



**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

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

### Collaborative Construction

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

### Biodiversity

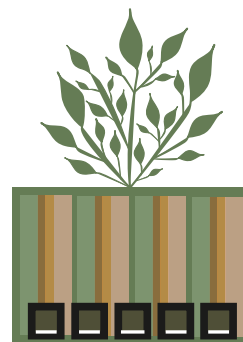
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Enhancing each region, while respecting and improving its flora and fauna and monitoring measures taken over time.

### Environment

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

### Well-being at work

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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



A16; RN31



24,000 sqm

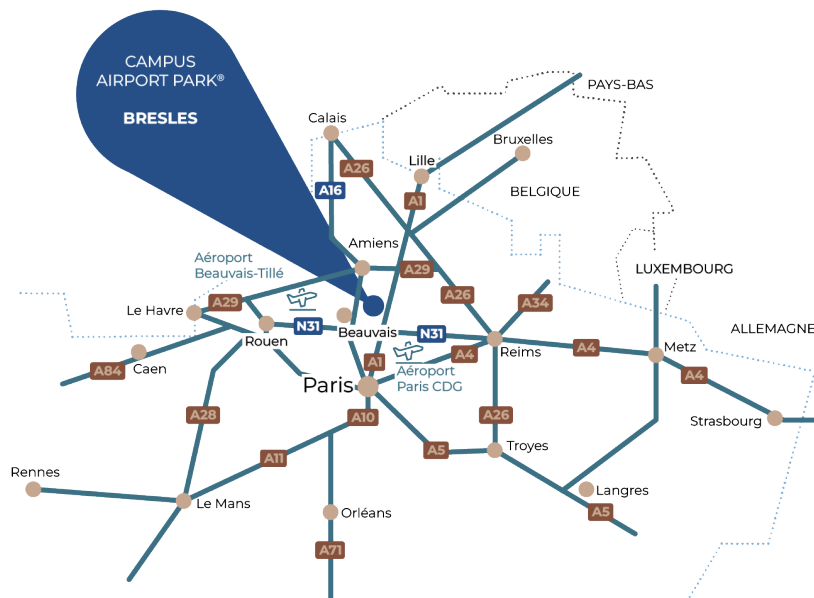
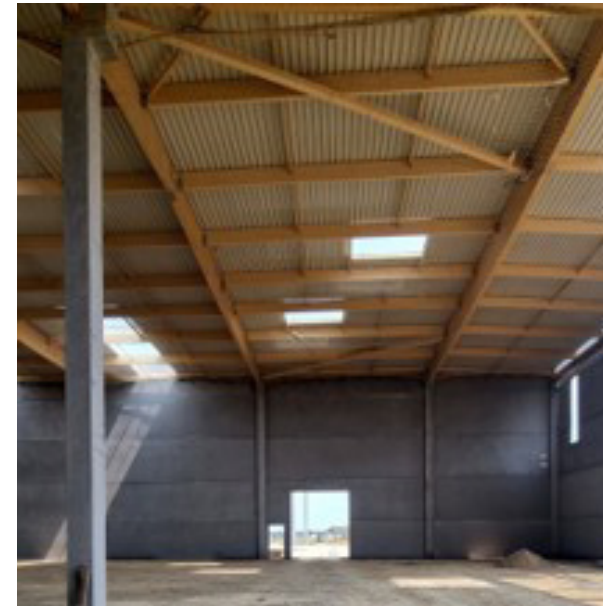


Biodiversity



Well-being at work

## ACCESS



The region of Beauvais (60) benefits an incomparable infrastructure network, right in the center of Europe. Located near Paris, it offers many logistical and geographical advantages.

