



# Newdock



# NEWDOCK

We are the answer to an ever-increasing demand for logistics real estate assets adapted to the future.

A future in which innovation, technology, sustainability and respect for the environment at the service of the client will be the essential requirements for any asset.

Newdock was born with the aim of helping its clients to compete in the new reality of the logistics real estate sector.

Newdock is a logistics management and investment platform focused on developing and managing state-of-the-art logistics spaces in Europe with special interest in Spain, Portugal, France, and Italy for clients and entities, advised by Goldman Sachs Asset Management.








## Company

### Investment, Asset Management, Design, Construction, Sustainability and Legal

Newdock is formed by a team from the real estate world with extensive experience in the industrial and logistics sectors. This differentiating factor allows Newdock to offer in-depth knowledge of the market and a real perspective on its evolution and trends.

#### NEWDOCK IN EUROPE

-  Offices
-  Newdock Assets
-  Arefim JV Assets



## MISSION, VISION AND VALUES

### 01

#### Our mission

Develop logistics assets adapted to the most demanding needs, while respecting the environment and anticipating market trends.

### 02

#### Our vision

Be one of the largest generators of new logistics projects and to become the leading partner in logistics real estate solutions. Always from an innovative, technological and sustainable perspective.

### 03

#### And our values

A strong commitment to technological innovation, social and environmental sustainability and the agile development of complex structures. Always based on an honest and transparent relationship with our clients.



## COMMITMENT

### All our projects ensure the highest levels of social and environmental sustainability

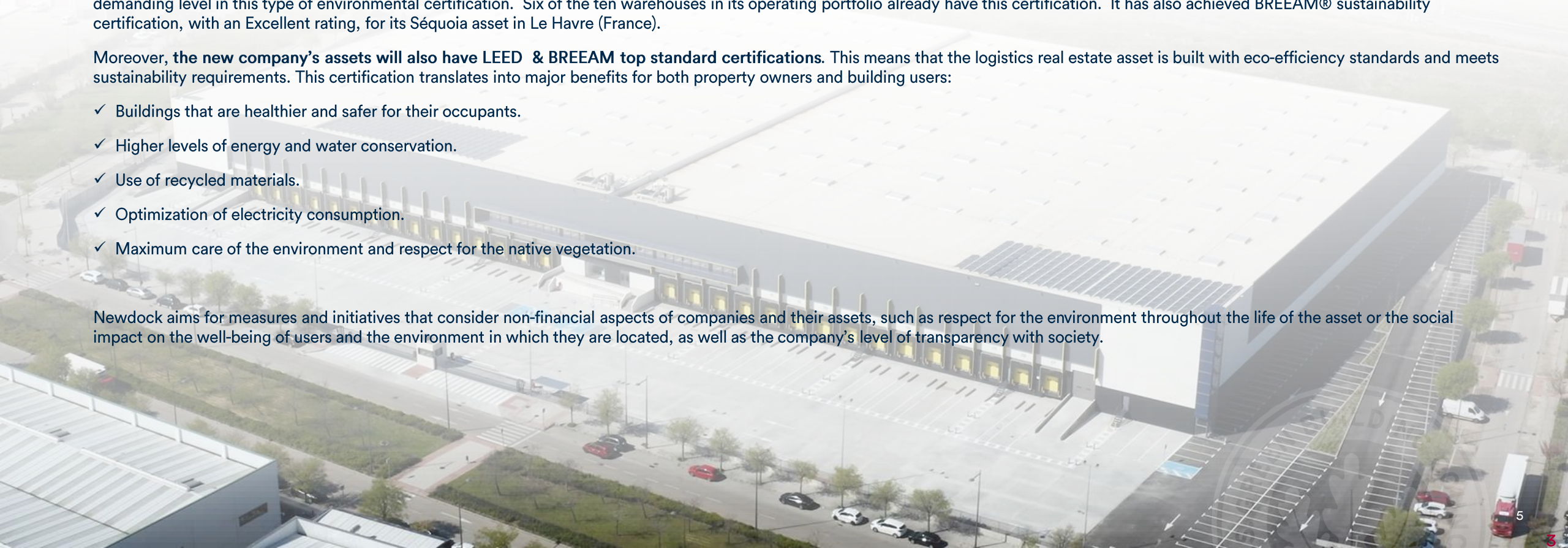
**Newdock adopts respect for ESG (Environmental, Social, and Governance) values as the central pillar of its business approach.** As of September 2024, Newdock is a B Corp Company. Being a B Corp company means that it complies with B Lab's high standards of social and environmental impact, with continuous improvement processes. These companies become part of a global community that work collectively for systemic change.

