

AVAILABLE SPACE

Spain

- Prime locations
- High quality warehouses
- Best-in-class specifications
- Build-to-suit opportunities
- Immediately available space

September 2022



An Integrated Global Business

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. Our combined investing and operating expertise allows us to create value for our customers and investors. We operate across Brazil, China, Europe, India, Japan, the U.S. and Vietnam and have more than US\$120 billion in assets under management in real estate and private equity.

About GLP in Europe

GLP owns one of the highest quality portfolios in Europe with assets located in key global gateway and population centres across Germany, UK, France, Spain, Italy, Poland, Hungary, Slovakia, Czech Republic, Netherlands and Belgium.

We have industry-leading capabilities across the whole value chain including Investment, Development, Asset management and Leasing. We have a proven track record of delivering more than 10 million sq m of warehouse space to a broad range of customers.

Our portfolio is characterised by prime big box logistics assets developed to industry-leading specifications and occupied by a diverse customer community. Our current operating portfolio consists of more than 7.9 million sq m across the strategic logistic markets, and we manage five funds in Europe totalling more than €16.2 billion AUM.

In addition, GLP has a prime land bank which allows for the development of an additional 4.3 million sq m in strategic locations within our key European markets.

Figures correct as of 30 June 2022



7.9M sq m
operating
portfolio



>10M sq m
development
in 30 years



4.3M sq m
development
pipeline



Strong global
presence

CURRENT AVAILABILITIES: Spain

Spain		Available Space		Build-to-suit opportunity
01	G-Park Getafe	UP TO	21,460 SQ M (230,997 SQ FT)	—
02	G-Park Pinto	UP TO	18,906 SQ M (203,502 SQ FT)	—
03	Magna Park Tauro – Building 1	UP TO	35,125 SQ M (378,082 SQ FT)	—
	Magna Park Tauro – Building 2, 3 & 4	UP TO	185,205 SQ M (1,992,806 SQ FT)	●
04	G-Park Sagunto	UP TO	35,567 SQ M (382,840 SQ FT)	—
05	G-Park Constantí	UP TO	22,434 SQ M (241,482 SQ FT)	—
06	G-Park Masquefa	UP TO	28,829 SQ M (310,309 SQ FT)	—
07	G-Park Santa Perpetua	UP TO	14,341 SQ M (154,365 SQ FT)	—



G-PARK GETAFE

28096 Getafe, Madrid

Under construction



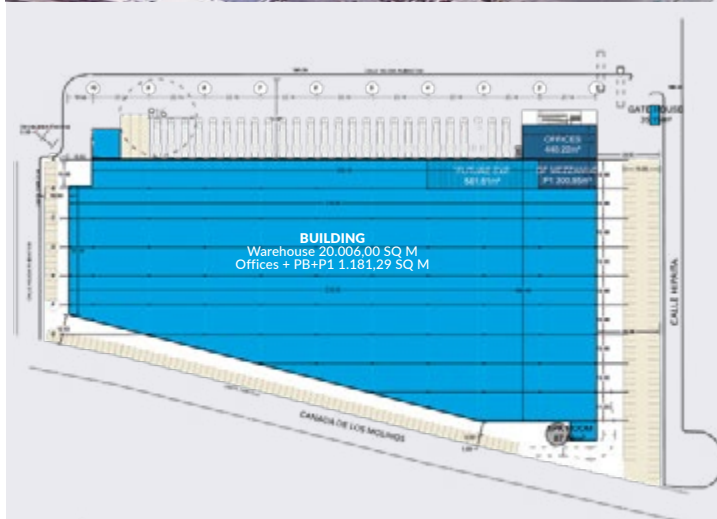
21,460



230,997

Site overview

- Facing the A-4 (Madrid – Cordoba motorway)
- Located in the first crown of Madrid
- Fast connections to A-4, M-30, M-40, M-45 and M-50
- BREEAM Very Good expected
- Available Q4 2023



Indicative site plan

Site

Warehouse

20,006 SQ M (215,343 SQ FT)

