



Together, let's create innovative living spaces, that benefit businesses, communities and biodiversity.

500 000 sqm under development

400 000 sqm of property

15 people spread over 4 sites: Paris, Strasbourg, Lyon and Avignon.



2023

Aréfim, the first property logistics company to become a **mission-driven company**

Certified



Corporation

2024

B Corp certified with an excellent score of 105

THE COMPANY

Starting from the observation that industrial estates were unattractive and disconnected from the city, we based our DNA on four pillars:

Collaborative Construction



Creating joint projects in collaboration with all involved: local authorities, residents and customers.

Biodiversity



Enhancing each region, while respecting and improving its flora and fauna and monitoring measures taken over time.

Environment



Integrating innovative and ambitious solutions into buildings beyond certification, reducing their carbon footprint and developing on brownfield land.

Well-being at work



Retaining employees (the main CSR priority of any company) through the creation of service hubs, including a day-care center, restaurant and sports facilities accessible to both employees and locals in evenings and at weekends.

THE CAMPUS



A10



81,800 sqm

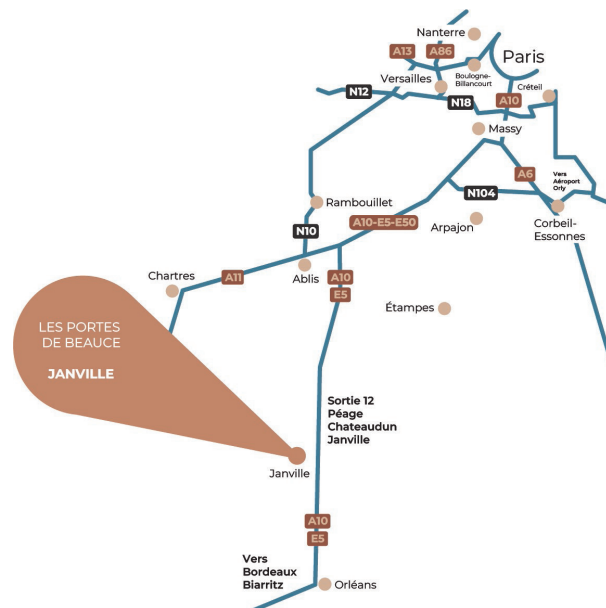


Environment



Biodiversity

ACCESS



Janville-en-Beauce is a municipality in the Eure-et-Loir in the Centre-Val de Loire region of France.

«Les Portes de Beauce» campus is located halfway between Chartres and Orléans, just 1 hour from Paris.

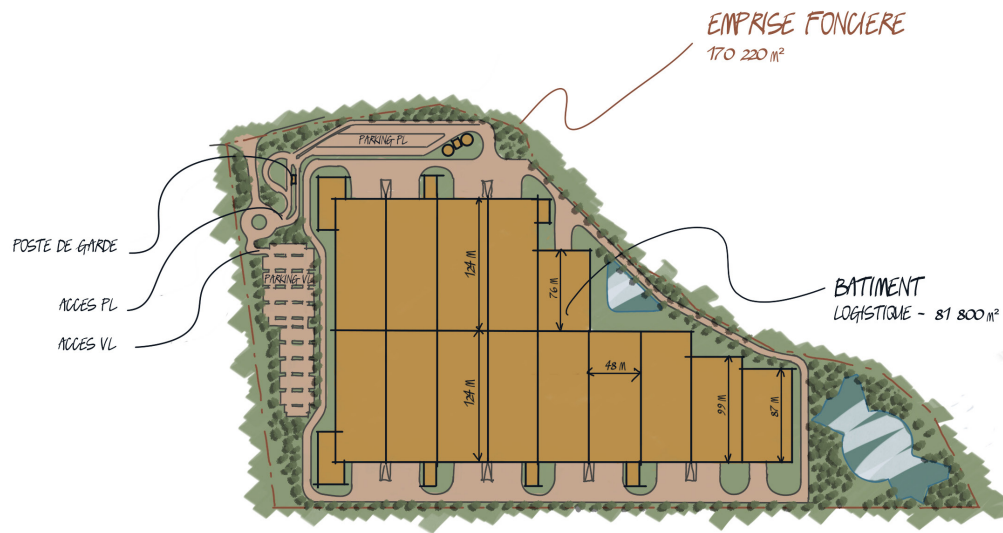
The 55-hectare site is accessible via:

- The RN 254, which links the site to Chartres
- The RD 927 to Châteaudun
- The A10 (Paris-Orléans-Bordeaux)



Orleans is a dynamic, competitive metropolis, which is a tremendous asset for this new business hub.