Newdock has become Europe's largest real estate manager of logistics assets with LEED® Platinum certification in its category of Warehouses and Distribution Centers, which is the most demanding level in this type of environmental certification. Six of the ten warehouses in its operating portfolio already have this certification. It has also achieved BREEAM® sustainability certification, with an Excellent rating, for its Séquoia asset in Le Havre (France).

Moreover, **the new company's assets will also have LEED & BREEAM top standard certifications.** This means that the logistics real estate asset is built with eco-efficiency standards and meets sustainability requirements. This certification translates into major benefits for both property owners and building users:

- ✓ Buildings that are healthier and safer for their occupants.
- ✓ Higher levels of energy and water conservation.
- ✓ Use of recycled materials.
- ✓ Optimization of electricity consumption.
- ✓ Maximum care of the environment and respect for the native vegetation.

Newdock aims for measures and initiatives that consider non-financial aspects of companies and their assets, such as respect for the environment throughout the life of the asset or the social impact on the well-being of users and the environment in which they are located, as well as the company's level of transparency with society.





## NEWDOKK ESG KEY GOALS



### ENABLING CO2 NEUTRAL OPERATIONS

- ✓ ENERGY FROM RENEWABLE SOURCES (GREEN TARIFF)
- ✓ 100% ELECTRIC WAREHOUSES



### ENERGY EFFICIENT FACILITIES

- ✓ LED LIGHTING SYSTEM
- ✓ ENHANCED COMMISSIONING OF THE ENVELOPE
- ✓ BMS



### WASTE MANAGEMENT DURING CONSTRUCTIONS

- ✓ HIGH PERCENTAGE OF CONSTRUCTION WASTE DIVERTED FROM LANDFILL



### WATER USE REDUCTION

- ✓ USAGE OF LOW CONSUMPTION FIXTURES AND FITTINGS (>50% OF REDUCTION)
- ✓ RAINWATER COLLECTION FOR IRRIGATION PURPOSES



### HEALTH AND WELLNESS

- ✓ DESIGN ORIENTED TO ENABLE WELL CERTIFICATION (WELL 'READY' APPROACH)



## NEWDOCK IN SPAIN

CENTRAL AREA  
GLA: c. 390k sqm

VALENCIA  
GLA: c. 160k sqm

MÁLAGA  
GLA: c. 60k sqm

Projects in the pipeline







## CARPETANIA LOGISTICS PARK

La Carpetania Industrial Park, located 20 minutes from Madrid, where important companies and top level operators have established themselves

100% Leased

### SPECIFICATIONS

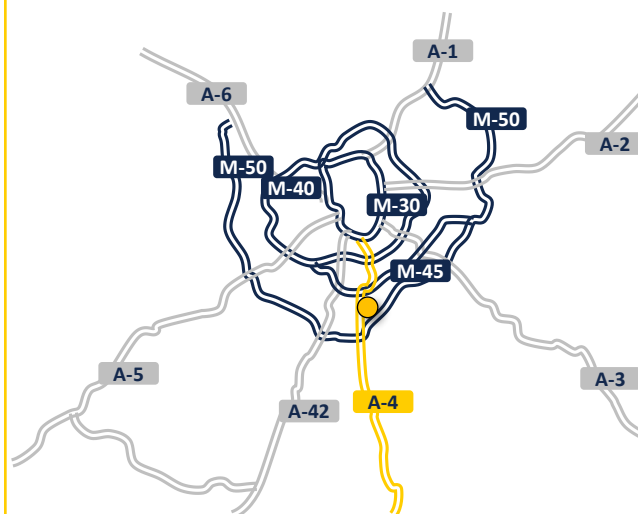
- ✓ Plot of 40,076 sqm
- ✓ 24,025 sqm GLA
- ✓ PCI for Medium Risk (Level 5)
- ✓ 30 loading docks
- ✓ 2 level access ramps
- ✓ Enclosed area with surveillance
- ✓ Truck yard depth of 36 m
- ✓ 50 kN/m<sup>2</sup> overload floor
- ✓ LED lighting system
- ✓ Free storage height: 11.20 m (maximum 13.70 m)

