



LOGICENTERS

THE LEADING PROVIDER OF MODERN LOGISTICS PROPERTIES IN THE NORDICS

LOGICENTERS

LOGICENTERS PRESENTATION ABOUT US

2025

OPTIMAL LOGISTIC REAL ESTATE PARTNER

ACTIVE LONG TERM PROPERTY OWNER

#1 – NORDICS

#10 – EUROPE



Strongest Brand Nordics
Developers Logistics



Strongest Brand Nordics
Developers Logistics



Strongest Brand Nordics
Developers Logistics



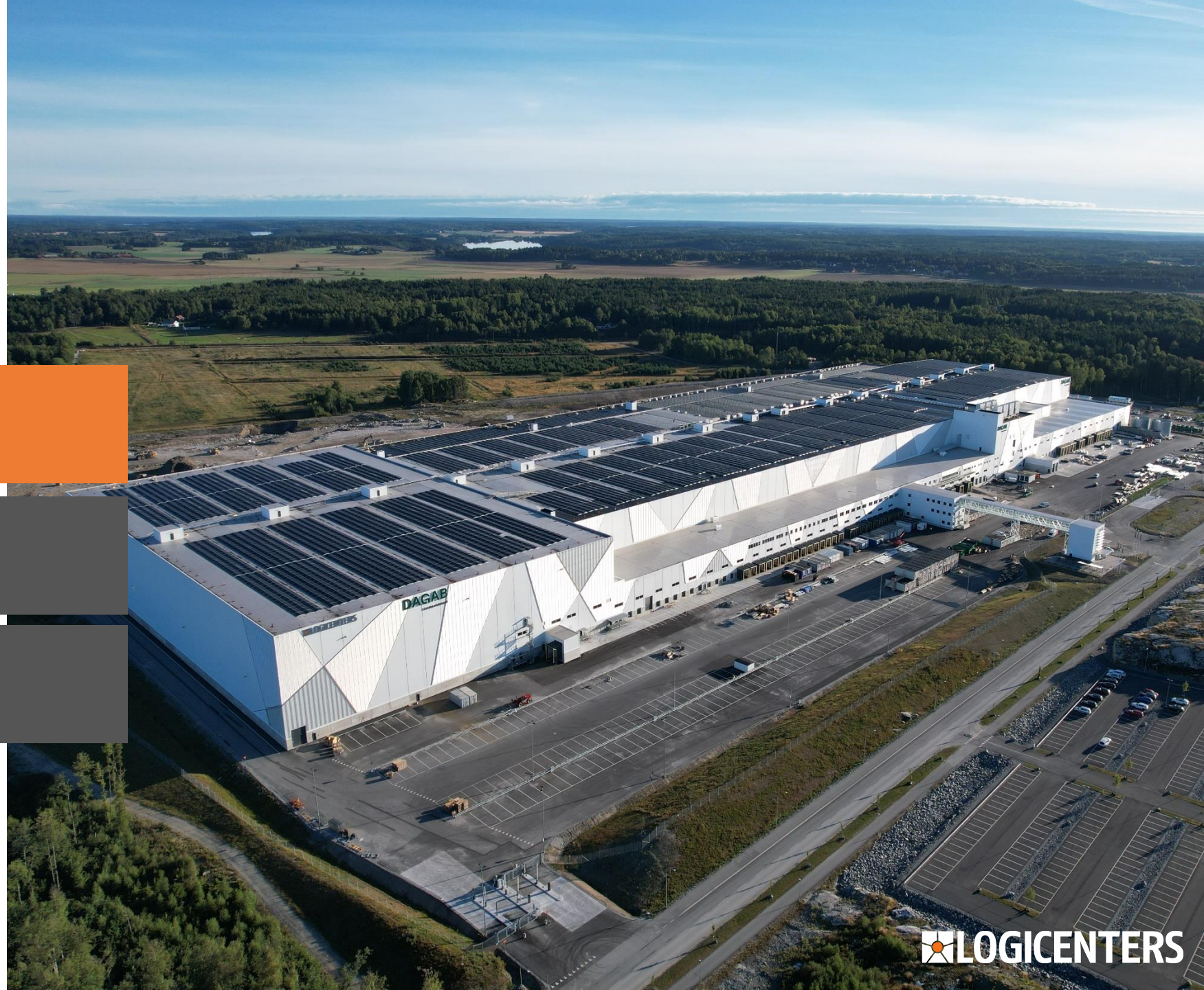
Strongest Brand Nordics
Developers Logistics

