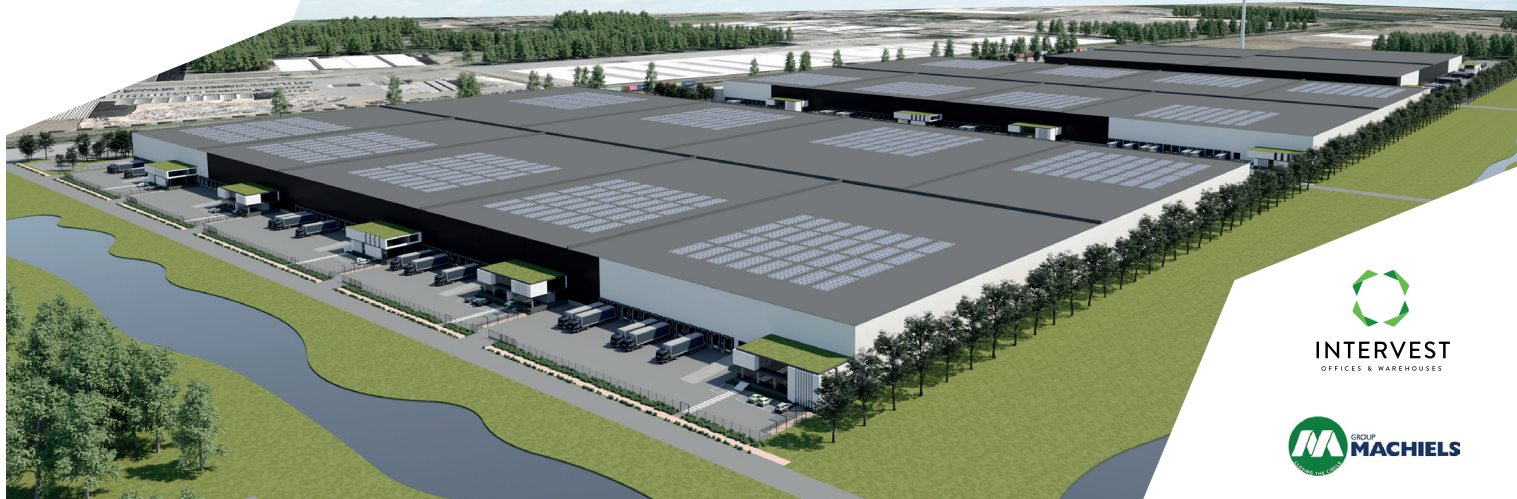


GENK GREEN LOGISTICS



- XXL LARGE SCALE LOGISTIC & SEMI-INDUSTRIAL PROJECT
- TRI-MODAL ACCESS: ON-SITE BARGE- & RAIL-TERMINAL

- HIGH SUSTAINABILITY STANDARDS
- SCALABLE SURFACES

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PROJECT DESCRIPTION

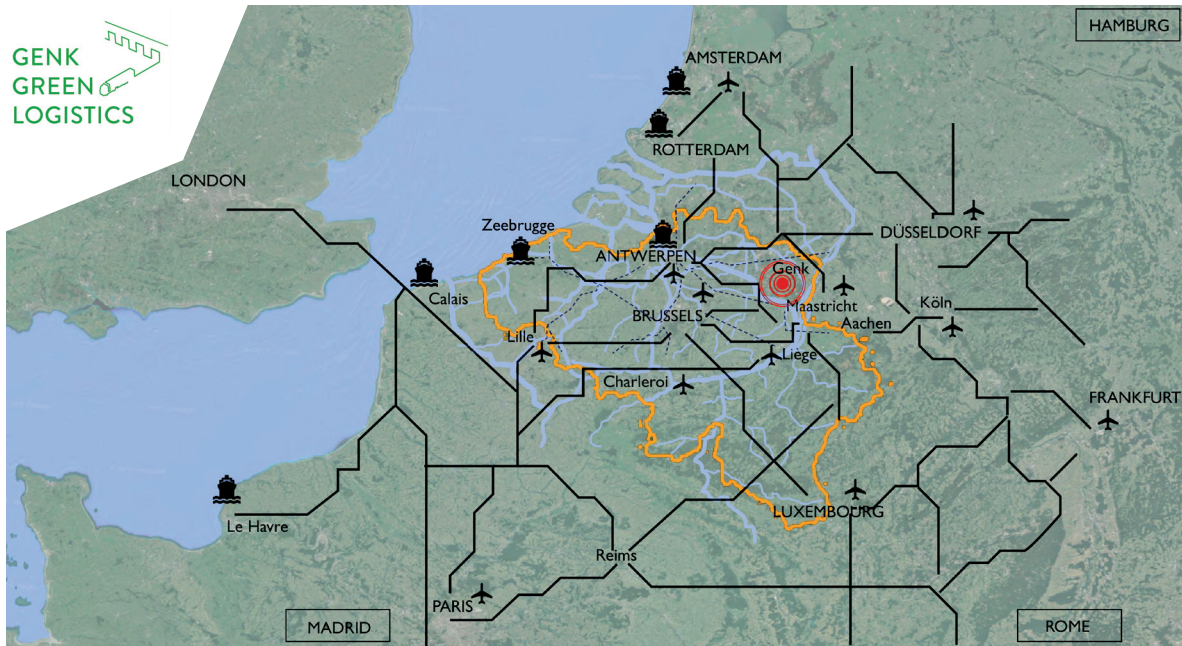
HISTORY

- Genk Green Logistics is a redevelopment of the former Ford car factory in Genk. The Ford Genk factory was started in 1964 and was a car assembly and parts factory of the Ford Motor Company. 14.000 employees were employed on this site during peak days. The site closed by the end of 2014.

REDEVELOPMENT

- It is one of the few sites in Belgium suitable for XXL logistic developments.
- The province of Limburg has skilled and experienced labour available. The region is well known for its high productivity levels.
- Top location for the growing e-commerce sector.





*according to benchmark study "Genk Zuid as an e-commerce hub" by Buck Consultants International, September 2016

- Genk is located in the east of Belgium.
- The site has trimodal access by water (Albert canal), train and road (E313-E314):
 - **Waterway** connections to Antwerp (111 km) and Rotterdam (201 km)
