

THE ANCHOR[♦]

Minervaweg 10
8239 DL Lelystad,
The Netherlands

Information Memorandum

01

Overview

Strategically located, 'The Anchor' is the ideal space to realise sustainable growth and innovative ideas. Cast your anchor in Lelystad and embark on the path to success with a logistics property that meets the requirements of tomorrow, today.

Introduction

In the heart of the Flevoland region lies Lelystad, one of Holland's youngest cities with modern architecture and a burgeoning economy. This is where a modern logistics park is being built that takes connectivity and sustainability to another level: The Anchor.

< Rotterdam 122km

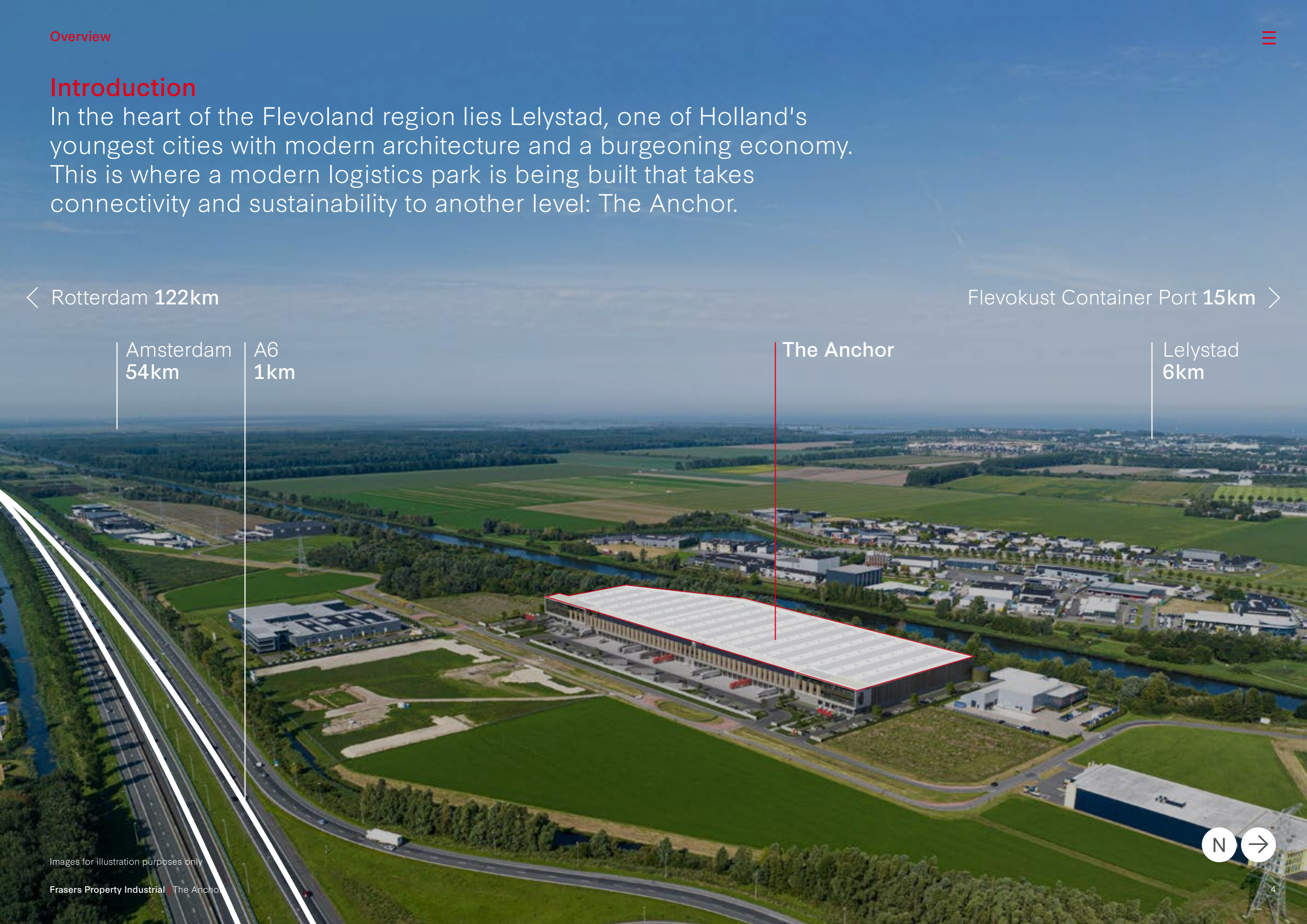
Flevokust Container Port 15km >

Amsterdam
54km

A6
1km

The Anchor

Lelystad
6km



At a glance

With excellent access to highways, railroads, airports and waterways, The Anchor paves the way for innovative concepts that provide a home for emerging and established businesses now and in the future.