CONTENT

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OFFER

PRODUCT



LOGICENTERS

THE LEADING DEVELOPER OF MODERN LOGISTICS IN THE NORDICS

> 3,300,000 SQM

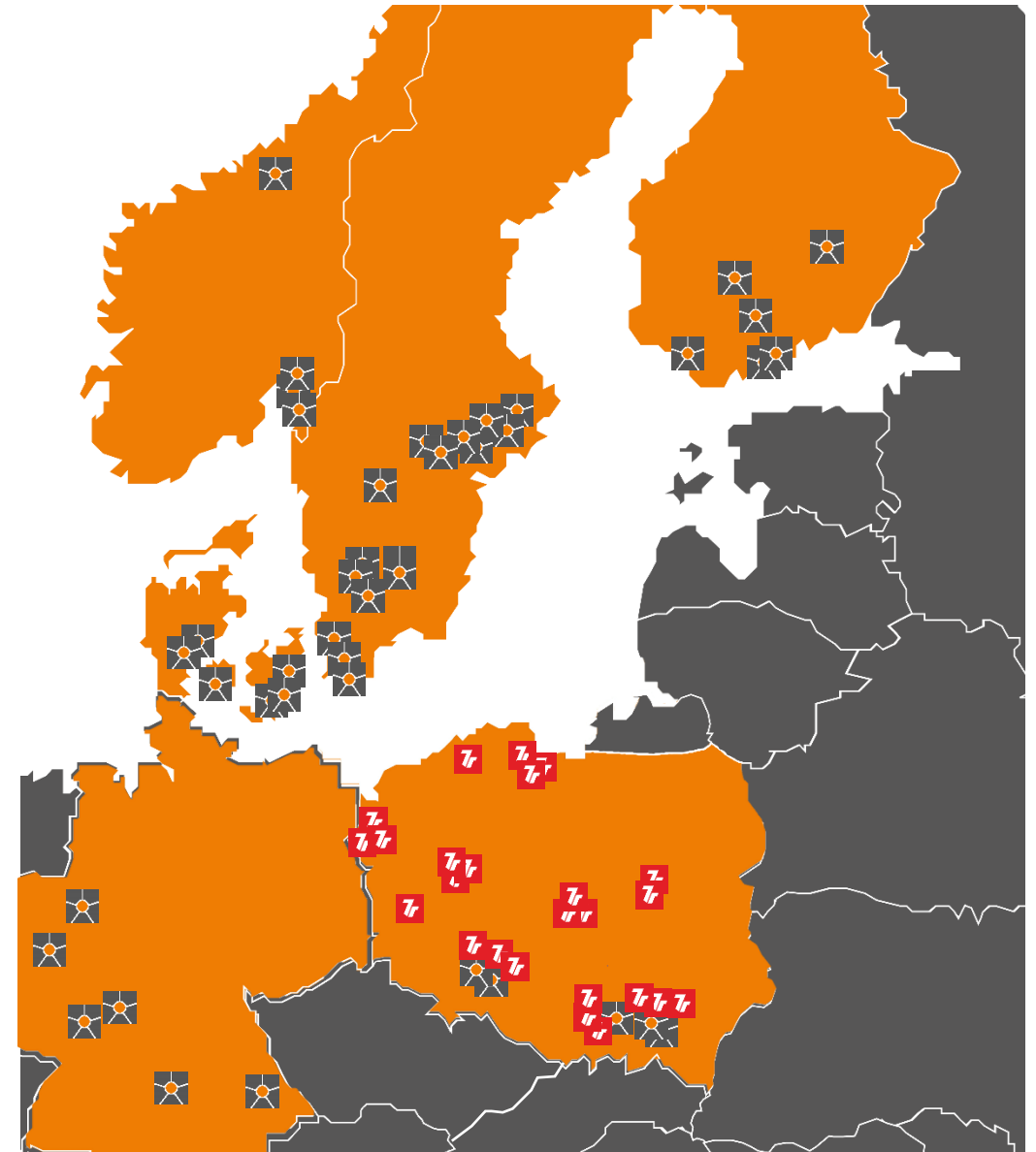
> 100 PROPERTIES



> 100 CUSTOMERS

STRONG SUSTAINABILITY PROFILE

85% OF THE ASSETS ARE CONSTRUCTED AFTER YEAR 2000

+1 000 000 SQM ARE SELF DEVELOPED



 Logicens properties
 7R Real estate properties

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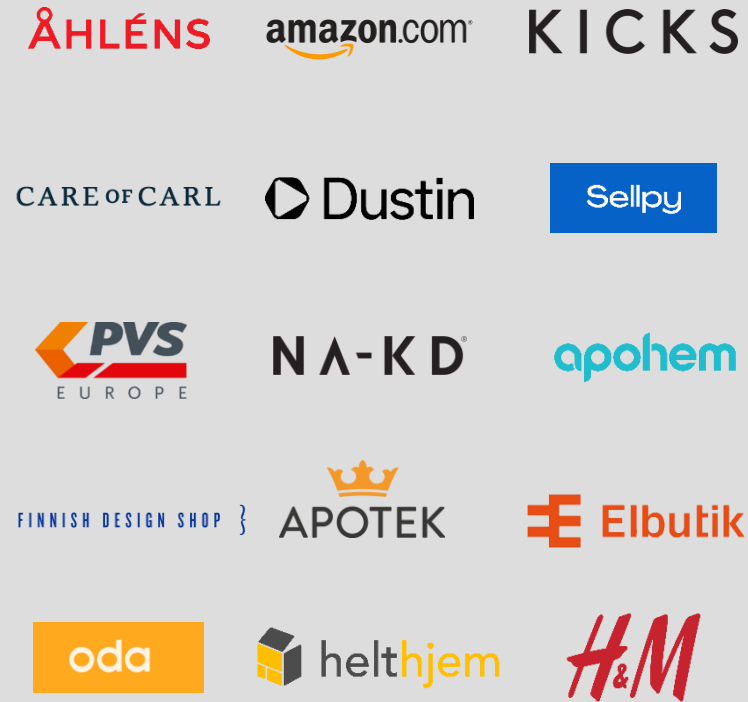
CUSTOMERS – A SELECTION

Some of the largest and most well-known logistics operators, retailers and goods-owners

LOGISTICS OPERATORS



E-COMMERCE



RETAILER & OTHER



LOGICENTERS

PROPERTIES – A SELECTION

Prime properties in prime location



Karhustassuntie 3, Kerava



Ratiraitti 11, Sipoo



Sleipnersvej Koge



Aviatie 2 Turku



Rosersberg 11:127 Stockholm



Ahtonkaari 5 Lietho



Kronslätt, Staffanstorp



Lundby Bålsta



Kallhäll, Stockholm



Drammensveien 189 Oslo



Gardermoen Airport Oslo

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LOGICENTERS FOCUS AREAS
FOR PROVIDING THE OPTIMAL OFFER

OPTIMAL LOCATION



TOP QUALITY BUILDING SPECIFICATIONS



CUSTOMER ORIENTED FOCUS



LONG TERM PARTNER



ENVIRONMENTAL FRIENDLY



OFFER

OPTIMAL LOCATION



OPTIMAL LOCATION

- Logicens finds the right geographical location with a centre of gravity analysis for our customers
 - Cover the **major logistics hubs** in the Nordics, Poland and Germany
 - Finds optimal **micro locations** in carefully selected logistics hubs
- Logicens is present across the Nordics and offers attractive logistics properties in all four Nordic countries
 - The map illustrates key Nordic, Polish and German geographical areas where Logicens is **present** or actively **looking to invest**

