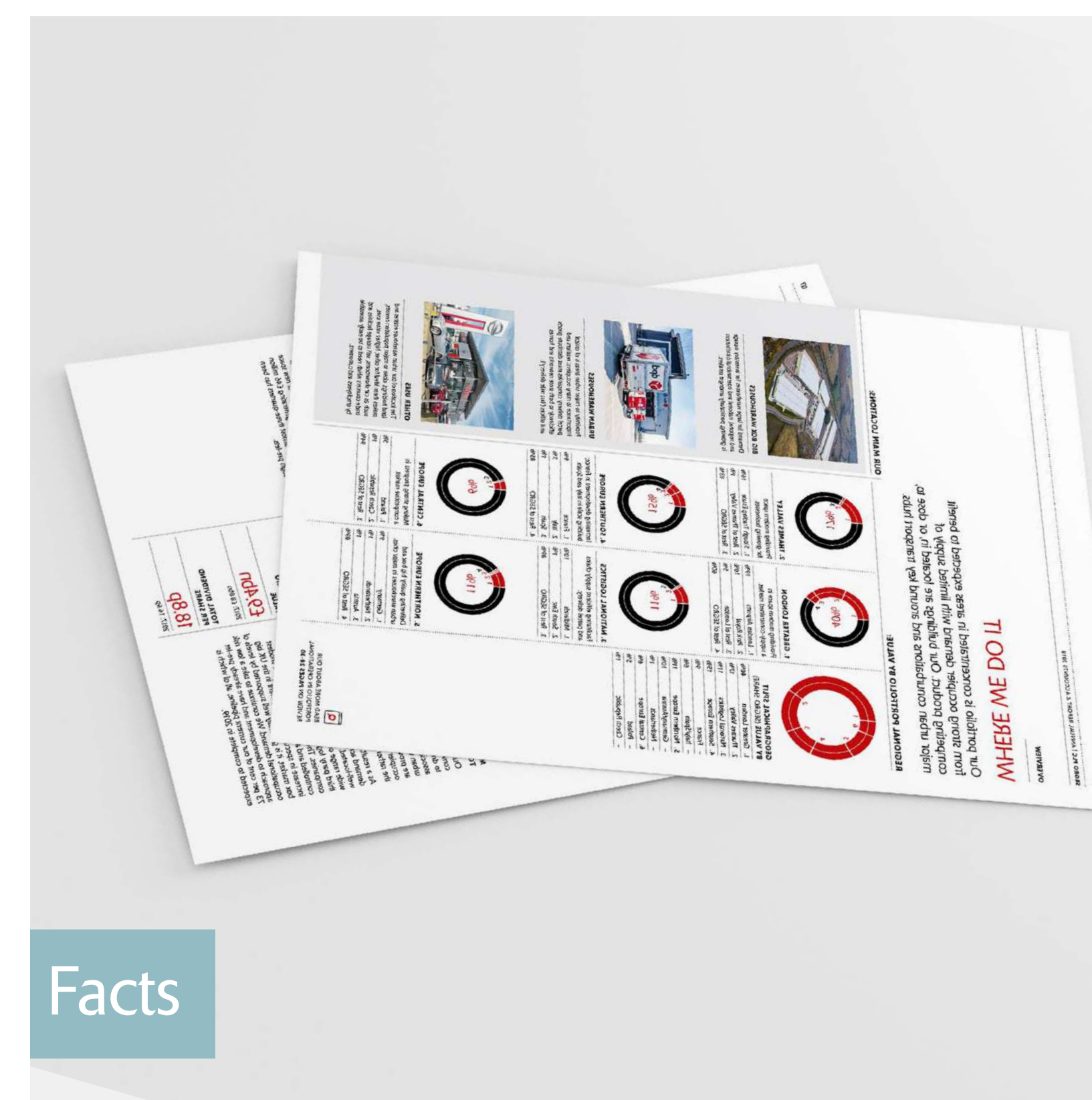
ASSET TOUR

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SEGro



SEGRO LOGISTICS PARK BISCHOFSHHEIM

BACK

47,807 sq m

total lettable space

0 %

vacancy rate

0 sq m

future land capacity



SEGro

www.SEGRO.com/bischofsheim

SEGRO LOGISTICS PARK
BISCHOFSCHEIM

AM SCHINDBERG 9 – 15, 65474 BISCHOFSCHEIM



State-of-the-art SEGRO Logistics Park
located close to Opel factory between Frankfurt and Mainz
and just a few minutes drive from Frankfurt airport.



Excellent connection
B43 and A60 in immediate vicinity



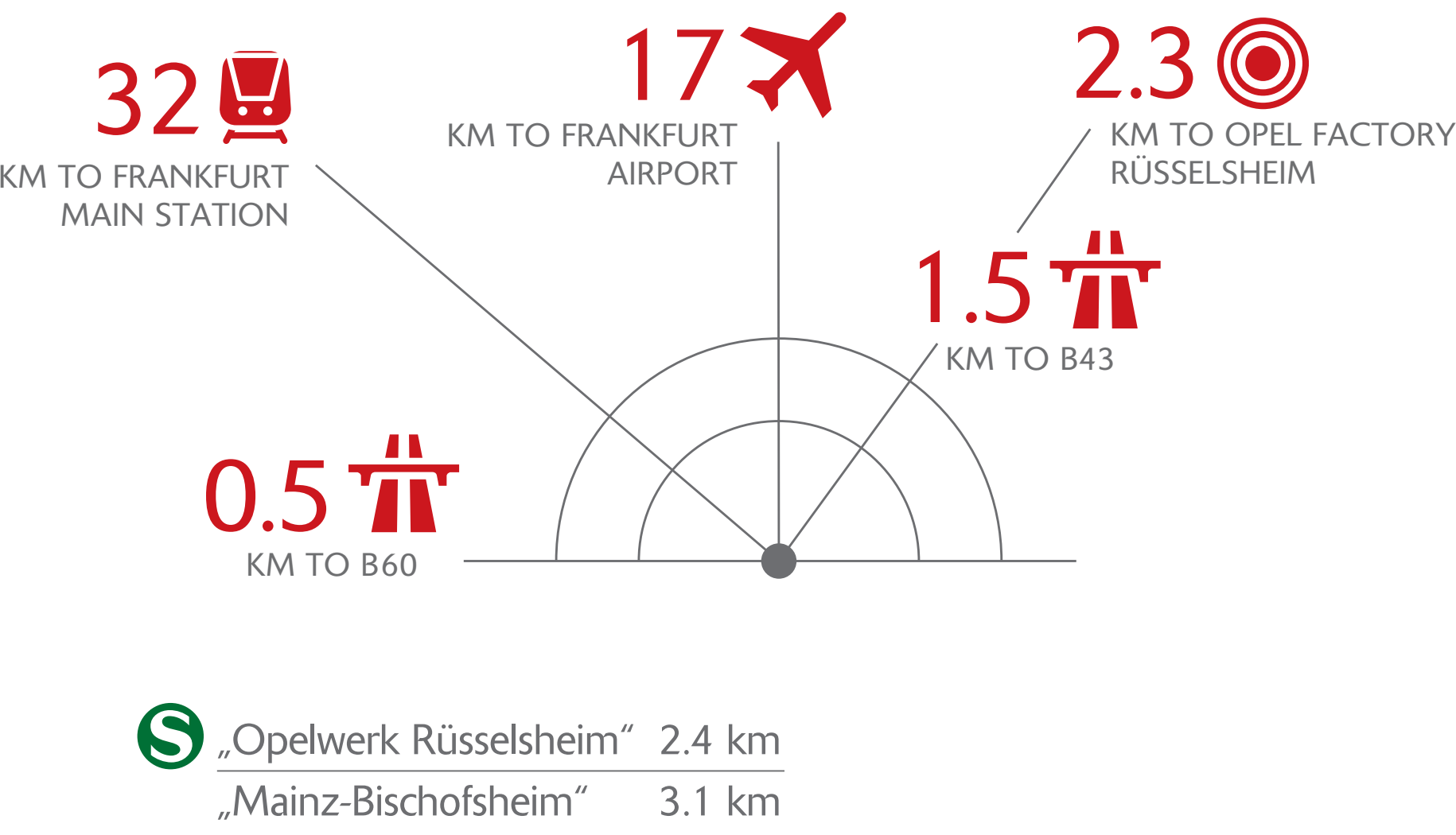
Brownfield redevelopment



More than 47,500 sq m
of logistics space



SEGRO LOGISTICS PARK
BISCHOFDSHEIM



SPECIFICATIONS

WAREHOUSE

- Warehouse height: 12 m clear height
- Roof: Foiled warm roof with heat insulation according to valid EnEV
- Windows: Aluminum windows with insulating glazing
- Warehouse floor: steel fibre concrete floor, jointless, designed for forklift traffic up to 6 t/sq m
- Heating (district heating): up to 17° C (warehouse) / 20 °C (offices/social areas)
- Lighting: LED

OFFICE

- Room layout according to tenants’ request
- Windowsill cable ducting (including electrical wiring, excluding IT cabling)
- Suspended ceiling with integrated lighting
- External sunscreen (optional cooling of the surfaces)

