

PROLOGIS ^{RFI} DIRFT

THIS IS LOGISTICS

UK'S LEADING RAIL-SERVED LOGISTICS PARK

RAIL CONNECTED / M1 J18

BUILD TO SUIT FROM 100,000 TO 1.6 MILLION SQ FT

Why DIRFT?

DIRFT is the UK's leading rail-served logistics park:



FLEXIBILITY

Building sizes from 100,000 to 1.6 million sq ft

Lease lengths to suit

Building heights up to 21m



LOCATION

Just 4 miles from M1 / M6 / A14 Interchange

Reach 47 million customers in under 4.5 hours (HGV drive time)

Home to the UK's largest Royal Mail parcel hub reducing transport costs and optimising next day delivery cut-off times



READY FOR DEVELOPMENT

Building plateaus prepared

38 MVA already live on site

Roads and infrastructure in place



LABOUR

The Hub at DIRFT; on-site building dedicated to logistics' skills training and meeting room space

30 minute skilled labour catchment

Highest availability of truck drivers

Growing local population



RAIL FREIGHT

Direct access to West Coast Main Line, the UK's primary rail freight route

3 rail freight terminals within the estate provide supply chain resilience

New 4th rail terminal opening in 2021

It's the hub location for leading brands

The success of Prologis RFI DIRFT is primarily due to its optimum location for warehousing and logistics in the centre of Britain, with strategic road communications to the M1 (adjacent to J18) and M6/A14 interchange (within 4 miles).

Sainsbury's

TESCO

Eddie Stobart



MALCOLM GROUP



boohoo



halfords

Clipper

KX Kinaxia Limited



Discover more reasons why DIRFT is the UK's leading rail-served logistics park





The ultimate road and rail served location!



We know our customers need the ability to move goods quickly across the UK. DIRFT is at the heart of the UK domestic intermodal sector, enabling occupiers to respond quickly to changing demand and reduce carbon emission throughout their operations and supply chain. Thanks to its proximity to the M1 and the West Coast Main Line, DIRFT is already an important and growing part of the logistics supply chain for customers like Sainsbury's, Tesco and Eddie Stobart.

How can DIRFT benefit your business?

- Unrivalled connectivity for Port Traffic
- Exceptional flexibility and resilience for customer supply chains
- Same day delivery of fresh produce
- Private estate enables movement of containers via red-diesel powered tugs
- Ability to move overweight containers from building to rail terminal
- Access to Channel Tunnel (Silk Road)
- Fast Freight – into urban areas

DELIVERING ENVIRONMENTAL BENEFITS

Each tonne of freight transported by rail **cuts carbon emissions by 76%** compared with road haulage.



IMPROVING AIR QUALITY

Rail produces up to **10 times less small particulate matter than road haulage** and as much as 15 times less nitrogen oxide for the equivalent mass transported.



REDUCE CONGESTION

Each freight train at DIRFT removes up to 76 HGV's from UK roads, that **translates to 1.66 billion fewer HGV kilometres a year.**



FAIR AND FLEXIBLE

A choice of three rail freight terminals allows for **greater flexibility and competitive pricing.**



