



Meet **Panattoni**

International vision. Local focus.



International vision

As a largest developer in Europe, we provide full-service commercial real estate property solutions. Our expertise encompasses all sectors of the commercial property market, with a particular focus in assisting clients with their specific requirements.

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Panattoni is one of the largest industrial real estate developers in the world with 54 offices across North America, India and Europe, where it has been present since 2005. Panattoni is also one of the top-ranking consistent deployers of institutional and private wealth capital directly in deal opportunities in the European industrial and logistics investment market, investing on average around EUR 7.0 billion a year.

56 M sq.m

2,500 clients

200 markets

54 offices





Local focus

Our core business

Build-to-suit

Facility developed according to the client's specification, meeting their technical standards; often intended for manufacturing functions; location in areas identified by the client, often within special economic zones.

Multi-tenant

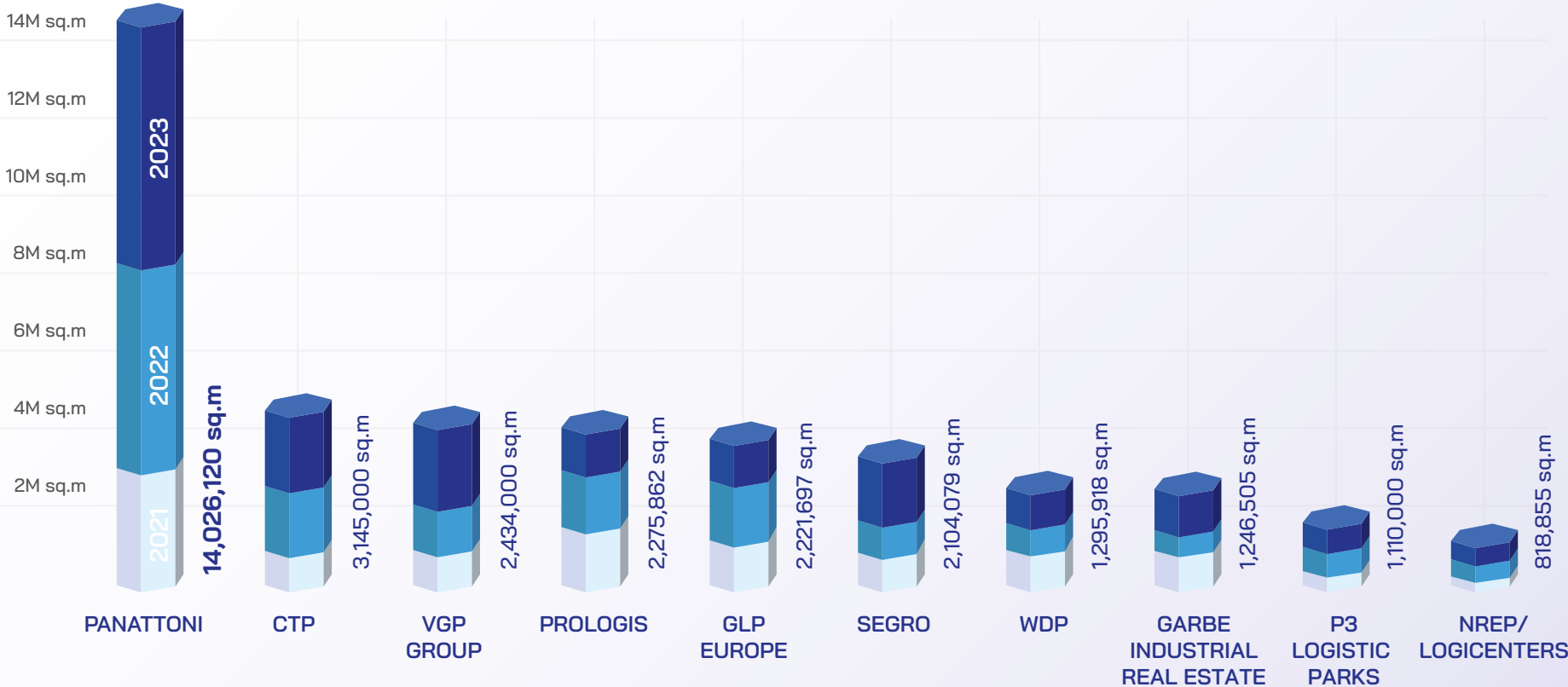
Warehouse or manufacturing & warehouse facility meeting standard technical specification, dedicated to clients from various industries; excellent location along strategic transportation routes and near large cities.

Property Management

The product we offer our client as a developer is not only high-standard space for lease, but also includes a package of professional management services. Property management experts are engaged in the cooperation with clients as early as the initial phase of the investment, upon contract conclusion.

#1 developer in Europe

We've continued to solidify our position as the frontrunner in the European market. We've delivered a remarkable 14 M sq.m in 3 years and have surpassed our closest competitor by 4.5 times in terms of completed space.



PropertyEU Ranking. Projects of new facilities, expansions and/or renovations completed in the 2021-2023. The minimum total area of projects is 5,000 sq.m.



“For the third year in a row, we are number 1 in Spain according to the Alimarket ranking, as the logistics real estate developer with the most square meters completed in 2023.

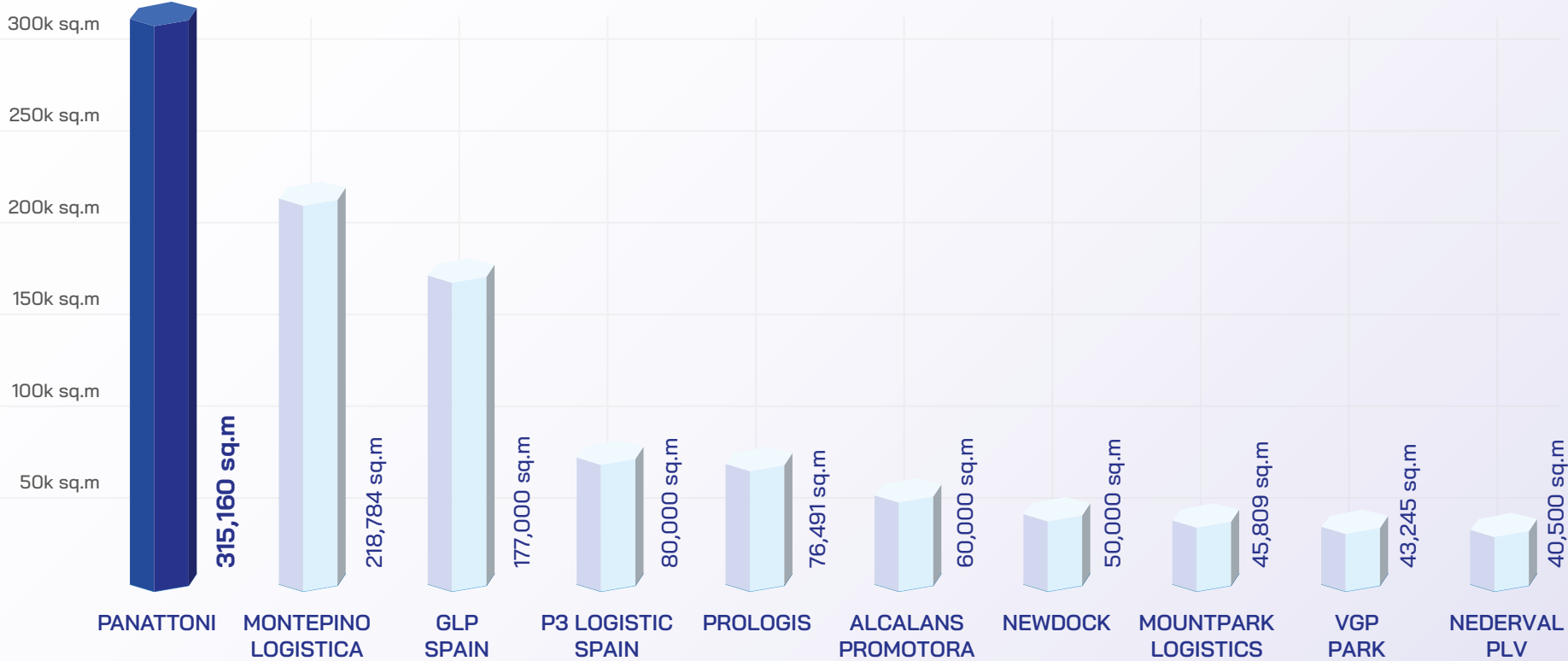
We are pleased to express our gratitude to our customers for their support and trust in us, and also to our investors, our European board, colleagues, general contractors, suppliers, and advisors in general. Also, a big applause to our staff in Spain for their contribution and effort, which has helped us to achieve the leading position in the Spanish market.”

