



# RAINHA GREEN LOGISTICS PARK

Connected for a more sustainable future







1.

THE PROJECT

2.

STRATEGIC  
LOCATION

3.

ACCESS AND PLOT  
LAYOUT

4.

FEATURES AND  
SPECIFICATIONS

5.

SUSTAINABILITY

6.

GREEN LOGISTICS  
BY AQUILA GROUP

# 1.

## THE PROJECT

The increasing economic growth regarding the industrial and logistics market in Portugal has led to an increased demand for strategic space. About 40 kilometres north of Lisbon, in the middle of the industrial area, the highly modern and sustainable logistics development, **Rainha Green Logistics Park**, is located.

The two-building logistics complex of 112,000 sqm, is set over a total area of 178,000 sqm.

The Rainha Green Logistics Park has been built to meet the most demanding efficiency and sustainability criteria to ensure the reduction of CO2 emissions.

The project incorporates sustainable features that prioritise environmental responsibility such as a water retention basin, which promotes the natural drainage of rainwater without the need for connection to the public network, chargers for electric vehicles, bicycle park and solar photovoltaic panels installed on the roof for self-consumption. It is also BREEAM certified.

- Rainha Green Logistics Park is located in Azambuja, a strategic location in the core logistics market of Lisbon
- Distance to the motorway junction with connections to the A1 and A10 is approx. 5 km
- The railway station Vila Nova da Rainha is located directly in front of the property
- Delivered in Q1 2023

Warehouse surface

112,000 sqm

Plot surface

178,652 sqm

### **Commitment to sustainability and protecting the environment**

We are committed to the environment and sustainability. Our investments in green and sustainable logistics projects aim to have a positive impact on both the environment and society.

The pillars of our green logistics concept are:



Rooftop design that can accommodate large photovoltaic solar panel installations.



Building construction to a high standard of international sustainability certification (i.e. BREEAM, LEED).



Workflow optimisation to reduce carbon footprint.

## 2. STRATEGIC LOCATION

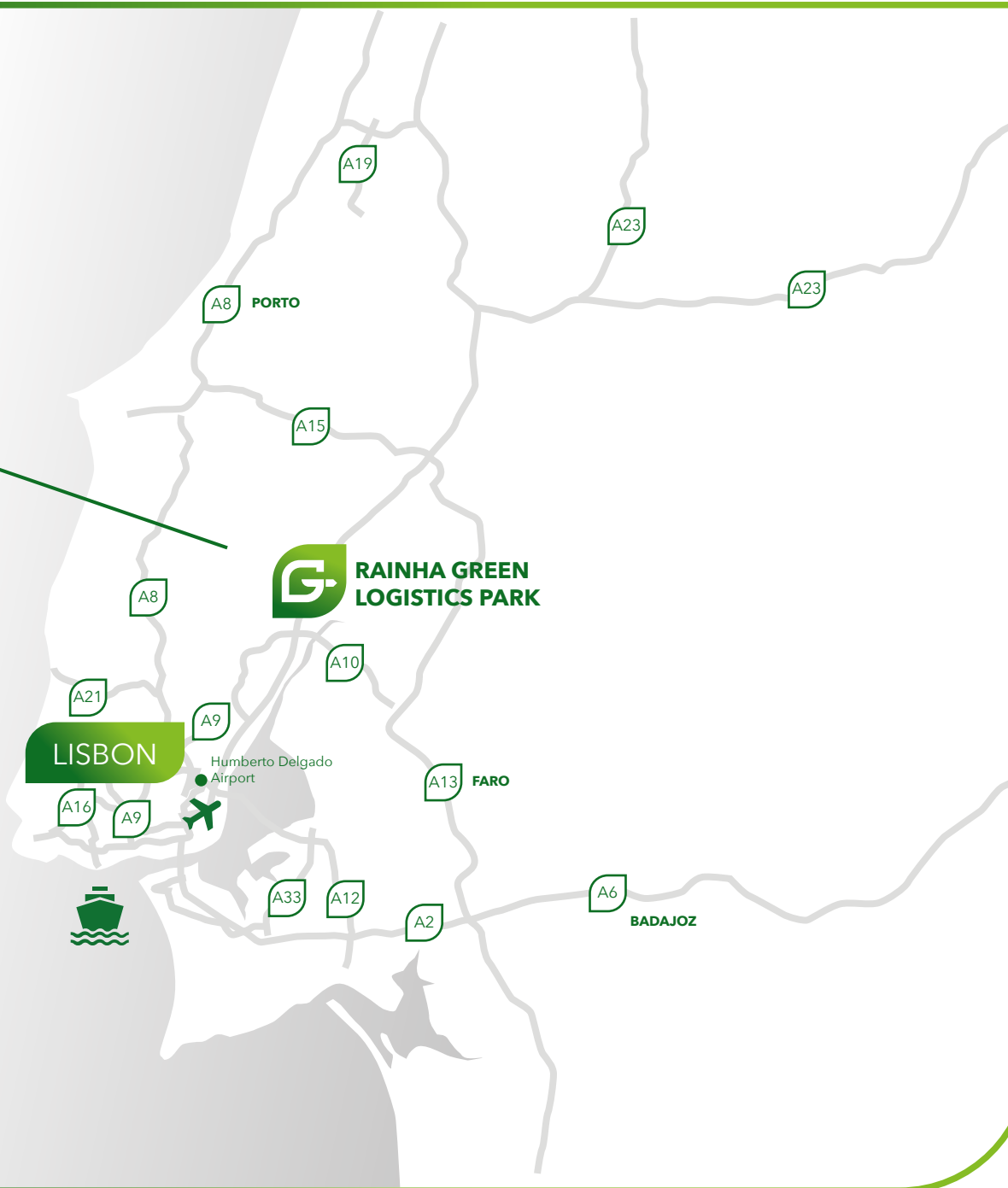
The project is based in Azambuja, a strategic location in the core logistics market of Lisbon. It is also a prime location for Big Box logistics, with several well-known logistic companies in the area.