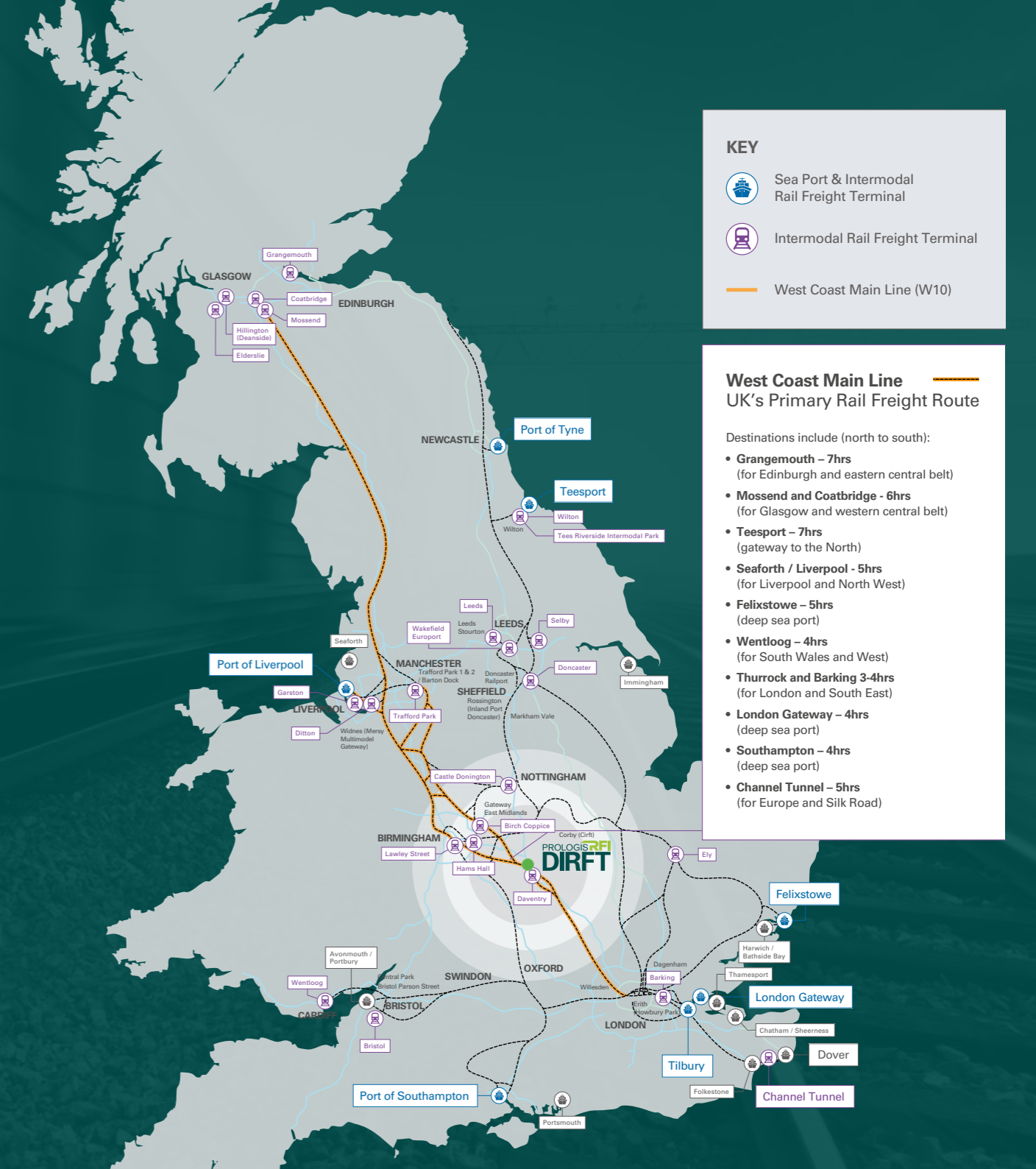
THE COMPLETE PACKAGE

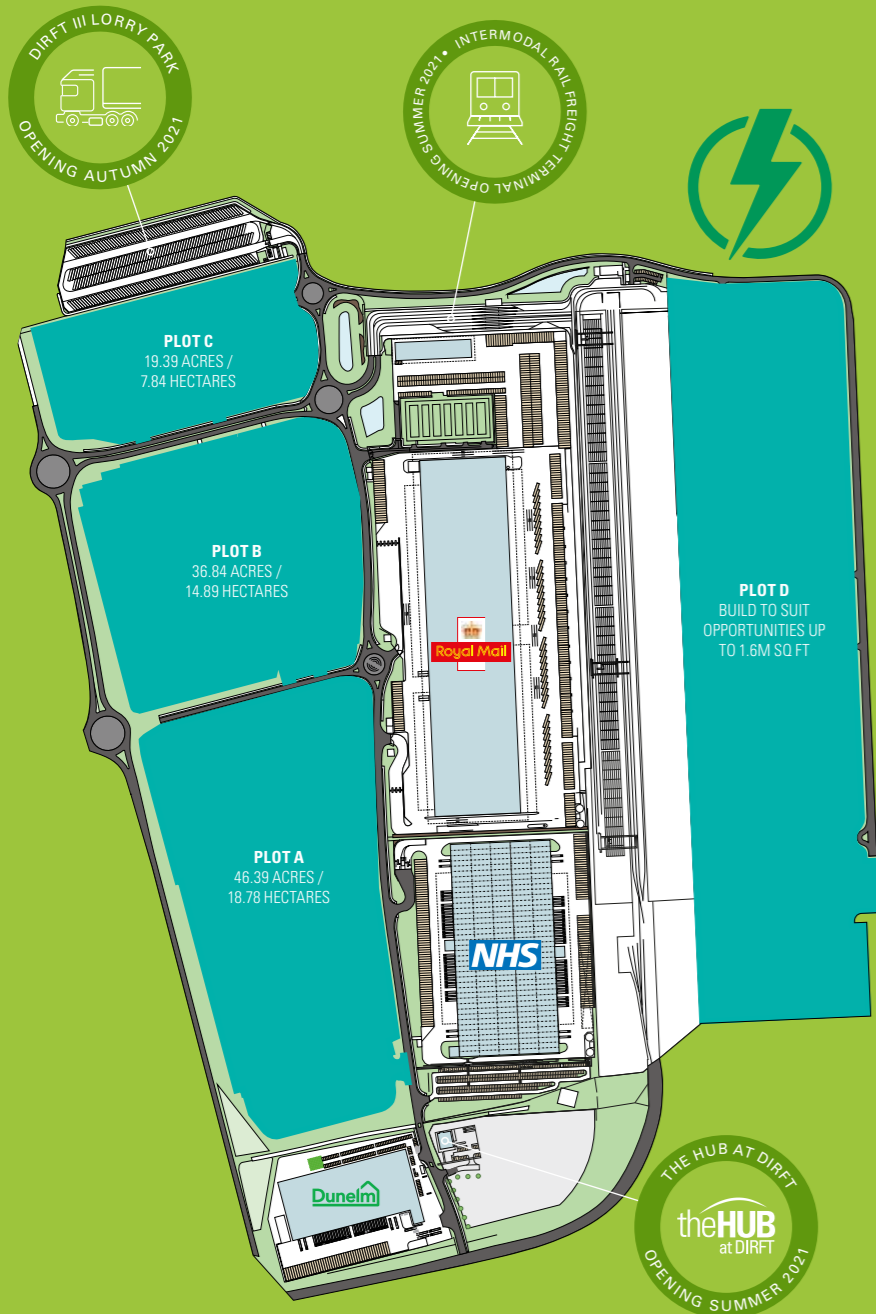
Located at the heart of the UK's domestic intermodal network, with three rail freight terminals and the flexibility to provide sustainable warehousing from 100,000 – 1.6 million sq ft, **Prologis RFI DIRFT has everything a modern supply chain needs.**



NEW RAIL TERMINAL Opening 2021

At a time where the UK's roads are becoming busier than ever, rail freight offers businesses the opportunity to create even more resilient, efficient and sustainable supply chains. A £50m investment in the new rail terminal at DIRFT allows greater flexibility and competitive pricing and available at no extra cost to occupiers on Prologis RFI DIRFT; you only pay for what you use!





With planning and infrastructure in place, we're ready to go

Q. What planning is in place?

A. DIRFT has planning consent under a Development Consent Order (DCO). One of the benefits is a quick passage through planning, which means 8 weeks to get detailed consent for bespoke build to suit buildings.

Q. Can buildings be delivered to a fixed timeline?

A. Yes, with access roads and fully prepared building plateaus installed, DIRFT provides the certainty of delivery required.

Q. Securing power can slow things down, is this the case here?

A. No, DIRFT has already secured an additional 38 MVA for new customers, so its plug and play without delay.

Q. How will a new 'Prologis' building help our business?

A. As the UK's leading developer and owner of industrial and logistics property, Prologis know what works best to meet the demands of our customers today and into the future; to name a few, 42% lower energy cost, greater versatility and sustainability.

