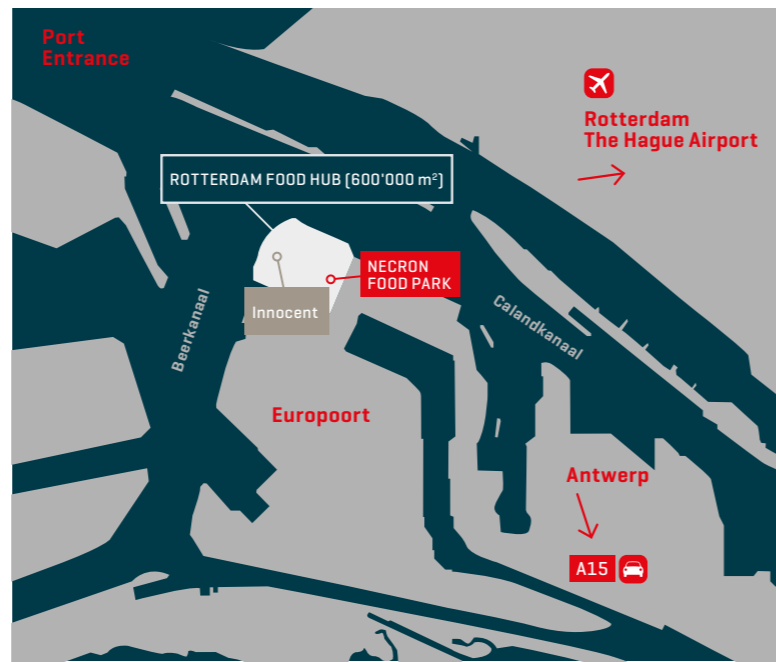


**DISTRIBUTION
CENTER
NECRON
FOOD PARK I,
ROTTERDAM/NL**





The NECRON FOOD PARK I distribution centre lies in the heart of the 600 000 m² Rotterdam Food Hub at the corner of the Beerkanaal and the Calandkanaal in the Port of Rotterdam. It will benefit from the Rotterdam Food Hub's comprehensive infrastructure for agri-food companies, such as dedicated quays for overseas and inland vessels, land transport facilities, storage areas, access control and on-site customs.



The Rotterdam Food Hub benefits from its prime location right at the entrance to the Port of Rotterdam, its proximity to existing agri-food hotspots, such as the Cool Port and the large cold storage facilities on the Maasvlakte as well as its direct barge, rail and road connections to Europe's metropolitan areas. The A15 motorway is only 3 km away and offers a direct connection to Rotterdam, Antwerp and Düsseldorf, while the Rotterdam The Hague Airport can be reached in just about half an hour.

Just over a year ago, Innocent, a subsidiary of Coca-Cola, built and commissioned its first completely CO₂-neutral beverage plant in the Food Hub. The plant has an annual production capacity of up to 300 million litres of fruit juices and smoothies. Innocent considers the location to be its best choice. In this prime spot, Necron is building its NECRON FOOD PARK I distribution centre.

- Located at the heart of the 600 000 m² Rotterdam Food Hub
- 90 000 m² site
- 55 238 m² gross floor area (GFA)
- Building dimensions: approx. length 265 m x width 188 m x height 12.2 m
- 43 093 m² Storage area, partially refrigerated
- 10 993 m² Mezzanine area for food processing
- 1 152 m² office space
- 40 truck loading bays, of which 8 with sectional doors
- 450 parking spaces
- BREEAM "excellent" certification
- Green facades and roofs, with photovoltaic system



BUILDING AND INFRASTRUCTURE

The NECRON FOOD PARK I distribution centre is built on a 90 000 m² site. It offers more than 55 000 m² GFA including roughly 43 000 m² of warehouse space (on three levels with drive-in racks, partly refrigerated), 11 000 m² of industrial space for food handling, repackaging and ripening and approximately 1 100 m² of office space. The NECRON FOOD PARK I represents the first phase of the 170 000 m² NECRON FOOD PARK development.

The NECRON FOOD PARK I distribution centre features modern architecture with green facades and roofs and will be developed and certified according to the requirements of the BREEAM four-star sustainability level "excellent". It features state-of-the-art building technology including all-electric cooling and refrigeration systems as well as a powerful photovoltaic system on the roof.

OUR SERVICE PROVIDERS

The seasoned management team works with high profile experts in the industry to create high quality projects. Well reputed business partners are chosen for the design and construction phase.

DREES & SOMMER

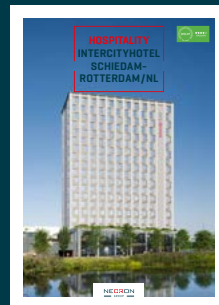
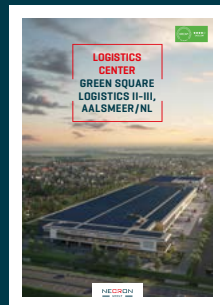
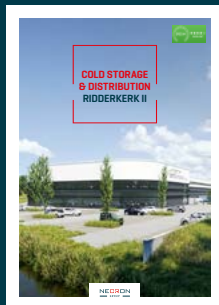
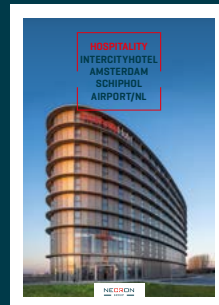
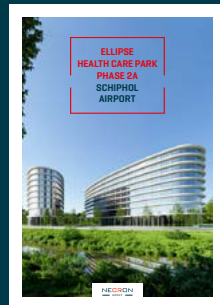
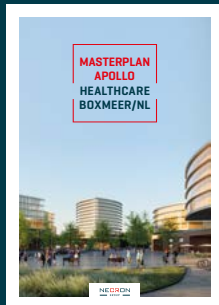
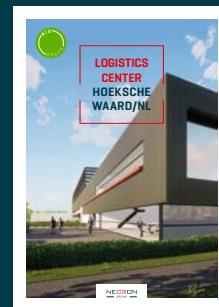
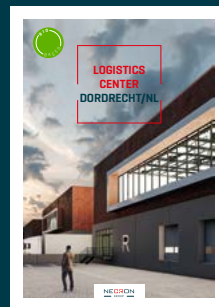
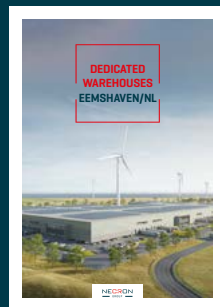
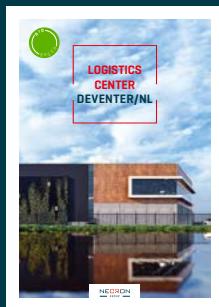
AAN DE STEGGE TWELLO

Architecten_Lab

Necron Group AG is a Swiss based real estate investment and development company. Necron's strategy is to secure plots for the development of light industrial, hotels, offices, secured warehouses, health care projects and other commercial buildings. Necron Group anticipates the market, creates supply chains and jobs. For that, Necron projects are specifically interesting for qualified investors.

Necron's projects are characterized by a consistent circular economy. In all its development projects, Necron strives for obtaining the highest BREEAM Standard.

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