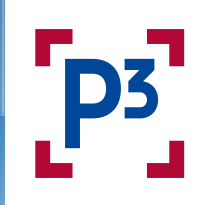


P3 REUS

Reus, Tarragona | Built-to-Suit



175,000 sqm **111,000 sqm** **14 months** after agreement
Plot size Built area Potential delivery date





WE OWN

8.5 million sqm
of Grade A space

833,000 sqm in Spain



WE DEVELOP

760,000 sqm
under construction

190,000 sqm in Spain



WE INVEST

2 million sqm
to be developed

500,000 sqm in Spain



WE MANAGE

342 buildings

27 in Spain



CONTENTS

1.

LOCATION AND
SURROUNDING AREA

2.

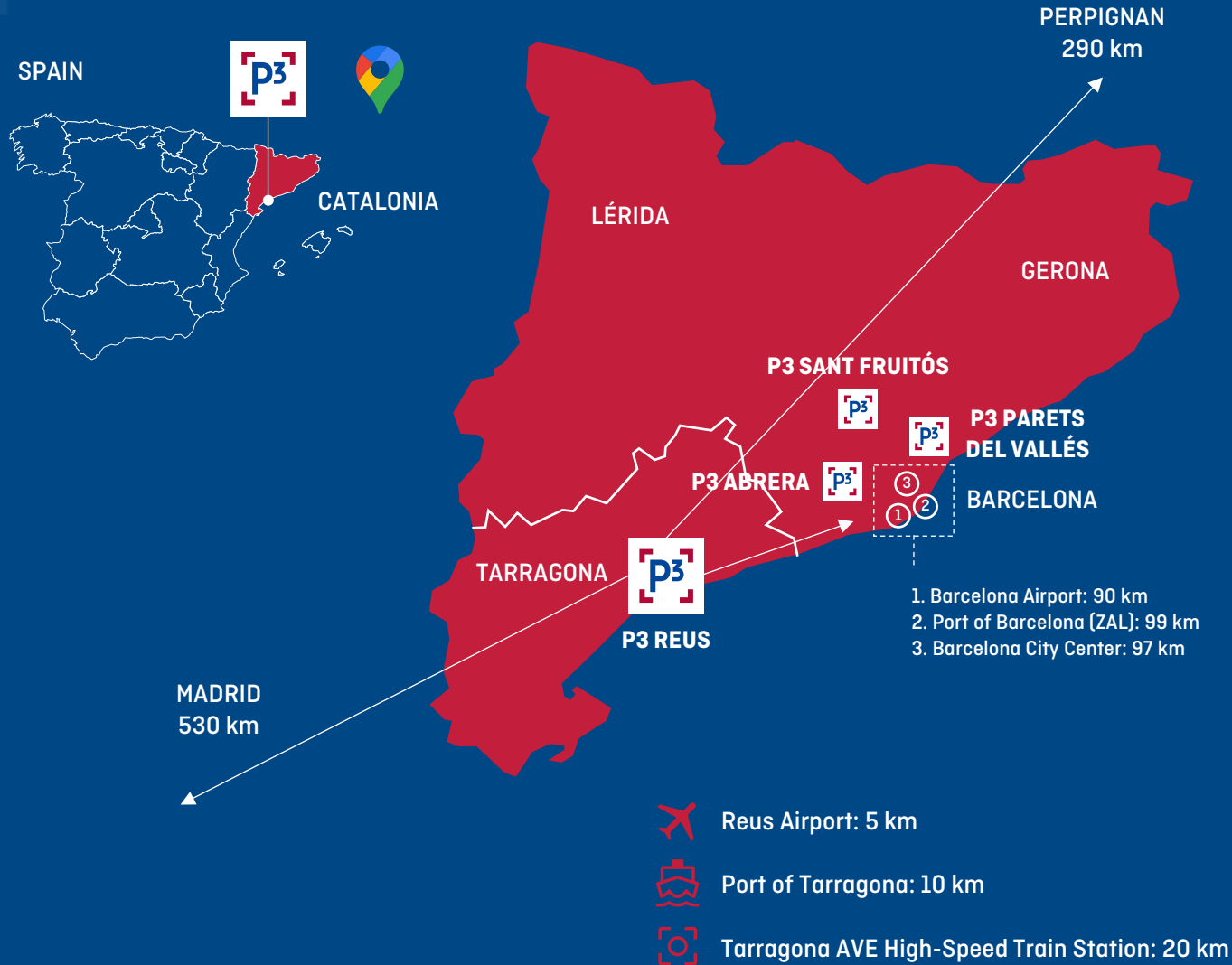
SURFACES
AND LAYOUTS

3.

TECHNICAL
SPECIFICATIONS
AND ESG

4.

CONTACT
DETAILS



LOCATION

Strategically located to serve the international logistics market, **P3 Reus** offers direct access and is within easy reach of key infrastructure and services.

With a stock in excess of 2.5 million sqm, the Reus-Tarragona logistics hub is home to leading distribution centres operating at the regional, national and continental level.

P3 Reus represents a truly unique BTS opportunity for XXL operations across southern Europe.

P3 Reus is located in a well-established area with a population of over 850,000 residents.

The surrounding area is a dynamic hub for companies from a wide range of sectors, including the food, logistics, consumer goods and petrochemical industries.

P3 Reus is a BTS project that has been individually tailored to meet the needs of its future tenant – a unique site capable of housing a logistics platform of up to 111,000 sqm on one single 175,000 sqm plot.

Designed to the most exacting of standards, the property will also front onto the AP-7 and A-7 motorways.





