



LOGICENTERS

THE LEADING PROVIDER OF MODERN LOGISTICS PROPERTIES IN THE NORDICS

LOGICENTERS PRESENTATION

ABOUT US
2021

 **LOGICENTERS**

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

CONTENT

LOGICENTERS

OFFER

PRODUCT



LOGICENTERS

THE LARGEST OWNER OF MODERN
LOGISTICS IN THE NORDICS

> 2,000,000 SQM

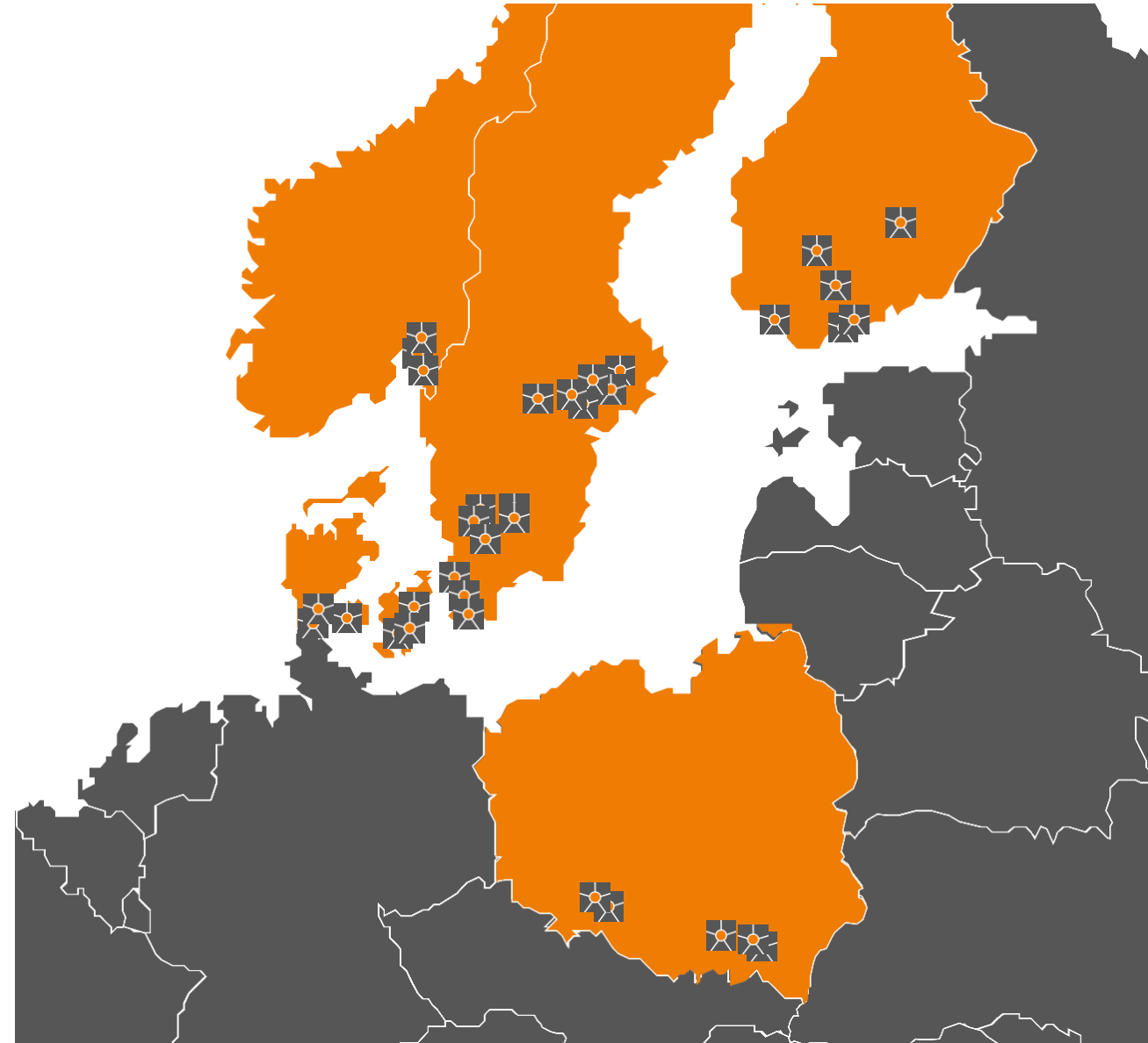
> 70 PROPERTIES

> 100 CUSTOMERS

WAVLT 8 YEARS

85% OF THE ASSETS ARE CONSTRUCTED AFTER YEAR 2000

50% 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

Attractive 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



 **LOGICENTERS**

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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
 - 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 geographical areas where Logicensers is **present** or actively **looking to invest**

