



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

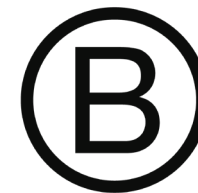
spread over 4 sites: Paris, Strasbourg, Lyon and Avignon.



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



A4; A26; A34



60,000 sqm

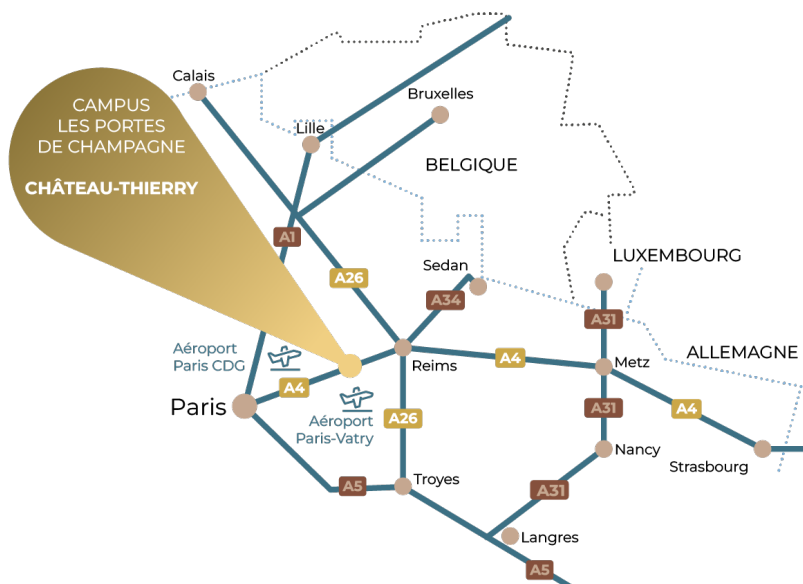


Environment



Biodiversity

ACCESS



The 133,000 sqm plot is located in the Omois industrial zone in the communes of Epaux-Bézu and Bézu-Saint-Germain in the Aisne department (02), north of the A4 freeway.

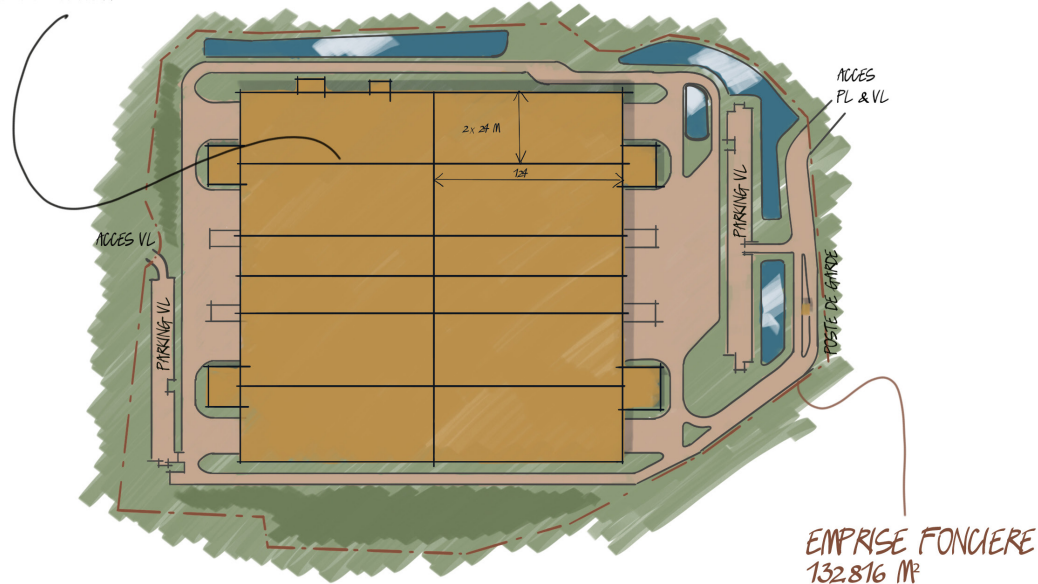


The campus benefits from high-quality road and motorway links:

- A4 (Paris-Strasbourg) -1 hour from Marne-La-Vallée and 45 minutes from Reims
- A26 Lille - Calais - Brussels
- A34 Charleville-Mezières - Liège - Cologne

THE BUILDING

BATIMENT 1
LOGISTIQUE - 60.000 M²



Area

- 60,000 sqm double sided
- 12,000 sqm Seveso HIGH THRESHOLD
- 8 units of 6,000 sqm
- 4 units of 3,000 sqm
- 2,850 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 et 4741

Autorisation: 1436, 1450, 1510, 1511, 1530, 1532, 1630, 2662, 2663-1, 2663-2, 4120, 4130, 4140, 4150, 4331 et 4755 (A)

Déclaration: 1185, 2925, 2910, 4321, 4330, 4441 et 4801

Delivery



Administrative authorizations cleared
Delivery 12 months after approval

BIODIVERSITY

ARÉFIM's approach is to make users aware of the importance of preserving biodiversity, to offer a variety of uses for employees, and to encourage ecological connectivity with neighboring green spaces.

That's why we're going beyond the creation of a landscape plan, by working on a 30-year ORE (Obligation Réelle Environnementale) commitment with the Crézancy agricultural high school, which is making available 7 hectares of compensated land of marnicultural lawn (among others) that they will manage, in order to enhance the area through an educational project.

The latter will raise awareness of local biodiversity issues among agricultural college students, tenants and local stakeholders (residents, associations, etc.).

The project will be awarded the **Biodiversity® Performant label**, highlighting the advantages of the landscaping plan designed to enhance and protect flora and fauna. To this end, hedges will be created so as not to disturb the toads' path from the natural basins to the newly-created borders.

Careful selection of native species limits the need for watering and adapts the species to the needs of local fauna.

A wooded area will be preserved on the site to create an educational trail highlighting the site's local species, in line with the agricultural college's educational project. Wildlife will have access to a food reserve for avifauna, as well as refuges and shelters, such as insect hotels, nest

boxes, drilled trunks, piles of sand dedicated to insects, toad ponds...

In addition, users will have access to ecological outdoor furniture, i.e. made from recycled products, enabling them to enjoy a shared vegetable garden and orchard during their breaks.

The project will be integrated into the logistic campus, which will be open to local residents, offering them new services in their area. All these actions will not end with the delivery of the building - quite the contrary!

In particular, through our partnership with the Lycée Agricole, we will be working with the lessee to ensure the ecological sustainability of our site, with a view to its future development.

This is a real commitment between Aréfim and the lessee.

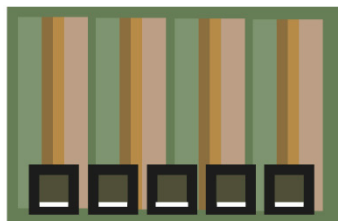
Our aim is to improve biodiversity on our developments, so we need to bring these spaces to life. All living things need to get used to each other and live

together.

To this end, throughout the year, we put in place a series of activities focused on biodiversity throughout the life of the building. Involving employees leads to a new awareness, a change in mentality and work processes. These events are essential to guarantee the well-being of all living things!



TECHNICAL SPECIFICATIONS



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



Electrical capacity	1630 KvA
---------------------	----------



Number of HGV parking spaces	23 spaces
Number of LV parking spaces	209 spaces
Separate HGV and LV entrances	Yes
Truck yard maneuvering area	38 m



Number of dock doors	60
Number of ground-level entrances	8
Autodocks	With levelers, airlocks, bumpers and area of refuge



Other specifications	20 sqm guardhouse 2 storage cells for flammable liquids and hazardous products
----------------------	---

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	€ 1,72
3rd year €/sqm/year	€ 2,64
Taxation	VAT current rate

LEGAL SPECIFICATIONS



Lease term

10 years including 9 consecutive years

Effective date of lease

Date of delivery

Contact

Nicolas JOULIA
Business Development Manager

+33 6 83 52 19 49
njoulia@arefim-ge.com