



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



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

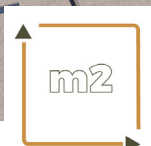


Retaining employees (the main CSR priority of any company) through the creation of service hubs, including a day-care center, restaurant and sports facilities accessible to both employees and locals in evenings and at weekends.

THE CAMPUS



A1



72 172 sqm;
24 408 sqm; 3 500 sqm

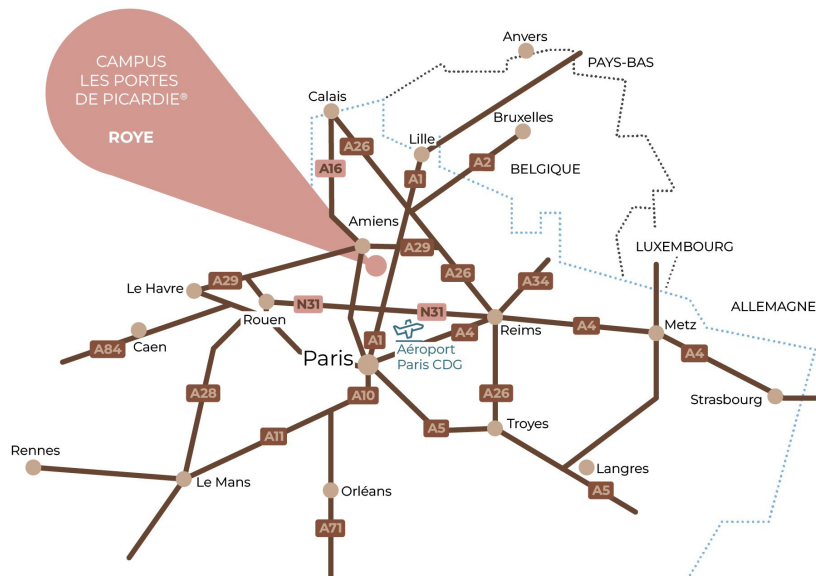


Biodiversity



Environment

ACCESS

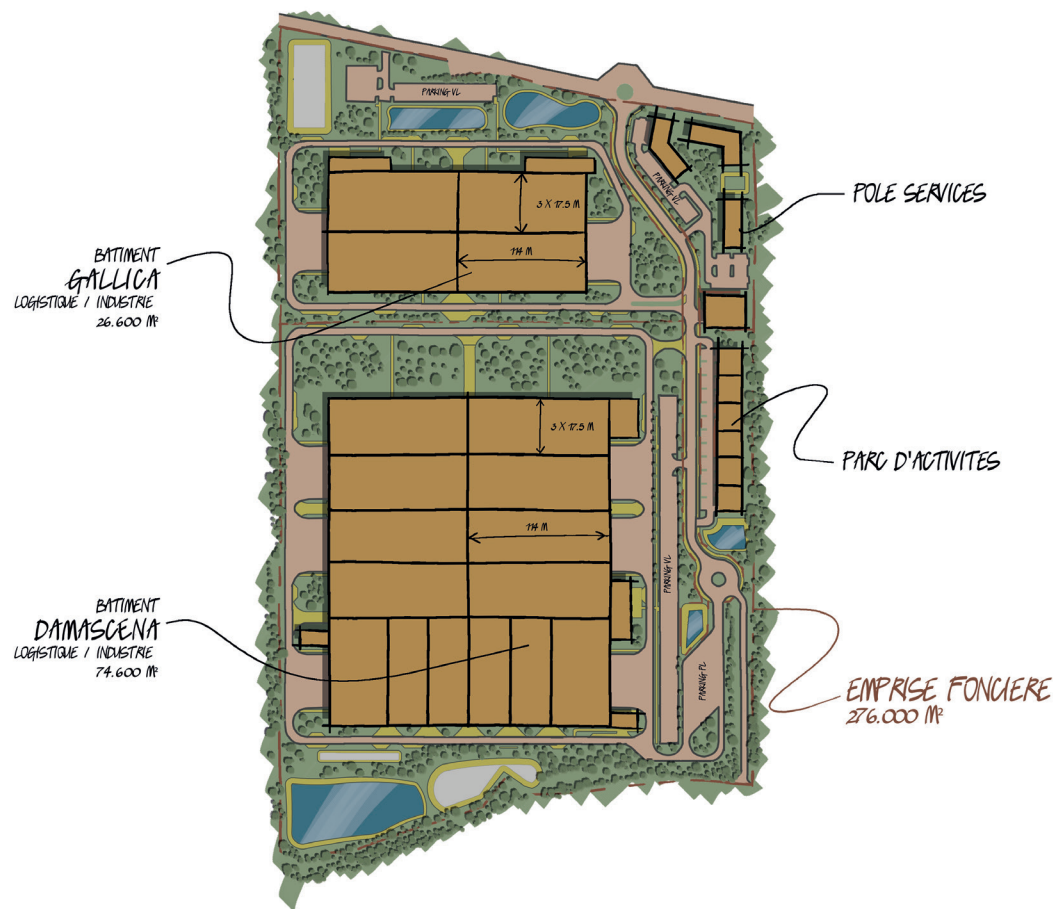


The commune of Roye is located in the department of la Somme (80).
The town of Roye is equidistant between Paris and Lille (115km).



Les Portes de Picardie campus is easily accessible from the A1 interchange (1.4 km), via the D934 and the D54.

THE BUILDING



Area

Damascena building

- 74 800 m² à développer
- 2 200 m² de bureaux et locaux sociaux

Gallica building

- 25 200 sqm to be developed
- 750 sqm of offices and amenity spaces

Activity building for SMEs and SMIs:
5 261 sqm

Services hub: 1 313 m²

Targeted certifications



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

ICPE Section

Gallica building: 1510 (E), 2925 (D)

Damascena building: 1510 (A), 4331 (A),
1185-2a (D), 2925 (D), 1436-2 (D), 4320-1
(NC), 4734 (NC)

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 **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

Damascena building

Gallica building



Type of building

Back-to-back warehouse, highly quality Class A

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Type of structure

Concrete or mixed

Concrete or mixed

Dimensions of structure

24 m x12 m

17,5 m x12 m

Free height

13,7 m

13,7 m

Floor load

5t/m²

5t/m²

SPK standard

NFPA

NFPA



Electrical capacity

2 500 KvA

1 600 KvA



Number of HGV parking spaces

9

0

Number of LV parking spaces

228

119

Separate HGV and LV entrances

Yes

Yes

Truck yard maneuvering area

38 m

38 m



Number of dock doors

72

24

Number of ground-level entrances

3

2

Autodocks

with levellers, SAS and bumpers with refuge zone

with levellers, SAS and bumpers with refuge zone

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	€ 2.44
3rd year €/sqm/year	€ 3.33
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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