LOGICENTERS LOCATION BY LAND

NORWAY

Greater Oslo

DENMARK

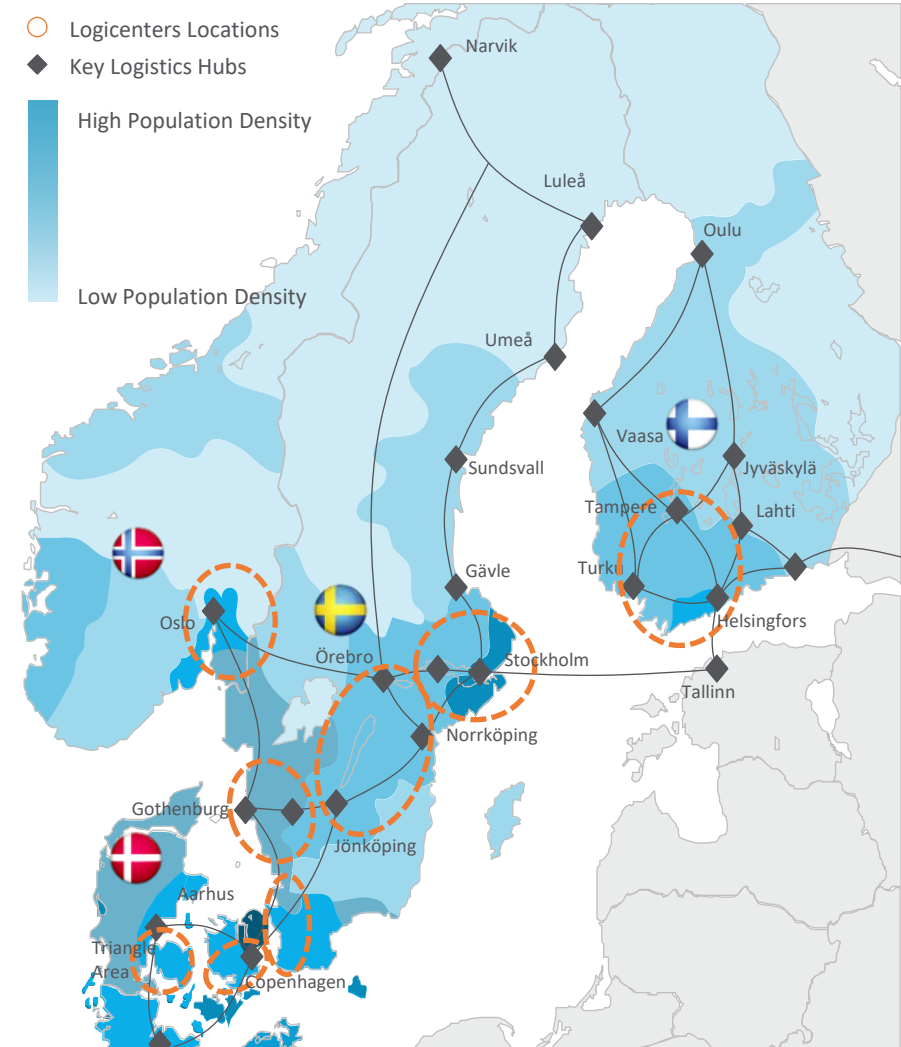
Greater Copenhagen
Sjælland
South Jylland
Fyn

SWEDEN

Greater Stockholm
Mälardalen
Central Sweden
West Sweden
South Sweden

FINLAND

Triangle area
(Helsinki, Turku, Tampere)



OFFER

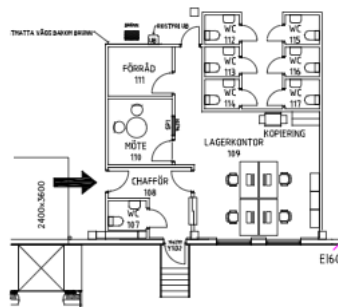
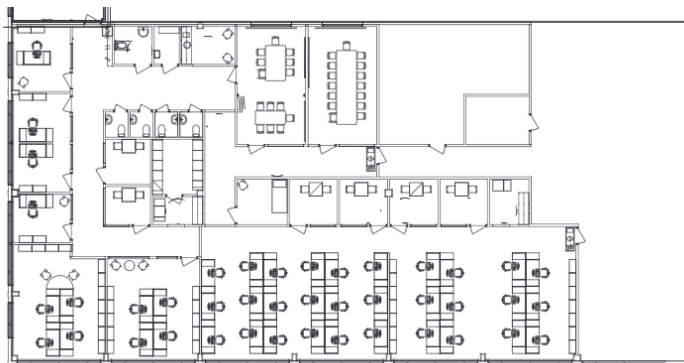
TOP QUALITY BUILDING SPECIFICATION



