

Baytree Hannover

URBAN LOCATION
WITH NATIONAL REACH

**A PRIME LOGISTICS AND INDUSTRIAL
DEVELOPMENT OPPORTUNITY
UP TO 29,000 SQ M**





THE LOGISTICS ADVANTAGE



HIGHLY FLEXIBLE DESIGN
SUITABLE FOR A BROAD
RANGE OF USES, LAYOUTS
AND REQUIREMENTS



URBAN LOGISTICS
Large scale, multi-user urban distribution
building up to 29,000 sq m.



STRATEGIC LOCATION
Fast access onto J-44 on the East-West
Motorway and A352/A44.



LABOUR POOL
Access to large, skilled local labour pool
with 72,000 in Hannover.



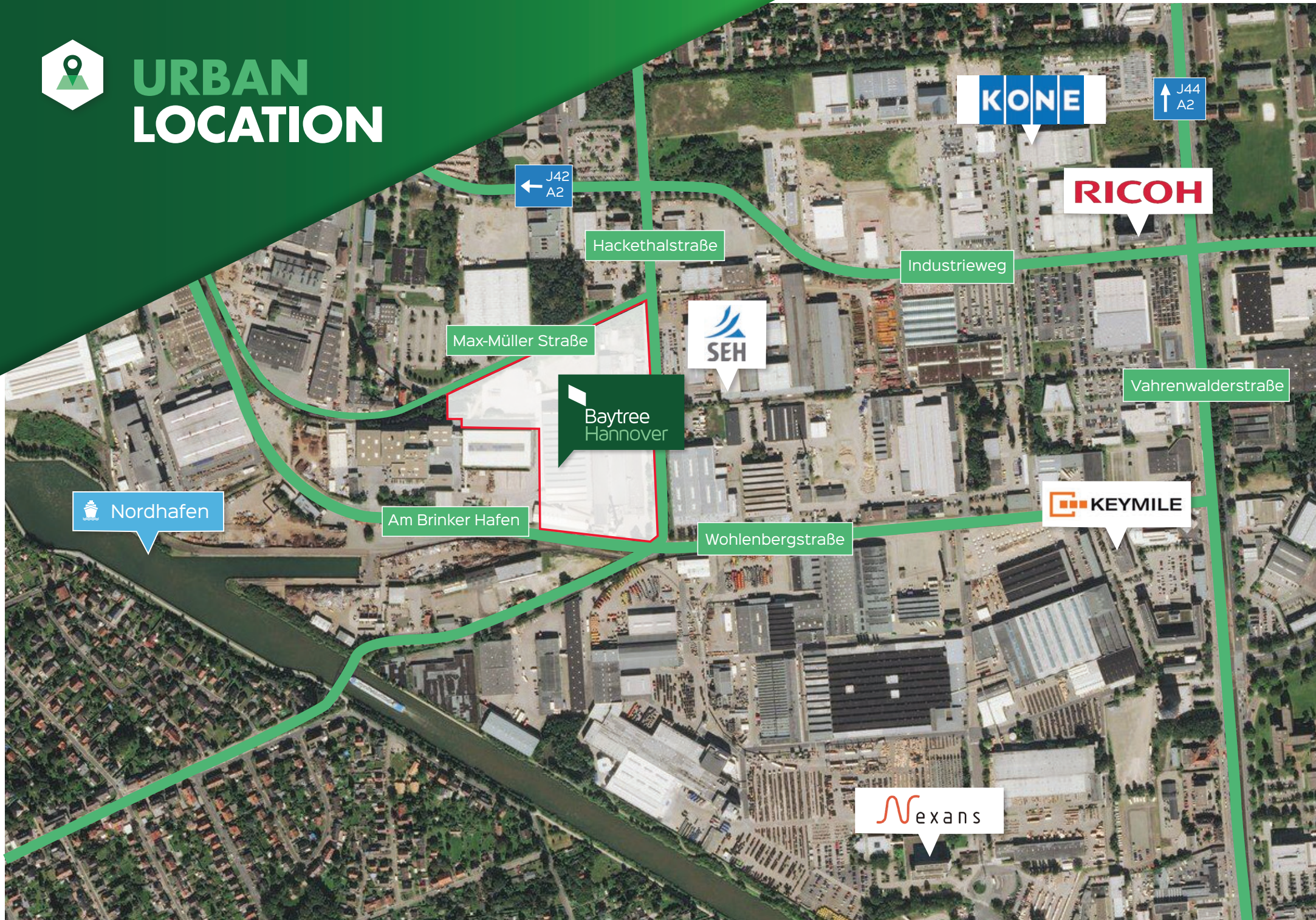
ESTABLISHED INDUSTRIAL AREA
Home to leading brands and occupiers
using the location benefits for distribution.



