



MG PARK LELYSTAD

PROJECTPRESENTATION



PROJECT PRESENTATION
For entrepreneurs with vision

Lelystad, Runner-up on the ranking of logistic hotspots

The extensive possibilities for logistic users are very rare in the Netherlands. Hence the potential of this region as an important link in logistics in the Netherlands.
The province of Flevoland and the municipality of Lelystad are working together on the development of Flevokust Haven. Flevokust Haven is already prepared for the widening and deepening of the Kornwerdersluis in the near future, for direct connections with the North and Baltic Sea.
This indicates Flevoland's strong strategic position. And how important the central location, accessibility and possibilities are.

Flevokust Haven: the multimodal inland port with transhipment quay and industrial area.

MG Park Lelystad is an industrial area within the dyke. In particular, it is an ideal place for port-related companies for both import and export of goods to and from major (sea) ports. The nearby terminal offers flexibility and speed.
Due to its central location near the A6, the Amsterdam - Lemmer shipping route, Amsterdam Lelystad Airport and the presence of the railway, the port has developed into an important link in logistic activities.
From and to the major (sea) ports of Rotterdam, Antwerp, Amsterdam and the German hinterland, the container terminal makes an efficient access to the Province of Flevoland via water, as inland shipping forms an alternative to road transport.
The port is suitable for storage and transhipment of containers, project cargo and general cargo.

The accessibility of the site is optimal; the connections work very efficient and the possibilities are wide. The site represents multimodal logistics on a trimodal location: easily, quickly and without traffic jams. The accessibility is TOP!

MG PARK LELYSTAD, over 60.000 sqm logistic possibilities.

The site is characterized by an optimal flexibility: upscaling, by linking different units to a 'super-hub', or accommodating multiple clients on one location, there is sufficient space for a variety of logistics activities.

You will see a generic building that meets all the wishes and requirements that you can expect from a modern logistic centre of this size. Sustainable, of course, with energy-efficient lighting and the use of ultra-modern materials.
Depth of the lots, maximum height, (optional 40 meters possible) facilities of supply and disposal, parking and manoeuvring options, environmental class up to 5.3, it is all designed and coordinated to make a harbour logistics spot of MG Park Lelystad.






LOCATION

Flevokust, Lelystad


Well-accessible business location on the outskirts of the city, in close proximity to the A6 motorway, a growing airport (Lelystad Airport) and railway (Hanzelijn).

ACCESSABILITY

 Close to the exit 11 - Lelystad-Noord on the A6 Amsterdam-Leeuwarden

 Trainstation Lelystad Centrum, 10min - 10km

 Containerterminal CTU Flevokust at 500m

 In proximity of Lelystad Airport, 18km - 15min.
and Amsterdam Airport Schiphol at 50m

 to Amsterdam, 66km - 49min.
to Rotterdam, 129km - 1h30min.
to Antwerpen, 195km - 2h20min.



