

30.100 M² OF LOGISTICS SPACE AVAILABLE FROM Q2 2027

IN THE HEART OF THE COLOGNE-BONN METROPOLITAN REGION

P3 BORNHEIM

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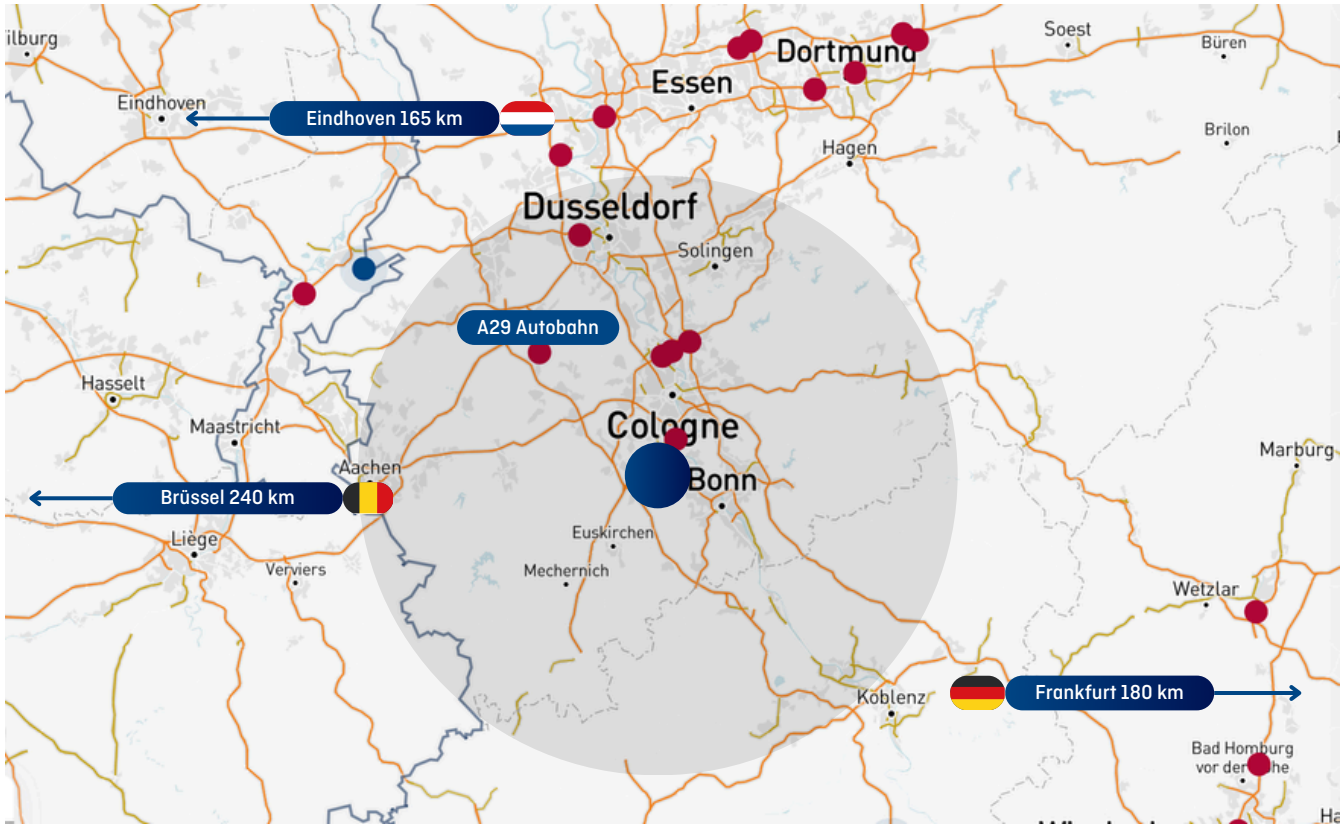
OVERVIEW

P3 Park Bornheim-Sechtem is conveniently located in the Rhine-Ruhr metropolitan region, one of Germany's strongest economic regions, with high purchasing power and strong demand for logistics space.

