



DHG



DHG



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LOCATION

ECT EUROMAX TERMINAL



ROTTERDAM WORLD GATEWAY

ECT BARGE FEEDER TERMINAL

HOEK VAN HOLLAND

EXCELLENT CONNECTIONS
TO EUROPEAN HINTERLAND

APM TERMINALS ROTTERDAM

RTC

ECT TERMINAL

APM TERMINALS

CUSTOMS

SMARTLOG[®]
MAASVLAKTE

DELTA CONTAINER SERVICES & KRAMER DELTA DEPOT



A15 TO BOTLEK/ROTTERDAM AIRPORT



DISTRIPARK MAASVLAKTE WEST

MAASVLAKTE PLAZA
/TRANSFERIUM OV

TRANSFERIUM

MAASMOND

NIEUWE WATERWEG

CALANDKANAAL

BREDDIEP

NIJLHAVEN

BEERKANAAL

6E PETROLEUMHAVEN

AMAZONEHAVEN

DINTELHAVEN

BENELUXHAVEN

BEERGAT

YORKHAVEN

HARTELKANAAL

MISSISSIPPIHAVEN

OOSTVOORNSE MEER

BRIELSE MEER

YANGTZEKANAAL

PRINSES ARIANEHAVEN

PRINSES
MAGRIET HAVEN

PRINSES AMALIAHAVEN

HARTELHAVEN

SMARTLOG MAASVLAKTE

WITTE ZEEWEG 3 - 21

LOCATION

The Smartlog Maasvlakte site of approx. 30 ha. is located on Distripark Maasvlakte, a top location for logistics service providers.

ACCESSIBILITY

Smartlog Maasvlakte has a high frequency of all kinds of connections via roads, railroads and water. The site is located along the A15 highway. This highway forms an east-west connection through the middle of the country, from the ports of Rotterdam to Bommel between Arnhem and Nijmegen. The highway forms an important hinterland connection through the South Holland and the Gelderland provinces. In view of optimal accessibility,

the Port of Rotterdam is working on the improvement of public transport from and to the Maasvlakte. With this, Distripark Maasvlakte West is easily accessible by public transport, car, scooter and bike.

TRANSPORTATION MODES

At a stone's throw distance from Smartlog Maasvlakte there are direct connections to deep sea and feeder, shortsea, RoRo, road, rail and inland waterways. All major European economies can be reached within 24 hours.