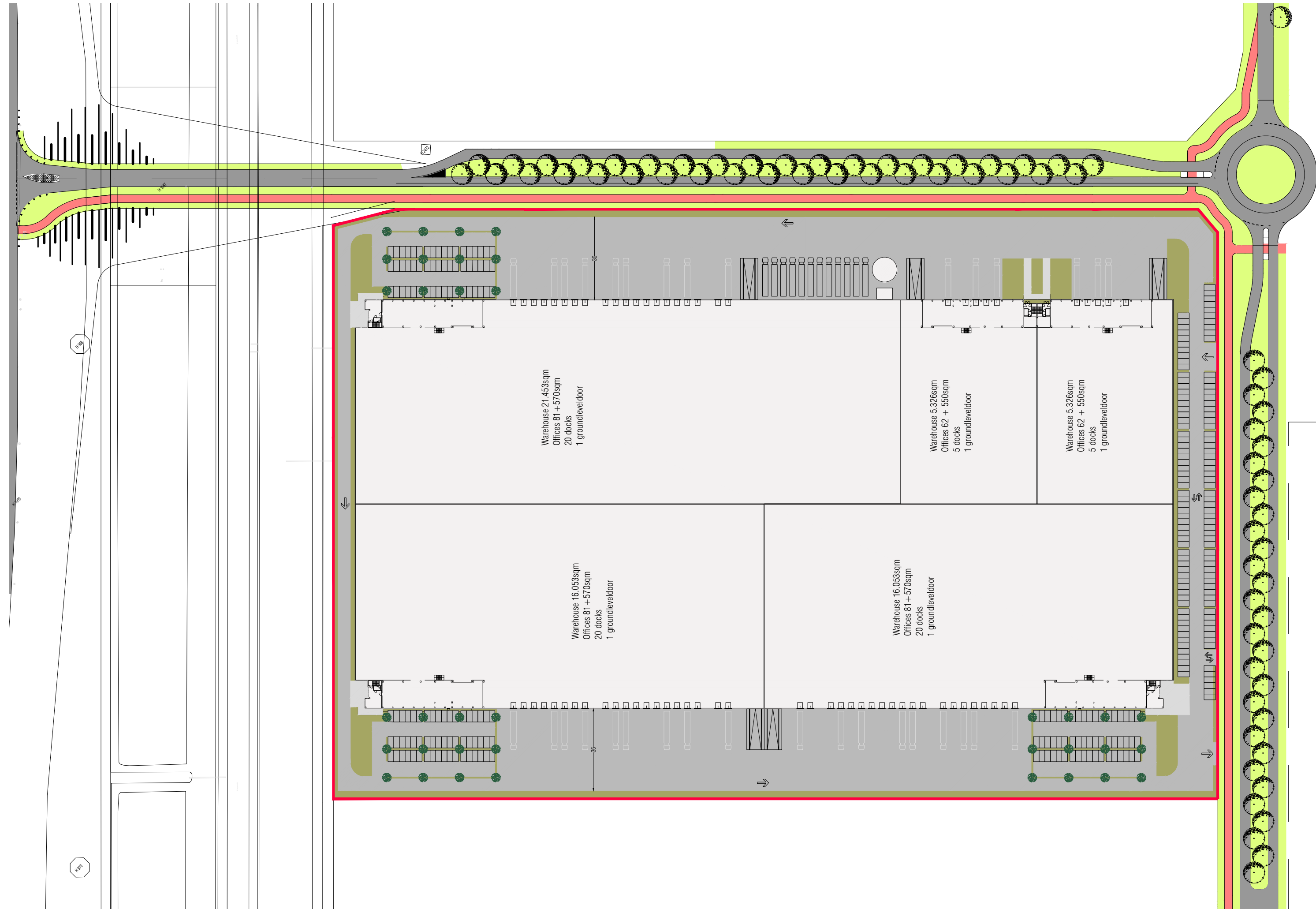


SPECIFICATIONS

- Site area: 100.638 sqm
- Warehouse: From 5.000 –60,000 sqm
Storage, warehouse and distribution
- Delivery: By agreement
- Floor load capacity: 5 tons/sqm
- 70 kN pointload
- Indoor ceiling height: 12.20 meters
- Ventilation/heating/power: By agreement
- 1 loading dock per 1,000 sqm
- 1 groundleveldoor per Warehouse
- Office/staffroom: Adjusted to the tenant's needs
- Parking: By agreement (free)
- Environmental classification: maximum 5.3
2 is possible, provided that it is supportive and port-related
- LED-lighting
- ESFR K25 certified sprinkler
- Possibility to build up to 40m high

