

QUALITY [®]
made by **AAREAL**



Logistics

Structured Property Financing

LOGISTICS
PROPERTIES

Aareal

Dear clients and business partners

Our approach to property finance? In-depth expertise and flexibility in all our markets across three continents.



What is your understanding of »quality«?

For us, »quality« is more than just a word. »Quality« is, when expertise meets flexibility, when international setup meets the ability to think outside the box. »Quality« is both our foundation and our promise when we speak about property finance, our core business segment.

We provide property financing solutions on three continents; and since we know that property markets are local, we have built up a broad international network of offices. Currently, we are present in Europe, North America and Asia to make local experts available to you in all relevant investment markets.

In the Structured Property Financing segment, we finance commercial property – in particular, office buildings, hotels, shopping centres as well as logistics and residential properties. In addition to our network of local teams, specific expertise in the hotel, logistics and the retail property sectors is available in specialised teams at the head office. Our local and industry experts work smoothly together to ensure that we provide the necessary competence for each individual transaction.

With this approach, you not only have access to a unique combination of expertise that you can call on according to your individual needs: in addition to a competent, flexible and quick service, we

offer you the opportunity to speak to your bank in your preferred language.

Our product range comprises all kinds of tailor-made debt financing products that property investors require, including cross-border portfolio financings for which we are able to provide dedicated teams, selected according to the requirements of the individual transaction. The international profile of our company is not only reflected in the fact that our experts come from more than 30 nations, but also in the structure of our business.

Please make use of our expertise and contact one of our local offices or one of the specialised teams at our head office in Wiesbaden, Germany, and find out what we mean by offering financing solutions as flexible as you need them to be.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'H. Merkens'.

Hermann J. Merkens
Chairman of the
Management Board

A handwritten signature in blue ink, appearing to read 'C. Winkelmann'.

Christof Winkelmann
Member of the
Management Board

Logistics Properties

As globalisation is forcing businesses to redefine their models, Aareal Bank has made a commitment to provide cutting edge logistics financing solutions by offering a wide array of financing and structuring solutions.

Structured logistics financing solutions include portfolio structuring for pan-European portfolios in combination with pan-European debt financing. The aim of the Logistics Properties Team is to provide comprehensive financing solutions for investors and logistics companies.

Our Logistics Properties Team at Aareal Bank is comprised of international property bankers and logistics industry professionals covering both Aareal Bank's German and international markets from Wiesbaden.

Contacts

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The decisive factors: international expertise and financial engineering

Our close client relationships are supported by our in-depth understanding of local markets. We started to develop our international network in 1990 and have continued to increase our geographic coverage ever since. With property financing activities on three continents, we enjoy an excellent market position in property lending.

Aareal Bank offers individual and innovative financing solutions to the property sector. This comprises short-, medium- and long term financing, individual and portfolio financing, whether through direct property acquisitions or the acquisition of shares in property companies, as well as consulting and services.

Product Range

Asset types

Aareal Bank is currently an active lender for:

- Distribution warehouses
- Storage facilities
- Integrated high bay storage facilities
- Portfolios including cross-border portfolios

Financial products

- Single asset finance
- Portfolio finance
- Finance of share deal transactions
- Cross-border, multi-jurisdiction facilities
- Arrangement of property debt facilities
- Syndication



Deals



SEGRO^{plc}

and another institutional investor

EUR 201,500,000

For the financing of a portfolio of
19 prime logistics properties
in France

Arranger and Lender



EUR 127,000,000

For the investment financing of a portfolio of
eight prime logistics properties
in Germany

Arranger and Lender



Prologis European Properties Fund II – PEPF II
Investment Facility

GBP 95,800,000

For the refinancing of
six prime logistics properties
in the UK

Arranger, Lender and Hedge Provider



EUR 144,000,000

Cross-border investment facility for the financing of a portfolio of **ten prime logistics properties** in Sweden, Denmark, Finland and Norway

Arranger, Lender and Hedge Provider

IDI Gazeley

Brookfield Logistics Properties

EUR 125,000,000

Cross-border investment facility for the financing of a portfolio of **14 prime logistics properties** in France, Italy and Germany

Arranger, Lender and Hedge Provider



Allianz 

VGP

EUR 368,220,000

Investment facility for the refinancing of a **prime logistics property portfolio** in Germany

Arranger and Lender

Aareal Bank – Our Offices

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We finance properties on three continents. Scan QR-Code for more information about our deals: www.aareal-bank-deals.com



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