Its location between Cologne and Bonn, combined with its proximity to the Benelux countries and key economic centres, makes the site particularly attractive for logistics, e-commerce, retail and manufacturing.

Excellent regional and national connectivity is provided by the A555, A553 and A61 motorways, as well as the B9 and B56 federal roads. Nearby freight hubs, container terminals and Cologne Bonn Airport also provide excellent access to rail and air freight networks.

The economically strong Rhineland region is home to numerous international companies, a highly skilled workforce and renowned universities, offering ideal conditions for innovation and growth.







DISTANCES TO POINTS OF INTERESTS

A555 Autobahn	5 mins	3 km
Köln	25-35 mins	20 km
Bonn	20-25 mins	15 km
Flughafen Köln/Bonn	20-30 mins	25 km
Aachen	55-70 mins	75 km
Dortmund	75-90 mins	95 km

LOCAL ACCESS

P3 is developing 31,700 m² of state-of-the-art logistics space in Bornheim-Sechtem, offering flexible space concepts that can be tailored to the requirements of different occupiers.

DiThe total area of 31,700 m² comprises approximately 27,400 m² of modern logistics space, 1,600 m² of office space and 2,700 m² of mezzanine space and can be divided into several units depending on occupier requirements.
The property offers high-quality specifications, generous loading and service areas, as well as ample car and truck parking, with some spaces already prepared for EV charging infrastructure.
The site is suitable for a range of uses, including logistics, light industrial and production. Modern building standards and energy-efficient construction ensure both operational efficiency and sustainability.

With its strategic location in the Rhineland, P3 Park Bornheim-Sechtem provides ideal conditions for growth, efficiency and innovation.



AVAILABLE SPACE

Warehouse 1

Unit	Warehouse (m²)	Mezzanine (m²)	Office (m²)	Office-Mezzanine (m²)
1	27.383	2.693	770	813
Total	**27.383**	**2.693**	**770**	**813**

Warehouse space flexibly divisible into separate units

Unit	Warehouse (m²)	Mezzanine (m²)	Office (m²)	Office-Mezzanine (m²)
1	7.682	1.086	285	290
2	10.160	929	297	285
3	9.541	678	188	238
Total	**27.383**	**2.693**	**770**	**813**



Warehouse space + warehouse mezzanine space

Development opprotunity

Main entrance

Office + Office-Mezzanine

TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

- Class A+ standard warehouse
- Clear height of 10.5 m
- Floor load capacity: 5 t/m²
- Sprinkler system in accordance with FM Global standards
- 28 dock levellers
- 3 ground-level doors
- 57 car parking spaces
- 13 truck parking spaces
- BREEAM Excellent
- LED lighting
- Motion-sensor taps
- Motion sensors in the most frequently used areas
- Bicycle parking
- 6 EV charging stations
- Smart metering
- WHG-compliant membrane for WGK 3 substances in the warehouse floor



SUSTAINABLE PERFORMANCE

6

EV CHARGING STATIONS

Excellent

BREEAM CERTIFICATION

A+

EPC RATING





SUSTAINABLE OPTIONS - EXTERIOR



We will continue to upgrade standing assets with energy efficiency measures, such as LED, right-sized HVAC, increased insulation, and energy storage technology and building out our developments to the best possible specification.

1

SUSTAINABLE BUILDING MATERIALS

- Preference for utilising durable, locally-sourced building materials
- Reusing and recycling construction waste and building components where possible
- Usage of environmentally-friendly, low-emission materials

2

MODERN BUILDING DESIGN WITH EXCELLENT THERMAL REGULATION

- Modern heating and cooling systems to improve energy efficiency and regulate temperatures within the building
- Optimised insulation on walls and roof
- Modern building design with geographic variations that help to address unwanted heat-gains

3

RENEWABLE ENERGY GENERATION DIRECTLY ON-SITE

- Active onsite renewables targets aimed at increasing volume of energy generated on-site via panels on the roofs, canopies or covered parking spaces

