

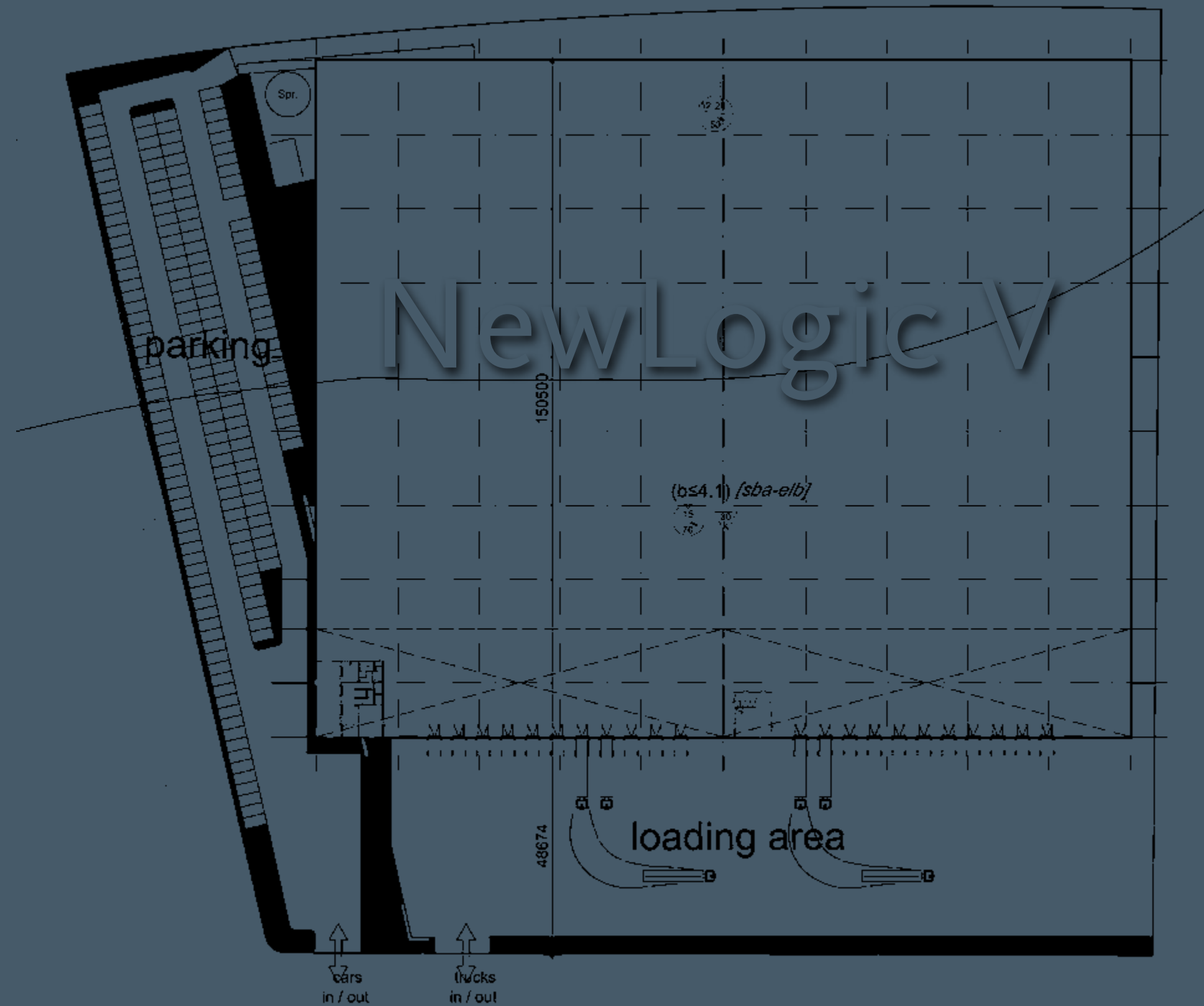
DISTRIBUTION CENTER
NewLogic V

Inspiring Perfection



Vossenbergh West II Tilburg - The Netherlands

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Perfection

The right place to build,
dedicated to design
& outstanding in sustainability

Introduction

DOK VAST BV is a professional developer and investor in sustainable Logistic Real Estate. In close cooperation with you, we look forward to realize your perfect, future-proof and sustainable Distribution Centre at Tilburg.

To build up and maintain a long-term relationship with our clients, the experienced DOK VAST team ensures perfection by closely monitoring its projects. In addition to functionality and feasibility, particular attention is given to comfort, appearance and sustainability. We are convinced that buildings of the future will and should be energy neutral, CO₂ neutral and healthy to work in. DOK VAST's expertise in sustainability is showcased in a number of unique projects including a BREEM Outstanding Site, currently under construction.

We invite you to have an inspiring look!

THE DOK VAST TEAM

The Netherlands

The Netherlands is one of the most densely populated countries in the world, with over 16 million people living in an area of just 41.785 square kilometers. The country is bordered by Germany to the east, Belgium to the south and by the North Sea to the north and west.

The Netherlands is a prosperous country, with a well-educated, flexible, motivated and multilingual workforce. It ranks among the top in the quality-of-life index. The country has an open economy with a strong focus on international trade.

