



ILLESCAS GREEN LOGISTICS PARK

Connected for a more sustainable future

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THE PROJECT

Illescas Green Logistics Park is a logistics complex located in Illescas, in the province of Toledo. It comprises six plots of land with a total area of 472,879 sqm, to develop sustainable logistics projects designed to achieve maximum efficiency, strong growth potential and a fully customisable set of specifications and layouts to meet every client need.

The project forms part of the second development phase of the Multimodal Central Iberum Platform, the first eco-industrial park of its kind in Spain. Designed to integrate seamlessly with the surrounding environment, it uses cutting-edge technology to reduce energy requirement and optimise sustain-

ability performance. This multimodal platform features carbon offsetting measures, with the goal of achieving net-zero emissions. Illescas Green Logistics Park will be the first project within this platform to include BREEAM certified infrastructure.

Illescas Green Logistics Park boasts superb infrastructure and an unparalleled location in the very heart of the Iberian Peninsula, with direct access to Spain's primary road network. The park is easily accessible from Madrid (just 36 km from the city centre) and its metropolitan area, as well as the other main Spanish and European hubs.

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- **As a turn-key project, building specifications are fully customisable to clients every need.**
 - **Located in an AAA region with state and regional subsidies to drive job creation and investment in the area.**
 - **Brand-new warehouses available from 2023.**

THE PROJECT

Available plots:

345,138 sqm

Warehouses range from:

15,000 sqm -
120,000 sqm

Commitment to sustainability and protecting the environment

Investments in sustainable, green logistics projects aim to deliver a positive impact for the environment and society as a whole. Our efforts in this area include:



Rooftop solar panels to be installed on all logistics warehouses*



Built in compliance with BREEAM standards



CO₂ emissions offsetting during the construction phase

*Provided that the design scheme allows for it

2. STRATEGIC LOCATION

Illescas Green Logistics Park is superbly located just 36 km from Madrid's city centre, making this a unique central location like no other. Alongside the development of a new dry port within the park, this site will serve as a strategic logistics hub for regional, national and Europe-wide distribution.

The park can be reached directly via the A-42 motorway, which links it to Spain's primary road network via the La Sagra motorway (CM-41), which is directly connected to the A-5 (Extremadura and Lisbon) and the A-4 (Valencia and Andalusia).

It is also features excellent connections to all of the peninsula's main railways, offering connections to major cities across Spain and Portugal.



ILLESCAS: A KEY EUROPEAN LOGISTICS HUB

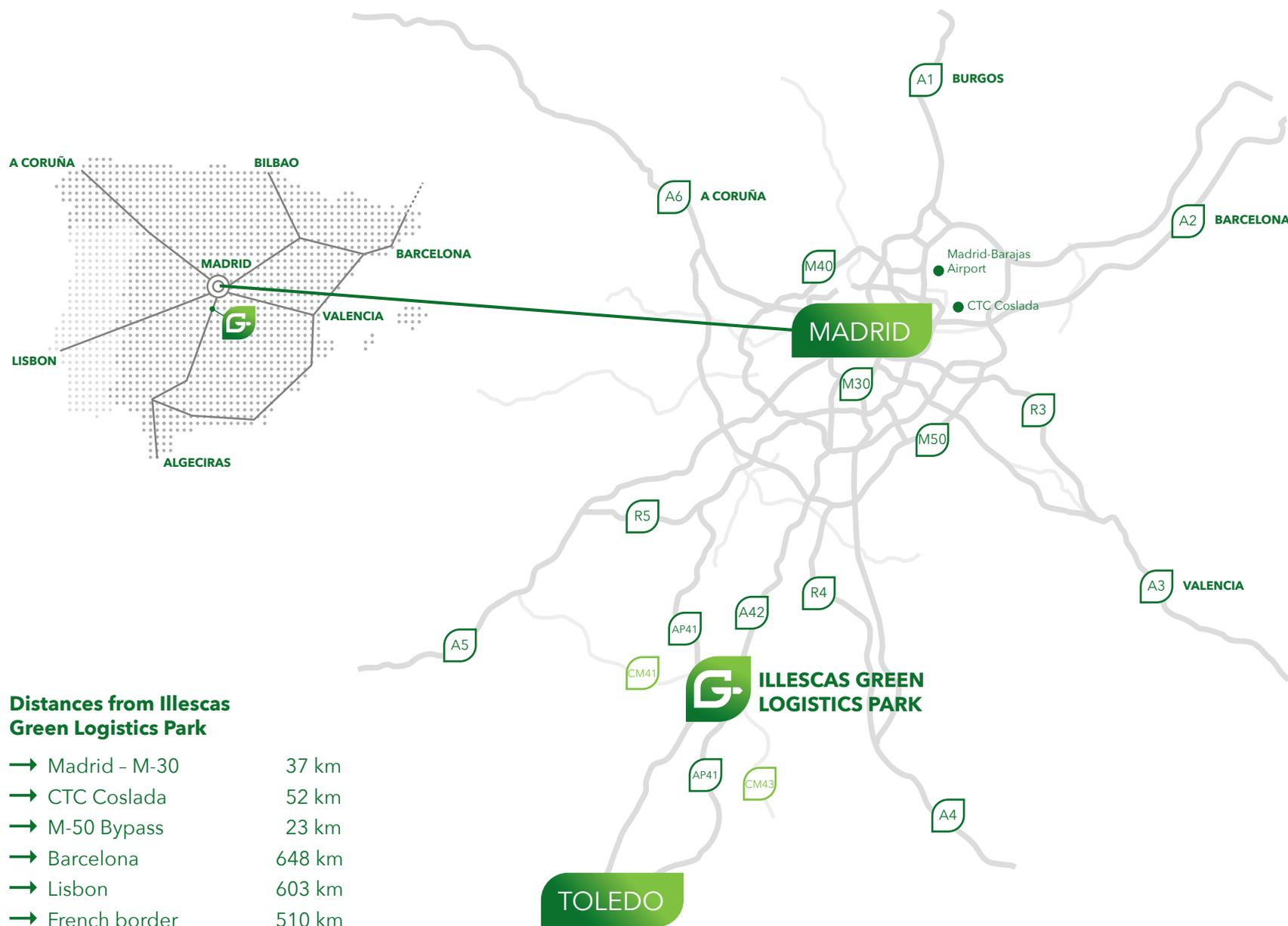
Illescas has seen exponential growth since major companies from a number of different sectors decided to locate here, turning the Toledo town and its surrounding area into central Spain's largest industrial hub.