Offices

880 SQ M (9,477 SQ FT)

Mezzanine

301 SQ M (3,238 SQ FT)

Technical areas

238 SQ M (2,560 SQ FT)

Gatehouse

35 SQ M (378 SQ FT)

21,460 SQ M (230,997 SQ FT)

- ✓ Clear internal height: 11.7 m
- ✓ Dock doors: 26
- ✓ Level doors: 2
- ✓ HGV parking spaces: 3
- ✓ Car parking spaces: 205
- ✓ ESFR sprinkler system

AVAILABLE
Q4 2023

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G-PARK PINTO

28320 Pinto, Madrid

Site up to



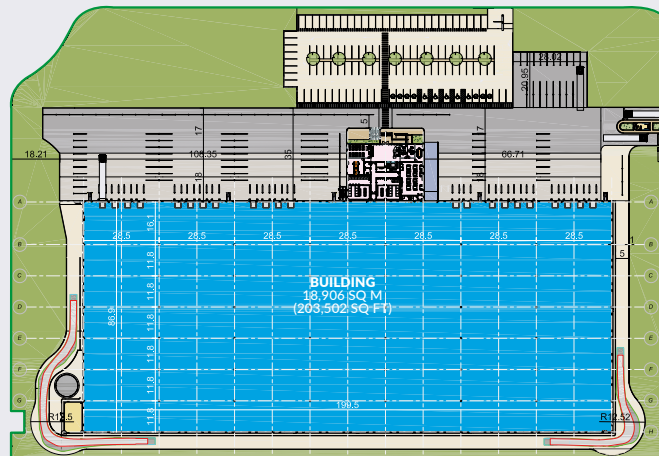
18,906



203,502

Site overview

- Fast connection with A-4 and A-42 highways
- Fast connection with M-50 and M-45 Madrid ring roads
- 22 km to Madrid city centre and 37 km to Adolfo Suarez Madrid Barajas Airport
- Flexible project allows both standard logistics and last mile cross dock
- BREEAM Very Good expected



Indicative site plans

Site

Warehouse

17,595 SQ M (189,391 SQ FT)

Offices

16 SQ M (168 SQ FT)

Technical areas

84 SQ M (904 SQ FT)

Gatehouse

16 SQ M (172 SQ FT)

18,906 SQ M (203,502 SQ FT)

- ✓ Dock doors: 22
- ✓ Level doors: 1
- ✓ Car parking spaces: 239

AVAILABLE
Q3 2022

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45200 Illescas

Under construction



35,125



378,082

Site overview

- Situated 32km south of Madrid along the A-42 motorway, 40 km from Madrid-Barajas Adolfo Suarez airport
- Direct access to the A-42 and AP-41 motorways, an exceptional location for both national and international distribution
- Good catchment area for qualified personnel
- BREEAM Very Good expected



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Building 01

Warehouse
33,365 SQ M (359,138 SQ FT)

Offices
1,640 SQ M (17,653 SQ FT)

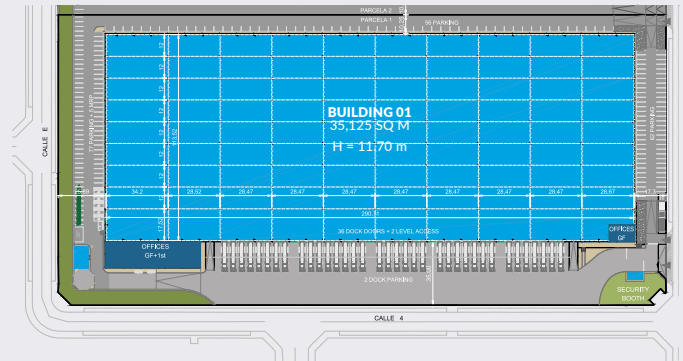
Technical areas
90 SQ M (969 SQ FT)

Gatehouse
30 SQ M (323 SQ FT)

35,125 SQ M (378,082 SQ FT)