Given its strategic position, the Netherlands has an important role as the 'Gateway to Europe'. It has excellent infrastructure, with an extensive network of roads and motorways, most of which are toll-free. The country also boasts one of the most efficient rail networks in Europe.

The Netherlands has two 'Main Ports': Amsterdam Airport Schiphol and the Rotterdam Harbour. Schiphol is the fourth busiest airport in Europe and known as a major international hub.

The port of Rotterdam is the largest harbour in Europe and among the busiest in the world. It is served by an extensive network of inland waterways to facilitate transshipment, with waterborne transport (maritime and inland) making a significant contribution to the Dutch economy.

There are several organizations that assist you in familiarizing yourself with the business climate of the Netherlands. They include the Netherlands Foreign Investment Agency [NFIA] and the Agency for International Business and Cooperation [EVD].

www.nfia.com
www.agentschapnl.nl



Transport



University



Hospital



Leisure

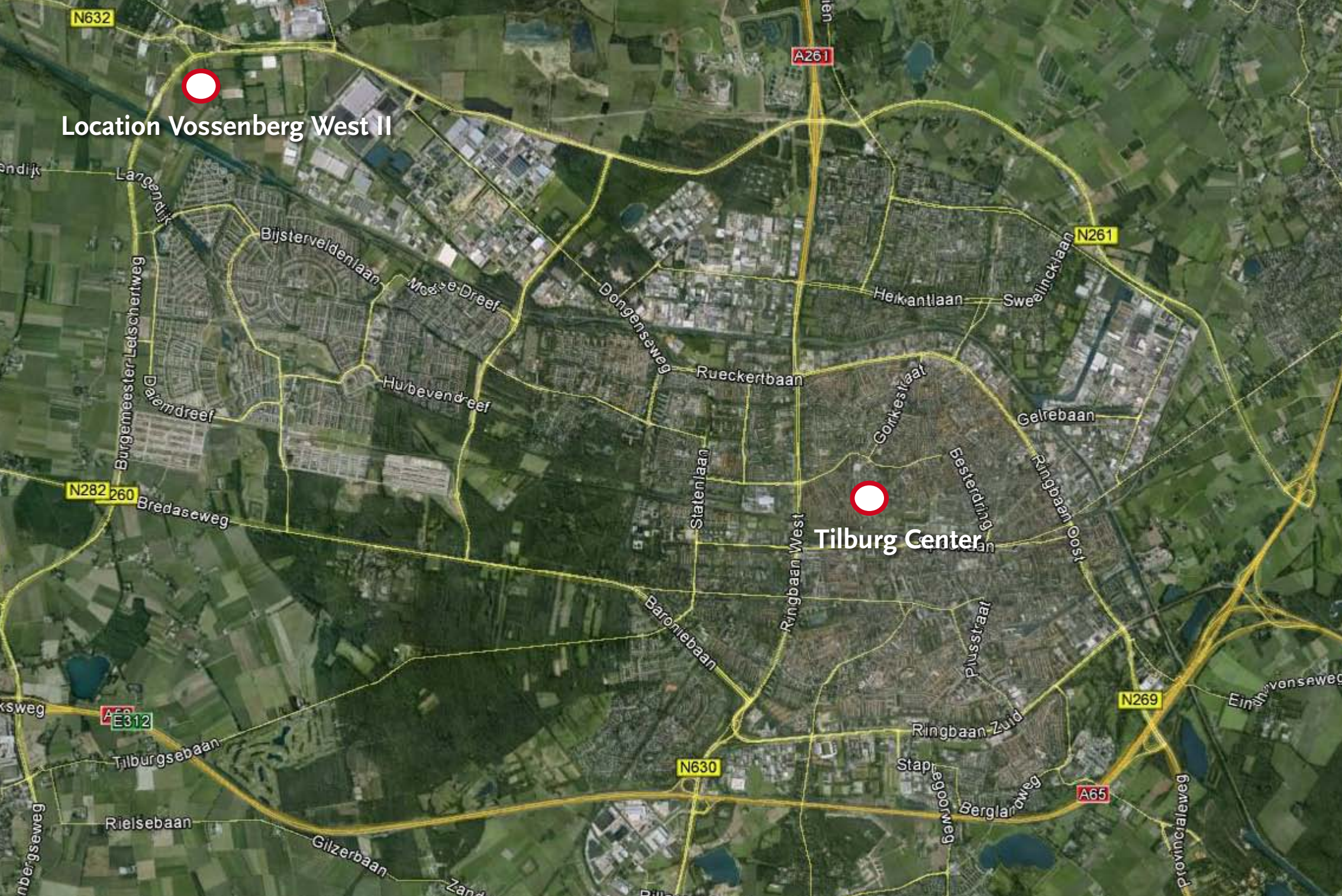


Tilburg has a population of over 200.000 and is therefore one of the larger cities in the Netherlands. It is centrally located in the province of Noord-Brabant, in the region known as Midden-Brabant. The region as a whole has a population of almost half a million, representing all age groups and extremely varied ethnic backgrounds.