### ADVANTAGES

- ✓ LEED® Gold certification
- ✓ Photovoltaic system
- ✓ BMS<sup>1</sup> suitable for two tenants
- ✓ Parking spaces for light vehicles: 432
- ✓ Parking spaces dedicated to electric vehicles: 14
- ✓ Parking spaces for heavy vehicles: 49
- ✓ Representative building

### OFFICE SPECIFICATIONS

- ✓ Objective WELL certification
- ✓ High level of daylight
- ✓ LED lighting system
- ✓ VRV air conditioning



Note 1: System for integral management of the building. Allows control of consumption, lighting management, air conditioning. System adaptable to the needs of the tenant.

# NEWDOCK LAS VIÑAS I

The Iberum Central Platform is located in the third ring of Madrid's logistics market, just 30 minutes from the city centre and the airport

100% Leased

## SPECIFICATIONS

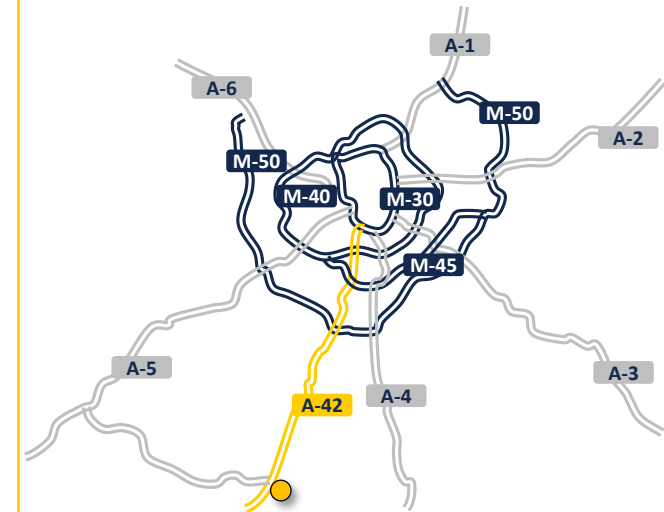
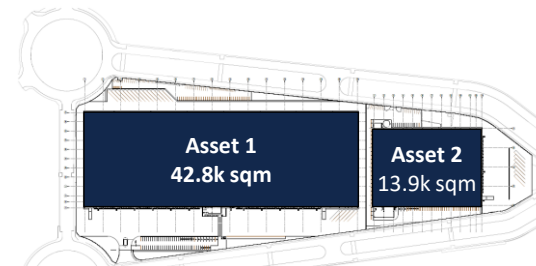
- ✓ Plot of 93,964 sqm
- ✓ Two independent warehouses of 42,795 sqm and 13,903 sqm built surface area
- ✓ PCI for Medium Risk (Level 5)
- ✓ 69 loading docks
- ✓ Truck yard depth of 40 m
- ✓ Floor with 50 kN/m<sup>2</sup> overload capacity
- ✓ LED lighting system
- ✓ Free storage height: 11.50 m

## ADVANTAGES

- ✓ LEED® Platinum certification
- ✓ Photovoltaic installation
- ✓ BMS1 on each building
- ✓ Parking spaces for light vehicles: 194
- ✓ Parking spaces dedicated to electric vehicles: 5
- ✓ Parking spaces for heavy vehicles: 92
- ✓ Representative building

## OFFICE SPECIFICATIONS

- ✓ Prepared for WELL certification
- ✓ High level of daylight
- ✓ LED lighting system
- ✓ VRV air conditioning







## NEWDOCK LAS VIÑAS II

The Iberum Central Platform is located in the third ring of Madrid's logistics market, just 30 minutes from the city centre and the airport