TOP QUALITY BUILDING SPECIFICATIONS AND PROCESS

- *Logicens 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
- *Logicens' 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



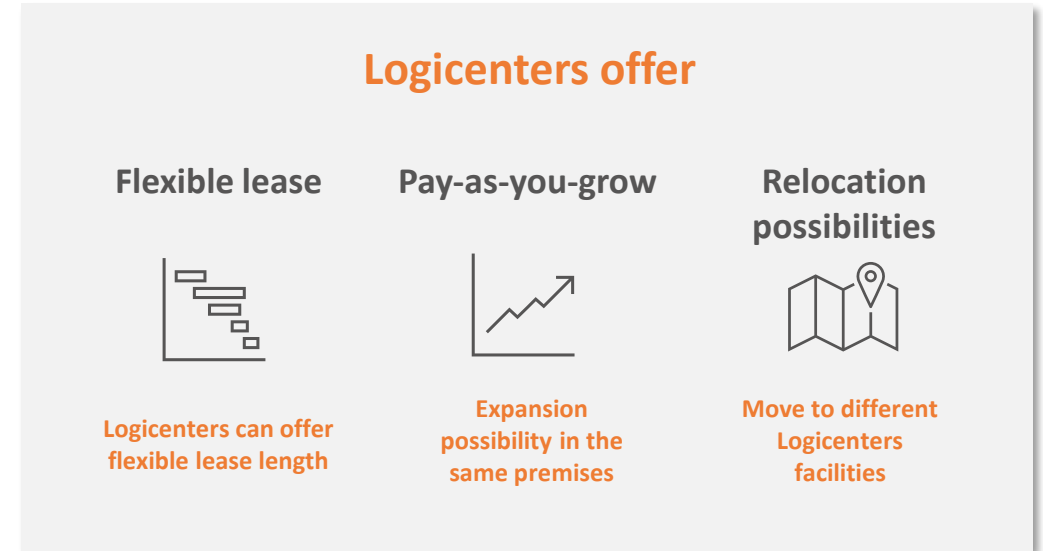
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CUSTOMER ORIENTED – FLEXIBLE LEASE STRUCTURES



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



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LONG TERM PARTNER



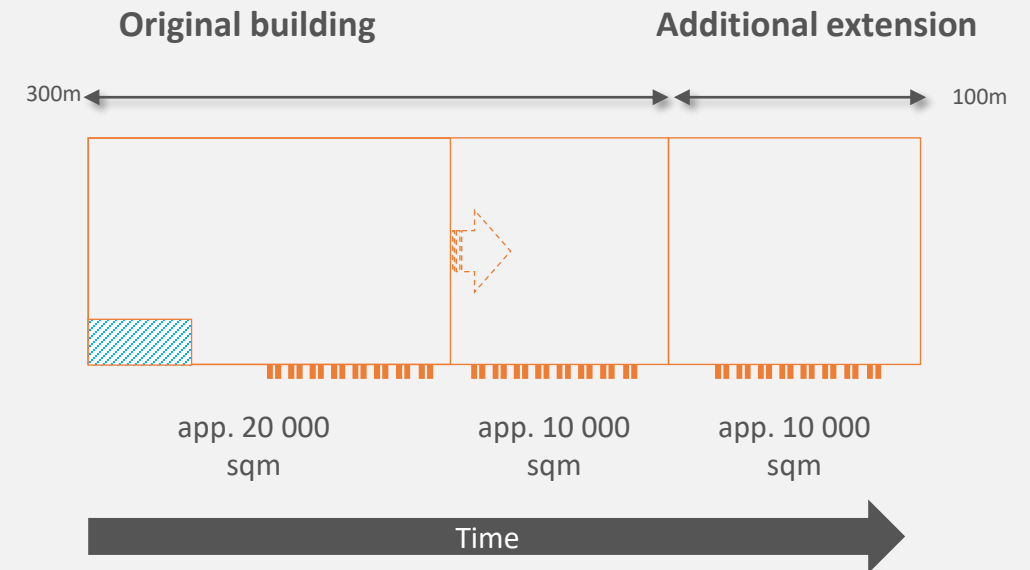
LONG TERM PARTNER

- *Logicensers 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**
 - Logicensers is well capitalized and committed to keeping the properties **in top shape** over time also when significant investments are required
- *Logicensers can offer to customise our logistics offering (extensions, additional buildings) in response to customers' need over time*
 - **"Grow together"** – Logicensers help the clients reach their growth target
 - Logicensers 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 Logicensers portfolio



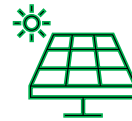
2. Logicensers can offer extension solutions



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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



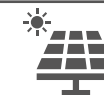
Logicensers have invested in water cameras for all properties, in order to have automized data for water consumption. Data is automized straight to our ESG platform.

