

Frasers Property Industrial converts former Techno-Park in Mülheim, Germany into "FlexCity"

- ◆ Redevelopment of part of an existing 195,000 sqm, centrally located industrial and commercial park in Mülheim an der Ruhr.
- ◆ The site formerly known as "Siemens Techno-Park" was acquired by Frasers Property Industrial in 2017. New buildings at FlexCity to offer multiple uses and flexible property options to smaller businesses, start-ups and manufacturing SMEs.

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Frasers Property Industrial has begun repositioning the former "Siemens Techno-Park" in Mülheim an der Ruhr. The 195,000 sqm site, located along the historical Kranbahnallee, will include three new industrial and commercial buildings. The whole park will be renamed "FlexCity" with this repositioning. The new name expresses the multiple uses and flexible property options available within the park.

Alexander Heubes, Managing Director Europe of Frasers Property Industrial, says: "With the redevelopment of our "FlexCity" park, we will provide high-quality, modern and flexible space that can be tailored to our customers' needs. With the space on offer, we are explicitly targeting smaller businesses, manufacturing SMEs and start-ups that would like to use the opportunity to start or expand their business in the Ruhr-Area."

Three industrial warehouses are currently being demolished in preparation for the construction of the new industrial and logistics buildings.

The building demolition will be carried out by Prangenberg & Zaum Immobilien GmbH in accordance with the "Gold" criteria catalogue of the German Sustainable Building Council (DGNB).

Construction of the three facilities with a total lettable area of 23,000 sqm will begin in Q4 2024 and is expected for completion in Q2 2025. The new buildings will offer 16,000 sqm of warehouse and industrial space along with 7,000 sqm for light industrial and commercial use.

"We are creating a sustainable space offering with FlexCity at a location characterised by demand, for which we are aiming for the highest DGNB "Platinum" certification. To meet this standard, we are introducing a variety of sustainable features to enable tenants to operate efficiently," continues Heubes.

Sustainable features at the new facilities include an intelligent metering system to optimise energy consumption, rainwater harvesting systems and the reuse of grey water.

FlexCity offers businesses a convenient location with great access, 4 km to the A40 motorway, 3 km to Mülheim city centre and 2 km to public transport links.

The independent city in the western Ruhr region is in one of Germany's most important economic and logistics regions and serves as the regional hub for international freight transport thanks to its proximity to the Dutch ports of Amsterdam, Rotterdam and Antwerp. In addition to SIEMENS AG, remaining as the main tenant, the industrial and commercial park currently has a further 16 tenants, which already occupy around 80 per cent of the total lettable space.

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About Frasers Property Industrial

Frasers Property Industrial is a strategic business unit of Singapore SGX-listed Frasers Property Limited (together with its subsidiaries, the "Group"), a multinational company that owns, develops and manages a diverse and integrated property portfolio with total assets of approximately €27.5 billion (S\$40.1 billion) as at 31 March 2024.

Frasers Property Industrial owns and manages industrial and logistics properties in Australia and Europe, and its portfolio includes logistics centres, warehouses and manufacturing facilities in strategic locations. Frasers Property Industrial manages assets of approximately €7.9 billion (S\$11.5 billion) as at 31 March 2024 and has integrated development, asset management and third-party capital management capabilities in the Group's industrial and logistics markets in Australia, Germany and the Netherlands.

In addition, Frasers Property Industrial provides property management services for the logistics and industrial properties of Frasers Logistics & Commercial Trust ("FLCT") in the major logistics and industrial markets of Australia, Germany and the Netherlands. FLCT is a Singapore Exchange (SGX) listed REIT (Real Estate Investment Trust) with a portfolio valued at approximately €4.7 billion (S\$6.8 billion) comprising 112 logistics, industrial and commercial properties in five developed markets - Australia, Germany, Singapore, the United Kingdom and the Netherlands. FLCT is funded by the Group and managed by Frasers Logistics & Commercial Asset Management Pte. Ltd.

For more information about Frasers Property Industrial, please visit FrasersPropertyIndustrial.com or follow us on [LinkedIn](#).

About Frasers Property Limited

Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Frasers Property Group" or the "Group") is a multinational developer, owner and operator of property products and services across the property value chain. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") and headquartered in Singapore, the Group has total assets of approximately €27.5 billion (S\$40.1 billion) as at 31 March 2024.

Frasers Property's multinational businesses operate across five asset classes, namely, commercial & business parks, hospitality, industrial & logistics, residential and retail. The Group has businesses in Southeast Asia, Australia, the EU, the UK and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in over 20 countries across Asia, Australia, Europe, the Middle East and Africa.

Frasers Property is also the sponsor of two Real Estate Investment Trusts ("REITs") and a Stapled Trust listed on the SGX-ST. Frasers Centrepoint Trust and Frasers Logistics & Commercial Trust specialise in retail and industrial and commercial properties respectively. Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality Business Trust) is a stapled trust specialising in hospitality properties. In addition, the Group has two REITs listed on the Stock Exchange of Thailand. Frasers Property (Thailand) Public Company Limited is the sponsor of Frasers Property Thailand Industrial Freehold & Leasehold REIT, which focuses on industrial and logistics properties in Thailand, and Golden Ventures Leasehold Real Estate Investment Trust, which focuses on commercial properties.

The Group is committed to inspiring experiences and creating places for good for its stakeholders. By acting progressively, producing and consuming responsibly, and focusing on its people, Frasers Property aspires to raise sustainability ideals across its value chain, and build a more resilient business. It is committed to be a net-zero carbon corporation by 2050. Building on its heritage as well as leveraging its knowledge and capabilities, the Group aims to create lasting shared value for its people, the businesses and communities it serves. Frasers Property believes in the diversity of its people and are invested in promoting a progressive, collaborative and respectful culture.

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