

**With over 25 years’ experience and a track record of delivering more than 23 million sq m of innovative warehousing, distribution and manufacturing facilities, IDI Gazeley is one of the world’s leading investors and developers of logistics real estate.**

IDI Gazeley is among the foremost pioneers of environmentally sustainable warehouse development in North America, Europe and China. We are committed to delivering high-quality buildings that meet and exceed the world’s most stringent sustainable development standards.

In the UK alone we have 5 million sq m of best in class warehousing, distribution and manufacturing facilities.

We constantly strive for the highest practicable environmental sustainability; continued innovation to raise the industry’s standards; whilst being a good neighbour to local communities, responsive to and actively contributing to meeting local needs.

IDI Gazeley is overseen by Brookfield Property Partners, a £78 billion owner, operator and investor in best-in-class real estate around the globe. Brookfield is currently the largest real estate manager in the world.

*“We constantly strive for the highest practicable environmental sustainability...”*



*IDI Gazeley’s next step forward to extend the existing Magna Park.*



**Magna Park Lutterworth is IDI Gazeley's flagship distribution park. It was established in 1988 and celebrated its 25th anniversary in 2013. It was the UK's first and, at 200 hectares, remains Europe's largest dedicated distribution location. It is home to 25 blue-chip companies who operate from 31 buildings totalling in excess of 922,000 sq metres of sustainable floor space and employ 9,300 people.**

Magna Park is a private estate that is fully managed by IDI Gazeley with 24 hour access and security and controlled HGV circulation.

The Park, and each individual warehouse site, is set in a fully landscaped, parkland environment that was one of the early pioneers of the still innovative "eco-system" approach to landscape design for commercial developments. IDI Gazeley's management stringently maintains and preserves the park's natural habitat and wildlife. The later buildings feature energy saving, sustainable features which are designed to reduce their resource consumption and carbon footprint, and many of the occupiers of the first generation buildings are investing to bring theirs up to date.

IDI Gazeley developed the Park on the site of the former Bitteswell Airfield in two main phases. Harborough District Council (HDC) granted outline planning permission for the first phase in 1987 when IDI Gazeley pioneered the distribution park concept in the UK. The Secretary of State for the Environment, with HDC's support, granted permission for the second phase of 3.5 m sq ft in 1992. IDI Gazeley funded the A4303, the Coventry Road, as part of the second phase.



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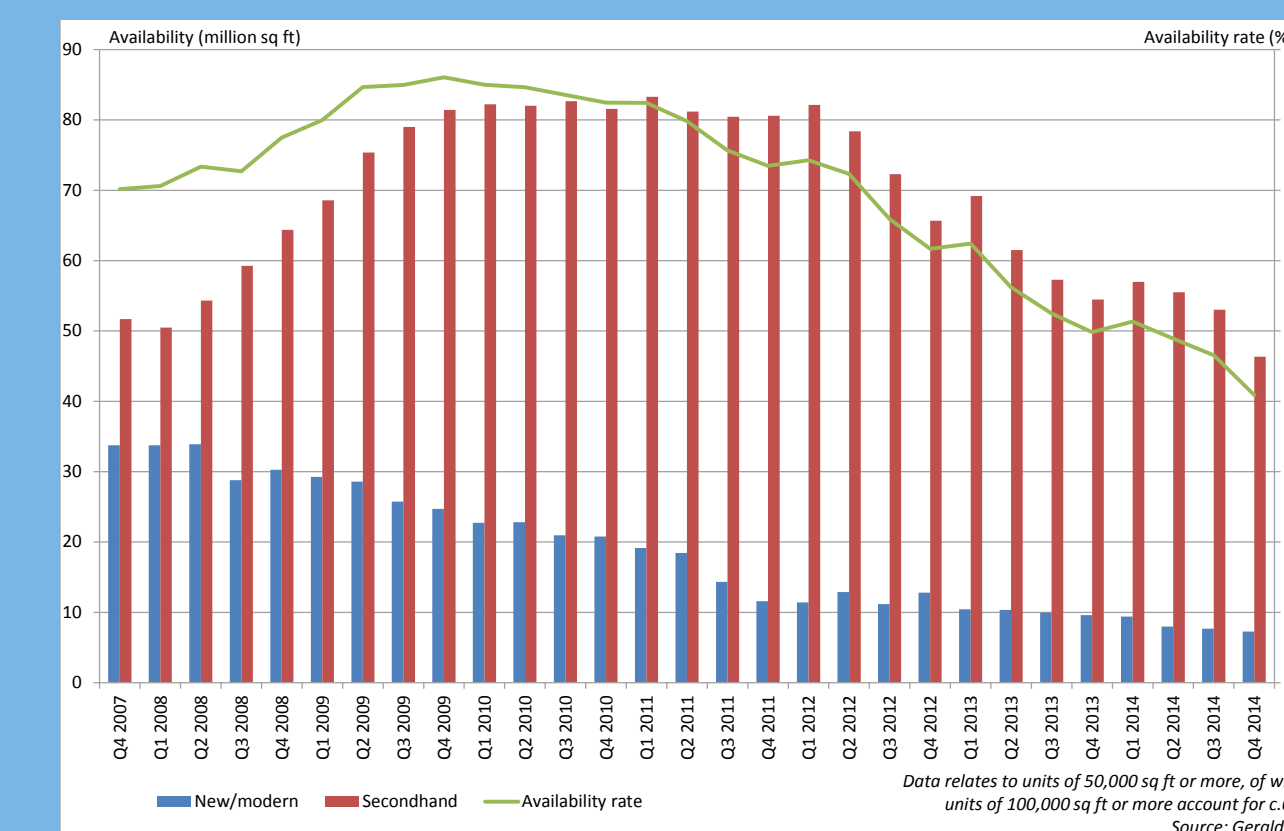