The Albert canal offers inland connections to Eastern Europe.
 - Distance by **road** to the main markets in Europe (speed of delivery): Brussels (117 km), Utrecht (159 km), Paris (328 km), Frankfurt (373 km).
 - **Train** connection on site.
- The site is 30 minutes away from cargo airports Liège Airport and Maastricht Aachen Airport. Major international cargo **airports**, an important asset for this region: Liège (46 km - 30 min.), Brussels (90 km), Maastricht (34 km - 30 min.), Amsterdam (195 km), Frankfurt (298 km), Paris (375 km).
On site inland cargo terminal.

LOCATION & TRIMODALITY*

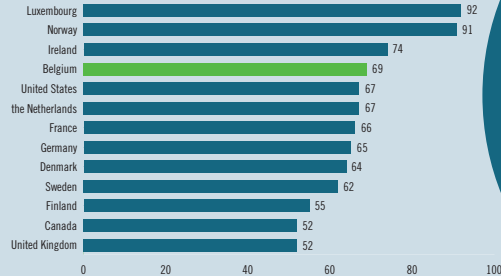
LABOUR & GOVERNMENT SUPPORT

LABOUR

ACCESS TO SKILLED WORKFORCE
HIGHLY MOTIVATED & DEDICATED WORKERS

- Multilingual & efficient workers
- One of the highest productivity rates in the world
- Easy access to high quality managers, scientists and technicians
- Dedicated professional training
- Supporting internships at industry
- Attractive region for international talent - international schools, easy work permits for white collars
- Top level education programs - yearly qualitative inflow of specialists - university of Hasselt & Maastricht are nearby
- Unemployment rate of 9,59%

