



Building tomorrow's logistics today

October 2018

Afilog is an unique place to share experiences and expertise between logistics experts. Afilog's common theme is the spatialisation of logistics facilities, including land, real estate, regulatory, architectural and financial aspects.

KEY FIGURES

Since **2001**

115+

Members

practitioners of supply chain : promoters, investors, architects, marketers, insurance companies, local governments, occupiers (customers)

LOGISTICS IN FRANCE

78.000m² warehouses
> 5.000 m²

2+

Million jobs

11% of jobs

more than **4** Billion €
of investments
in real estate since 2007

10%

of GDP

AFILOG MEMBERS



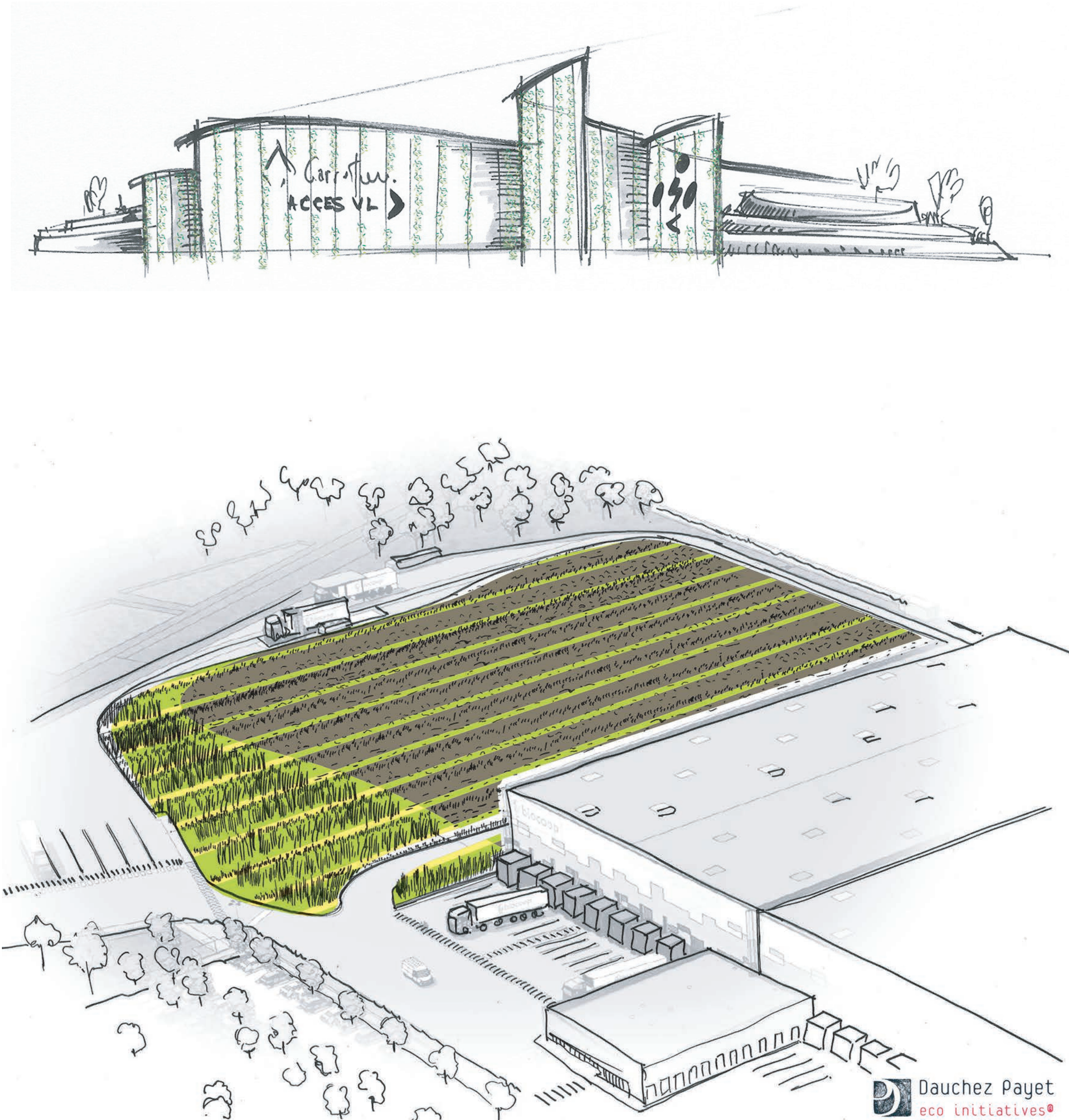
2001
6
members

2018
115
members



Afilog's objectives

- Create “togetherness” between competing firms from the same field,
- Establish common points of view on regulation, taxes, environment issues, prospective ...
- Discuss with national & local governments for changes in regulation according to market's needs,
- Create an information resource center on logisticsttopics, especially real estate & land topics
- Develop links with associations abroad.



RISK MANAGEMENT

URBAN DISTRIBUTION

EUROPE & INTERNATIONAL

TAXES

SUSTAINABILITY

INNOVATION

DATA & METHODS

PROSPECTIVE

Main trends in today's logistics

- 1 Increase in the size of buildings
- 2 Unfulfilled needs of users for urban spaces and terminals of various sizes and locations
- 3 Increased attention to urban and landscape integration of logistics buildings
- 4 Competition between territories at an European scale for large logistics hubs



Main issues in Afilog's scope

- 1 **Lighten and simplify** regulation
- 2 **Reduce the time** required to examine files (building and operating permits)
- 3 **Imagine future common perspectives** for logistics property developments in terms of formats, location, land occupation ...
- 4 **Perpetuate** the presence of logistics at the territorial level
- 5 **Find solutions** for a quality logistics architecture and planning, including mixed use buildings.



EXAMPLES OF BETTER INTEGRATION OF LOGISTICS BY PLANNING POLICIES ?

Afilog : Paris / (p)reservation of plots of land in the urban masterplan

Nantes : call for projects on public land in city center

WHAT IS HOLDING BACK THE ACTION ? (BUSINESS MODELS, LAND AVAILABILITY, POLITICAL WILL,...)

Afilog : instability in political decisions, regulatory constraints

WHO SHOULD TAKE ACTION AND HOW TO SHARE THE ACTION PUBLIC/PRIVATE/ RESEARCH ... ?

Afilog : national government – transport market structuring (including labor regulation), obligation imposed on local policies to include logistics in their action, possibilities to derogate in order to facilitate innovation

- o Local governments – access & land use regulatory framework
- o Private stakeholders – optimize&innovate
- o Research : data & neutral vision



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