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

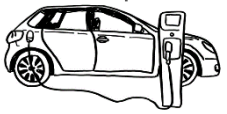


In 2021, 8 new signed agreements and further 20 active dialogs, ensures that Logicensers in on track on our solar strategy. Currently 12.5MWp installed across the Nordics, and more to come!

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SUSTAINABILITY - LOGICENTERS STANDARD

Parking spaces are prepared for installation of charging stations



~45 kWh/sqm

Motion controlled LED lighting system installed throughout the building for reduced electricity consumption

Optional: Solar panels are offered to enable on site production of renewable energy to reduce carbon footprint

Windows to capture daylight in warehouse and to reduce energy use

Isolated gates and dockings with weather sealing, a key in achieving an energy efficient logistics building

Concrete plinth of 2,1 m for increased durability and longevity

Surface water is managed locally to reduce the impact on municipal water systems

200 mm stone wool insulation

High IAQ standard with low-emitting products in indoor spaces, improving employee health and work effectivity



Market standard

- 92 kWh/sqm
- Low plinth
- No outdoor area for tenant
- No or few windows in warehouse

CONTENT

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PRODUCT



PRODUCT

CURRENT DEVELOPMENTS

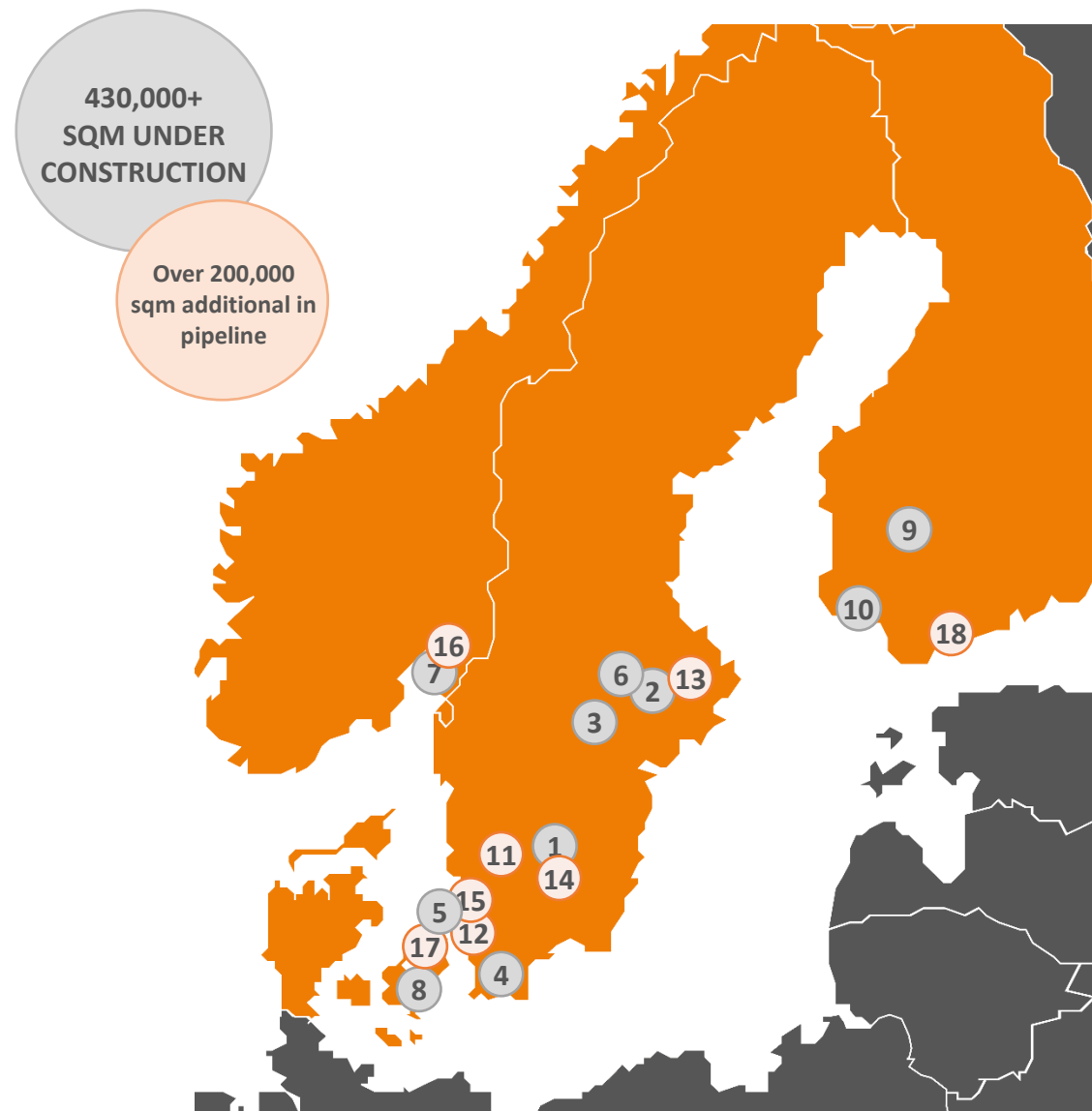
#	City	Area	Tenant	NLA	Type
1	Jönköping	Torsvik	Thunderful Group, Kuehne+Nagel	42,000	DC
2a	Stockholm	Bålsta I	Dagab	120,000	DC
2b	Stockholm	Bålsta II	Dahl	72,000	DC
2c	Stockholm	Brunna	Zalando	15,000	Extension
3	Eskilstuna		Kuehne+Nagel (Amazon)	15,000	Extension
4	Staffanstorp	Kronslätt	First Class of Brands	22,000	DC
5	Landskrona	Örja	Dagab	37,000	DC
6	Enköping		Confidential (Medical distributor)	15,000	DC
7	Oslo	Vestby	Freight company	30,000	DC
8a	Køge		PostNord	35,000	DC
8b	Køge		Speculative	12,000	DC
8c	Køge		BHS Logistics	6,900	CD
9	Pirkkala	Kurikantie	PostNord	4,600	CD
10	Turku		Finnish design shop	12,000	DC