MULTIMODAL CONNECTIONS
Range of flexible connections by air, sea,
land and rail available nearby.



URBAN LOCATION



HANNOVER'S INTERNATIONAL AIRPORT PROVIDES RAPID AIRFREIGHT AND 24-HOUR OPERATIONS WITHOUT WEIGHT LIMITS



Benefits from having direct connections to four German motorways. Major centres of business are within a day's drive.



Hannover's inland waterway ports are connected via the Mittellandcanal to Europe's waterway network.



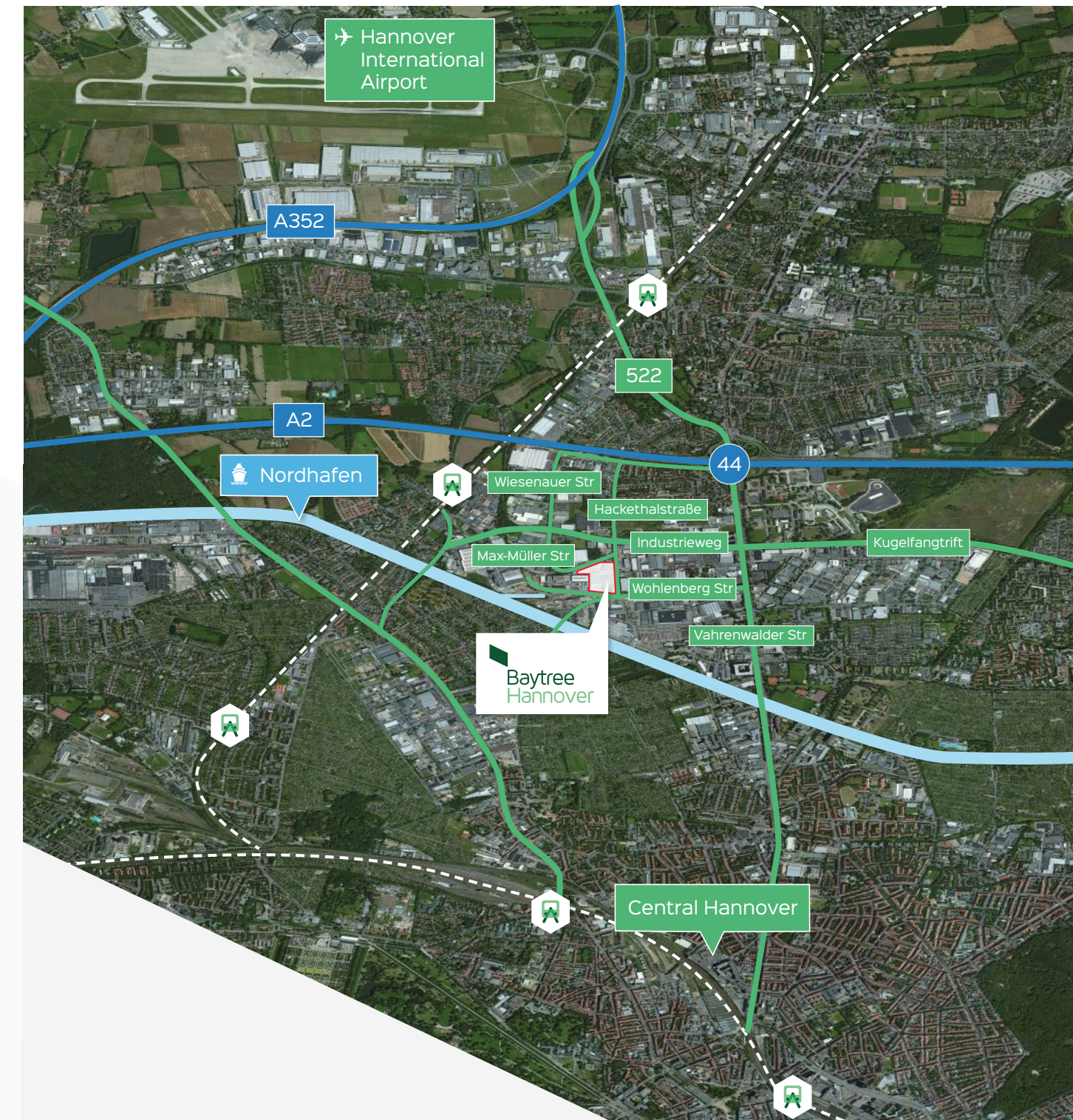
Hannover Nordhafen Inland Canal Port
Container terminal Hannover (CTH)
– 0.25km, 2-minute drive.