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

TOTAL SQUARE METRES BUILT

PHASE 1	
Unit 1+2	18,746 sq m
PHASE 2	
Unit 1+2	29,061 sq m
Total	47,807 sq m



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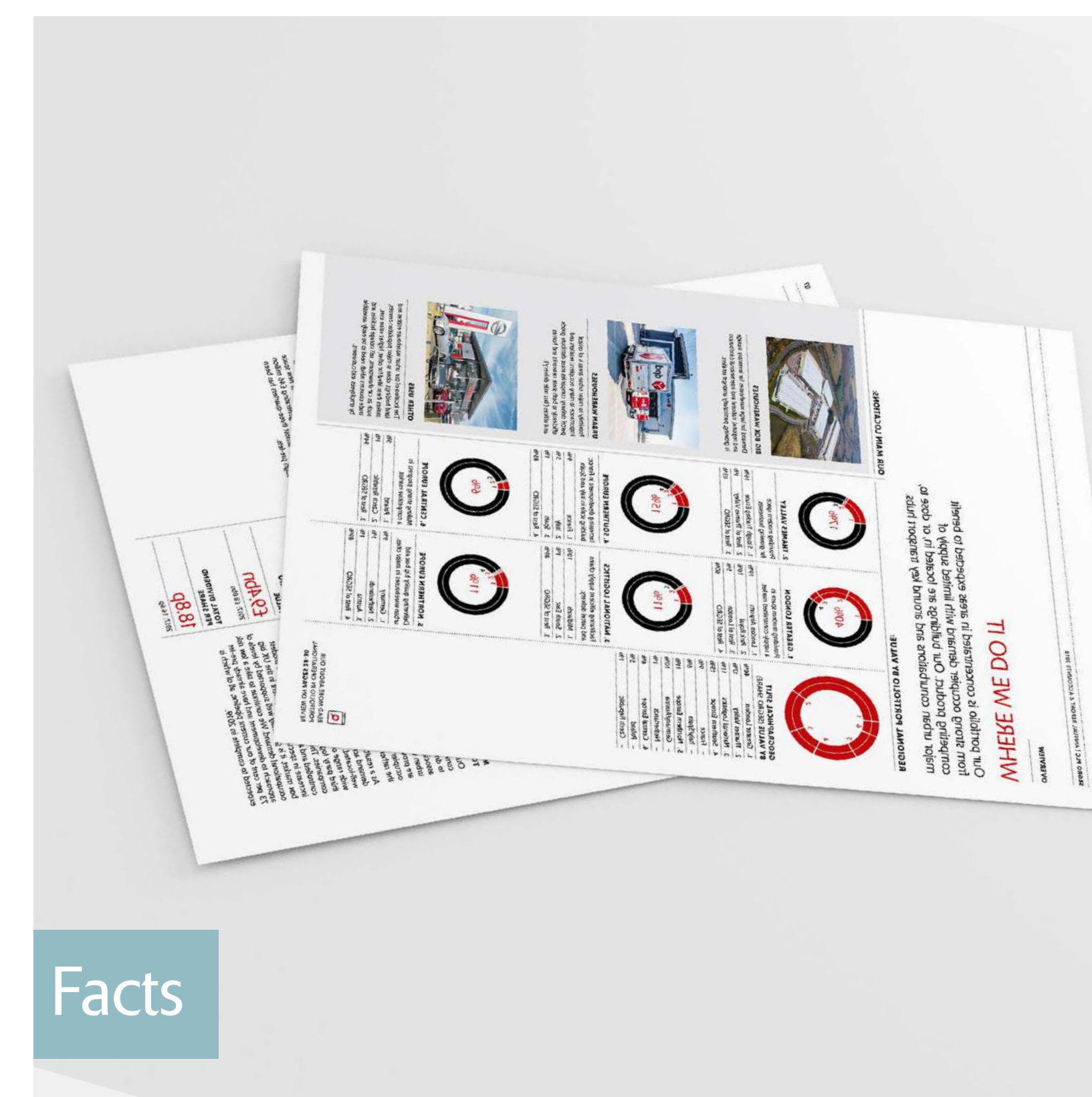
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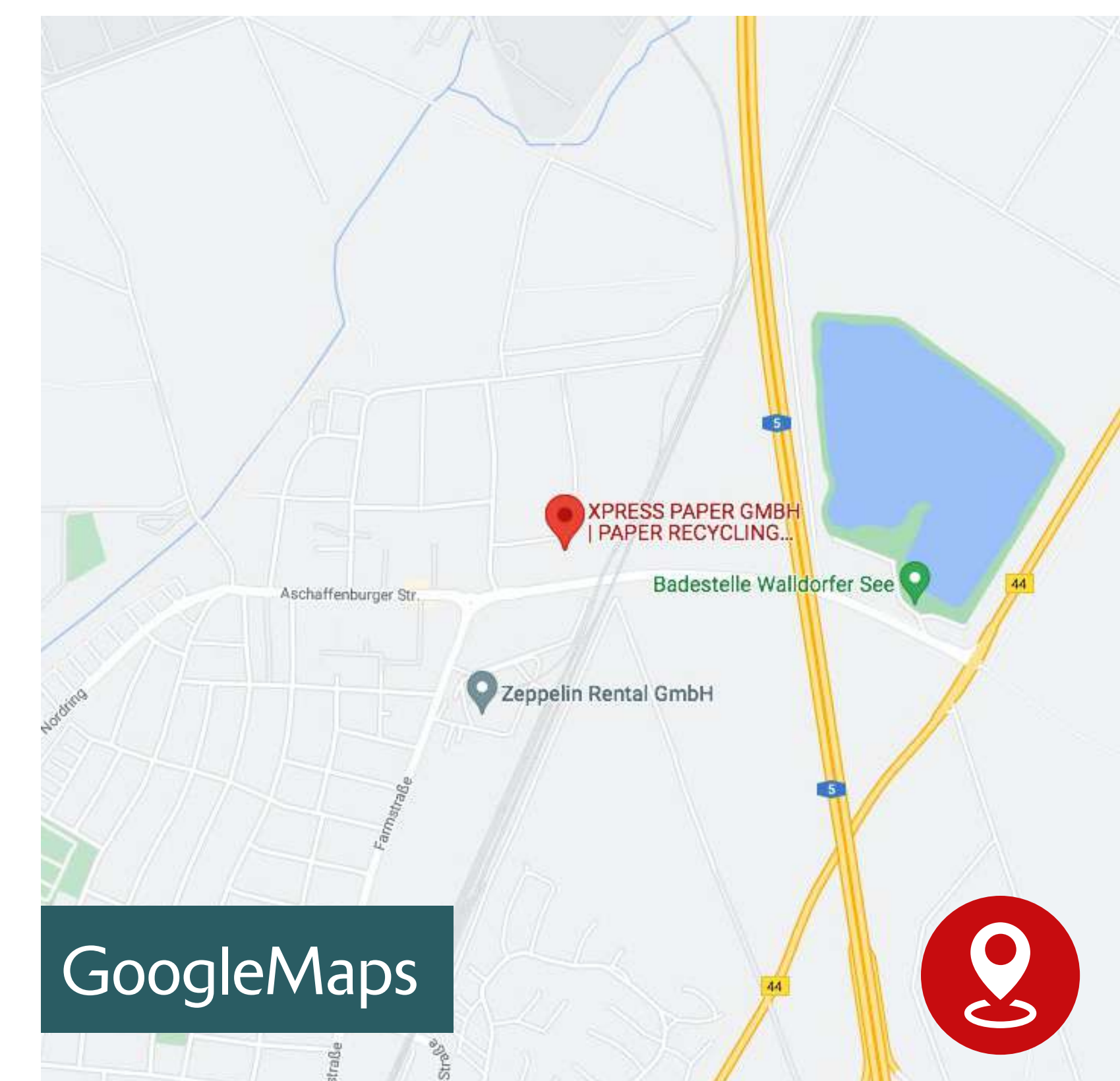
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Factsheet