Sum: 438,600

FINALIZED DEVELOPMENT 2020/2021

#	City	Area	Tenant	NLA	Type
11	Borås	Viared	Speed	45,000	DC
12	Helsingborg	Södra Väla	Postnord	30,000	DC
13a	Stockholm	Arlandastad	Veddestagruppen	28,000	DC
13b	Stockholm	Arlandastad	Aditro	25,000	DC
14	Jönköping	Stigamo	AD bildelar	25,500	DC
15	Landskrona		Airshoppen/Nagel Group	24,000	DC
16	Oslo	Vestby	Barnas hus/Speculative	12,000	DC
17	Copenhagen	Greve	Bring	15,000	CD
18	Helsinki	Kerava	Dachser/Bufab	18,000	CD/DC

Sum 222,500



PRODUCT

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

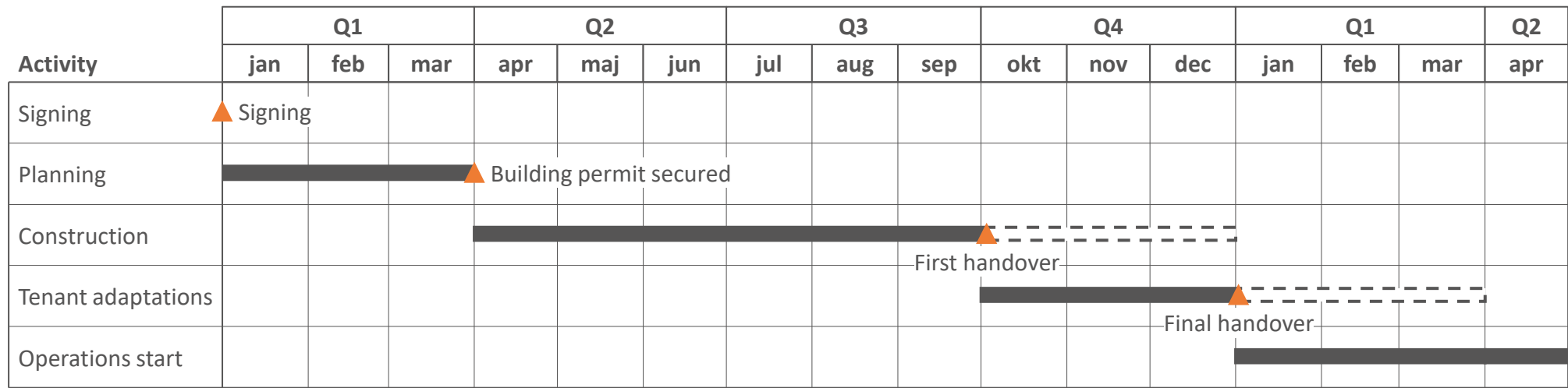


Illustration of our standard development timeline

Construction time is dependent on ground condition

--- Dependent on ground condition

PRODUCT

LOGICENTERS OFFERS MODERN SOLUTIONS

Logicensers can offer the perfect solution for a logistic operator.

