

# Investment opportunity: Existing Mercator LDCs

Colliers



**SALE AND LEASE BACK OPPORTUNITY: Mercator logistics and distribution centers**

**Slovenia**

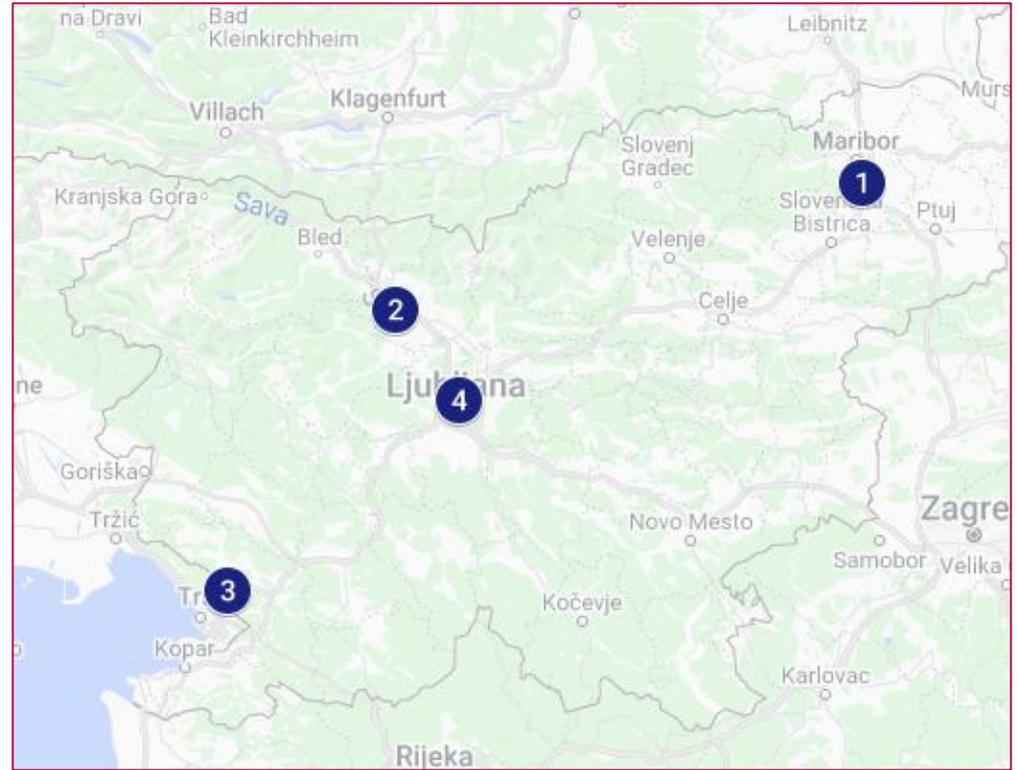
April 2022

7 logistics centers (4 locations) owned by Mercator, located across Slovenia

Offered separately or in portfolio

**Sale and lease-back opportunity** - Mercator to stay in centers as single tenant until new MCDC in Ljubljana is built

No.	Location	Total Gross floor area (GLA)	Year built
1	Hoče, Bohova 8	19,078 m <sup>2</sup>	1948-1970
2	Naklo, Cesta na Okroglo 3	19,172 m <sup>2</sup>	1975-1983
3	Sežana, Partizanska cesta 127	7,767 m <sup>2</sup>	2005-2007
4	<b>Ljubljana</b>		
4.1.	Slovenčeva 19	8,995 m <sup>2</sup>	1960-2008
4.2.	Slovenčeva 21	12,153 m <sup>2</sup>	1973
4.3.	Slovenčeva 23	1,949 m <sup>2</sup>	1978
4.4.	Slovenčeva 25	50,047 m <sup>2</sup>	1950s
<b>Total</b>		<b>119,161 m<sup>2</sup></b>	