- ✓ Clear internal height: 11.70 m
- ✓ Dock doors: 36
- ✓ Level doors: 2
- ✓ Car parking spaces: 200
- ✓ Floor loading capacity: 5t/SQ M
- ✓ ESFR sprinkler system

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OCT 2022



Indicative site plans

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MAGNA PARK TAURO BUILDING 2, 3 & 4

45200 Illescas

Site up to



185,205



1,992,806

Site overview

- Situated 32km south of Madrid along the A-42 motorway, 40 km from Madrid-Barajas Adolfo Suarez airport
- Direct access to the A-42 and AP-41 motorways, an exceptional location for both national and international distribution
- Magna Park Tauro allows for multiple layout combinations without the need for development modification
- Good catchment area for qualified personnel
- BREEAM Very Good expected

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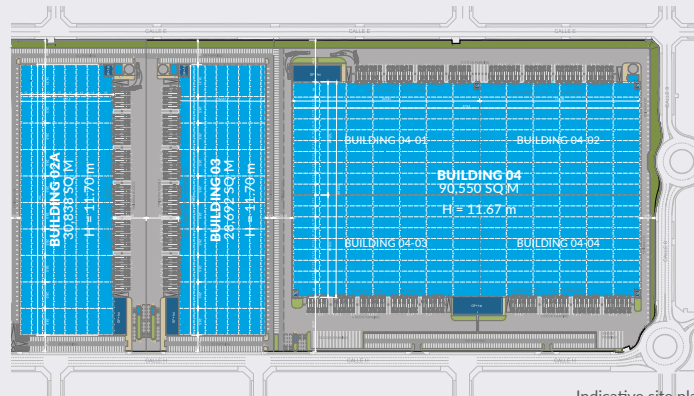
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Indicative site plan

Building 02 – Build-to-suit

30,838 SQ M (331,937 SQ FT)

- ✓ Clear internal height: 11.70 m
- ✓ Dock doors: 41
- ✓ Level doors: 2
- ✓ HGV parking spaces: 5
- ✓ Car parking spaces: 240

Building 03 – Build-to-suit

28,692 SQ M (308,838 SQ FT)

- ✓ Clear internal height: 11.70 m
- ✓ Dock doors: 41
- ✓ Level doors: 2
- ✓ HGV parking spaces: 5
- ✓ Car parking spaces: 234

Building 04 – Build-to-suit

90,550 SQ M (974,672 SQ FT)

- ✓ Clear internal height: 11.70 m
- ✓ Dock doors: 99
- ✓ Level doors: 4
- ✓ HGV parking spaces: 52
- ✓ Car parking spaces: 1,028

**BUILD-TO-SUIT
OPPORTUNITY**



G-PARK SAGUNTO

46520 Sagunto, Valencia

Site up to



35,567



382,840

Site overview

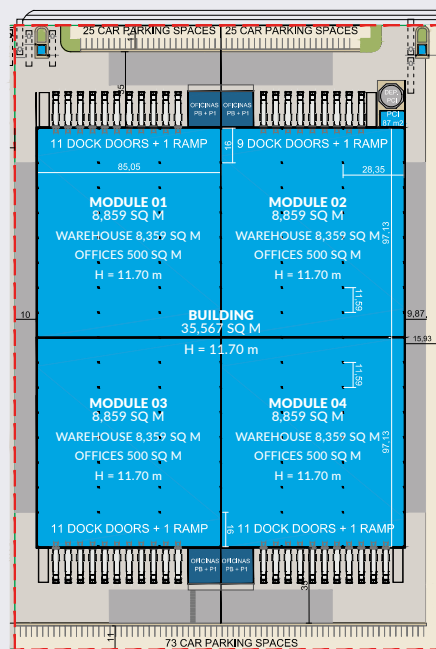
- Fast access to highways AP-7/A-3/A-23 and V-23
- 15 minutes from Valencia City Centre
- Halfway between Madrid and Barcelona: each at 350 km distance
- Sagunto and Valencia ports allow a perfect logistics location for cargo containers
- Direct connection with France through AP-7 Highway
- BREEAM Very Good expected

