

AVAILABLE SPACE

Italy

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

October 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: Italy

Italy		Available Space		Build-to-suit opportunity
01	G-Park Valsamoggia (BO)	UP TO	93,000 SQ M (1,001,044 SQ FT)	●
02	G-Park Colleferro	UP TO	23,537 SQ M (253,350 SQ FT)	—



G-PARK VALSAMOGGIA

Valsamoggia 40053

Site up to



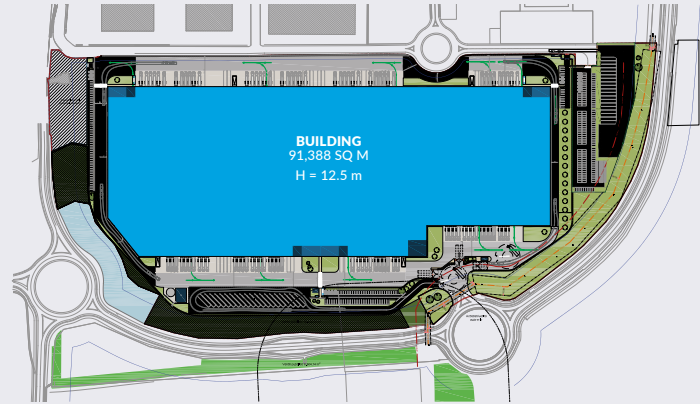
93,000



1,001,044

Site overview

- Situated in the Bologna region, one of the most important logistics markets of Northern Italy
- Strategically located on the A-1 motorway, connecting the three major logistics locations of Milan, Verona and Rome
- Available Q3 2023



Indicative site plan



Computer generated image

Build-to-suit opportunity

Warehouse

90,400 SQ M (973,057 SQ FT)

Offices

2,600 SQ M (27,986 SQ FT)

93,000 SQ M (1,001,044 SQ FT)

- ✓ Car parking spaces: 270
- ✓ HGV parking spaces: 39
- ✓ Dock doors: 93
- ✓ Level doors: 20
- ✓ Floor loading capacity: 5t/SQ M
- ✓ Clear height: 12.5 m
- ✓ ESFR-Sprinkler-System FM Global



G-PARK COLLEFERRO

Colleferro 00034

Site up to



23,537



253,350

Site overview

- A 23,000 SQ M state-of-the-art logistics building located in the immediate vicinity of Rome's commercial region
- Strategic location in the industrial area Piombinara, less than 40 km from the Great Ring Road, the entrance of the park is located 200 m away via the Colleferro tollgate
- Exceptional connection with central and southern Italy
- Available Q3 2023

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Computer generated image



Indicative site plan

Speculative opportunity

Warehouse

22,764 SQ M (245,030 SQ FT)

Offices

750 SQ M (8,073 SQ FT)

Gatehouse

23 SQ M (248 SQ FT)

23,537 SQ M (253,350 SQ FT)

- ✓ Car parking spaces: 87
- ✓ Dock doors: 30
- ✓ Level doors: 1
- ✓ Floor loading capacity: 5t/SQ M
- ✓ Clear height: 12 m
- ✓ NFPA/ESFR



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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



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
Italy



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