This includes mainly two options: **Logicensers 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

Warehouse



Cross-dock



Combined Cross-dock/Warehouse



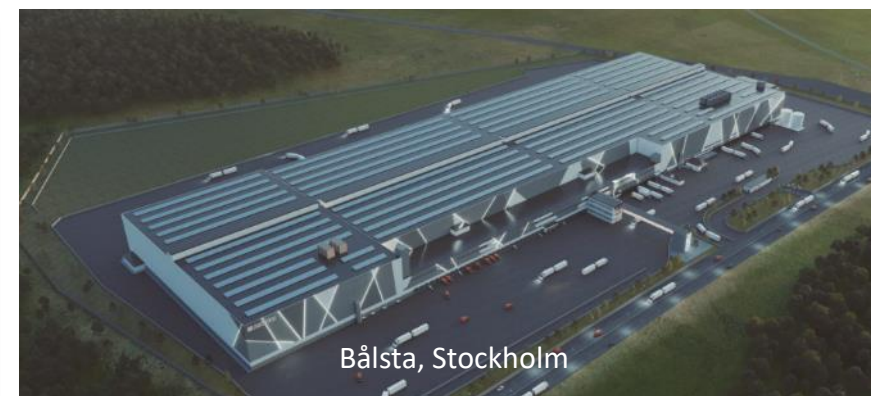
PRODUCT

BUILD TO SUIT MODELS



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 automatized 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
Location	Bålsta, Stockholm	Bålsta, Stockholm	Landskrona	Turku	Copenhagen	Strängnäs	Jönköping	Gardermoen Airport	Taastrup

PRODUCT

BUILD TO SUIT



Cooperation with dedicated BTS team

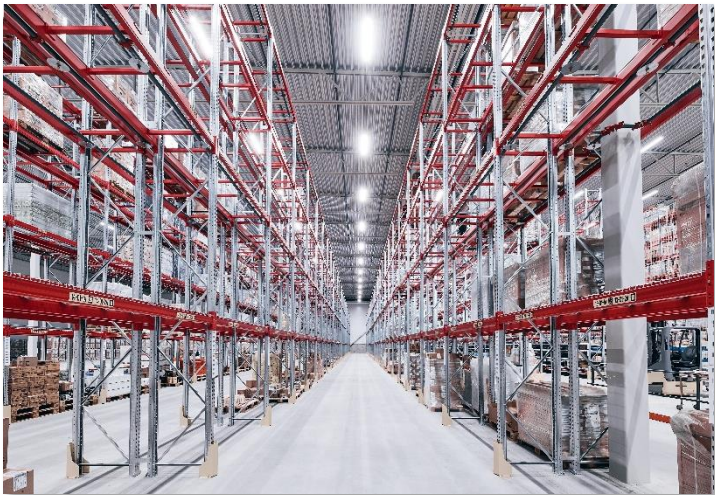
- Logicensers dedicated and experienced development team ensures to find the best solution for the logistic operations throughout workshops and close dialogue
- Clients' requirements and specification guides are implemented in the process
- Long and interactive design process continuously throughout 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