81,037 sqm built area | Immediate availability

### SPECIFICATIONS

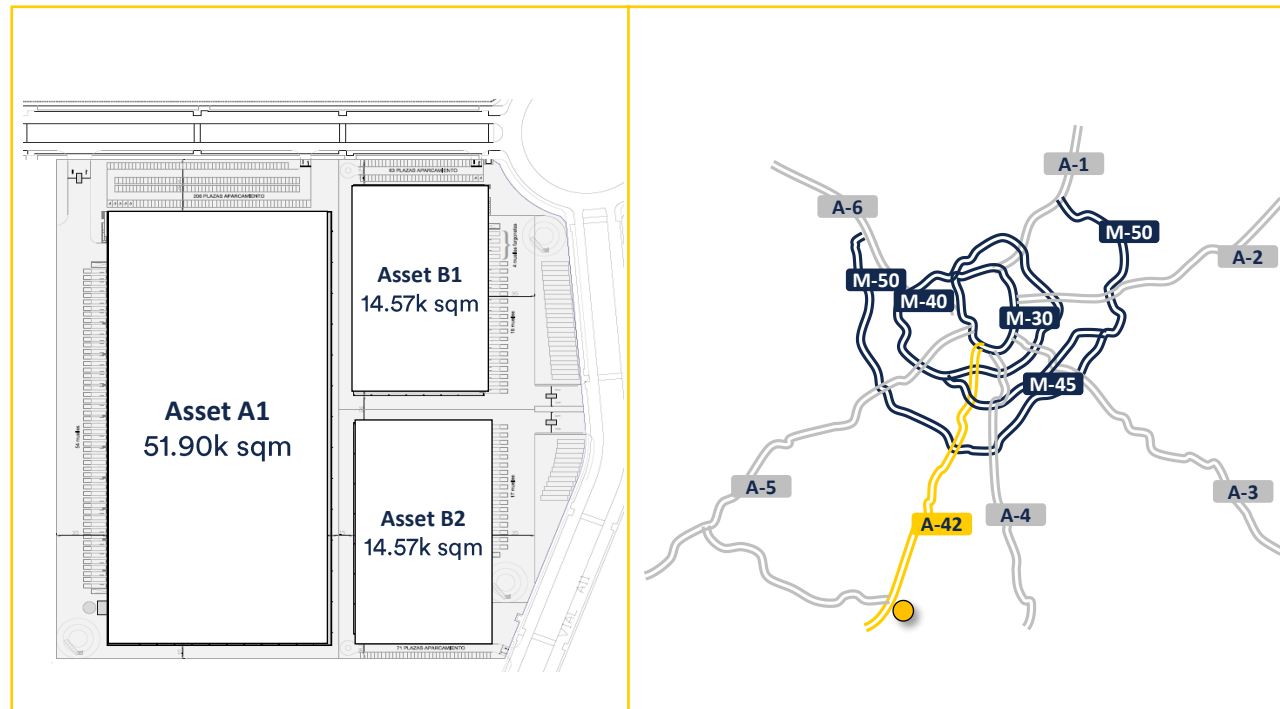
- ✓ Plot of 128,000 sqm
- ✓ Three independent warehouses of 51.899 sqm, 14.568 sqm and 14.569 sqm built area
- ✓ PCI design for High Risk (Level 8)
- ✓ 92 Loading docks
- ✓ Floor with 60 kN/m<sup>2</sup> of overloading
- ✓ LED lighting system
- ✓ Clear storage height: 11.50 m
- ✓ Truck yard depth of 35 m

### ADVANTAGES

- ✓ LEED® Platinum certification
- ✓ Photovoltaic installation
- ✓ BMS<sup>1</sup>
- ✓ Parking spaces: According to project
- ✓ Representative building
- ✓ Independent access and control on each asset

### OFFICE SPECIFICATIONS

- ✓ Prepared for WELL certification
- ✓ High level of daylight
- ✓ LED lighting system
- ✓ VRV air conditioning



# NEWDOCK FAHALA

FAHALA is located in Cártama, a municipality in the province of Málaga, just 19 kilometres from the centre of the capital and 8 kilometres from Málaga's main logistics hub

