

Logistics/ Production Property with Development Site

Investment Memorandum

Industriestraße 8
84056 Rottenburg an der Laaber (district of Landshut)

 **JLL** SEE A BRIGHTER WAY



Content

Overview	3
Investment Highlights	4
Facts & Figures	5
Location	6
Existing Buildings	10
Land Register	16
Building Law	17
Impressions	18
Market Overview	19
Transaction & Disclaimer	21



Overview

Vacant Light Industrial Property with Development Potential

Plastic Omnium Auto Inergy GmbH has exclusively commissioned Jones Lang LaSalle (JLL) with the sale of the property at Industriestraße 8 in 84056 Rottenburg an der Laaber.

The commercial property is located in Rottenburg an der Laaber - in the heart of Eastern Bavaria - with **good access to the road infrastructure**. Plastic Omnium is closing its production site in Rottenburg and will vacate the property completely by the end of 2024, so that the property will be sold **free of occupancy**. The subject property comprises two production halls with a cold storage hall, an additional warehouse and an office wing as well as an undeveloped site of land.

Due to the hall heights, the existing ramp access and the small share of office space, the property features **excellent third-party usability**. The halls are suitable for **various storage and production purposes**. The building structure allows subdivision and **use by several users**. In addition, the currently undeveloped site offers development potential.

The established automotive location in Eastern Bavaria is currently on its way into the future. **One of four national hydrogen technology centers is being built in the neighboring Pfeffenhausen**, which will bring together developers, suppliers and start-ups and turn the region **an important location in the field of sustainable mobility concepts**.

The information contained in this Investment Memorandum is intended to assist prospective purchasers in making an offer for the property. The contents of the Investment Memorandum are intended exclusively for the personal use of the recipient. The disclosure of this information to third parties is only permitted with the prior written consent of JLL.

JLL offers the property for sale to the buyer **free of commission**.

Click here for the video:



Investment Highlights

Vacant Light Industrial Property with Development Potential

LOCATION

Central location within the established automotive cluster Eastern Bavaria



FUTURE HYDROGEN MOBILITY CLUSTER

One of four German hydrogen technology centers is being built in the neighboring Pfeffenhausen



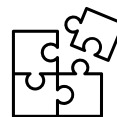
DEVELOPMENT POTENTIAL

The undeveloped expansion site offers development potential



DIVISIBILITY

Possibility of multi-tenant use



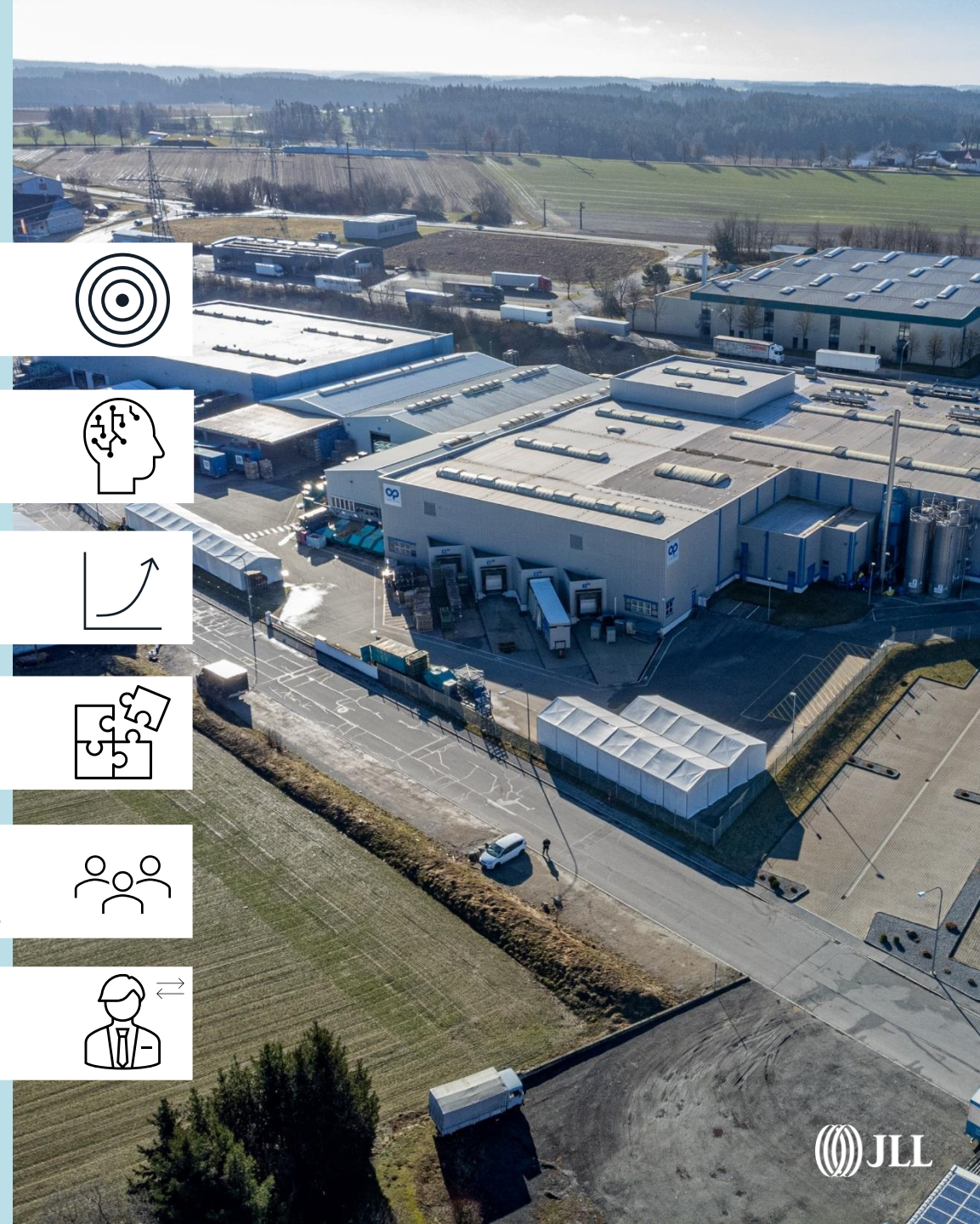
THIRD-PARTY USABILITY

Hall heights, ramp access and floor load-bearing capacities allow various logistics and production uses



