

**PANATTONI**  
**LEADING INDUSTRIAL & LOGISTICS**  
**DEVELOPER IN EUROPE**



**PANATTONI**





# Property EU Magazine

“Panattoni leads the ranking of completed projects for the 7th consecutive year, having delivered more than 8 million square meters in the last 3 years.”

In the annual study by Property EU magazine, Panattoni leads the European market for the seventh consecutive year as a developer of logistics platforms, with a total of 8,043,495 square meters delivered of high-quality storage space, using sustainable architecture adapted to the new demands of operators, e-commerce, and urban mobility.



## Top Logistics Developers

BASED ON COMPLETIONS 2020-2022

Panattoni leads our ranking of completed projects for the seventh year running, delivering more than 8 million m<sup>2</sup> of warehouse space over the last three years. CTP climbs to second place from fourth position in 2022, followed by VGP and Segro, with Prologis rounding out the top five. This year five developers completed more than 2 million m<sup>2</sup> each over the review period, two more than in 2022, while three players (GLP, WDP, P3) delivered in excess of 1 million m<sup>2</sup>. Combined, the 17 companies which took part in this year's completed ranking delivered more than 26 million m<sup>2</sup> of industrial and logistics space across nearly 860 projects.



	Number of projects	Urban logistics <sup>2020-2022</sup> m <sup>2</sup>	Completed floor space 2020-2022 m <sup>2</sup>
<b>1 Panattoni Europe</b>	302	1,297,904	<b>8,043,495</b>
<b>2 CTP</b>	141	2,231,000	<b>2,524,000</b>
<b>3 VGP Group</b>	97	187,895	<b>2,324,000</b>
<b>4 Segro</b>		484,854	<b>2,314,284</b>
<b>5 Prologis</b>	95	49,060	<b>2,141,772</b>
<b>6 GLP Europe</b>	70		<b>1,848,614</b>
<b>7 WDP</b>			<b>1,394,263</b>
<b>8 P3 Logistic Parks</b>	42	n/a	<b>1,388,552</b>
<b>9 Garbe Industrial Real Estate</b>			<b>904,016</b>
<b>10 Logistics Capital Partners (LCP)</b>	8	49,085	<b>620,942</b>
<b>11 NREP Logicenters</b>	22		<b>610,878</b>
<b>12 Hines</b>	12	52,583	<b>499,905</b>
<b>13 Heylen Warehouses</b>	41	187,180	<b>451,172</b>
<b>14 Montepino</b>		39,722	<b>434,659</b>
<b>15 Verdion</b>	17	152,977	<b>347,503</b>
<b>16 ECE Work &amp; Live</b>	2		<b>133,000</b>
<b>17 Sirin Development</b>	6		<b>110,200</b>

# Panattoni in numbers

As a trusted partner in the industrial and logistics real estate sector, we pave the way towards a more sustainable future. With extensive experience and an extensive network of individuals, we are efficient and agile. We are leaders in implementing the best solutions for today and tomorrow.