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Indicative site plan

Site

Warehouse

33,436 SQ M (359,902 SQ FT)

Offices

2,000 SQ M (21,528 SQ FT)

Technical areas

87 SQ M (936 SQ FT)

Gatehouse 1

22 SQ M (237 SQ FT)

Gatehouse 2

22 SQ M (237 SQ FT)

35,567 SQ M (382,840 SQ FT)

- ✓ Dock doors: 42
- ✓ Level doors: 4
- ✓ Clear height: 11.7 m
- ✓ Car parking spaces: 123
- ✓ ESFR sprinkler system



G-PARK CONSTANTÍ

43120 Constantí, Tarragona

Under construction



22,434



241,482

Site overview

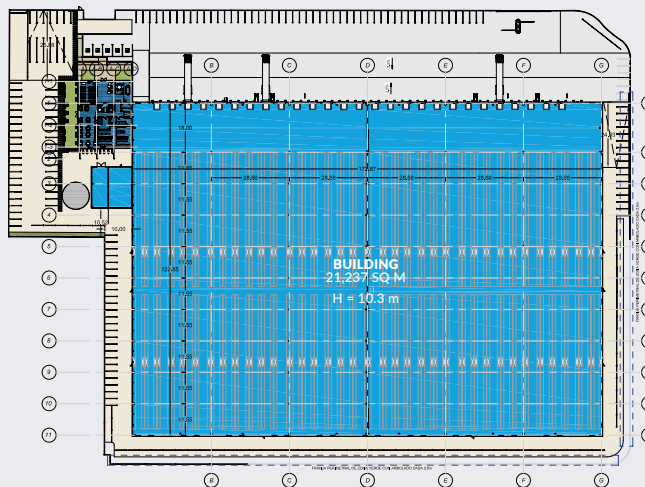
- Fast connections with AP-7
- 10 km to Tarragona port
- BREEAM Very Good expected
- Available Q3 2023

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Indicative site plan

Site

Warehouse

21,237 SQ M (228,594 SQ FT)

Offices

967 SQ M (10,410 SQ FT)

Technical areas

230 SQ M (2,478 SQ FT)

22,434 SQ M (241,482 SQ FT)

- ✓ Clear internal height: 10.3 m
- ✓ Dock doors: 27
- ✓ Level doors: 1
- ✓ HGV parking spaces: 4
- ✓ Car parking spaces: 229
- ✓ ESFR sprinkler system

AVAILABLE
Q3 2023



G-PARK MASQUEFA

08783 Masquefa, Barcelona

Under construction



28,829



310,309

Site overview

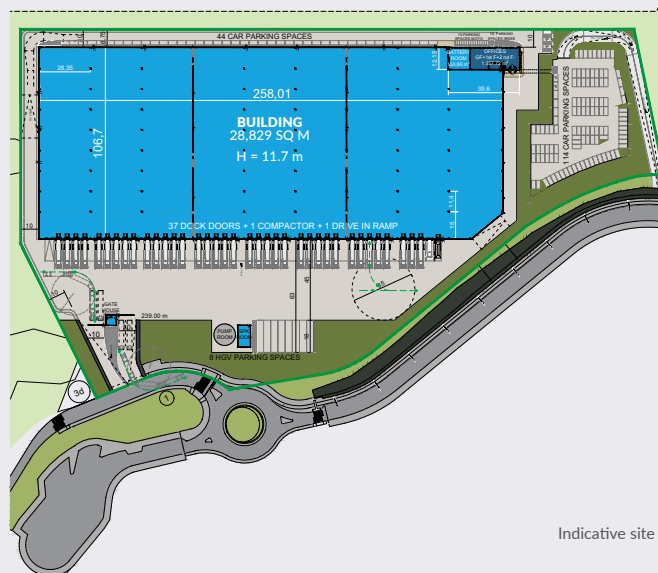
- Direct access to BV-2249 and fast connections with AP-7 and A-2
- 47 km to Barcelona city centre and 42 km to Barcelona-El Prat airport
- In line with the GLP's commitment to the environment, this warehouse stands out for its innovative design that blends the logistics park with its surroundings
- BREEAM Very Good expected
- Available Q4 2023