LOGICENTERS LOCATION BY LAND, THE NORDICS, POLAND + GERMANY

NORWAY

Greater Oslo

DENMARK

Greater Copenhagen
Sjælland
South Jylland
Fyn

SWEDEN

Greater Stockholm
Mälardalen
Central Sweden
West Sweden
South Sweden

FINLAND

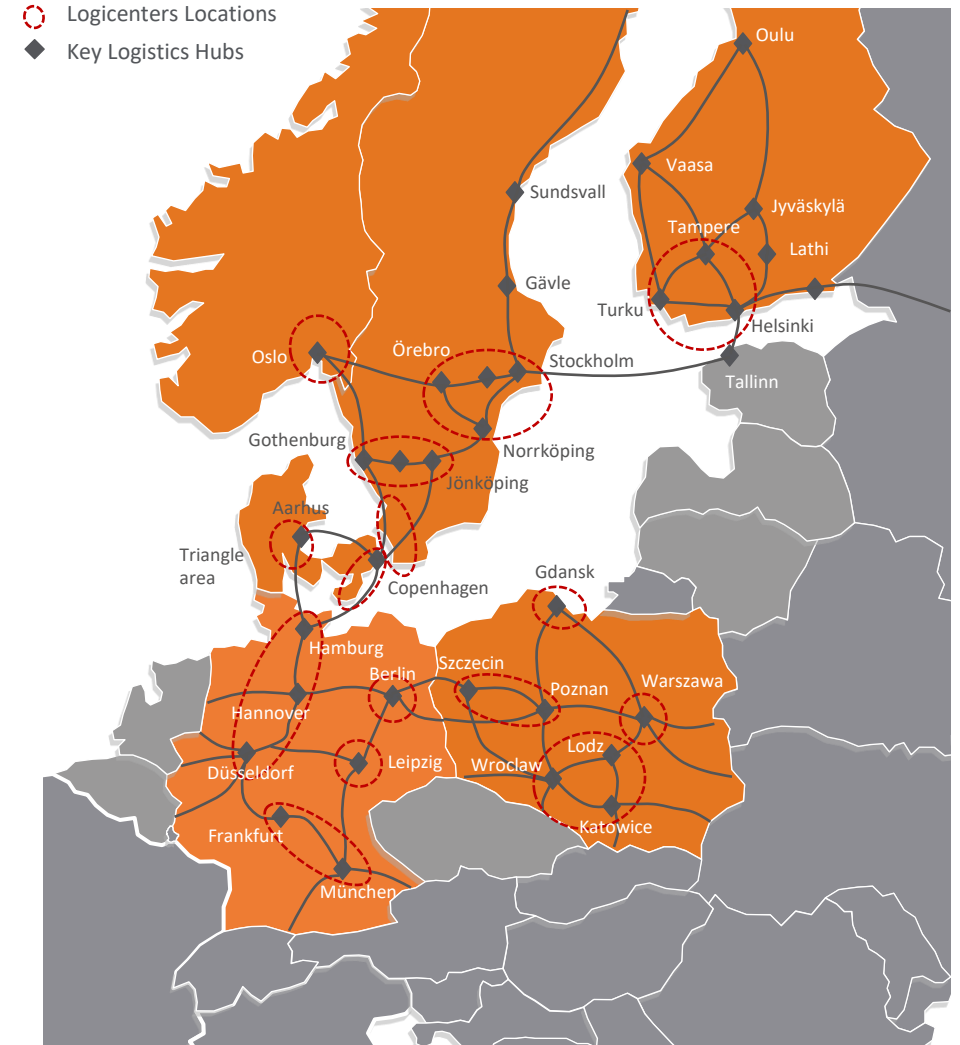
Triangle area
(Helsinki, Turku,
Tampere)

POLAND

Warszawa
South Poland
West Poland
Gdansk

GERMANY

Hamburg
Berlin
Düsseldorf
Frankfurt
Munich



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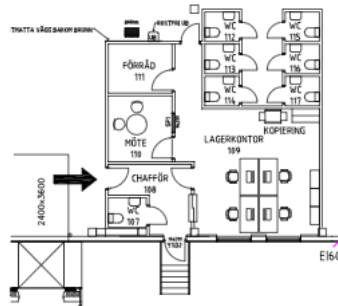
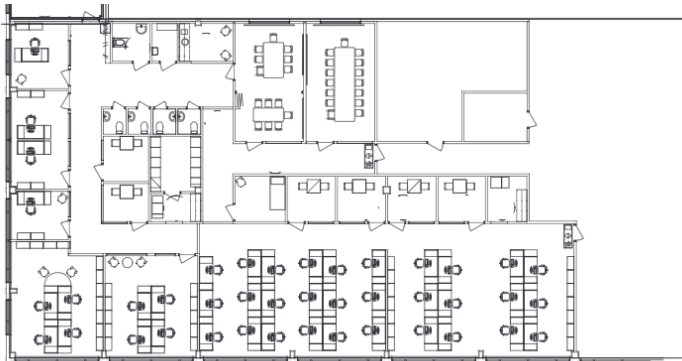
TOP QUALITY BUILDING SPECIFICATION



TOP QUALITY BUILDING SPECIFICATIONS AND PROCESS

- *Logicens is a long-term owner with focus on high quality interior, exterior, and other building specification*
 - Meets customer's unique needs and provides an opportunity to design their office and service area
- *Logicens' own development team has a record of demonstrating a fast, reliable, and efficient work processes and close partnership with leading actors*
 - Project management in-house in all four Nordic countries
 - Experienced developer on the logistics' real estate market