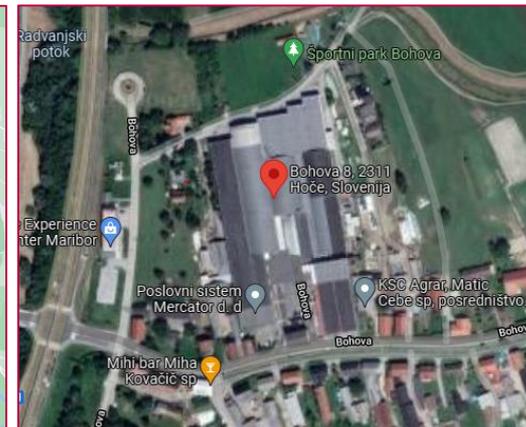
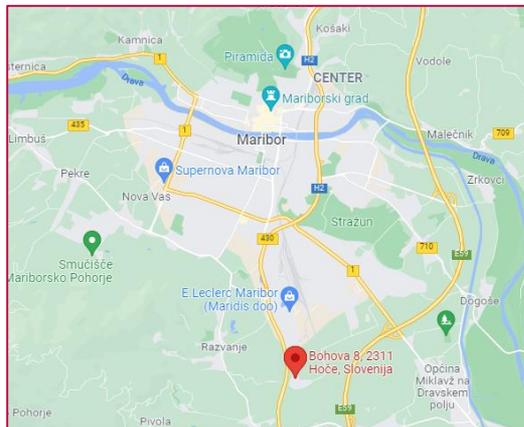
## Key information

Address	Bohova 8, Hoče
<b>Total GLA</b>	<b>19,078 m<sup>2</sup></b>
Cadastral municipality	695 BOHOVA
Land registry plots	142, 143, 144, 146/2, 147/3, 147/1
<b>Land area</b>	<b>25,152 m<sup>2</sup></b>
Construction period	1948-1970
<b>Asking price</b>	<b>€ 6,800,000</b>

A warehouse complex and distribution center

Comprises two buildings

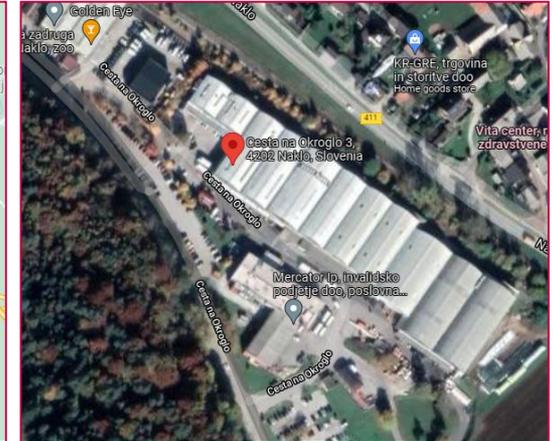
The southernmost part is arranged over GF + 1, it accommodates offices



# 2) Naklo

## Key information

Address	Cesta na Okroglo 3, Naklo
Total GLA	19,172 m <sup>2</sup>
Cadastral municipality	2099 PIVKA
Land registry plots	435/7, 430, 410/3, 69/7, 69/5, 67/4, 67/2, 67/1, 66/2, 63/5, 63/3, 62/4, 62/3, 61/3, 61/1, 60/5, 60/4, 59/1, 649/23, 649/22, 216/17, 216/16, 216/14, 216/13, 216/7, 216/4
Land area	36,930 m <sup>2</sup>
Construction period	1975-1983
Asking price	€ 6,800,000



The building is arranged over basement + GF + 2 upper floors with mezzanine areas

There is a basement area below the central part of the building that hosts engineering premises and a kitchen

The north-western part of the GF is Cash & Carry area. Upper floors comprise offices

## Key information

Address	Partizanska cesta 127, Sežana
<b>Total GLA</b>	<b>7,767 m<sup>2</sup></b>
Cadastral municipality	2455 SEŽANA
Land registry plots	3883/8, 3883/9, 3883/16, 3883/36, 3883/37
<b>Land area</b>	<b>14,499 m<sup>2</sup></b>
Construction period	2005-2007
<b>Asking price</b>	<b>€ 4,100,000</b>

The property comprises two interconnected buildings

Warehouse building occupies the northern part of the site and it is adjacent to the facilities of the property which is located to the west