EMPLOYEE TAKE OVER

Opportunity to take over qualified employees



Facts & Figures



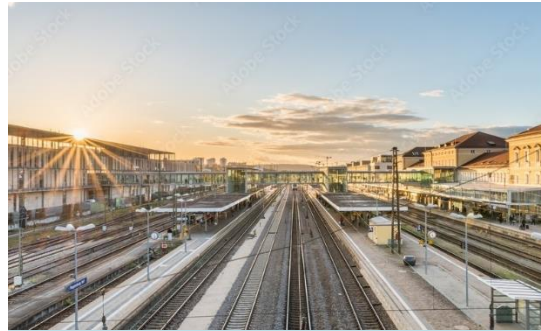
Address	Industriestraße 8, 84056 Rottenburg a. d. Laaber
Years of construction	1989/1990, 2003, 2011, 2022
Type of use	Production, warehouse, office
Occupancy rate	Available for immediate occupancy
Total plot size thereof undeveloped	59,871 sqm approx. 16,400 sqm
Total lettable area thereof halls thereof office space	15,094 sqm 14,344 sqm (approx. 95 %) 750 sqm (approx. 5 %)
Parking spaces	103 units
Standard land value as of 01.01.2022	€70.00/sqm

Location

Economic Region of Eastern Bavaria



Attractive location for multinational corporations and start-ups



Excellent infrastructure



Government investments in research and development



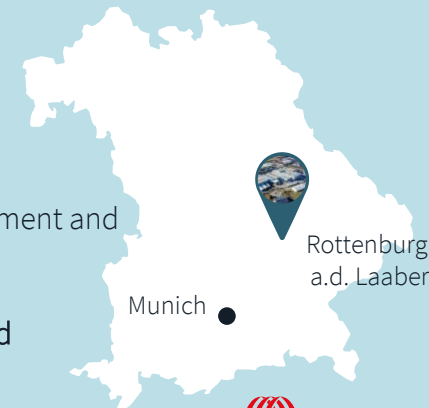
Lowest unemployment rate nationwide
in Bavaria: 3.9 %, nationwide: 6.1 % (January 2024)

Bavaria is one of the **strongest economic regions** in Europe and has a **leading position worldwide as an industrial location**. DAX companies such as Siemens, Adidas and BMW are based here. Various start-ups benefit from a strong network of potential cooperation partners and customers.

Early on, the state government in Eastern Bavaria was keen to promote a **strong economy and the creation of numerous jobs** in the region.

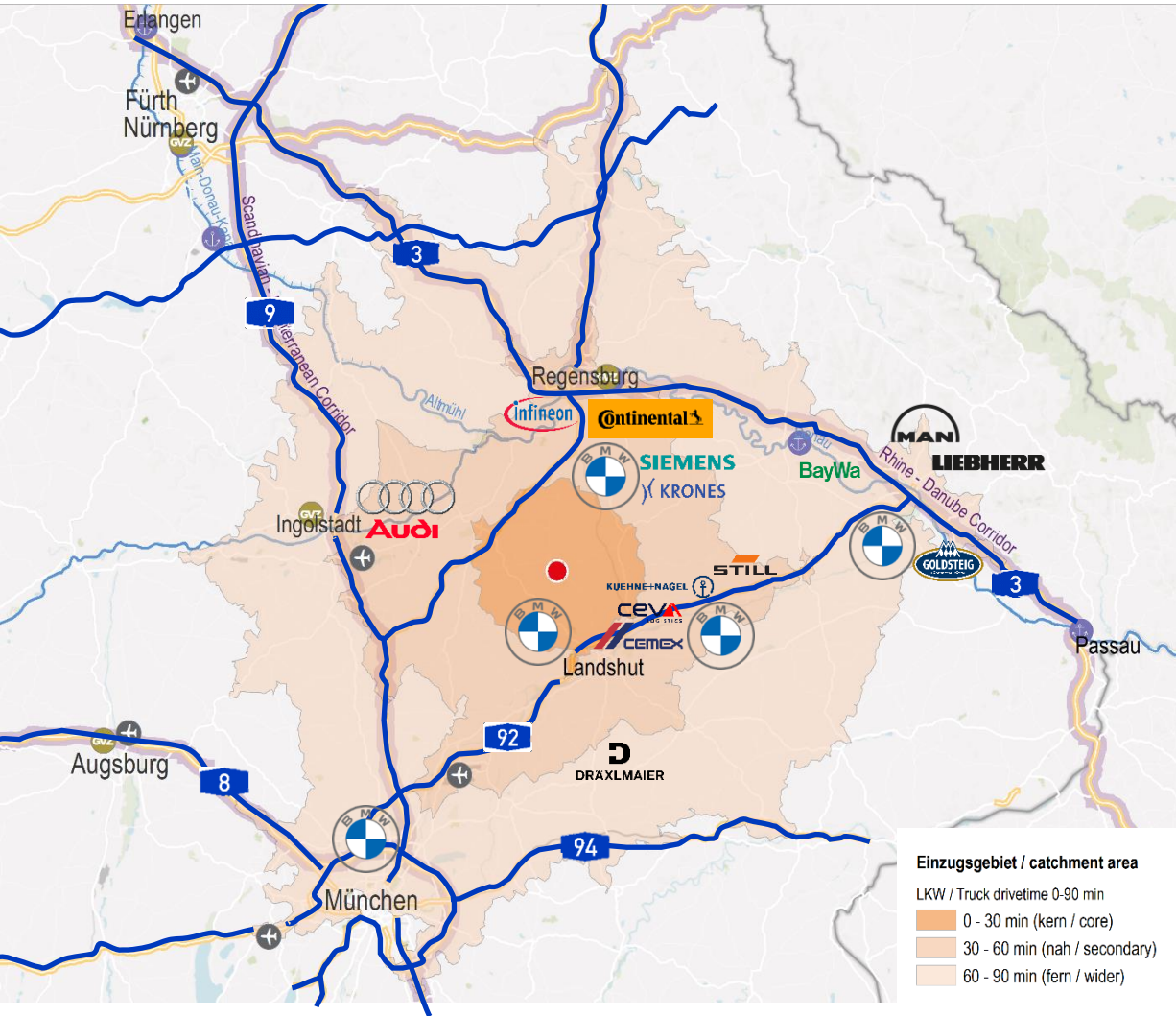
The **state's strongest industrial sectors** include the **automotive industry and mechanical engineering**. Other important economic sectors such as **biotechnology, environmental technology, energy technology and aerospace** are also firmly rooted in Bavaria. The Free State of Bavaria invests heavily in research and development and has **renowned educational institutions**.

Bavaria's economic policy aims at **international competitiveness** and promotes future-oriented areas such as **artificial intelligence, 3D printing, cybersecurity and future technologies in the automotive sector** through substantial investments.