**Founded in California in 1986  
by Carl Panattoni**

**- 37**

YEARS OF EXPERIENCE  
WORLDWIDE

**- 53**

OFFICES  
WORLDWIDE

**- 2.500**

CLIENTS  
WORLDWIDE

**- 54**

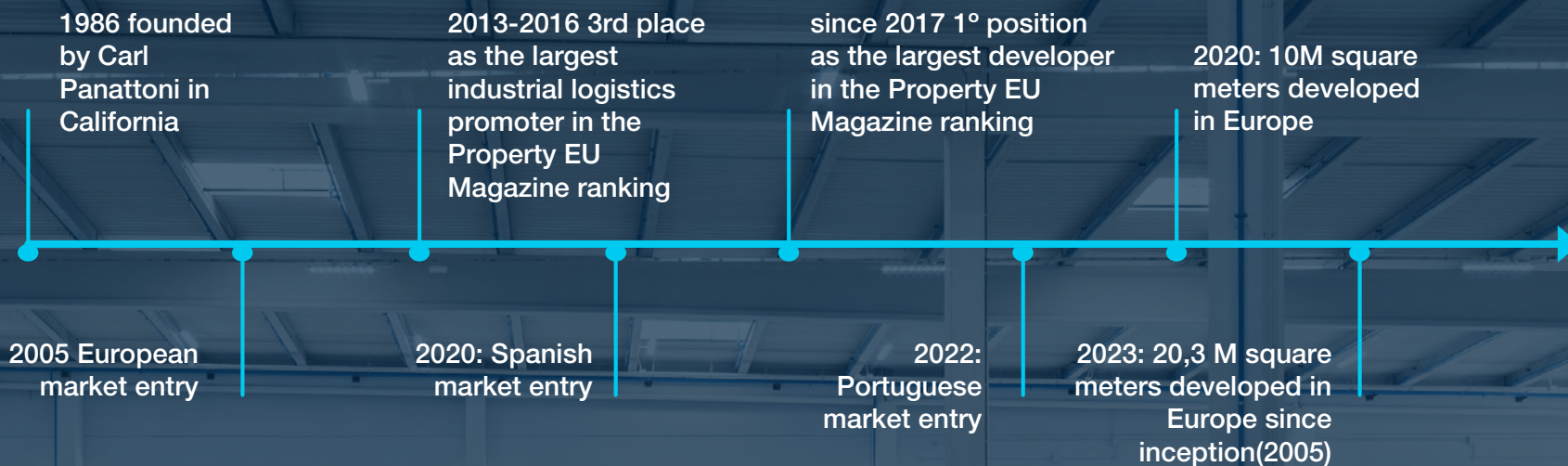
MILLION SQUARE METERS  
BUILT WORLDWIDE

**- 1.109**

EMPLOYEES  
WORLDWIDE



# Panattoni's History



Panattoni Europe, one of the world's largest developers of logistics assets, with 31 offices in North America and Europe. Panattoni has been present in Europe since 2005, where they have over 200 professionals on their team.

To date, 20 million square meters of state-of-the-art and high-quality industrial/logistics warehouse space have been built in Europe.

Where essential values such as ENERGY EFFICIENCY, SUSTAINABILITY, optimization of CUSTOMER NEEDS, and ADAPTATION TO CITIES and their environments have been prioritized. This approach has facilitated job creation and the reduction of harmful gases, with structures for zero-emission vehicle deliveries in Poland, Slovakia, Hungary, Austria, Portugal, Germany, the Czech Republic, France, Sweden, Italy, the United Kingdom, the Netherlands, Belgium, Denmark, and since March 2020 in Spain.

# Built-to-suit

Among our main tenants are companies such as Amazon, Arvato Services, Grupo Damm, Carrefour, Castorama, Coty Cosmetics, DSV, H&M, Intermarché, Leroy Merlin, OBI, Still, Schenker, Bridgestone, Tesco, and Coca-Cola.





# About Us – Panattoni Iberia

Comprehensive real estate solutions specialized in logistics and industry services at the Iberian Peninsula level.

Experience in all sectors of the market with a particular focus on assisting clients in their specific requirements, given our team:

**25 professionals** operating in Spain and Portugal (two offices in Madrid and Barcelona).

**More than 500,000 square meters** built in Spain and under management since our arrival on the Iberian Peninsula.

Currently, **435,000 square meters to be developed/under construction** in the Iberian Peninsula.

**245,900 square meters** available for developing 'turnkey' projects.



**Gustavo Cardozo Lupi**  
Managing director Panattoni Iberia

## Panattoni's core business:

- Land acquisition and development
- Construction and leasing of industrial and logistics assets
- Built-to-suit projects for lease and sale
- Property management and investment platform

# Top deals – Panattoni Iberia



Bilbao 7.600 m2



Valencia 18.600 m2



Burgos 40.000 m2



Sevilla 6.600 m2



Getafe 9.200m2



Cádiz 11.225 m2  
Zaragoza 11.450 m2



Murcia 46.000 m2



Torija 27.000 m2



La Bisbal 41.000 m2





# 'Built- to-suit' 245,900m<sup>2</sup>

**Meco 91.000m<sup>2</sup>**



**Murcia II, Alcantarilla 23.500m<sup>2</sup>**



**Valencia, Alzira 65.000m<sup>2</sup>**



**Torija II 48.343m<sup>2</sup>**



**Illescas, 18.000m<sup>2</sup>**





# Projects under construction... 200.000m<sup>2</sup>

Oporto 75.000m<sup>2</sup>



Miranda de Ebro 131.000m<sup>2</sup>



Recently finished:

Tarragona, La Bisbal 106.844m<sup>2</sup>

This logistics park has a warehouse of 40,414 m<sup>2</sup> and we have built two new buildings of 66,430m<sup>2</sup> and 39,335 m<sup>2</sup>, which will bring the entire park to a surface area of 146,000 m<sup>2</sup>.