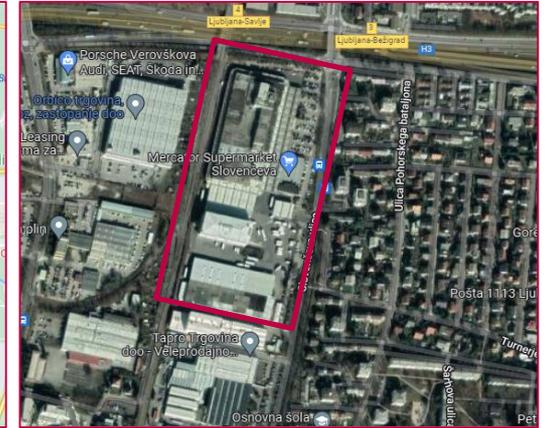
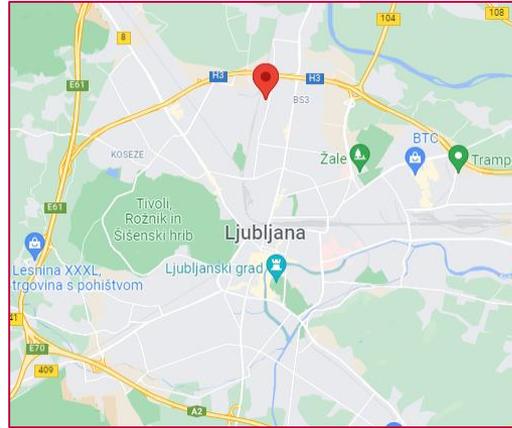
The two-storey office building is located south of the warehouse building



# 4) Ljubljana, Slovenčeva ulica

## Key information

Address	Slovenčeva ulica, Ljubljana
<b>Total GLA</b>	<b>73,144 m<sup>2</sup></b>
Cadastral municipality	1736 BRINJE
<b>Land area</b>	<b>69,601 m<sup>2</sup></b>
Construction period	1950-2008
<b>Asking price for entire Ljubljana site</b>	<b>€ 28,500,000</b>
<b>Offered exclusively as one location (not on partial basis)</b>	



# 4.1) Ljubljana, Slovenčeva ulica 19

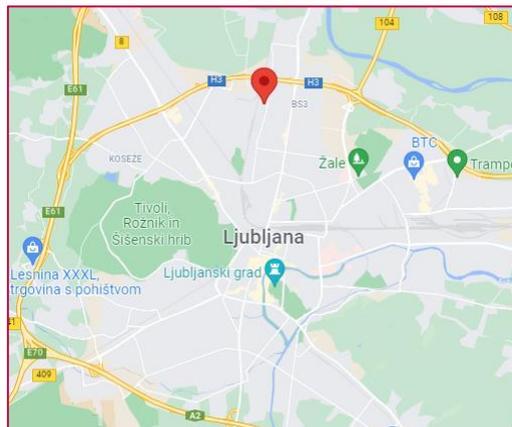
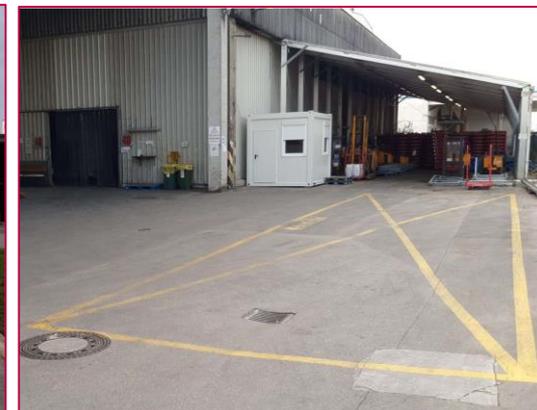
## Key information

Address	Slovenčeva ulica 19, Ljubljana
<b>Total GLA</b>	<b>8,995 m<sup>2</sup></b>
Cadastral municipality	1736 BRINJE
Land registry plots	95/3, 95/4, 928, 931, 932, 933/1, 934, 935, 936
<b>Land area</b>	<b>17,878 m<sup>2</sup></b>
Construction period	1960-2008