The logistics sector's performance is critical to the growth and productivity of the UK economy. The sector continues to grow and well-located, efficient and sustainable space is in short supply. The sector accounts for 9% of UK jobs and is growing fast.

- Magna Park lies within the UK's most efficient location for the sector – the Golden Triangle – which allows access to 90% of the UK's markets within the 9-10 hour round trip that is allowed by HGV drivers under EU regulations.
- Magna Park is already a huge asset for Harborough: 9,300 people (24% of Harborough's jobs) work for the park's 25 blue chip companies, and 18% live in a post code that contains a Harborough ward.
- There are two reasons why Magna Park ranks among Europe's top logistics parks:
  - its location within the Golden Triangle, which allows access to 90% of the UK, together with

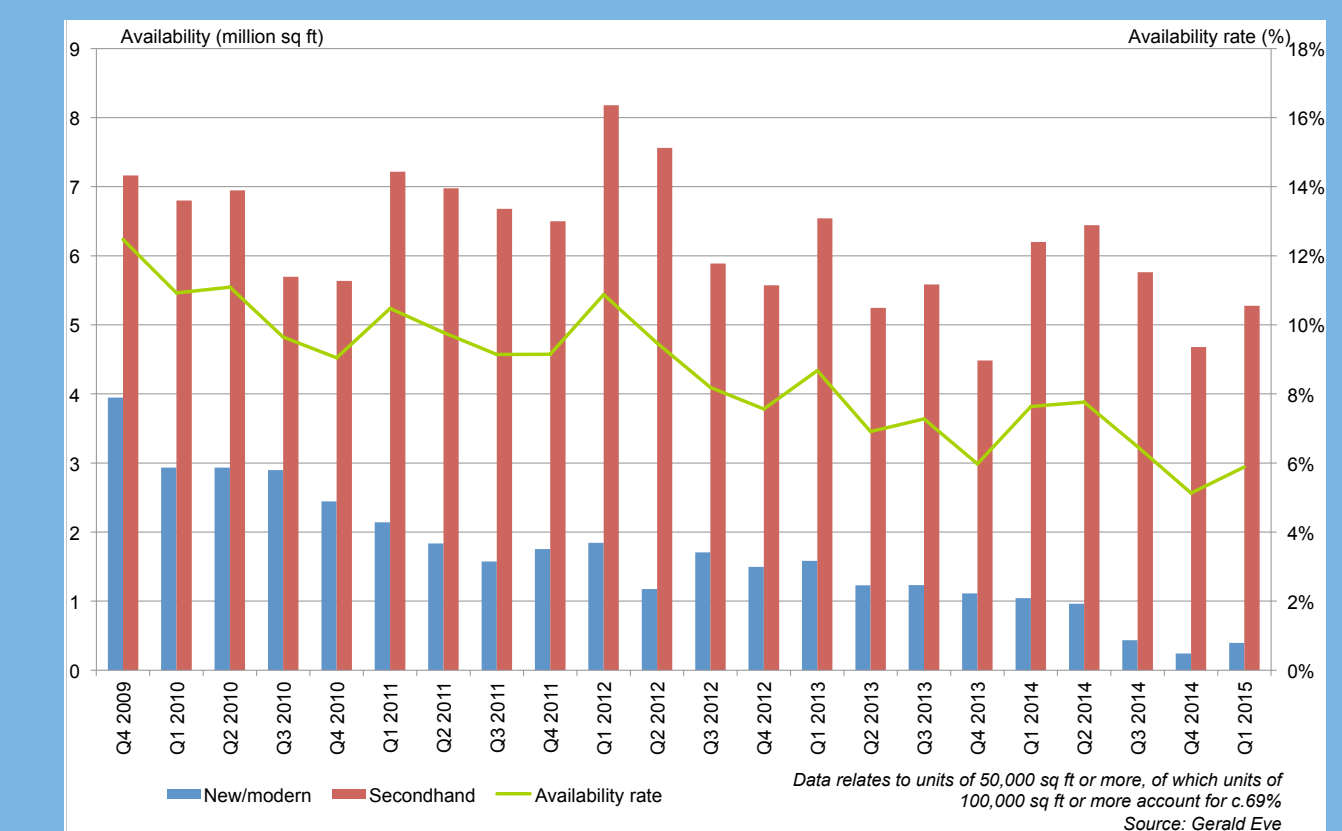
Harborough's strategic infrastructure and the quality of labour in the locality.