Facts



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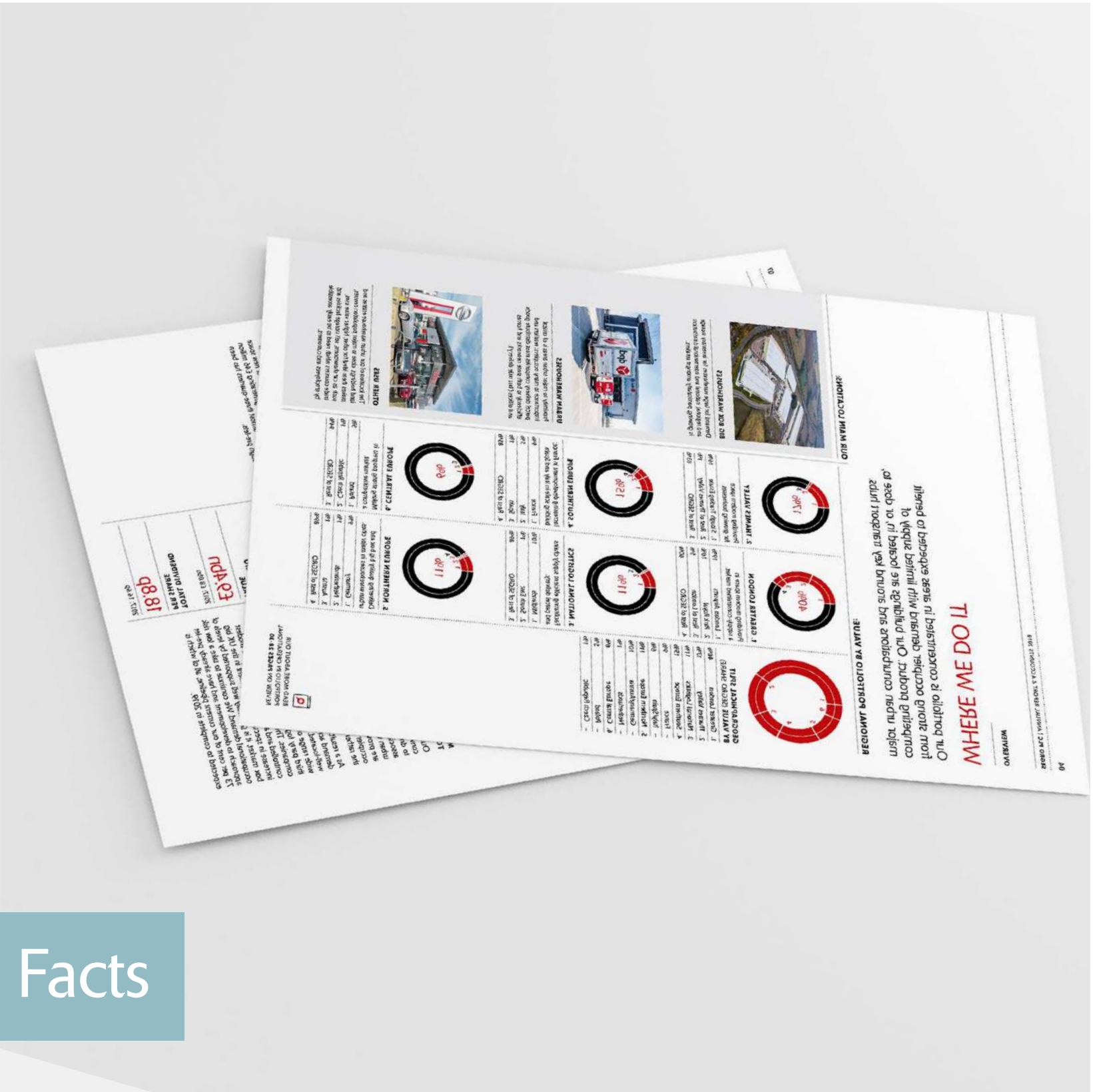
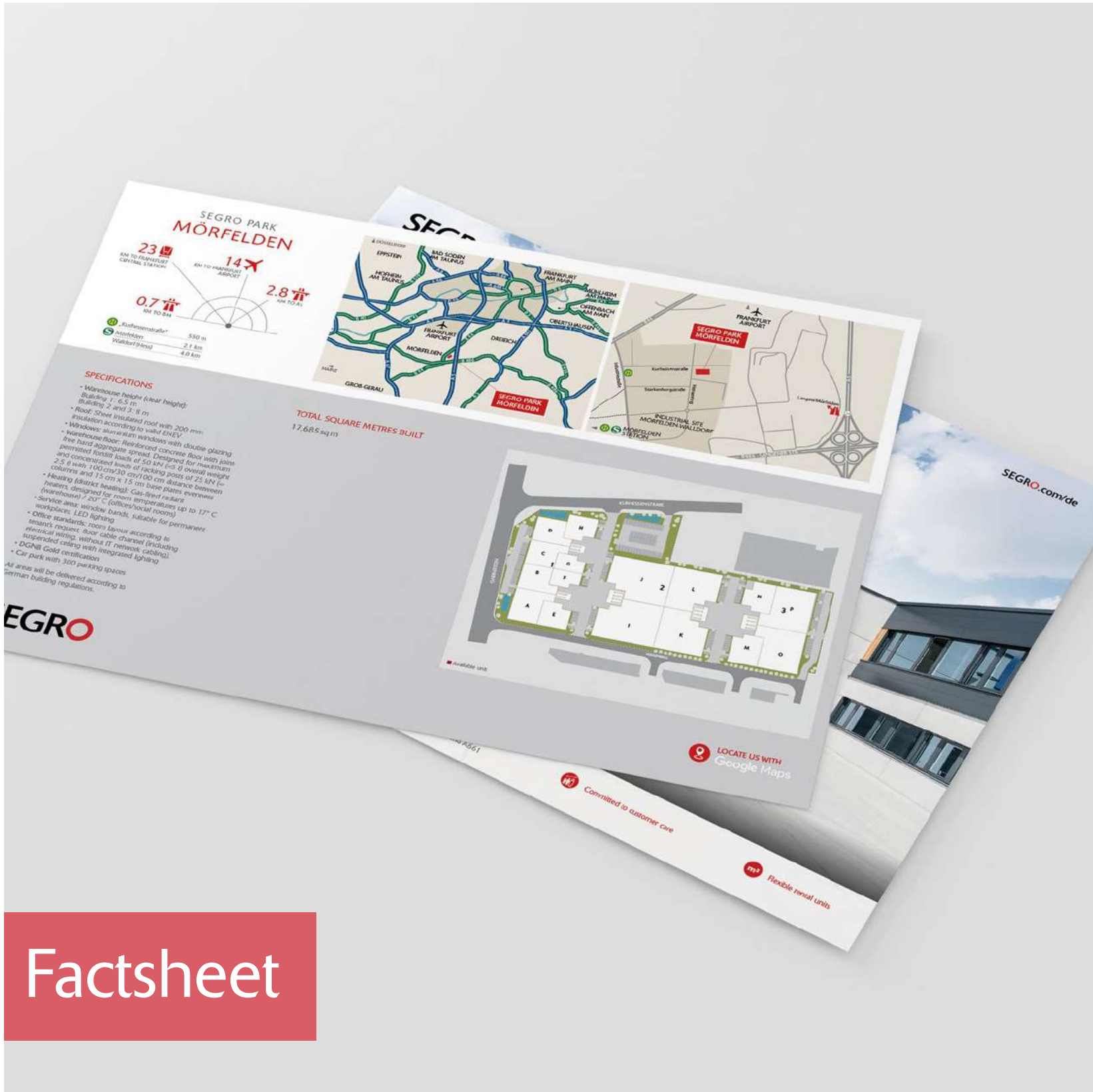
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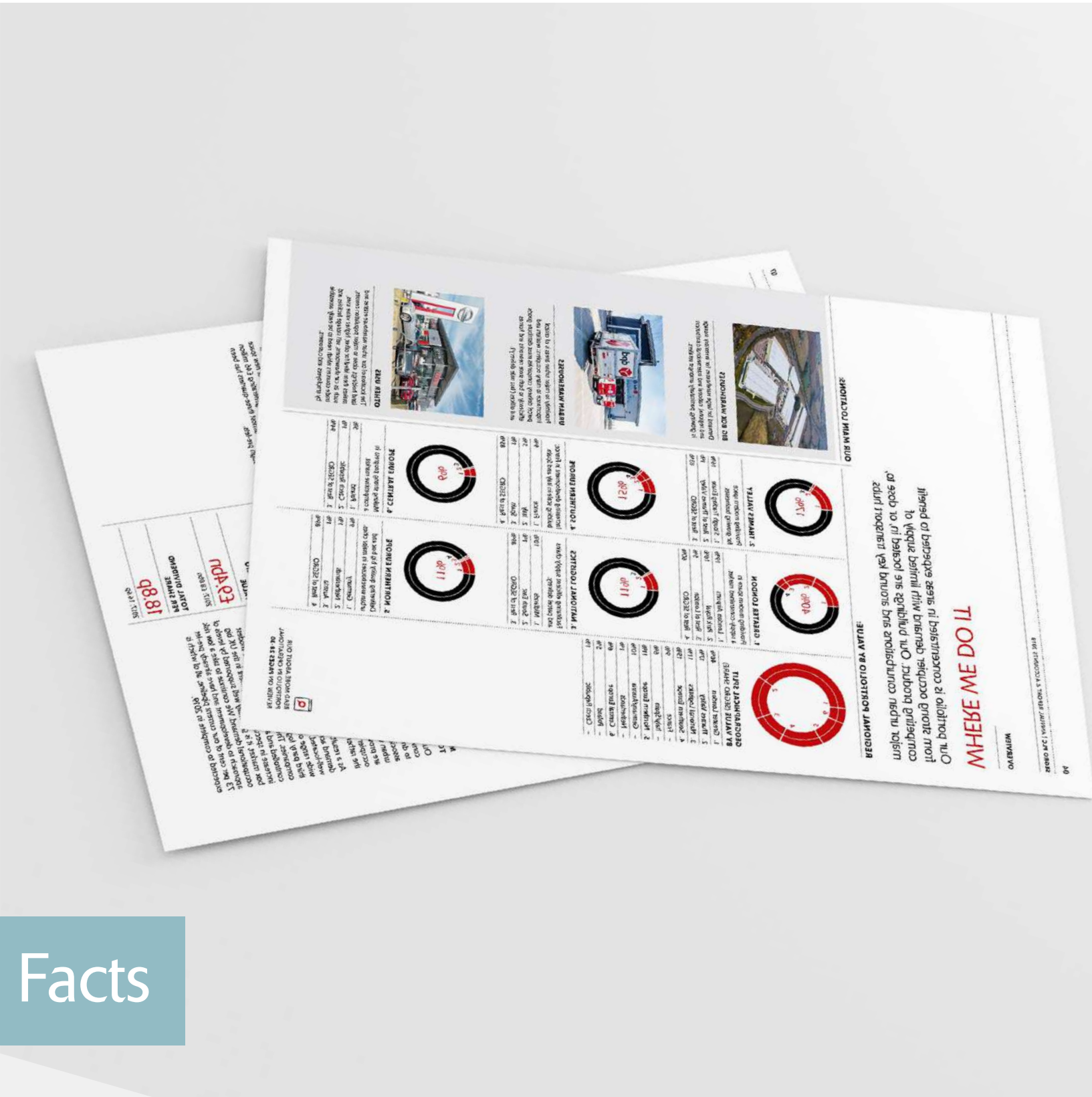
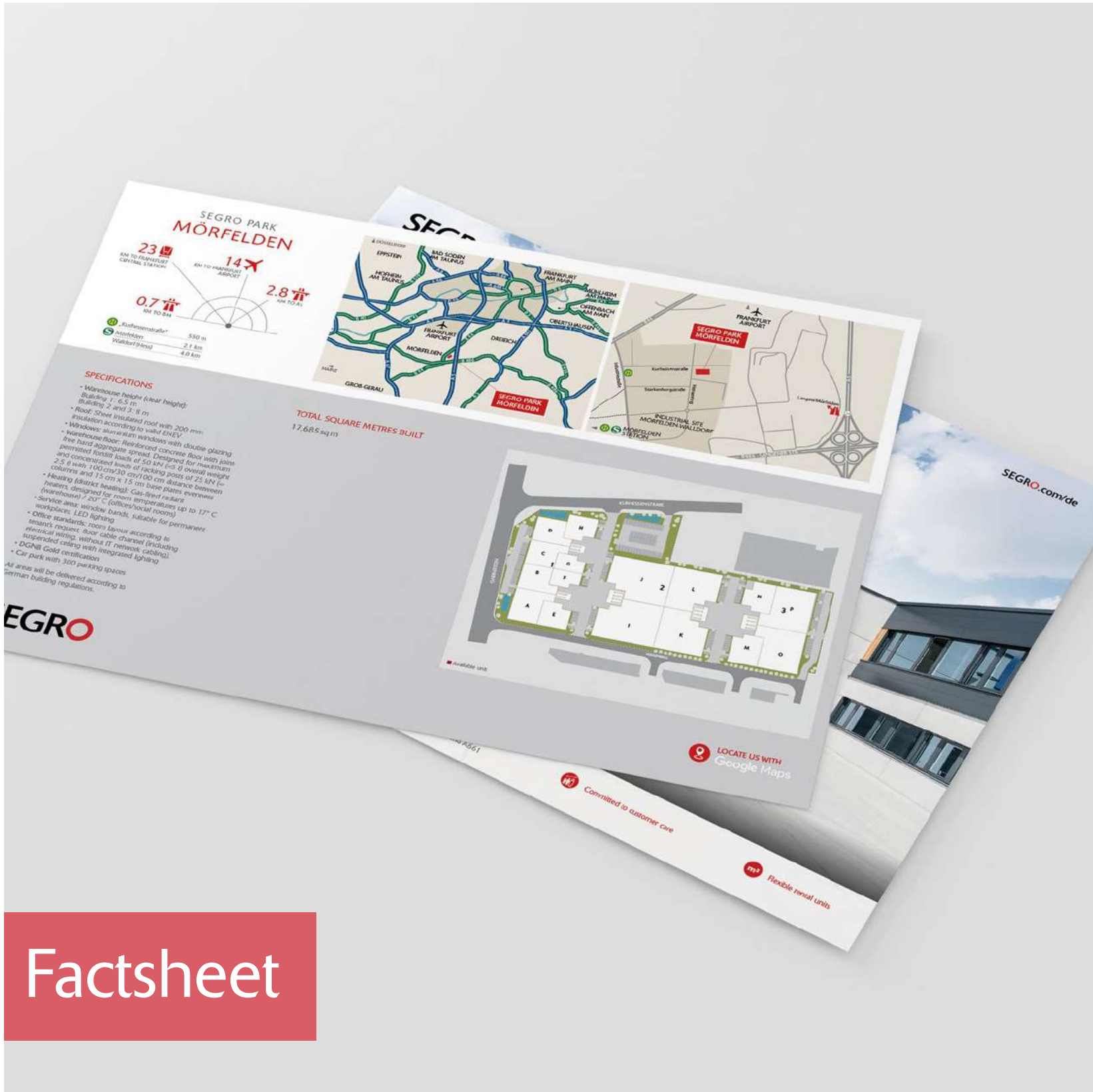
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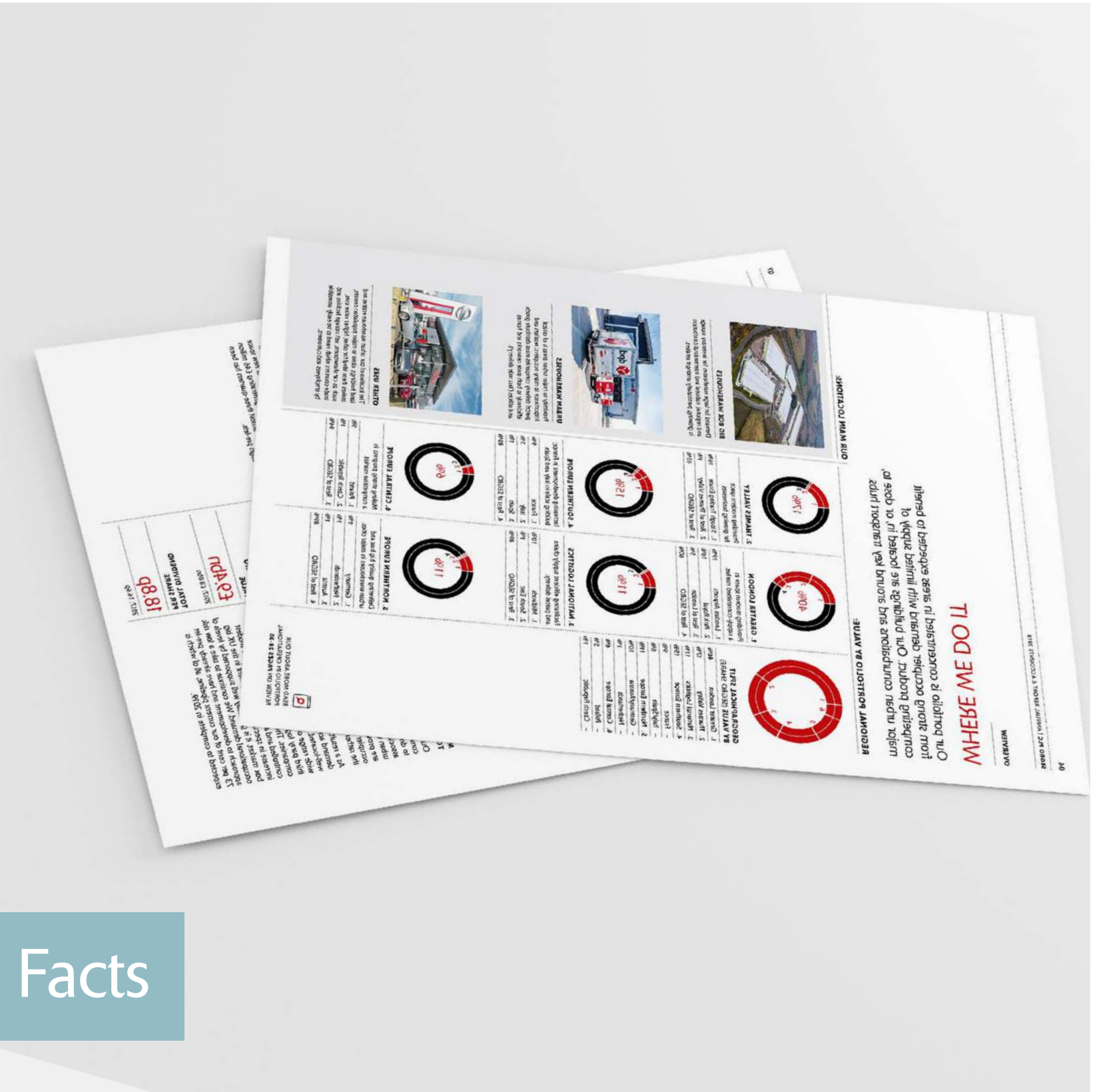
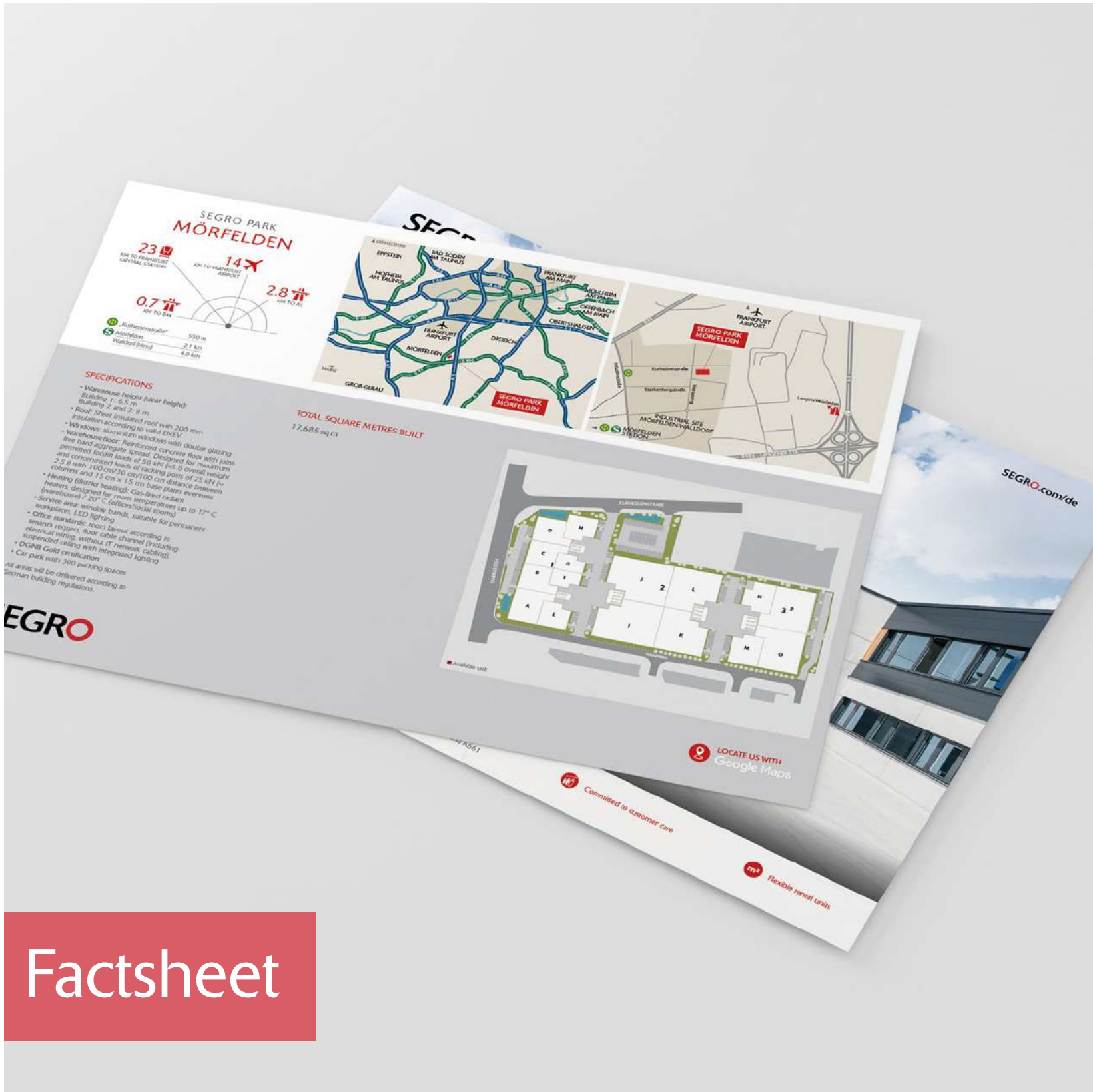
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SEGRO PARK

