

## Interinvest expands further in the Southern Netherlands with a first logistics site in Breda

With the acquisition of the Nouwens Transport Breda headquarters, the share of logistics real estate rose from 63% to 64%. The Netherlands now makes up 46% of the logistics portfolio.

Interinvest Offices & Warehouses (referred to hereafter as “Interinvest”) is signing a sale-and-lease-back agreement for the head office of the North Brabant transport company Nouwens Transport Breda. The contemporary, sustainable logistics building, located at Steltbeemd 3 in Breda, currently comprises approximately 2.500 m<sup>2</sup>, has an accompanying detached office building of approximately 1.000 m<sup>2</sup> and a car park of 20.000 m<sup>2</sup>.

After the transfer, scheduled for October 2021 at the latest, the site will be fully leased by Nouwens Transport Breda for a term of 17,7 years - with a break after 12,7 years - under the triple-net regime. The sale-and-leaseback agreement also provides, adjacent to the existing warehouse, for an extension of 3.650 m<sup>2</sup> of warehouse, which as of completion, will also be covered by the sale-and-leaseback agreement, creating a total of 6.000 m<sup>2</sup> of logistics space as well as the office space. This new construction is expected to be completed in the first quarter of 2022 and will meet high quality standards.



The Netherlands › Nouwens Transport Breda

## PRESS RELEASE

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The site is being purchased for € 17,3 million, representing a gross initial yield of 5,22%. The acquisition is structured through the company Breda1 bv, subsidiary of Interinvest Nederland. The transaction is being assisted by De Lobel & Partners for Interinvest.

With this operation, Interinvest is strengthening its position in the logistics segment, as well as geographically, in the Netherlands. The scarcity of logistics hotspots in North Brabant is being fuelled by Brexit, the impact of the corona pandemic on e-commerce and stable investment opportunities. Furthermore, this acquisition fits in perfectly with making the portfolio sustainable. The current building is energy neutral and already has a PV installation, which is also planned for the new construction. BREEAM “Excellent” certification is targeted after the expansion has been completed.

With almost 140 employees, Nouwens Transport Breda is a major player in North Brabant and specialises in transporting pharmaceutical goods, high-tech products, medical resources and high-quality foodstuffs. The company has been located in this new, state-of-the-art building since December 2019.

“ This purchase falls within the scope of further plans to expand the Dutch portfolio and continues to improve Interinvest’s risk profile. Together with a reputable transporter such as Nouwens, we have found the appropriate framework for a sustainable sale-and-lease-back agreement.

GUNTHER GIELEN, CEO INTERVEST OFFICES & WAREHOUSES



The Netherlands > Combination office building and logistics space



PRESS RELEASE

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The Netherlands› Interior space Nouwens Transport Breda

Interinvest Offices & Warehouses nv (referred to hereafter as “Interinvest”) is a public regulated real estate company (RREC) founded in 1996, of which the shares have been listed on Euronext Brussels (INTO) since 1999. Interinvest invests in high-quality office buildings and logistics properties that are leased to first-rate tenants. The properties in which Interinvest invests consist primarily of up-to-date buildings that are strategically located, often in clusters. The office segment of the real estate portfolio focuses on the central cities with an important student population of Antwerp, Mechelen, Brussels and Leuven and their surroundings; the logistics segment of the portfolio in Belgium is located on the Antwerp - Brussels - Nivelles, Antwerp - Limburg - Liège, and Antwerp - Ghent - Lille axes and, in the Netherlands, on the Moerdijk - 's Hertogenbosch - Nijmegen, Rotterdam - Gorinchem - Nijmegen and Bergen-op-Zoom - Eindhoven - Venlo axes. Interinvest distinguishes itself in renting space by going beyond merely renting m<sup>2</sup>. The company goes beyond real estate by offering “turnkey solutions” (a total solution tailored to *and* with the customer), extensive service provision, co-working and ready-to-use offices.

**FOR MORE INFORMATION, PLEASE CONTACT INTERVEST OFFICES & WAREHOUSES NV,**  
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