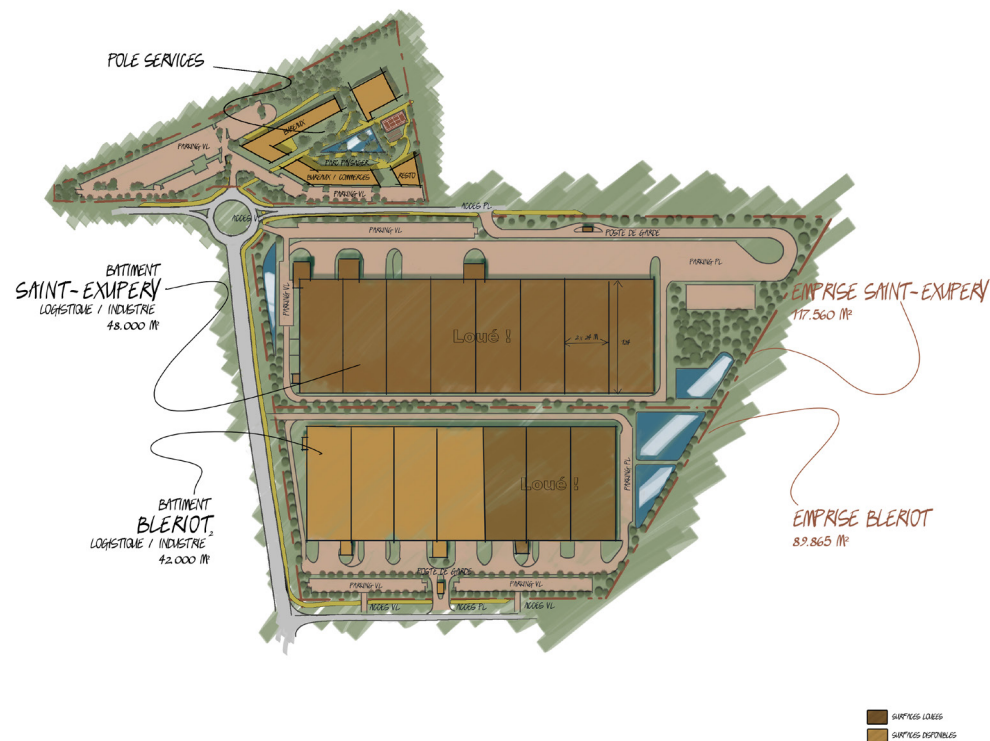


The Bresles site is located at a major road junction (A16; RN31), with an excellent road network, facilitating connections between major European in less than half a day.



Beauvais-Tillé Airport serves some forty European and French destinations, making it an attractive alternative to the major Paris airports (Roissy) and other regional hubs in the Paris Basin.

## THE BUILDING



### AREA



- 24,000 sqm to be developed
- 7 units of 6,000 sqm each
- 1,280 sqm of offices and amenity space

### Targeted certifications



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



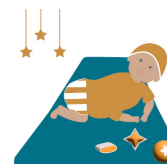
### ICPE Section

1510-1(A), 4331-2 (E), 1185-2a, 2925-1(D), 4320-2 (D)



### Delivery

Administrative authorizations cleared  
Delivery 12 months after approval



### Services hub

Nursery, restaurant, pump track and number of shops to complete the Intermarché Drive

Enhancing biodiversity is a key component of this project. This is why the overall landscaping plan for the business campus is being worked on at the early design stage, in consultation with the architect, landscape architect and ecologist. We are setting high objectives for the vegetation, choice of plants and ecological area.

### Ecological value of the site

We finalised a 4-season study to determine any ecological issues on the site. This study enabled us to produce the first landscape plan for the DSC-Groupe Saint-Go-bain building. We will incorporate nesting boxes or habitats adapted to each of these different species into the landscaping plan to enable them to take possession of the site once the campus has been completed.

As part of this new building, which is integrated into Les Portes de l'Oise logistics campus, we will be taking over the design of the landscape plan for the first building and making a few improvements to add value in terms of protection for birds.

We will then follow the recommendations of the project's ecologist to

take into account the site's fauna/flora characteristics and associated needs (adapted equipment, nesting boxes, gabions - reptile refuge - adapted fencing, etc.) for each of the species identified.

The landscape design will aim to add ecological added value and improve biodiversity compared with the initial state of the site. To achieve this, we are currently developing an indicator to measure local biodiversity (Club IBL - Local Biodiversity Indicator, supported by CDC Biodiversité).

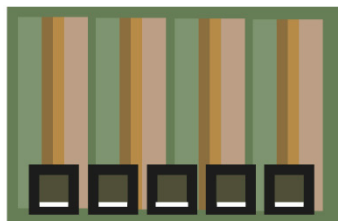


This indicator is used to characterise the initial state as well as the projected state of the site (after the project), to assess the impact of the project for each indicator.

The IBL indicator is in fact divided into several indicators that are aggregated to give the level of functionality of a site for two following components:

- A “habitat” component, used to assess the site's capacity to host a diverse and resilient fauna and flora
- A «water & air» component used to assess the site's capacity to regulate the local climate, temperature and air and water quality and to ensure water retention and infiltration...

## TECHNICAL SPECIFICATIONS



|                         |                                                       |
|-------------------------|-------------------------------------------------------|
| Type of building        | One-sided, hight quality class A warehouse            |
| Type of structure       | Concrete or wood/concrete mix                         |
| Dimensions of structure | 24 m x 11,50 m                                        |
| Free height             | 11 m                                                  |
| Floor load              | 5 t/m <sup>2</sup> surface load - 4.8 t punching load |
| SPK standard            | NFPA                                                  |



|                     |           |
|---------------------|-----------|
| Electrical capacity | 1,630 KvA |
|---------------------|-----------|



|                               |            |
|-------------------------------|------------|
| Number of HGV parking spaces  | 4 spaces   |
| Number of LV parking spaces   | 162 spaces |
| Separate HGV and LV entrances | Yes        |
| Truck yard maneuvering area   | 38 m       |



|                                  |     |
|----------------------------------|-----|
| Number of dock doors             | 24  |
| Number of ground-level entrances | 5   |
| Autodocks                        | Yes |

# 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 | € 3,82           |
| 3rd year €/sqm/year       | € 8              |
|                           |                  |
| 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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