MÖRFELDEN

[BACK](#)

17,685 sq m

total lettable space

0 %

vacancy rate

0 sq m

future land capacity

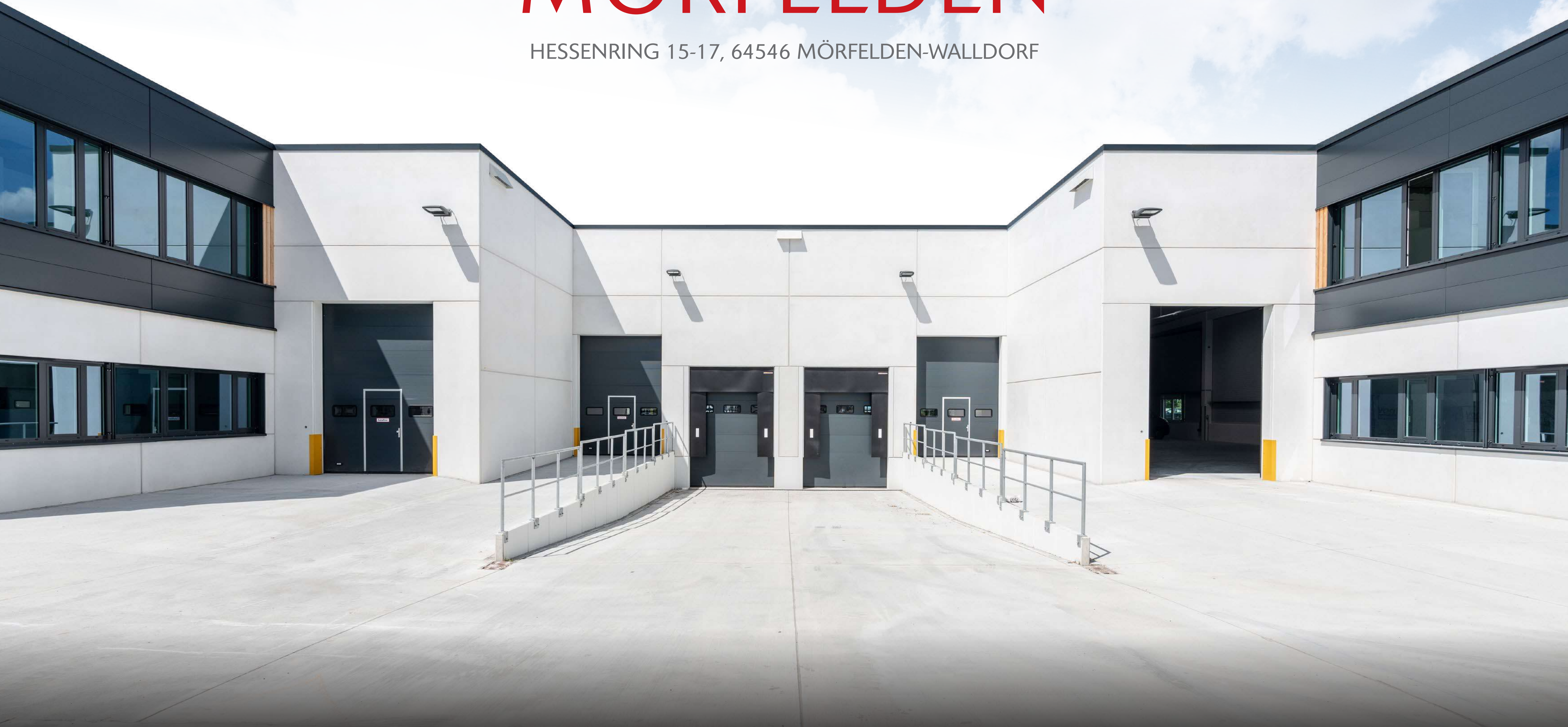
[▶ WATCH VIDEO](#)

SEGRO

SEGRO.com/de

SEGRO PARK
MÖRFELDEN

HESSENRING 15-17, 64546 MÖRFELDEN-WALLDORF



State-of-the-art SEGRO Park
in direct proximity to Frankfurt airport



Excellent connection
directly at motorway A5, exit "Langen/Mörfelden"
with direct links to motorways A3, A67 and A661



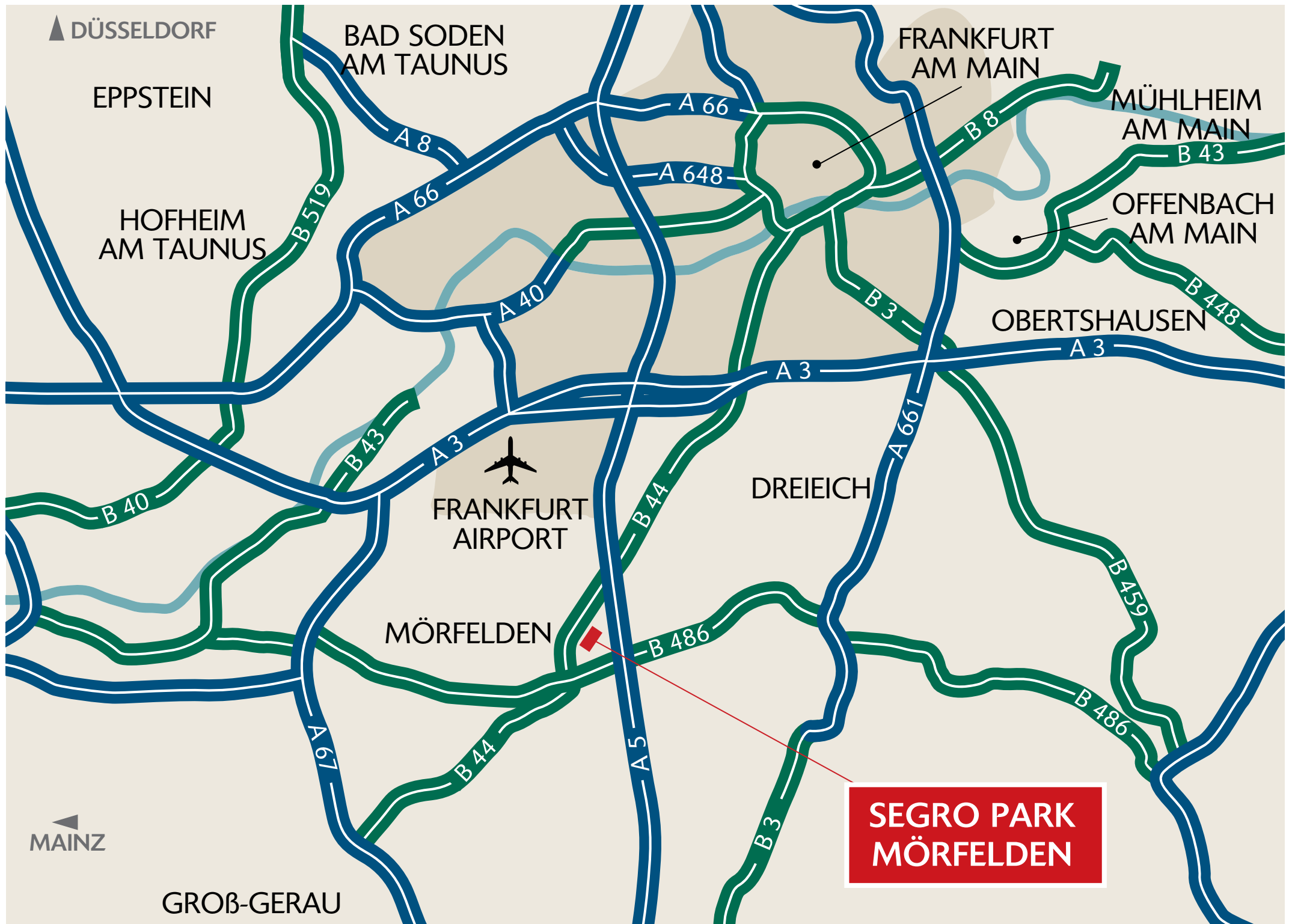
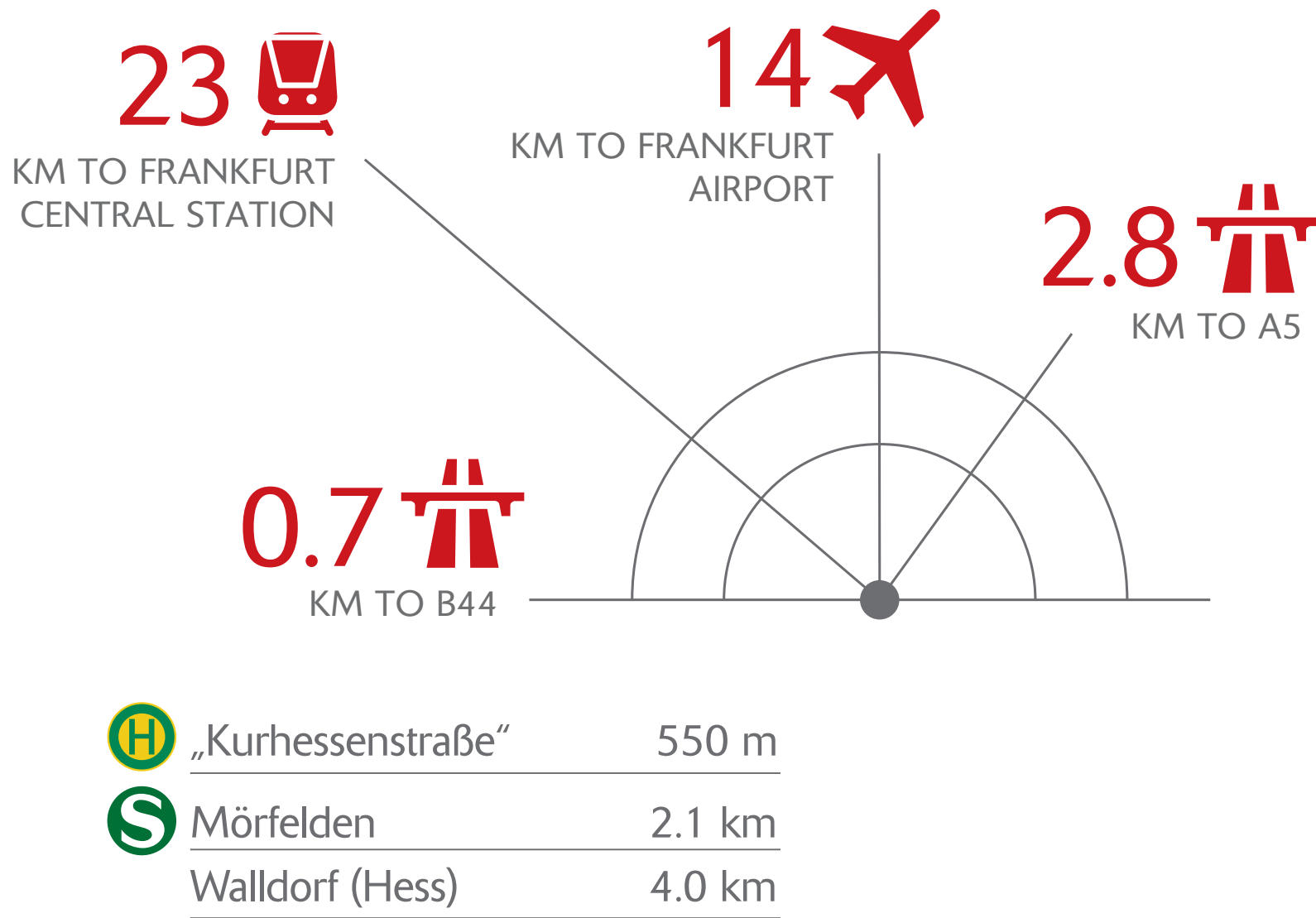
Committed to customer care