Take over: 6 to 8 months after signing



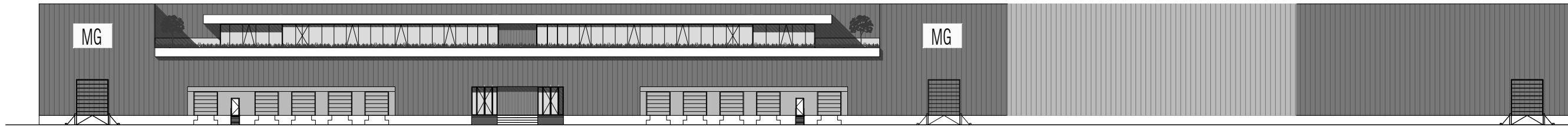
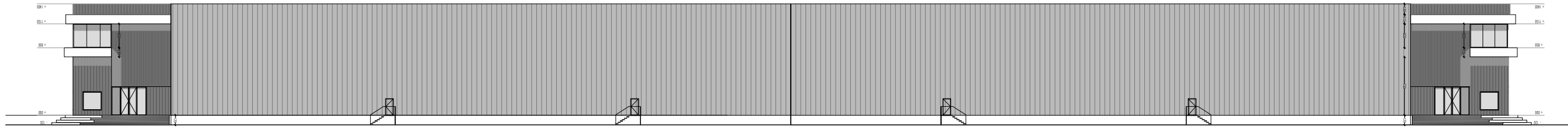
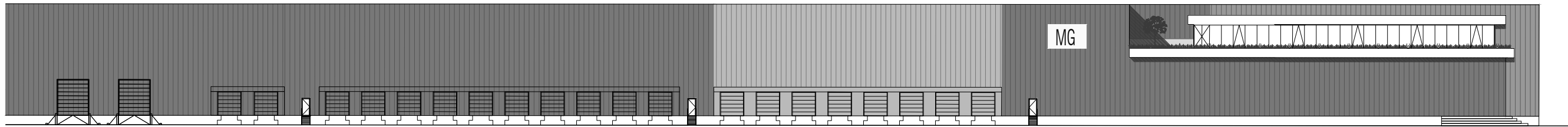
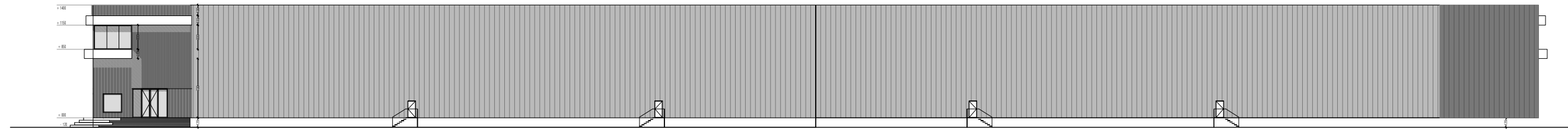


PLAN

Plantitle: PROJECTPROPOSAL

no scale

Date: July 1st 2020







CORPORATE STORY

MG Real Estate is a real estate development and Investment Company specialized in the development of large logistic schemes, warehouses and state-of-the art office buildings, retail centres and residential developments in prime locations. MG Real Estate is a European privately held group of companies with a strong equity basis and a lean organizational structure, which enables us to take swift decisions.

Together with the in-house development and construction teams, Ignace De Paepe will customize your project according to your own specific requirements; following an approach that respects your budget and which ensures that your project will be completed within the established deadline.

In order to realise our goals, we place a great deal of importance on the reliable co-operation of our established partners. Direct action within a minimum delay is our corporate style. MG Real Estate stands for quality with an eye for detail. Our goal is satisfied clients as they provide our references for our following projects. All of our developments exceed the competitors' standards on quality and architectural design.

MG Real Estate recognizes the importance of a sustainable approach in construction contributing to the development of a greener environment for future generations. Therefore we have our buildings BREEAM certified thus insuring the projects keep a competitive advantage in the rapidly greening real estate market. In addition to this we look for the most suitable, renewable energy solutions such as solar panels, heat pumps or wind turbines.

Each of our developments is supported by our in-depth knowledge of the international real estate investors' standards. This results in a Total Cost of Ownership approach and the focus on a land bank in prime locations only.