4

INITIATIVES THAT IMPROVE THE BIODIVERSITY OF OUR SITES

- Landscaping programs aimed at improving the visual aesthetic of the park, as well as providing natural environments promoting pollinators
- Green spaces and sports facilities that can be a high-quality enhancements for our tenants and workers on-site
- Where feasible, introduction of green walls or green roofs on buildings
- Rainwater collection for landscaping, cleaning operations and vehicle wash

5

ACCESS TO SUSTAINABLE TRANSPORTATION OPTIONS

- Site availability of public transportation
- Bicycle shed with e-bike chargers
- Dedicated carpool and car share parking spaces
- Electric vehicle chargers



Our sustainability standards are evident in the planning and execution of design standards within our warehouses, from smart-ready systems and fittings, to energy-efficient LED lighting, as well as sustainable office fit-out options.

1

SMART READY SYSTEMS AND FITTINGS

- Smart metering systems and submeters to monitor energy, waste and water usage, contributing to a more efficient building and sustainability data transparency
- Energy-efficient fittings and appliances, including low-emission HVAC systems

2

ENERGY-EFFICIENT LIGHTING

- Highly-efficiency LED lighting as standard on all new developments
- Increased natural lighting through skylights and windows to reduce daytime energy consumption and its associated costs

3

TENANT AND WORKER SAFETY

- High-visibility safety markings to protect workers
- All developments following local building code with regards to safety

4

ENVIRONMENTALLY-FRIENDLY TENANT FIT-OUT OPTIONS

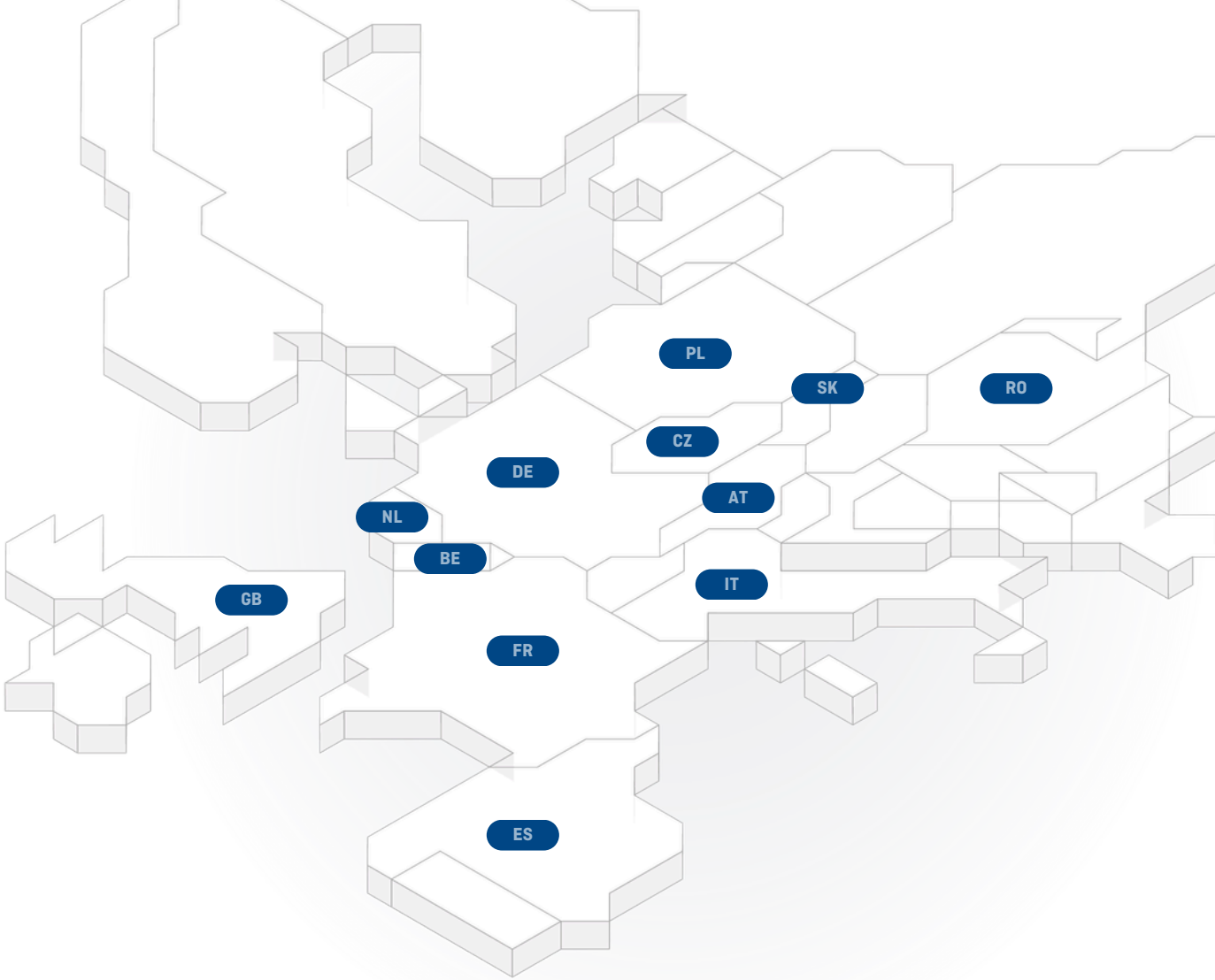
- Low-flow water fixtures and
- sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage recycling and upcycling

ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m² of assets under management and land bank of 3.2 million m² for further development

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 280 people across 11 offices in key European cities, offering integrated development, asset and property management services.

For more information, visit www.p3parks.com



10.3 mil. m²
GROSS LETTABLE AREA

11
COUNTRIES

3.2 mil. m²
LANDBANK FOR DEVELOPMENT

470+
CUSTOMERS

OWNER — INVESTOR
DEVELOPER — MANAGER
BUSINESS MODEL

REFERENCE PROJECTS



P3 KAMEN

GLA 130,141 m²

P3 Kamen is the largest logistics park in the German portfolio of P3 Logistic Parks with around 129,000 m² of modern warehouse space and one of the largest brownfield projects of P3 in all Europe. It is located in the eastern part of the Ruhr area in the district of Unna, with excellent motorway connections.



P3 OBERTRAUBLING

GLA 54,843 m²

P3 Obertraubling is part of the boom region of eastern Bavaria and just to the south of Regensburg. The park is located only 5 km from the A3 motorway Frankfurt-Wien and offers fast access to the road links A93 München–Berlin and A6 Prague–Plzen. The location benefits from a region known as the 'European Logistics Hub', with rail and inland waterway connections.



P3 ANSBACH

GLA 30,252 m²

A resource-efficient and modern new building is planned on the site with a hall area of almost 27,000 m² plus around 900 m² of office space and approx. 3,200 m² of mezzanine space, as well as a height of 12.50 meters below the edge of the truss. In line with P3's sustainability goals, the property is expected to achieve a BREEAM rating of "Very Good."



P3 EBERSBACH COUNTRY

GLA 38,831 m²

The site is currently the largest plot of land in the Stuttgart area on which a new logistics building is being implemented. Due to its immediate proximity to the airport and motorway, the location is suitable for many companies with a need for logistics, such as trading companies or the automotive or supplier industry.



P3 SIEGENBURG

GLA 32,378 m²

The site has an excellent location between Munich, Regensburg and Ingolstadt. The direct connection to the A93 motorway is less than one kilometre away and Munich Airport is only 65 kilometres away. Due to its immediate proximity to Ingolstadt and Regensburg, the location is ideally suited for companies from the automotive sector as well as trade and industry with a strong logistics orientation.



P3 BEDBURG

GLA 65,997 m²

P3 Bedburg is located in the centre of the Cologne-Düsseldorf-Aachen triangle and is exceptionally well connected from all directions. The motorways A61 (2 km) and A4 (15 km) connect Bedburg with the city of Cologne, located around 40 km to the southeast. The motorways A46 and A61 link to Düsseldorf, located around 38 km to the north of Bedburg.

SPACE TO CREATE

ANSPRECHPARTNER



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