FLEXIBLE & KNOWLEDGEABLE



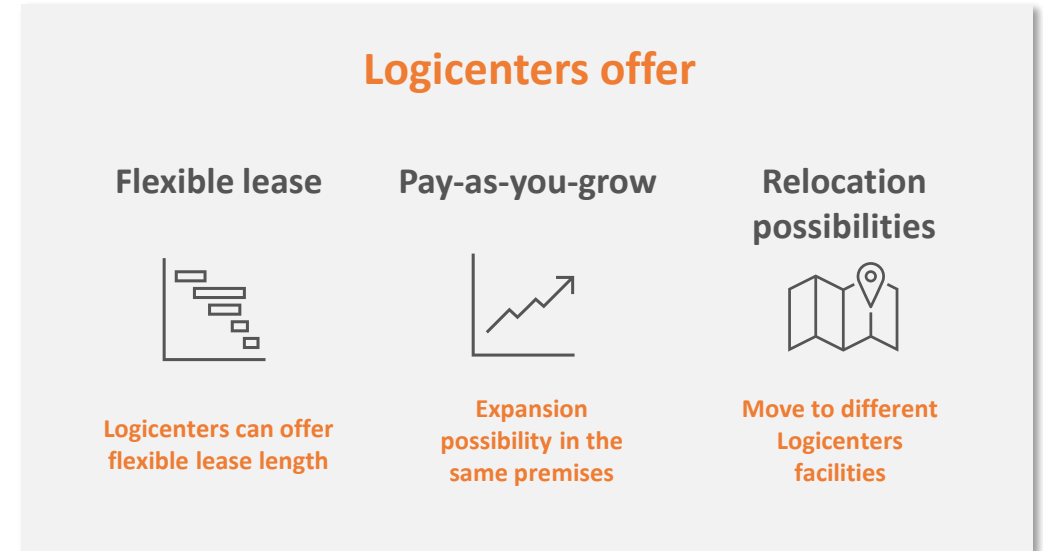
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CUSTOMER ORIENTED – FLEXIBLE LEASE STRUCTURES



CUSTOMER ORIENTED LEASE STRUCTURES

- *Logcenters can offer various lease length and areas (step-in) depending on customer needs*
 - Can help with finding solutions for current leases
 - Uses Step-in models to support client growth targets
 - Offers flexibility to move within Logcenters' Pan Nordic portfolio with over 50 properties
- *Logcenters can offer favourable financing solutions on automated storage solutions (e.g. Autostore)*
 - Experienced with various financing solutions for Autostore
 - Helps clients optimize their logistics operations



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LONG TERM PARTNER



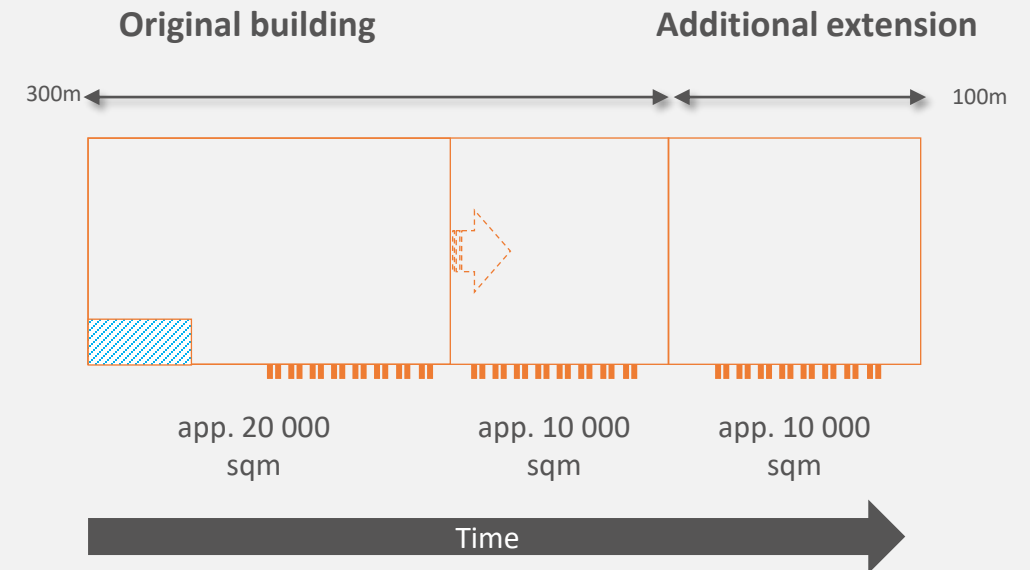
LONG TERM PARTNER

- *Logicensers has a long-term investment focus supported by high institutional capital and hands-on flexible tenant support*
 - Has a strong **client focus** to **develop and own** the best logistics properties
 - It is necessary for us to keep quality at the **highest standards** in order to fulfil our **long-term strategy**
 - Property management professionals **in-house**
 - Logicensers is well capitalized and committed to keeping the properties **in top shape** over time also when significant investments are required
- *Logicensers can offer to customise our logistics offering (extensions, additional buildings) in response to customers' need over time*
 - **"Grow together"** – Logicensers help the clients reach their growth target
 - Logicensers has an expertise and knowledge to understand our clients' needs and to continuously and successfully deliver our offerings that exceed the market standards

1. Grow within Logicensers portfolio



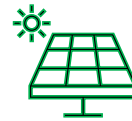
2. Logicensers can offer extension solutions



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LOGICENTERS VISION 2025 – WHAT WE SHALL BECOME AND HOW TO REACH OUR VISION

- ▶ **Roof top solar PV**
Installations on all properties
- ▶ **Future logistics**
Through close cooperations solve the transformation issues for green logistics
- ▶ **BREEAM certification**
Certifying all new builds & standing assets within the scheme
- ▶ **NetZero CO2 emission**
Scope 1 & 2 and scope 3 tenant energy consumption
- ▶ **Environmental labeled office**
Offering sustainable office solutions with focus on our tenants work environment
- ▶ **Lighthouse projects**
Building and showing our knowledge within our focus areas;
Energy, Climate, Biodiversity, Good neighbor and Wellbeing



BREEAM®



LOGICENTERS VISION

” The obvious and leading partner for green logistic real estate solutions in the markets where we operate. ”

Matthias Kettelhoit, CEO
Karin Sjövall, Head of Sustainability

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SUSTAINABILITY

HOW WE BUILD

CERTIFICATIONS



From 2020 and onwards, Logicensers certifies all developments within BREEAM, target level Very Good. Before 2025, also all standing assets will be certified within BRE-IU.