BUSINESS ACTIVITIES

Besides quality, **speed** is one of the cornerstones of the company philosophy. As a private European cluster group MG Real Estate is able to make quick decisions. This manoeuvrability is due to its sound financial base, a flat organizational structure, sound in-house-knowledge and a variety of loyal partners who have already proven themselves worthy. Equally important is our **speed in construction**, with fixed timelines, a fixed budget and specific demands of our clients to uphold.

Our roots go all the way back to an era of earthworks and dredging activities; to a world of concrete, **demolition, recycling and brownfields**. That's how we became the MG we are today, that seed was the foundation of our expertise and experience. Most ancient industrial sites with complex brownfield characteristics are often perfect for **redevelopment into mixed zoning** with a combination of logistics, offices, retail and/or residential use.

Thanks to our in-house **Urban-team**, we'll never miss a chance to add attractive sites to our portfolio, which means there is always a range of options available for our clients that can immediately be put to use. Constant negotiations with local authorities and municipalities result in a hands-on approach to develop even the most complicated sites.

The secret of our high degree of adaptability is simple: self-knowledge and a proactive approach. We know what we and our clients are about. We devote ourselves fully to their wishes and concerns in every project.





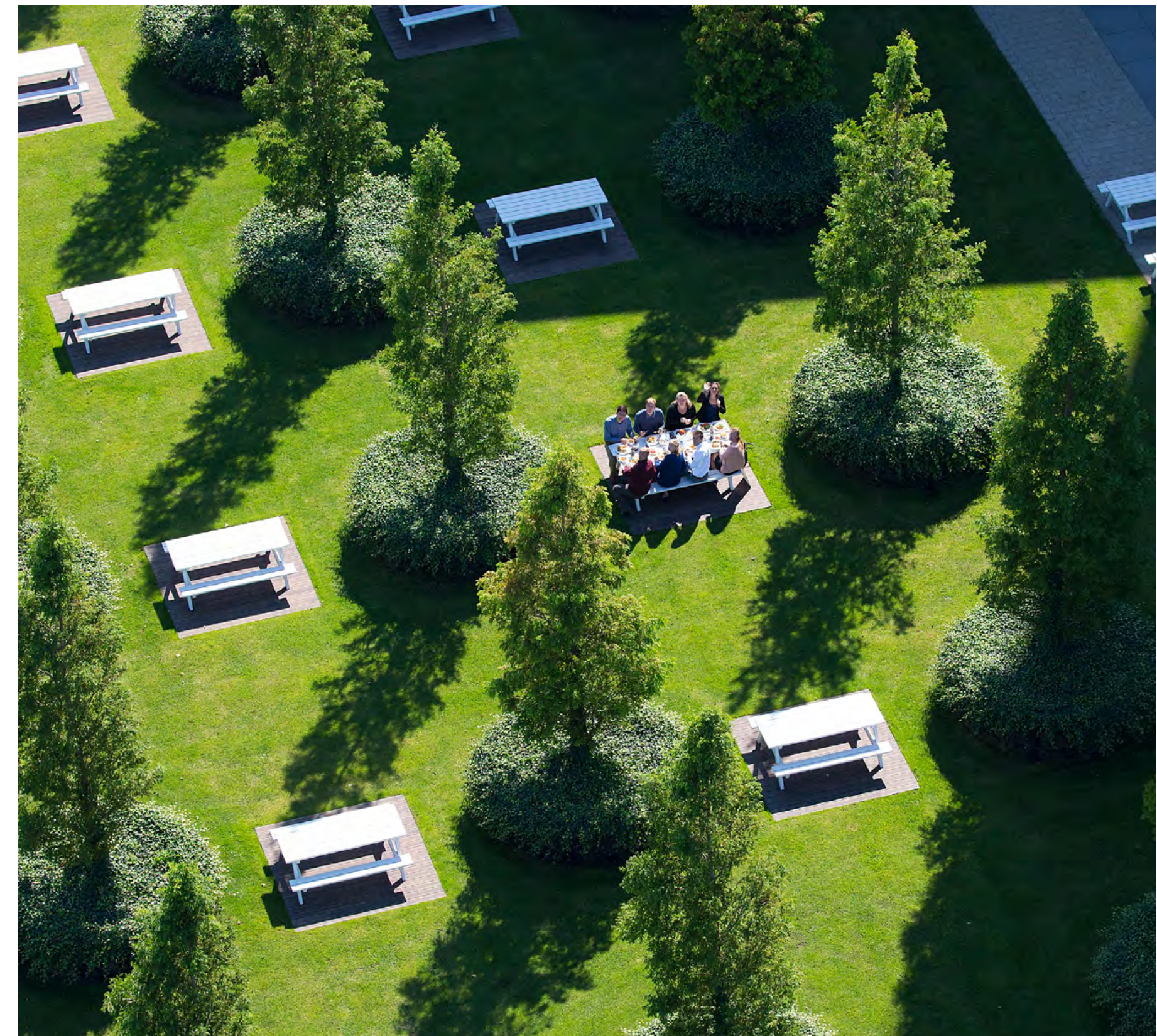
SUSTAINABILITY

“SUSTAINABILITY AS AN ECONOMIC MOTIVATION”

We do not just interpret it as green and energy efficient. It is also about the property itself, which still has to be up-to-date in ten years. We use quality materials, build according to high quality standards and do not skimp on costs. Aesthetics that are timeless, properties where people like to work, feel at home, find rest and see plants and trees.

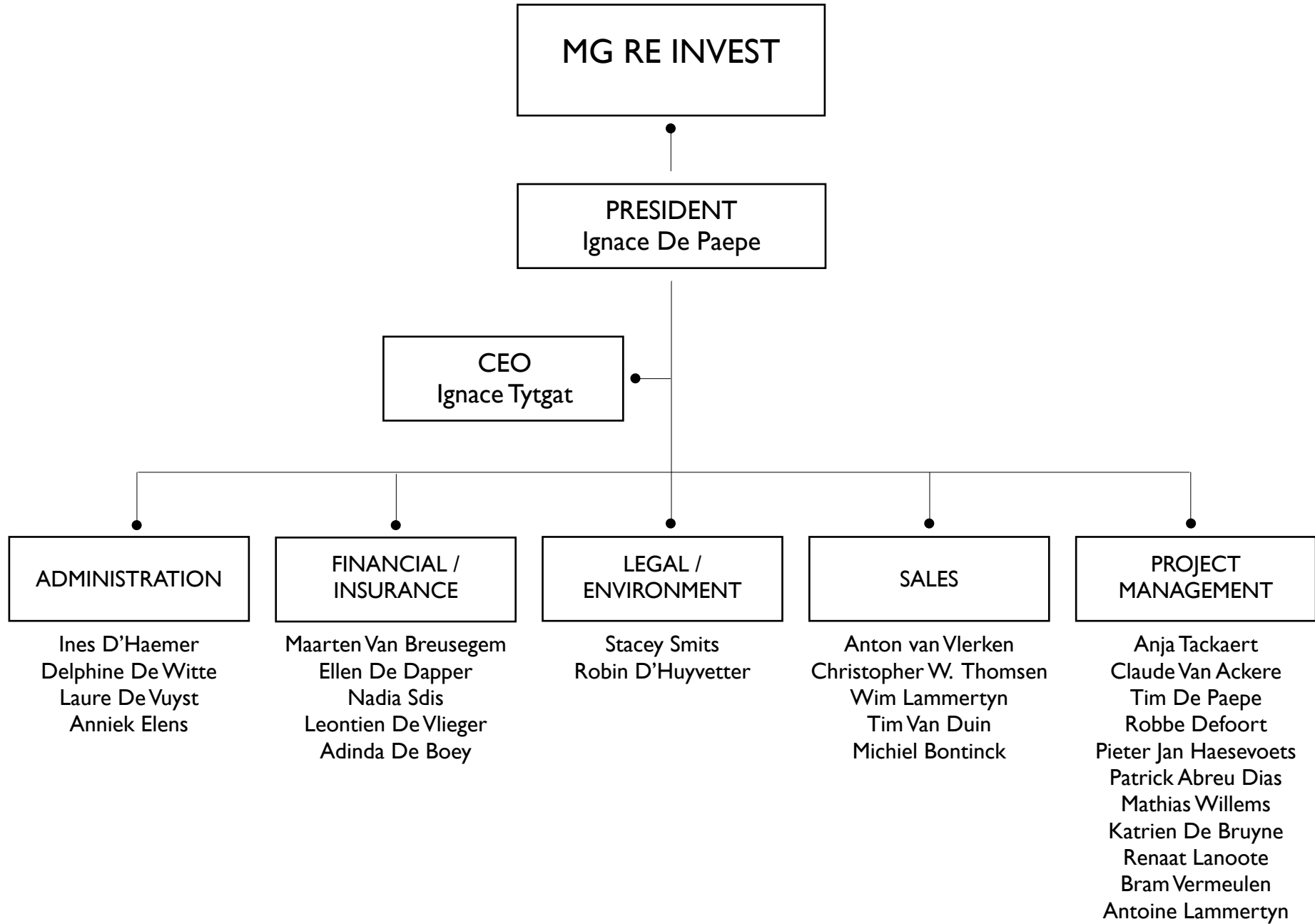
“ENVIRONMENT AND ENERGY HAVE ALWAYS BEEN IMPORTANT TO US”