Q. Who manages the estate?

A. Prologis take the long term view – we own, manage and maintain the estate, offering a range of park services designed to support the business operations of our customers and create a high quality working environment – which is a benefit to our customers and their workforce.

Q. Is using rail freight compulsory?

A. No. Using rail is your choice (and you only pay per use). Other customers at DIRFT benefit from using rail to give their supply chain resilience, increasing access to the UK's urban areas, reduced reliance on HGV's and speed.



The labour pool stats speak for themselves



Labour force growth

There is a growing workforce to supply DIRFT comparable to competing schemes.



Housing

Houlton, an adjacent housing development, providing 6,200 new homes complete with new schools and community centres.



Wages

Wage levels at DIRFT are comparable with competing schemes.



Workforce in 30 mins

The 30 minute drive catchment from DIRFT is greater than competing schemes.



Training for logistic skill

The Hub at DIRFT, our new centre for logistics training and education, will be home to the Prologis Warehouse and Logistics Training Programme (PWLTP). This is a free digital learning and development programme aimed



Workforce in 45 mins

The 45 minute drive catchment from DIRFT is comparable to competing schemes.

at training those leaving education and re-skilling the unemployed by equipping them with the knowledge needed to pursue a career in logistics. In the first year alone, we aim to put over 700 local people through the PWLTP.

