

Intervest acquires logistics site in Venlo with option on land position.

As part of the strategic expansion of its logistics portfolio in the Netherlands, Interinvest Offices & Warehouses (hereinafter “Interinvest”) has acquired a portfolio of three existing buildings and an option on a land position in Venlo. This land position can be used to develop a logistics site in the future.

The transaction was concluded as a sale-and-lease-back transaction with Welsi, which will keep renting part of the existing buildings for a period of five years. The three buildings were purchased for an investment amount of € 12,9 million, generating a gross initial yield of 6,2%.

The total surface area of the existing buildings is approximately 9.800 m² of warehouse space and 1.970 m² of office space. The buildings are now in use by several tenants active in the logistics sector. The property currently has an occupancy rate of 100%.

The site has trimodal access due to its location almost right next to the ECT rail terminal and at a short distance from the barge terminal, which is a unique asset compared to competing locations. In addition, the two largest buildings are fitted with a photovoltaic system, with the result that this transaction further improves the sustainability of Interinvest’s real estate portfolio.

Given the limited availability of less large-scale surface areas in the Venlo region and the prime location of the site, the rental potential of the land position is assessed positively. As a result, the land position offers a strong potential for the additional development of a logistics building of approximately 10.000 m² in the short to medium term. In this way, Interinvest is acquiring a strategic land position with the potential to create value for Interinvest.

DLA Piper acted as Interinvest’s legal adviser for this transaction. Savills provided commercial advice.



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Interinvest Offices & Warehouses nv, (hereinafter Interinvest), is a public regulated real estate company (RREC) founded in 1996 of which the shares are listed on Euronext Brussels (INTO) as from 1999. Interinvest invests in high-quality Belgian office buildings and logistics properties that are leased to first-class tenants. The properties in which Interinvest 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 in and around centre cities such as Antwerp, Mechelen, Brussels and Leuven; the logistics properties are located on the Antwerp - Brussels - Nivelles, Antwerp - Limburg - Liège, and Antwerp - Ghent - Lille axes and concentrated in the Netherlands on the Moerdijk - 's Hertogenbosch - Nijmegen, Rotterdam - Gorinchem - Nijmegen and Bergen-op-zoom - Eindhoven - Venlo axes. Interinvest distinguishes itself when leasing space by offering more than square metres only. The company goes *beyond real estate* by offering 'turn-key solutions' (a tailor-made global solution for and with the customer), extensive services provisioning, co-working and serviced offices.

For more information, please contact:

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