ENERGY PRESTANDA



We build with top class energy standard with EU EPC B as minimum standard. Also, all projects are sourced for the best green energy solutions possible.

LIFE CYCLE ASSESSMENT



Full scope (cradle to grave) LCA studies are undertaken as a part of new developments to ensure best practice and reduction of CO2.

HOW WE WORK

BIODIVERSITY



An unique biodiversity guideline is now finalized for Logicensers, aiming to measure and quantify biodiversity. First implementations in Køge, Denmark.

MONITORING



All our tenants are connected to an ESG platform, monitoring energy, water and GHGe. The system is free of charge for our tenants.

NEWS LETTER



Logicensers writes quartaly newsletter to tenants, addressing sustainability updates and tenant specific consumption data, to stress consumption outliers and improvements.

NEWS

DIGITAL WATER METERS



Logicensers has invested in water cameras for all properties, in order to have automized data for water consumption. Data is automized straight to our ESG platform.

CHARGING SOLUTION



Logicensers has signed with a partner within e-mobility solutions, enables a large role out of charging stations across the nordics within 2021/2022.

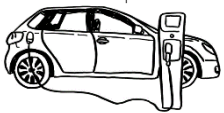
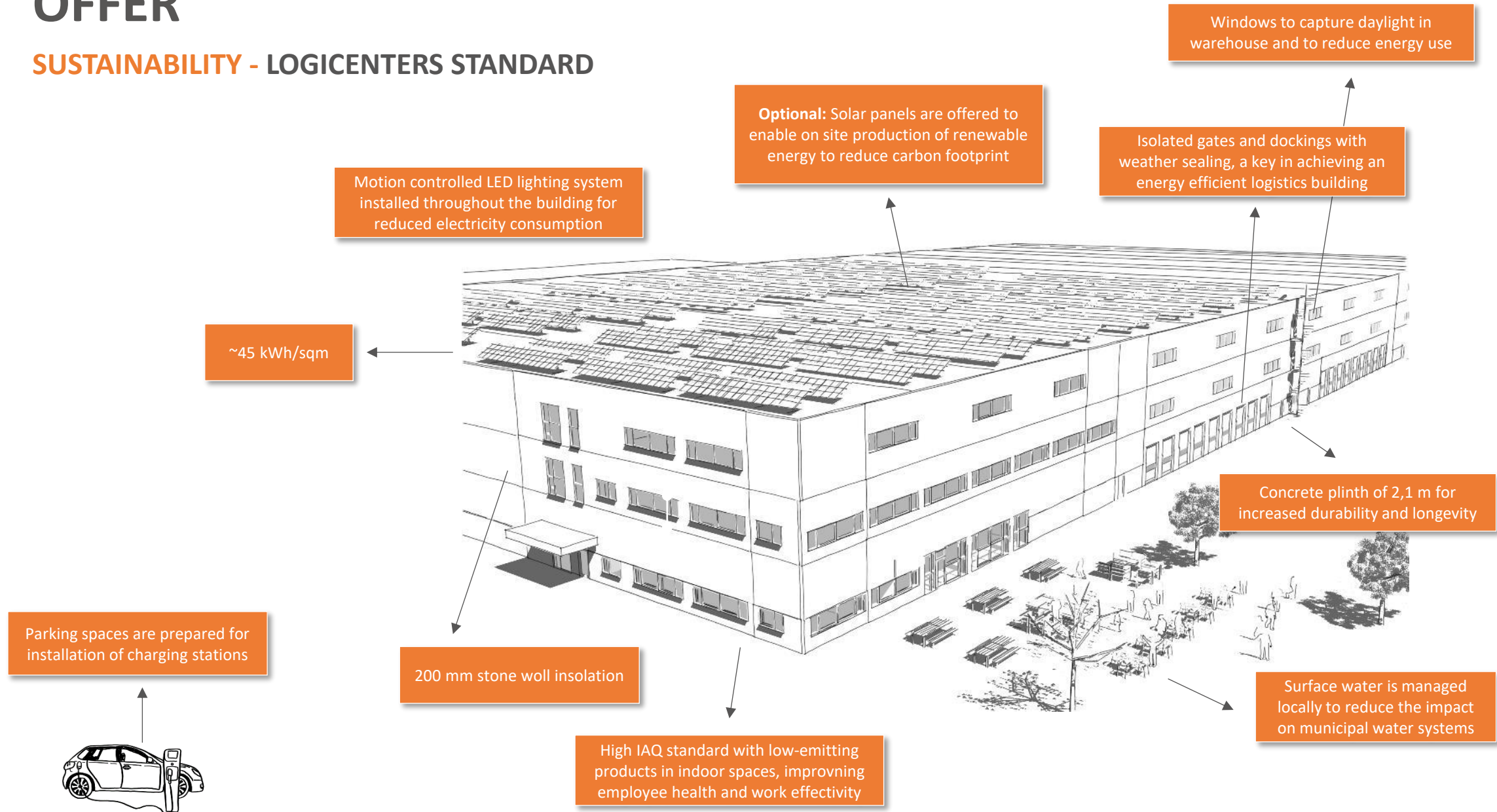
SOLAR INSTALLATIONS



In 2021, 8 new signed agreements and further 20 active dialogues, ensures that Logicensers in on track on our solar strategy. Currently 19.3MWp installed across the Nordics, and more to come!