SPECS AND FLOOR PLAN

BULDING AREA

DC 1
WAREHOUSE 17,820 m²
LEASED OFFICE 188 m²

DC 2
LEASED WAREHOUSE 18,041 m²

DC 3
LEASED WAREHOUSE 18,041 m²

DC 4
WAREHOUSE 19,030 m²
LEASED MEZZANINE 1,531 m²
OFFICE 532 m²

DC 5
LEASED WAREHOUSE 21,491 m²

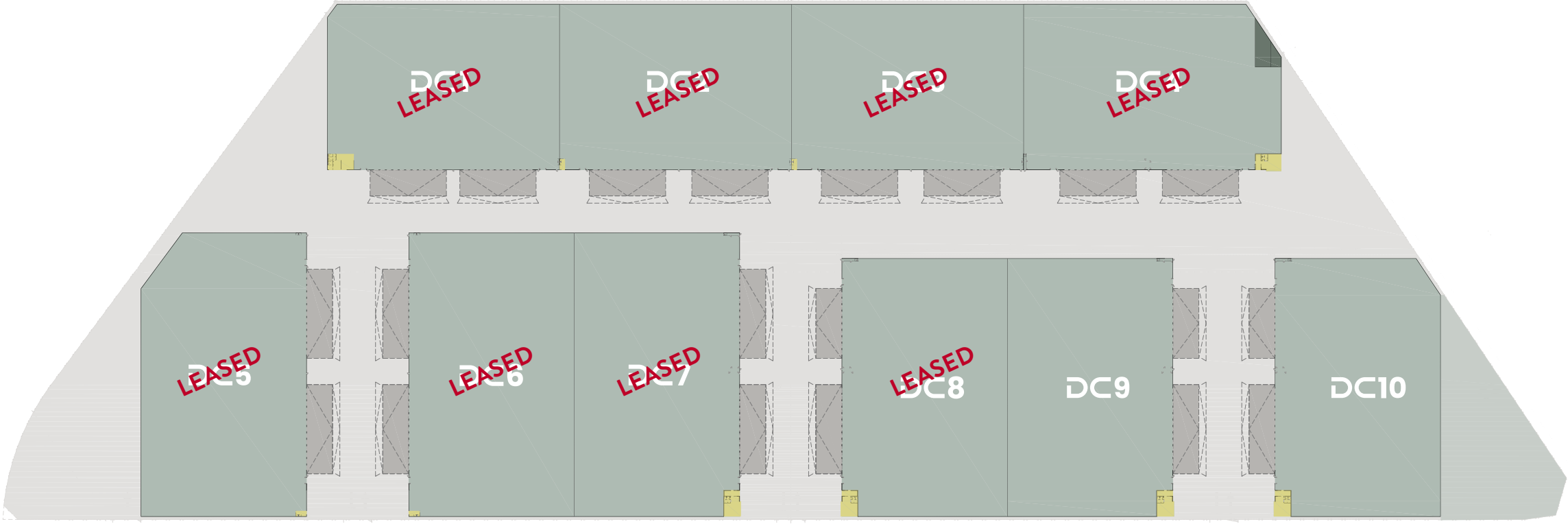
DC 6
LEASED WAREHOUSE 22,031 m²

DC 7
WAREHOUSE 21,825 m²
LEASED MEZZANINE 1,915 m²
OFFICE 349 m²

DC 8
WAREHOUSE 19,830 m²
LEASED MEZZANINE 1,728 m²
OFFICE 349 m²

DC 9
WAREHOUSE 19,830 m²
MEZZANINE 1,728 m²
OFFICE 349 m²

DC 10
WAREHOUSE 19,619 m²
MEZZANINE 1,728 m²
OFFICE 349 m²
OUTER SITE 7.875 M²



DC 1 T/M 8 **LEASED**

AANTAL PALLETS **DC 9**

HAL **19,830 M²**

WIDE PATHS
38,640 EUR pallets 6 high in rack

NARROW PATHS
51,520 EUR pallets 6 high in rack

AANTAL PALLETS **DC 10**

HAL **19,620 M²**

WIDE PATHS
38,040 EUR pallets 6 high in rack

NARROW PATHS
50,716 EUR pallets 6 high in rack

PALLET STORAGE SPACES ARE INDICATIVE AND DEPENDS ON FINAL LAYOUT

LEASE PRICE FOR THE CURRENT LEASE PRICE, PLEASE REFER TO WWW.SMARTLOGMAASVLAKTE.COM. **LEASE PAYMENT** IN ADVANCE PER MONTH. VAT LESSEE IS LIABLE FOR VAT OVERON THE LEASE PRICE. **DELIVERY** Q3 2021. **LEASE PRICE ADJUSTMENT** ANNUALLY, FOR THE FIRST TIME ONE YEAR AFTER THE COMMENCEMENT DATE OF THE LEASE, BASED ON THE PRICE INDEX ACCORDING TO THE CONSUMER PRICE INDEX (CPI) SERIES OF CPI EMPLOYEES LOW (2006=100), PUBLISHED BY CPB NETHERLANDS BUREAU FOR ECONOMIC POLICY ANALYSIS. **GUARANTEE** BANK GUARANTEE OR DEPOSIT OF THREE MONTHS' RENT, INCLUDING SERVICE CHARGES AND VAT. **OTHER TERMS AND CONDITIONS** APPLY IN ACCORDANCE WITH THE STANDARD RENTAL AGREEMENT OF THE BOARD OF REAL ESTATE AND THE ASSOCIATED GENERAL TERMS AND CONDITIONS.