- the quality of the Park – due both to the unique quality of IDI Gazeley's development approach and IDI Gazeley's management of the Park - both of which explain the Park's appeal to the blue chip sector and why existing occupiers, as well as the wider market, wish to be able to meet their expansion needs at Magna Park in preference to alternatives.



Availability of Warehouse Space > 50,000 sq ft in England

Source: Gerald Eve 2015



Availability of Warehouse Space > 50,000 sq ft in the East Midlands

Source: Gerald Eve 2015

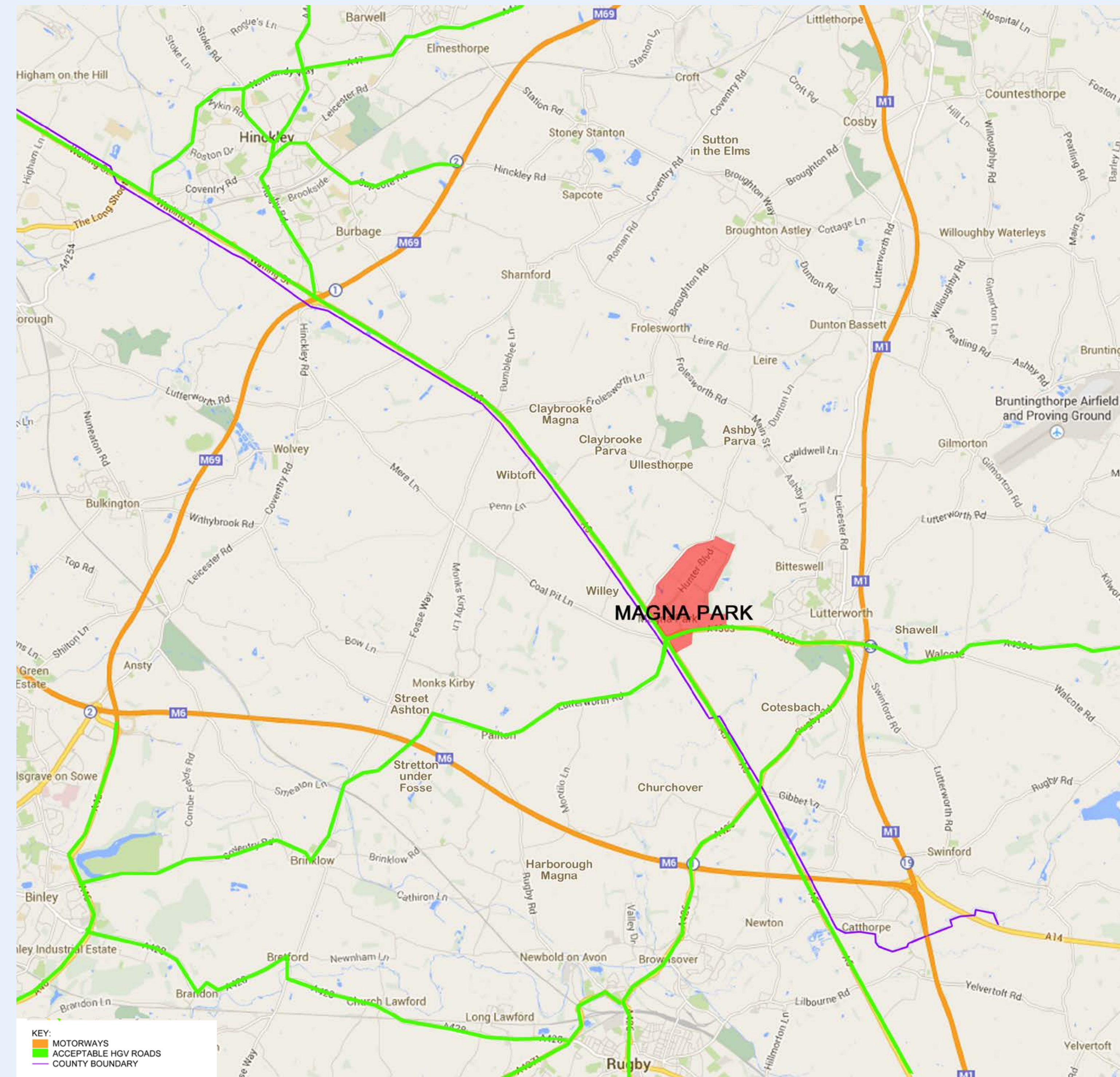


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**Harborough district is strategically located within the Golden Triangle – and also has the labour market and skills, the strategic road and rail infrastructure and the undeveloped land the sector needs to grow - competitively and sustainably.**