# Some Industrial/Logistics examples



## AMAZON

- Built-to-suit Amazon Gliwice
- E-commerce
- 210,000 m<sup>2</sup>
- completed in 2019



## CARREFOUR

- Built-to-suit Carrefour Rawa Mazowiecka
- Logistics
- 63,600 m<sup>2</sup>
- completed in 2019



## DHL PARCEL

- Panattoni Park Pruszków III
- Cross-dock
- 8,400 m<sup>2</sup>
- completed in 2019



## MEDIA EXPERT

- Central European Logistics Hub en Łódź
- Logistics dispatch warehouse
- 73,000 m<sup>2</sup>
- completed in 2019



## BOMBARDIER

- Wrocław Bombardier plant
- Industrial
- 21,600 m<sup>2</sup>
- completed in 2019



## LEROY MERLIN

- built-to-suit Leroy Merlin en Piątek
- logistics
- 123 600 m<sup>2</sup>
- completed in 2020



# Technical Specifications of our buildings

**DOCKS**  
Trailer loading docks  
level Access

**FACADE**  
Sandwich panel facades  
with PIR panel insulation  
of 60 mm minimum.  
Perimeter protected with  
60 cm high concrete  
skirting

**DECK**  
DECK cover with  
syphonic drainage 2.0%  
slope and parapet or  
lifeline according to  
façade Insulation PIR  
panels

**ENERGY EFFICIENCY**  
Breeam Very Good  
Certification  
Comprehensive building  
facilities management system  
BMS LED type lighting natural  
lighting of 4% in the  
warehouse and 6% in the  
shipping area and docks.

**HEIGHT**  
Minimum free height  
under beam of 11.90 m

**PLOT**  
Trailer maneuvering  
yard 32m  
Perimeter fencing

**OFFICES/ Dressing rooms**  
Offices on two levels  
HVAC  
500 lux LED lighting

**SLAB**  
Minimum overload of 6 T/m<sup>2</sup>  
Concrete slab reinforced with  
metal fibers.  
Dustproof sole.

**STORE**  
Fire risk Medium 5 Sprinklers,  
exhaust pipes and fire  
detection



# Our logistics/industrial parks and the environment



go Earthwise

 PANATTONI

Panattoni, a market leader, promotes sustainability and pro-social solutions in built spaces. In line with the sustainable architecture criteria adopted in its 'Go Earthwise' Sustainability Strategy, all new Panattoni projects are certified using the BREEAM sustainable seal at the 'Very Good' level. This certification is characterized by the reduction of CO2 emissions (i.e., implementing solutions with better insulation in facades and roofs to optimize transmissivity), demonstrating a commitment to the environment and employee well-being. Panattoni's social responsibility extends beyond borders, considering the impact not only on the building but on its entire surroundings



## Impacting on:

The conservation of natural habitats and ecosystems in the area. The well-being and comfort of the workers and users of the park. Maximum reduction of the carbon footprint.



# Sustainability, efficiency and ecological mobility



- Photovoltaic energy generation
- Electric stations for electric fleets
- Bicycle parking
- Outdoor social meeting areas



# Corporate social responsibility



Panattoni Arena. Panattoni supports the Lukasz Piszczek Borussia Dortmund Football Academy Foundation. The football complex will be called Panattoni Arena.



Panattoni also provides support to hospitals and health centers caring for children in the world's poorest countries. In developing nations, the battle against the coronavirus has strained healthcare systems already weakened by humanitarian crises. Thanks to Panattoni's support, aid will reach children in countries such as Sudan, Yemen, Niger, and Syria.





GRACIAS- THANKS

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