DIRFT is competitive on every level

DIRFT has several competitive advantages



Public transport

Improved access to bus stops with multiple stops and frequent services towards Rugby, Daventry and Northampton.



Training for logistics skills

The Hub at DIRFT is dedicated to logistics' skills training and will be available to customers seeking additional space to host training sessions or meetings. It's also home to the Prologis Warehouse and Logistics Training Programme (PWLTP) – a free training course to help young or unemployed people pursue a career in logistics.



Amenities

- Lilbourne Meadow provides 173 acres of open space with walking trails and cycles routes to Rugby via a link road
- Two leading hotels; ibis and Holiday Inn
- Gasrec natural gas and biogas refuelling station
- Two truck stops; established Stobart Truck Stop and a new DIRFT lorry park, providing restrooms, washrooms and cooking facilities. The new secure DIRFT lorry park has HGV parking for 300 vehicles and will be available for delivery drivers serving customers on Prologis RFI DIRFT.



UK's largest parcel hub

Royal Mail has chosen DIRFT as the location for its largest UK parcel hub. Currently under construction, park occupiers will benefit from increased delivery speed and reduced costs.



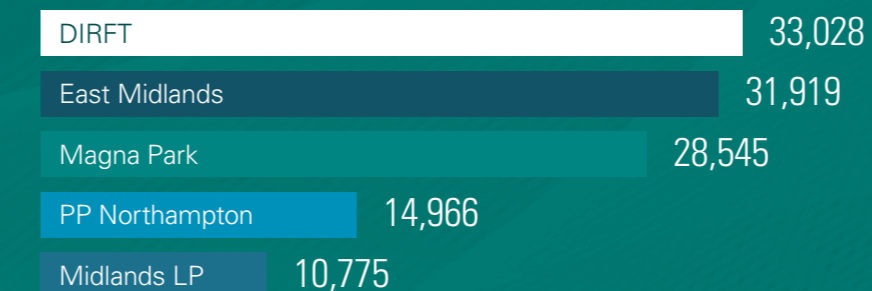
Green travel plan

Employees at DIRFT have the benefit of an active car sharing community and assisted green travel planning.

- Save money by sharing travel costs
- Cut congestion and pollution

More than 60% of the workforce at DIRFT travel less than 30 minutes to work

Highest availability of truck drivers in the region



Source: Hickley & Associates





BUILD TO SUIT FROM 100,000 - 900,000 SQ FT

BUILD TO SUIT UP TO 1.6M SQ FT

173 acre (70 hectare) area of open space

A new state of the art Intermodal Rail Freight Terminal opening in 2021



The HUB at DIRFT, a centre for logistics training and education (opens 2021).



Houlton, Rugby
6,200 new homes
www.houltonrugby.co.uk

PARKlife™

Prologis is a long term owner of the buildings that it develops – this model enables us to create unique single ownership parks that offer market leading services and property management, delivering tangible benefits to our customer's operations and their staff.

- Customers have direct access to our dedicated in-house property and facilities management team with a customer focused approach and unrivalled knowledge of the logistics sector – this means ongoing support throughout your occupation of the building
- Fully serviced with pro-active security and estate management services including maintenance and gritting of the private estate roads
- Private estate road management safeguards against obstructive parking to ensure free flow traffic
- The private estate roads also allow for transportation between buildings and the rail freight terminal with tugs and red diesel to dramatically reduce costs
- Access to Prologis' comprehensive and low cost buildings insurance policy which equates to:
 - Sprinklered building @ 6 pence per sq ft (as of 2018)
 - Non-sprinklered building @ 8 pence per sq ft (as of 2018)

PARK SERVICES INCLUDE:



On-Site Security



Dedicated PCSO Route



Green Travel Plan



Bus Services



Dedicated CCTV



Amenity Space



Country Park



On-site Recruitment Service



Maintained Park Drainage



Litter Picking



Customer estate meetings



Shared external building clean



On-site parking controls



Snow clearance / road gritting



Community liaison



Park signage



Maintained private roads



Maintained landscaping

This is what our existing customers say about DIRFT

Eddie Stobart

420,000 SQ FT FOURTH BUILDING AT DIRFT

“ At Eddie Stobart we've been operating freight services in and out of DIRFT since 2011 and the location of the terminal at Daventry remains a critical junction on our UK rail map. The location provides exceptional flexibility and resilience for our customers, enabling them to get fresh produce into regional distribution centres or stores across the UK on the same day. DIRFT is at the heart of the UK intermodal sector and will remain a strategic location for Eddie Stobart Logistics enabling us to offer genuine modal choice for our customers. ”