Transportation →

- 1 km/ 1 min** - Motorway A6

- 5 km/ 5 min** - Lelystad Airport

- 15 km/ 14 min** - Container terminal CTU Flevokust

- 19 km/ 13 min** - Motorway A27

- 65 km/ 43 min** - Amsterdam Schiphol Airport

- 40 km/ 32 min** - Motorway A1

1 km
to the A6 motorway

Location →

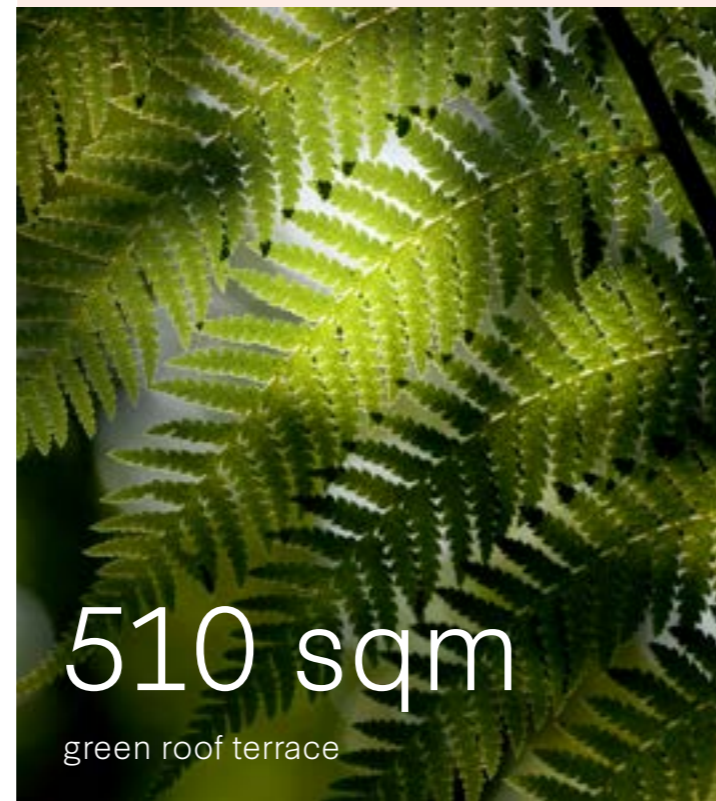
- 53,976 sqm** - Site size

- 36,402 sqm** - Lettable floor area

- 24/7** - Operating hours

- 12.2 m** - Clear height

- 38** - Loading docks



510 sqm
green roof terrace

Region →

- 8.7 million customers** within a radius of 100 kilometres

- 1 hour's drive** to one of Europe's highest-volume metropolitan regions

- 1 container port** less than 15 min away

- 5 km/ 5 min drive** to Lelystad center

- 53 km/ 43 min drive** to Amsterdam



8.7 million
inhabitants in the surrounding area

Good to know →

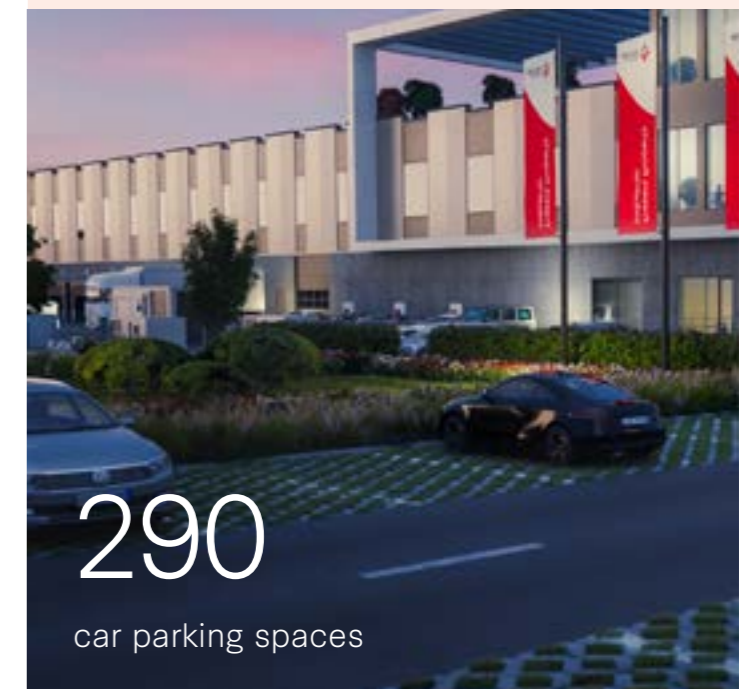
- 16** on-site truck parking spaces

- Public transportation** easily accessible

- BREEAM Excellent** sustainability certificate being sought for construction

- 2** separately rentable units

- Bicycle stand** included



290
car parking spaces

Location

Located not just at the forefront of current developments, but also along one of Holland's major transportation routes, The Anchor enjoys a unique position right next to the A6. This prime location provides excellent connectivity to the Amsterdam region, Randstad and the northern Netherlands. With this outstanding transportation hub, you'll have a direct route to some of Europe's most lucrative markets.