Hannover's international airport provides rapid airfreight and 24-hour operations without weight limits offering competitive advantages.



Central hub in Germany's / Europe's vital train connections running both east-west (linking the Rhine-Ruhr industrial area and Berlin) and north-south (linking Hannover and Munich). Easy access to public transport including S-Bahn, U-Bahn and the bus network.





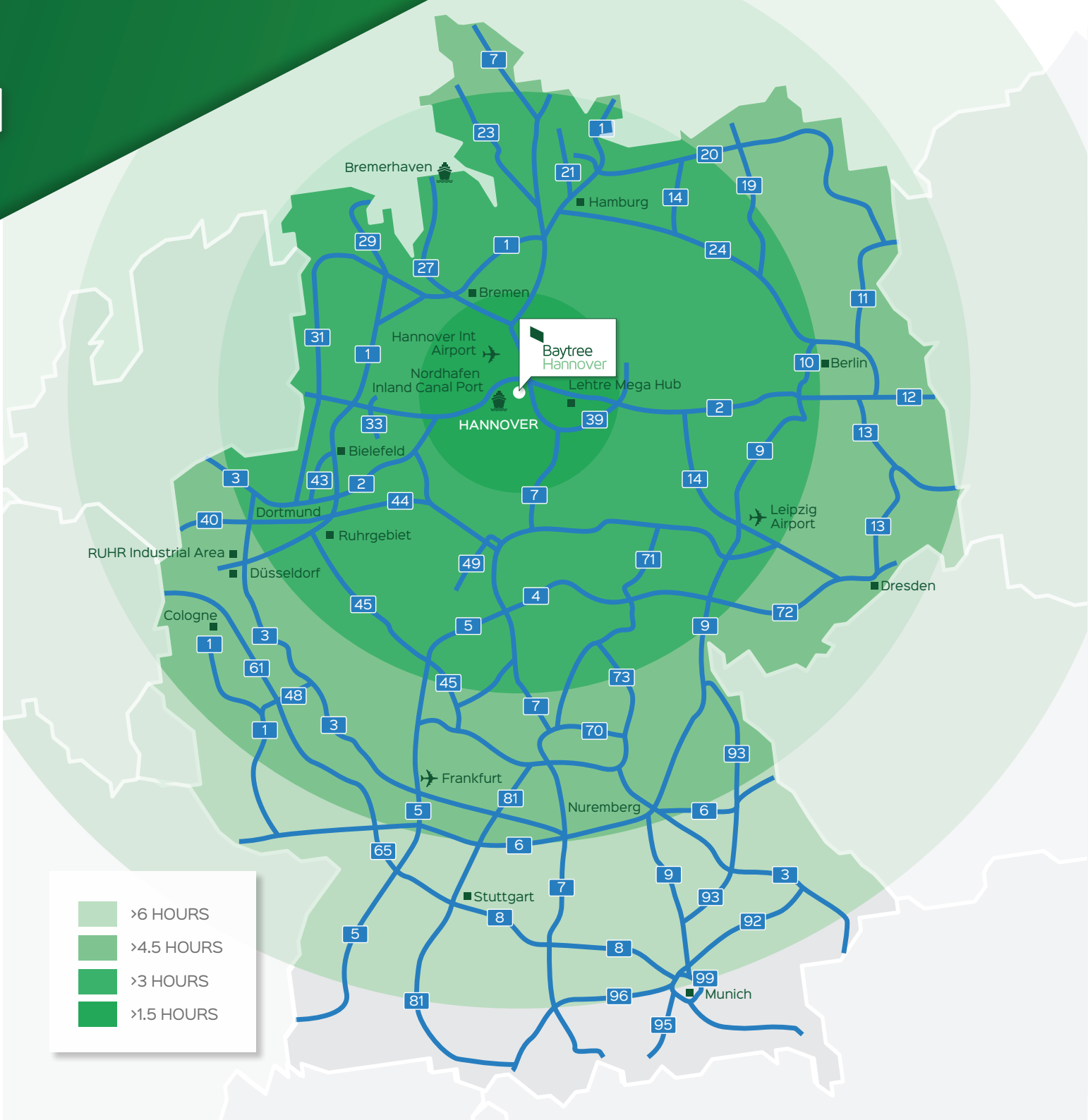
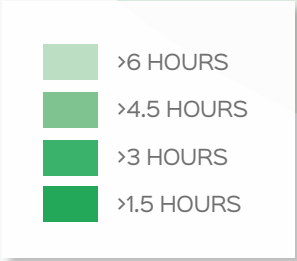
NATIONAL REACH

