

Experience matters.

**Fraser's Property Industrial
Europe**



**Inspiring
confidence.**

Frasers Property Industrial is a multi-national developer, owner and manager of industrial property, with €3.5 billion total assets under management (AUM). We offer modern, sustainable industrial real estate including logistics facilities, warehouses and production facilities in strategic locations across Europe and Australia.

Development Management

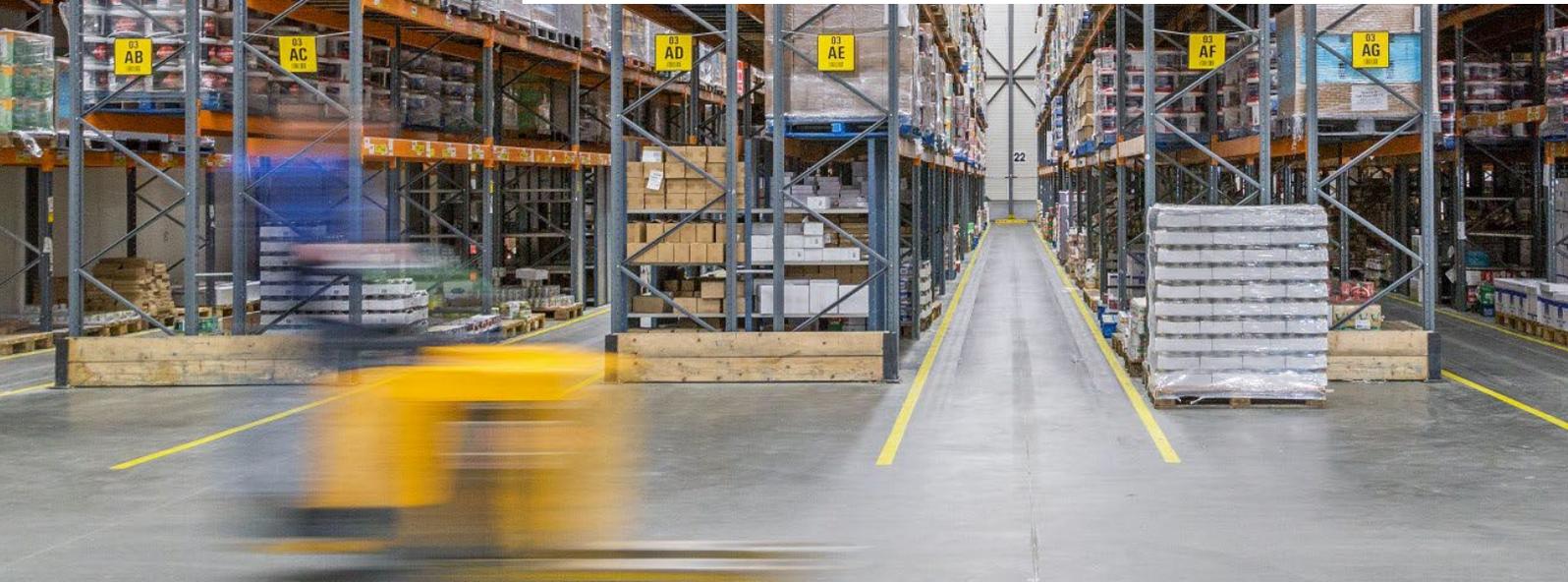
We handle new construction and renovation of industrial properties and manage the ongoing development of our properties, tailoring each property to the individual needs of global and local customers in Europe. We produce a total of circa 70,000 sqm of industrial space each year. The sites we develop have a minimum area of 20,000 sqm each, ranging from brownfield built-to-suit industrial developments to greenfield logistics developments.

Asset Management

We actively manage our properties to maximise their value to meet the needs of our tenants. We also take on asset management mandates for third-party industrial properties. Our range of services for institutional investors, owners and funds encompasses all activities that enhance the portfolio's value and returns.

Investment Management

We proactively source high-quality projects, within a broad investment scope, to generate a diversified and sustainable rental income stream. Covering the entire value chain of industrial real estate, we are able to exploit synergies to generate added value for our stakeholders.



Global reach.



