



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

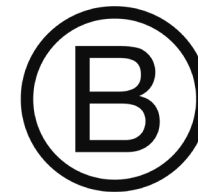
spread over 4 sites: Paris, Strasbourg, Lyon and Avignon.



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



RN4



86,000 sqm;
2 x 12,600 sqm; 6,000 sqm

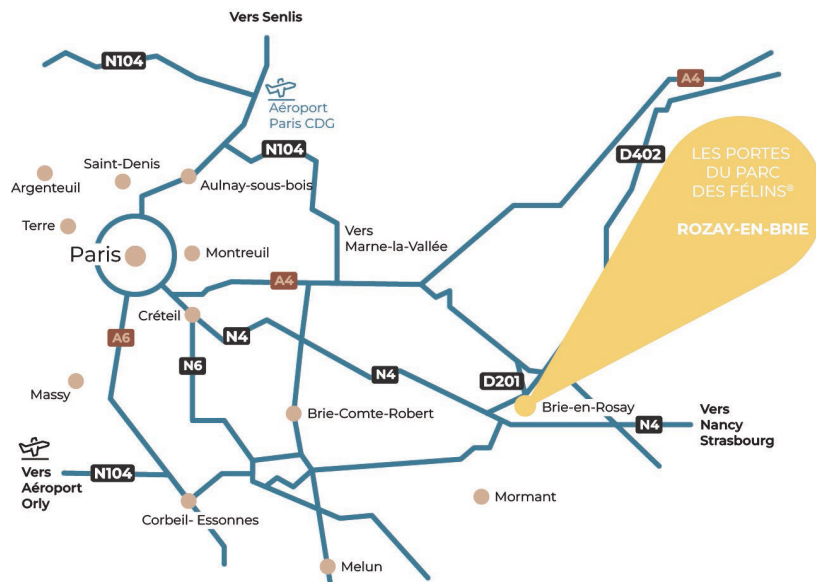


Biodiversity

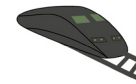


Well-being at work

ACCESS



Located at an intersection (D201, RN4: Paris-Nancy, Strasbourg axis), 1 hour from Paris, this hub has the advantage of being very easily accessible by road.



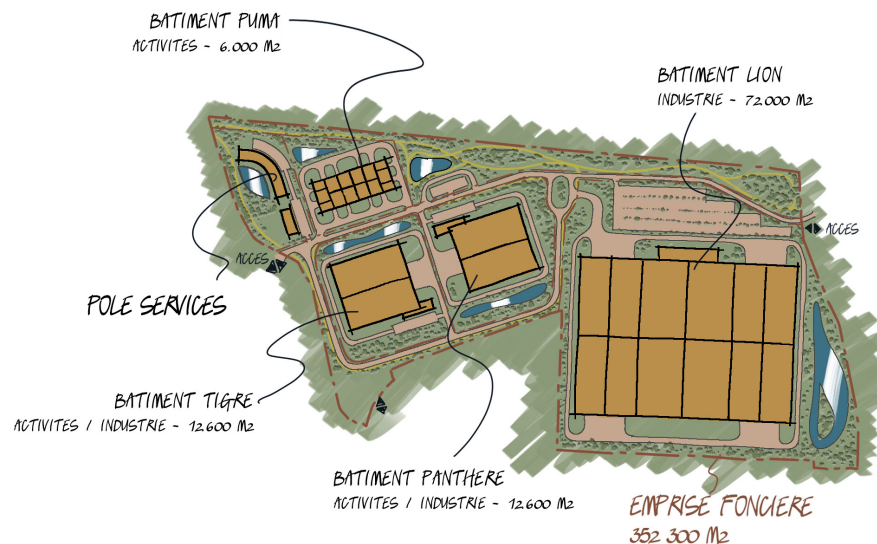
Mormant train station 10km away



Only airport 40km away

This logistics campus will also benefit from the economic advantages of its prime location in the rich and dynamic Paris region.

THE BUILDINGS



Area

Building Lion

- 86,000 sqm to be developed
- 2,600 sqm of offices and amenity space

Buildings Tigre et Panthère

- 2 independent buildings of 12,600 sqm each to be developed
- 600 sqm of offices and amenity space per building

Building Puma

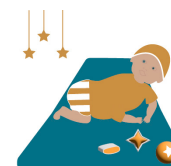
- 6,000 sqm to be developed
- Activity building for SMEs and SMIs

Targeted certifications



BREEAM® Excellent Fully Fitted, HQE® Excellent, Biodivercity® Performant and BBCA.

Services hub Delivery



2,500 sqm :
Nursery, sports areas, relaxation areas, carpooling, soft mobility (1.2 km of cycle path connected to Rozay-en-Brie).



Administrative authorizations pending (Q4 2026). 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 **Biodiversity® 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

Type of structure

Free height

Floor load

SPK standard

Building Lion

"Back-to-back" warehouse Class A

Wood or mix

11 m

5t/m²

NFPA

Buildings Tigre and Panthère

Warehouse Class A

Wood or mix

11m

5t/m²

NFPA



Electrical capacity

2 x 1630 KVA

630 KvA



Number of HGV parking spaces

20 parking spaces

4 parking spaces

Number of LV parking spaces

350 parking spaces

50 parking spaces

Separate HGV and LV entrances

Yes

Yes

Truck yard maneuvering area

38 m

38 m



Number of dock doors

Contact us

Contact us

Number of ground-level entrances

4

2

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 - Building Lion	
1st & 2nd year €/sqm/year	€ 20,19
3rd year €/sqm/year	€ 21,67
Taxation	VAT current rate

Property tax - Buildings Tigre and Panthère	
1st & 2nd year €/sqm/year	€ 10,50
3rd year €/sqm/year	€ 11,27
Taxation	VAT current rate

Property tax - Building Puma	
1st & 2nd year €/sqm/year	€ 5,91
3rd year €/sqm/year	€ 8,12
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