Gustavo Cardozo Lupi
Managing Director & Partner Panattoni Iberia



#1 developer in Spain

Panattoni tops the ranking of the real estate developers in Spain by space delivered in 2023.



Source: Alimarket.



Go *Earthwise* with PANATTONI

At Panattoni, we pride ourselves on being more than just one of the largest logistics developers in Europe; we are deeply committed to sustainability.

Our primary responsibility goes beyond constructing top-tier warehouses and factories. We aim to create enduring value for our stakeholders, the environment, and the communities we serve. Recognizing the pivotal role we play, we believe that integrating ESG principles into our business practices is paramount to realizing our vision of a sustainable future for our planet, our people, and our business.





Environmental certifications (BREEAM, DGNB, LEED, WELL) in standard.

Adapting processes and products to the regulations such as the EU Taxonomy, SFDR, or CSRD:

- 🌱 Increased energy efficiency in buildings
- 🌱 Nearly Zero Energy Buildings (NZEB)
- 🌱 Towards Carbon Neutral building specification (Low Carbon construction)
- 🌱 Green energy from PV installations
- 🌱 CRREM and Climate Risk Analysis, CO₂ Stranding Risk Assessment
- 🌱 Biodiversity landscaping strategy



ESG key features

We offer the most advanced and innovative solutions* to build better future for our stakeholders, environment and society



biodiversity



carsharing



cycle parking spaces



EV charging points



glass facade



green energy



high efficiency HVAC



leak detection



LED lighting



low carbon



PV



rainwater harvesting



sub metering



wellbeing amenities

- EPC **Rating A+**
- Improved energy efficiency of the building
- Building fabric designed and constructed to very high standards of insulation and air-tightness
- **Up to 50%** reduced energy consumption
- Geothermal/Air-to-water heat pumps
- **Up to 60%** reduced water consumption
- **Up to 30%** of reduced CO2 emissions in construction phase
- Floor to ceiling windows to increase the level of natural light in offices
- **Up to 15%** rooflights to warehouse roof resulting a high level of natural daylight reducing need for artificial lighting
- Mechanical ventilation system with high performance filters
- Enhanced acoustics performance in the office area
- Use of low VOC materials with EPD and FSC certifications



Sustainable certifications

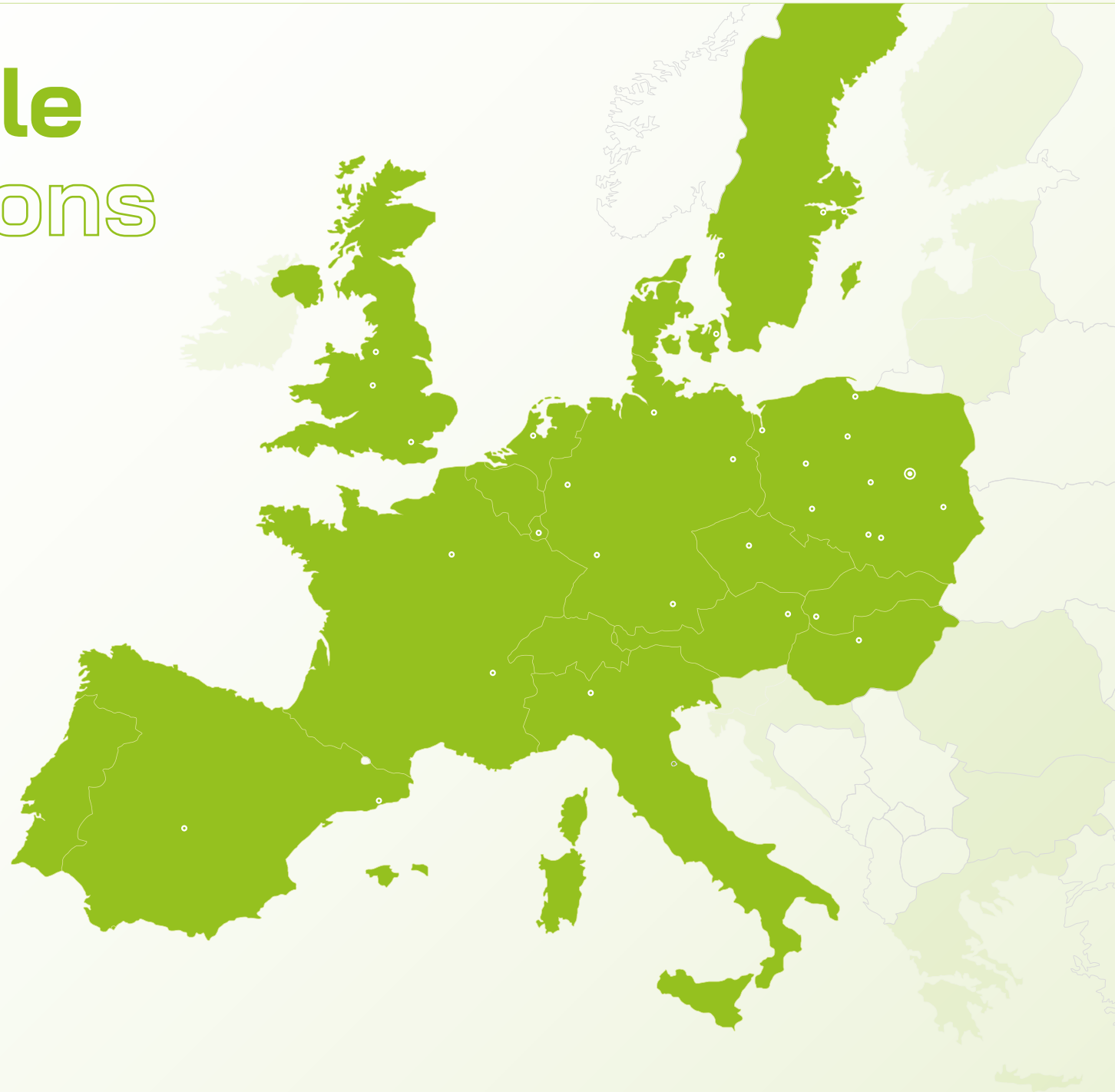
Panattoni is driving forward
the green revolution.

