

Intervest Offices & Warehouses acquires a second logistics site in Raamsdonksveer and takes up a strategic position at the airport of Eindhoven

Almost 20% of the logistics real estate portfolio is now located in the Netherlands

Intervest Offices & Warehouses (hereinafter 'Intervest') acquired two logistics sites in the Southern Netherlands, thereby continuing its growth in logistics real estate in a 150 km radius around Antwerp.

Real estate

In **Raamsdonksveer**, a logistics site with a total leasable space of approximately 35.000 m², consisting of a warehouse and mezzanine, and approximately 700 m² of offices has been acquired. This site borders the distribution centre acquired by Interinvest in 2017, in this way forming a strategic building cluster at this location.

The distribution centre has been leased by Dome Real Estate since 2015 and operated by Welzorg, the second largest provider of mobility aids in the Netherlands. Both companies constitute a part of Louwman Group.

By acquiring this adjacent property, Interinvest is consolidating its position in Raamsdonksveer, which forms part of the leading logistics region of West Brabant (Breda - Bergen-op-Zoom - Moerdijk - Roosendaal).





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In **Eindhoven** the Silver Forum distribution centre has been acquired at the Eindhoven Airport site. The building includes a total leasable space of approximately 24.300 m² consisting of a warehouse and mezzanine, approximately 5.900 m² of separate offices and has approximately 200 parking spaces around the building. The building located in the Flight Forum business park has a strikingly organic shape with a silver-coloured curved finish to the façade.



The distribution centre has been fully leased to the high-tech company ASML since 2002. The registered office of the listed company, ASML, is located in Veldhoven, just four kilometres away from the distribution centre. The company is the world leader in the manufacture of machines for the chip industry (semiconductors). The company has 60 branches in 16 different countries, employs over 19.000 people and has different facilities for both R&D and manufacturing in the Eindhoven - Veldhoven region.

By purchasing Silver Forum, with a strategic location close to Eindhoven Airport, Interinvest acquires a multi-modal logistics site a stone's throw away from Eindhoven's city centre.

“In the Netherlands, as in Belgium, Interinvest’s strategy is aimed at creating logistics clusters in easily-accessible locations. With this investment, a logistics cluster is being achieved in Raamsdonksveer in West Brabant and, with the multimodal site at the airport in Eindhoven, the position of Interinvest in the Southern Netherlands is being further expanded.”

JEAN-PAUL SOLS - CEO

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Structure

The collective purchase price amounts to € 40,5 million (including registration fees and costs). The purchases immediately generate an annual rental income of € 2,9 million for Intervest. This acquisition represents a gross initial yield of 7,2%.

The average weighted duration of the lease agreements is 4,3 years. Both sites have a 100% occupancy rate.

The logistics real estate portfolio represents after this transaction 57% of Intervest's total real estate portfolio. 19% of the logistics real estate portfolio is now located in the Netherlands.

The sites are acquired collectively from Distrifonds II Nederland CV, that was represented by Profound Asset Management BV and was advised legally by SoestvanVelten and fiscally by Rechtstaete during this transaction.

For Intervest, DLA Piper assisted this transaction as legal adviser and De Lobel & Partners mediated as broker.

Intervest Offices & Warehouses nv, (hereinafter Intervest), is a public regulated real estate company (RREC) founded in 1996 of which the shares are listed on Euronext Brussels (INTO) as from 1999. Intervest invests in high-quality Belgian office buildings and logistics properties that are leased to first-class tenants. The properties in which Intervest invests, consist primarily of up-to-date buildings that are strategically located in the city centre and outside municipal centres. The offices of the real estate portfolio are situated on the Antwerp - Mechelen - Brussels axis; the logistics properties on the Antwerp - Brussels - Nivelles and Antwerp - Limburg - Liège axis with further extensions in Belgium, the Netherlands and towards Germany. Intervest distinguishes itself when leasing space by offering more than square metres only. The company goes *beyond real estate* by offering 'turnkey solutions' (a tailor-made global solution for and with the customer), extensive services provisioning, co-working and serviced offices.

For more information, please contact:

INTERVEST OFFICES & WAREHOUSES nv, public regulated real estate company under Belgian law,
Jean-Paul SOLS - ceo or Inge TAS - cfo, T. + 32 3 287 67 87.

<http://www.intervest.be/en>