The logistic park offers interconnectivity by road, air, and sea. In addition to the strong connectivity, it is well connected to the international airport which is 40 minutes away and approximately 5 km to the motorway junction with connections to the highways A-1 and A-10, that link Lisbon, Porto, and Spain. The railway station Vila Nova da Rainha is located directly in front of the property.

The deep-water port Sines and the port of Lisbon can be reached from the logistic park in less than an hour. The area continues to become the access point towards the inland of Spain.



→ Lisbon airport 37 km



### Distances from Rainha Green Logistics Park

- Vila Nova da Rainha railway station 500 m
- Lisbon airport 37 km
- Port of Lisbon 50 km
- Lisbon 51 km
- Port of Sines 173 km
- Porto 270 km

# 3. ACCESS AND PLOT LAYOUT

The **Rainha Green Logistic Park** is a logistics complex composed of two state-of-the-art warehouses with a total GLA of 112,000 sqm constructed on a 178,652 sqm plot, in an area

marked by its exponential growth in the industrial sector, attracting investments in logistics and transportation, creating employment opportunities, and stimulating economic activity.

| PLOT                        | PLOT SURFACE<br>sqm | GLA<br>sqm |
|-----------------------------|---------------------|------------|
| Rainha Green Logistics Park | 178,652             | 112,000    |

NO LETTABLE SPACE AVAILABLE

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- Access via E1 Porto
- Access via N1 Lisbon
- Access via A10 Faro

Redfresco Iberia Vila  
Nova da Rainha Portugal

## AZAMBUJA INDUSTRIAL AREA

DHL Supply  
Chain

ID Logistics

Numil

Luis Simones

Sonae  
Maxmat

Worten

Sonae

Salvesen  
Logistic

Havi

N3

JMR/JIT

Auchan

GI

## RAINHA GREEN LOGISTICS PARK

RAILWAY

- Access to A5
- Access to A-4
- Access to M-50
- Access to M-45
- Access to M-40



# 4. FEATURES AND SPECIFICATIONS

## ■ CLIMATE PROTECTION GLASS

All windows and doors in this building are double-glazed. This glazing is made up of three individual panes of glass, which are assembled to form a pane for windows and French doors. There is space between the individual panes, which acts as a buffer via thermal insulation.

## ■ SKYLIGHTS

approx. 1.5 per cent of all roof areas are equipped with skylights. The transparent materials of the roof windows provide a lot of light while reducing the energy consumption of the lighting systems, enabling a very good working atmosphere in the process.