Location

In the Center of the Eastern Bavarian Automotive Cluster



As a **key industry**, the automotive sector in Bavaria has been writing a unique success story for many decades. In addition to **premium manufacturers** such as Audi, BMW, and MAN, there are around 1,100 companies **along the entire automotive value chain** in Bavaria. These include suppliers such as Bosch, Brose, Dräxlmaier Group, Rexroth, Schaeffler and Webasto. Together, **they generate about 32 % of Bavaria's industrial turnover.**

Eastern Bavaria is in the **midst of the transformation of the automotive industry**, particularly in the field of **hydrogen technology**. Many companies in the region, especially automotive suppliers, are expanding their product range and shifting towards the production of components needed for **alternative driving technologies** such as electric and hydrogen vehicles.

The region promotes research, development and the expansion of charging infrastructure to position itself as a hub for the **production of sustainable mobility solutions**. Eastern Bavaria also has the potential to become a location for new technologies such as autonomous driving and connected mobility.

Travel times to important production sites:

 BMW plant Landshut	25 min.
 BMW plant Dingolfing	35 min.
 BMW plant Regensburg	40 min.
 BMW plant Munich	60 min.
 AUDI plant Ingolstadt	50 min.
 Continental plant Regensburg	40 min.

Location

Established Location Paving the Way into the Future


Rottenburg an der Laaber is located around 25 kilometers north-east of Landshut and is strategically situated between the highways A92 and A93.

Along the A92, there are not only the plants of several car manufacturers but also the sites of numerous transport and logistics service providers. The A92 is one of the most important traffic routes in Bavaria. The four-lane federal highway B15n offers a fast connection between the two highways and can be accessed from the subject property within a 10-minutes drive.

In neighboring Pfeffenhausen - less than 10 minutes by car - one of four German hydrogen technology centers is being built on a site covering more than 125,000 sqm. This marks a milestone in the region's transformation into an important future location in the field of sustainable mobility concepts. The center, which is funded by the state of Bavaria and the federal government with over 100 million euros, is intended to represent the value chain of hydrogen and fuel cell technology for mobility applications and offers companies in the field of hydrogen technology the opportunity to develop and test products. In addition, it will function as collaboration space for suppliers, vehicle developers and start-ups.

A hydrogen production facility, which is expected to go into regular operation in mid-2024, already exists in this development area.



 Bundesministerium für Digitales und Verkehr


Bayerisches Staatsministerium für Wirtschaft, Landesentwicklung und Energie

“ *This will make Lower Bavaria one of the most important German hydrogen locations and will play a decisive role in the decarbonization of transport.* ”

- Hubert Aiwanger (Deputy Bavarian Minister President, Bavarian Minister of Economic Affairs), born in Rottenburg a.d. Laaber





WIRO
Building materials supplier

ZIEGLMEIER
Hydraulik
Agricultural machinery dealer

Edelleger
Leather goods store

PROMETALL
Metal manufacturer

15n 🚗 10 min.

development site

DRAXLMAIER
Automotive supplier

WHB
Ironmonger

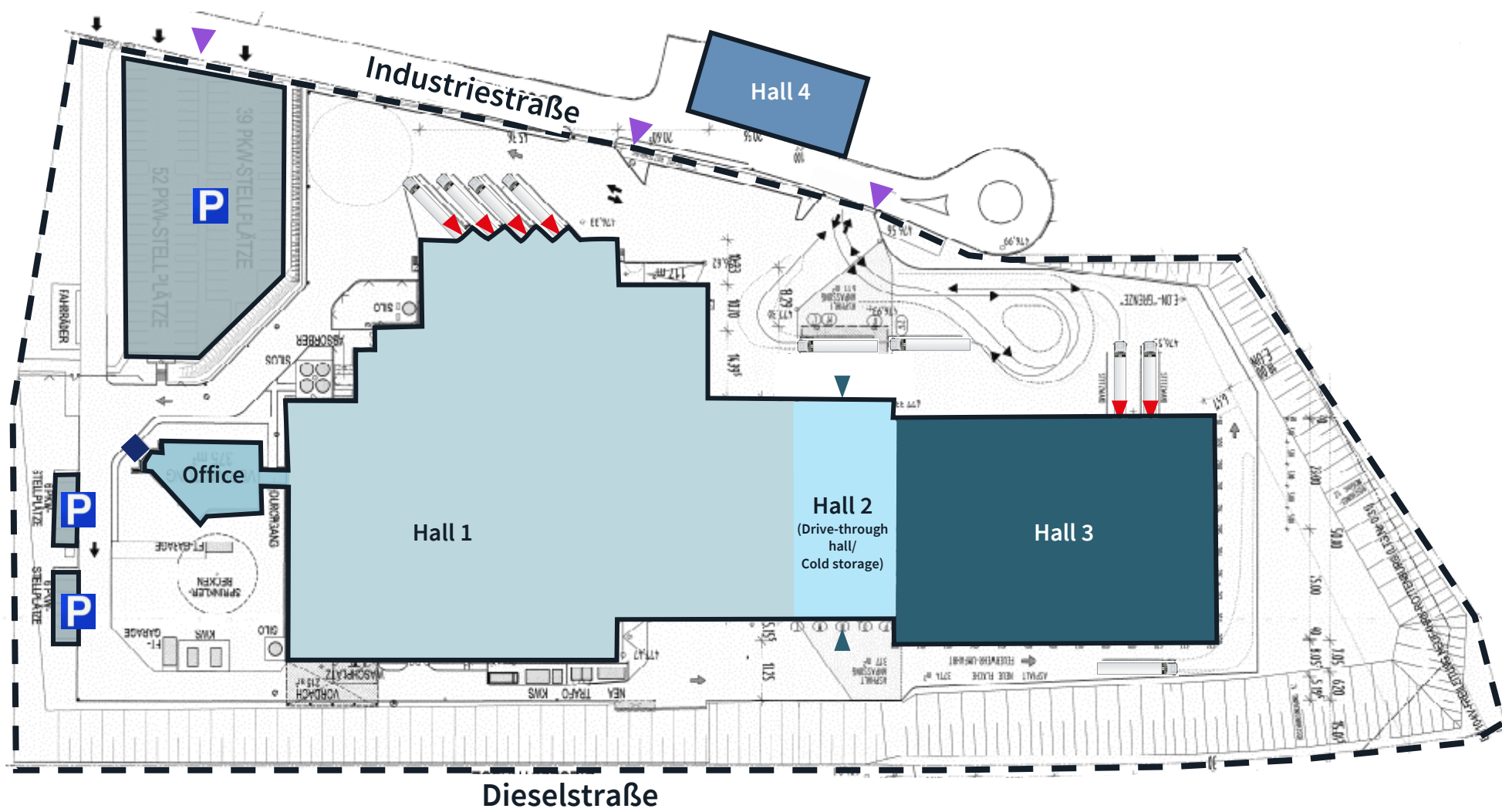
Wooden Globe
INTERNATIONAL WOOD PRODUCTS
Timber merchant

Pfeffenhausen/ 299 🚗 8 min.