- Magna Park is at the top end of the logistics property market - with blue chip occupiers across the manufacturing, automotive, IT, engineering and retail sectors.
- Magna Park's success is IDI Gazeley's – a consequence of the customer focus, the ability to deliver the highest quality of sustainable development in an efficient operating environment, and the effective management of the Park - for its occupiers and for local communities.
- All the Park's 25 companies have strong social responsibility charters, and most operate their sole national distribution centre from the Park.
- The Park's exceptional success makes it a top choice for meeting the industry's needs.
- IDI Gazeley's approach means that the benefits of meeting those needs will be optimised and captured for local people and communities.
- Blue chip companies are also the target for the extended Park.



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**Our aspirations to extend Magna Park have been shared with the local community as part of two previous public exhibitions held in November 2014 and January 2015. We are grateful to you for providing us with your views and ideas at these public exhibition events. Comments received have enabled us to shape and further develop our proposals accordingly.**

We are continuing to gather and respond to the market, technical and environmental evidence needed, alongside stakeholders' and communities' views, to inform, shape and justify the proposals.

**Our approach is:**

- evidence-driven
- consultative
- listening
- responsive

We will continue to share what we learn with all those who are affected by, and have an interest, in the proposals as we develop our proposals further.

Our aim is to extend Magna Park to meet the logistics industry's needs to expand sustainably and productively. Our commitment is to do everything we can to make sure local people, communities and businesses share in the benefits of the proposed expansion.



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OUR VISION:

A logistics park, best in class globally and a good neighbour locally – raising the industry’s bar for sustainability, social responsibility and operational efficiency and delivering the benefits that follow for the wider economy and for local communities in economic growth, jobs, education, skills training, travel planning, railfreight take-up, public open space and enriched bio-diversity, secured by proactive management.



OUR OBJECTIVES:

1. Optimise the capacity of the site to deliver, sustainably, the industry’s needs for large scale, efficient and environmentally sustainable logistics space.

2. Extend the existing Park to create the scale economies that expansion allows:
  - efficient operating conditions for operators in a single, cohesive, dedicated logistics Park.
  - provision of central common facilities for the extended Parks’ occupiers, its employees and the local community.
  - improved and expanded public transport network to meet the needs of all employees, visitors to Magna Park and the students of the Academy.
  - efficient use of the Park’s existing access and highways infrastructure.
  - unique single management by IDI Gazeley of all of the extended Park’s facilities, the provision of support services for occupying
- businesses and liaison with local communities and businesses; and
  - improvements to the sustainability of the existing Park – including its travel planning, carbon footprint, night time lighting impacts and local economic value.

3. Deliver a university-partnered, campus-based, Logistics Academy to enable students to pursue a logistics-focused curriculum and careers in the industry, contributing to the industry’s rising skills needs and the employment needs of the Park’s occupiers.
5. Provide for public access to the extended Park via networks of public footpaths, cycleways and bridleways, taking advantage of the extension to enhance existing pedestrian, cycle and bridleway access – including from surrounding villages and Lutterworth town centre.

6. Design for the water needs of the development in ways that will avoid flood risk, respect the landscape character, protect existing waterways, conserve the archaeological resource, avoid flood risk and enhance biodiversity.

7. Mitigate the visual and landscape impacts of the development in ways that will reinforce the distinctive character of the landscape, conserve the rural setting and liveability of the area’s villages and preserve the site’s existing trees and hedgerows, while creating new and enhanced biodiversity and delivering improved public access.
8. Upgrade the capacity and safety of the A5 where it adjoins the boundary of the extension site.

9. Mitigate the traffic impacts of the extended Magna Park through measures to reduce the need for private car travel for employees and Academy students, improve the capacity of affected highways and junctions and route traffic away from villages and Lutterworth town centre.

10. Respect the setting of the Ullesthorpe Moat Scheduled Monument.

11. Put in place, in consultation with local communities and businesses, the measures needed to make sure that local people gain from the economic, social and environmental benefits of the Park’s extension.

12. Achieve the highest standards of contemporary, environmentally sustainable and operationally efficient built and landscape design.