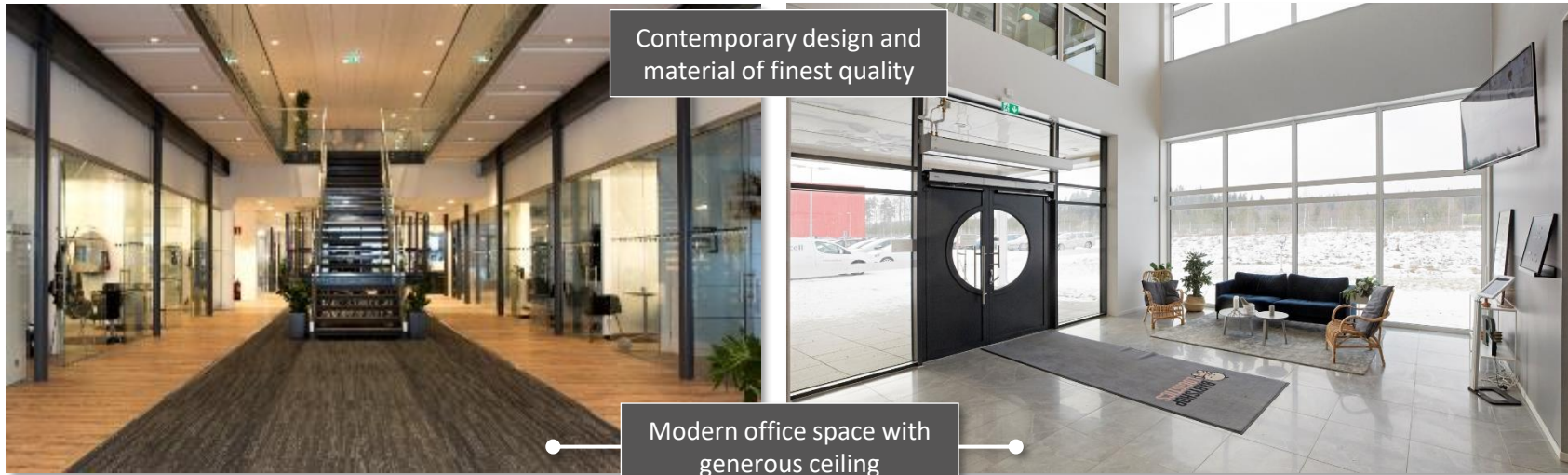
PRODUCT

INTERIOR WAREHOUSE



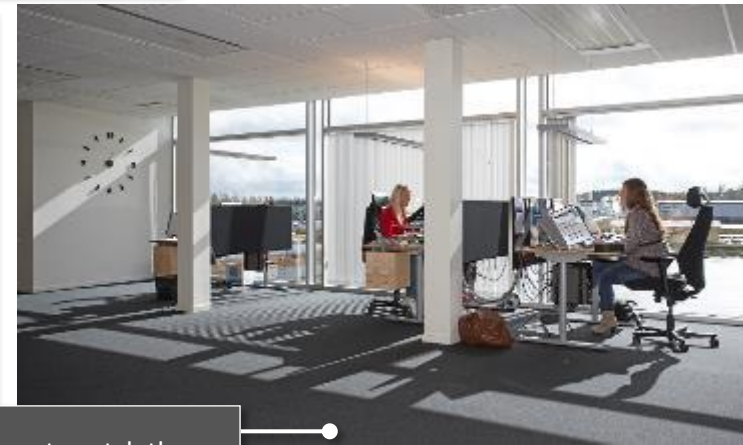
PRODUCT

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



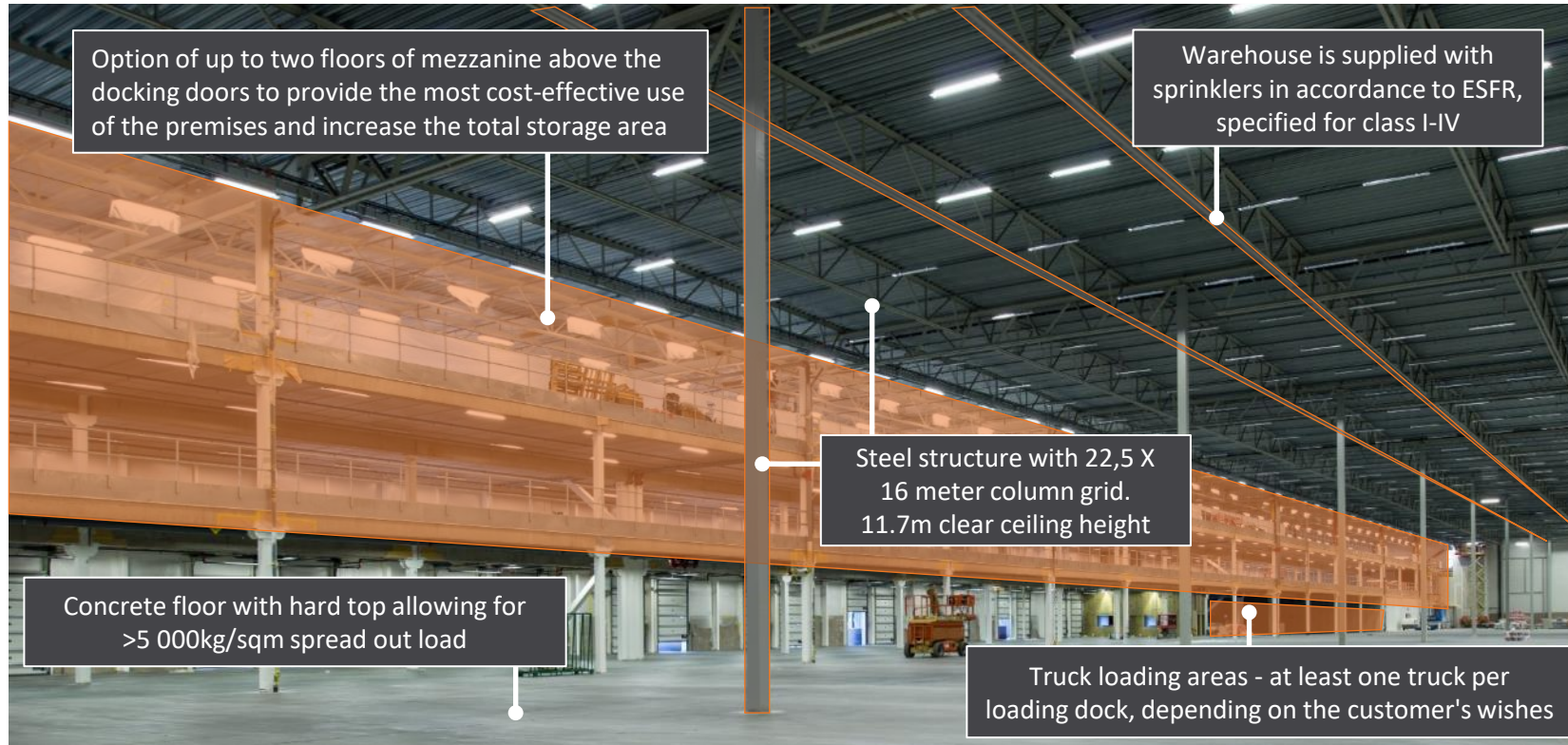
PRODUCT