5,300 sqm (9,2 %) available | Immediate availability

## SPECIFICATIONS

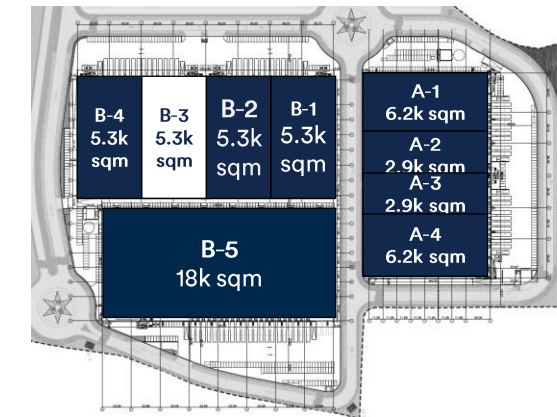
- ✓ Plot of 85,000 sqm
- ✓ 3 modular buildings from 2.500 sqm to 18.000 sqm
- ✓ Possibility to accommodate up to 9 tenants
- ✓ PCI for Medium Risk (Level 5)
- ✓ 67 loading docks
- ✓ Truck yard depth of 33 m
- ✓ 50 kN/m<sup>2</sup> of overload capacity
- ✓ LED lighting system
- ✓ Free storage height: 11.20 m

## ADVANTAGES

- ✓ LEED® Platinum certification
- ✓ Photovoltaic installation
- ✓ BMS<sup>1</sup> on each building
- ✓ Light vehicle parking spaces: 502
- ✓ Parking spaces dedicated to electric vehicles: 13
- ✓ Parking spaces for heavy vehicles: 70
- ✓ Representative building

## OFFICE SPECIFICATIONS

- ✓ Prepared for WELL certification
- ✓ High level of daylight
- ✓ LED lighting system
- ✓ VRV air conditioning







# NEWDOKK ARROYOMOLINOS

The Arroyomolinos logistics park is strategically located with direct access to the M-50 ring road (2nd Ring Road, about 22 km from the center of Madrid) and is situated on the axis of the A-5.

30,908 sqm (79,3%) available | Immediate availability

## SPECIFICATIONS

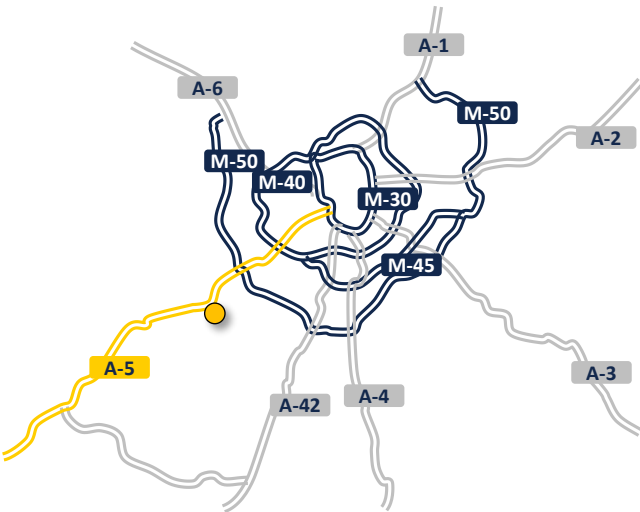
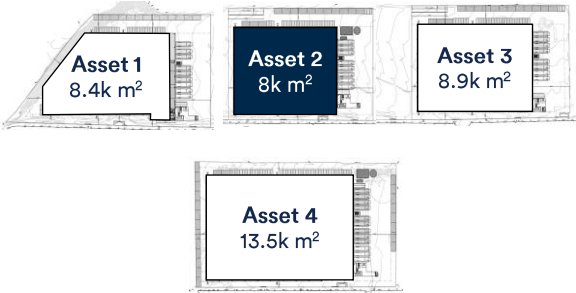
- ✓ 38,935 sqm of GLA
- ✓ Two plots of 20,367 sqm and 42,347 sqm
- ✓ Four independent warehouses of 8,473 sqm, 8,027 sqm, 8,921 sqm and 13,514 sqm built surface area
- ✓ PCI for Medium Risk (Level 5)
- ✓ 37 loading docks
- ✓ Truck yard depth of 35 m
- ✓ 50 kN/m<sup>2</sup> of overloading floor
- ✓ LED lighting system
- ✓ Clear storage height: 11.50 m

## ADVANTAGES

- ✓ LEED® Platinum certification
- ✓ Photovoltaic installation
- ✓ BMS<sup>1</sup> on each building
- ✓ Parking spaces for light vehicles: 131
- ✓ Parking spaces for medium vehicles: 67
- ✓ Representative building

## OFFICE SPECIFICATIONS

- ✓ Prepared for WELL certification
- ✓ High level of daylight
- ✓ LED lighting system
- ✓ VRV air conditioning





# AHIJONES

The Ahijones logistics park is located on the A-3 axis of the Community of Madrid (1st Ring) with excellent access to the M-45 and R-3 allowing for agile local and national distribution.