14+ M sq.m

of certified warehouse space
in Europe

6 M sq.m

under Breeam / Leed / DGNB
certification



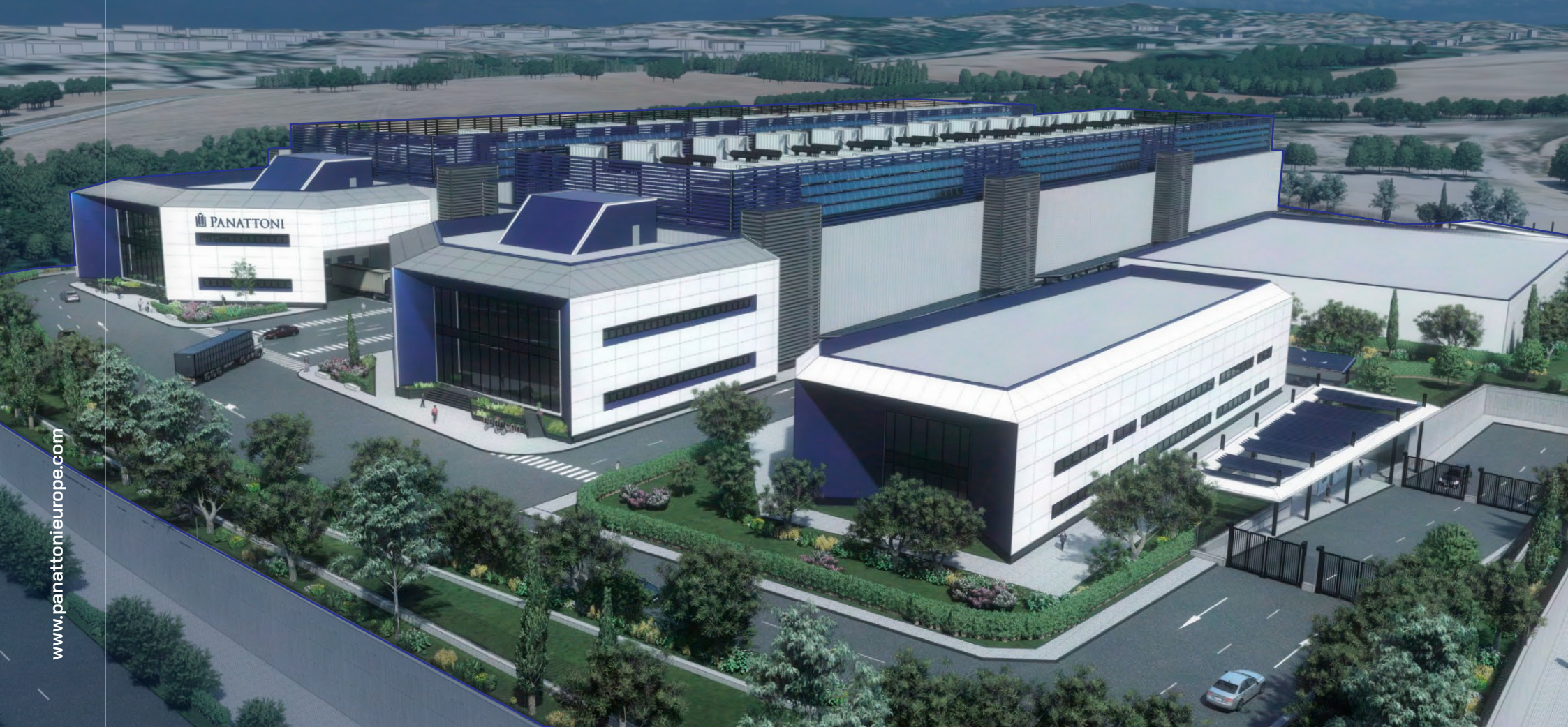
BREEAM®





Data Center

Our plan is to develop the largest Data Center Campus in Barcelona, Spain,
with a minimum Power Supply guaranteed of 88 MWs



Introduction

Unbeatable time to market

Two phases.

The first phase, of 42 MWs of guaranteed power supply, estimated to be delivered in Q4 2025.

Second phase with an additional Power supply of 42 MWs + 20 MWs back-up power line, estimated to be delivered by Q4 2027.

Unique opportunity to develop from a Core & Shell up to a Fully Fitted facility

We can tailor our services to meet your specific requirements and seamlessly scale as your business grows.

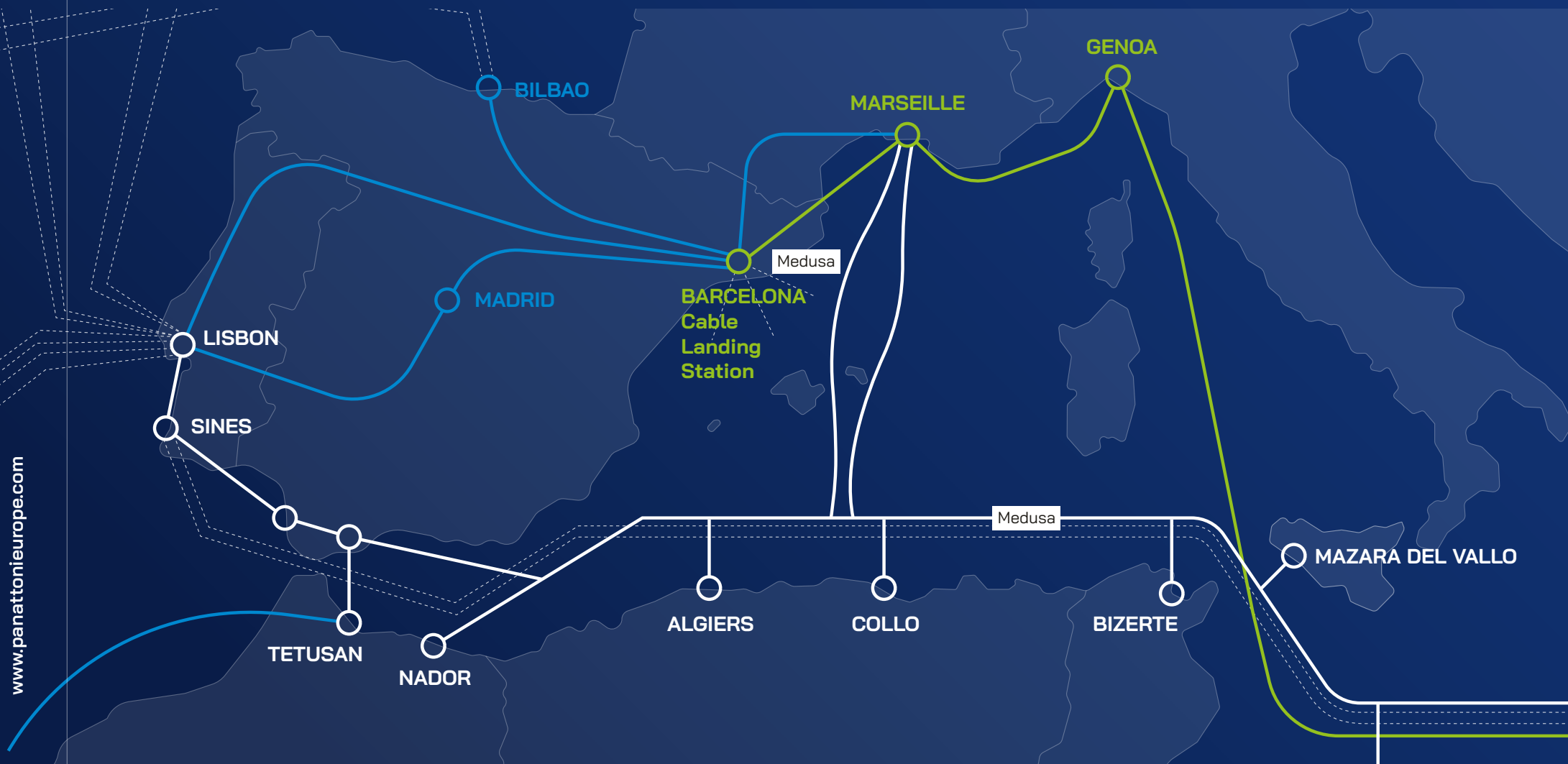
Strategic location

Barcelona is emerging as next data center hub in Iberia given the low availability power supply in Madrid and the great data connectivity.