ROADS - DRIVE TIMES

	KM	MINUTES
A2 (Anschlussstelle 44)	1.5	4
A352 (via B522)	4.6	7
A7 (via A352)	17.8	14

LOCATIONS - DRIVE TIMES

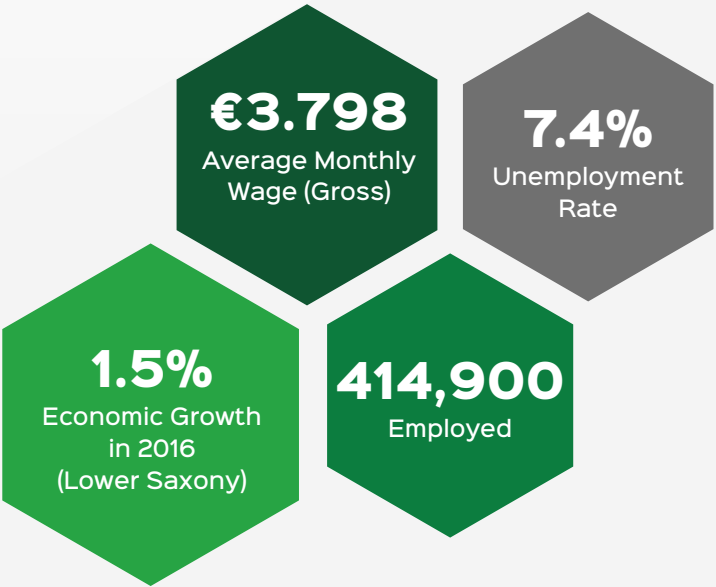
	KM	MINUTES
Binnenhafen Nordhafen	4.2	9
Central Hannover	6.4	15
Hannover Int. Airport	7.4	11
Lehrte MegaHub	21.7	23
Ostwestfalen Lippe Region	96.4	55
Hamburg	147	1hr 29min
Bremerhaven	177	1hr 38min
Ruhrgebiet	225	2hr 12min
Leipzig Airport	246	2hr 23min
Berlin	285	3hr 19min
Frankfurt Airport	365	3hr 38min



AN EXPERIENCED AND SKILLED LABOUR POOL

OF THE 398,000 PEOPLE THAT WORK IN HANNOVER, 72,000 ARE DIRECTLY EMPLOYED IN EITHER LOGISTICS OR LOGISTICS RELATED BUSINESSES

HANNOVER AREA ECONOMIC FACTS



Sources:
- Employment Calculus Series 2, Volume 1 (2015), Statistical Offices of the Federation and the Länder
- www.arbeitsagentur.de, Statistics by Region, Report Month December 2015
- NordLB

REGIONAL LOGISTICS AREA

- Thanks to its highly-differentiated range of businesses and occupiers, the Hannover region demonstrates a broad spectrum of logistics functions with high quality requirements.
- Over the last 10 years, more than 50% of all commercial property transactions in Hannover were driven by logistics usage.
- Hannover has developed a regional logistics area concept. This concept has the objective of developing market relevant locations integrated within area planning zones to satisfy the logistics industry's demands.
- Land at key regional sites is reserved for logistics development and important infrastructure projects are being initiated and supported. 1.3Bn invested in logistics real estate and development since 2013.