95,765 sqm of GLA

## SPECIFICATIONS

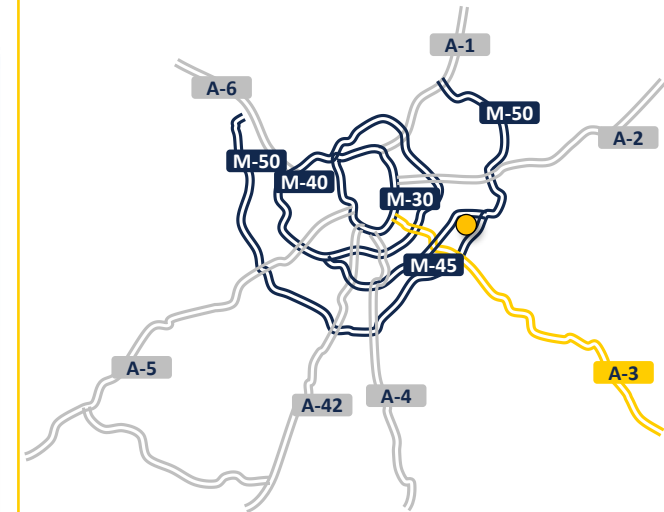
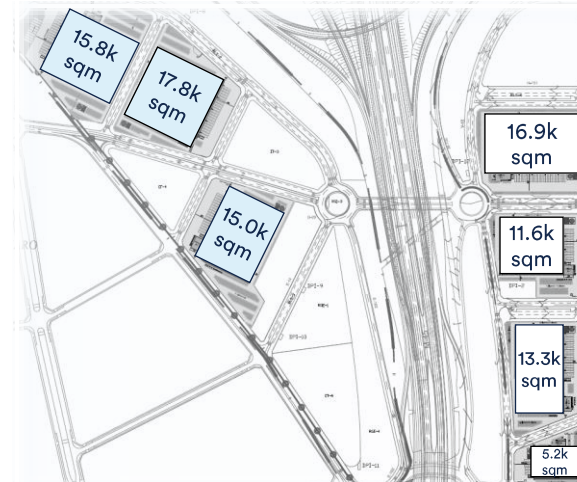
- ✓ 7 plots of between 10.423 sqm and 32.522 sqm
- ✓ PCI designed for Medium Risk (Level 5)
- ✓ Loading docks (1/800 sqm)
- ✓ Truck yard depth of 35 m
- ✓ Floor with 50 kN/sqm of overloading
- ✓ LED lighting system
- ✓ Free storage height: 11.50 m

## ADVANTAGES

- ✓ LEED® Platinum certification target
- ✓ Photovoltaic installation
- ✓ BMS' on each building
- ✓ Representative building

## OFFICE SPECIFICATIONS

- ✓ Prepared for WELL certification
- ✓ High level of daylight
- ✓ LED lighting system
- ✓ VRV air conditioning







## NEWDOCK GAVILANES I

The Los Gavilanes logistics park is in an exceptional location, on the A-4 axis, with direct access to the M-50 ring road (1<sup>st</sup> Ring).

84,842 sqm (100%) available | Available Q3-2025

### SPECIFICATIONS

- ✓ Independent plot of 131,126 sqm
- ✓ Three warehouses of 40,813 sqm, 27,841 sqm and 16,191 sqm
- ✓ PCI designed for Medium Risk (Level 5)\*\*
- ✓ Loading docks (1/800sqm)
- ✓ Truck yard depth of 35 m
- ✓ Floor with 50 kN/m<sup>2</sup> of overloading
- ✓ LED lighting system
- ✓ Free storage height: 11.50 m