To promote sustainability in the world of offices, retail locations, logistic projects and residencies. As a trendsetter in sustainable building, MG Real Estate has opted for concrete constructions in the industrial sector years ago. This smart choice has laid the foundation for a sustainable approach. Even today it remains the most appropriate material by its mass and high insulation.





ORGANIZATION CHART

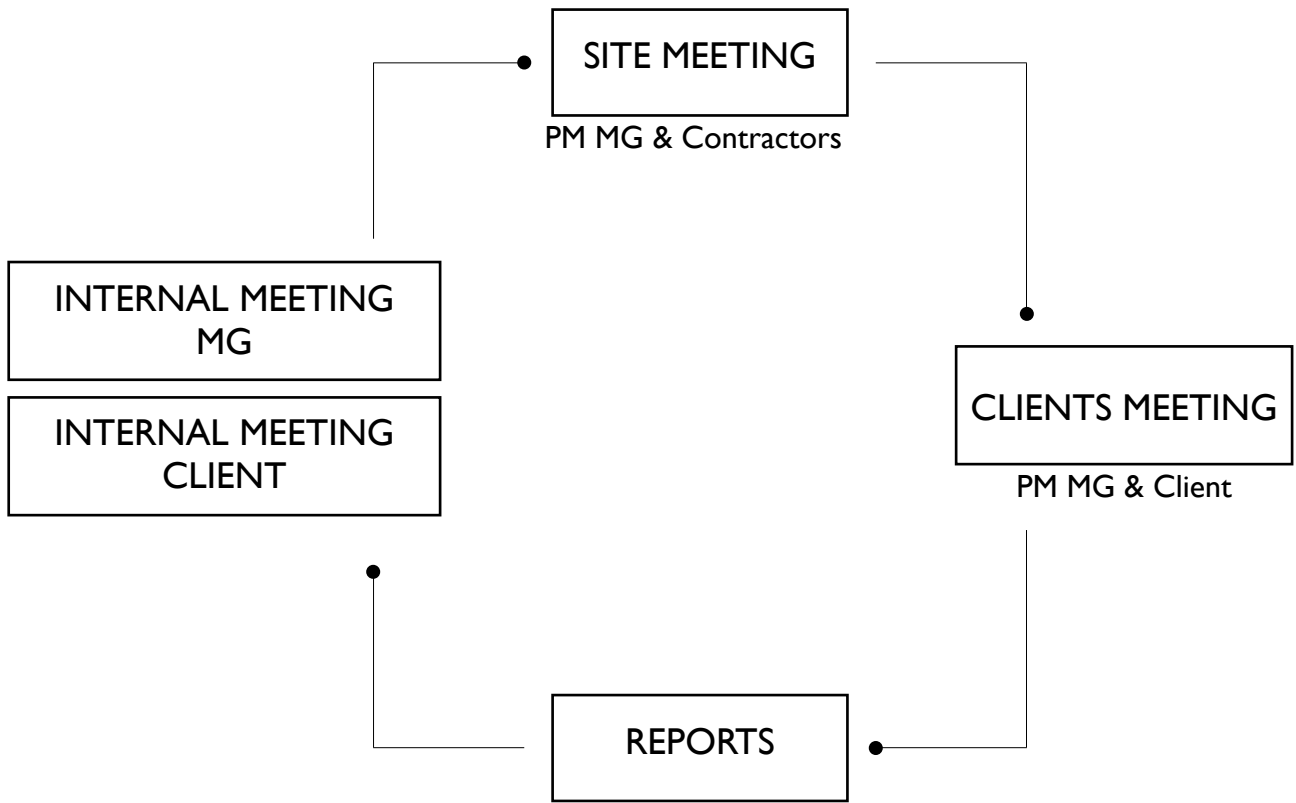


ORGANIZATION CHART - DURING EXECUTION

PRELIMINARY PROCESS

- Site visit by MG Technical team
 - Suggestions to optimize and/or reduce building costs
 - Suggestions regarding the special technics
- Architectural finetuning of the building plans
 - filing building permit as discussed with client and local authorities
- Verify the technical description
- Find budget
 - Building related:
 - according to final rental offer
 - Specific installations linked to the activity of the client:
 - coordination of these works by MG
 - proposal of financing during lease period

BUILDING PROCESS



CHALLENGES WORKING WITH CLIENT

- Big decision structure client
- Follow up planning
- own installation to execute
- Supplemental works

SOLUTION OFFERED BY MG

- Small decision structure
- Short execution timing, weekly followup meetings
- Early access possible
- Coordination by MG



BUSINESS CASE ASSESSMENT



BUSINESS GROWTH

- Expanding and integrating areas for an optimal logistic process
- Possibility to implement new zones into the work flow
- Overall Positive Customer Experience



BUILDING

- Implementing new high isolation standards allow for stable temperatures in the warehouse with far less energy consumption
- Natural daylight through skylights
- Optimizing different production flows in all warehouse sections
- Improved accessibility and security

ENERGY & MAINTENANCE

- Overall use of low energy LED lighting in warehouse
- Wheel/tyre replacements drastically reduced with impact on lease service contracts to exclude wheel/tyre changes as a standard element of 'full service' maintenance contracts
- Strong reduction in energy consumption through enhanced isolation standards and use of district heating as a new technology



SUPPLY CHAIN

- Flexibility and capacity in docks crucial in long term development
- Floor strength and flatness gives better floor quality
- Height of the building guaranties future flexibility in supply chain



STRATEGY

- Implemented smart compartmentation in terms of long term volume shifts and ability to efficiently redeploy space and resource for future handling and business support activities
- Combining decentralized warehouses into one efficient Distribution Centre
- Cost efficiently compartmentation and expansion on site