P3 REUS UP CLOSE



Unique BTS opportunity

175,000 sqm

Area

111,000 sqm

GLA

- Offices: 3,400 sqm
- Warehouse: 107,846 sqm

33-35 m

Yards

118

Loading docks

1:100 sqm

Parking spaces

11.30 m

Clear height



BREEAM Excellent
certification

1:40

EV charging points
per parking space

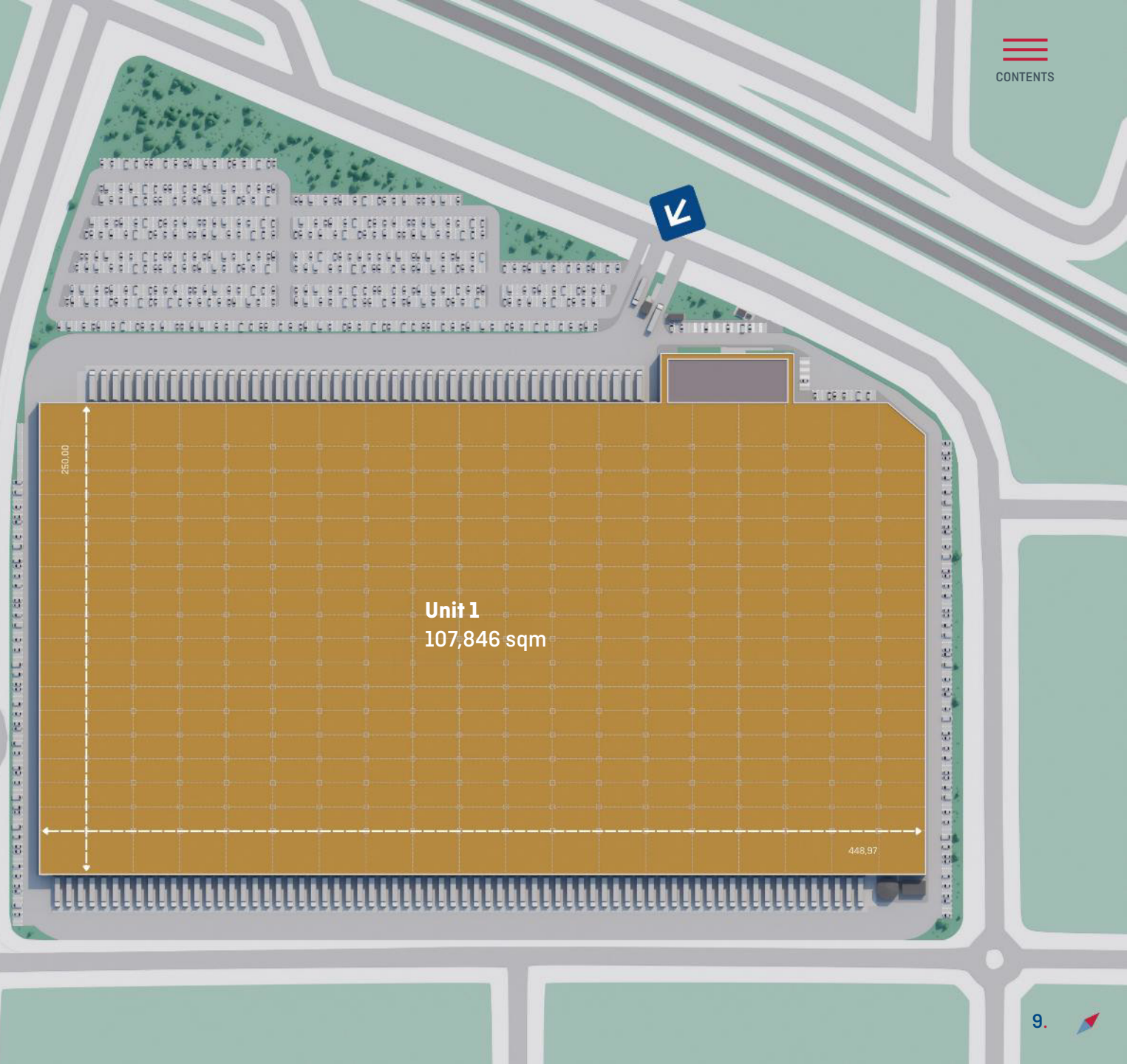


- Development opportunity
- Offices
- Main entrance

Available space

Unit	Warehouse	Offices	Development
1	107,846 sqm	3,400 sqm	Up to 111,000 sqm
Total	107,846 sqm	3,400 sqm	Up to 111,000 sqm

AREAS AND FLOOR PLAN



Unit 1
107,846 sqm



TECHNICAL SPECIFICATIONS



Flexible and versatile project



Fire protection system: High Risk [8]



ESFR sprinkler system.
Automatic smoke vents



Offices individually tailored to meet the
needs of the future tenant



LED lighting



Floor load: 7T/sqm



1.11 MW solar panel system



ESG



P3 is committed to offering value through high quality assets that are prepared for the future, energy-efficient, safe and that ensure maximum operational efficiency for our tenants.

ESG is essential to our core values of integrity, ambition, high standards and teamwork, and it is our deep-rooted commitment to these principles that allows us to deliver outstanding value to clients, employees and shareholders.

SOCIETY: people are the cornerstone of P3's ESG strategy and the key to our corporate vision: to help our clients thrive every day.

ENVIRONMENT: we are dedicated to building a low-carbon future, always looking for new ways to address the challenges we face and seize any new opportunities.

GOVERNANCE: we ensure we operate to the highest of ethical standards, acting responsibly and in compliance with all applicable laws and regulation. We are renowned for the flexibility and efficiency we bring to our operations, while also still ensuring we have the same level of controls in place as other industry leaders.



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