

Frasers Property Industrial starts construction of new industrial and commercial buildings in FlexCity, Mülheim Germany

- ◆ Groundbreaking ceremony for the industrial park attended by Lord Mayor Marc Buchholz on 21 May.
- ◆ Construction of two new green buildings, aiming for DGNB "Gold" certification, to transform former Siemens Techno-Park.

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Frasers Property Industrial has commenced construction on two new industrial and commercial buildings within FlexCity. The two buildings, with a lettable area of 23,838 sqm, will be located within the 195,000 sqm site on Kranbahnallee, and are specifically designed to cater to small businesses, small and medium enterprises and manufacturing companies.

The new buildings are part of the transformation of the former Siemens Techno-Park, which has been repositioned under the new name FlexCity. Three existing buildings have been demolished according to the "Gold" demolition criteria of the German Sustainable Building Council (DGNB). Frasers Property Industrial is targeting the DGNB "Gold" certification for the new buildings upon completion.

Alexander Heubes, Managing Director Europe, Frasers Property Industrial said: "FlexCity will offer a modern and sustainable workspace at a strategic location. Our redevelopment focus for the two buildings aims to conserve resources while offering space efficiency with innovative green features like smart metering for energy optimisation, grey water usage and rainwater infiltration."

The new buildings are expected to be ready for occupancy in early 2026. Its location, four kilometres from the A40 motorway, 200 metres from public transport and three kilometres from Mülheim city centre, makes it ideal for urban manufacturing and logistics.

At the recent groundbreaking ceremony, **Lord Mayor Marc Buchholz emphasised the importance of the project for Mülheim as a business location:** "With 'FlexCity', our city is gaining a future-ready project - one that combines economic dynamism with sustainability. The new buildings will create room for innovation, crafts and production - right in the heart of the Ruhr region. I am delighted that Frasers Property Industrial is actively helping to shape this change."

Seventeen companies are currently located within FlexCity, with SIEMENS AG as the main tenant. 99% of the existing space has been leased, indicating a high demand for commercial space in the Ruhr region.

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About Frasers Property Industrial

Fraser's Property Industrial is a strategic business unit of SGX-listed Fraser's Property Limited. Fraser's Property Limited ("Fraser's Property" and together with its subsidiaries, the "Fraser's Property Group" or the "Group"), is a multinational investor-developer-manager of real estate products and services. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") and headquartered in Singapore, the Group has total assets of approximately S\$38.9 billion (€26.8 billion) as at 31 March 2025.

Fraser's Property Industrial owns and manages industrial and logistics properties in Australia and Europe, and its portfolio includes logistics facilities, warehouses and production facilities in strategic locations. Fraser's Property Industrial has approximately S\$12.0 billion (€8.2 billion) of assets under management as at 31 March 2025 with integrated development, asset management and third-party capital management capabilities across the Group's industrial and logistics markets in Australia, Germany and the Netherlands.

In addition, Fraser's Property Industrial provides property management services to the logistics and industrial properties owned by Fraser's Logistics & Commercial Trust ("FLCT") in the major logistics and industrial markets of Australia, Germany and the Netherlands. FLCT is Singapore-listed REIT with a S\$6.8 billion (€4.7 billion) portfolio comprising 114 industrial and commercial properties across five developed markets – Australia, Germany, Singapore, the United Kingdom and the Netherlands. FLCT is sponsored by the Group and is managed by Fraser's Logistics & Commercial Asset Management Pte. Ltd.

For more information on Fraser's Property Industrial, please visit Fraser'sPropertyIndustrial.com or follow us on [LinkedIn](#).

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Fraser's Property's multinational businesses operate across five asset classes, namely, commercial & business parks, hospitality, industrial & logistics, residential and retail. The Group has businesses in Southeast Asia, Australia, the EU, the UK and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in 20 countries across Asia, Australia, Europe, the Middle East and Africa.

Fraser's Property is also the sponsor of two real estate investment trusts ("REITs") and one stapled trust listed on the SGX-ST. Fraser's Centrepont Trust and Fraser's Logistics & Commercial Trust are focused on retail, and industrial & commercial properties, respectively. Fraser's Hospitality Trust (comprising Fraser's Hospitality Real Estate Investment Trust and Fraser's Hospitality Business Trust) is a stapled trust focused on hospitality properties. In addition, the Group has two REITs listed on the Stock Exchange of Thailand. Fraser's Property (Thailand) Public Company Limited is the sponsor of Fraser's Property Thailand Industrial Freehold & Leasehold REIT, which is focused on industrial & logistics properties in Thailand, and Golden Ventures Leasehold Real Estate Investment Trust, which is focused on commercial properties.

The Group is committed to inspiring experiences and creating places for good for its stakeholders. By acting progressively, producing and consuming responsibly, and focusing on its people, Fraser's Property aspires to raise sustainability ideals across its value chain, and build a more resilient business. It is committed to be a net-zero carbon corporation by 2050. Building on its heritage as well as leveraging its knowledge and capabilities, the Group aims to create lasting shared value for its people, the businesses and communities it serves. Fraser's Property believes in the diversity of its people and are invested in promoting a progressive, collaborative and respectful culture.

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