Cost-Effective Logistics

Located at the junction of two of the major European freight corridors, Paris Region is an ideal hub for logistics and shipping. With 12.2 million inhabitants and a catchment area of an estimated 25 million inhabitants within a 200-kilometer radius, Paris Region is the leading importing (27% of imports) and exporting (20% of exports) region in France.

Due to the rapid expansion of e-commerce in the region, the logistics industry is searching for numerous solutions: faster delivery times, the need to shorten the distance between warehouses and end-users, finding available land and warehouses. Innovative businesses are therefore very attractive to key logistics players.

Significant Capacity in Logistics and Real Estate

Warehouses > 5,000 m²
- Surface area: 19 million m²
- Amount of land used: 940,000 m²
- Available: 1.1 million m² (as of 1/1/19)

ORIE, 2018, BNP Paribas Real Estate, 2021; data 2020

Air, Road, Waterway and Railway Logistics

Paris Region generates between 210 and 230 million tons of goods each year. Road transport accounts for the vast majority of goods transported, i.e. 91% of tonnage, river transport 7% and rail transport 2%.

The flows that concern Paris Region are both national and international. In particular, consumer goods, which are largely imported by container, arrive in Paris Region along two major corridors, one of which is exclusively road-based and is structured by the port of Antwerp, and the other, which is already multimodal, is structured by the port of Le Havre.

Significant Capacity in Logistics and Real Estate

Paris Region at Very Competitive Logistics Costs

<table>
<thead>
<tr>
<th>Prime Rents in Q2 2021, €/m²/year</th>
<th>Warehouses over 5,000 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>London (United Kingdom)</td>
<td>194</td>
</tr>
<tr>
<td>Oslo (Norway)</td>
<td>134</td>
</tr>
<tr>
<td>Helsinki (Finland)</td>
<td>120</td>
</tr>
<tr>
<td>Dublin (United Kingdom)</td>
<td>113</td>
</tr>
<tr>
<td>Birmingham (United Kingdom)</td>
<td>97</td>
</tr>
<tr>
<td>Manchester (United Kingdom)</td>
<td>97</td>
</tr>
<tr>
<td>Stockholm (Sweden)</td>
<td>91</td>
</tr>
<tr>
<td>Copenhagen (Denmark)</td>
<td>87</td>
</tr>
<tr>
<td>Barcelona (Spain)</td>
<td>86</td>
</tr>
<tr>
<td>Berlin (Germany)</td>
<td>86</td>
</tr>
<tr>
<td>Munich (Germany)</td>
<td>86</td>
</tr>
<tr>
<td>Frankfurt (Germany)</td>
<td>84</td>
</tr>
<tr>
<td>Vienna (Austria)</td>
<td>82</td>
</tr>
<tr>
<td>Hamburg (Germany)</td>
<td>77</td>
</tr>
<tr>
<td>Madrid (Spain)</td>
<td>75</td>
</tr>
<tr>
<td>Amsterdam (Netherlands)</td>
<td>65</td>
</tr>
<tr>
<td>Budapest (Hungary)</td>
<td>60</td>
</tr>
<tr>
<td>Prague (Czech Republic)</td>
<td>59</td>
</tr>
<tr>
<td>Paris (France)</td>
<td>57</td>
</tr>
<tr>
<td>Milan (Italy)</td>
<td>56</td>
</tr>
</tbody>
</table>

European Logistics Market, Q3 2020, BNP Paribas Real Estate, 11/2020

Air
- 2.25 million tons of freight and mail handled
- 3.9 million tons of cargo capacity (both airports)
- 80 stands for Cargo aircraft at Paris-Charles de Gaulle
- 338 cities served worldwide
- European capitals and major cities within a 2-hour flight
- About 90% of total volume of air freight is handled at Paris-CDG and Orly airports

Waterway
- 70 urban ports, including
- 8 multimodal platforms
- 500 km of navigable waterways
- 1,000 ha of port areas
- 6 container terminals
- Waterway: 23 million metric tons of goods
- 141,000 TEUs were handled
- 1 million m² of warehouse space

Rail freight
- 10 million metric tons of goods by rail, including 1.8 million through Paris Region ports
- 4 rail/road terminals
- Valenton #1 Rail/Road terminal in France
- Railway activity Materials: 4.3 million metric tons

Setra, Haropa 2020, Unicem, 2018
Flow of Goods Through Main Ports in Paris Region

<table>
<thead>
<tr>
<th>Location</th>
<th>Waterway (thousand tons of goods)</th>
<th>Containers (TEUs*)</th>
<th>Railway (thousand tons of goods)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gennevilliers</td>
<td>3,183</td>
<td>100,719</td>
<td>804</td>
</tr>
<tr>
<td>Limay</td>
<td>951</td>
<td>4,377</td>
<td>359</td>
</tr>
<tr>
<td>Bonneuil-sur-Marne</td>
<td>1,366</td>
<td>16,968</td>
<td>564</td>
</tr>
<tr>
<td>Bruyères-sur-Oise</td>
<td>325</td>
<td>361</td>
<td>0</td>
</tr>
<tr>
<td>Evry</td>
<td>403</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Précy-sur-Marne</td>
<td>42</td>
<td>2,968</td>
<td>not connected to rail</td>
</tr>
<tr>
<td>Paris-La Bourdonnais</td>
<td>81</td>
<td>15,431</td>
<td>not connected to rail</td>
</tr>
</tbody>
</table>

* Twenty-Foot Equivalent Units - Haropa-Port de Paris, 2021 data 2020