



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; A355



6,000 sqm

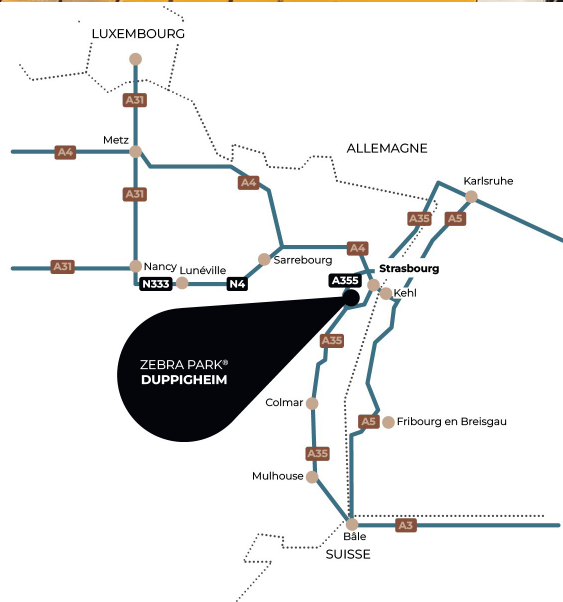


Biodiversity



Well-being at work

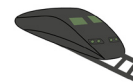
ACCESS



Located around twenty kilometers from Strasbourg, Duppigheim site benefits from very high-quality access.

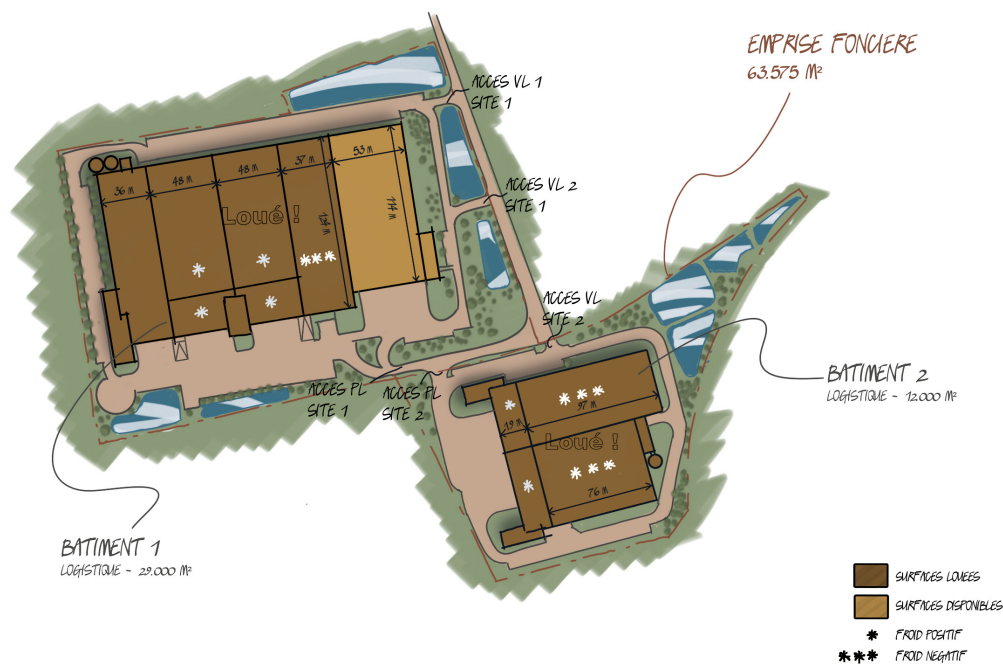


It is located in the immediate vicinity of major roads such as the GCO (Grand Contournement Ouest de Strasbourg) A4 and A355 motorways.



Duppigheim station provides a 15-minutes link to Strasbourg.

THE BUILDINGS



Area



Building 1

- 6,000 sqm to be developed
- 240 sqm of offices and amenity space
- 110 sqm of charging room

Targeted certifications



Building 1: BREEAM® Excellent Fully Fitted, HQE® Excellent, Biodiversity® Performant and BBCA



ICPE section

1510 (E) 4735, 1185 et 2925 (D)

Possibility : 1511 (cold)

Delivery



Building 1: Start of works February 2026
Delivery December 2026

CSR features for buildings

Evergreen car park for cars, self-consuming photovoltaic system self-consumption, LED lighting with dimming and detection. Creation of ponds to protect the green toad, green roof, amenities for users.



The project is located in an area that is rich in biodiversity, particularly known for its green toad. This protected species may be spotted on the site and its surroundings!

Below are some **ARC** measures to protect of the green toad:

Avoid: modification of the schedule, deconstruction operation, scrub clearance.

Reduce: anti-crossing nets installed in 2022, adaptation of infiltration basins, adaptation of the road network.

Compensate: creation of protected areas conversation and creation of hedges. Re-create mesophilic grasslands, install scree hibernaculum and nest boxes. Creation of pond conducive to the reproduction of the green toad spaces under the site's fences, landscaping to accompany the project within and outside the rights-of-way

Ecosystem services provided

The green spaces will be directly accessible from the exit of the

building. Providing a wide range of services, they will ensure the well-being of users:

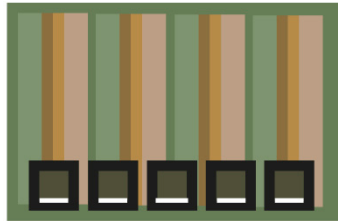
- Refreshment: pond, basins and trees
- Shading: conservation and planting of numerous trees
 - Pollination: planting meadow species that are favourable to pollinators
 - Improving local air quality: depollution by plants
 - Carbon storage: preservation of trees and planting in the open ground
 - Species habitats: numerous facilities and nesting boxes installed to welcome local fauna, in particular the kestrel
 - Improved health: immediate access to green spaces with relaxation

Equipment and amenities

The green spaces will be designed to make them easier to use (walks in the green spaces, observation of animals -particularly birds thanks to the nesting boxes and trees- composting, gardening, etc.)



TECHNICAL SPECIFICATIONS



Type of building

Type of structure

Dimensions of structure

Free height

Floor load

SPK standard

BUILDING 1

One-sided, high quality class A warehouse

Concrete or mix

17,5 m x 12 m

11 m

5t/m²

NFPA 13



Electrical capacity

630 Kva



Number of HGV parking spaces

2 parking spaces

Number of LV parking spaces

44 parking spaces

Separate HGV and LV entrances

Yes

Truck yard maneuvering area

38 m



Number of dock doors

6

Number of ground-level entrances

1

Autodocks

Yes

Other specifications

Charging room and bicycle shed

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	€ 2,72
3rd year €/sqm/year	€ 3,79
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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