Comprises 1,609 m<sup>2</sup> office space on GF + mezzanine in the southern part and 6,186 m<sup>2</sup> warehouse space on GF + mezzanine north of the offices

A reception pavilion stands on the eastern side of the plot, which provides vehicular and pedestrian entrance to the site

Parking units are situated next to the southern block of the building



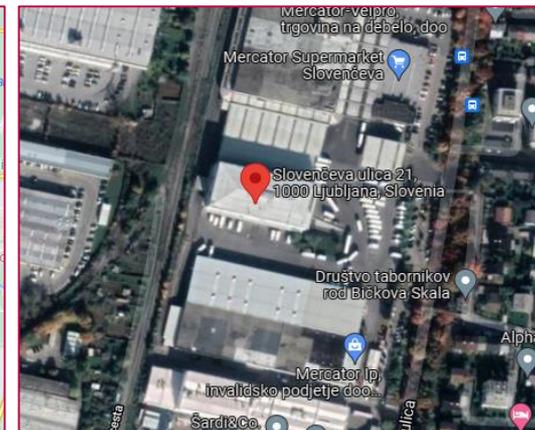
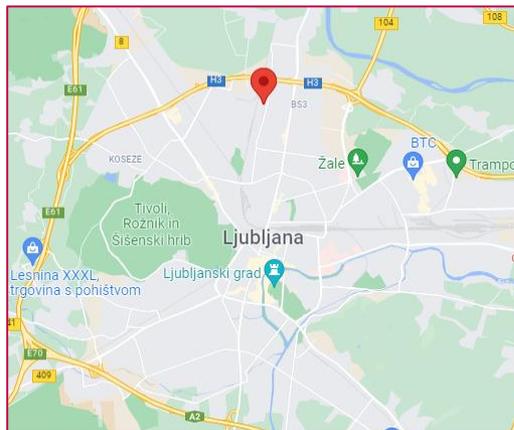
## 4.2) Ljubljana, Slovenčeva ulica 21

### Key information

Address	Slovenčeva ulica 21, Ljubljana
<b>Total GLA</b>	<b>12,153 m<sup>2</sup></b>
Cadastral municipality	1736 BRINJE
Land registry plots	94/3, 95/1, 95/2, 929, 930
<b>Land area</b>	<b>13,524 m<sup>2</sup></b>
Construction year	1973

A warehouse building with offices

It comprises 1,493 m<sup>2</sup> office space on GF + 3 upper floors (+ mezzanine over 2nd floor) and 10,660 m<sup>2</sup> warehouse space (excluding tent areas) on basement + GF + 3 upper floors

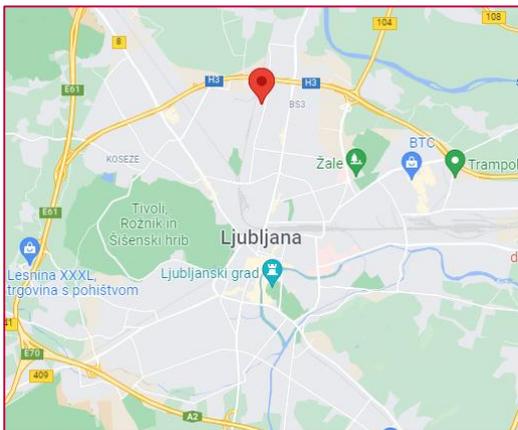


# 4.3) Ljubljana, Slovenčeva ulica 23

## Key information

Address	Slovenčeva ulica 23, Ljubljana
<b>Total GLA</b>	<b>1,949 m<sup>2</sup></b>
Cadastral municipality	1736 BRINJE
Land registry plots	89/2, 90/1, 94/1, 916/6, 916/7
<b>Land area</b>	<b>5,120 m<sup>2</sup></b>
Construction year	1978