In the late nineteenth century, Tilburg prospered as a centre of the textiles industry. As this sector diminished in importance, the city and surrounding region developed an extremely diverse local economy. It is that diversity which has proven the secret to renewed success, as is now apparent from the number of national companies locating here. Many international companies have also chosen to establish a strong presence in or near Tilburg. They include FujiFilm Tesla, Sony, Jansen-Cilag, IFF, Bosch, Syncreon, Coca-Cola, Ericsson, DB Schenker.

The region may be said to offer something for everyone, with ample opportunities for work, study, culture, recreation, entertainment and shopping. Companies opt to locate in Tilburg for many reasons, notably the excellent accessibility, high quality housing and business accommodation and excellent educational facilities. Of course, many cities claim to offer the same. We would therefore like to invite you to come and see for yourself. You will be more than welcome!

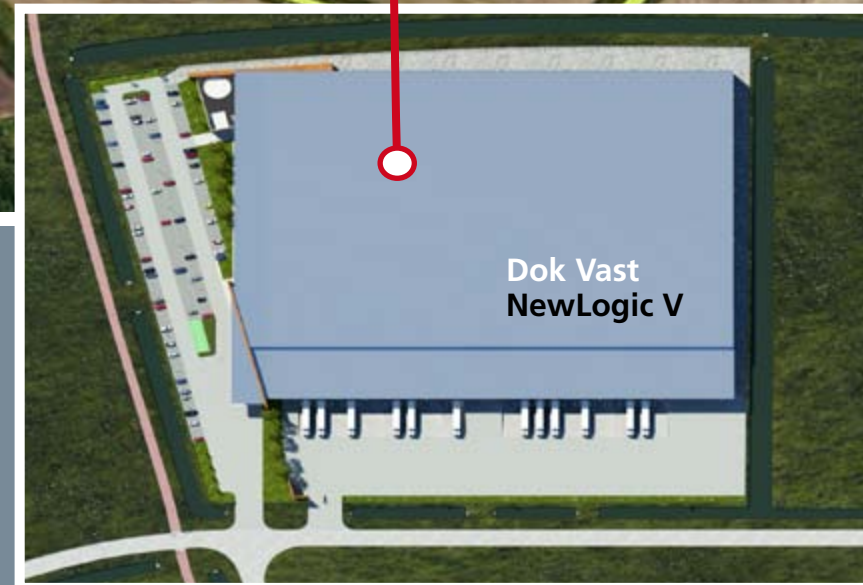




The location Vossenberg West II as compared to the center of Tilburg



Industrial Area Vossenberg West II Tilburg



Access & Infrastructure

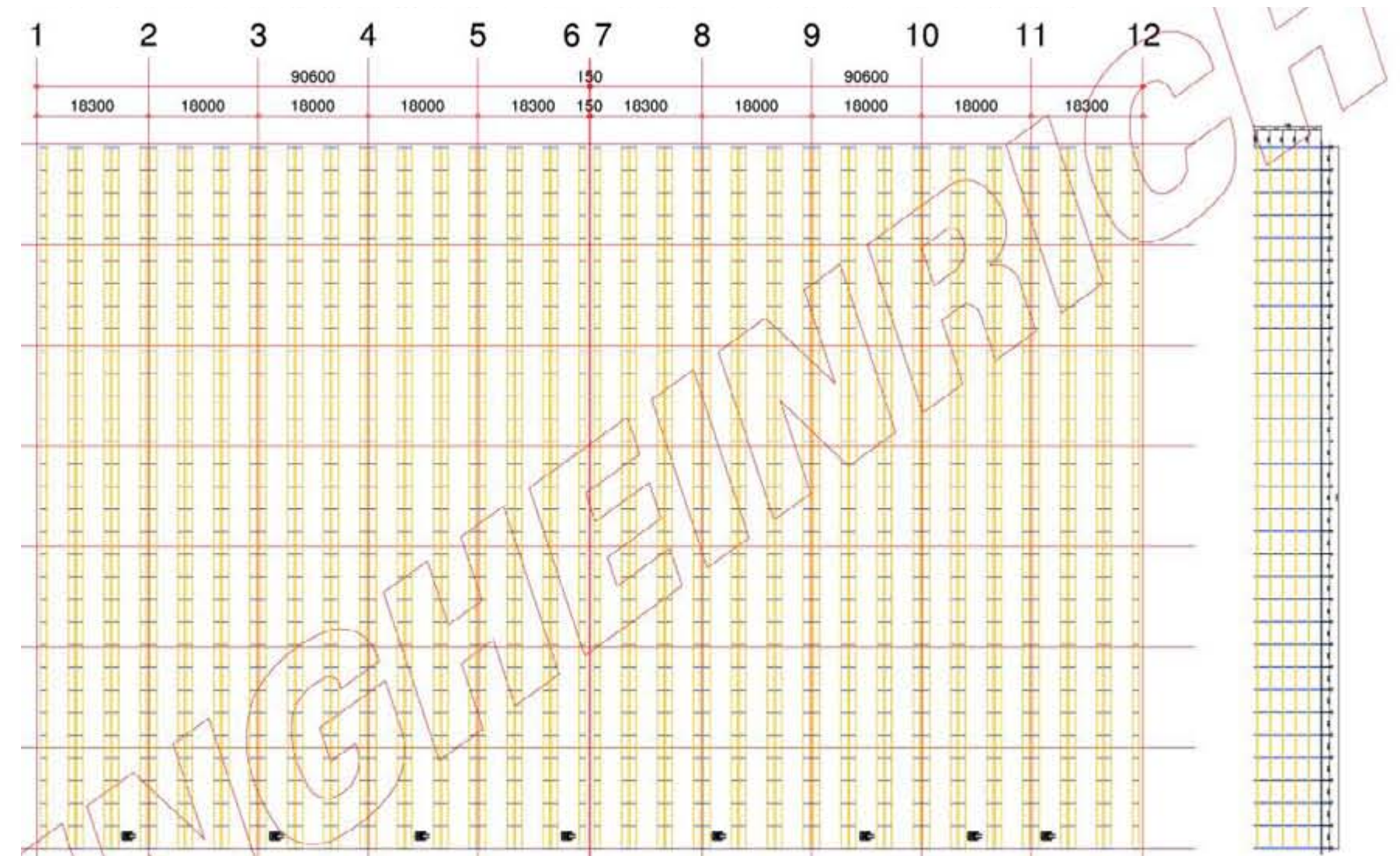
The industrial zone Vossenberg West II is easily accessible by road as well by canal. Highway A58 Breda/Eindhoven is one of the main transportation highway in western Europe.