The surrounding region



65km

to Amsterdam Schiphol airport



1km

to the A6 motorway



15km

to the port of Flevokust



53km

to Amsterdam



60km

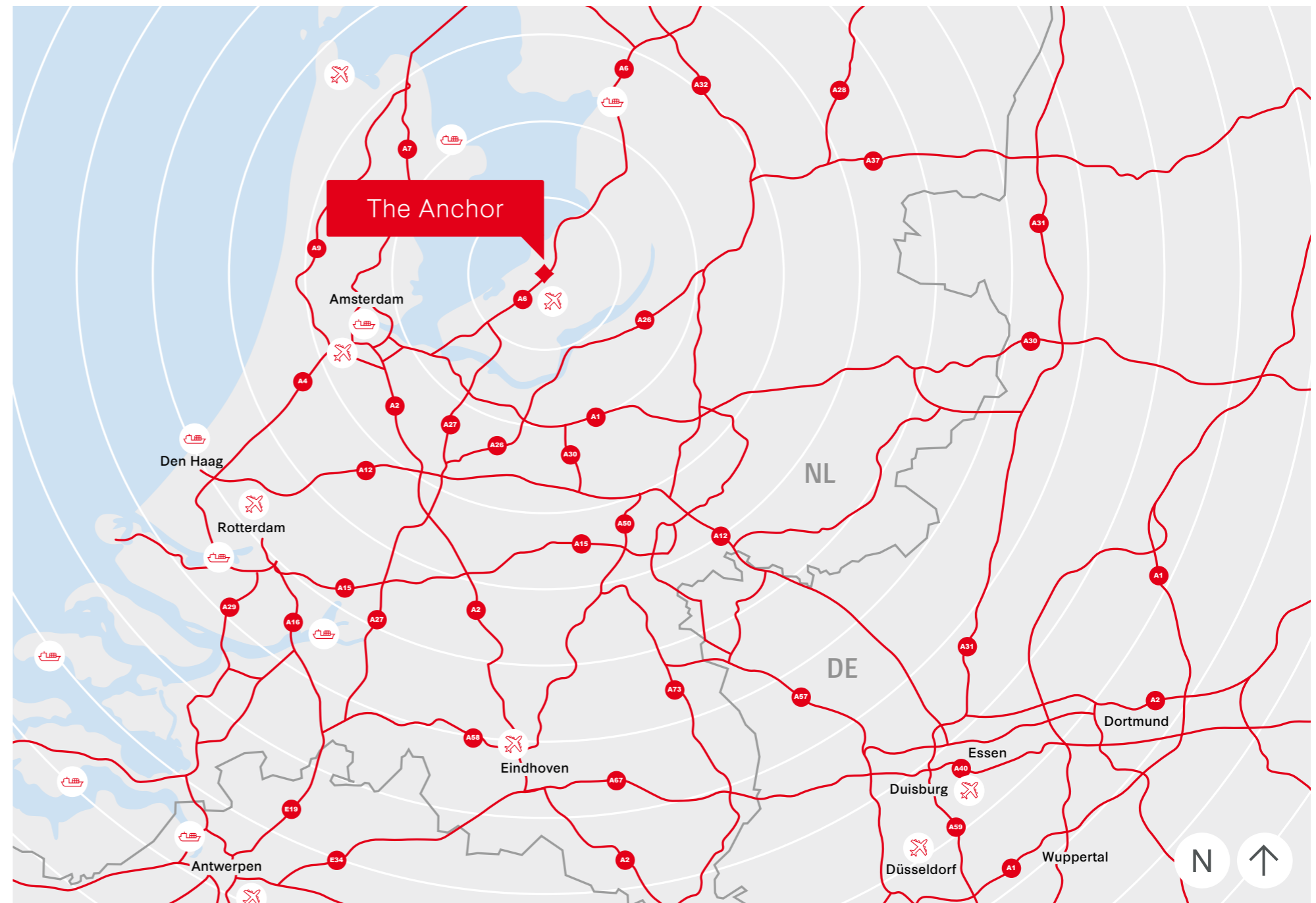
to Utrecht



91km

to Randstad

The Flevoland region is strategically positioned in the heart of the Netherlands, boasting exceptional accessibility through a comprehensive network of road and rail transport, as well as access to airports and waterways. The Flevopolder in Lelystad serves as a crucial link to both the economically powerful Randstad region and the northern and eastern parts of the Netherlands. Furthermore, the nearby CTU Flevokust port, complete with its container terminal, provides a gateway to all of Europe. That's why this region is highly coveted by globally significant companies seeking a prime logistics location.