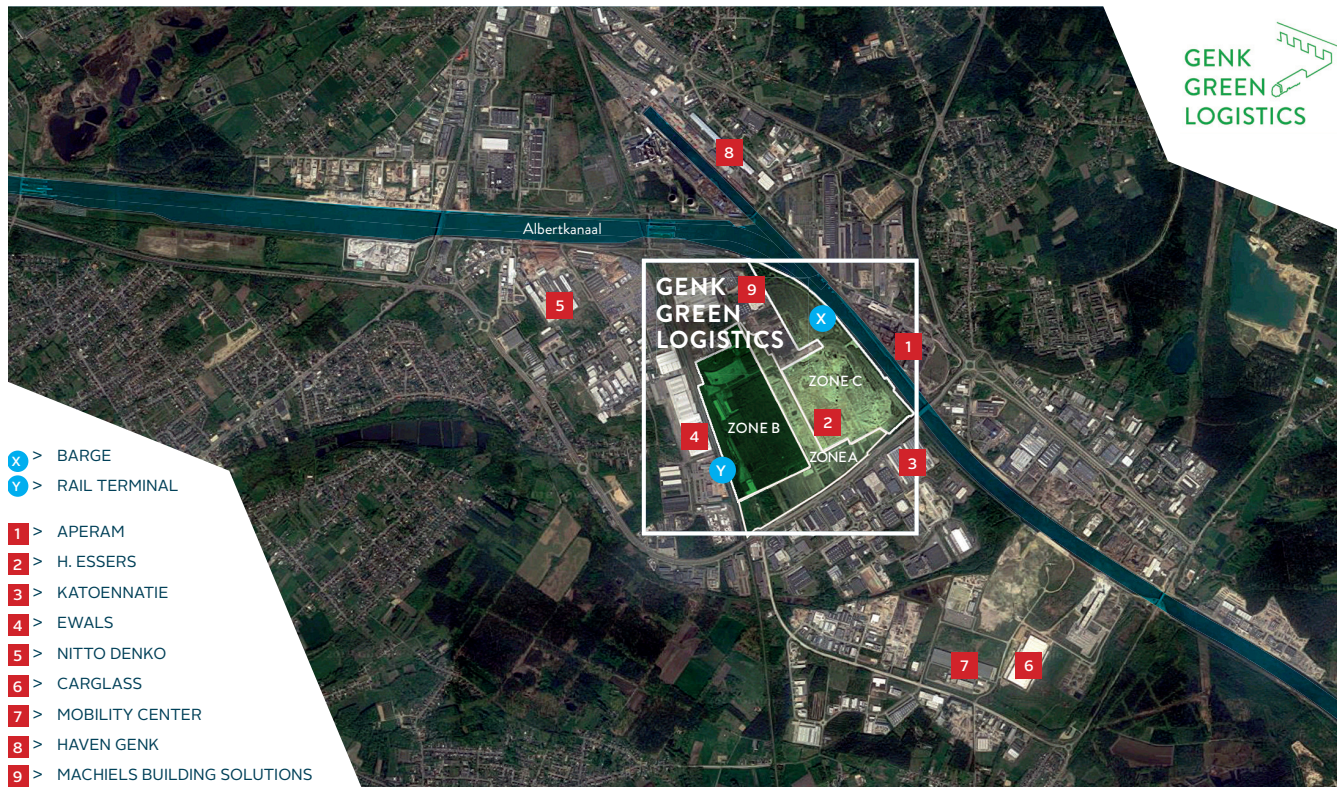
LABOUR PRODUCTIVITY PER HOUR WORKED
(IN 2015) / US CONFERENCE BOARD, 2016



GOVERNMENT SUPPORT

- Competing successful regions are struggling with labor shortage, mobility problems etc
- The area has been recognized by authorities as main focus for logistic developments
- Attention of the Flemish government for the site (= motivates support for important transactions)

MICROLOCATION





CONCEPT

The project will consist of a state-of-the-art logistics and semi-industrial complex of approximately 250.000 sqm after full development. This surface will be developed in phases that can function independently of each other. First development of 20.000 sqm will start in Q3 of 2019.

The buildings will be divisible in units from 8.000 sqm in order to offer maximum flexibility to the users, a representative example of sustainable development in combination with high quality tailor-made logistics.

Units will be developed as built-to-suit to comply fully to clients needs.

DEVELOPMENT KEY FACTS

AMENITIES

CAMPUS

- INDIVIDUAL LAND PLOT 42 ha
- ACCESSABILITY Trimodal access
On-site barge- & rail-terminal
- TRUCK PARK # 26
- CAR PARKING # 1.163
- SUSTAINABILITY BREEAM Very Good certified,
CO₂ neutral
- FACILITIES Dedicated trailer parking and service zone
On-site logistics training center
Shared parkmanagement covering sprinklers,
security, support services, ...
Improved public transportation
Possibility for catering facilities on site

WAREHOUSE

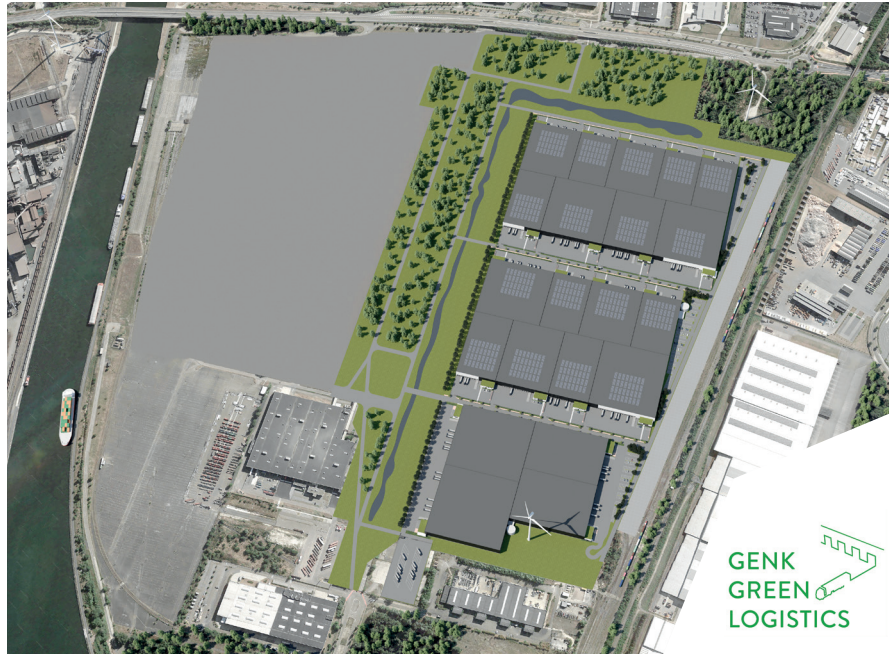
- TOTAL BUILDING 250.000 sqm warehouse area
- ENTRANCE 1 loading dock/1000 sqm
- FREE HEIGHT 12,20 m
- FLOOR LOAD CAPACITY 50 kN/sqm
- HEATING Hot air blowers, gas fired
- SECURITY Fully fenced site, ESFR Sprinkler system
TAPA-A compliant