The Wilhelmina canal plays an important role in water-based transport in the Netherlands as it connects the Port of Rotterdam with the industrial city of Tilburg. Since 1916 this waterway has been one of many efficient methods of transporting cargo from the North Sea to Tilburg. On average the canal is 2.30 meters deep and 25 to 30 meters wide. This makes Tilburg easily accessible by ships of 650 tonne (II Class). However, the government will start construction in October 2013 to widen the canal, making the city accessible for ships as large as 1350 tonne (IV class).





FLOORPLAN RACK POSITION



Terrain Lay Out

TOTAL BUILDING SURFACE	27.297 m ²
TWO WAREHOUSES EACH	13.635 m ²
MEZZANINE/OFFICE FLOOR	4.352 m ²

TOTAL TERRAIN SURFACE	45.896 m ²
TOTAL PARKING PLACES	185 pcs.
MAX. BUILDING HEIGHT	13,7 meters

Logistics Lay Out Racking

Number of pallet places: a total of 60 rows of racking
 One row has 31 beams
 A total of 7.440 PP per layer - based on europallets
 A total of 44.640 PP based on 6 levels stacking



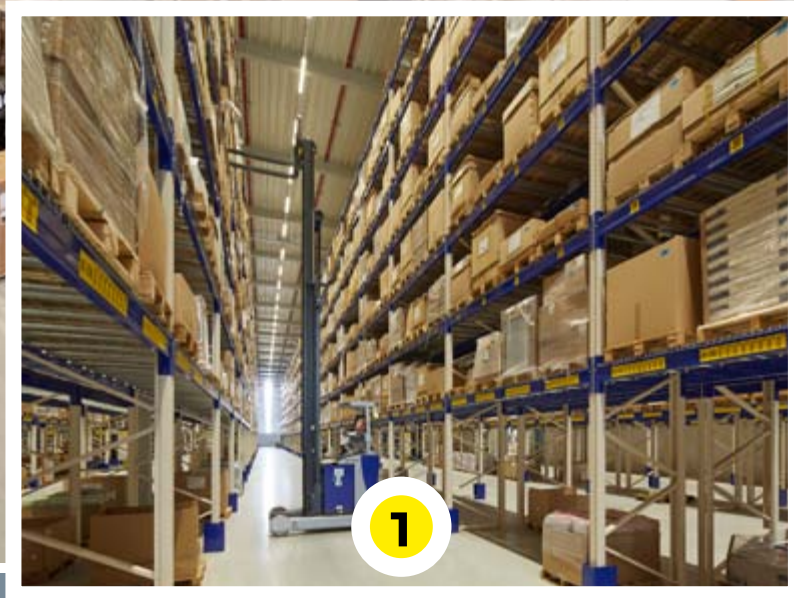
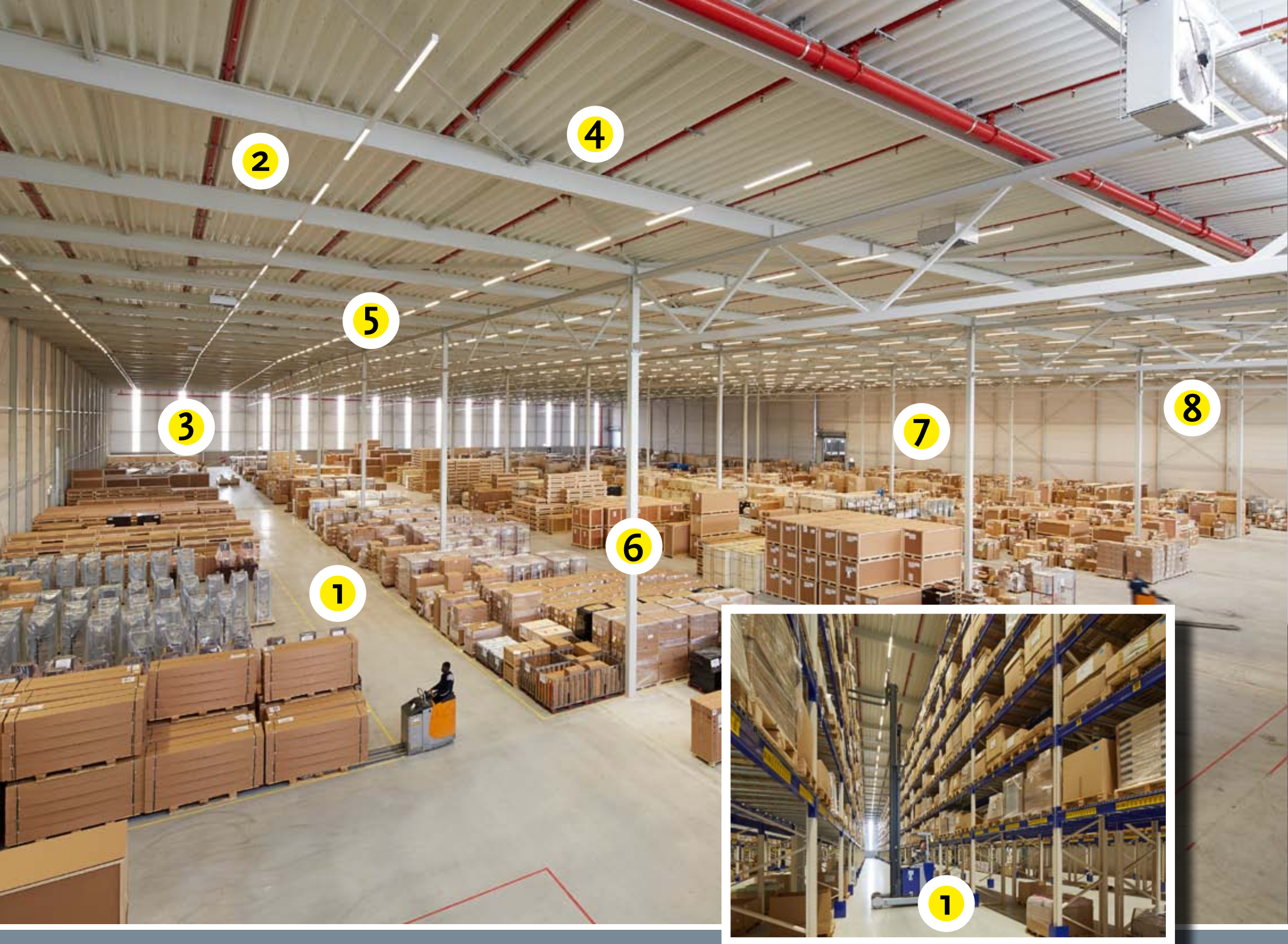


FACADES FRONT & BACK OF BUILDING



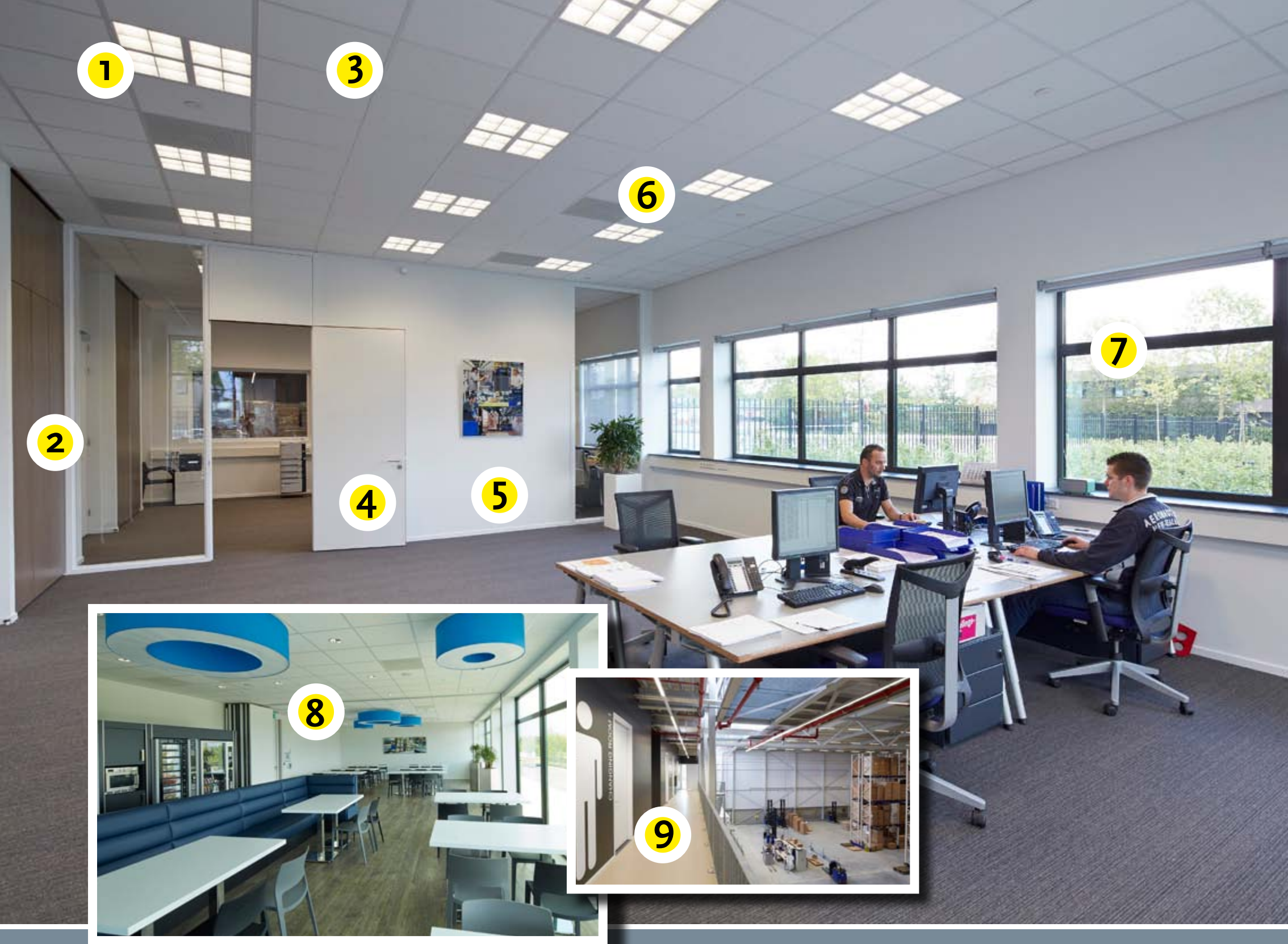
Technical descriptions TERRAIN & DOCKING AREA