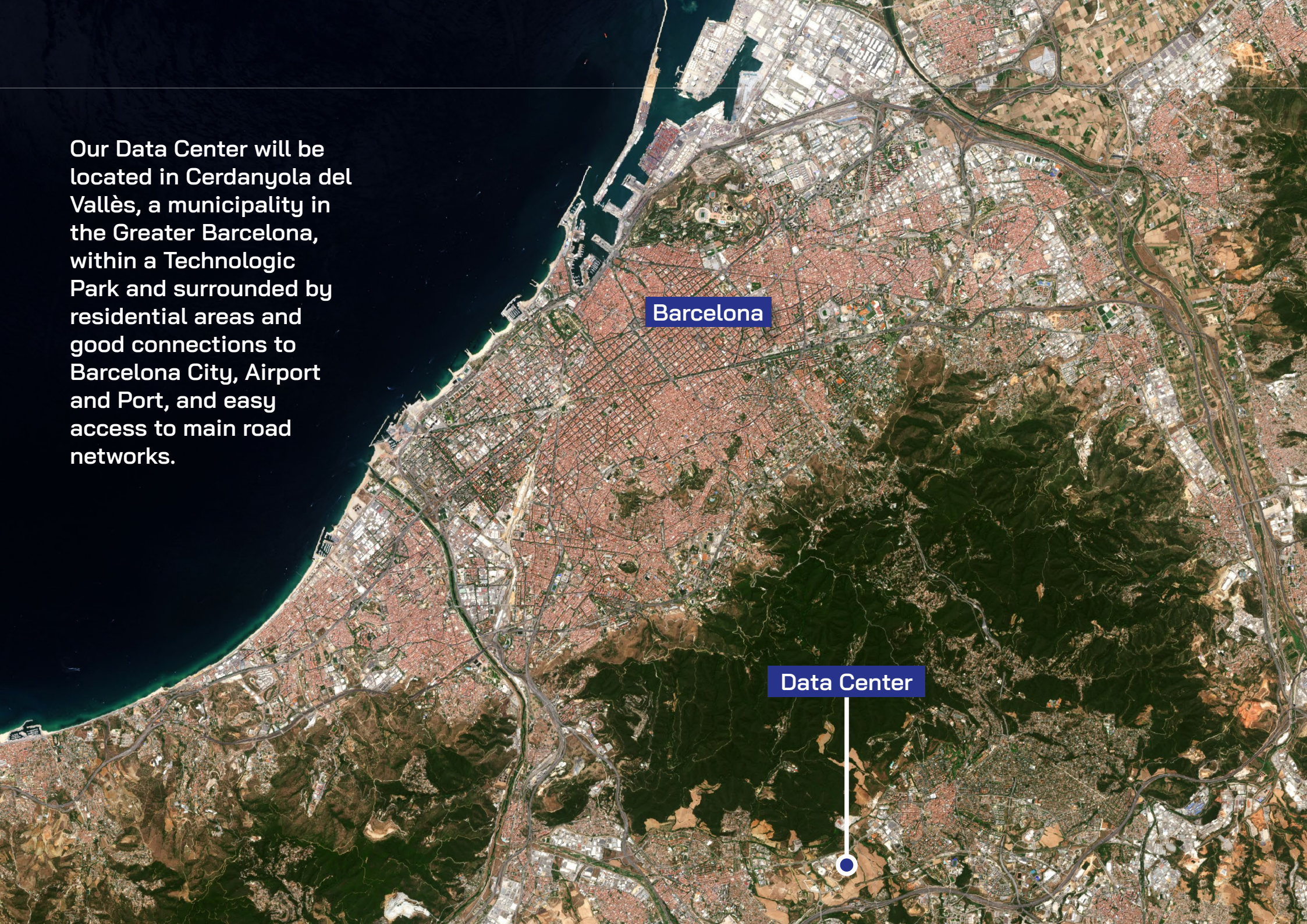


Location overview

Barcelona is leveraging its existing market competitive advantage through a significant increase in connectivity, with a compound annual growth rate (CAGR) of 35%.



Our Data Center will be located in Cerdanyola del Vallès, a municipality in the Greater Barcelona, within a Technologic Park and surrounded by residential areas and good connections to Barcelona City, Airport and Port, and easy access to main road networks.