A building with a Supermarket and additional service premises



# 4.4) Ljubljana, Slovenčeva ulica 25

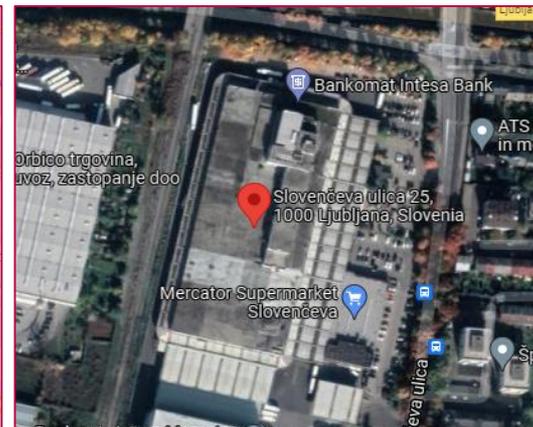
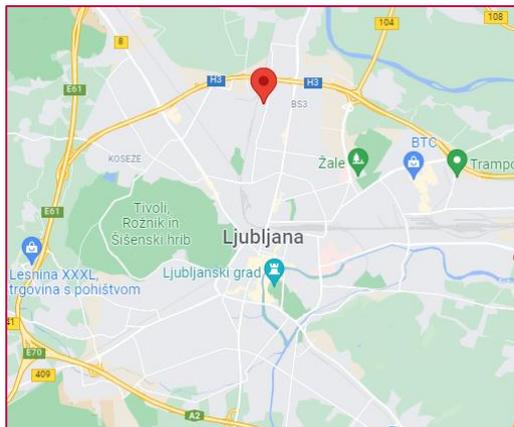
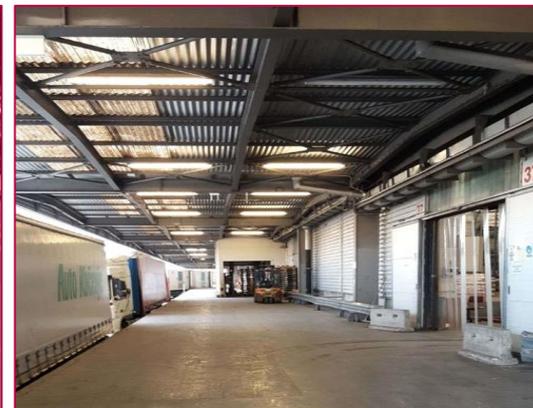
## Key information

Address	Slovenčeva ulica 25, Ljubljana
<b>Total GLA</b>	<b>50,047 m<sup>2</sup></b>
Cadastral municipality	1736 BRINJE
Land registry plots	916/10, 916/11, 916/12, 916/13, 916/9, 916/8, 916/5, 916/4, 916/3, 916/2, 916/1, 902/3, 902/2, 902/1, 94/6, 93/6, 93/1, 92/1, 91/1, 90/13, 89/6, 89/8, 89/1, 88/4, 88/3, 88/1, 87/8, 87/1, 87/7, 23/1, 22/10, 22/7, 22/1
<b>Land area</b>	<b>33,079 m<sup>2</sup></b>
Construction period	1950s

A warehouse complex with offices, warehouses comprises 46,125 m<sup>2</sup> in total (including canopy area)

The main part is partly single-storey and partly arranged over GF + mezzanine. The two-storey part lies along the eastern and northern part of the building

Two storey part is mainly used for distribution purposes



LOI (non-binding offer) deadline: **May 3, 2022**

## All bids to be submitted to:

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## Mercator's expected lease conditions for existing LDCs

- **Lease duration:** at least 3 years and potential prolongation of the lease (from Mercator) until the end of construction of Mercator's new Central distribution Center in Ljubljana
- **Type of lease:** triple-net lease, where all costs and actions are in Mercator's domain (all maintenance, operation costs, insurance, municipality contribution)
- **Locations lease option:** Investors are invited to make an offer for one, two or more location. The preference is to make an offer for the whole package. However all offers for individual locations will also be considered
- **At the end of lease term:** Mercator shall return the premise in condition as it was on the day of handover after the purchase from Investor
- **All investors are invited to submit an offer** (gross yield/desired Rent) for the mentioned period (per month for the whole premise/premises)
- **The Rent shall be annually indexed** by agreed Index of consumer prices

**For all other information and questions please contact:**



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