SERVICE CHARGES

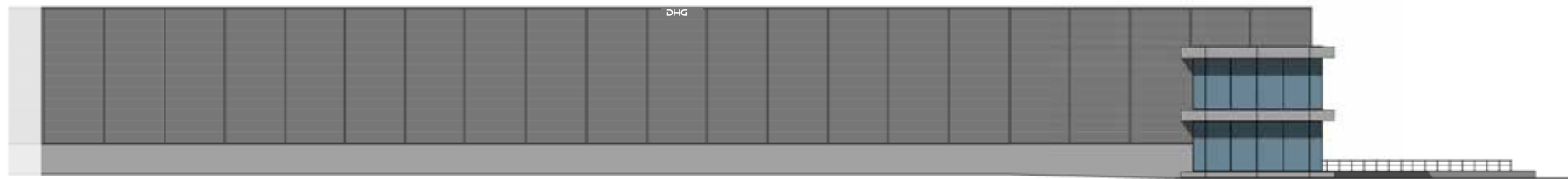
The service costs are charged on the basis of subsequent calculation and include the following supplies and services:

- EXTERIOR GLASS CLEANING;
- MAINTENANCE CONTRACT FOR HEATERS;
- MAINTENANCE CONTRACT FOR OVERHEAD DOORS;
- MAINTENANCE OF DOCK LEVELLERS;
- MAINTENANCE OF DOCK SHELTERS;
- MAINTENANCE OF FIRE EXTINGUISHERS;
- MAINTENANCE OF OUTSIDE LIGHTING;
- MAINTENANCE OF OUTER SIDE;
- MAINTENANCE OF SLIDING GATES;
- MAINTENANCE ROOF;
- MAINTENANCE EXTERIOR WALL;
- MAINTENANCE OF SPRINKLER INSTALLATION;
- MAINTENANCE OF CENTRAL HEATING SYSTEM;
- MAINTENANCE OF TECHNICAL INSTALLATION;
- 5% ADMINISTRATION COST.

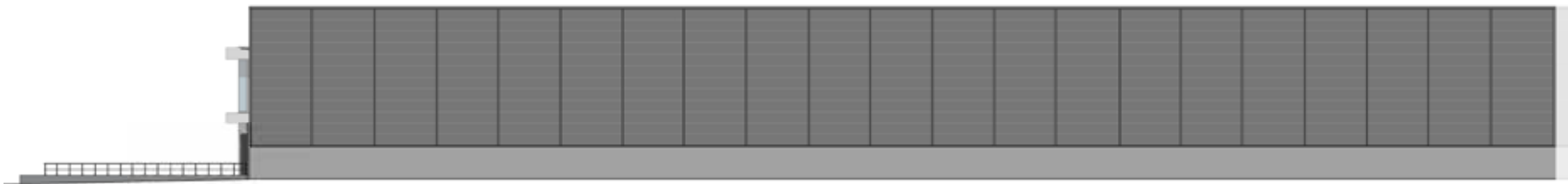
* The tenant must put the utilities in their own name, if this is not possible, the annual costs for gas, water and electricity per m² per year will be based on post-calculation. A 3% administration fee will be charged in addition to these costs.



FRONT FAÇADE



SIDE FAÇADE



BACK FAÇADE



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WAREHOUSE



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DELIVERY LEVEL *WAREHOUSE*

- ESFR Sprinkler system with a central water supply point;
- DC 1 – DC 7 Smooth concrete floor with levelness Zeile 4 in accordance with DIN 18.202;
- DC 8 – DC 10 Smooth concrete floor, super smooth in accordance with DIN 15.185;
- Floor load 6,000 kg/m², expedition space 2,500 kg/m²;
- The point of loading underneath the shelving amounts 72 kn;
- Concrete loading space;
- Free height DC 1 – DC 7 10.50 meters, DC 8 – 10 12.20 meters;
- Hydraulic dock levelers (8 tons), electrical operation;
- Minimum of 1 dock per 800 m²;
- Electric overhead doors on each loading dock;
- Dock shelter with bumpers and wheel guidance;
- Electrically operated overhead doors on ground level 4,000 mm x 4,500 mm;
- Fire hose reels, in compliance with the requirements set by the fire department;
- Evacuation installation;
- Connection points for battery chargers;
- 230v and 400v power connections;
- LED lighting, average of 250 lux, 1 meter above floor surface;
- Motion detector per hallway zone;
- Floor heating (minimum room temperature 5 °C);
- Without gas, heating per heat pump;
- Sanitary facilities.