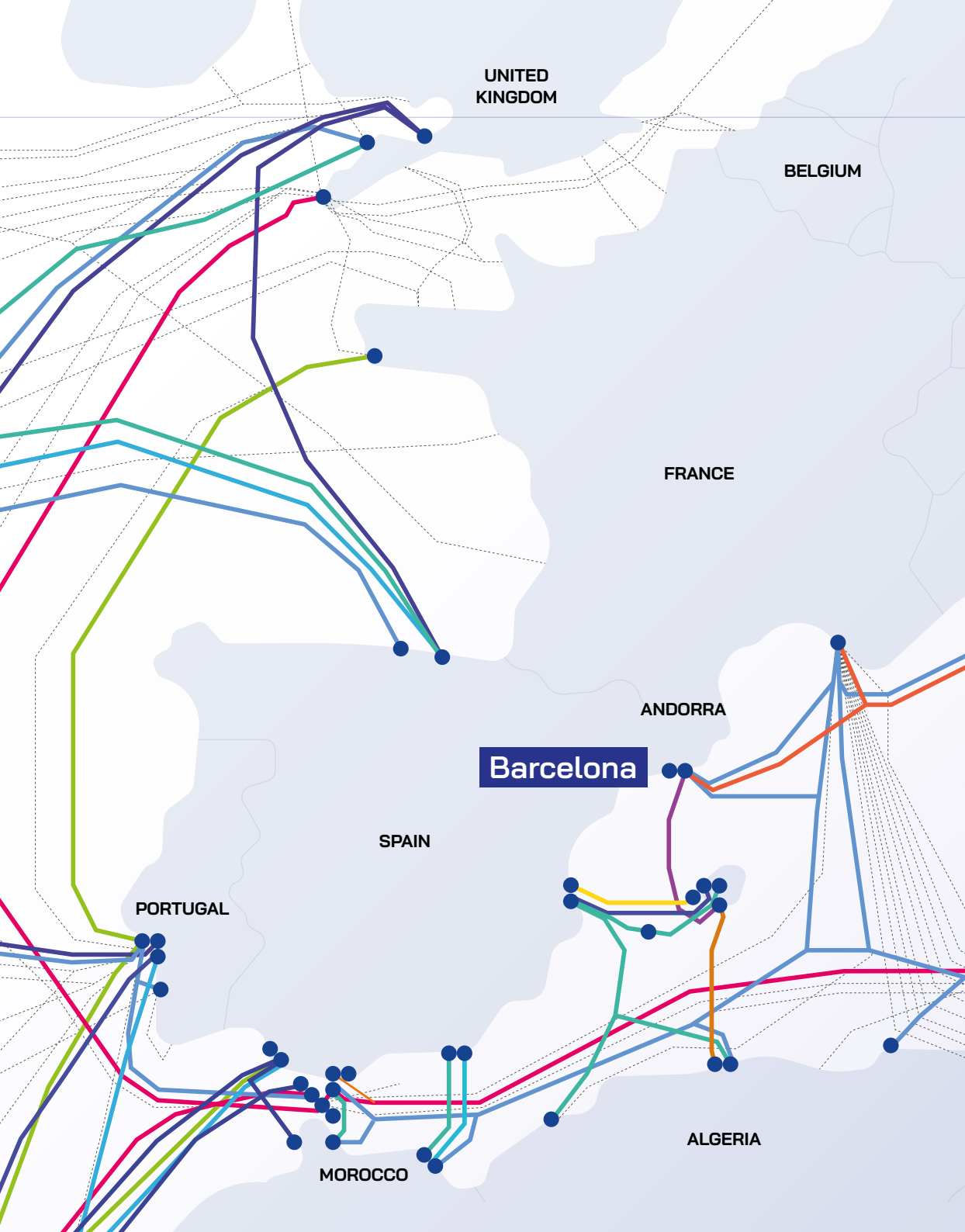




Consolidated area

Local authorities are strongly committed to supporting the development of data centers and high tech companies in this specific park.





Connectivity

Submarine cable map

Submarine cables landing into Spain
>30 submarine cables

The most recent:

- Anjana
- Grace Hopper

3 Submarine cables landing into Barcelona area

2Africa

Owners: Bayobab, China Mobile, Meta, Orange, Saudi Telecom, Telecom Egypt, Vodafone, WIOCC

Medloop

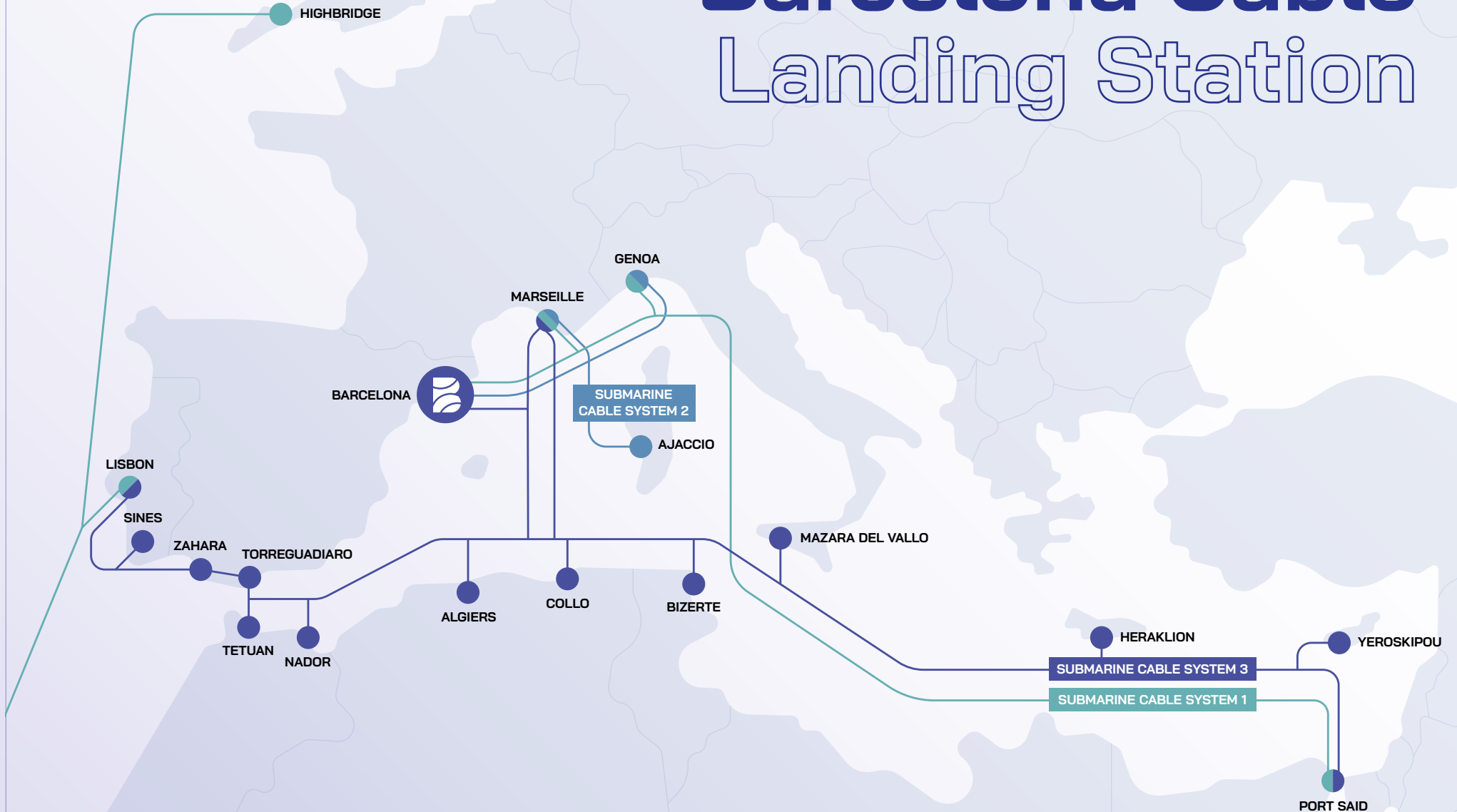
Owner: SIPARTECH

Medusa submarine cable system (Sant Adria)