Existing Buildings

Excellent Third-Party Usability



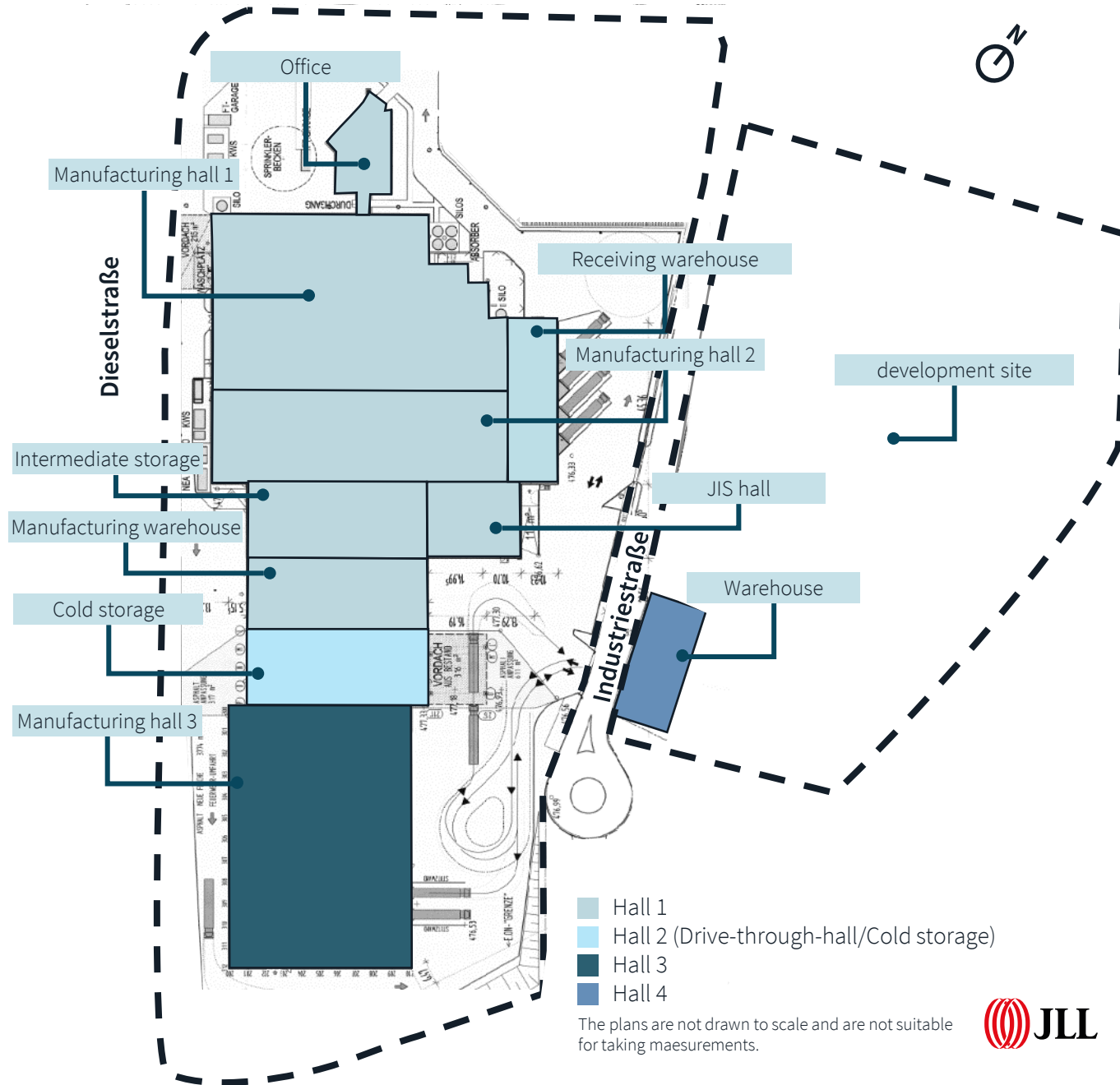
Legend:

- ▲ Loading dock
- ▲ Ground-level door
- ▲ Access road
- Office entrance
- P Parking spaces

Existing Buildings

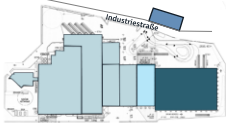
Area Overview

Building section	Usage	Lettable area (GFA)
Hall 1		
Office	Office	750 sqm
Manufacturing hall 1	Manufacturing	3,700 sqm
Manufacturing hall 2	Manufacturing	2,005 sqm
Receiving warehouse	Warehouse	700 sqm
JIS hall (incl. social wing)	Manufacturing	528 sqm
Intermediate storage	Warehouse	1,044 sqm
Manufacturing warehouse	Warehouse	1,036 sqm
Subtotal Hall 1		9,763 sqm
Hall 2 (Drive-through hall/Cold storage)		
Cold storage	Cold storage	1,095 sqm
Hall 3		
Manufacturing hall 3	Manufacturing	3,703 sqm
Hall 4		
Warehouse	Warehouse	533 sqm
Total		15,094 sqm



Existing Buildings

Building Configuration



	Hall 1			Hall 2	Hall 3	Hall 4
Building section	Production halls 1+2, Receiving warehouse	JIS hall with social wing	Intermediate storage, warehouse for finished goods	Drive-through hall/Cold storage	Production hall 3	Warehouse
Hall dimensions	75.35 m x 95.90 m	20.61m x 25.70 m	IS: 20.66 m x 50.49 m FGL: 20.52m x 50.49 m	21.71 m x 50.49 m	6.00 m x 5.00 m	35.39 m x 15.07 m
Ceiling heights	Clear height: 9.30 m <small>(bottom of main girder)</small> Top of attic: 11.65 – 14.68 m	Clear height: 5.98–7.95 m <small>(Lower edge of steel trusses)</small> External height: 6.49 – 8.27 m <small>(Eaves and ridge)</small>	Ridge inside: 7.94 m Eaves inside: 6.18 m	Ridge inside: 7.61 m External height: 6.44 - 8.20 m <small>(Eaves and ridge)</small>	Clear height: 7.00 m <small>(Lower edge of main truss)</small> External height: 9,55 m <small>(Top of attic)</small>	5,10 m
Floor load capacity	10 t/m ²	10 t/m ²	10 t/m ²	10 t/m ²	10 t/m ²	n/a
Load-bearing walls	Precast reinforced concrete elements, steel construction	steel construction	steel profile IPE, HEA	steel profile IPE, HEA	Precast reinforced concrete elements F90	steel skeleton
Exterior walls	Sheet metal cassette with thermal insulation and external profiled sheet metal cover	Sheet metal cassette with thermal insulation and external profiled sheet metal cover	Galvanized profiled sheet cladding (steel halls)	Galvanized profiled sheet cladding (steel halls)	Stb firewall, steel sandwich elements	Steel hall, trapezoidal sheet metal cladding
Doors, gates	Sheet steel and T30, aluminum	Sheet steel, aluminum			Sheet steel, aluminum doors and gates in T90 firewall	