OFFICES



DHG

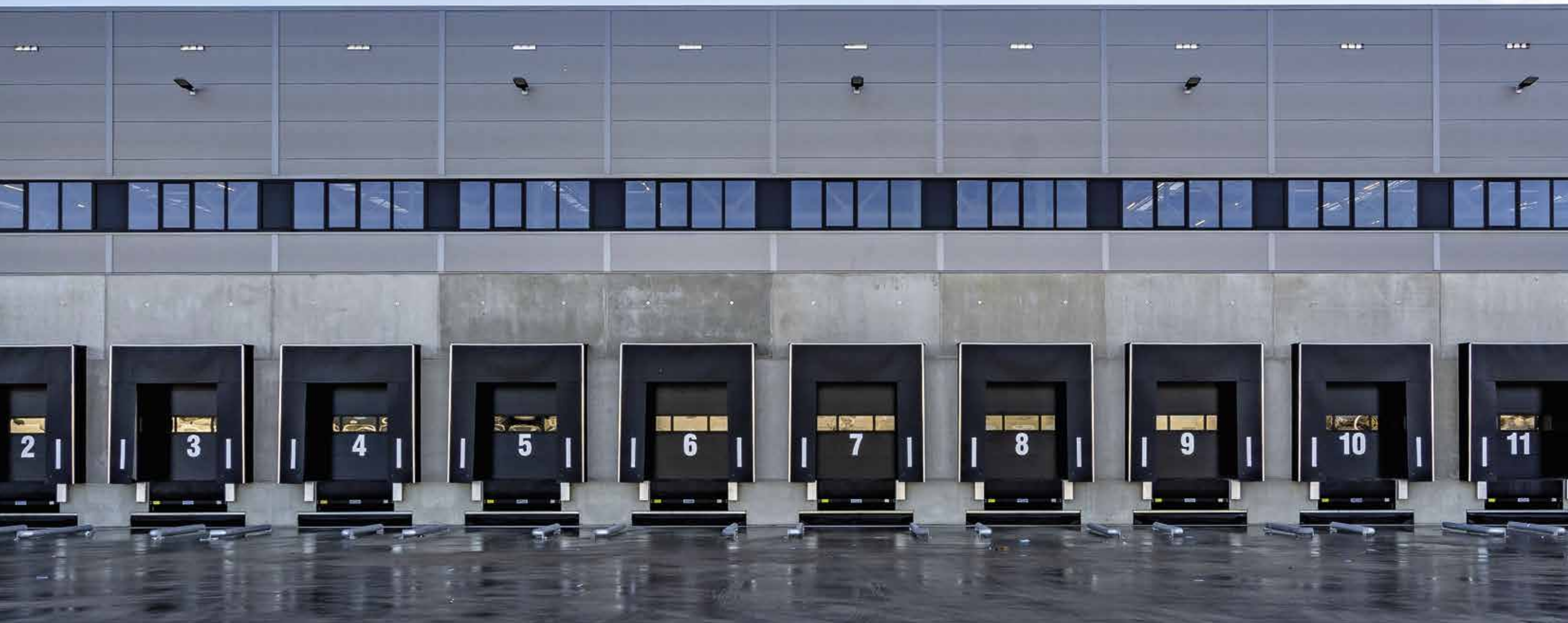
DELIVERY LEVEL OFFICES

- Smooth finished floors in the offices;
- VRF climate system 21°C (air-conditioning);
- Without gas, heating/cooling per heat pump;
- Mechanical ventilation system with WTW unit;
- Ceiling system equipped with integrated LED-lighting (500 lux);
- Cable ducts for data, phone and internet;
- Toilet facilities on both floors;
- Plaster walls;
- Pantry on both floors.