John Clark
Business Unit Director,
Container and Rail Logistics, Eddie Stobart

Sainsbury's

1 MILLION SQ FT WITH UP TO 26M CLEAR HEIGHT

“ Moving goods via rail freight is now an important and growing part of our logistics supply chain and allows us to quickly and reliably move goods to and from our National Distribution Centre at DIRFT and around the UK – ensuring continuity of supply for our customers. The central location of DIRFT from both road and rail perspectives allows us to be highly responsive to changing demand and helps us reduce carbon emissions throughout our operations and supply chain. ”

Nick Davies
Head of Transport / Logistics,
Sainsbury's



404,000 SQ FT FIRST BUILDING AT DIRFT

“ Our business is accelerating and this state-of-the-art parcel hub in the Midlands will allow us to seize the market opportunity and continue to deliver great service for our customers at 31 million doorsteps up and down the country. I am sure our team are looking forward to the first day of operation as much as I am. ”

Simon Thompson
CEO,
Royal Mail

PROLOGIS RFI DIRFT

About Prologis

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver the high quality buildings that help our customers run their businesses as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.

For more information please visit prologis.co.uk

PROLOGIS.CO.UK/DIRFT



Ed Cole
ed.cole@eu.jll.com

Carl Durrant
carl.durrant@eu.jll.com

Richard James-Moore
richard.james-moore@eu.jll.com



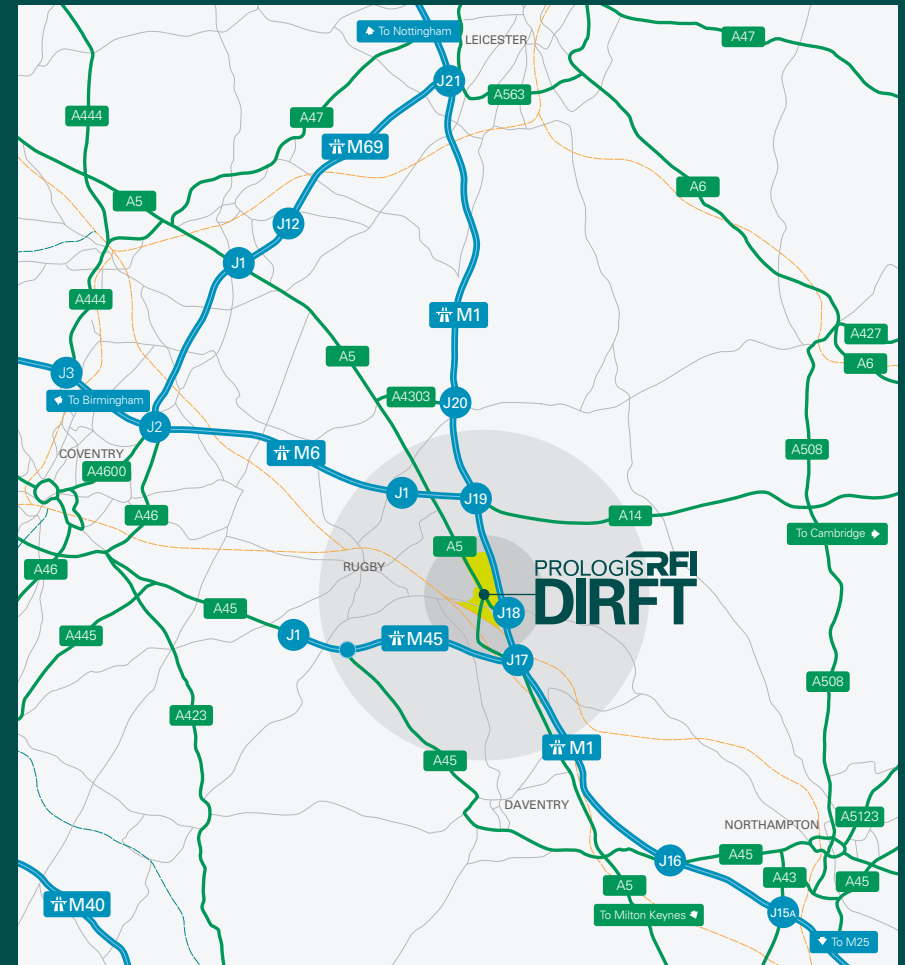
Ranjit Gill
rsgill@savills.com

Toby Green
tgreen@savills.com

Katie Monks
katie.monks@savills.com

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