Existing Buildings

Building Equipment

Delivery	6 ramp doors 2 ground-level doors
Heating/energy source	Hot water gas heating
Cooling systems	Air conditioning
Fire protection	Fire compartments, fire alarm system, sprinkler system (partially with foam coupling)
Crane tracks	2 crane tracks (up to 10 t)
Electricity capacities	Transformer station with a power supply capacity of 2,000 kW
Inventory	2 cranes, compressors, desks, furniture



Existing Buildings

Hall Heights

Hall 3

7.00 m clear height
(Lower edge of main truss)

Hall 2

7.61 m ridge inside

7.94 m ridge inside

Hall 1

5.98 – 7.95 m clear height
(Lower edge of steel truss),
7.94 m ridge inside

9.30 m clear height
(Lower edge of main truss)

Existing Buildings

Building Views

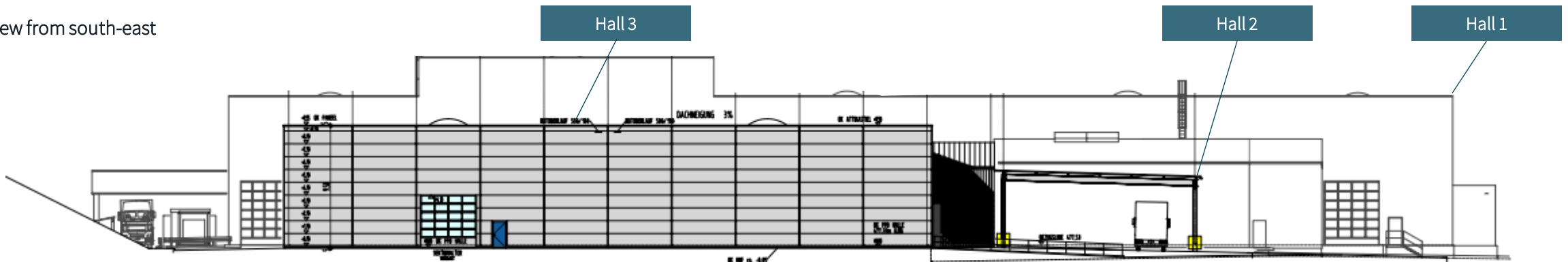
View from north-east



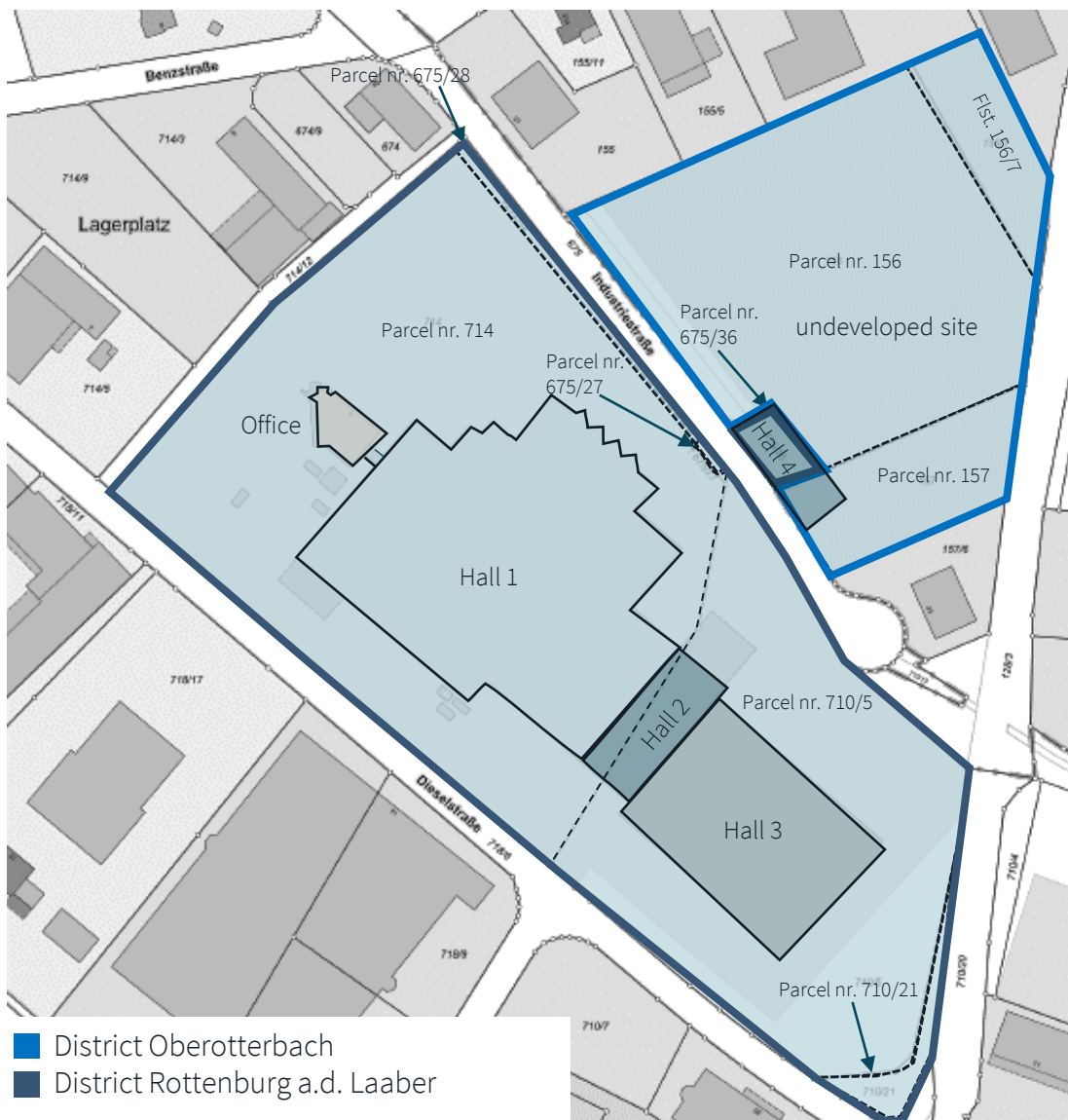
View from south-west



View from south-east



Land Register



General information

Address	Industriestraße 8 84056 Rottenburg an der Laaber
Land Register	1) Land court Landshut Volume 76 Folio 2432 2) Land court Landshut Folio 505
District	1) Rottenburg a.d. Laaber 2) Oberotterbach
Property Owner	Plastic Omnium Auto Inergy GmbH