- Residential
- Retail
- Commercial/Business Parks
- Industrial & Logistics
- Hospitality

5
Asset Classes

26
Countries

Hospitality
70+
Cities

Figures as at 30 June 2019

Frasers Property Group's Network & Reach

Frasers Property Industrial is a strategic business unit of Frasers Property Limited, an international property group that owns, develops and manages a diverse portfolio of properties across the globe. The group has approximately €24.1 billion total assets under management as at 30 June 2019.

Collective experience.

In Europe, we are one of the leading industrial property companies in Germany, the Netherlands and Austria, managing 1.4 million sqm of assets in urban and suburban locations with strong infrastructure connections.



While operating with the scale and influence of an international company, we are focused on maintaining strong local presence in individual markets, to provide an exceptional service to our customers. As a member of the multi-national Frasers Property Group, we are well-positioned to leverage our collective experience and strong connections to create sustainable value for our customers and the communities where we operate.

Reini Otter
Chief Executive Officer
Frasers Property Industrial



Portfolio Highlights

Australia

> €2 billion
AUM

> 82 properties

> 1.9 million sqm
GLA

> 101 customers

Europe

> €1.5 billion
AUM

> 51 properties

> 1.4 million sqm
GLA

> 82 customers

Total

> €3.5 billion
AUM

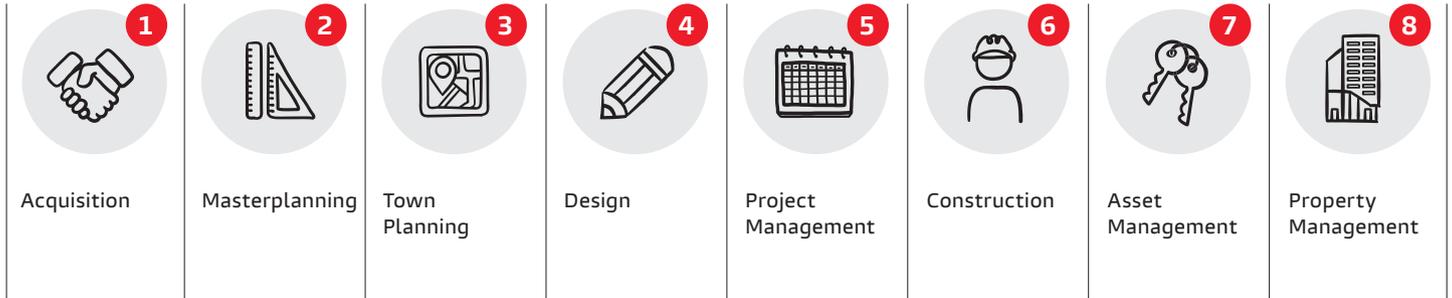
> 133 properties

> 3.3 million sqm
GLA

> 183 customers

We deliver solutions that improve business efficiencies as well as make a positive contribution to the environment and the communities in which we develop.

**Collaborative
model.**



End-to-End Solution

Our customers and business partners benefit directly from our extensive experience across all aspects of the development and ownership cycle for a seamless, fully integrated end-to-end solution. Our in-house expertise includes architecture and design teams, project managers, civil, infrastructure and authority managers, as well as asset and property management professionals.

Collaborative Approach

Our collaborative business model, using an integrated development and asset ownership platform, is aimed at delivering considerable benefits to customers. Recognising that each customer is unique, we strive to gain a deep understanding of individual needs to deliver high-quality, best-in-class solutions.

Sustainability

We aim to create places where resources are reused, recycled and restored. Innovative ideas are fostered to support people and the planet, and tangible initiatives are undertaken to help people lead happier, healthier lives. Market-leading sustainability benchmarks are set for new buildings to deliver direct and tangible benefits to customers that reduce total occupancy costs.



Fraser's Property Industrial has a diverse customer base on the European continent, ranging from global corporations and third-party logistics providers to local manufacturers.



Hermes Germany
Heilbronn, Mainz, Berlin, Augsburg*, Germany

We currently manage four newly developed cross-dock logistics facilities which are let to Hermes Germany. The facilities have custom-made standard layouts of 11,000 - 13,000 sqm GLA and are strategically located in logistics hotspots throughout Germany. The automated warehouses have the capacity to handle up to 200,000 packages per day. This capacity could be doubled in the future by installing a second layer of conveyor belts.



