

Press Release

**LCP Logistics Capital Partners presents
the project for the new Built-To-Suit logistics hub in Trecate (NO), one of the largest in Italy
“LCP Trecate/Novara XXL”**

*A logistics hub of 210,891 square meters built with an innovative concept,
designed according to advanced technological and environmental precepts to obtain the highest
levels of LEED and ITACA Protocol certification*

Milan, 28 May 2019 - Logistics Capital Partners, an important developer and manager of modern logistics warehouses in Europe, presents the new high efficiency distribution hub located in Trecate (Novara), "LCP Trecate XXL", which promises to be among the largest in Italy, and one of the most ambitious LCP projects.

Strategically located 40 km east of Milan and 7 km from Novara, the new logistics hub is easily accessible from the A4 Turin-Venice motorway, which is only 7 km away, with direct access via the SP11 and the Novara ring road.

After completing the important projects of Vercelli and Torrazza Piemonte for Amazon, Logistics Capital Partners has chosen Trecate as the location for this new hub because the area of Novara – due to its proximity to Milan and its location on the corridor Turin-Milan-Venice – is strategic for the logistical development and distribution of its customers both nationally and internationally.

Featuring a design of the architect Marco Facchinetti and his team from The Blossom Avenue architectural studio, the new Logistics Capital Partners logistic centre was developed to offer maximum flexibility and consists of three buildings (A, B and C).

The first 2 buildings (A and B) totalling 162,235 sqm for which construction is starting now, are being developed "Built-To-Suit" in accordance with the requirements of the client with whom LCP has entered into long-term lease agreements. The buildings will be completed respectively shortly before and after Christmas this year.

The third building, located on the territory of the city of Novara and with a surface of 48,656 sqm, will be constructed in the course of 2020 and remains available for lease by interested occupiers.

The overall concept design is innovative, and the dark grey aluminum sandwich panel exterior gives the building a squared, clean geometry that dialogues with the elements of the surrounding countryside, typically linear, simple in the essential symmetry of Novara's broad horizons. The project also develops and safeguards the ancient Roman road that acts as a historical “backbone” running through the site from North to South, bringing out the green of the surrounding woods thanks to a landscaping project that reconstructs the design of Roman centuriae with rows of planting.

The new logistics hub will seek to obtain both LEED certification – GOLD level for part A and PLATINUM for part B – and ITACA Protocol certification.

In particular, the elements of sustainability concern:

- The creation of an extensive network of bicycle paths that will link the centre of Novara with the centre of Trecate, supplementing it with a flexible public transport system.
- Sustainable construction procedures and the inclusion of green spaces, areas with trees and water drainage systems.
- Sustainable energy production through the extensive use of solar panels and geothermal energy.
- Recyclable construction materials procured from certified sources without disposal impacts.
- The quality of the indoor environments in terms of air, light and working comfort, again LEED certified.

The total investment by LCP in the project amounts to more than 175 million EUR, excluding fitout and installations by the client.

Some of the principal technical characteristics are:

Building A

Gross Surface:	62,285 sqm
<i>Warehouse:</i>	60,075 sqm
<i>Offices:</i>	2,210 sqm
Maximum storage height:	13.1 m
Maximum internal building height:	14.8 m
Floor capacity:	5,000 kg/sqm
Number of loading bays:	51

Building B

Gross Surface:	99,950 sqm
<i>Warehouse:</i>	90,519 sqm
<i>Offices:</i>	9,431 sqm
Maximum storage height:	13.1 m
Maximum internal building height:	14.8 m
Floor capacity:	5,000 kg/sqm
Number of loading bays:	86

Building C

Gross Surface:	48,656 sqm
<i>Warehouse:</i>	45,656 sqm
<i>Offices:</i>	3,000 sqm
Maximum storage height:	13.1 m
Maximum internal building height:	14.8 m
Floor capacity:	5,000 kg/sqm
Number of loading bays:	86

Andrea Benvenuti, Managing Director for Construction & Development at LCP:

"The Trecate hub is part of the broader strategy for the development of LCP at a European level, which currently involves major investments in Italy, France, Spain, the Netherlands and Belgium. After the prestigious and successful projects for Amazon in Vercelli and Torrazza Piemonte, LCP is very proud to continue its development in Italy, and in particular in the Piedmont Region, with "LCP Trecate XXL", an ambitious project that is extensive and rich in architectural, technological and environmental content. Moreover, the collaboration with the local authorities and their constant support has been fundamental and one of the winning factors that has made this project possible".

Federico Binatti, Mayor of Trecate: *"Trecate is a city with enormous potentialities due to its strategic location and vicinity to the Lombardy Region. The new logistic hub will become a determining element for the economy of our territory, and it is the demonstration how Italy is attracting for important operators if there is an offer for logistic platforms and services".*

Marco Facchinetti, Architect and Founder of The Blossom Avenue: *"We are convinced that we have developed a project that makes innovation its strength, enriching the dialogue with what is there and reflecting on what will come, using an integrated and intelligent approach that blends the many aspects that have made it all possible".*

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LCP Logistics Capital Partners

Founded by James Markby, Kristof Verstraeten, and Andrea Benvenuti in 2015, this highly experienced group specialises in Logistics Real Estate Development, Project Management, Asset Management and Real Estate Investment across Europe for a diverse range of logistics projects and developments. The group has already allocated € 400 million of development capital and is currently engaged with large scale and high-profile development opportunities in Italy, The Netherlands, Belgium, France, UK, and Spain. Currently, LCP has planned construction starts of 190,000 sqm and manages 980,000 sqm of assets. The partners of the firm have combined over 50 years of real estate experience. Their clients are typically large occupiers of warehouse space with a requirement to roll-out a network of new logistics centres, in multiple countries across Europe.