Flexible rental units



SEGRO PARK
MÖRFELDEN



SPECIFICATIONS

- **Warehouse height (clear height):**
Building 1: 6.5 m
Building 2 and 3: 8 m
- **Roof:** Sheet insulated roof with 200 mm insulation according to valid ENEC
- **Windows:** aluminium windows with double glazing
- **Warehouse floor:** Reinforced concrete floor with joint-free hard aggregate spread. Designed for maximum permitted forklift loads of 50 kN (≈ 5 t) overall weight and concentrated loads of racking posts of 25 kN (≈ 2.5 t) with 100 cm/30 cm/100 cm distance between columns and 15 cm x 15 cm base plates evenness
- **Heating (district heating):** Gas-fired radiant heaters, designed for room temperatures up to 17° C (warehouse) / 20° C (offices/social rooms)
- **Service area:** window bands, suitable for permanent workplaces, LED lighting
- **Office standards:** room layout according to tenant's request, floor cable channel (including electrical wiring, without IT network cabling), suspended ceiling with integrated lighting
- **DGNB Gold certification**
- **Car park** with 300 parking spaces

All areas will be delivered according to German building regulations.

TOTAL SQUARE METRES BUILT

17,685 sq m



SEGRO

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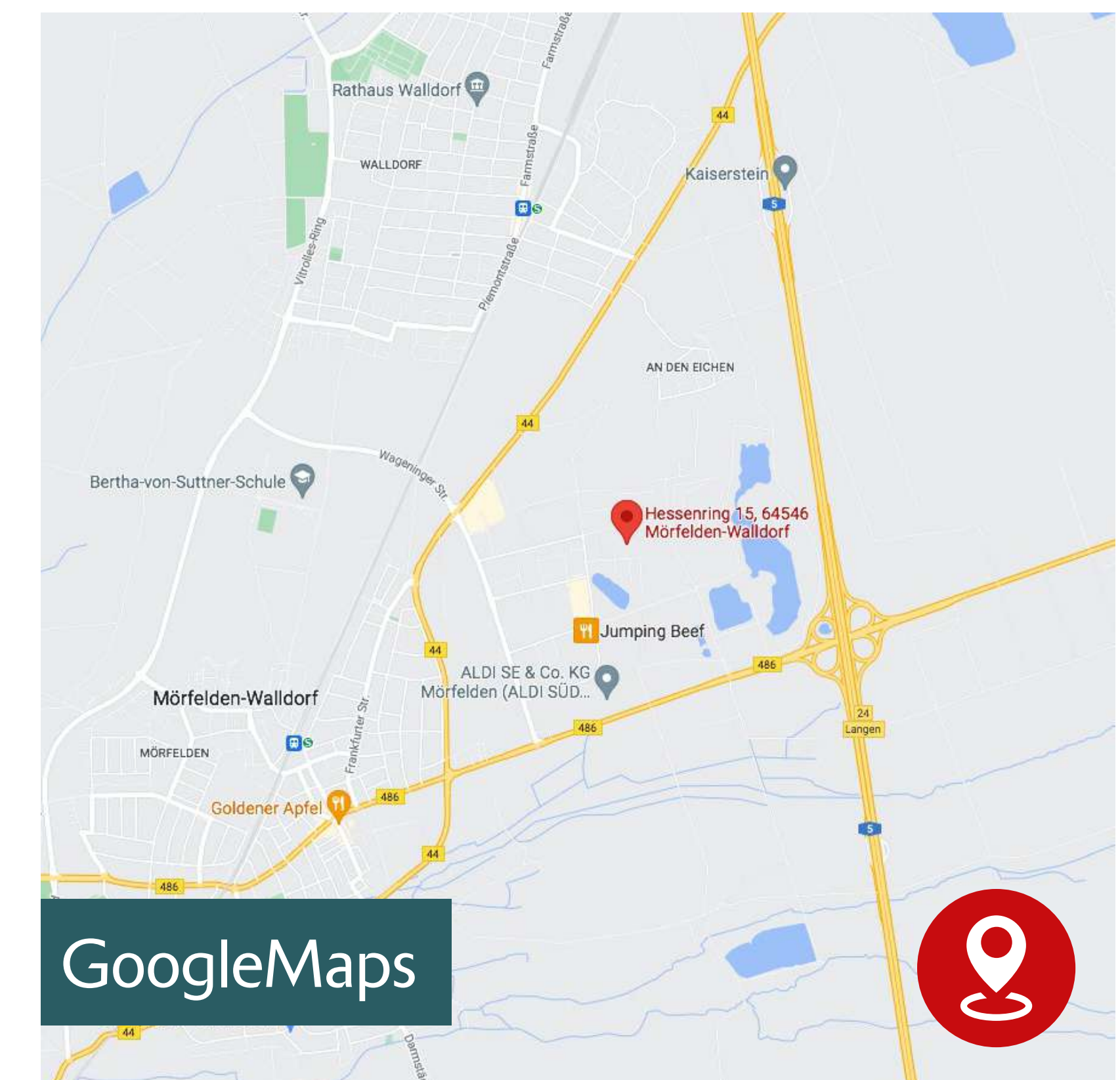
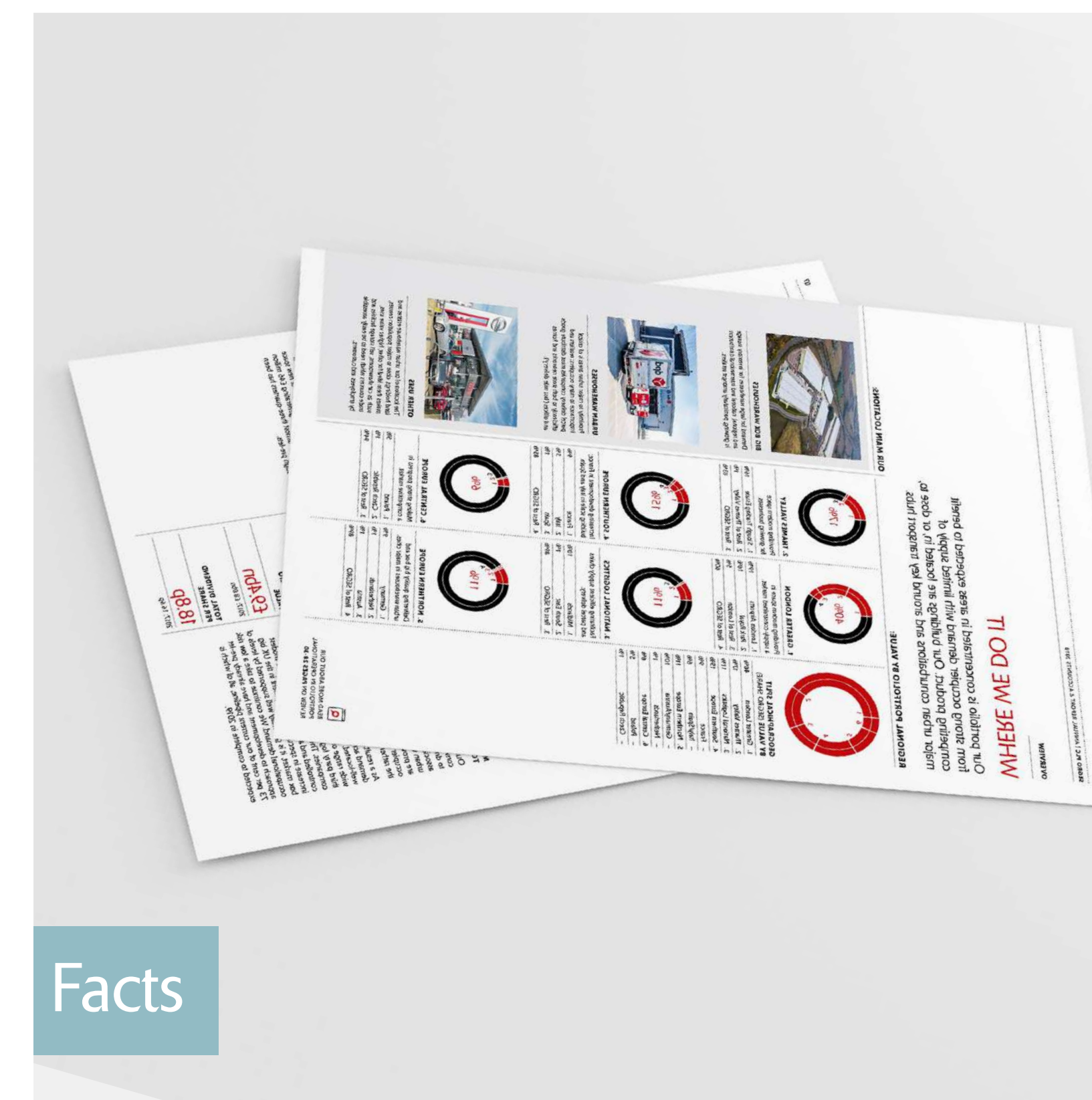
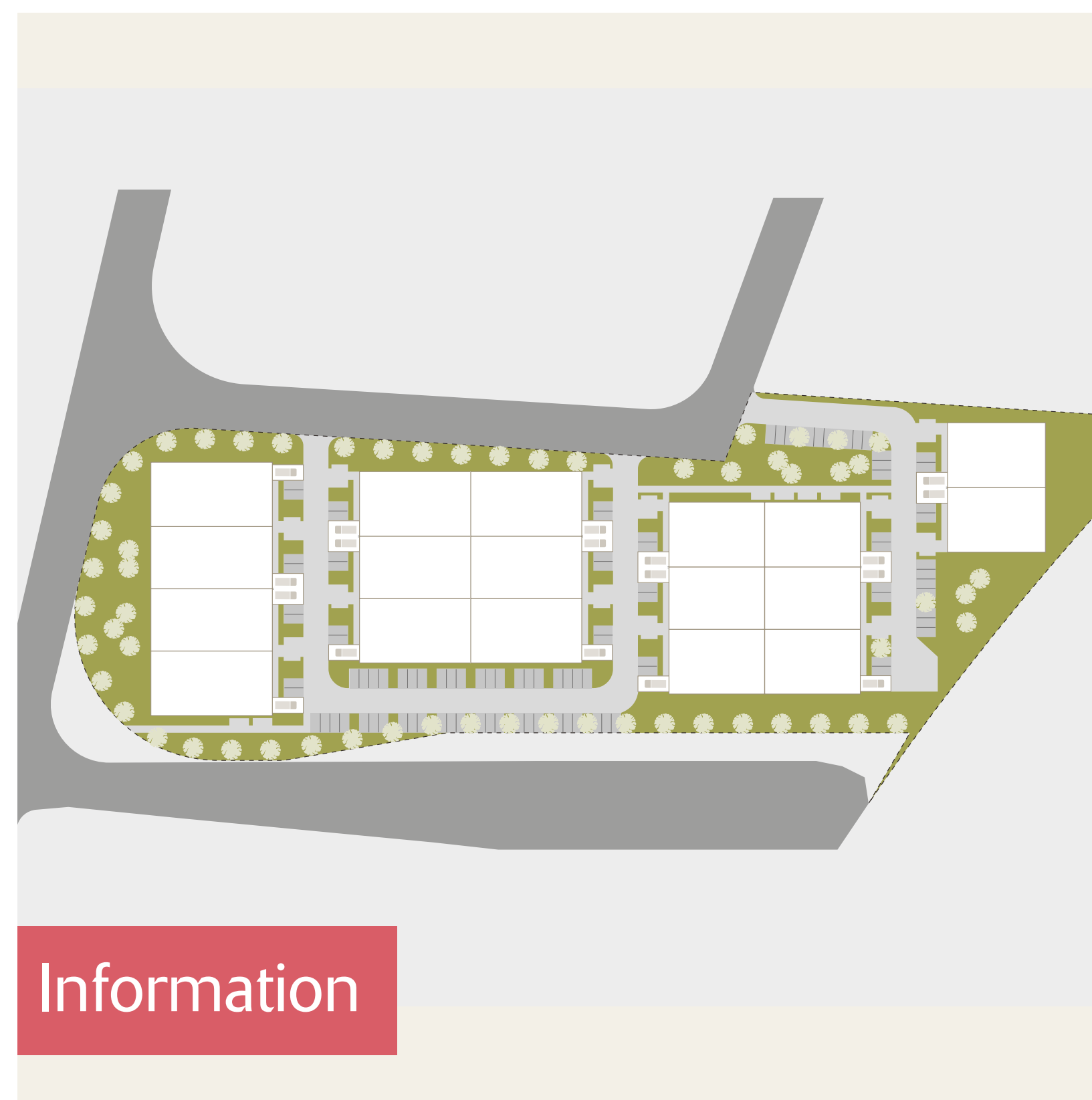
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SEGRO PARK MÖRFELDEN WALLDORF



