

PRESS RELEASE

OPENING LOG CENTER BELGRADE

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EYEMAXX Real Estate Group

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OFFICIAL OPENING CEREMONY LOG CENTER BELGRADE/ PHASE I

Construction of LOG CENTER Belgrade has been finished. Today, Tuesday 24th February 2015 the official opening took place. Many guests were following the invitation of EYEMAXX Real Estate AG, the owner and investor of the project.***

Besides the founder of EYEMAXX Real Estate AG Dr. Michael Müller all the speakers agreed on the positive effect of the project LOG CENTER Belgrade: As it will be an important logistic hub, it will create new jobs and will set a positive impulse for the whole region around Belgrade and Stara Pazova.

Perfect Location

The location of LOG CENTER Belgrade couldn't be better: 20 km to Belgrade City, 50 km to Novi Sad - the capital of Vojvodina with a direct access from highway E75 and nearby E70 and the E-5 motorway. The main railway pass, as well as Nikola-Tesla-Airport Belgrade are just minutes away. Furthermore LOG CENTER Belgrade is situated close to the future cargo airport – the Airbase Batajnica, the River Danube is nearby.

Outstanding Concept

LOG CENTER Belgrade is a branded concept that has already been implemented in several countries, among them: LOG CENTER Nové Mesto in Slovakia or Log Center Timisoara in Romania. The LOG CENTER concept combines great office space with high-end logistic areas that can be tailor made to the tenants needs'. Onsite parking for cars and trucks is implicitness as well as the fences around the whole area with 24 hours monitoring. The warehouse convinces with daylight, ESFR Sprinkler, lifting platforms, loading ramps, VRF System for heating and cooling, an internal clear height of 11,75 meter and a grid of approx. 18x24 meter. The loading facilities have hydraulic docking stations and access ramps.

Eyemaxx is in the ownership of approximately 55ha land. The general master plan foresees a development in four expansion phases: The first and second warehouse of phase I, 5 more warehouses in phase II, an outlet center in phase III and last but not least a retail center in phase IV - a development that will be followed step by step within the next five years.

Strong Partners

EYEMAXX Real Estate AG is a well-known investor with plenty of experience in the fields of real estate development. The company is pleased to have a very good partner when it comes to construction: KONSTRUKTOR KONSALTING D.O.O. is one of the best companies in the region and the cooperation between the two companies continues well. EYEMAXX Real Estate AG is also overjoyed that DB SCHENKER and Iron Mountain Serbia will be the anchor tenants of this outstanding project.

Facts & Figures

PHASE Ia & Ib

- Segment: Logistic Park
- GFA: 18.000 m²
- Rentable area: 17.500 m²
- Construction time: 8 months (July 2014 to February 2015 & summer 2015)
- Jobs: about 150 people will work at LOG CENTER BELGRADE, PHASE I
- Total Investment: about 9 Mio. EUR

PHASE II

- Segment: Logistic Park
- GFA: about 30.000 m²
- Jobs: about 300 people will work at LOG CENTER BELGRADE, PHASE II

Future Development PHASE III & IV

- Segment: Outlet Center and extension Logistic Center
- Segment: Retail Center

EYEMAXX REAL ESTATE

With LOG CENTER Belgrade EYEMAXX Real Estate Group continues the successful development of logistic hubs in CEE/SEE. EYEMAXX Real Estate Group, founded by Dr. Michael Müller in the mid-1990s, develops commercial properties as well as residential projects with a team of experts throughout Germany, Austria and Central and Eastern Europe.

KONSTRUKTOR KONSALTING

Konstruktor Group is a young and dynamic company providing high - quality services in the sphere of civil engineering, design and consulting. Since the company was founded, back in 2004, Konstruktor team, led by highly proven experts in the field of design and engineering, has built over 100 production halls, warehouses, cooling chambers and mega markets, in total over 250.000 m2 of surface.

DB SCHENKER

DB Schenker is one of the leading providers of integrated transport and logistics services throughout Europe. With their branch structure, the company supports trade and industry in the global exchange of goods. Strengths lie in both the national and European land transport, in worldwide air and sea freight as, well as in the related logistics tasks, such as comprehensive logistics solutions and global supply chain management. DB Schenker's customers obtain all services from a single source - a principle that has proven itself since the company was founded over 140 years ago by Gottfried Schenker in Vienna.

IRON MOUNTAIN

Iron Mountain is the industry leader in storage and information management services, serving 156,000 customers in 36 countries on five continents. Publicly traded on the NYSE under "IRM," Iron Mountain is an S&P 500 company and a member of the Fortune 1000. Iron Mountain helps organisations reduce the inefficiencies, risks and costs associated with managing their information and enables organisations to protect and optimise information, optimise and store efficiently documents, improve business processes and helps with compliance requirements. Iron Mountain currently safeguards and provides access to more than 425 million cubic feet of paper records and 65 million computer backup tapes.

MORE INFORMATION / PICTURES

www.eyemaxx.com, please find details, photos and visualizations on: project-portfolio – LOG CENTER BELGRADE

ENQUIRIES

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LOG CENTER BELGRADE

Stara Pazova/ Belgrade, Serbia

SUMMARY

LOG CENTER BELGRADE is combining high end storage area with top office space, both tailored to the customer's needs and of course with parking zones for passenger cars and trucks. A 24-hour supervision, hydraulic loading ramps and efficient platforms are of course provided.

DB Schenker and Ironmountain are anchor tenants from the first minute.

Location couldn't be better: 20 km from the city center of Belgrade, direct access to the motorway E75, nearby E70 and E5. Nikola-Tesla-Airport and the future Cargo Airport – Airbase Batajnica are just minutes away, similar to the railway station and the next danube port.

LOCATION



DETAILS

Segment:	Logistic Park, Phase I
Property:	37.430 sqm
GFA:	18.000 sqm
Net. Area / rentable Area:	17.500 sqm
Tenants:	DB Schenker Ironmountain
Start of Construction:	Q3/2014
Completion:	Q1/2015

CONTACT



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