

## **Frasers Property Industrial completes flagship project The Tube in Düsseldorf, Germany**

- ◆ The Tube is a 14 ha industrial and commercial park with a total of 76,900 sqm of multifunctional space
- ◆ The park is 70% leased to customers Pharmaserv, Upway Germany and Woltu
- ◆ Frasers Property Industrial is seeking DGNB Platinum certification for the project and has recently received the Brownfield certificate from the German Brownfield Association

### **COLOGNE, APRIL 4, 2025**

Frasers Property Industrial officially opened The Tube in Düsseldorf-Reisholz on 3 April 2025 with 100 guests in attendance including the City of Düsseldorf Economic Development Agency.

The Tube offers a total of eight hall sections spanning 76,900 sqm lettable area with a wide range of usage options for companies in the industrial, production, retail and logistics sectors. Only 30% of space remains available as leases have been secured with leading ecommerce businesses Pharmaserv, Upway Germany and Woltu.

The revitalisation of the former Vallourec site took 18 months to deliver in collaboration with general contractor Goldbeck International. The development has been awarded the Brownfield Certificate by the German Brownfield Association.

The demolition on site was an industry first, carried out by Prangenberg & Zaum GmbH and H. Herzog KG. It included recycling 70,000 tonnes of demolition material on site as well as 12,500 tonnes of raw material, mainly steel. This waste reduction led to a decrease of more than 6,000 truck movements, reducing CO<sub>2</sub> emissions and minimising the environmental impact caused by noise, dust and vehicle movements. Frasers Property Industrial is targeting the first-ever Gold certification for Building Demolition by the German Sustainable Building Council (DGNB) for its demolition.

**Alexander Heubes, Managing Director Europe of Frasers Property Industrial, said:** "We are delighted to open The Tube and welcome Pharmaserv, Upway Germany and Woltu to their new spaces. The Tube is setting new standards for sustainability for industrial developments and we're pleased to be making an impact to the local region. With this development, we have preserved a slice of Düsseldorf's rich industrial history while also breathing new life into the site by creating modern and sustainable spaces for companies to reach their goals."

**Annette Klerks, City of Düsseldorf Economic Development Agency, said:** "The transformation of this industrial site is an impressive example of how a historical manufacturing location can be upgraded for modern and sustainable use. With the new development, the site remains a place of industrial and commercial value creation and secures jobs. The fact that it has succeeded in attracting new companies and further developing the site is an important step for the economic future of the city and region."

The project, which is also seeking the DGNB Platinum for New Construction certification, comprises a large-scale 6,039MWh photovoltaic system with 14,600 solar panels installed on the roofs of the halls, a modern heating system based on heat pump technology and a smart metering system, ensuring an energy-efficient and environmentally-friendly supply.

The design of the outdoor areas supports the modern working environment and social aspects, providing recreational areas as well as space for sporting activities, such as fitness and table tennis areas, all contributing to the value of the site for employees.

Further information about The Tube can be found at: <http://www.the-tube.de>.

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**About Frasers Property Industrial**

Frasers Property Industrial is a strategic business unit of SGX-listed Frasers Property Limited. Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Frasers 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\$39.6 billion (€27.7 billion) as at 30 September 2024.

Frasers 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. Frasers Property Industrial has approximately S\$12.0 billion (€8.4 billion) of assets under management as at 30 September 2024 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, Frasers Property Industrial provides property management services to the logistics and industrial properties owned by Frasers 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 (€4.8 billion) portfolio comprising 112 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 Frasers Logistics & Commercial Asset Management Pte. Ltd.

For more information on Frasers Property Industrial, please visit [FrasersPropertyIndustrial.com](https://FrasersPropertyIndustrial.com) or follow us on [LinkedIn](#).

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Frasers 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 over 20 countries across Asia, Australia, Europe, the Middle East and Africa.

Frasers Property is also the sponsor of two real estate investment trusts ("REITs") and one stapled trust listed on the SGX-ST. Frasers Centrepoint Trust and Frasers Logistics & Commercial Trust are focused on retail, and industrial & commercial properties, respectively. Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers 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. Frasers Property (Thailand) Public Company Limited is the sponsor of Frasers 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, Frasers 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. Frasers Property believes in the diversity of its people and are invested in promoting a progressive, collaborative and respectful culture.

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