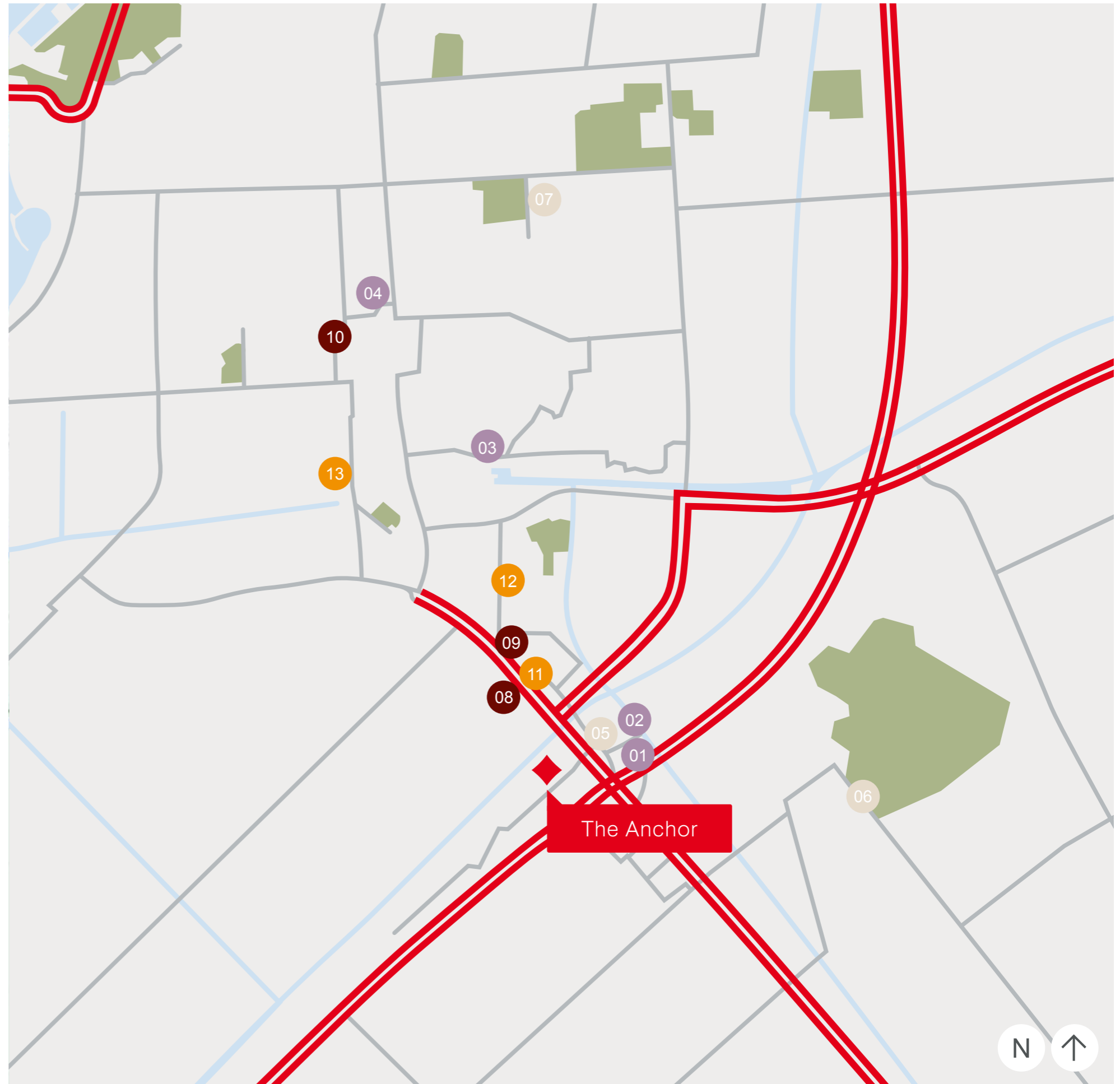
LEGEND

- Motorways and federal roads
- National borders

The local area

The A6 motorway, located right next to the logistics park, is a major hub for international freight transportation. The Anchor's direct access to an on- and off-ramp of this crucial road not only guarantees smooth logistics operations but also greatly reduces the likelihood of traffic congestion.

- | | |
|------------------------------|-------------------------------|
| FOOD | FILLING STATIONS |
| 01 McDonald's Lelystad | 08 BP Larserdreef |
| 02 KFC | 09 Shell |
| 03 Café 't Amsterdammertje | 10 Tango Lelystad Stationsweg |
| 04 La Plaza | SUPERMARKETS |
| SPORTS & HEALTH | 11 Jumbo |
| 05 Watson Power Fitness | 12 AH to go |
| 06 Natuurpark Lelystad | 13 Lidl |
| 07 Sports Center De Koploper | |



Out exploring

Lelystad is a vibrant, emerging city with architecture and a diverse selection of excellent restaurants. Beyond the city centre, which is approximately 4 km away, the immediate vicinity of The Anchor provides various recreational options, hotels and places to eat for a convenient lunch break.



Hotels

Van der Valk Hotel
Larserplein 1 → 1.8 km

Leonardo Hotel Lelystad City Center
Agoraweg 11 → 5.5 km

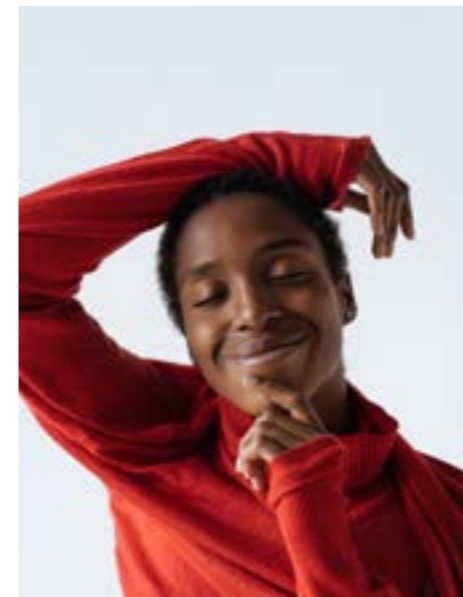


Sports & Health

Watson Power Fitness
Larserplein 1 → 1.7 km

Natuurpark (natur park) Lelystad
Vlotgrasweg 11 → 4.5 km

Regardless of whether it's with Power Fitness or in Natuurpark, staying fit is easy here.



Food & Drink

Mc Donald's
Larserplein 10 → 1.8 km

KFC
Larserplein 20 → 1.8 km

Café 't Amsterdammertje
Kamp 43 → 5.7 km

Whether you're looking for a quick meal or a cozy café atmosphere for a snack, Lelystad has a lot to offer.



Filling stations

BP
Ketelmeerstraat 220 → 2.7 km

Shell
Larserdreef 1 → 3.5 km

Nearby filling stations ensure that everyone stays mobile and has a full tank.



Shopping

Jumbo
Jol 37 → 4.3 km

AH to Go
Ketelmeerstraat 220 → 2.7 km

After work, you can easily grab some groceries at the supermarket around the corner.



03

The Property

The Anchor, a logistics park covering almost 36,402 sqm, is a trailblazer in both architecture and sustainability thanks to extensive rooftop gardens on every unit and a goal to achieve BREEAM Excellent certification.

Property details

ACCESS

The site is located directly on the A6 motorway, with two exits.