* The above photos are layout possibilities

OUTER SIDE





DELIVERY LEVEL *OUTER SIDE*

- Brick pavement;
- Site is closed-off through a 2-meter-high double rod fencing;
- Connection point for electrical rechargeable passenger cars (2 connections);
- Ample parking spaces for passenger cars;
- Closable electric access gate(s);
- Exterior lighting;
- Sewer system.

SURROUNDINGS



ROTTERDAM - MAASVLAKTE
WITTE ZEEWEG 3 - 21

SMARTLOG MAASVLAKTE

THE LOGISTICAL TOP LOCATION FOR LOGISTICS SERVICE PROVIDERS

Smartlog Maasvlakte is located at the Distripark Maasvlakte West. In the immediate vicinity is Europe's largest container hub with state-of-the-art deep-sea, barge and rail terminals and container depots. The strong Rotterdam chemical and freezing clusters are also nearby. Distripark Maasvlakte West has excellent connections to the European hinterland via high-frequency multimodal connections. Drivers can make use of the Maasvlakte Plaza truck park with all the necessary facilities. Due to the proximity of Rotterdam, employers can draw on a large pool of highly trained logistics personnel. Distripark Maasvlakte West offers the possibility for large-scale distribution of chemical products including hazardous substances, agro products and high-quality consumer goods such as electronics. This distribution park offers space, development opportunities

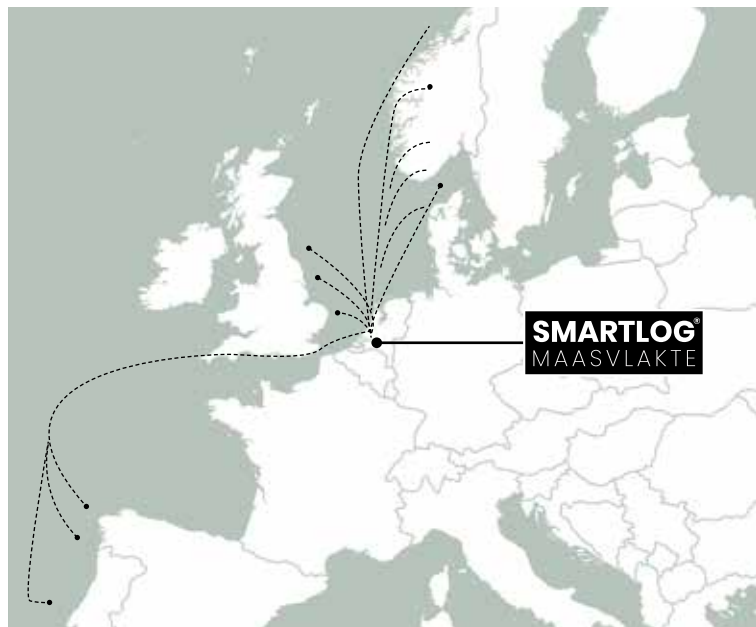
and ultramodern facilities. An ideal place to grow and develop as a company.

The advantages at a glance:

- At the heart of Europe's largest container hub
- Amidst state-of-the-art terminals and depots
- All major European economies reachable within 24 hours
- Unlimited and free development opportunities
- Availability of expert personnel
- High-frequency multimodal connections and scheduled services
- State-of-the-art truck parking & facilities nearby