1. Concrete floor at docking area
2. Prefab concrete plinth with PIR insulation
3. Deformable shelters
4. Electric overhead doors with panorama window and high insulation
5. Leveller with maximum load of 80 KN & telescopic lip
6. Dry penant sprinkler head for docking over night
7. LED lighting
8. Steel sandwich panels with FM aproved high value per insulation



Technical descriptions WAREHOUSE

1. Super flat floor in accordance with DIN 15.185 - max. floor load 50 KN/M²
2. ESFR sprinkler installation in compliance with FM regulations, K25 sprinklerhead
3. Polycarbonate windows for natural daylight
4. White coated steel roof - max. height: 13.700 + floor [max. storage height 12.200]
5. Dimmable LED lighting with motion detection
6. Construction grid suitable for wide and narrow aisles and upgraded for solar panels
7. Cellular concrete walls fire resistant for longer than 150 minutes
8. Separate steel structure for each warehouse [fire compartment]



Technical descriptions OFFICE AREA

1. LED lighting in accordance with Health & Safety regulations [ARBO]
2. Build in cabinets
3. Acoustic system ceiling - height 3.500 mm + floor
4. Sustainable door with HPL finish
5. Metal stud walls with a first layer of plywood
6. Variable air volume system (Airconditioning in each room)
7. Coated aluminium window frames with triple glazing
8. Canteen
9. Hallway to changing rooms

Sustainability



BREEAM - NL RATING	SCORE	SCORE
PASS	≥ 30%	★
GOOD	≥ 45%	★★
VERY GOOD	≥ 55%	★★★
EXCELLENT	≥ 70%	★★★★★
OUTSTANDING	≥ 85%	★★★★★



BREEAM sets the standard for best practice in sustainable building design, construction and operation.

BREEAM®

BREEAM is the world's foremost environmental assessment method and rating system for buildings. 250.000 buildings have a certified BREEAM assessment rating and over a million registered for assessment since it was first launched in 1990. BREEAM sets the standard for best practice in sustainable building design, construction and operation. It has become one of the most comprehensive and widely recognized measures of a building's environmental performance. It encourages designers and clients to consider designs that promote low carbon and minimize energy demands before considering energy efficiency and low carbon technologies.

A BREEAM assessment uses recognized measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use. The measures used represent a broad range of categories and criteria from energy to ecology. They include aspects related to energy and water use, the internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes.

A certificated BREEAM assessment is delivered by a licensed organization, using assessors trained under a UKAS accredited competent person scheme, at various stages in a buildings life cycle. This provides clients, developers, designers and others with: market recognition for low environmental impact buildings, confidence that tried and tested environmental practice is incorporated in the building, inspiration to find innovative solutions that minimize the environmental impact, a benchmark that is higher than regulation, a system to help reduce running costs, improve working and living environments, a standard that demonstrates progress towards corporate and organizational environmental objectives.

All Distribution Centers built under the supervision of DOK VAST BV have a minimum 4-star 'Excellent' ranking from BREEAM. We are working towards a consistent minimum 5-star 'Outstanding' ranking.