EXTERIOR



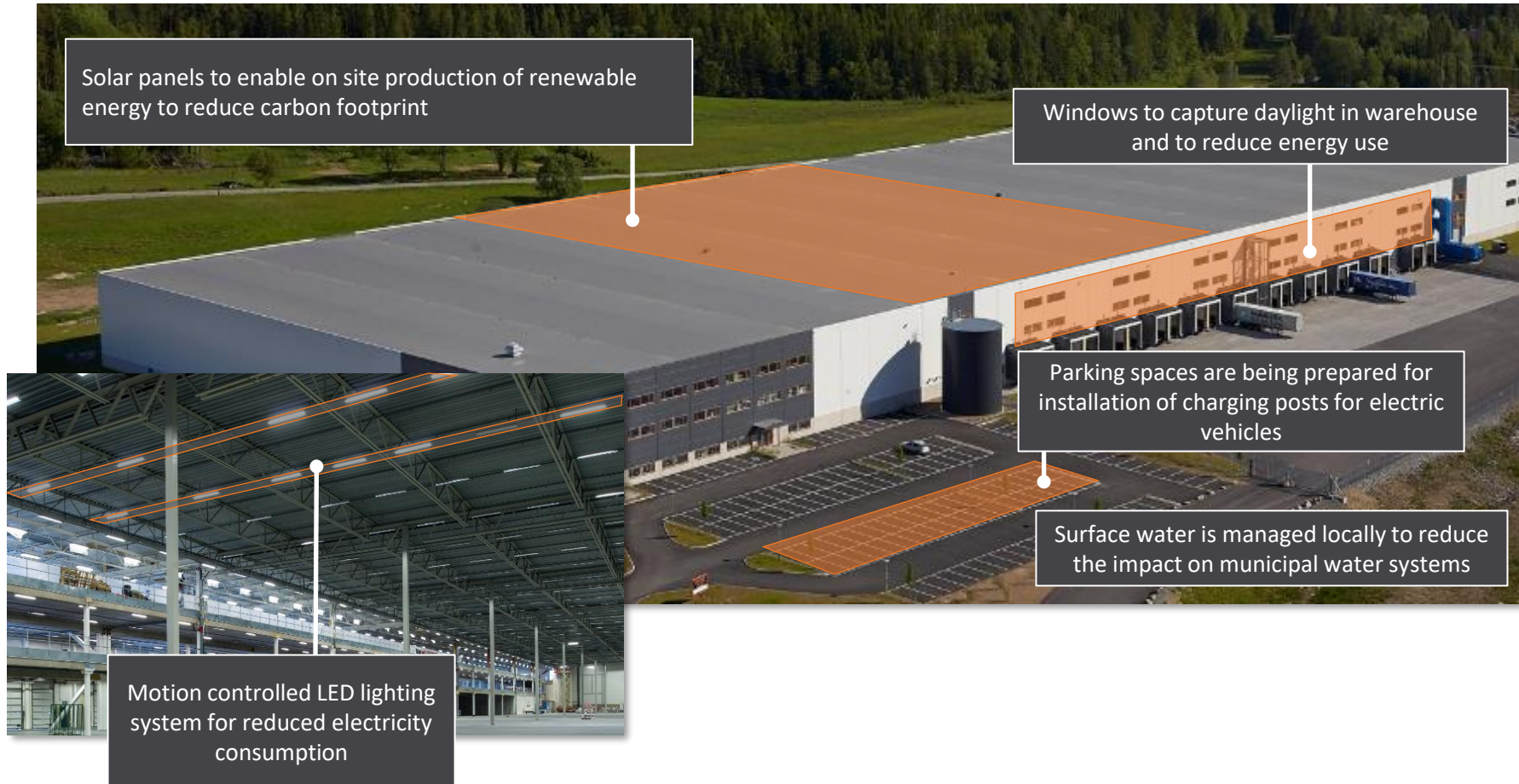
PRODUCT

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



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

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