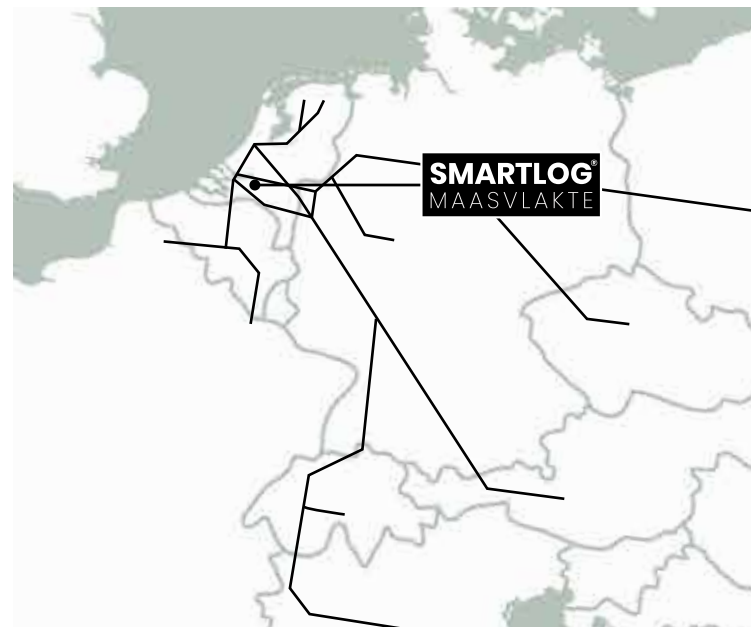
ACCESSIBILITY



WATER

DIRECT LINK WITH THE NORTH SEA

The port of Rotterdam is the largest seaport in Europe. The port owes its leading position to its excellent accessibility by sea and intermodal connections. Through its excellent short sea, feeder and inland shipping connections, the port of Rotterdam offers frequent connections to various regions in Europe. The connection with the many deep-sea connections ensures that the whole world is accessible from Rotterdam. The connection with the many deep-sea connections ensures that the whole world is accessible from Rotterdam.



ROAD

CENTRAL LOCATION AND PERFECT ACCESSIBILITY

The A15 is the artery of road transport in the port area of Rotterdam. The highway connects well with both the national and the European network of highways and is directly connected to the A4 (Amsterdam) and the A16 (Moerdijk-Antwerp).



RAIL

SUSTAINABLE CONNECTION

For international import and export, the railroad forms a reliable and sustainable connection between Rotterdam and other European cities.



**IT'S
WHAT
WE
DO**

DHG is an investor and developer of logistics real estate. DHG handles the chain from the start of a development to its rental, management and maintenance. The key question for us is: what value can we add to your process? For this we have a team of real estate specialists and logistics specialists available for you. Together we analyse your demand and we find the best solution for your logistics process. DHG is the largest developer of large logistics property at risk in the Netherlands. With a real estate portfolio of 550,000 m² of existing buildings and 1,000,000 m² in development and 145,000 m² of transformation objects, we can meet any demand quickly and appropriately. All our distribution centers and terminals are located at top logistics locations, close to waterways, roads, terminals and airports. Due to the size of the property portfolio and the nature of the company, we can quickly provide you with a suitable solution.

PORTFOLIO

SELECTION OF THE SMARTLOG PORTFOLIO OF DHG

TOTAL SURFACE OF 1,000,000 M²

CHECK [DHG.NL](https://www.dhg.nl) OR [DHG-SMARTLOG.NL](https://www.dhg-smartlog.nl) FOR OUR OVERVIEW



SMARTLOG MOERDIJK 2
WESTELIJKE RANDWEG
YEAR OF CONSTRUCTION: 2017
127,673 M²



SMARTLOG ROTTERDAM 2
WOLGAWEG
YEAR OF CONSTRUCTION: 2017
97,801 M²



SMARTLOG ROTTERDAM 1
EUROPAWEG
YEAR OF CONSTRUCTION: 2017
29,460 M²



SMARTLOG DEN HAAG
HARNASKADE
YEAR OF CONSTRUCTION: 2018
81,251 M²



SMARTLOG BERGEN OP ZOOM
LEEGHWATERWEG
YEAR OF CONSTRUCTION: 2017
48,217 M²



SMARTLOG RIDDERKERK
SCHAAPHERDERWEG
YEAR OF CONSTRUCTION: 2018
49,700 M²

COLOPHON

CLIENT

DHG

010 - 426 44 55

CONSTRUCTION COMPANY

GOLDBECK NEDERLAND B.V.

026 - 800 12 11

ARCHITECT

CONVEX ARCHITECTEN

06 - 111 504 11

CONSTRUCTION ADVISOR

ADVIESBUREAU MARKSLAG BELJAARS

013 - 543 94 90

INSTALLATION ADVISOR

M3E ROTTERDAM CAPELLE AAN DEN IJSSEL

010 - 202 22 10

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