Energy & Maintenance

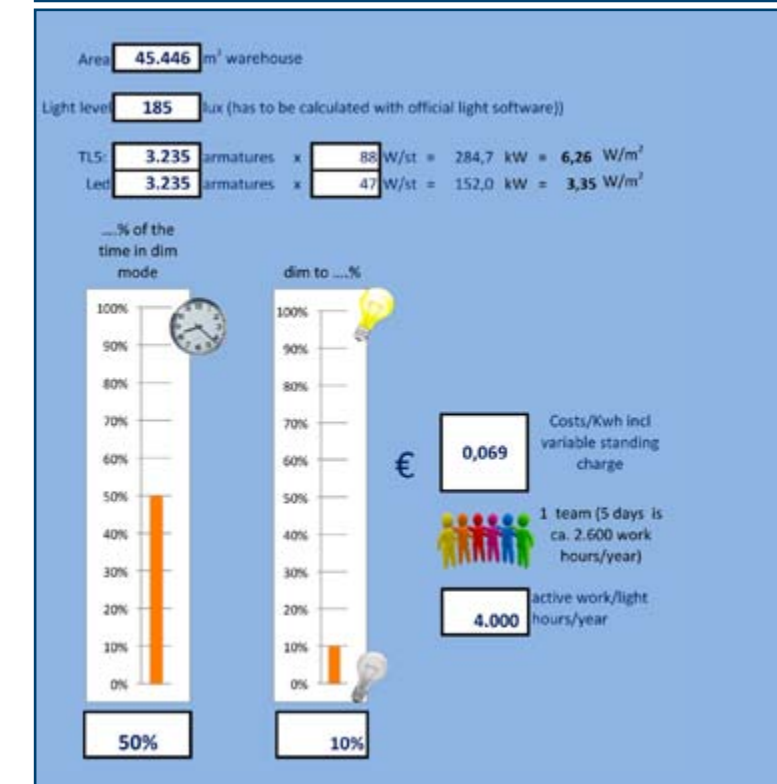
To obtain an Excellent or Outstanding rating from BREEAM, DOK VAST invests in a range of facility features items including:

- LED lighting with motion detection and dimming
- Above-average insulation
- Wind tight building
- Alarm system with intelligent connections to other building installations

These features significantly reduce the operational costs for the client. Depending on usage, the costs saved are in the range of € 2,- to € 3,- per square meter and as a result these figures can reduce the rental price per square meter.



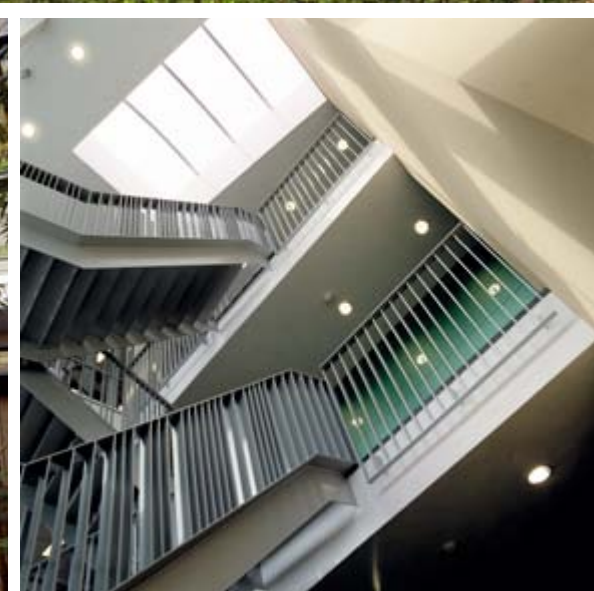
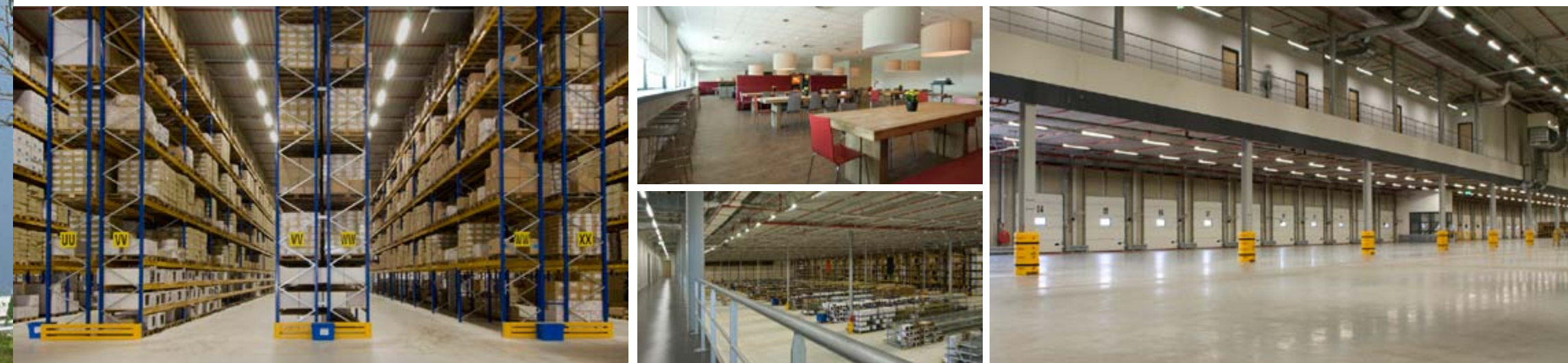
TL5	Led	Led dim
285 kW	152 kW	84 kW
1.138.720 kWh	608.180 kWh	334.499 kWh
€ 78.572 per jaar	€ 41.964 per year	€ 23.080 per year
Savings	€ 36.607 per year	€ 55.491 per year