OFFER

SUSTAINABILITY - LOGICENTERS STANDARD



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PRODUCT

CURRENT DEVELOPMENTS

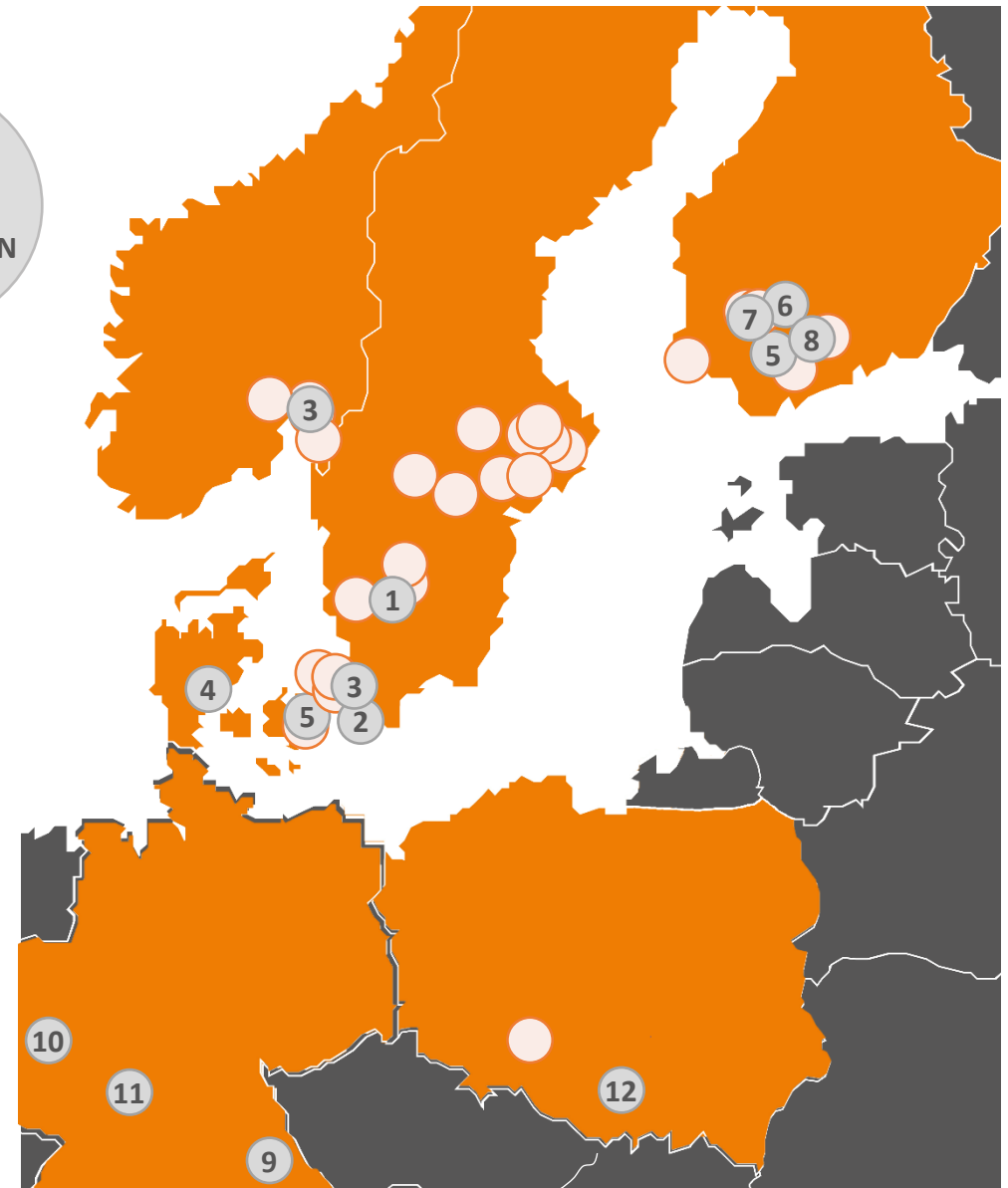
#	City	Area	Tenant	NLA	Type
1	Jönköping	Stigamo II	Bring	32,000	CD
2	Staffanstorp	Kronoslätt III	KåKå (Orkla)	10,000	Extension
3	Moss	Vanemvei	Speculative	22,000	DC
4	Horsens	Lille Gedved	Royal Unibrew	21,000	DC
5	Vantaa	Airport	Puumerkki	7,850	DC
6	Tampere	Hervanta	Speculative	29,000	DC
7	Tampere	Airport	DACHSER	5,100	CD
8	Tuusula	Rykmenportinkatu	Palodex	11,400	DC
9	Straubing	Sand	Speculative	27,000	DC
10	Meckenheim	Heidestrasse	PVS	23,000	DC
11	Hanau	Donaustrasse 15	Becher	12,300	DC
12	Sosnowiec	Upper Silesia	CAT	9,500	DC

Sum: 210,150

1,200,000 sqm
self developed since 2020

+300,000 sqm
in pipeline for development

250,000
SQM UNDER
CONSTRUCTION



● Current developments
● Finalized developments

PRODUCT

ON AVERAGE, A BUILDING CAN BE CONSTRUCTED WITHIN 12 MONTHS

Strong greenfield project execution track record – on average, all projects are completed on estimated time and in budget