THE BUILDING



Area



- 81,800 sqm to be developed
- 11 units 6,000 sqm each
- 1 unit of 4,800 sqm
- 1 unit of 4,200 sqm
- 1 unit of 3,700 sqm
- 2,020 sqm of offices and amenity space

Targeted certifications



BREEAM® Excellent Fully Fitted, HQE® Excellent, Biodiversity® Performant and BBCA

ICPE Section



SEVESO Upper Threshold 4320, 4510, 4511 & 4741, 1436, 1450, 1510, 4120, 4130, 4140, 4150, 4331 & 4755 (A), 1185, 2925, 4321, 4330, 4441, & 4801 (D)
Unclassified site: 4718 et 4734.

Delivery



Administrative authorizations pending (Q4 2025)
Delivery 15 months after obtaining authorizations

BIODIVERSITY

Our aim is to enhance the value of the region by promoting biodiversity in our projects. To this end, we enhance the biodiversity of our projects and raise awareness among our stakeholders of the challenges of preserving and restoring this ecosystem.

Preserving biodiversity is essential to the development of our company.

We are convinced that implementing our commitment to biodiversity in all our projects is a guarantee of our added value for all our buildings, our logistics campuses and our users.

As a regional economic player, we depend on balanced ecosystems. So it's our responsibility to protect them.

Prior to each development, we systematically carry out a **4-season study**, to identify the site's environmental challenges and adapt our project based on information collected throughout the year.

In this way, we anticipate and avoid problem areas, reduce the

impact of the project and finally compensate for unavoidable problems. We make strong commitments in terms of our involvement, costs and deadlines.

Our convictions are reflected in our voluntary actions. Obtaining the **Biodivercity® label** for all our sites is a logical next step. This tool reinforces our commitment to biodiversity and enhances the value of our actions.

We have a duty to be consistent, precise and transparent when assessing the impact of our developments and all associated undertakings.

Our ambition is to move towards "Positive Nature". To this end, we have joined the **Indice de Biodiversité Locale (IBL) club** created by CDC Biodiversité in 2022.

This indicator will be fully operational by 2024 and applied to all our projects. We will use it to develop a tool for measuring biodiversity gains and a comprehensible, comparable, replicable unit of measurement for use in different contexts.



TECHNICAL SPECIFICATIONS



Type of building	One-sided, hight quality class A warehouse
Type of structure	Concrete or wood
Dimensions of structure	24x12 m
Free height	11 m
Floor load	5 t/m ² surface load - 8 t punching load
SPK standard	NFPA



Electrical capacity	1630 KvA
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Number of HGV parking spaces	16 spaces
Number of LV parking spaces	226 spaces
Separate HGV and LV entrances	Yes
Truck yard maneuvering area	38 m



Number of dock doors	75
Number of ground-level entrances	12
Autodocks	With levelers, airlocks, bumpers and area of refuge



Other specifications	20 sqm guardhouse
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FINANCIAL AND LEGAL SPECIFICATIONS

FINANCIAL SPECIFICATIONS



Rent € excl. VAT, excl. charges /
sqm / year

Contact us

Rent payable quarterly in advance.
As an informative guide, please note that property and technical management fees are calculated based on an annual rate of 2% of the annual rent excl. VAT and excl. charges.

Indexation



On the date the lease is signed, based on the latest French index of rents for tertiary activities (ILAT) known at the time the LOI is sent.
Then annually, on each anniversary date of the lease, based on the ILAT, published quarterly by INSEE.
Indexation cannot be less than 0.



Property tax	
1st & 2nd year €/sqm/year	€ 2,30
3rd year €/sqm/year	€ 3,40
Taxation	VAT current rate

LEGAL SPECIFICATIONS



Lease term

10 years including 9 consecutive years

Effective date of lease

Date of delivery

Contact

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