



TORTONA GREEN LOGISTICS PARK

Connected for a more sustainable future



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THE PROJECT

The **Tortona Green Logistics Park** is a logistics project located in the Piedmont province of northwest Italy, on a site covering a total area of 394,750 sqm.

The project, consisting of two state-of-the-art warehouses, has a total buildable area of 153,236 sqm, located at a key logistics point between the A7 and A21 highways.

The Tortona Green Logistics Park, like all of our logistics projects, is being developed following strict energy efficiency sustainability standards in the supply chain and in construction

in order to reduce CO₂ emissions. The project features green and sustainability certification and the installation of rooftop photovoltaic panels.

- Tortona Green Logistics Park I was delivered in late 2022 and is now fully let. It has LEED Gold sustainable construction certification.
- Tortona Green Logistics Park II will be available from Q4 2024

Plot surface Tortona I:

129,020 sqm

Plot surface Tortona II:

265,730 sqm

GLA Tortona I:

51,596 sqm

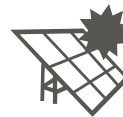
GLA Tortona II:

101,640 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).

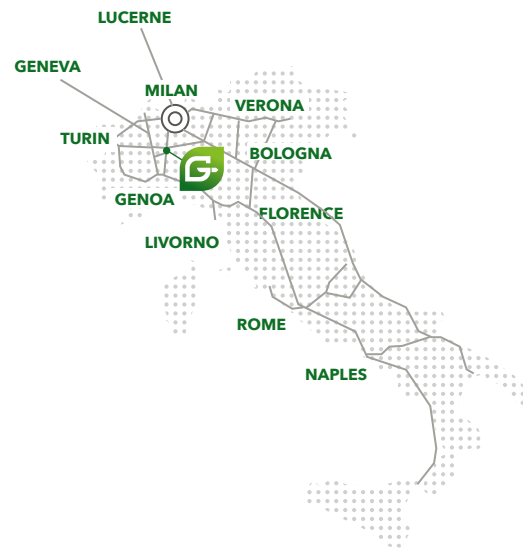


Workflow optimisation to reduce carbon footprint.

2. STRATEGIC LOCATION

The **Tortona Green Logistics Park** is located in the comune of Tortona (Alessandria), a prime location for logistics operations. The warehouses are strategically located between the A7 and A21 highways and are well-connected to several major cities in Italy, including Milan (75 km), Genoa (73 km) and Turin (108 km). In addition, the Park is located close to major railway lines.





Distances from Tortona Green Logistics Park

→ Genoa	73 km
→ Milan	75 km
→ Turin	108 km
→ Verona	177 km
→ Bologna	201 km

3.

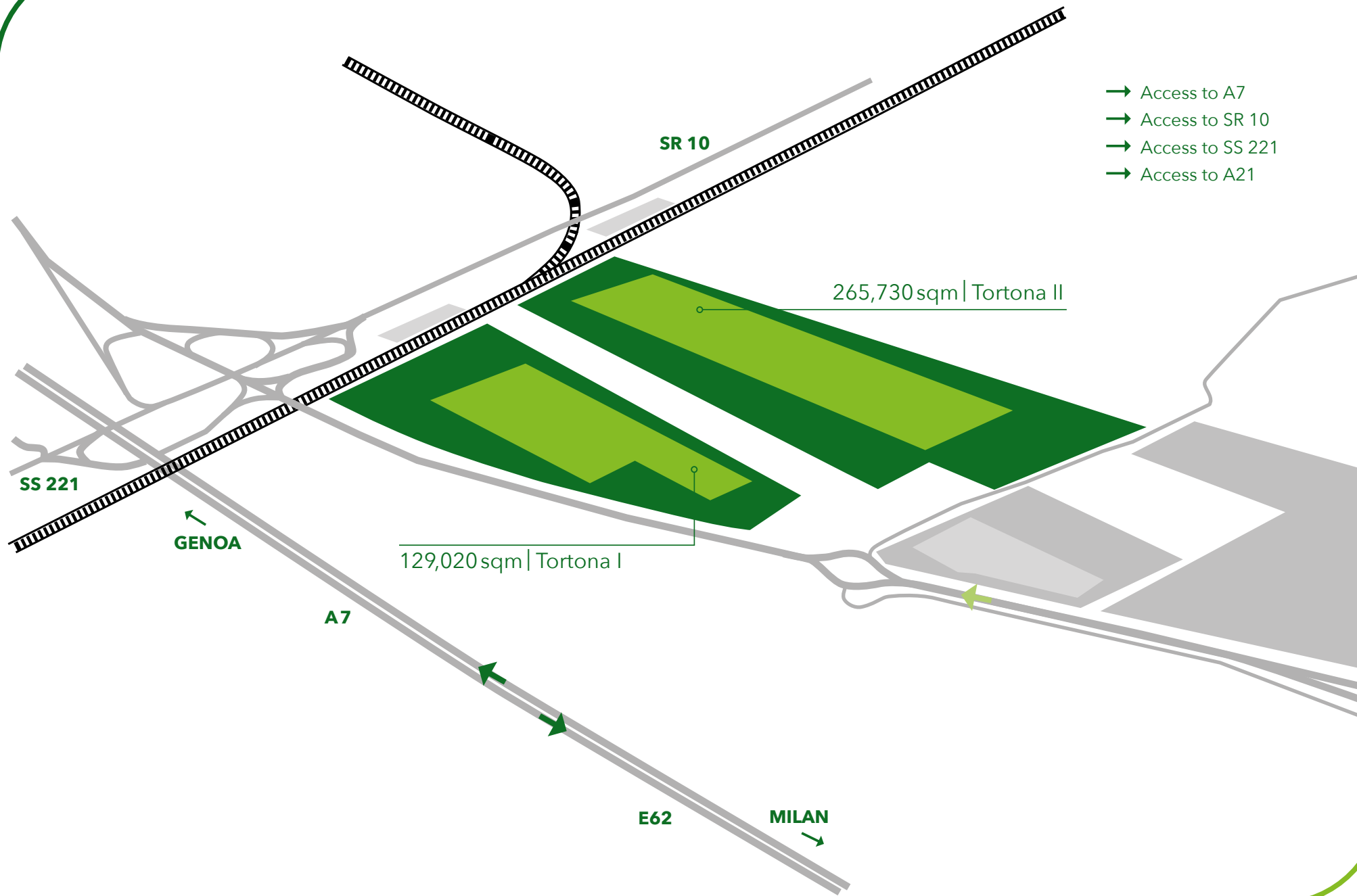
ACCESS AND PLOT LAYOUT

Tortona I, the first phase of the Tortona Green Logistics Park project, was constructed on a 129,020 sqm plot and delivered in 2022. This state-of-the-art logistics development has a total GLA of 51,596 sqm and is now fully let.

The **Tortona Green Logistics Park II** asset consists of a warehouse with a GLA of 101,640 sqm sited on a 265,730 sqm plot, offering customisation possibilities adapted to the needs of its tenants.

PLOT	PLOT SURFACE sqm	CONST. AREA sqm	GLA sqm
Tortona I	129,020	101,900	51,596
Tortona II	265,730	210,820	101,640

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4.

FEATURES AND SPECIFICATIONS

- Solar photovoltaic panels installed on rooftop
- LEED certification
- Loading bays fitted with docks: 96
- Internal indoor height under beam: 11.89m
- Storage height (not under the beam): 12m
- Floor bearing capacity: 5T/sqm





- LED lighting throughout the warehouse
- Fire resistance rating of structure: REI 120
- Outdoor parking



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 m² 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.

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