

# Real estate logistics capabilities

May 2025



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## Aberdeen Investments is Europe's second-largest logistics real estate manager<sup>1</sup>

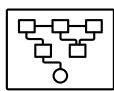
We offer innovation, research-led insights and an in-depth understanding of the market.

**Aberdeen Investments is a leading industrial and logistics real estate fund manager**, with significant expertise in the sector. We invest in a range of logistics assets, from large warehouses occupied by major online retailers, to 'last-mile' delivery units and multi-let estates. Our existing portfolio of assets is spread across the UK, Europe, and Asia-Pacific.

**We are a majority owner in Tritax**, a market-leading supply chain real assets expert. Tritax is focused on high-quality UK and European logistics real estate. It has partnered with some of the world's most ambitious companies, helping them to maximise their operational effectiveness.

**We provide industry-recognised occupier and supply chain insight**, which helps to drive our asset selection and performance. This expertise has enabled us to manage over 80 million square feet (sq ft) of industrial and logistics space, generating a rental income of €690 million per annum (pa).

**Aberdeen Investments can source assets and access off-market opportunities**, given our extensive developer network and strong market relationships. As a result, we have successfully transacted €6.4 billion over the last five years.



We have specialist expertise in supply chain real assets, with an enviable track record of owning, managing and developing logistics assets across Europe.

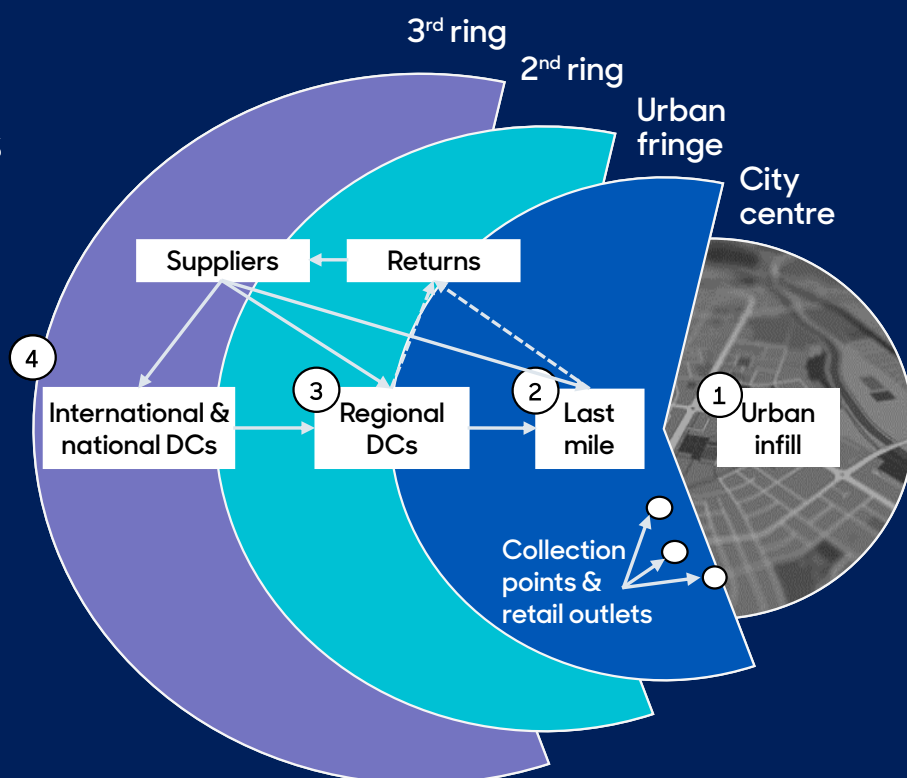
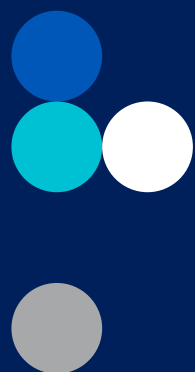
<sup>1</sup> Aberdeen's logistics AUM in comparison to IPE Real Assets Top 150 Real Estate Investment Managers Survey, December 2024.

# Logistics at Aberdeen – At a glance



Source: Aberdeen, December 2024 (figures include Tritax).  
1 GBP to EUR = 1.2093 as at 31 December 2024.

## Logistics property-type classifications



# Importance of micro-locations and understanding performance drivers

Understanding micro-locations and performance drivers are crucial. Not all logistics assets are equal, which can lead to significant differences in performance.