Inventory

	Rottenburg a.d. Laaber		Oberotterbach	
Parcels Area	Parcel nr. 714	26,621 sqm	Parcel nr. 156	12,728 sqm
	Parcel nr. 710/5	15,040 sqm	Parcel nr. 156/7	1,618 sqm
	Parcel nr. 710/21	679 sqm	Parcel nr. 157	2,556 sqm
	Parcel nr. 675/27	47 sqm		
	Parcel nr. 675/28	113 sqm		
	Parcel nr. 675/36	469 sqm		
Plot size	42,969 sqm		16,902 sqm	
Total plot area	59,871 sqm			

Encumbrances and restrictions

preliminary registration of conveyance	Conditional claim - for the city of Rottenburg a.d. Laaber Affected parcels: 710/5, 714 (registered on 30.07.1996 and 07.05.1990)
High-voltage pipeline rights	for Energieversorgung Ostbayern AG, Affected parcels: 156, 156/7, 157, 710/5, 714, 710/21, 675/36
Right to operate a transformer station	for Energieversorgung Ostbayern AG, Affected parcels: 714

Building Law

Urban development planning – existing buildings

Building law	qualified development plan
Development plan	„Industriegebiet Galgenlohe D5“
Number	103-05
Effective date	09.05.2003
Type of use	GI (Industrial area)
Eaves height	10.0 m
Floor area ratio (GFZ)	0.8
Cubic index (BMZ)	9.0

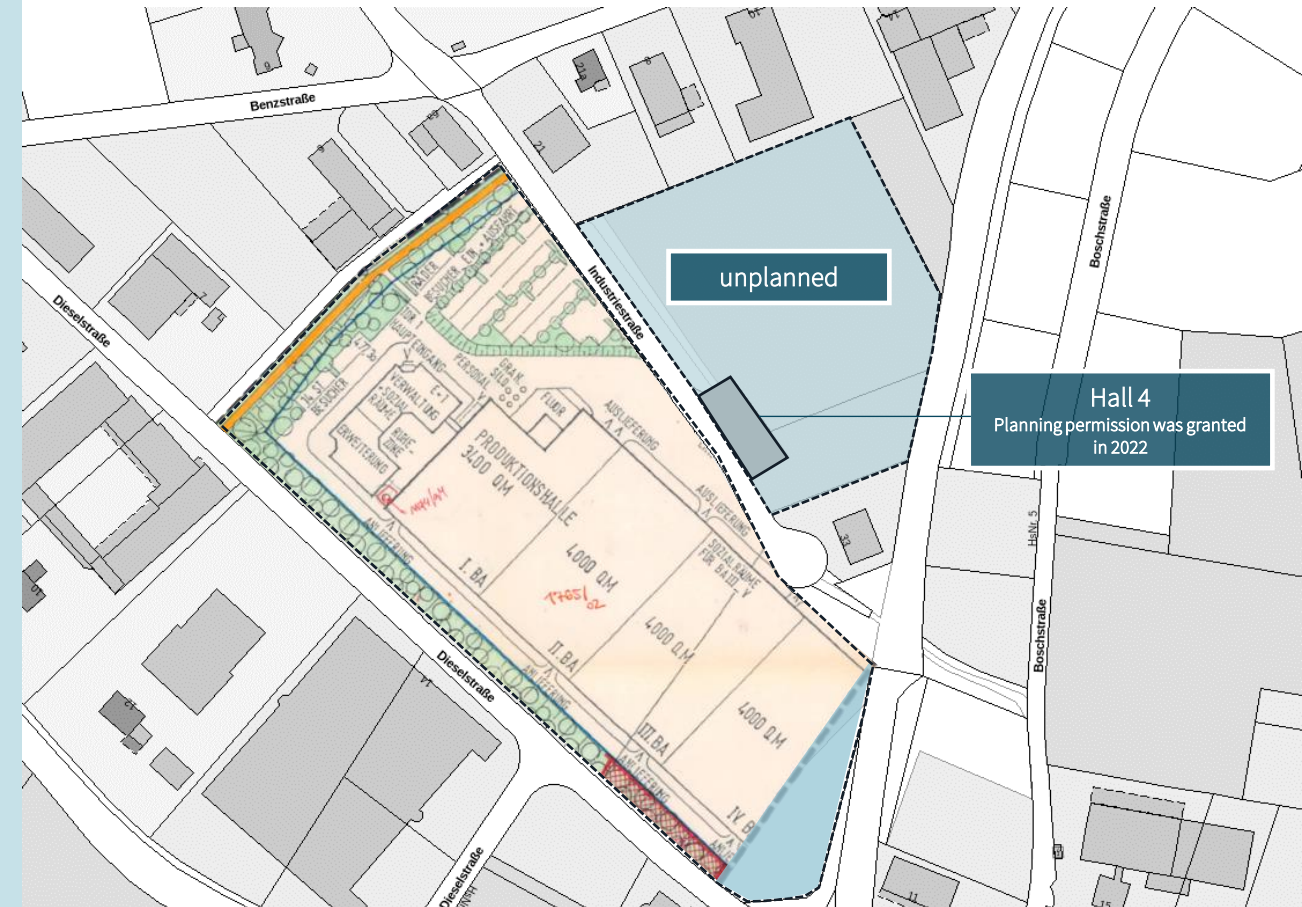
Urban development planning – development site

Building law	unplanned
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Register of contaminated sites

Information from the register of contaminated sites as of 08.11.2023

not listed in the contaminated sites soil protection and data information system



The plans are not to scale and are not suitable for taking measurements.

Impressions



Hall 1

Hall 1



Hall 2 (Drive-through hall/ Cold storage)