Owner: AFR-IX Telecom



Barcelona Cable Landing Station

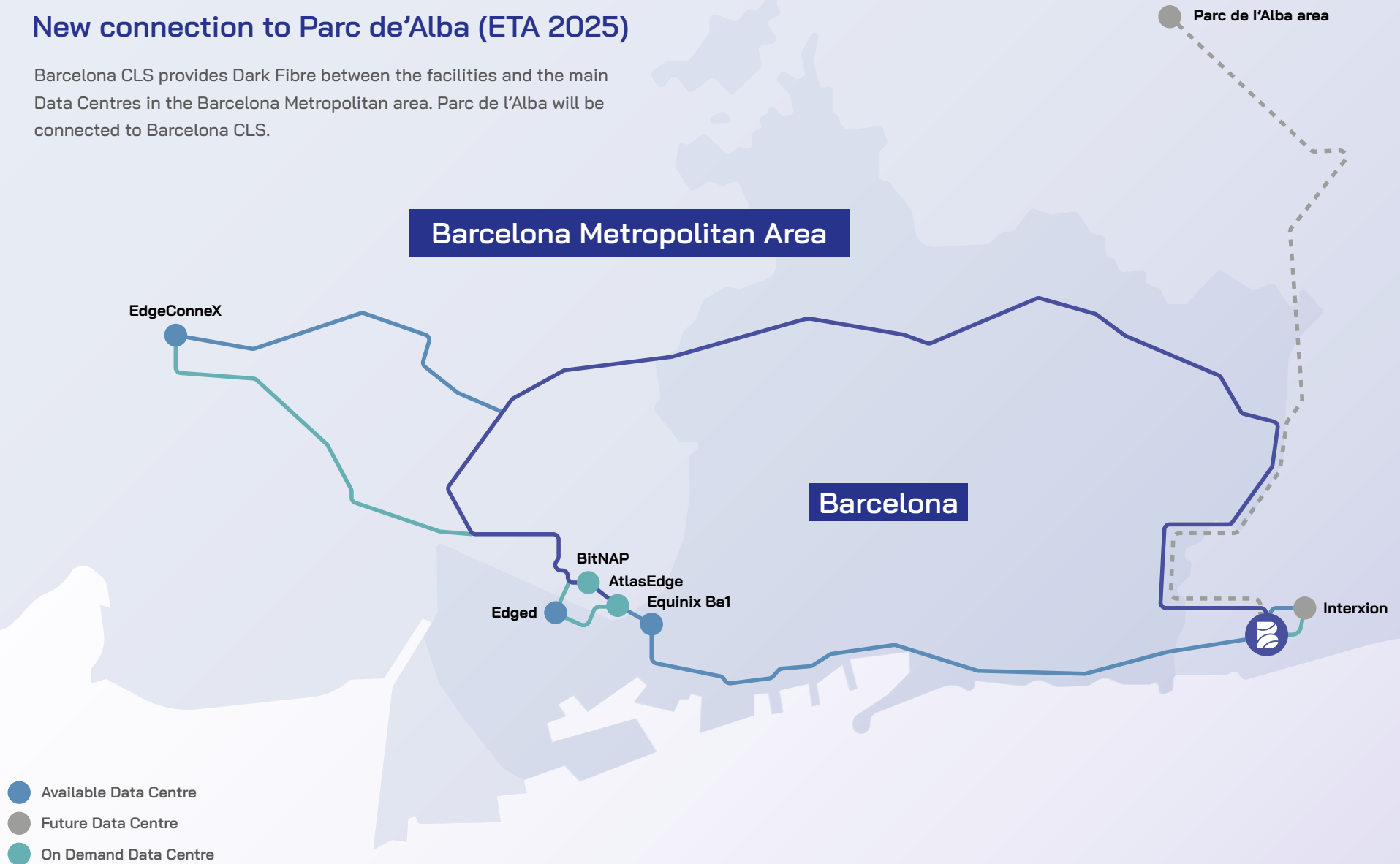


New connection to Parc de l'Alba (ETA 2025)

Barcelona CLS provides Dark Fibre between the facilities and the main Data Centres in the Barcelona Metropolitan area. Parc de l'Alba will be connected to Barcelona CLS.

Barcelona Metropolitan Area

Barcelona





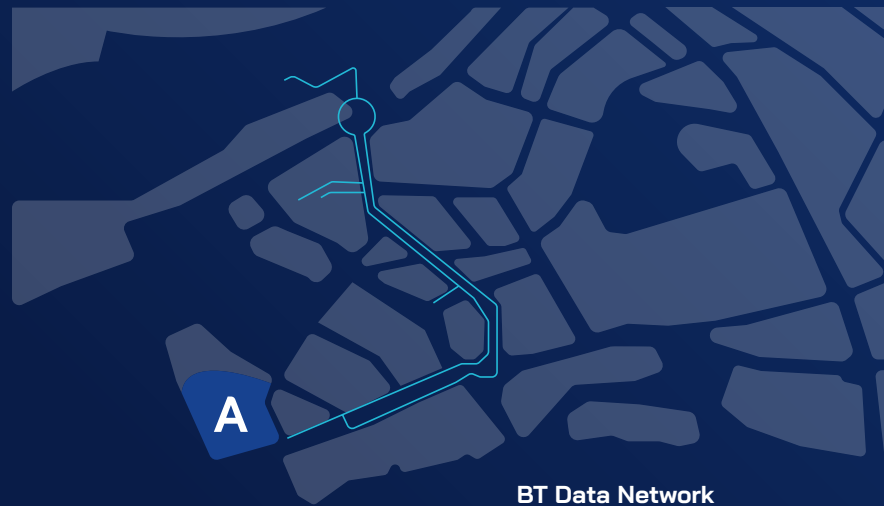
Microlocation

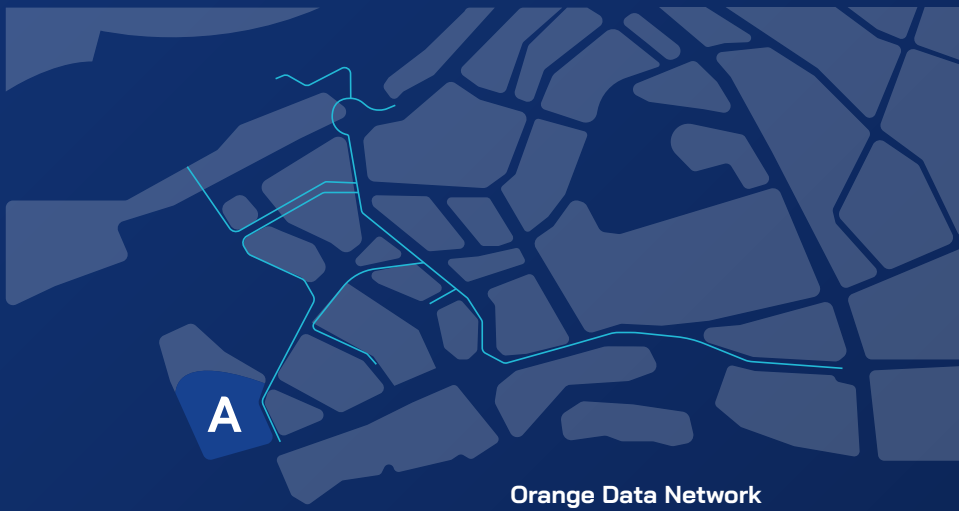
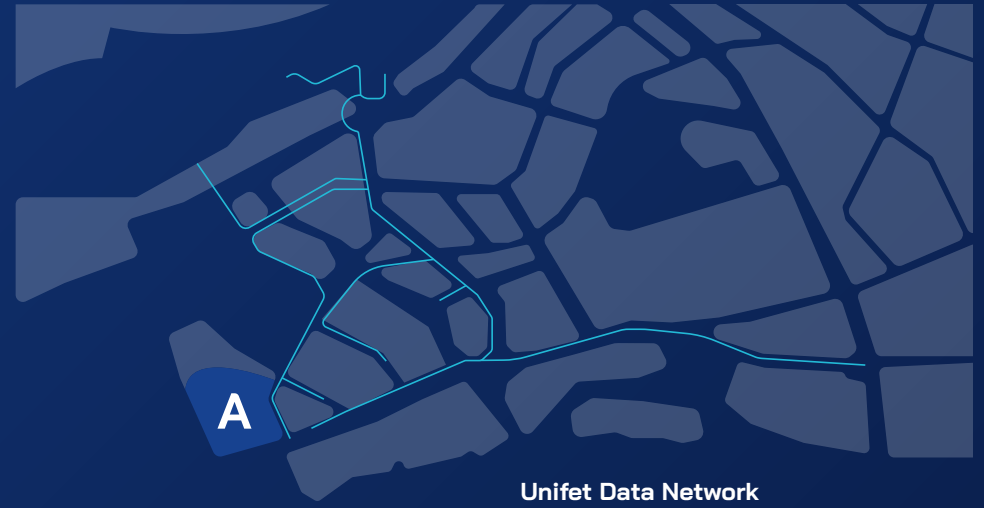
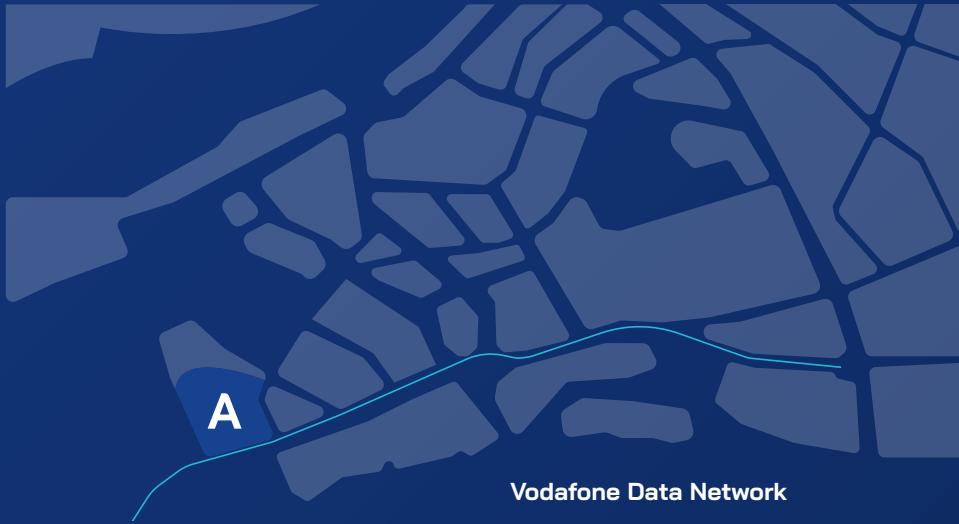
Cerdanyola DC Hub (II)