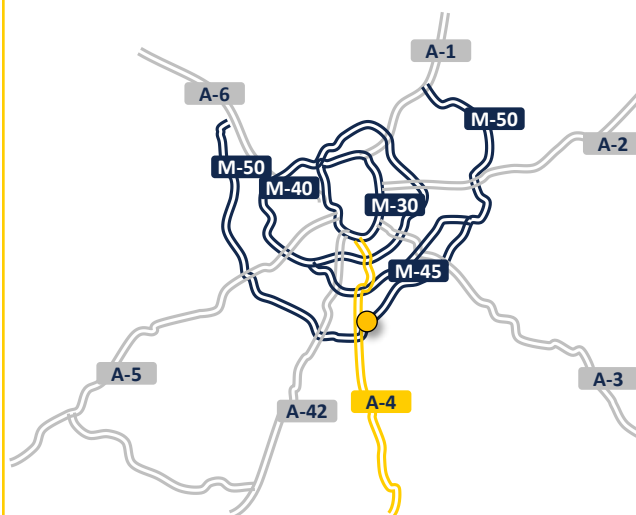
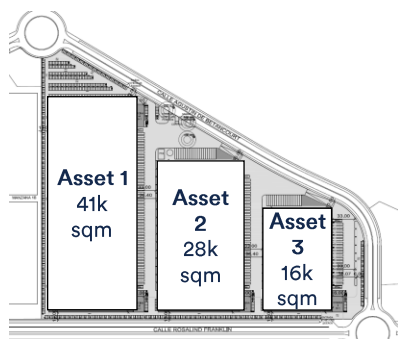
### ADVANTAGES

- ✓ LEED® Platinum certification target
- ✓ Photovoltaic installation
- ✓ BMS1 on each building
- ✓ Representative building

### OFFICE SPECIFICATIONS

- ✓ Prepared for WELL certification
- ✓ High level of daylight
- ✓ LED lighting system
- ✓ VRV air conditioning

\*\*Type C Buildings, Medium Risk Level 5. Ready for possible extension to High Risk Level 8 (Subject to approval by the competent administration).





## NEWDOCK GAVILANES II

Newdock Gavilanes is located in an exceptional location, on the A-4 axis, with direct access to the M-50 ring road (1<sup>st</sup> Ring).

9,526 sqm | 100% Leased

### SPECIFICATIONS

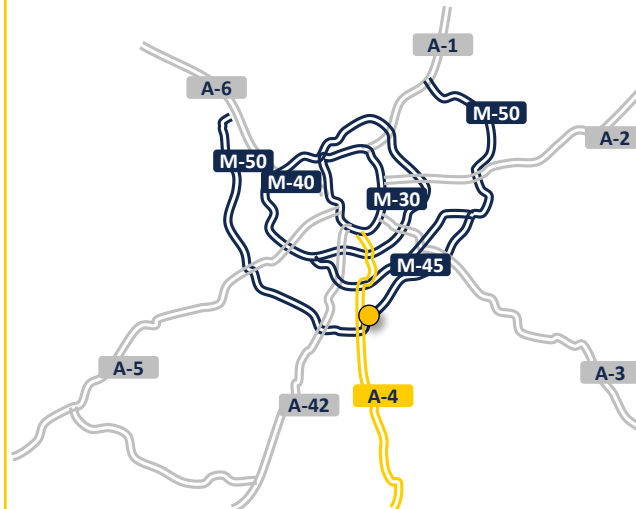
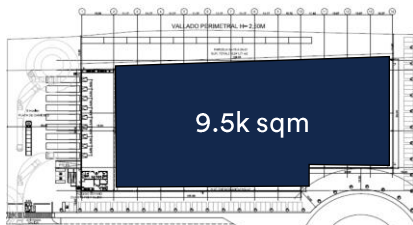
- ✓ Independent plot of 16,242 sqm
- ✓ PCI for Medium Risk (Level 5)
- ✓ 9 Loading docks
- ✓ Truck yard depth of 35 m
- ✓ Floor with 50 kN/m<sup>2</sup> of overloading
- ✓ LED lighting system
- ✓ Free storage height: 11.50 m

### ADVANTAGES

- ✓ LEED® Platinum certification
- ✓ Photovoltaic installation
- ✓ BMS1

### OFFICE SPECIFICATIONS

- ✓ Prepared for WELL certification
- ✓ High level of daylight
- ✓ LED lighting system
- ✓ VRV air conditioning





# NEWDOCK LOS NARANJOS

The Loriguilla logistics park is located at the intersection between the A-3 and the AP-7 and in a logistically consolidated area such as Ribarroja.