LABOUR SUPPLY

	HANNOVER	HAMBURG	GERMANY
Employed	414,900	1,203,300	43,057,000
Employees	389,400	1,086,000	38,721,000
Unemployment Rate	7.4%	7.1%	6.1%

Sources
- Employment Calculus Series 2, Volume 1 (2015), Statistical Offices of the Federation and the Länder
- www.arbeitsagentur.de, Statistics by Region, Report Month December 2015



HIGHLY FLEXIBLE DESIGN



OPTION 1

STANDARD WAREHOUSE LAYOUT

Warehouse	25,920 sq m
Mezzanine	2,780 sq m
Offices	300 sq m*
Total area	29,000 sq m
Car parking	140
HGV Parking	10

* Flexible office space designs available from 300 - 4,000 sq m

OPTION 2

REGIONAL DISTRIBUTION CENTRE / LAST MILE LOGISTICS HUB

Warehouse	14,250 sq m
Offices	400 sq m*
Total area	14,650 sq m
Car parking	114
HGV / Van Parking	20 / 60

* Flexible office space designs available from 300 - 4,000 sq m





SUSTAINABILITY

- BREEAM certified
- Landscaped and planted green areas
- The specification integrates environmental measures with the following objectives:
 - Reduction of CO₂ emissions
 - Reduction of electricity, gas and water consumption
 - Use of recycled and recyclable materials
 - Reduction of pollution linked in the construction phase
 - Wellbeing of employees
 - Improvement of existing site biodiversity

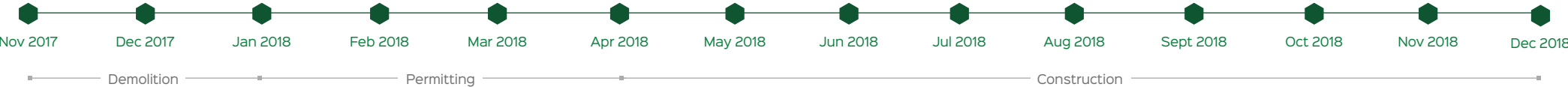
OUR BUILDINGS

- Up to 15m to haunch
- Concrete columns and timber rafters
- Floor slab to TR 34 FM2 flatness with AR2 abrasion resistance
- 60kN racking leg load on 200mm plate
- Dock leveller loading 6 tonne dynamic / 9 tonne static
- Dock doors 2.5m wide x 3.0m high
- Level access doors 3.8m wide x 4.4m high
- ESFR sprinklers
- Battery area ready for customers fit out
- 35m yard area
- Possibility to divide the building

THE OFFICES

- The office area includes reception, offices and social rooms
- Ceramic tile floor coverings to reception areas, social rooms and ground floor offices
- 8 person passenger lift
- Suspended ceiling with mineral tiles on metal framework
- Heating and cooling via reverse cycle heat pumps
- Shower facilities included

INDICATIVE BUILD SCHEDULE



ADDED VALUE FOR CUSTOMERS
Meeting customer needs



SOCIAL VALUE
More positive changes and measurable benefits



ENVIRONMENTAL VALUE
Less environmental impact



INNOVATIVE DESIGN
Environmental value
Less environmental impact

YOUR DEVELOPMENT PARTNER

WHO WE ARE

Baytree is a pan-European logistics and industrial development company focusing on the UK, German and French markets.

Baytree was launched by AXA Investment Managers - Real Assets ("AXA IM - Real Assets"), Europe's largest real estate portfolio and asset manager, with €65bn of assets under management. AXA Investment Managers is part of the AXA Group, a global leader in financial protection and wealth management.

Baytree is focused on delivering high quality logistics and industrial buildings that meet the changing property needs of our customers.

THE BAYTREE PHILOSOPHY

As a responsible business delivering built solutions for our customers, we understand that profit, environmental regeneration, and a thriving society are interlinked.

We work with respect for our customers, partners, investors and stakeholders.

Baytree values each customer as unique and our way of working intentionally builds long term relationships and delivers enhanced long-term value.