Fiber connectivity

Apart from the reliable power supply infrastructure in place, the area has unbeatable connectivity in terms of availability of fibre and telecom operators. There are currently 7 operators in the Park with their own infrastructures and sufficient reserve for future operations.







Data center infrastructure



Power Supply

Panattoni has already been granted with 42 MWs for Phase I, by ENDESA. The local Power Supply Company, ENDESA, has recently approved increasing that power supply an additional 42 MWs for phase II with 20 MWs back-up line and we are now drafting the agreement with them in order to get that additional power supply by 2027.



Power Substations feeding Panattoni's Data Center

Power supply to our DC will basically come from 3 nearby power substations:

ST Codonyers – the nearest, at 800 m distance, which will provide the 42 MWs for Phase 1 at 25 kV voltage.

ST Cerdanyola – 3 km north, 42 MWs for Phase 2 at 110 kV voltage.

ST Sant Cugat – 3 km north, 20 MWs for Phase 2 as back-up electrical supply.



Power supply overview

Phase I

The first phase, of 42 MWs (25 kW) total power supply, estimated to be delivered in Q1 2025.

Phase II

The second phase with an additional Power supply of 42 MWs (110 kW) + 20 MWs back-up power, estimated to be delivered by 2027.





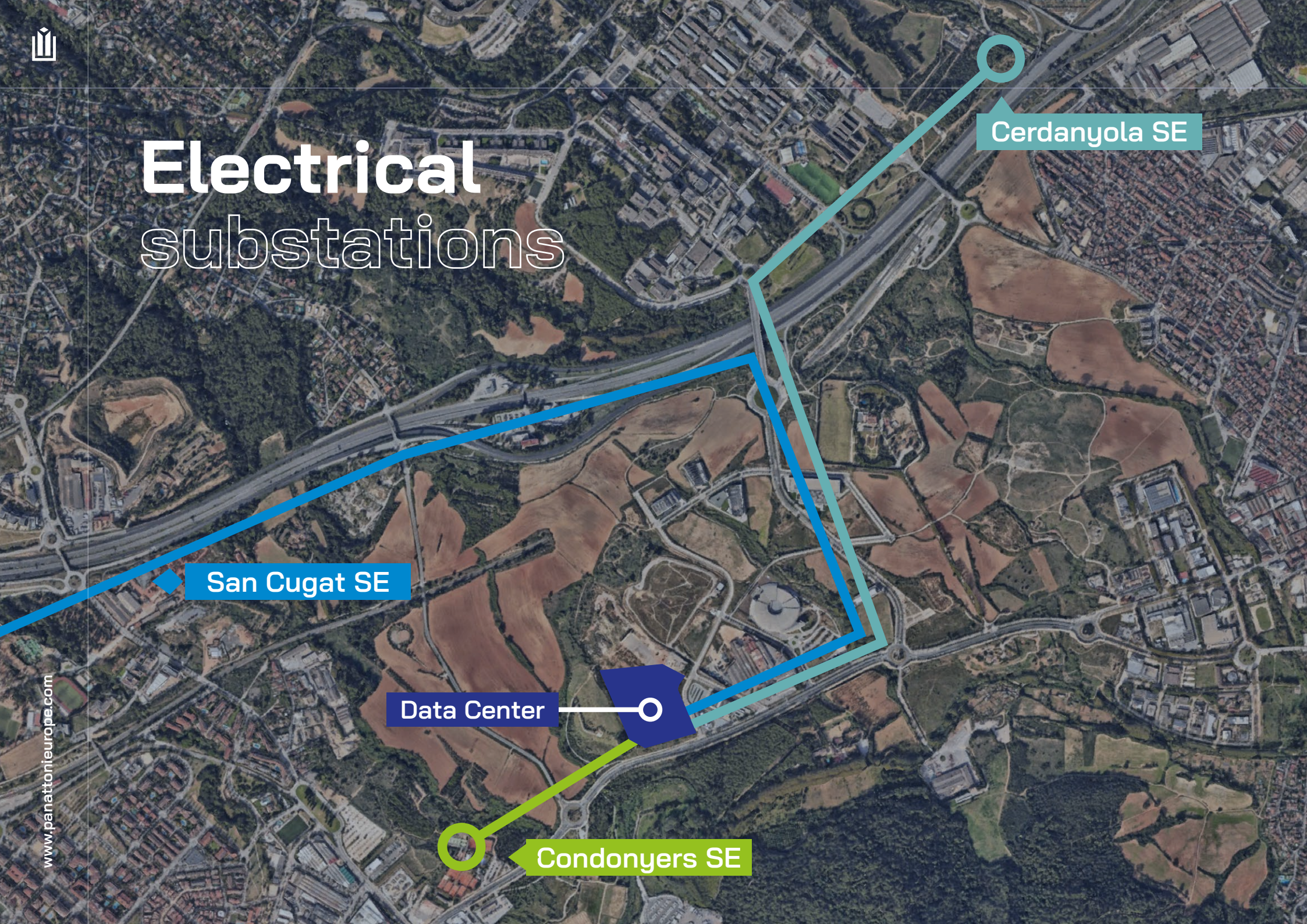
Electrical substations

Cerdanyola SE

San Cugat SE

Data Center

Condonyers SE



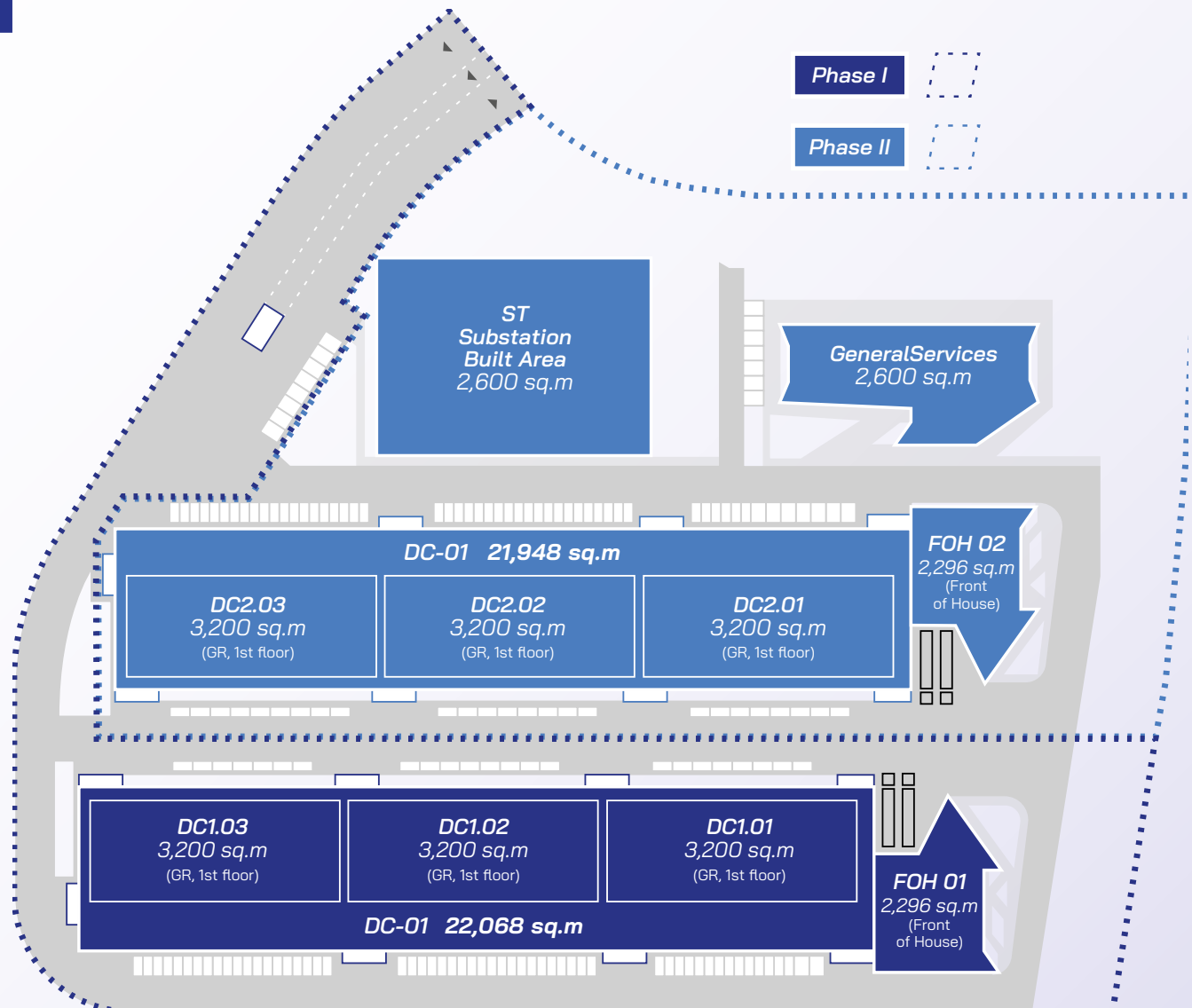
Build-area overview

Phase I
22,068 sq.m

Electrical substation and
general services building:
5,200 sq.m

Phase II:
21,948 sq.m

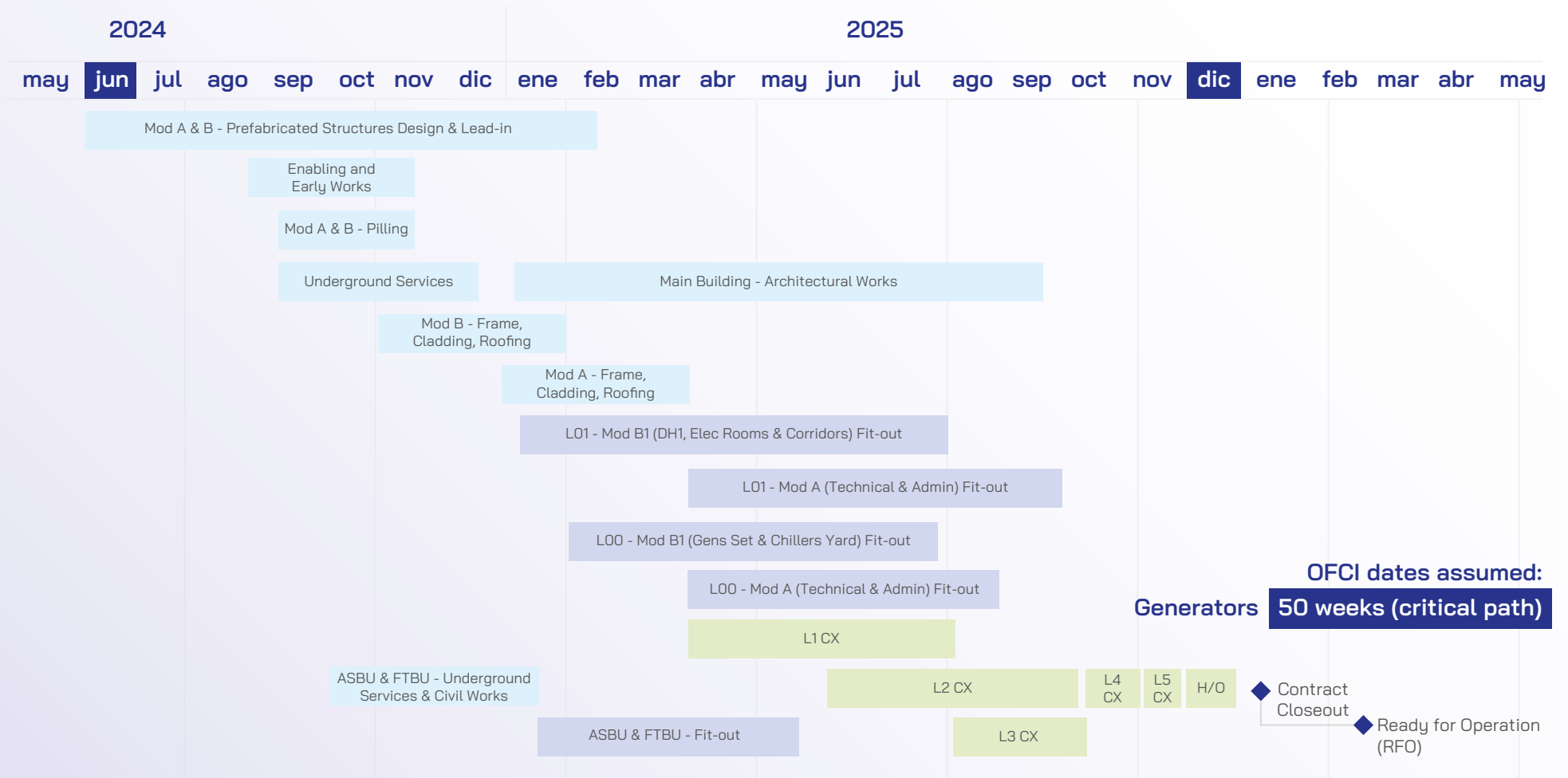
TOTAL:
49,216 sq.m





Construction timeline

Phase 1



Visualizations





49,216 sq. m

 PANATTONI







88 MWs







www.panattonieurope.com