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**IDI Gazeley is proposing to extend the Park to meet the economy's growing need for top quality distribution space. There is strong demand for well-located, efficient and environmentally sustainable space, particularly on well-managed dedicated distribution estates.**

IDI Gazeley is preparing an outline planning application for:

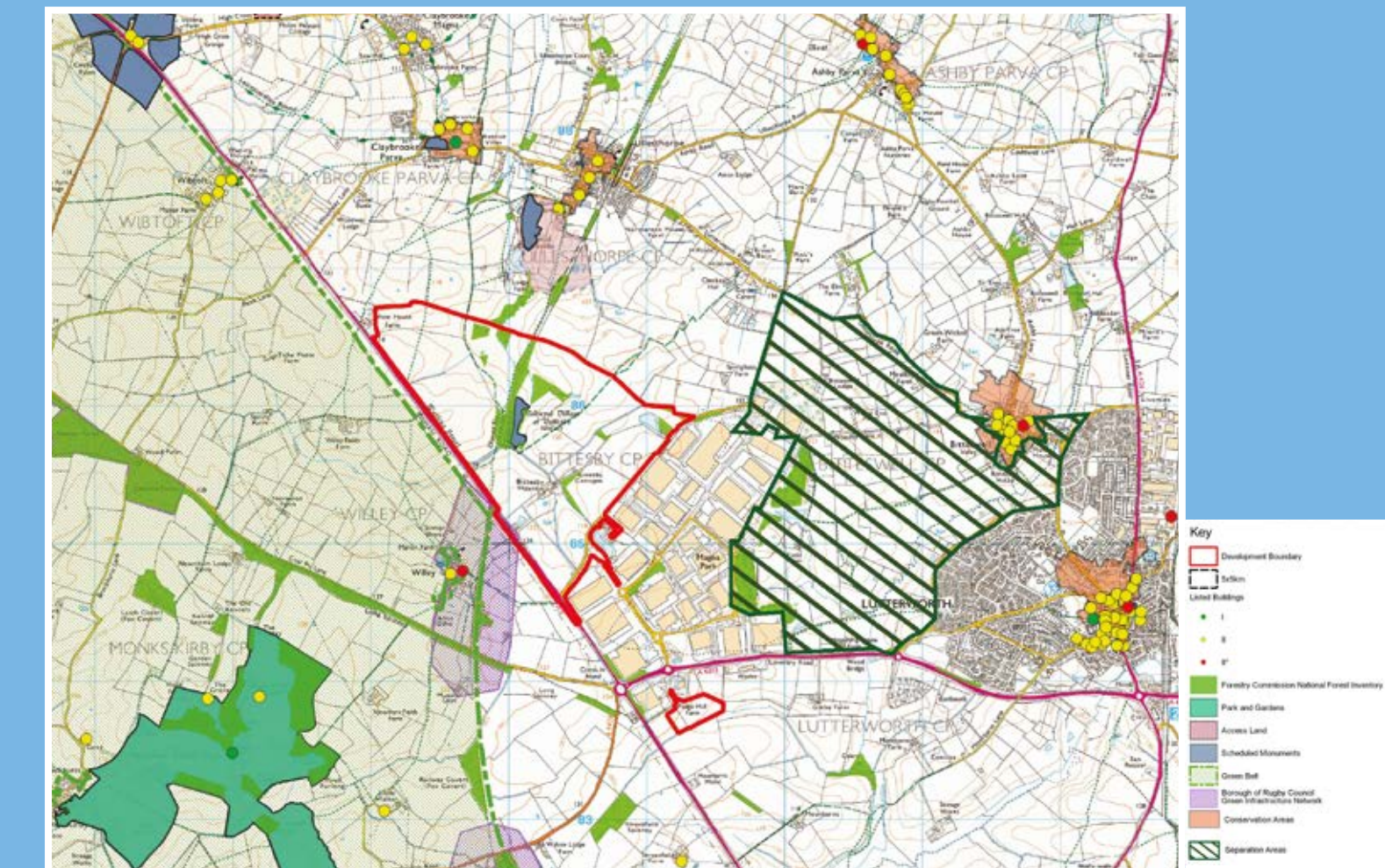
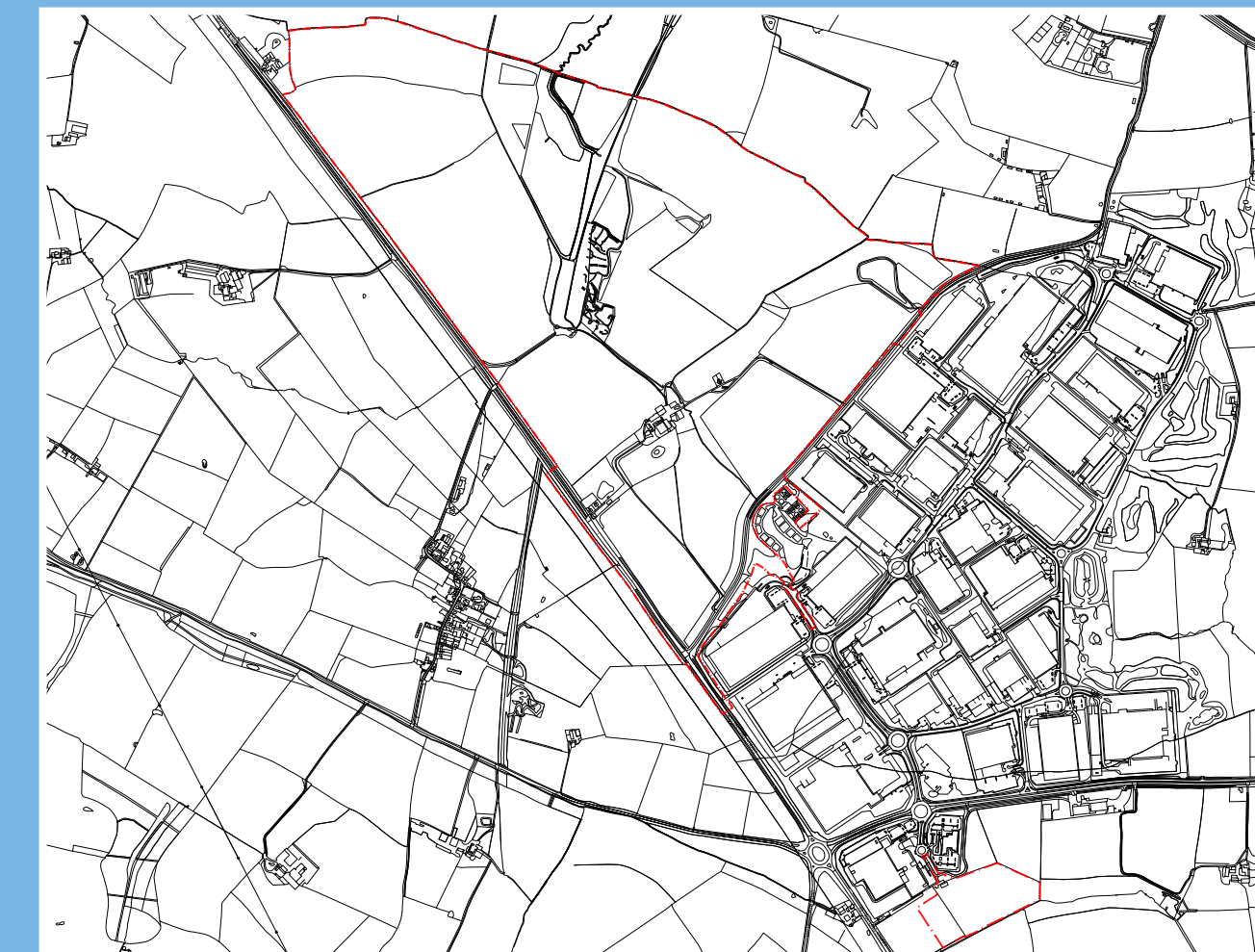
- Up to 500,000 sq m of logistics space to meet the sector's future needs locally.
- A university- and industry-linked, logistics academy.
- A road-based railfreight shuttle service.
- Public park, open space and informal leisure facilities for local people.