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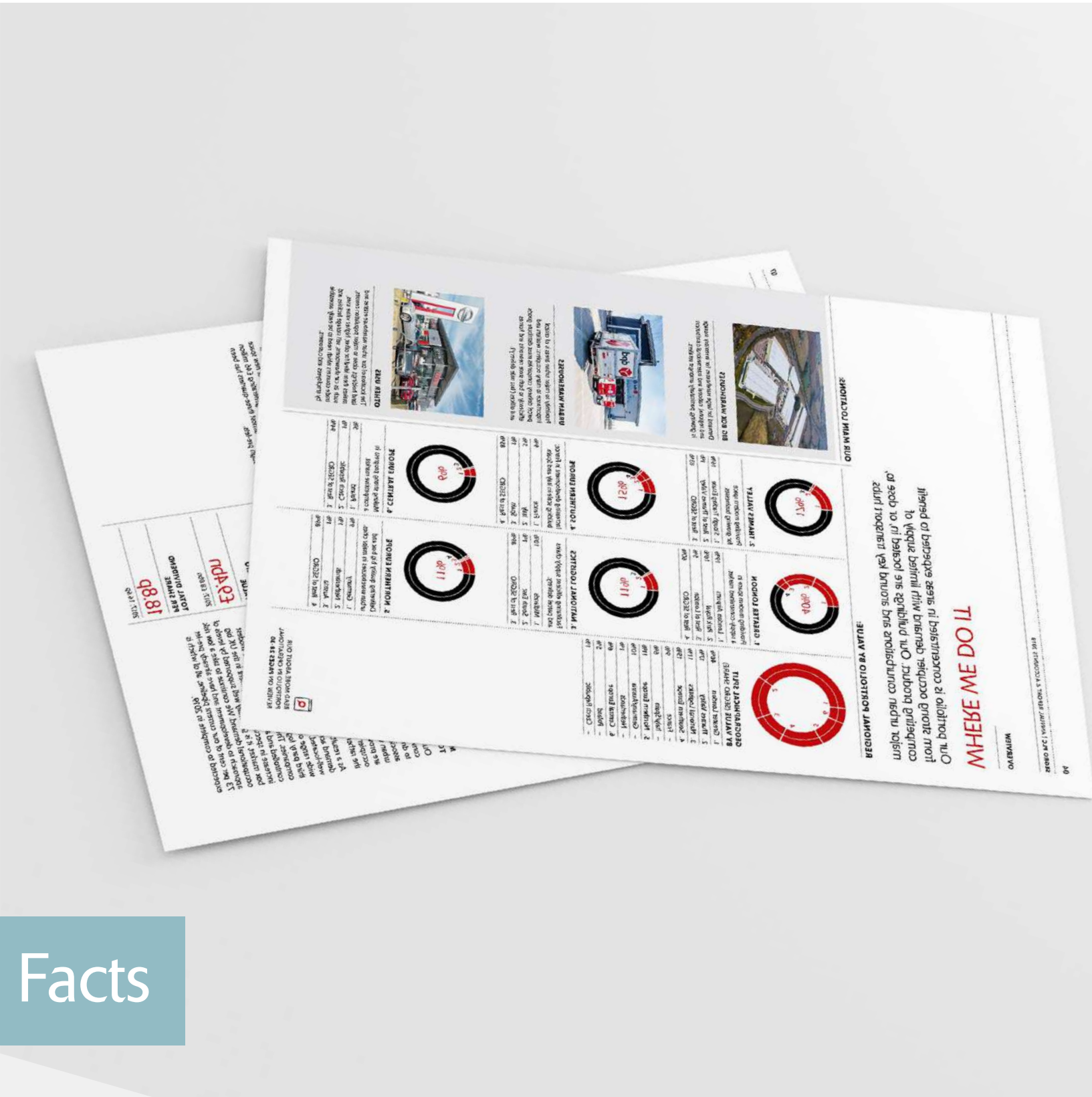
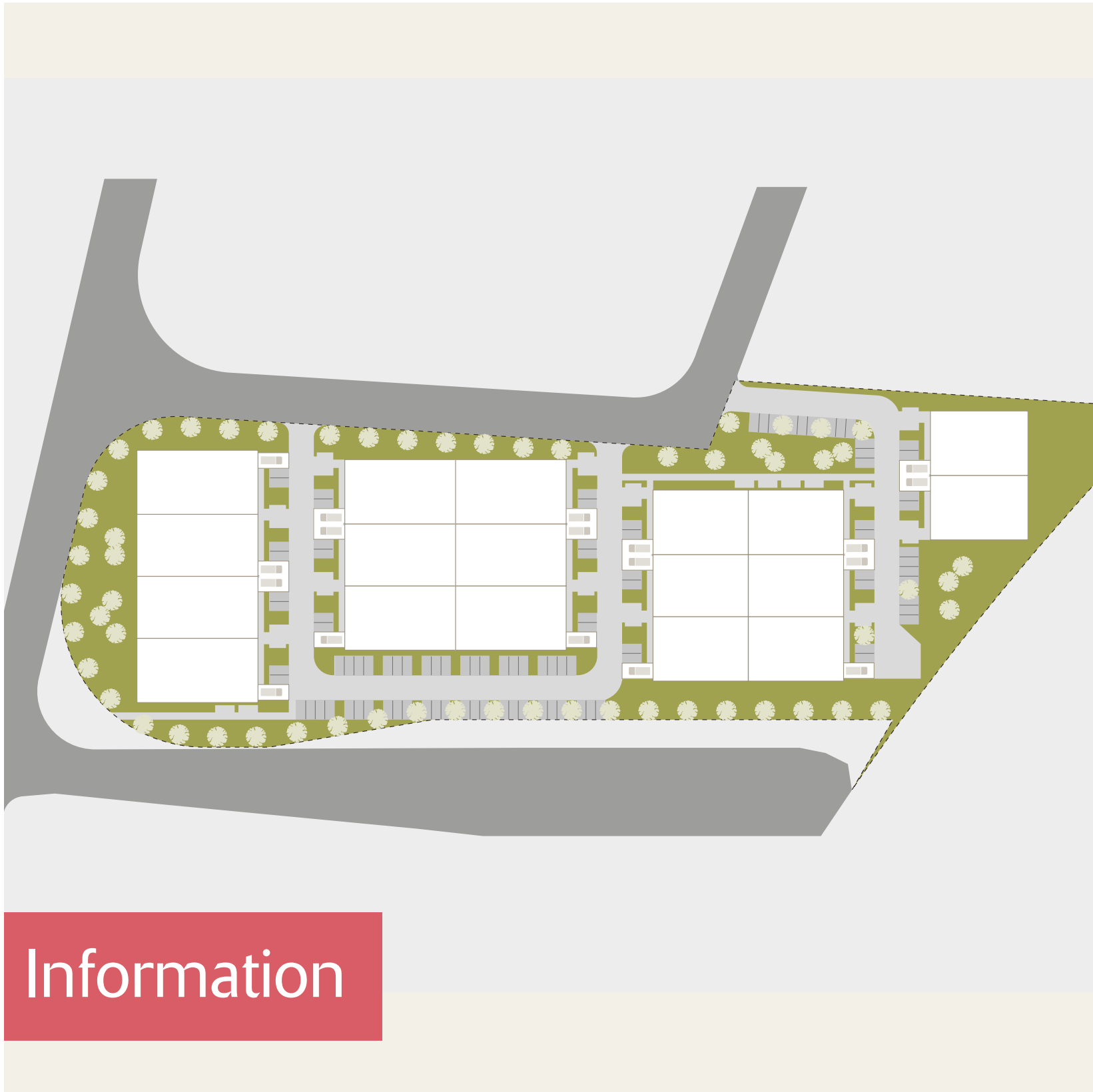
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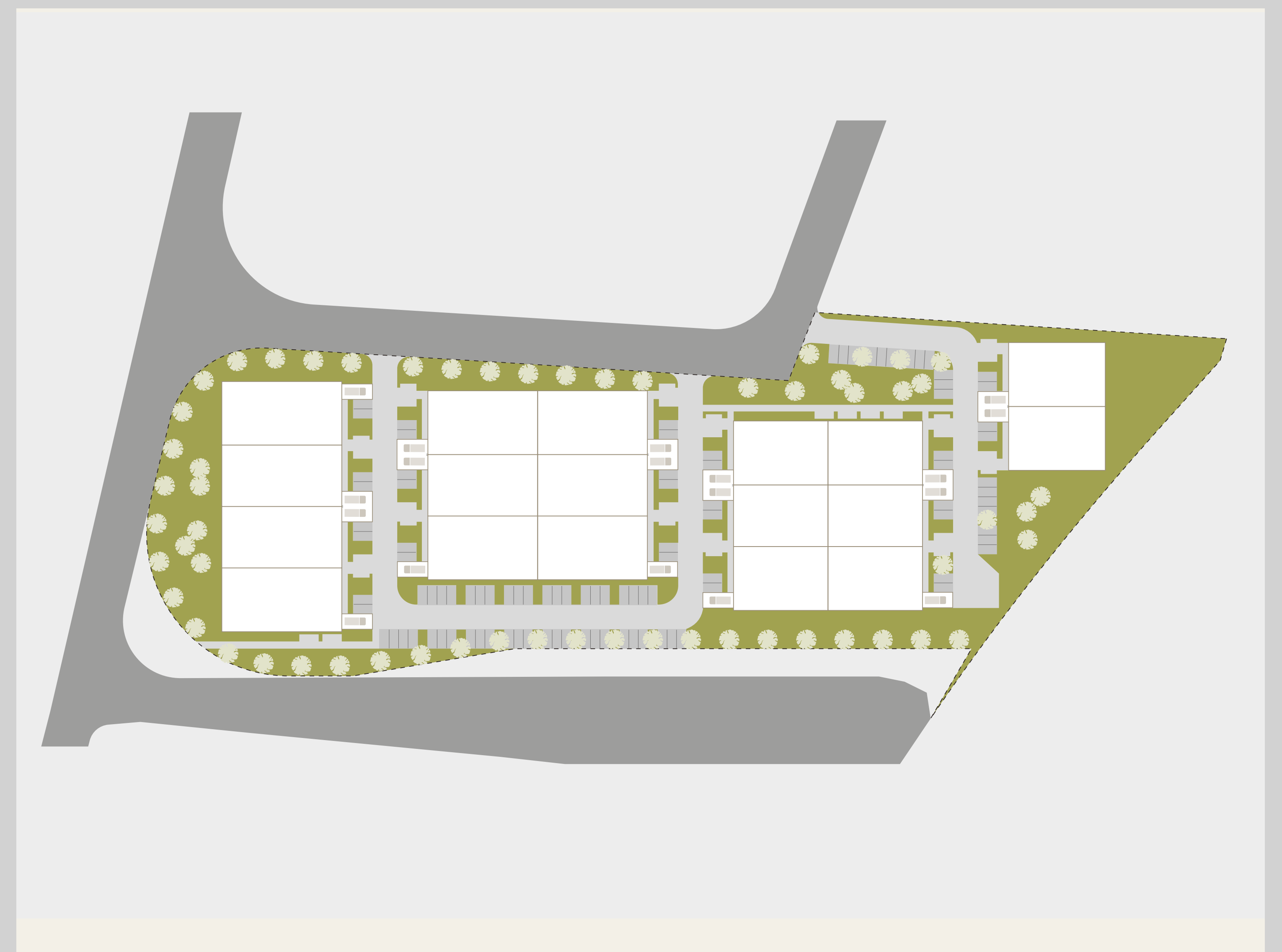
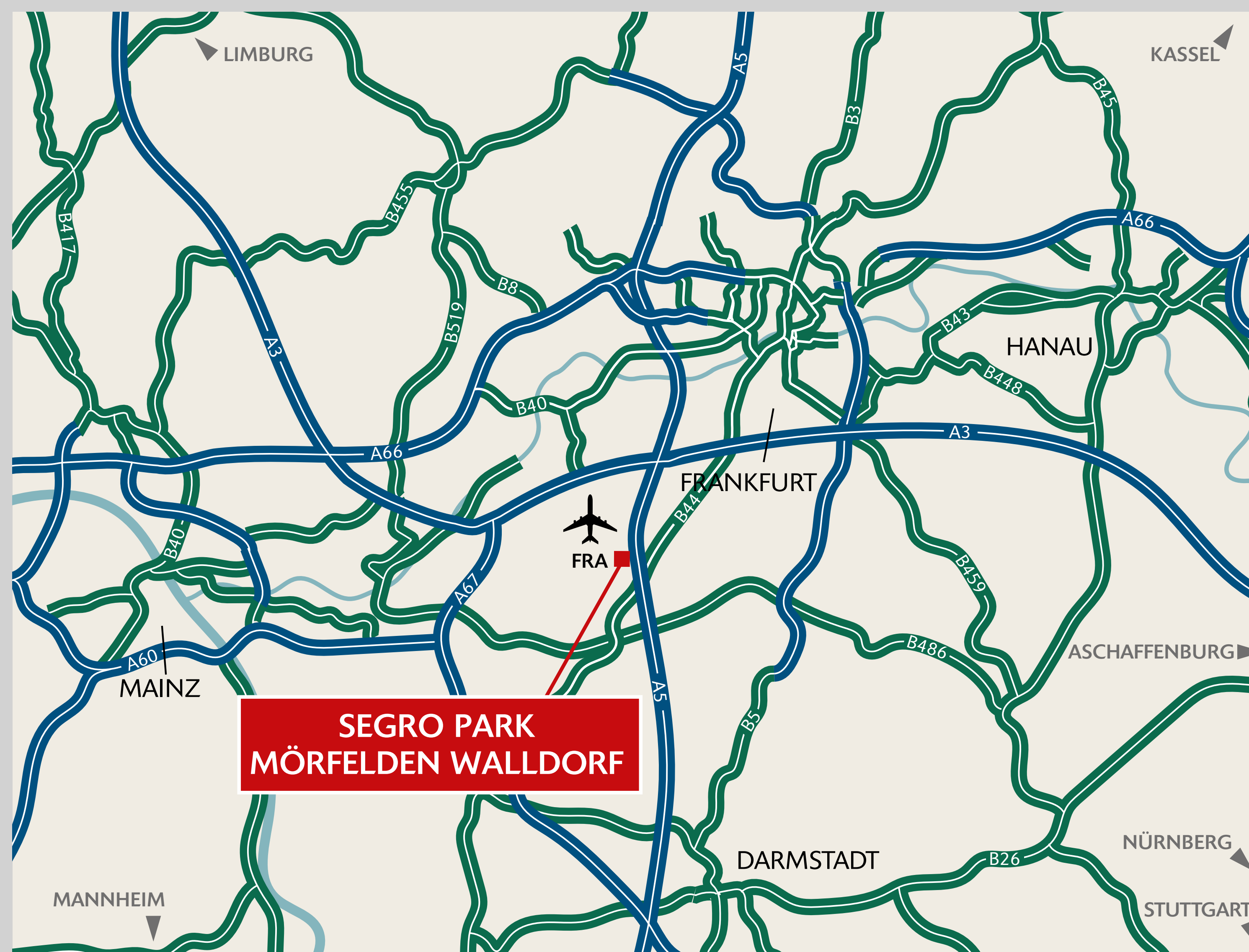
BIOGRAPHY