UNIT A

Total rental space: 18,225 sqm

Warehouse: 15,532 sqm

Mezzanine: 1,389 sqm

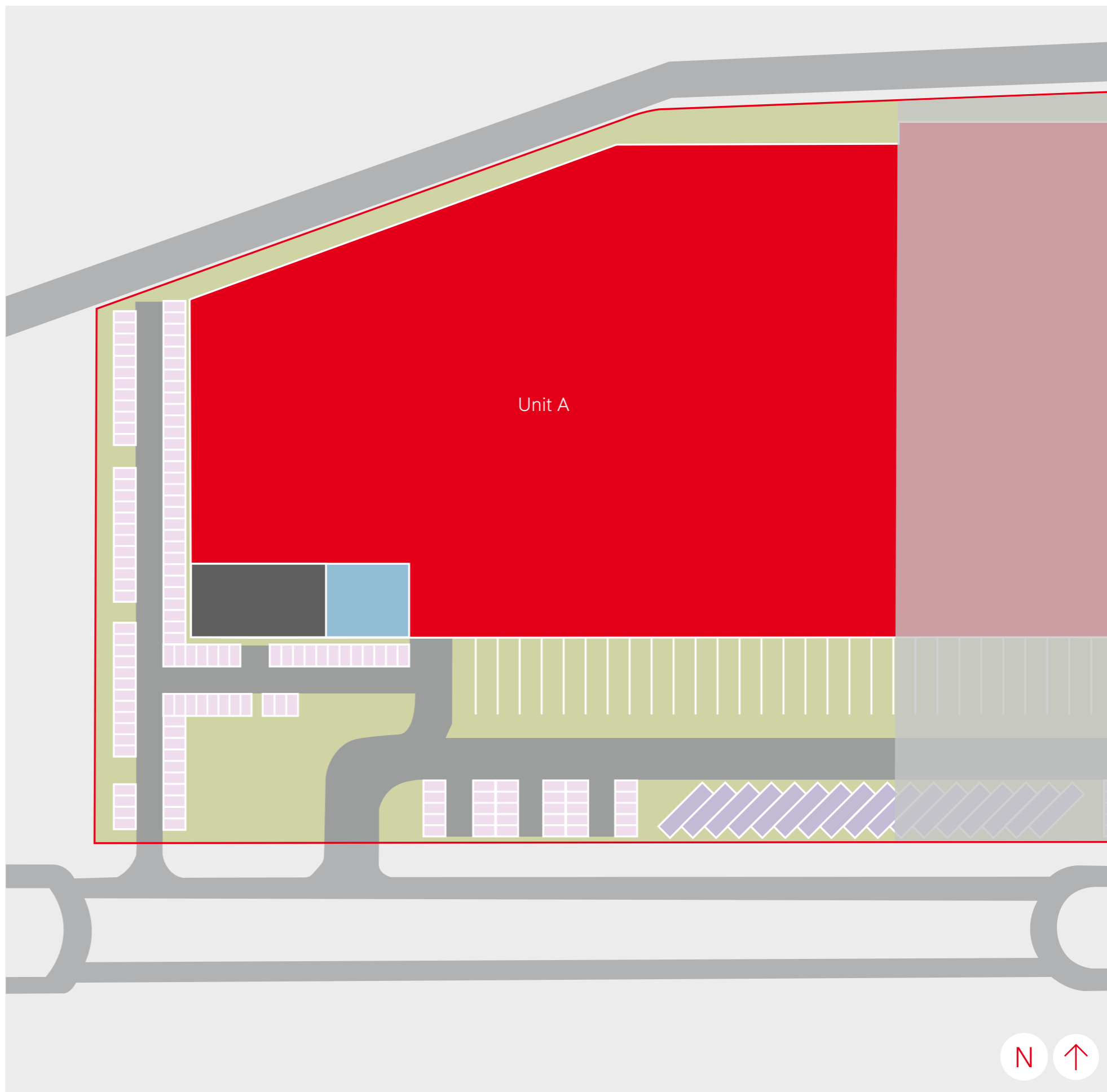
Office space: 1,304 sqm

Car parking spaces: 145

Truck parking spaces: 8

LEGEND

- Warehouse
- Car parking spaces
- Truck parking spaces
- Green area
- Roof terrace
- Office



Property details

UNIT B

Total rental space: 18,177 sqm

Warehouse: 15,656 sqm

Mezzanine: 1,217 sqm

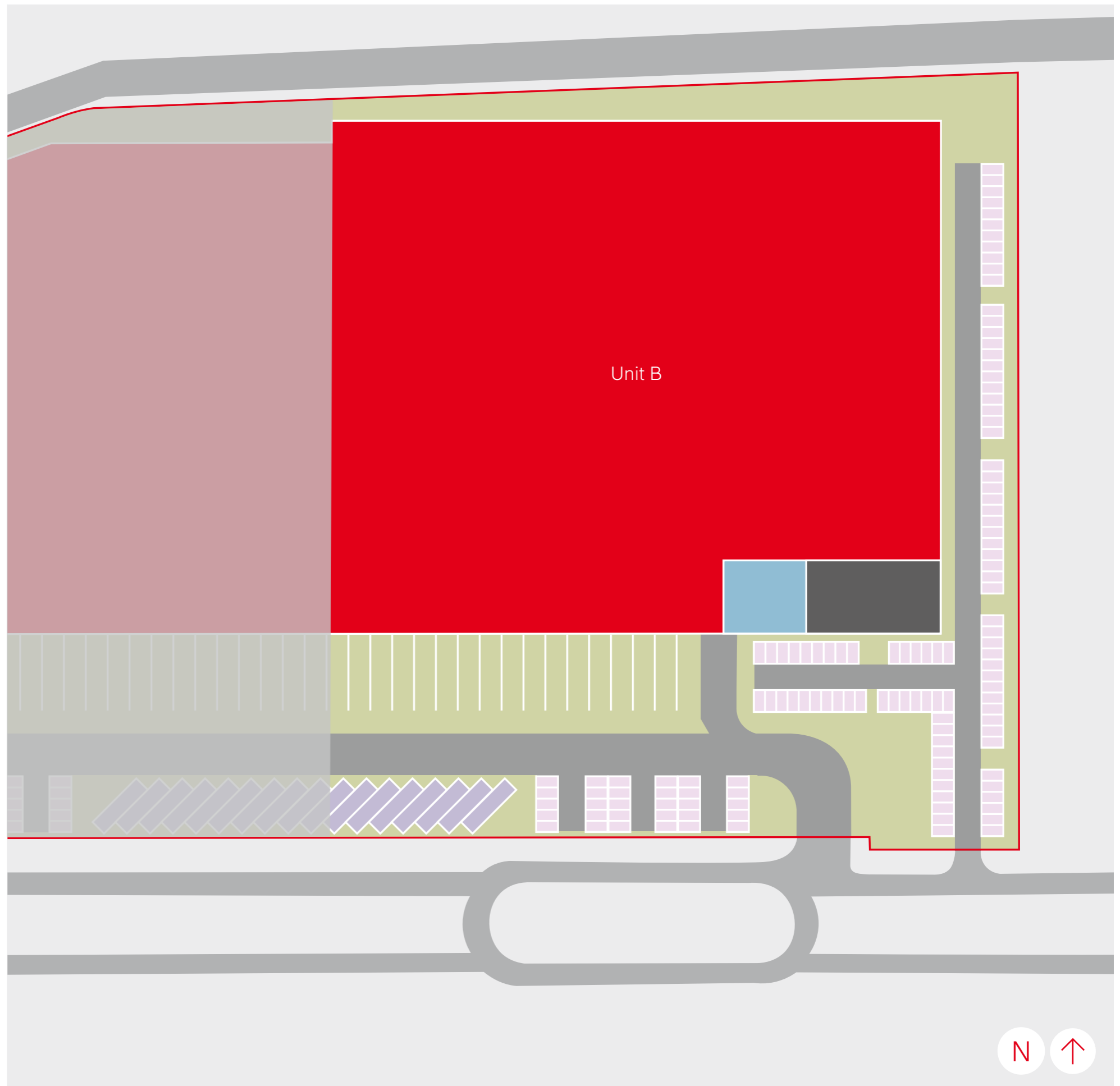
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LEGEND