	Category 1	Typical Size (sqm)	Typical Building Structure	Typical Distance from City Core	Supply Chain Role	Typical Function	Performance Driver Income < > Growth
1	Urban infill	1,000 - 10,000	Bespoke / Non-conventional	< 5km	Last mile / small scale manufacturing / services / packages	Last mile, parcel delivery, service provider, utilities	
2	Last mile	5,000 - 20,000	Cross-dock / standard modern warehouse	< 10km	Last-touch / small scale manufacturing / services	Parcel delivery stations, local distribution, perishable goods	
3	Regional DCs	20,000 - 40,000	Cross-dock / standard modern warehouse	10 - 25 km	Mid-point of supply chain, storage, replenish hubs	Logistics operator, retailer, manufacturer	
4	International & national DCs	> 40,000	Bespoke mega-shed or Standard modern warehouse	>25km	Major hub and source of supply chain, replenishing regional DCs	Major ecommerce players, int. logistics operator, retailer, manufacturer	

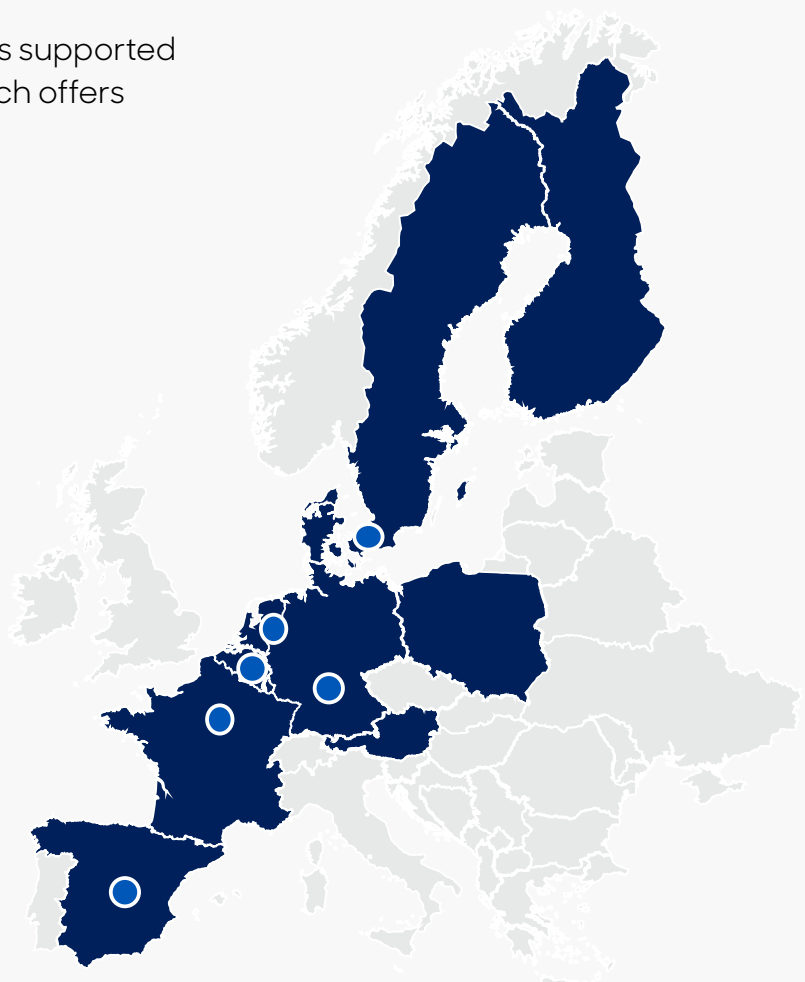
Source: Aberdeen, April 2025.

Aberdeen's European logistics team is supported by an extensive real estate team, which offers deep market insight.

- Aberdeen's real estate presence
- Markets with existing logistics investments

**Core fund management teams are supported by the wider Aberdeen Investments global real estate platform:**

- Investment strategy/research
- Transaction management
- Development team
- Asset management
- Environment, social and governance (ESG)
- Finance/tax/structuring



# Aberdeen Investments' global real estate platform

>300

Real estate professionals



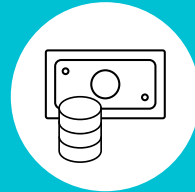
360°

View across global real estate markets



€44.1<sub>bn</sub>

Real estate AUM



Source: Aberdeen Investments, March 2025. 1 GBP to EUR = 1.2093 as at 31 December 2024.



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<sup>1</sup> In EU/EEA for Professional Investors, in Switzerland for Qualified Investors – not authorised for distribution to retail investors in these regions.

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