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Indicative site plan

Site

Warehouse

27,194 SQ M (292,717 SQ FT)

Offices

1,358 SQ M (14,614 SQ FT)

Technical areas

241 SQ M (2,590 SQ FT)

Gatehouse

36 SQ M (387 SQ FT)

28,829 SQ M (310,309 SQ FT)

- ✓ Clear internal height: 11.7 m
- ✓ Dock doors: 37
- ✓ Compactors: 1
- ✓ Level doors: 1
- ✓ HGV parking spaces: 8
- ✓ Car parking spaces: 158
- ✓ ESFR sprinkler system

AVAILABLE
Q4 2023



G-PARK SANTA PERPETUA

08130, Santa Perpètua de Mogoda

Under construction



14,341



154,365

Site overview

- Direct access to AP-7 highway and C-59 motorway
- Fast connection with C-17 and C-33 motorways
- 18 km to Barcelona city centre and 40 km to Barcelona-El Prat airport
- Advantageous operability conditions, design tailored to modern logistics and transport
- BREEAM Very Good expected
- Available Q4 2023

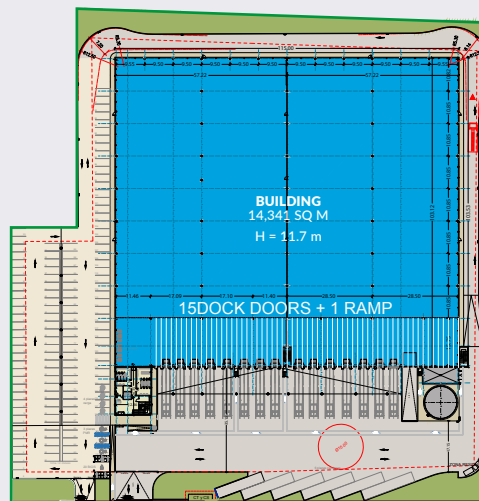


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Indicative site plans

Site

Warehouse

11,905 SQ M (128,144 SQ FT)

Offices

600 SQ M (6,458 SQ FT)

Mezzanine

1,694 SQ M (18,234 SQ FT)

Technical areas

142 SQ M (1,528 SQ FT)

14,341 SQ M (154,365 SQ FT)

- ✓ Clear internal height: 11.70 m
- ✓ Dock doors: 15
- ✓ Level doors: 1
- ✓ HGV parking spaces: 6
- ✓ Car parking spaces: 131
- ✓ Floor loading capacity: 5t/SQ M
- ✓ ESFR sprinkler system

AVAILABLE
Q4 2023





Our Sustainability

Our sustainability initiatives contribute to a greener world and offer distinct advantages to our customers and communities.

GLP is recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

We proudly design and develop our buildings to:



**Reduce
energy usage**



**Use recycled and
recyclable natural materials**



**Be considerate
of operating costs**



**Reduce water
usage**



**Exceed regulatory
requirements**



**Optimise the use
of natural light**

XPO
Logistics

L'ORÉAL



John Lewis

Whirlpool



H&M



ASDA

amazon.com



wayfair

adidas
GROUP





Our Customers

GLP provides state-of-the-art buildings to accommodate many of the world's leading companies. Our customers come from across the retail, manufacturing, third party logistics (3PL), automotive and pharmaceutical sectors and include Adidas, Amazon, AMG-Mercedes, Bosch, Ceva, DHL, Lidl, Logistec, Magna, Rigterink, SMA, UPS, Volkswagen and Zufall logistics group.

GLP has a flexible approach to development and can deliver build-to-suit solutions on a lease or ownership basis to suit our customers' needs.

We have been delivering on our promises for over 30 years and the growth of our business is underpinned by commitment to customer service excellence, delivered by our colleagues across the world.

AVAILABLE SPACE
Spain



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