SEGRO PARK MÖRFELDEN WALLDORF

AN DER BRÜCKE,
64546 MÖRFELDEN-WALLDORF

- 20,000 sq m site with buildings, located just 5 km from SEGRO Park Mörfelden.
- Site is let until to a customer until 2023 and will then be redeveloped into modern light industrial space.
- Conveniently located with optimal connection to all major traffic routes (A5, A3, A661 and A67) and only a short drive from Frankfurt airport.



SEGRO PARK

MÖRFELDEN WALLDORF

[BACK](#)

9,300 sq m

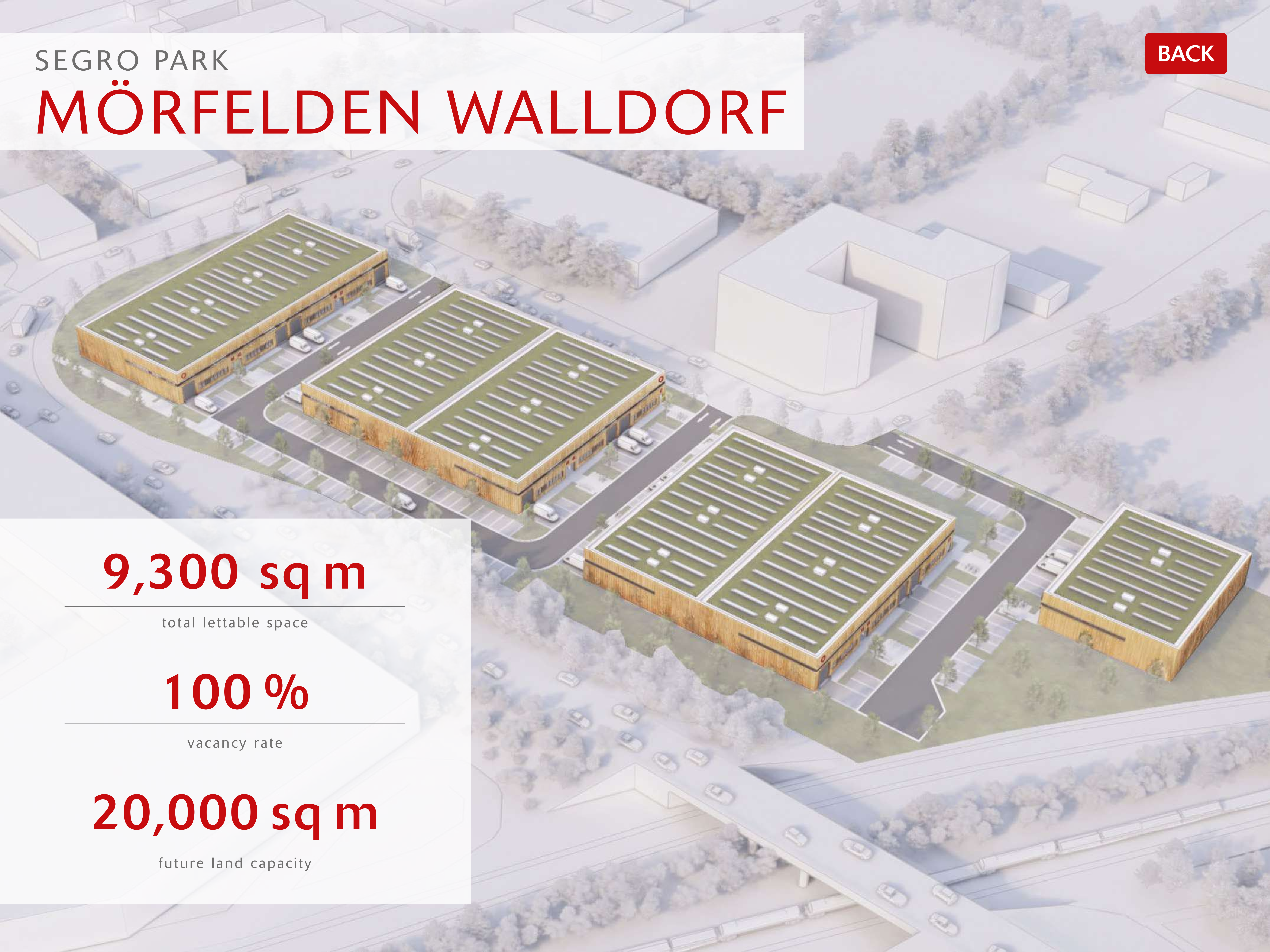
total lettable space

100 %

vacancy rate

20,000 sq m

future land capacity



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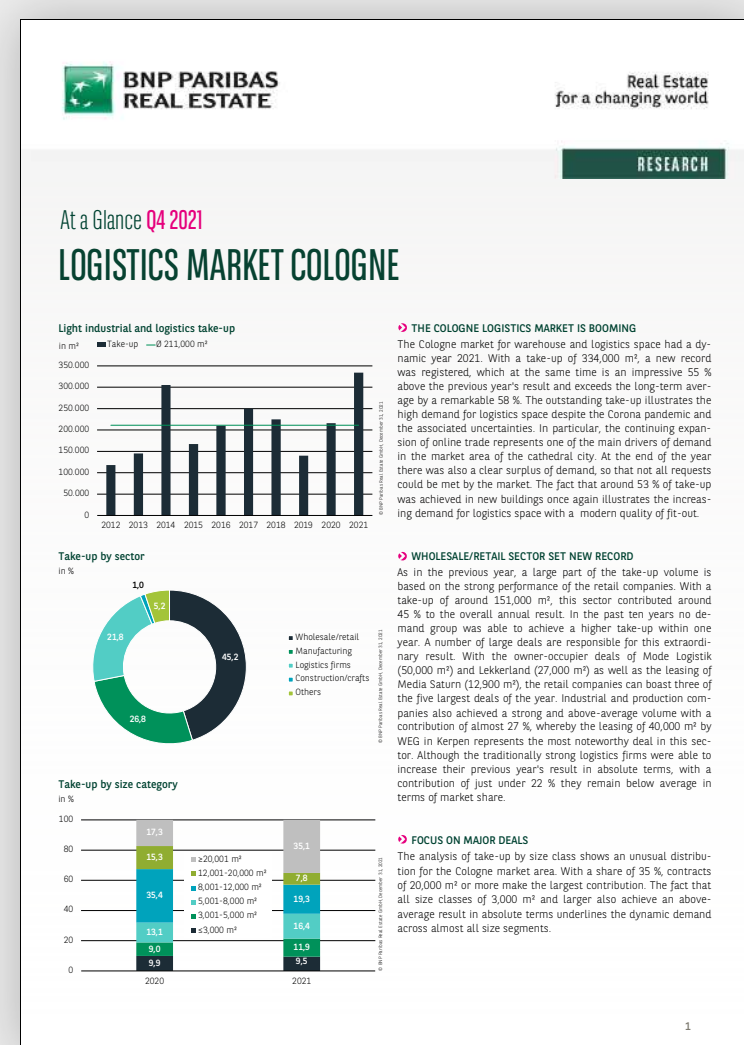
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MARKET REPORT INDUSTRIAL &
LOGISTICS INVESTMENT 2021/2022



LOGISTICS MARKET COLOGNE
Q4 2021



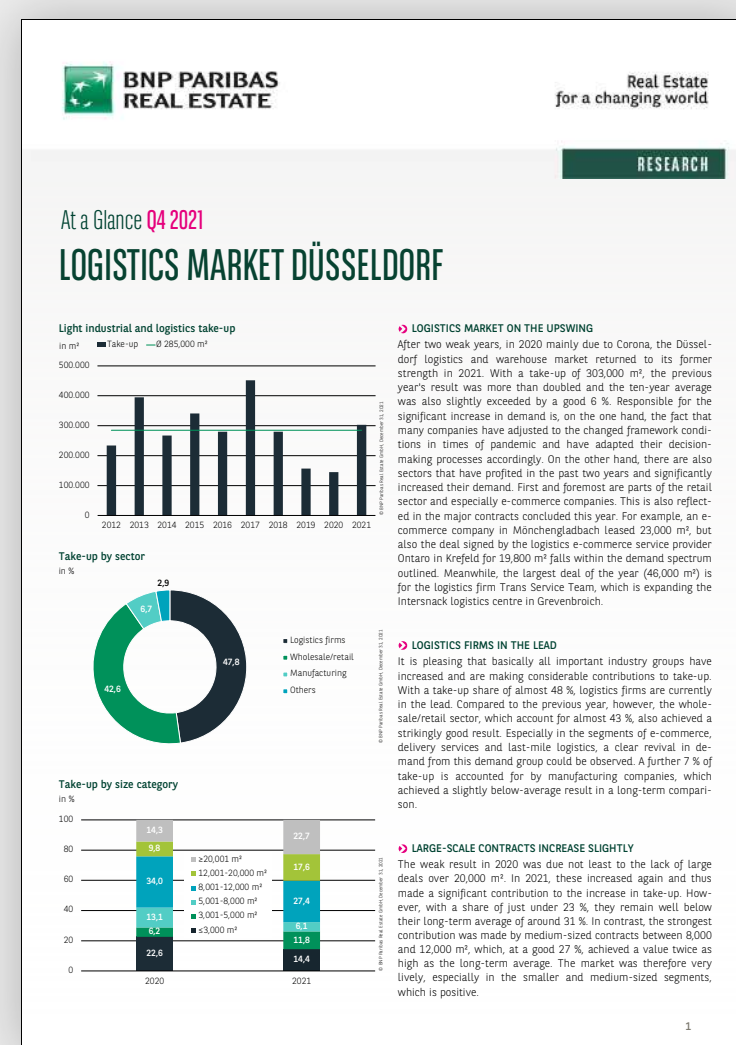
INDUSTRIAL & LOGISTICS MARKET
GERMANY Q1 – 4 2021