## ■ LED LIGHTS

The entire building is equipped with energy efficient LED lights. Motion detectors at relevant control sections provide for an enormous reduction of energy consumption. The light intensity of the LED systems is between 200 and up to 500 Lux in the office, depending on the working area and requirements.





#### ■ PHOTOVOLTAIC PANELS

The roof area is equipped with photovoltaic panels. The use of high-quality photovoltaic systems allows independence of future electricity price fluctuations. 100 per cent of the energy produced is available for the tenants to operate of their rental spaces.

#### ■ GROUND

The specially hardened and smoothed hall floors are made of a monolithic concrete plate and covered with a PE foil separation layer. The floor loading capacity floor load is 5 t/m<sup>2</sup> or 50 kN/m<sup>2</sup>.

#### ■ MODERN OFFICE

All office spaces can be expanded flexibly and in a modern way adapted to customer requirements.

#### ■ FIRE PROTECTION

Each sector is equipped with a storage sprinkler system designed for the unexpanded cartoned plastic category.

#### ■ GREEN BUILDING BREEAM

This property is built and BREEAM certified.





# 5. SUSTAINABILITY

Aquila Group has the mission to become one of the world's leading sustainable investment and development companies for essential assets by 2030. Essential assets are those related to expanding or renovating the world's low-carbon infrastructure. Founded in 2001 by Roman Rosslenbroich and Dieter Rentsch, we started to specialise in carbon reduction in 2007 with the launch of two funds – climate protection and forestry management – and through the commitment to be climate neutral in our own operations. By the end of 2022, Aquila Group registered 14.7 bn euros of assets under management, 13.9 GW of installed capacity in wind energy, solar photovoltaic (solar PV) and hydropower assets, and created a track record of 1.13 m m<sup>2</sup> of green logistics projects completed or under development.

Given these origins, sustainability has always been part of our value system and we believe that it is critical that we manage ESG criteria throughout the entire value chain and lifecycle. Sustainability criteria are considered in the development,

construction and operation of our Green Logistics projects. With a firm foothold in the market and a seasoned track record in this sector, Green Logistics by Aquila Group is capable of guaranteeing attractive timeframes for the construction of its projects, along with a sustainable and stable ROI potential and constant focus on sustainability and energy efficiency measures.

In addition, the design and construction of our projects under the highest standards of energy efficiency and sustainability allow us to help our tenants comply with their ESG and CSR policies.

By implementing sustainable, energy-efficient building practices and allowing ESG criteria to guide our investments, we are not only helping to chart a new course for the ongoing development of the logistics sector towards improved sustainability, but also actively involved in meeting the challenge of Europe's 2030 energy transition targets.

Green Logistics by Aquila Group supports the world to achieve four of the UN Sustainable Development Goals (SDGs):



Access to sustainable and affordable energy (No. 7)



Build resilient infrastructure and foster innovation (No. 9)



Create sustainable cities and communities (No. 11)



Combat climate change (No. 13)

As part of the local engagement activities to achieve a positive footprint in the territories where we are present, Green Logistics by Aquila Group has signed sponsorships with local sports teams, enhancing the values of sport and promoting good health and well-being. In Seville (Spain) we are sponsoring a local female basketball team, promoting gender equality and in Milan (Italy) we support an American Football team.

Other initiatives are focused on the development of the communities. In this case, in Portugal at our Rainha Green Logistics Park, we have granted the municipality 10 hectares of land and contributed to the construction of one of the two future roundabouts to improve connectivity of the area.

# 6.

## GREEN LOGISTICS BY AQUILA GROUP

**Since 2012**, Aquila Group has invested in Green Logistics via a combination of financial and environmental efficiency, helping to reduce the environmental impact of its logistics investments.

Its dedicated team of investment professionals **benefits from more than 85 years of combined experience** in the logistics sector, and worked on acquisitions in excess of €1 billion.

Aquila Group boasts an extensive track record in logistics investment, with a particular focus on green logistics properties in **Germany, Spain, Portugal and Italy**. The firm has invested in both development projects and existing long-term rental properties.

Its investment projects are handled in-house by local teams, encouraging local development in the business areas where it operates. It has developed a significant number of high-quality, **big box** logistics warehouses, with a clear focus on sustainability and operational excellence.

Track record investment

€1.182 million

Total lettable area Southern Europe more than

872,000 sqm

OPERATING IN  
4 COUNTRIES





# 7.

## CONTACT



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