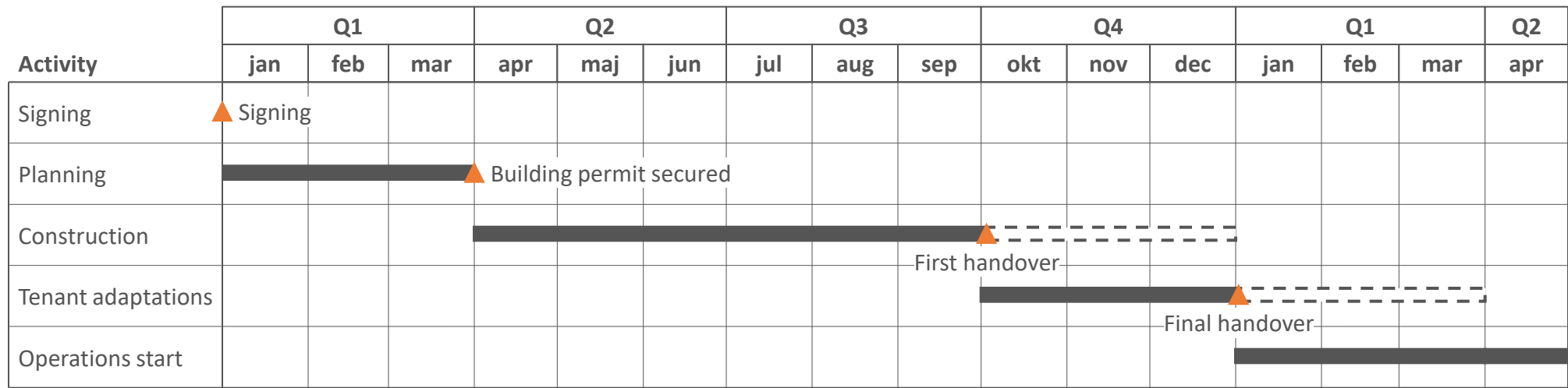


Illustration of our standard development timeline

Construction time is dependent on ground condition

--- Dependent on ground condition

PRODUCT

LOGICENTERS OFFERS MODERN SOLUTIONS

Logicensers can offer the perfect solution for a logistic operator.

This includes mainly two options: **Logicensers standard product** or **Build-to-suit model solution**.



Specification

Standard product

Build-to-suit

In-house development



Modern building specification



Prime location



Flexible lease models



BREEAM certification



Minor variations to the warehouse standard specification



Office layout designed with tenant



Number of dockings adjusted to request



Warehouse and office areas are designed according to tenant requirements



Temperature controlled areas



Structural elements and technical installations adjusted to fit with automated solutions



PRODUCT

LOGICENTERS STANDARD PRODUCT

Illustration example



Modern generic building

- Cost effective and maximized space utilization for storage
- Free clearance in building 11,7 m
- Flexible lease models
- Top modern warehouses and office space. Office layouts are adopted and designed to fit for the tenants operation
- Approximately 12 months building time
- BREEAM classified



PRODUCT

LOGICENTERS STANDARD PRODUCT



PRODUCT

BUILD TO SUIT MODELS



Tailor-made projects

- Full adaption of the building to the requirements and specifications from the operator, ranging from layout to technology
- Beneficial savings and operation costs and requires longer leases
- Can include temperature-controlled areas as freezer and cold storage, pharmacy, high security storage, and adoption of the building structure and installations for automatized logistics solutions
- Logicens own development managers to ensure top quality property throughout the process from start to finish



A selection of Logicens' Build-to-suit properties

Tenant	Dahl	Dagab	Nagel Group	Finnish design shop	Dagrofa Foodservice	Menigo	Kitron	Coop	Copenhagen Market	Frigoscandia	Schibstedt
Location	Bålsta, Stockholm	Bålsta, Stockholm	Landskrona	Turku	Copenhagen	Strängnäs	Jönköping	Gardermoen Airport	Taastrup	Hyllinge, Helsingborg	Vestby

PRODUCT

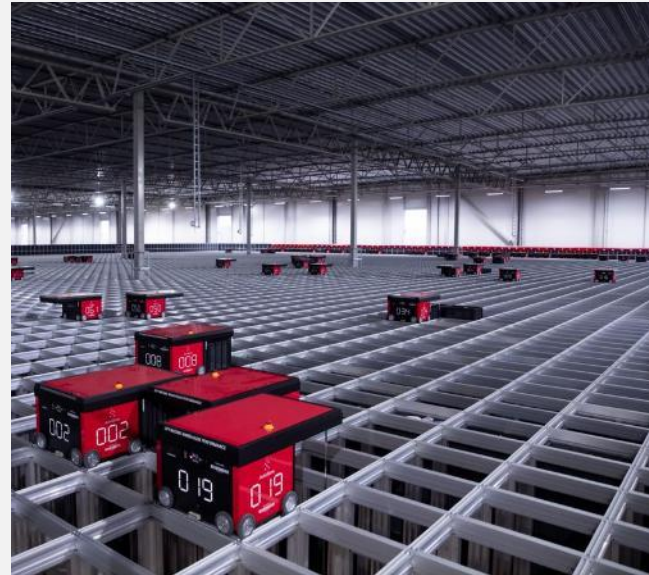
BUILD TO SUIT



Cooperation with dedicated BTS team

- Logicensers dedicated and experienced development team ensures to find the best solution for the logistic operations throughout workshops and close dialogue
- Clients' requirements and specification guides are implemented in the process
- Long and interactive design process continuously throughout the project
- Open book strategy is preferred. This as the product is developed in the design and construction process which impacts on costs

Common BTS solutions, Automation & Tempered warehouses



PRODUCT

EXTERIOR WAREHOUSE



Truck yard

Loading dock

- 50 meter depth
- Reinforced with 25 meter deep concrete slab
- Asphalt dimensioned for HGVs
- Multi tenant, common truck yard



Whole roof prepared for solar panel installation

| 500KWP Included



1+ docking door per 1000 sqm of footprint. Docking

doors are weather sealed



Motorized gate



Fenced – Truckyard



Staff parking, separated from truck yard



Prepared for EV-charging |

- Pipe is placed on personnel parking areas to prepare installation of EV charging poles for all parking spots. EV charging for passenger cars, type Mod 3 max 22 kW



PRODUCT

EXTERIOR WAREHOUSE



Building specifications

Concrete footing height – 0.9m



Biodiversity designed areas



One exterior staircase reaching the roof



Entrance:

See entrance section for full info



Security class SK2



PRODUCT

INTERIOR WAREHOUSE

Operational area

Ceiling:

- Sprinkler – warehouse is supplied with sprinklers in accordance to EFSR, specified for class I.IV
- LED – the lightning in the warehouse is installed with the latest LED-lightning for efficient energy cost
- Free clearance is 11.7m

Mezzanine:

- Option to develop double mezzanine for most cost efficient warehouse operation
- Vipp gates to mezzanine

Floor area:

- Pillar measure – 22,5m x 16m coulmn grid as standard
- Load bearing – concrete floor with hard top allowing for >5 000 kg/sqm spread out load
- Automation preparation

Docks:

- Truck loading areas

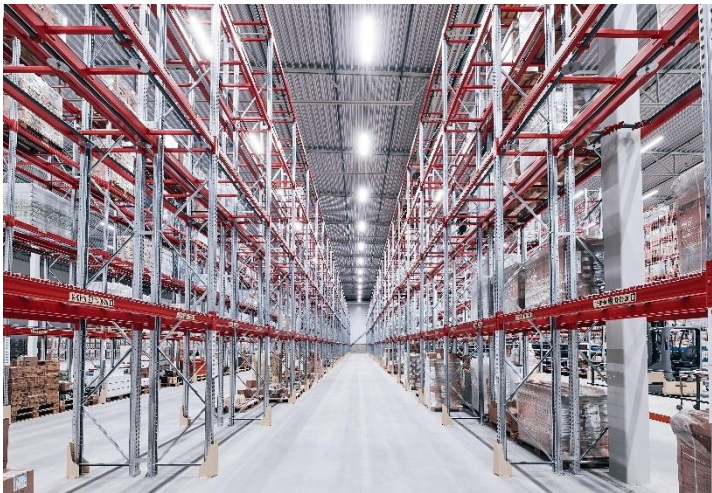
Operational warehouse office:

- See office slide



PRODUCT

INTERIOR WAREHOUSE

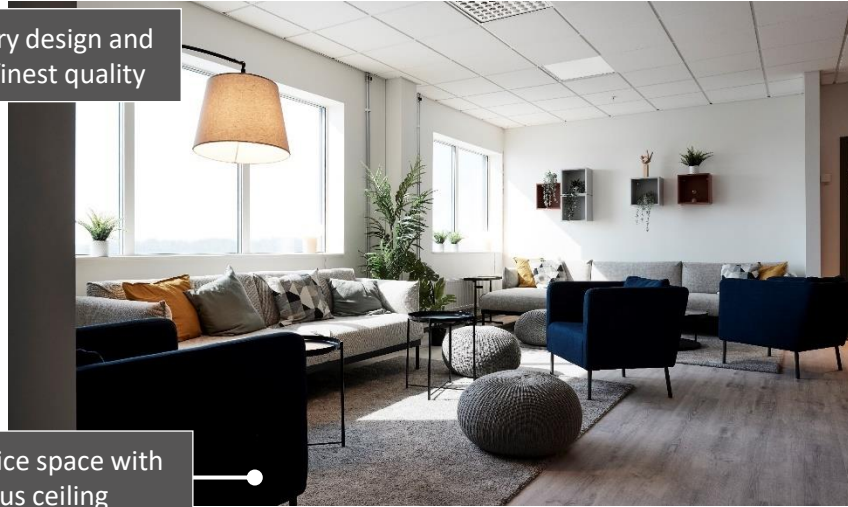


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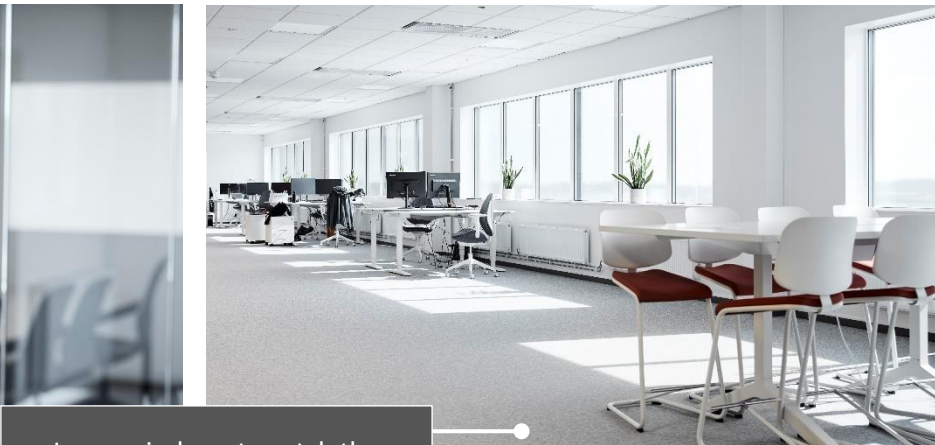
INTERIOR OFFICES – MODERN OFFICE LANDSCAPE
WITH GENEROUS NATURAL LIGHT INPUT



Contemporary design and material of finest quality



Modern office space with generous ceiling



Large windows to catch the daylight and reduce energy cost



TEAM & PROCESS

PROCESS



1 Preperation

- Select location
- Expert insight
- Client core needs

2 Relevant needs

- Illustrative layouts
- Sustainability demand
- Site visits
- Reaching agreement

3 Construction

- In-house competence
- Full service available
- Work together with client

4 Management

- Facility management
- Maintenance plan
- Proactive work
- Long term owner

5 Expansion

- As your business grow, Logicens offers expansion possibilities within existing portfolio or new developments



Logicens has our own in-house logistics experience and expertise

REFERENCES

A SELECTION OF OUR PROPERTY TYPES



Groceries & Beverage

We've develop and manage a number of facilities for the special segment



Pharmacy & healthcare

This segment often requires extra need for security and handle of goods



Automation

A selection of our customers with different automation installations



Other

Tailor made project for some of our customers requiring special projects



Proven track record to deliver complex development projects



LOGICENTERS

A leading provider of modern logistics properties in the Nordics with a presence in Sweden, Norway, Denmark and Finland. We develop, re-develop and hold modern logistics properties.

Visit us at: www.logicenters.com

CONTACTS

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