BOSCH
Tamm*, Germany

This 40,000-sqm development designed as a built-to-suit for BOSCH, was completed in 2018. The site is located in Tamm, northwest of Ludwigsburg, Southwest Germany. The property consists of two warehouses that serve the needs of heating and vehicle technology departments of Bosch.



Bakker Logistiek
Zeewolde* and Tilburg*, The Netherlands

The two properties were acquired in a sale-and-lease-back transaction with one of the largest Dutch 3PL companies, Bakker Logistiek. Bakker Logistiek specialises in food logistics. The two properties together have ca. 70,000 sqm GLA. The site in Tilburg comprises expansion potential to support the future growth of the tenant.



FrieslandCampina
Meppel*, The Netherlands

The facility comprising over 31,000 sqm was constructed in 2018. It functions as the main distribution hub for outgoing goods from the factories of FrieslandCampina which are located in the north of the Netherlands. FrieslandCampina is one of the world's largest dairy companies. The cooperative of farmers that owns FrieslandCampina together produced more than 10.7 billion kilos of milk in 2017.



VCK & Gallhöfer
Duisburg, Germany

This is a phased brownfield development project. The first building comprising 30,000 sqm has been completed. It was fully let during the construction period. The second building of over 20,000 sqm is currently in planning phase.



Mainfreight
's-Heerenberg*,
The Netherlands

Our largest property in Europe contains over 80,000 sqm across 27 units of logistics space and is let to Mainfreight. The acquisition in 2015 was the largest single asset logistics transaction in that year. The location close to the German border is ideal for the distribution of imported goods via the Rotterdam port to the German "Hinterland". Every day, 40 containers are being shipped to the container terminal of Emmerich via this facility.



Volkswagen
Isenbüttel*,
Germany

This state-of-the-art 16,000 sqm property is located ca. 16 km from Wolfsburg and let to Volkswagen AG. The property is being used for the assembly and storage of the chassis for the VW Golf, Tiguan and Touran.



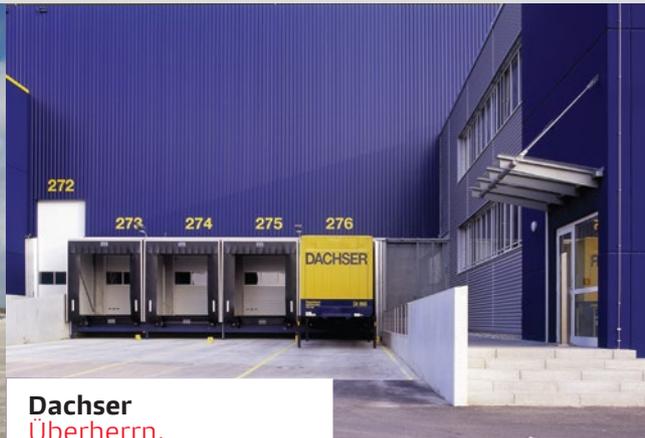
Broetje Automation
Rastede*,
Germany

This built-to-suit light industrial property is located in the north of Germany. The asset, completed in 2016, is the international headquarters and main production facility of Broetje Automation, which manufactures assembly lines for the aviation and aerospace industry.



DSV
Venlo*,
The Netherlands

Located in one of the most attractive logistics locations in Europe is a warehouse facility of ca. 32,500 sqm let to DSV. The property was constructed in 2015. Venlo is a key location for distribution of goods from Amsterdam Schiphol Airport and from the ports of Rotterdam and Antwerp to the rest of Europe.



Dachser
Überherrn*,
Germany

This 22,000-sqm large warehouse is strategically located in Überherrn near the French border. It is part of one of the three 'Eurohubs' operated by Dachser.

* We manage these properties on behalf of Frasers Logistics & Industrial Trust



**Enduring
legacy.**

At Frasers Property Industrial, we believe experience matters.

Our approach is based on understanding that each of our customers is unique. We therefore bring our deep expertise to provide services and solutions in development, asset management and investment.

Our legacy inspires our future success, serving our customers' evolving aspirations.



Visit
frasersproperty.com/industrial
for more information.