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- Car parking spaces
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- Green area
- Roof terrace
- Office



Technical Specs.

Warehouse →

Free stacking height: approx. 12,2 m¹ (between main trusses)

Main grid size: 22,8 m¹ (in the width of the building)

Construction: steel

Daylight: In the façade, provisions are made for the entry of daylight

Storage area: maximum floor load 60 kN/ m², maximum point load 90 kN

Flatness of the concrete floor: in accordance with NEN 2747 class 1

Lighting: LED 200 lux, equipped with switched motion detectors

Sprinkler system: FM Global and provided with an inspection certificate

Heating system: VRF (no less than 12 °C)

Offices →

Entrance: separate entrance per office per unit

Floor in sanitary units: ceramic floor tiles

Floor: Smooth concrete / screed floor suitable for finishing with carpet floor coverings

Suspended ceiling with LED lighting: average light output of 500 lux, switched on motion detectors

Pantry: per office per storey equipped with dishwasher, refrigerator and microwave

Mezzanine →

Free height under floor: is approx. 5,0 m¹

Depth of mezzanine floor: max. 12 m¹

Flatness of the concrete floor: in accordance with NEN 2747

Maximum floor load: 5 kN/m²



Sustainability

With The Anchor, we've designed a business park that not only ensures sustainable profitability but also prioritises the responsible use of resources. From first plannings on, we actively pursued BREEAM Excellent certification. But that's just the beginning. Across the 510 sqm rooftop terraces on our units, we're crafting spaces for relaxation and recreation. Furthermore, by implementing photovoltaic systems, we're harnessing solar energy to reduce our environmental impact while also saving you money.


SUSTAINABILITY CHECKLIST

- ◆ BREEAM Excellent is aimed for
- ◆ Electrified heating
- ◆ Solar energy
- ◆ WC flushing with rainwater
- ◆ Minimised carbon emissions
- ◆ Green roof terrace for biodiversity and recreation
- ◆ Intelligent consumption measurement

↓ Social aspect

Maximising

Quality of life.



← Conscious landscape design



Native plants

support biodiversity on site.

→ Green electricity



Solar energy

is generated.

Design

The Anchor has been designed by leading architects Convexarchitecten. Both Units will include mezzanine space and office space. Features that foster employee's health and wellbeing such as a rooftop terrace and outdoor recreation facilities like a BBQ area were also integrated in the concept.

- 01 Architect designed offices for each Unit
- 02 Car parking spaces with electric vehicle chargers





04

Our experience

As a multinational industrial, logistics and commercial property developer, we're ready to help your business secure its place in an ever-changing future.

Our proven global experience, strategic approach, sustainability leadership and customer-centric mindset means our business is designed to upgrade the potential of yours.



04.1

Our experience
Our company

Who we are

Frasers Property Limited

Is a multinational business that operates across five asset classes – residential, retail, commercial & business parks, industrial & logistics, as well as hospitality.

The Group has businesses in Southeast Asia, Australia, Europe and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in over 70 cities and 19 countries across Asia, Australia, Europe, the Middle East and Africa.

Frasers Property Industrial

We first began developing property in 1924. Today, we're part of the global Frasers Property Group. As a multinational company, we're able to create collective value for customers all over the world, while providing a range of opportunities for our own people.

Ours is a business enriched by people who bring world-leading ideas to local challenges. This diversity offers a powerful perspective across every project – and gives our customers more confidence, knowing they're backed by a world of experience.



◆ Commercial and Industrial

What we do

Our experienced multinational team work closely with you to design, deliver and maintain your property. We're committed to solving your industrial, logistics and commercial property challenges with strategically placed solutions that can empower your business today and secure the opportunities that lie ahead.

Develop

We design and build properties to suit any industrial, logistics and commercial needs.



Lease

Our property portfolio covers a range of leading sectors, in locations all over the world.