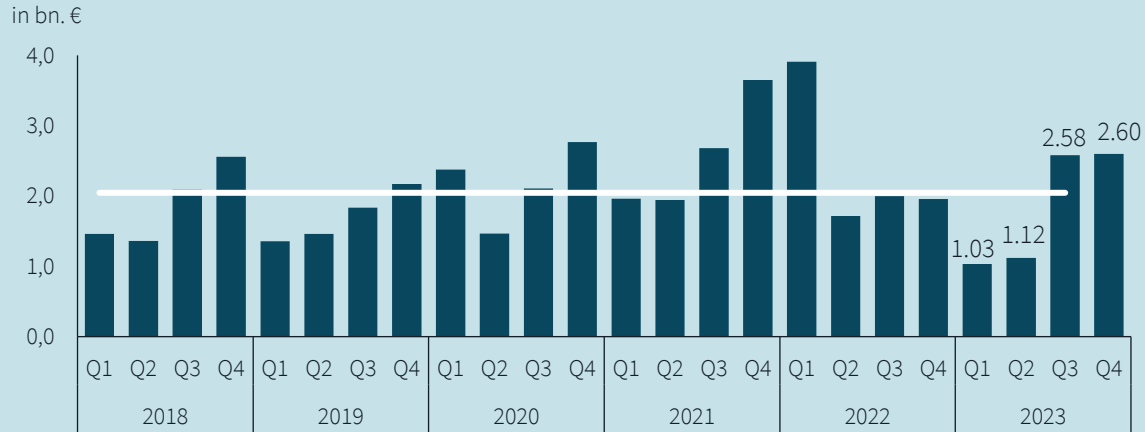


Hall 3

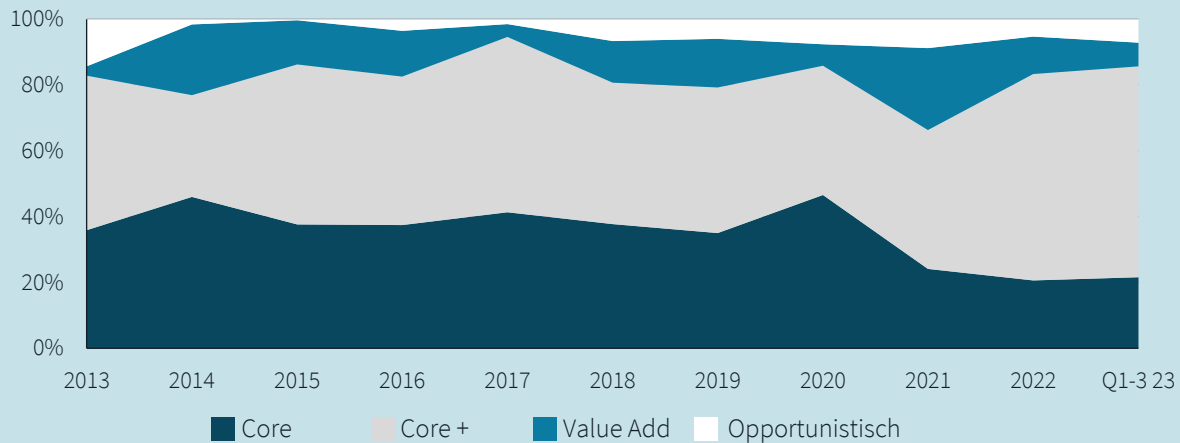
Market Overview

Investment Market – Logistics & Industrial – Germany

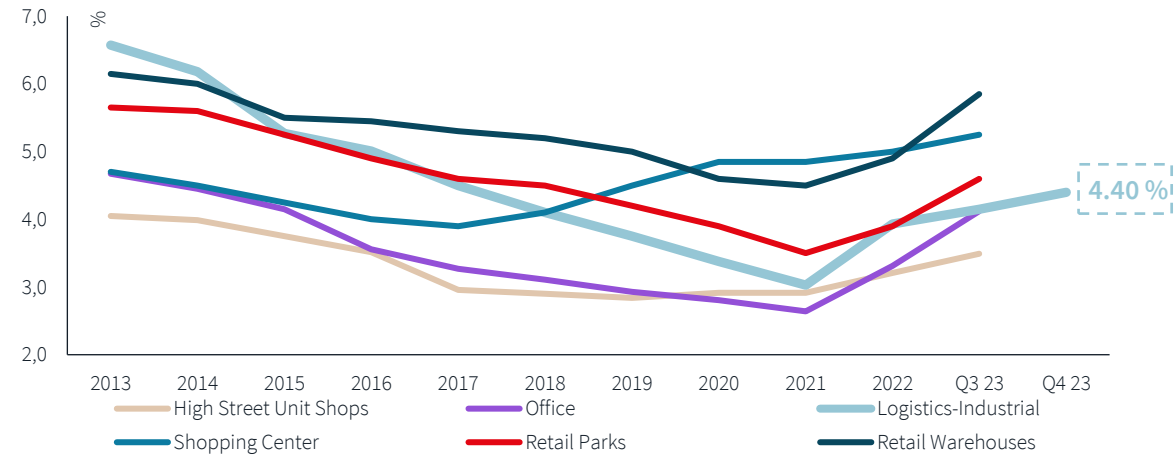
Development of transaction volume (logistics & industrial)



Transaction volume by risk profile (logistics & industrial)



Development of prime yields



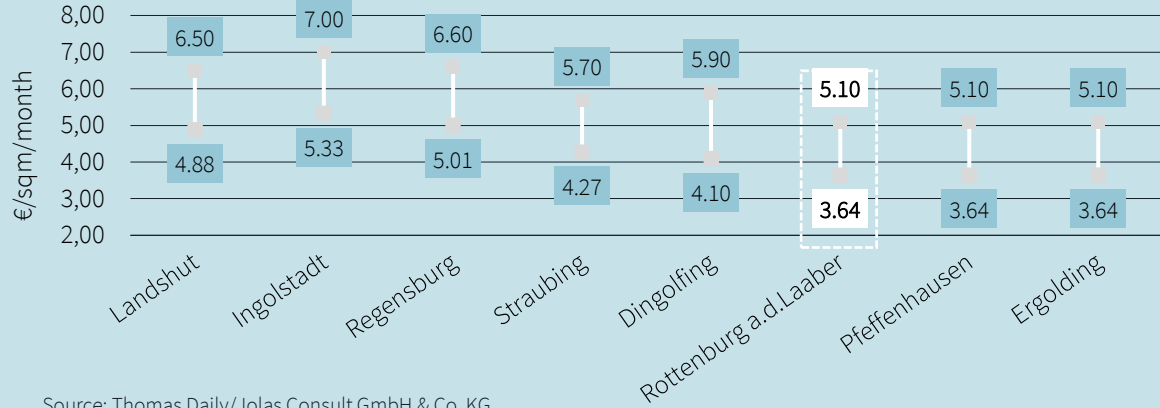
- In 2022, the logistics and industrial investment market recorded its second strongest year in history. Following the trend of the overall transaction volume in the German real estate market, the logistics and industrial segment also experienced a significant decrease.
- However, there was noticeable increase in transaction activity in the second half of 2023. With a stable or slightly improved financing environment throughout 2024, a further upturn can be expected.
- The prime yield in the logistics and industrial sector has been steadily increasing since 2021 and currently stands at approximately 4.40 %. We expect the prime yield to remain stable at this level in 2024.