Its success is thanks to the availability of large and medium-sized plots of land - ideal for logistics projects requiring a lot of space - and to the fact that it is just a 30-minute drive from Madrid.

The Central Iberum Platform (Spain's first eco industrial estate) is an industrial and logistics area of great renown across Europe. With BREEAM certified developments, it successfully brings together business and sustainability to reduce the park's carbon footprint. Its design is based on incorporating natural green spaces in and around the buildings to help both conserve and improve biodiversity, while driving business operations. The platform generates almost 5,800 jobs for the local area.

It is also set to offer even greater possibilities for goods transport, with a Dry Port providing rail connections to the rest of Spain's major ports due to be added to the platform.





Distances from Illescas Green Logistics Park

- Madrid - M-30 37 km
- CTC Coslada 52 km
- M-50 Bypass 23 km
- Barcelona 648 km
- Lisbon 603 km
- French border 510 km

3.

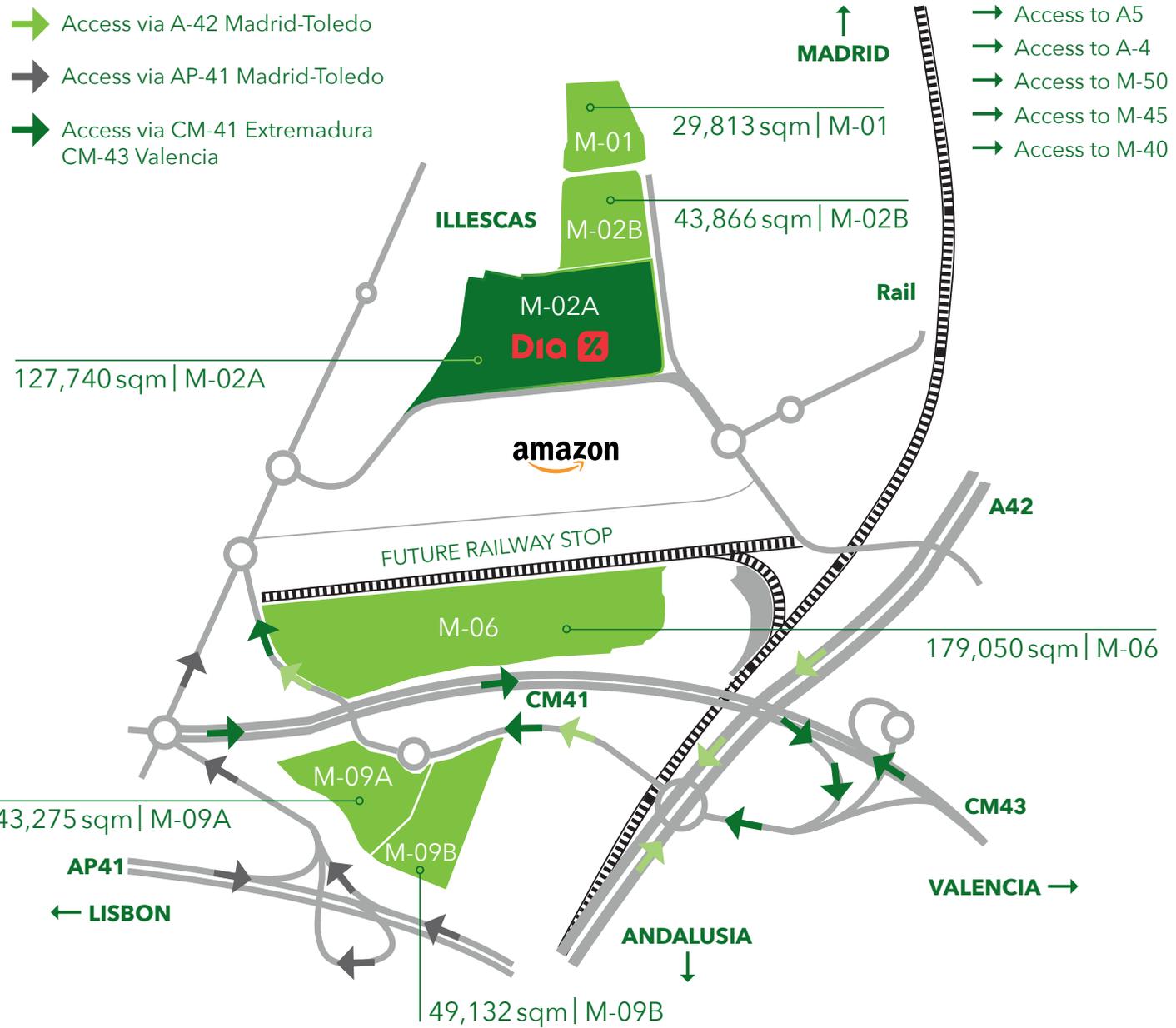
ACCESS AND PLOT LAYOUT

Illescas Green Logistics Park comprises plots ranging from 29,813 sqm to 179,050 sqm, with buildable areas from 15,000 sqm to 120,000 sqm. Logistics platforms are customisable to every need.

PLOT	PLOT SIZE* sqm	WAREHOUSE sqm	OFFICES sqm
M-01	29,813	17,784	972
M-02B	43,866	27,280	1,200
M-06	179,050	107,430	5,372
M-09A	43,275	24,533	972
M-09B	49,132	27,938	987

*Approximate sizes, these may vary depending on the design adopted.

Infographics are for guidance only and are subject to modification due to both planning and building requirements, and the requirements of the competent authority, and in compliance with official supplementary documentation and technical decisions arising during the development of the project, deemed necessary for the proper execution of the construction works. The road network may vary occasionally in regard to the actual situation, being for guidance only.



4.

FEATURES AND SPECIFICATIONS

- Deck roofing system
- HGV access ramp to the warehouse
- Concrete road surface in vehicle loading and manoeuvring areas
- Fully-equipped offices with customisable specifications and sandwich panel façade
- Loading bays with dock levellers and shelters: from 1 bay per 550 sqm
- Spacious HGV turning bays (min. 35 m)
- BREEAM certified infrastructure works and potential to qualify for other well-being certificates (WELL)