Manage

Our exceptional team helps maintain the value and performance of your property.



How we do it

Collaboration and connection. Expertise and integration. They're the foundations of a property development platform that sees our customers supported every step of the way. The Frasers Property Industrial approach combines these elements to give your business a unique advantage in an increasingly competitive landscape.

01

We're collaborative in every sense.



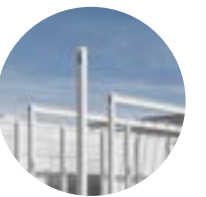
02

Our expertise at every step is second to none.



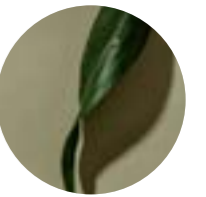
03

Each property solution is unique to every client.



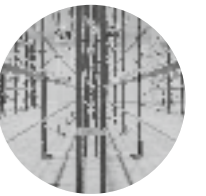
04

We approach sustainability as the new standard.



05

Our facilities deliver excellence in design and performance.



Our services



Space Planning



Acquisition



Masterplanning



Town planning



Design



Project Management



Asset Management



Property Management



Sustainability and carbon accounting

Our management tools

Like your business, your property needs attention and care to keep it operating at full capacity. We help you get the most out of your property with powerful management tools, and responsive support and on-site services when and where you need them. From the day you arrive, we help you get to know your space and the potential it can deliver each day.

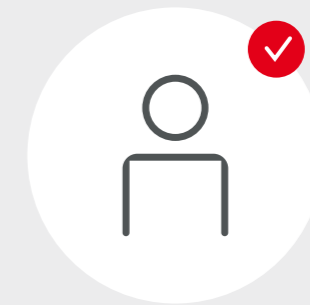
Asset Management

We help and maintain the quality of your property to the highest standards.



Property Management

We take care of the daily requirements to keep your property open and efficient.



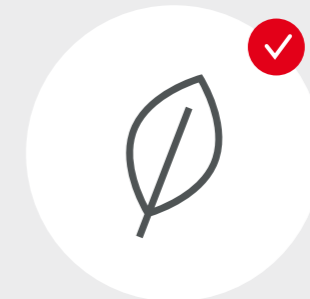
Facilities & Technical Management

We provide you with the tools and services to monitor the performance of your property.



Sustainability Management

We help you access the advantages of sustainable design, services and infrastructure.



Our track record

Review our selection of industry leading facilities custom built for a range of customers and industry sectors. Each property is built to perform at the highest possible standards.



Oostvogels / Neele-Vat
Breda, Netherlands

- ◆ 11,550 sqm
- ◆ Completed: 2022



Hendi
Ede, Netherlands

- ◆ 12,028 sqm
- ◆ Completed: 2021



UPS
Roermond, Netherlands

- ◆ 33,342 sqm
- ◆ Completed: 2021



KAN Logistics Park - Phase 1
Bemmel, Netherlands

- ◆ 29,849 sqm
- ◆ Completed: 2023



04.2

Our experience Sustainability

Sustainability for you

How sustainability works for our customers

Beyond safeguarding a future for all, we know sustainability is also about measuring performance and how we can increase it in the smartest and simplest ways for your business. Better performance means more savings, less hassle, and a greater return on investment for you and the planet we share.

We also understand that behind every business are its people. We know the importance of their wellbeing and how to create the places that can empower them to live a more balanced, healthier and productive life.

Benefits for you

Sustainability requires a holistic and proven approach. At Frasers Property Industrial, our world-leading initiatives will help you unlock the tangible benefits sustainability can provide for both your people and business. We've shortlisted the top five benefits for your business.

01

Reducing the cost of your operations.



02

Market-leading design and quality.



03

Helping you track your environmental performance.



04

Healthy spaces for staff wellbeing.



05

Connected amenities and recreation spaces.



Features for you

Our team can help your business select the right combination of industry-leading features to achieve your efficiency, wellbeing or certification goals.

BUILDING BENEFITS

- ◆ Solar power and energy storage solutions
- ◆ Smart lighting and technology
- ◆ Electric vehicle support
- ◆ Recycled water systems
- ◆ Responsibly sourced materials
- ◆ Smart management systems
- ◆ Waste recycling
- ◆ Certified building standards

STAFF BENEFITS

- ◆ Bike friendly design
- ◆ Open green spaces
- ◆ Native planting
- ◆ High levels of natural daylight in offices
- ◆ Outdoor spaces with generous seated planters
- ◆ High-quality work environments



The process for you

At every stage of your sustainability journey you'll be guided by our expert teams. They can help customise a simple and strategic pathway towards your business' unique sustainability requirements. Here are four key ways we can achieve your sustainability objectives.

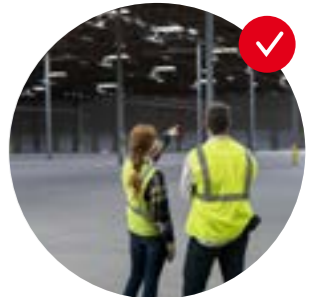
Build better

We build a better facility that leaves the smallest footprint possible, while enhancing wellbeing.



Get certified

We independently certify all of our buildings - and we can help you become Carbon Neutral.



Monitor performance

We monitor the energy performance of the majority of our buildings and share the findings of any abnormal use so you can be informed and act.



Future proof

We share our unique sustainability framework to help you map out what's important for your business into the future.



