



***Announcement /
Information for Prospective Tenants***

***interested in leasing airfreight halls (including
offices and auxiliary space) in the CargoCity
South at Frankfurt Airport***

December 2015

1. Situation

In connection with the expansion of Frankfurt Airport, the airfreight volumes handled are expected to grow. The hall and office space required to meet this need will be gradually developed on a total area of about 27 hectares in the CargoCity South. The goal of Fraport AG is to lastingly strengthen Frankfurt as an airfreight hub while efficiently utilizing the available space.

This document is intended to address potential tenants for the new airfreight halls (including offices and auxiliary space) in the to be newly developed areas at the CargoCity South and to call their attention to these new facilities that will become available. The new airfreight halls are planned to be ready for use by mid-2018. Those interested in using them are therefore asked to conclude leases on short term notice.

The basic prerequisite for concluding a lease is the intention to use the space for handling and/or lastingly generating airfreight. It is not permitted to accumulate space for the purpose of subletting it.

2. Required Documents

If your company is interested in leasing an airfreight hall along with office and auxiliary space, please notify us no later than 29.01.2016 in writing while submitting the following information:

- Information on your corporate structure and activities
- Declaration on being an authorized agent in accordance with Regulation (EC) 300/2008
- Current extract of your entry in the trade register
- Information on your need for leased space (especially hall and office space) with detailed explanations for your demand
- Information on any currently used space at Frankfurt Airport

3. Conditions

Fraport AG will build airfreight halls in accordance with common market requirements and lease them either to new companies or to companies that are already present at Frankfurt Airport. The leases will be concluded for a term of around 7 - 10 years.

Our standards for the conclusion of a lease are as follows:

Lease

- Term: 7 - 10 years, under special circumstances possibly longer
- Deposit: 6 net monthly rents, payable upon conclusion of the lease (preferably in the form of a cash security deposit i.e. not a letter of credit)
- Indicated rents:

Hall space:	Euro 9.50 € / sq.m.
Office space:	Euro 14.50 € / sq.m.
Mezzanine as storage space:	Euro 5.50 € / sq.m.
Freight yard for maneuvering:	Euro 3.00 € / sq.m.
Parking:	Euro 50.00 € / outdoor parking space
- In adjustment with compliance to expected inflation, all prices will increase by 2% annually.
- An advance payment must be made to cover service charges, which are calculated and billed once a year; separate payment obligations exist to other service providers and utilities (e.g. for electric power, water, IT, and waste collection).
- All areas are subject to rules and regulations of Frankfurt Airport (including the General Airport Regulations, the Airport User Regulations, the Fraport AG Identification Regulations, etc.), please see <http://www.fraport.com/en/our-expertise/business-services/policies-and-payment-terms.html>
- The logistical facilities are planned to be completed by mid-2018.
- Repairs and maintenance (up to a maximum annual amount), including minor and esthetic repairs, are the tenant's responsibility.
- The lease should be concluded by 30.06.2016 at the latest.
- Information on the purpose of the lease (e.g. airfreight handling) will be included as part of the lease contract.
- Facilities may be sublet with the lessor's consent only.

Airfreight Halls

- The location of the new airfreight halls can be viewed on the attached map. The CargoCity South can be reached easily by its own freeway access.
- The halls are designed to permit other uses as well, thus providing room for different operating concepts for handling airfreight.
- The airfreight halls will be build single-storey and have a minimum ceiling height of at least 7.5 m. The hall floors have a load-bearing capacity of at least 5 tons per sq.m.
- Each airfreight hall is equipped with a large number of docks.
- The loading yard is at least 35 m deep.
- There are car parking spaces available according to the parking spaces statute.
- The office space corresponding to each hall equals up to about 20% of the hall's area.
- All areas are leased without furniture or other equipment/facilities.
- Tenant installations may be agreed on, subject to their removal/dismantling when moving out.
- The buildings are connected to the district heating network of Fraport AG.

4. Contacts with Names and Addresses

Leasing inquiries may be submitted in writing on paper together with the requested documents to the following postal address by **29.01.2016**:

Postal Address:

Fraport AG
Zentraler Einkauf und Bauvergabe (ZEB-VM)
Subject "Mietinteresse Frachthalle CCS Erweiterung"
Franziska Jost
Geb. 700, Raum 2132
D-60547 Frankfurt am Main

By Courier:

Fraport AG
Zentraler Einkauf und Bauvergabe (ZEB-VM)
Subject "Mietinteresse Frachthalle CCS Erweiterung"
Franziska Jost
Geb. 700, Raum 2132
Professor-Staudinger-Straße
D-65451 Kelsterbach

For further general organizational questions you can contact our Real Estate Development and Marketing department:

Immobilienvermarktung@fraport.de

5. Information on the Procedure

After the deadline mentioned above has been met, Fraport AG will contact the companies interested in concluding a lease in order to discuss the details (lease contract, description of construction work, etc.). The lease should be concluded by 30.06.2016. This announcement is intended to determine the potential demand and presumably meet the needs of all interested parties. If, contrary to expectation, the demand for rental space on the part of prospective tenants is greater than the space actually available at Frankfurt Airport, in order to ensure proper, nondiscriminatory leasing the process will involve further steps that have not yet been conclusively defined at this point in time.

All submitted documents will be treated confidentially and used exclusively for the purposes described here. The entire procedure will be conducted in German. This also applies to the bidding and application documents submitted by companies. Certificates, documents, references etc. requested by Fraport AG may also be submitted in English provided that they are accompanied by German translations. All information, notifications, announcements, decisions, etc. will be provided by Fraport AG in German only.

Also after receiving lease applications, Fraport AG reserves the right to decide whether or not and if so at what time the facilities involved will actually be built. This procedure does not confer any entitlement to lease or use hall or office space of Fraport AG. This is subject to sufficient creditworthiness, approval by the responsible boards of Fraport AG, and formal conclusion of an appropriate lease. Fraport AG reserves the right to conclude leases via an affiliated company if it so chooses.

Additional information on space and facilities available in the CargoCity South can also be found on the website of Frankfurt Airport at

www.frankfurt-airport.de/