IDI Gazeley will be applying for planning permission to extend Magna Park across the c 220 ha it controls to the north and west of Magna Park's present boundary. The application site includes the 55.14 ha for the 100,844 sq m facility proposed for DHL Supply Chain, the subject of a detailed planning application that was registered on 16 June 2015.

The proposed extension will be at a much lower density than the existing Park – up to 500,000 sq m of distribution space on the 220 ha extension site, compared to the Park's some 800,000 sq m on under 200 ha.

The planning application will be in outline form, save for the road-based railfreight shuttle and HGV park which will be submitted in detail. A detailed planning application will follow for the public park which will have the Scheduled Monument – the deserted Bittesby medieval village – as one of its central and focal features.

The scheme will be wholly responsive to the site's landscape character, topography and heritage – and fully take into account what we have learned that local people are concerned about and what they wish to benefit from.



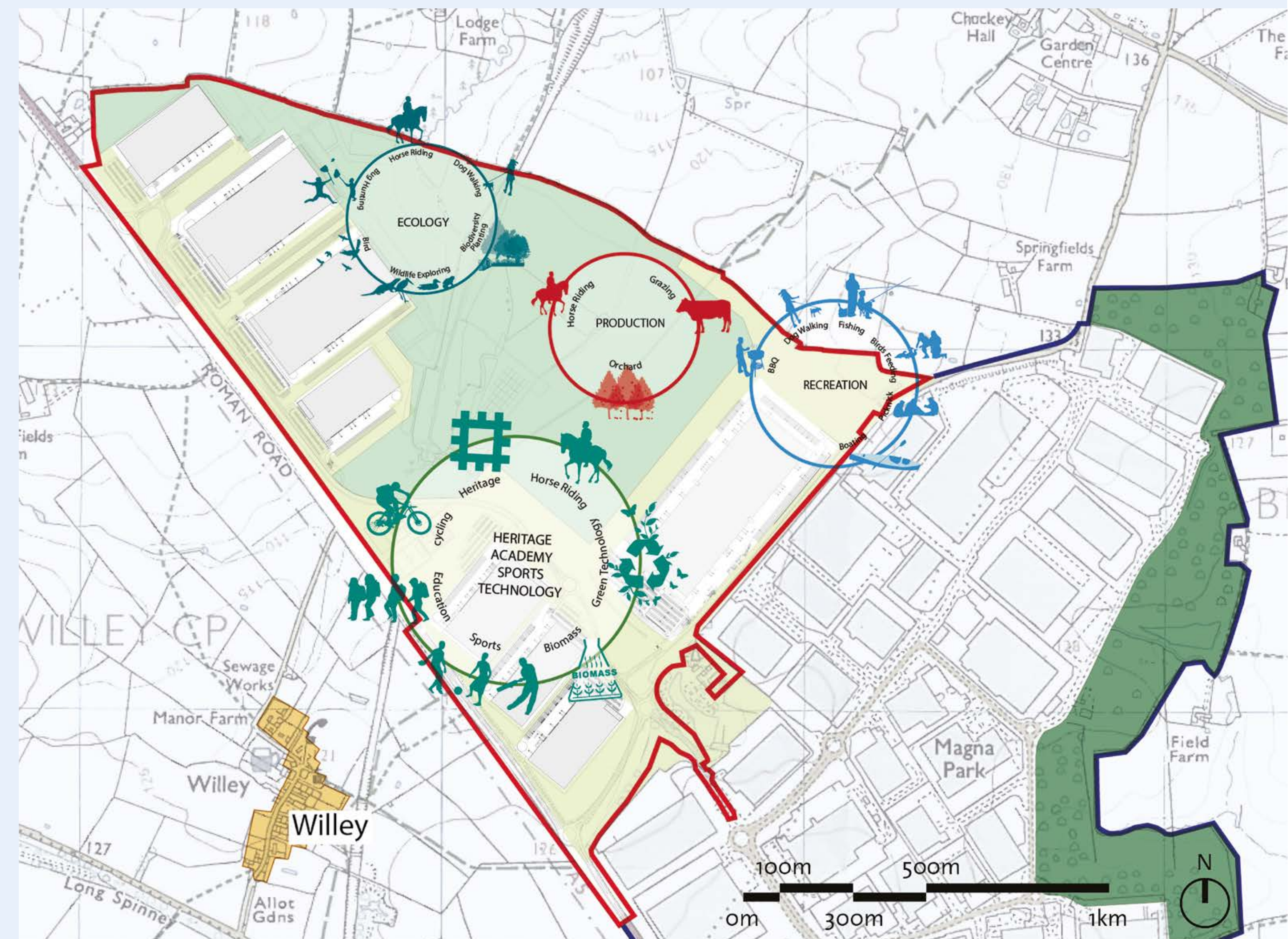
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The vision and objectives have been used to help us identify the scheme's components and the options for their siting and for access.

The components of the scheme are:

- Up to 500,000 sq m of distribution space, incorporating the ancillary office space (inclusive of the detailed proposals DHL Supply Chain facility).
- Logistics Academy – for students drawn from a 45 minute drive time – in a campus with amenity space and sporting facilities for dual use with the community.
- A new estate office for the central administration and management of the Park.
- A new public park centred around the medieval village with cycle and bridleways, footpaths and picnic areas. A commitment to environmental management will encourage wildlife to flourish.
- A road-based railfreight shuttle terminal and HGV park on land IDI Gazeley owns to the south of George House, which fronts onto the A5.
- Incubator / innovation space for growing small firms.



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**IDI Gazeley pioneered sustainable distribution at Magna Park. The Park is set in a green landscape with public rights of way and cycle paths. IDI Gazeley planted 1 million new trees - Magna Wood – and created the wildlife-rich Mere Lane Lagoon fishing lake.**

Our single management of the extended Park makes it possible for us to use the opportunity of the expansion investment to make the existing and extended Park more sustainable still – with reduced energy consumption, lower carbon footprint, reduced night time light spill, and more local economic and social value.

We are aiming for the extension to be “carbon neutral” – the highest bar achievable by new development. We are exploring how best to deliver our ambitions, and will be working with Brookfield Renewables, also owned by our parent company. We want to collaborate locally with Harborough Energy – a community-based renewable energy initiative under the umbrella of Sustainable Harborough.

Magna Park is a proven success, and the industry holds IDI Gazeley and Magna Park in highest regard. HDC's own Core Strategy – the statutory development plan – calls Magna Park “nationally significant and an exemplar of environmental performance”.

The extension will raise that already high bar higher still – and will also provide the opportunity to raise the performance of the existing Park still further.



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**IDI Gazeley is committed to:****Environmental benefits**

- low density development, generous landscape and high levels of biodiversity.
- environmentally advanced building construction.
- a sustainable road-based railfreight shuttle to operate between the Park and nearby railfreight terminals, including a potential new railhead for Magna Park at Rugby (Magna Park's parent company, Brookfield, owns the port of Teesport in the North East and is planning a daily freight train from the port to DIRFT).
- travel planning for employees to reduce private car travel.