FEATURES AND SPECIFICATIONS



- LED lighting throughout the warehouse
- Concrete slab flooring with maximum load of 50KN/sqm
- Prefabricated concrete structure
- Maximum indoor height - 13.70 m
- Upwards of 4% natural lighting via skylights and ventilation outlets.
- Medium fire resistance duration (Level 5)



5. SUSTAINABILITY

Sustainability lies at the heart of everything Aquila Capital does and is fully integrated into all of its Green Logistics projects, all of which are developed and managed in the most effective, sustainable and energy-efficient way possible.

With a firm foothold in the market and a seasoned track record in this sector, Green Logistics by Aquila Capital is capable of guaranteeing attractive timeframes for the construction of its projects, along with sustainable and stable ROI potential, with a constant focus on ensuring sustainability and energy efficiency, offering the following benefits:

- Compliance with tenant ESG and CSR policies, thanks to each warehouse being powered by clean solar energy from rooftop panels.
- Reduced energy bills for tenants, thanks to savings enabled by a lower tariff.
- Maintenance and insurance costs of the rooftop solar panels are covered by the management company.
- Tax incentives in connection with percentage of rooftop solar panels installed*.
- Improved thermal insulation inside the buildings, as the solar panels provide an added layer of protection.

*Dependent on local regulations

SUSTAINABILITY

By implementing sustainable, energy-efficient building practices and allowing ESG criteria to guide its investments, Aquila Capital is not only capable of charting a new course for the ongoing development of the logistics sector in favour of improved sustainability in the property market, but is also actively involved in the challenge of meeting the European energy transition 2030 targets.

Green Logistics schemes help to meet four of the United Nations 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).

6.

GREEN LOGISTICS BY AQUILA CAPITAL

Since 2012, Aquila Capital 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 has worked on acquisitions in excess of €1 billion.

Aquila Capital 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.

Total transaction value since 2012

€729 million

Total lettable area of more than

879,000 sqm

OPERATING IN
4 COUNTRIES



7. THE TEAM



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