Baytree's design principles are founded on delivering buildings within environments which are attractive to occupiers as a consequence of their unique flexibility for a variety of different uses, facilitating the creation of high quality employment opportunities for local people.

Baytree delivers buildings in industry leading timescales which are environmentally responsible and which save our customers money on operating and maintenance costs.

WHY BAYTREE?

- Specialist industrial and distribution developer
- Team with a proven track record in delivering build-to-suit projects for many of the world's leading retailers, 3PL's, manufacturers and automotive companies
- The Baytree Team has experience in successfully delivering over 5m sq m of logistics space across Europe
- A full-service logistics industrial developer with institutional financial backing
- Committed to sustainable environmental and social responsibility
- Committed to providing solutions which enhance our customers' business productivity while respecting the wellbeing of people and community
- A promise of exemplary customer service throughout the project lifecycle, founded on collaboration and transparency



DESIGN WITH THE WELLBEING OF STAFF IN MIND

OFFICES



OPTIONAL WELL CERTIFICATION ILLUSTRATIVE ONLY

AIR

'WHO estimates that 12.7% of deaths globally could be prevented by improving air quality'

WATER

'Being dehydrated by just 2% has been shown to impair cognitive performance'

NOURISHMENT

'Fruit and vegetable intake is associated with increased productivity and job performance'

LIGHT

'There is a relationship between proximity to windows and productivity'

COMFORT

'Maintaining optimal thermal comfort can maximise productivity and decrease errors'

MIND

'Environmental characteristics such as noise, indoor air quality and light can have direct impacts on mental health'



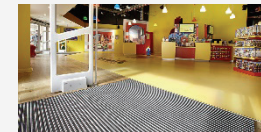
**CASOLINE MF WITH GYPROC
PLASTERBOARD**
(British Gypsum or equivalent
with recessed edge trim)



REINDEER MOSS WALL



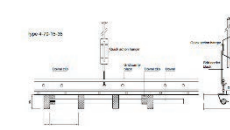
WOODEN DOORS
by Integrated Doorsets



**PRIMARY ENTRANCE
BARRIER MATTING TO
LOBBY**
(Topguard Matting -
Gradus/Forbo)



COFFEE / TEA STATION



DERAKO GRILL SYSTEM (American White Oak)



ROCKFON BLANKA
with concealed grid edge profile
(1200mmx600mm or 1800mmx600mm)

**FEATURE WALL GRAPHIC
TO STAIRWAY**



WOODEN HANDRAILS
(American White Oak
with LED strip lighting)



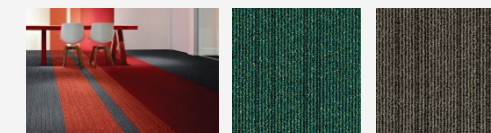
OAK RECESSED SKIRTING
(British Gypsum or
Equivalent trim)



RECEPTION AREA



**SECONDARY ENTRANCE
BARRIER MATTING TO LOBBY**
(Topguard Matting - Gradus/Forbo)



DESSO AIRMASTER CARPET
(Green & Grey)



POSITION YOUR BUSINESS IN HANNOVER



BUILDING EXTERIOR INDICATIVE 'KIT OF PARTS'

ILLUSTRATIVE ONLY



SIGNATURE TREE



NEW ARCHITECTURAL
PROFILED PANEL



'ENERGY' BAND

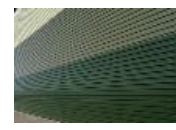


EXTERNAL SEATING AREA

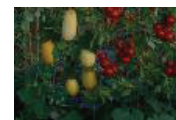
BUILDING
EXTERIOR



'ACTIVE' CANOPY



'GREEN' FEATURE PANELS



LANDSCAPE WALL



INSECT HOTEL



LANDSCAPE
FEATURES



ELECTRIC CAR
CHARGING



PHOTOVOLTAIC
BICYCLE SHELTER



EXTERNAL GYM



FIRE TRACK AS
RUNNING TRACK

Baytree Hannover



Sascha Petersmann
Head of Germany

Baytree Deutschland GmbH
Im MediaPark 8a
50670 Köln
T: +49 (0) 6221 985 62 92
M: +49 (0) 151 211 22 211

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