



GANDRA NORTH GREEN LOGISTICS PARK

Connected for a more sustainable future

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THE PROJECT

The **Gandra North Green Logistics Park** is a modern and state-of-the-art logistics complex located in Paredes, a district of Porto. It stands on a plot of 40,000 m².

The project, designed according to the strictest energy efficiency and sustainability standards, has a total leasable area of 16,570 m² including 575 m² for offices and common areas.

An outstanding location and excellent infrastructure make Gandra North Green Logistics Park a unique project in one of Northern Portugal's logistics epicentres.

- Available from Q1 2024
- The warehouse is fully leased
- The project is constructed to be highly efficient and sustainable and is aimed at reducing carbon dioxide emissions and achieving BREEAM certification.

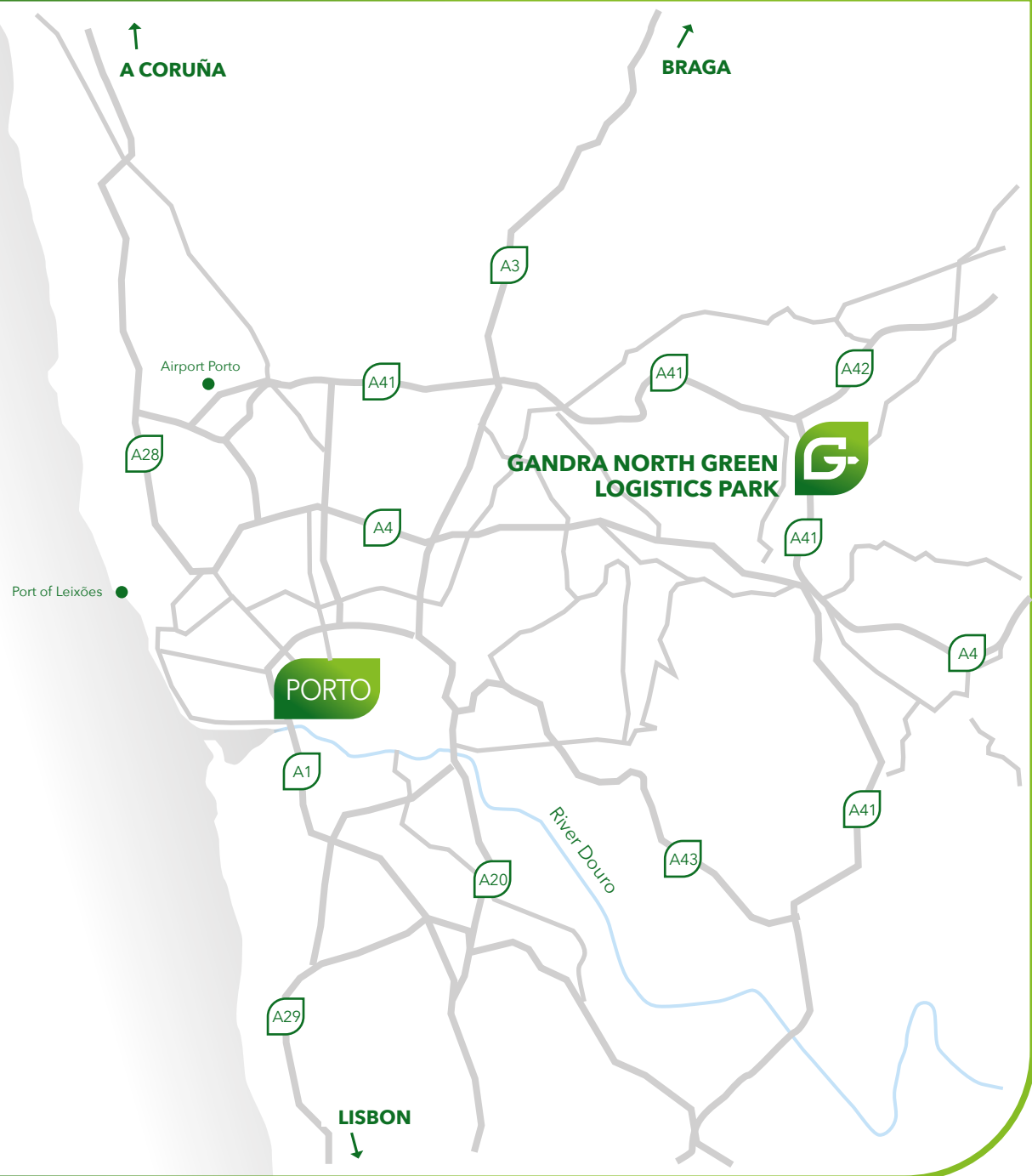
2.

STRATEGIC LOCATION

The **Gandra North Green Logistics Park** development is strategically situated in a prime location in the Greater Porto area. It has excellent connectivity that benefits from convenient road and sea connections, providing easy access to the A41 highway and the Regional Outer Circular, which encircles the metropolitan area of Porto.

Furthermore, there are direct connections to the A1 highway leading to Lisbon and the A3 highway, which connects to the north of the country and Galicia (Spain).





- Distances from Gandra North Green Logistics Park**
- A41 motorway 650 m
 - Porto City Center 25 km
 - Porto Airport 26 km
 - Port of Leixões 29 km
 - Lisbon Airport 319 km

3.

ACCESS AND PLOT LAYOUT

The **Gandra North Green Logistics Park** comprises a 16,570 m² sustainable warehouse on a plot of 40,000 m².

The new development is tailored to meet the occupational requirements of its tenant and is expected to be completed in Q1 2024.

PLOT m ²	WAREHOUSE m ²	OFFICE m ²
40,000	15,995	575

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BALSA/
NORTH

- Access to A41
- Access to A42
- Access to A4

A41

16,570m²
Gandra North

IC24

A4/PORTO



4.

FEATURES AND SPECIFICATIONS

- Solar photovoltaic panels to be installed on rooftop
- BREEAM certification
- Loading docks: 17 for trucks + 2 for vans
- Floor bearing capacity: 5T/m²
- Minimum clear height: 10.50 m
- LED lighting throughout the warehouse



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 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 m²

OPERATING IN
4 COUNTRIES



7.

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