OFFICES

- HVAC VRV-system integrated in the false ceiling
- FLOOR COVERING Ceramic tiles in sanitaries and locker rooms
- FACILITIES 1 kitchenette per office block

MEZZANINE (OPTIONAL)

- FLOOR LOAD CAPACITY 10 kN/sqm





TECHNICAL SPECIFICATIONS

- Concrete structure and sandwich panels
- The free height is 12,20 m
- Standard grid for the main construction is 12.00 m x 24.00 m
- Floor: flatness tolerance class II
- LED lighting
- Quantity of docks: 1/1.000sqm
- Insulation according to EPB-legislation
- 1 overheaddoor/unit
- High voltage
- State-of-the-art office building (basic kitchen, social rooms, sanitary rooms, offices and landscape offices)
- Sprinkler tank and pumproom will be centrally situated on the site and will be used by several buildings on the site = cost saving
- Parkmanagement

BUILDING SPECIFICATIONS



PRICE & TIME



TIMING

• Land aquired	Sept. 2018
• Building permit application	January 2019
• Demolition	May 2019
• Construction start	July 2019
• Delivery of first building	January 2020

PRICES

• Warehouse area	41€/sqm/year	Excl. VAT
• Office & Social area	110€/sqm/year	Excl. VAT
• Mezzanine area	29 €/sqm/year	Excl. VAT

- construction period 6 months
- able to deliver and develop in 6 months time



BREEAM VERY GOOD

The project will be realized as a logistics building complex, with high sustainability principles. The buildings will be certified according to the BREEAM methodology with a minimal 'Very Good' score. For this, the buildings will be provided with EMS systems, water recuperation, solar panels, CO₂ neutrality and wind turbines.

CO₂ NEUTRALITY

Genk Green Logistics recognizes the importance of a sustainable approach in construction contributing to the development of a greener environment for future generations: sustainable water management, diligent and optimal use of land, innovative waste and energy policy.

PARKMANAGEMENT

Genk Green Logistics also believes in a joint parkmanagement for the site, because this increases the quality of the site and allows for certain services to be more efficient. Parkmanagement will facilitate all common services in innovative way: green maintenance, energy supply, security and interconnectivity.



GENK GREEN LOGISTICS IS A DEVELOPMENT OF

INTERVEST Offices & Warehouses specialises in investments in high-quality office buildings (40%) and clustered logistics real estate (60%). This real estate project is strategically situated in a prime location: the logistics real estate on the major logistics axes and the offices in both the inner cities and on campuses outside the cities.

Intervest positions itself as a real estate company that goes beyond merely leasing square metres. Its investment strategy is based on 2 pillars: increased focus on logistics real estate and a solid grounding in the office market.

www.intervest.be



GROUP MACHIELS is strongly anchored in the province of Limburg and is a reference for sustainable entrepreneurship.

The business strategy is geared towards sustainability, innovation and internationalisation. The company is market leader in a number of niche markets in the area of environmental business, renewable energy and real estate.

The 'closing the circle' concept is applied in all business lines in which the company is active.

www.machiels.com



MG REAL ESTATE European Development and Investment Company, grown from Brownfields through Logistic developments, a highspeed developer with 19 years of experience and an in-debt knowledge of today's Real Estate Market.

- Strong architectural designs, quality with an eye for detail, respect for the budget, within the established deadline.
- Large logistic schemes and warehouses, State-of-the-art office buildings, Retail centers, Residential developments.
- Sustainable approach of each development to contribute to a greener environment.
- The use of renewable energy solutions such as solar panels, heat pumps, wind turbines, whenever possible.

www.mgrealestate.eu



www.genkgreenlogistics.be

contact@genkgreenlogistics.be

PARTNERS & CONTACT