

Investment Teaser



Central Logistics Hub Stuttgart

SEIZE THE STUTTGART ADVANTAGE:
PREMIER LOGISTICS INVESTMENT

SCHICKARDSTRASSE 27 • BOEBLINGEN

November 2024





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VIDEO.

UNRIVALED INVESTMENT OPPORTUNITY

CENTRAL LOGISTICS HUB STUTTGART: BEST-IN-CLASS LOCATION MEETS STRATEGIC DISTRIBUTION ASSET



PRIME LOCATION STUTTGART

- Prime location in the logistics hotspot Stuttgart in direct vicinity to the Mercedes-Benz plant Sindelfingen
- Direct access to highways A81 and A8
- Optimal location for tenant's streamlined distribution operations
- Heart of industrial powerhouse, anchored by Daimler and Porsche



ECONOMIC POWERHOUSE

- 2nd strongest economic region in Germany
- Home to numerous DAX-listed companies and hidden champions
- Daimler's most important plant in Sindelfingen on your doorstep
- Leading innovation region with highest patent applications per capita in Europe



COMMITTED SINGLE-TENANT

- LGL: Industry-Leading Logistics Provider
- Offering tailored logistics services for high-profile clients
- Key supplier to Mercedes-Benz's largest plant for premium models
- Cash flow backed by letter of comfort from parent company



LONGTERM SECURED CASHFLOW

- Under-rented facility with growth potential
- WALT of ~9 years (~14 years incl. options)*
- 100% annual CPI adjustment
- Scheduled rental uplift of 4% in 2029

*as of 01/11/2024



HIGH QUALITY LOGISTICS ASSET

- Generic warehouse with flexible layout
- 2011 construction with roof refurbishment in 2024
- BREEAM "good" certification
- PV system installed
- On-site EV charging supports green mobility

KEY METRICS

CENTRAL LOGISTICS HUB STUTTGART AT A GLANCE



LETTABLE AREA

c. 28,300 sqm



RENTAL INCOME (P.A)*

~ € 2.5m



SITE AREA

62,000 sqm



WALT**

~9.0/~14.0 yrs.



YEAR OF CONSTRUCTION

2011/2024 (refurb.)



SINGLE TENANT

LGI Deutschland
GmbH



BUILDING TYPE

Distribution
Center



PV installed

*Includes PV rent. **As of 01/11/2024, excl./incl. options

STRATEGIC GATEWAY TO SOUTHWEST GERMANY

POWERING REGIONAL DISTRIBUTION IN EUROPE'S
INDUSTRIAL HEARTLAND



ECONOMIC POWERHOUSE STUTTGART

- Germany's 2nd strongest economic region
- Corporate Magnet: Home to 6 Fortune Global 500 companies
- Diverse sectors: automotive, engineering, IT, green tech
- Exceptional demand for logistics services
- Economic resilience hedges against market fluctuations

INDUSTRIAL HUB SYNERGY

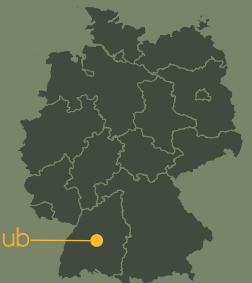
- Global headquarters for Mercedes-Benz and Porsche
- High-density cluster of development centers and production facilities
- Sindelfingen serves as the central competence centre for the production of high-end Mercedes Benz models
- Major hub for automotive assembling and logistics
- Ecosystem of tier-1 and tier-2 suppliers ensuring industry resilience

STRATEGIC LOGISTICS POSITIONING

- Stuttgart Airport within 25 km
- Superior connectivity to A8 and A81 highways
- Direct link to Daimler's Sindelfingen factory, optimizing supply chain efficiency
- Strategically positioned for both regional and national distribution networks



Central Logistics Hub
Stuttgart



BRINGING YOU CLOSER TO STUTTGART'S BEST

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