**Social benefits**

- a university-partnered logistics academy and campus to prepare students for careers in the industry.
- community access to the academy's facilities.
- a new public park.

- new and improved public access.
- labour initiative to increase the local share of the Park's jobs.
- ongoing community liaison and responsiveness.
- a dedicated Magna Park HGV park.

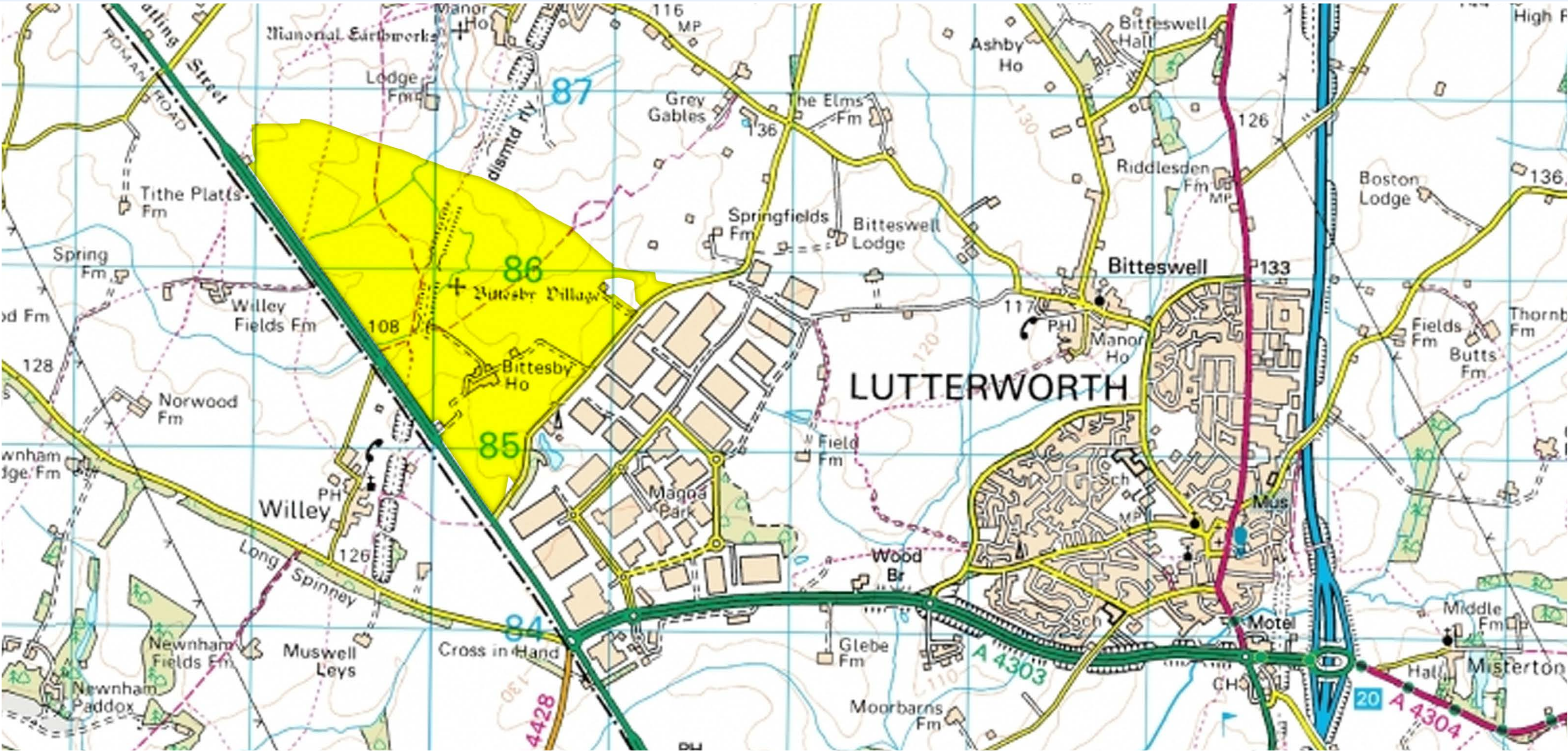
**Economic benefits**

- up to 7,300 jobs in the logistics space, plus jobs in the Academy, the railfreight shuttle service and the management and maintenance of the extended Park and its facilities.
- efficient operating conditions for occupiers, enabling them to be more productive and profitable.
- easy access for occupiers to railfreight services.
- attractive working conditions for employees.
- local business supply chain initiatives.



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We will continue to engage with local communities and businesses over the next few months. We will also take on board people's comments as we refine the masterplan and work up the proposals both for mitigating impacts and enhancing benefits.

Our intention is to submit a planning application to Harborough District Council in September 2015.

Please take a moment to fill in one of our feedback forms to let us know what you think.

**THANK YOU FOR ATTENDING AND WE WELCOME YOUR VIEWS.**



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