Source: JLL Research 2024

Market Overview

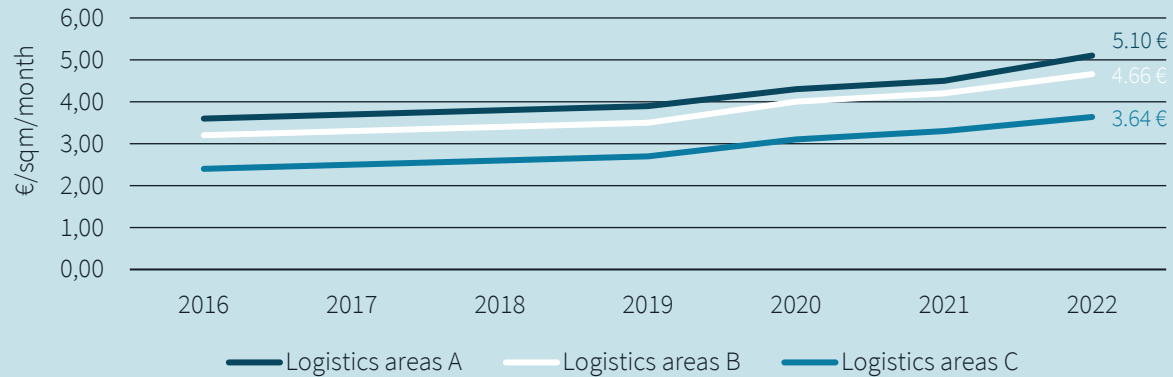
Rental Market – Logistics & Industrial – Lower Bavaria

Rental price ranges for storage space

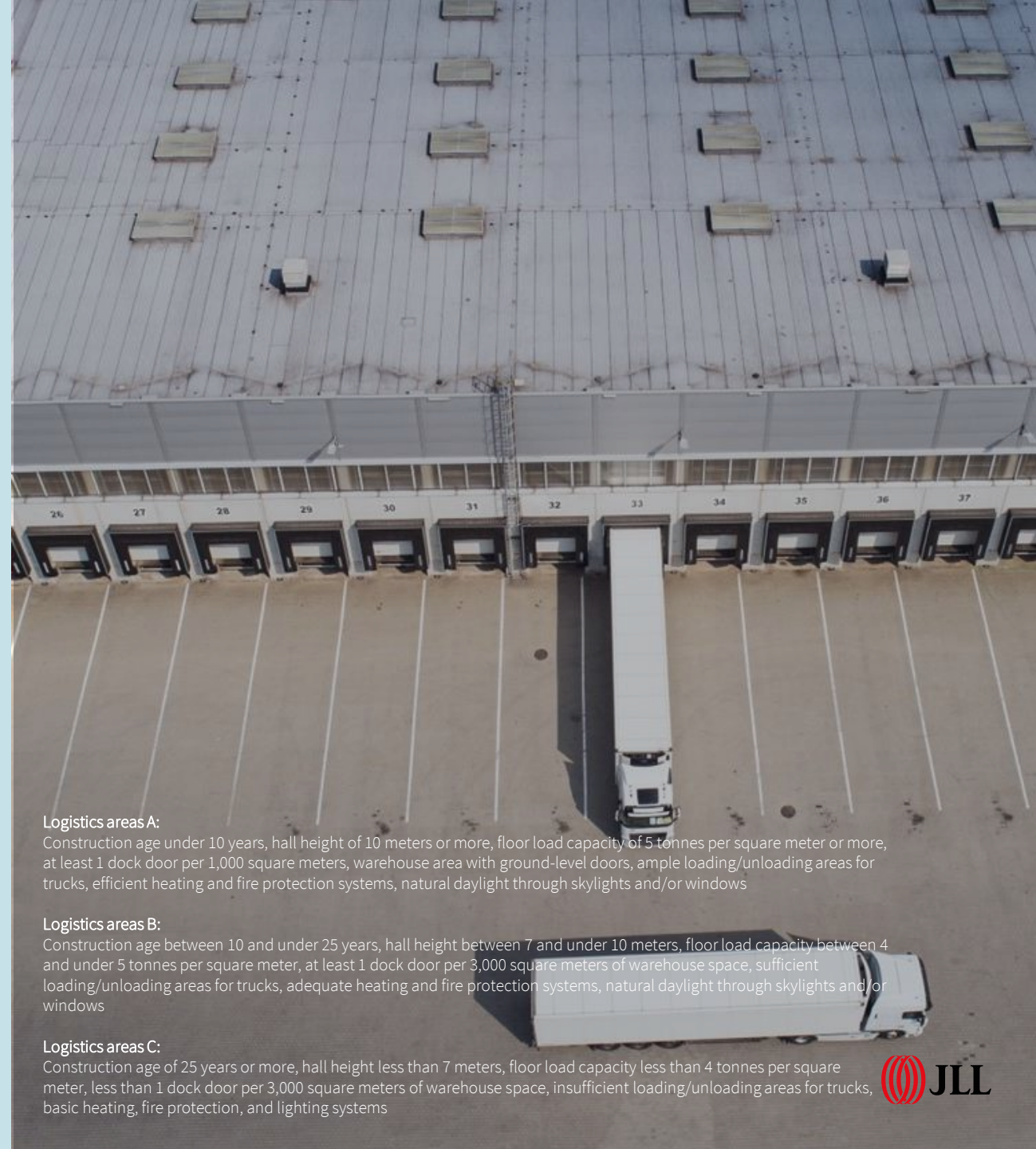


Source: Thomas Daily/Jolas Consult GmbH & Co. KG

Median rents for warehouse space (Rottenburg a.d. Laaber)



Source: Thomas Daily/Jolas Consult GmbH & Co. KG



Logistics areas A:

Construction age under 10 years, hall height of 10 meters or more, floor load capacity of 5 tonnes per square meter or more, at least 1 dock door per 1,000 square meters, warehouse area with ground-level doors, ample loading/unloading areas for trucks, efficient heating and fire protection systems, natural daylight through skylights and/or windows

Logistics areas B:

Construction age between 10 and under 25 years, hall height between 7 and under 10 meters, floor load capacity between 4 and under 5 tonnes per square meter, at least 1 dock door per 3,000 square meters of warehouse space, sufficient loading/unloading areas for trucks, adequate heating and fire protection systems, natural daylight through skylights and/or windows

Logistics areas C:

Construction age of 25 years or more, hall height less than 7 meters, floor load capacity less than 4 tonnes per square meter, less than 1 dock door per 3,000 square meters of warehouse space, insufficient loading/unloading areas for trucks, basic heating, fire protection, and lighting systems



Transaction & Disclaimer

This Investment Memorandum is intended to provide selected investors with the information necessary to submit an indicative offer for an asset deal. JLL offers this property commission-free and on an exclusive basis.

Indicative offers should contain at least the following information:

- **Indicative purchase price**
- **Information on financing**
- **Description of the contractual partner/vehicle**
- **Required internal approval processes and timing**
- **Consulting team (legal, tax, technical)**
- **Any conditions to which your offer is subject**



Disclaimer

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