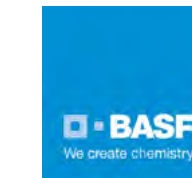


PERSONNEL WELLBEING & SAFETY

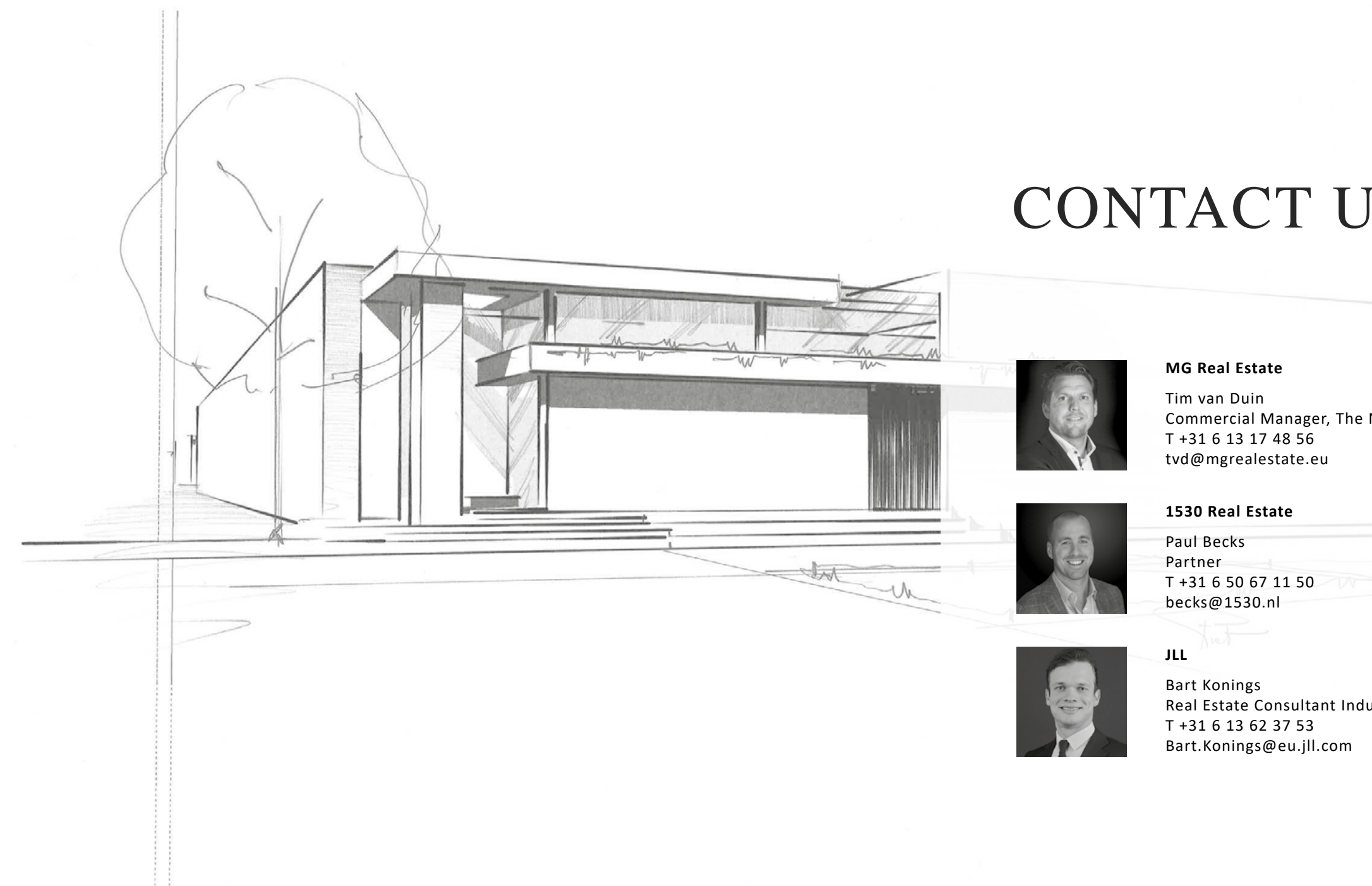
- Stable temperatures
- Increased job satisfaction
- Outside facilitation with environment friendly landscaping
- Relaxed working environment due to natural daylight, less stress related complains
- Good visibility and high LUX values in overall warehouse and offices due to combination of good and energy friendly lighting, skylights in all warehouse-office compartments and bright walls
- Qualitative and flat floors avoid shock impact and back strains on personnel handling equipment



A selection of our satisfied clients



MG
REAL ESTATE



CONTACT US



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MAKE IT GREAT