Sustainability for us

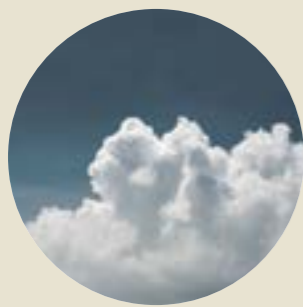
How we're leading our business and the world to a sustainable future

We create places for the future. And we know that a brighter, more sustainable future relies on us making the right decisions today. It's why we've integrated sustainable thinking and practices into everything we do. From design, construction and waste management to wellness, energy and mental health, every aspect of our business has been redefined to help tomorrow's world live and work better than it does today.

Our vision

We've chosen to make our commitment to sustainability clear through a range of strategic benchmarks that will drive positive change on a personal, local and global scale.

We are aiming to be a net zero carbon company helping to safeguard our future and the planet.



We obtain third party certifications on all new buildings and most of our existing portfolio/buildings.



We annually report to the global benchmark GRESB to constantly align and compare our sustainable efforts with the market.



Our commitment to reducing carbon emissions is approved by the global Science Based Targets initiative.



Our movement to net zero carbon emissions

Shift Zero is Frasers Property Industrial's ambition to help move our company, our customers and our industry to net zero carbon emissions and set a leading example as we go.

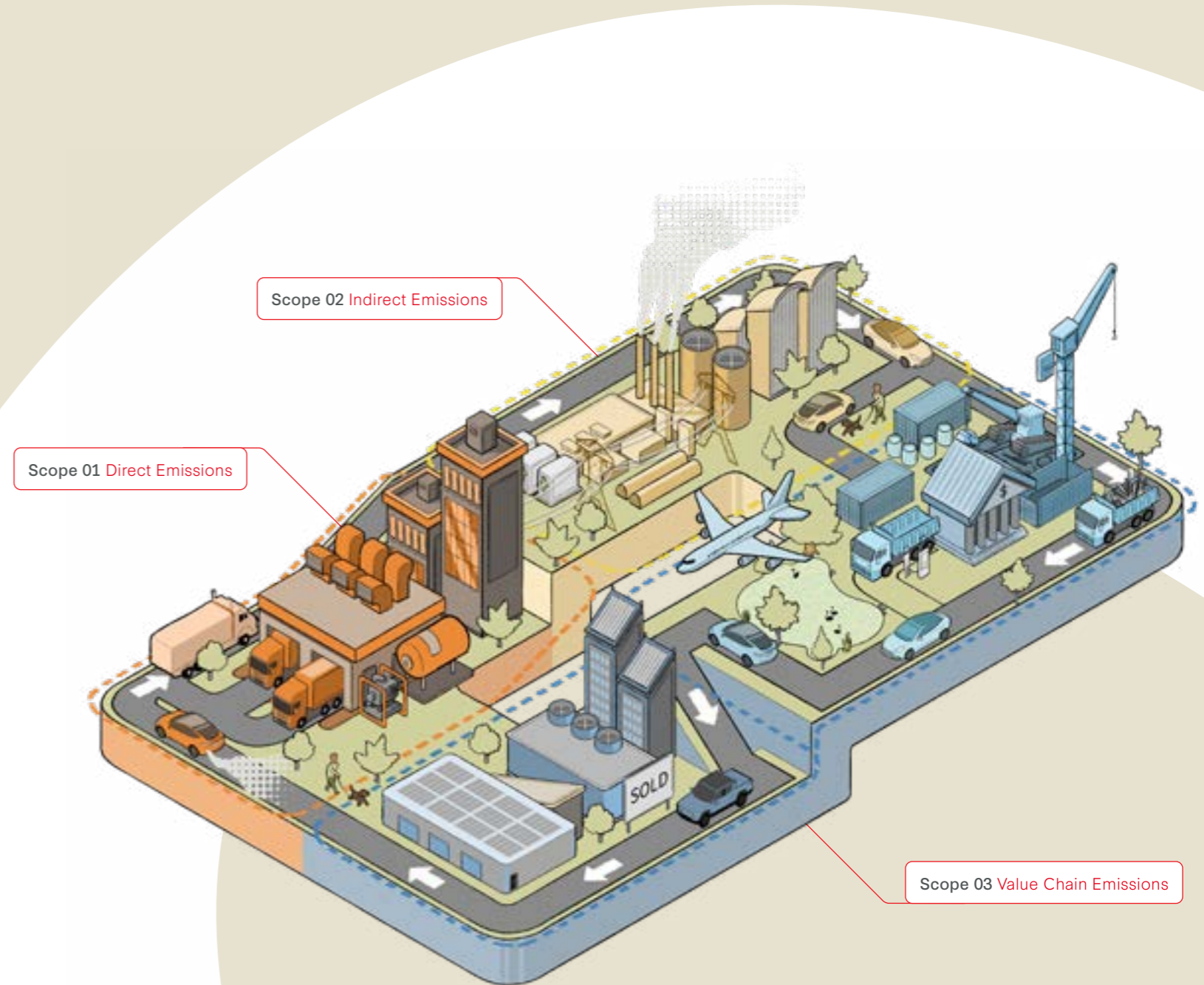
It's time to shift together. We want to work with you to help reduce your carbon emissions. Want to take action but don't know where to start? Let's help each other out. From pulling together a business case for decarbonisation to procuring renewable energy, shifting to zero doesn't have to happen solo.

The science behind sustainability

To find the solution, you've got to understand the problem. We've been working hard to become more familiar with the types of carbon emissions companies are responsible for – so we know which areas to target as we shift towards zero.

The 3 scopes of carbon emissions

Emissions come from all sorts of practices – but broadly fall into three key areas; Direct Emissions, Indirect Electricity Emissions and Value Chain Emissions.



Shift-Zer0

Anchor-Ielystad.com

Let's talk

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FrasersPropertyIndustrial.com

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All Artist's Impressions provide an impression of the appearance of the intended completed development only.

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