Reference



Reference



DOBOTEX
De Brand, 's-Hertogenbosch

TERRAIN 8.590 m²
OFFICE 1.121 m²
VAS 2.000 m²
WAREHOUSE 5.293 m²

DOBOLOGIC | BAKKER | SCHENKER
Katsbogten, Tilburg

TERRAIN 63.715 m²
OFFICE 1.825 m²
VAS 4.300 m²
WAREHOUSE 38.000 m²



Reference



RHENUS LOGISTICS
Ekkersrijt, Son [Eindhoven]

TERRAIN 80.000 m²
OFFICE 1.100 m²
VAS 5.500 m²
WAREHOUSE 53.000 m²



Reference



DB SCHENKER
Vossenbergh West II, Tilburg

TERRAIN 69.411 m²
OFFICE 1.413 m²
VAS 3.795 m²
WAREHOUSE 42.897 m²



Reference



NEW LOGIC II
Vossenber West II Tilburg

TERRAIN 72.956 m²
OFFICE 1.800 m²
VAS 4.393 m²
WAREHOUSE 44.856 m²

Delivery in third/fourth quarter of 2014

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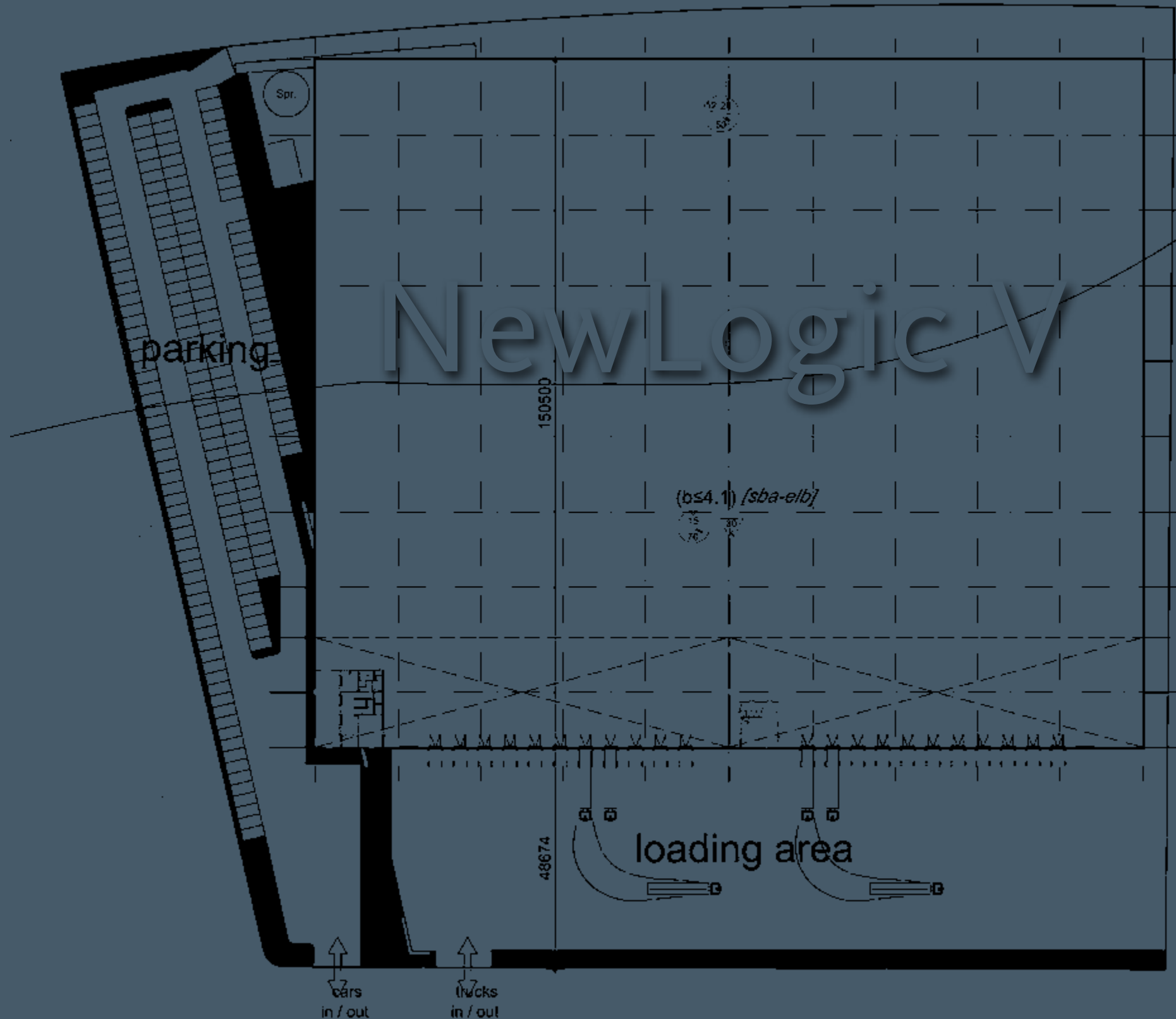
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