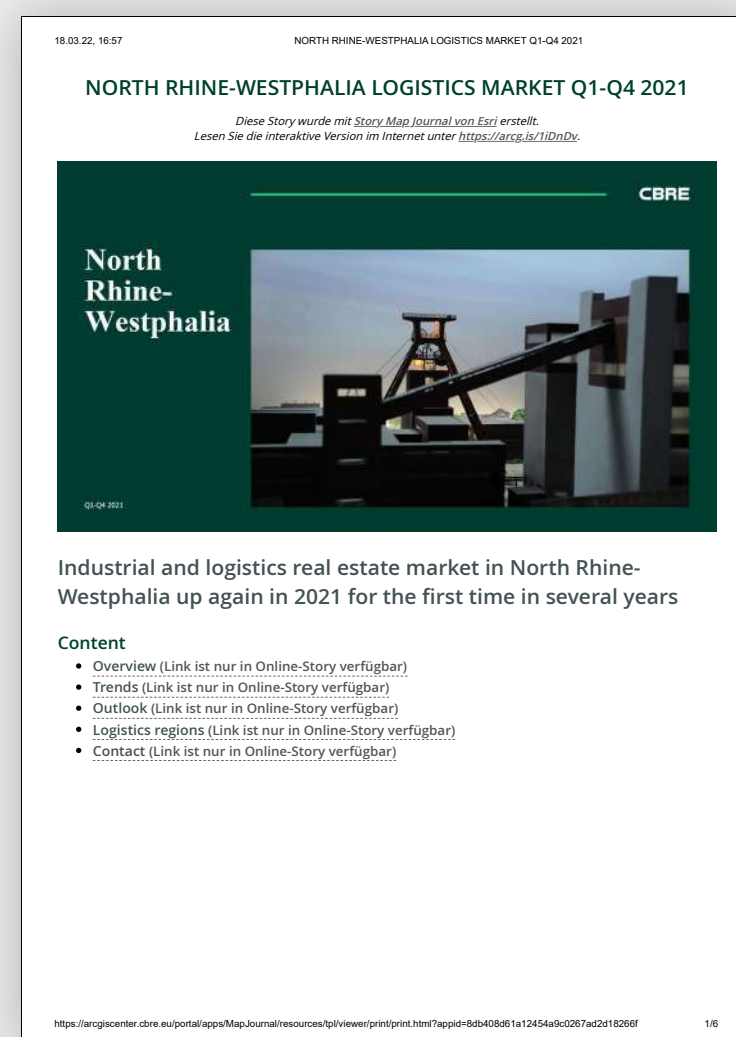
INDUSTRIAL GERMANY
Q4 2021



MARKET REPORT
RETAIL INVESTMENT 2021/2022



LOGISTICS MARKET DUSSELDORF
Q4 2021



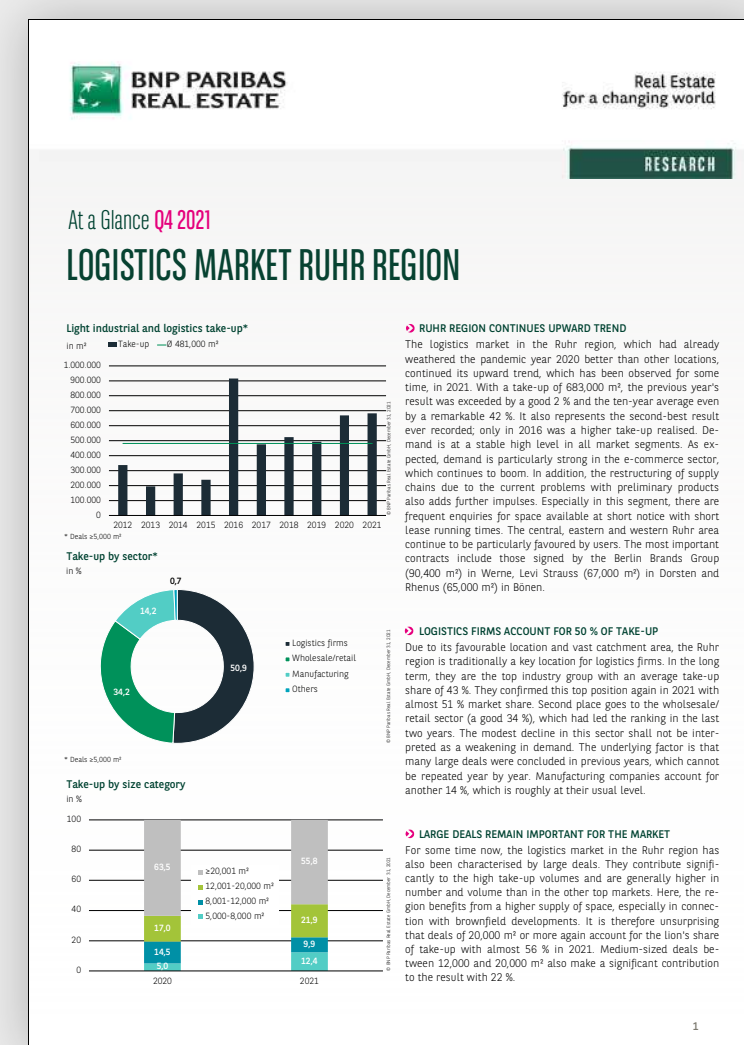
LOGISTICS MARKET NRW
Q1 – 4 2021



INVESTMENT GERMANY
Q1 2021



INVESTMENT MARKET COLOGNE
Q4 2021



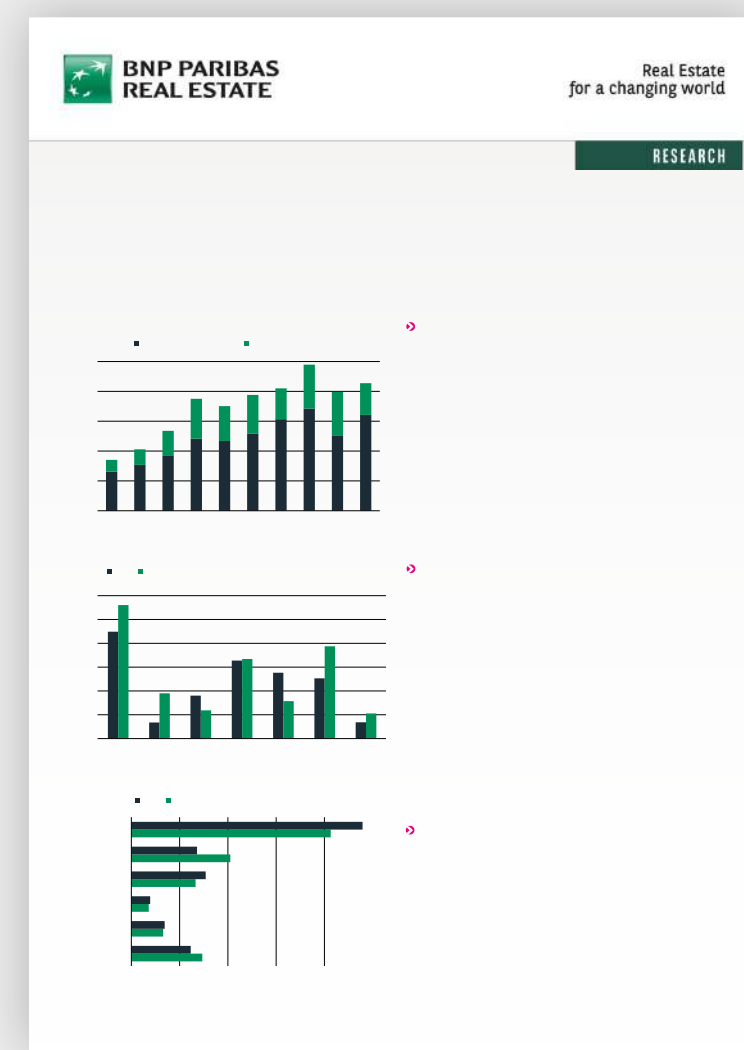
LOGISTICS MARKET RUHR REGION
Q4 2021



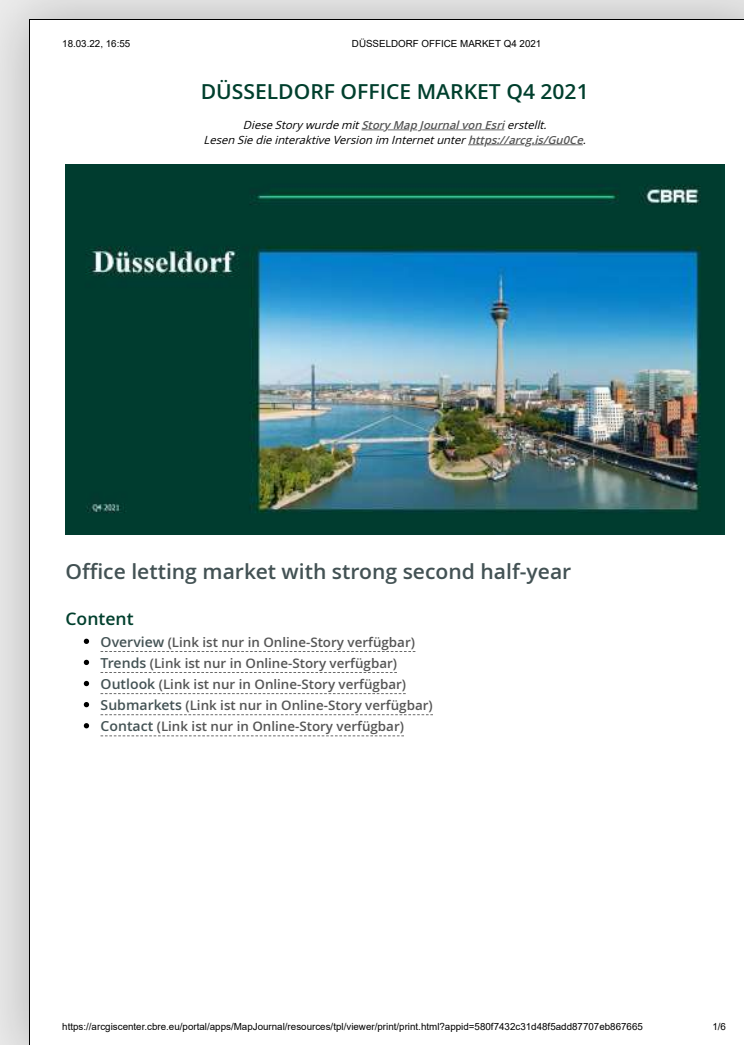
INVESTMENT MARKET OVERVIEW
JANUARY 2022



INVESTMENT GERMANY
Q4 2021



INVESTMENT MARKET GERMANY
Q4 2021



OFFICE MARKET DUSSELDORF
Q4 2021



LOGISTICS- AND INDUSTRIAL
MARKET OVERVIEW

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WALLDORF

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Tim Rosenbohm

Director, Light Industrial, Germany

In 2019, Tim joined SEGRO as Director Light Industrial. Based in Düsseldorf, he is now responsible for the Light Industrial division and team in Germany. Previously, he was managing director at a real estate developer specializing in district developments. Furthermore, he has over 10 years of experience in brownfield revitalization projects, especially of mining sites.



Philipp Oevermann

Director, Logistics, Germany

Philipp joined SEGRO in 2018 and has been in charge of the logistics division since August 2020. Prior to his current position, he was the leading asset manager for the German logistics portfolio. In addition, he was also head of the property management team. He looks back on around fifteen years of professional experience in the construction and real estate industry.



Christina Schultz

Associate Director, Development,
Light Industrial

Christina is in charge of the Light Industrial division in East Germany. Among other things, she is the first contact person for the SEGRO Park Berlin Airport. She has been working for SEGRO since August 2015.



Janina Kaya

Associate Director, Development,
Light Industrial

Janina joined SEGRO five years ago and is responsible for all development and light industrial activities in the Frankfurt Region. Among other things, she is responsible for the redevelopment of the SEGRO Park Frankfurt City, which is being successively revitalized on the site of a former military base.