257,000 sqm plot (100%) available | Expected delivery in Q4-2025 (Phase 1)

## SPECIFICATIONS

- ✓ Up to 175,000 sqm of GLA available
- PHASE 1:** two modular warehouses of 44,000 sqm and 30,000 sqm under construction.
- PHASE 2:** 132,000 sqm of land
- ✓ PCI for Medium Risk (Level 5)\*\*
- ✓ Truck yard depth of 35 m
- ✓ 50 kN/m<sup>2</sup> of overloading floor
- ✓ LED lighting system
- ✓ Free storage height: 11.50 m

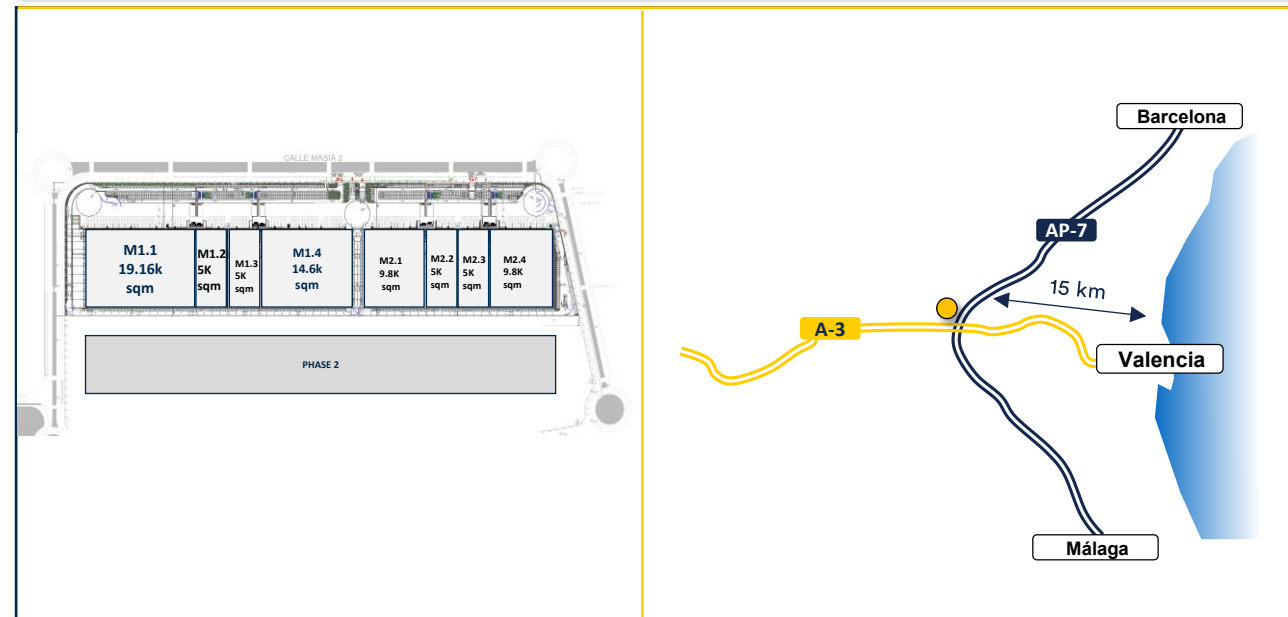
\*\*Prepared for possible extension to High Risk Level 7 (Subject to approval by the competent administration). Independent structure between modules (double pillar).

## ADVANTAGES

- ✓ LEED® Platinum certification target
- ✓ Photovoltaic installation
- ✓ BMS<sup>1</sup> on each building
- ✓ Representative building

## OFFICE SPECIFICATIONS

- ✓ Prepared for WELL certification
- ✓ High level of daylight
- ✓ LED lighting system
- ✓ VRV air conditioning



## FRANCE

LE HAVRE  
GLA: c. 104k sqm







## NEWDOCK SÉQUOIA

Sequoia Park is located next to the port's multimodal platform and offers excellent connections to Paris as well as other European cities via the A131, A13 and A29 motorways.

60,563 sqm (58,23%) available | Immediate availability

### SPECIFICATIONS

- ✓ Plot of 215,399 sqm
- ✓ 8 modules ranging from 6,000 sqm to 18,000 sqm, including one of them of 6,000 sqm dedicated to the storage of hazardous products.
- ✓ 106 Loading docks
- ✓ Truck yard depth of 38 m
- ✓ 50 kN/m<sup>2</sup> overload floor
- ✓ LED lighting system
- ✓ Protection ICPE\* 1510-1, 4331-1  
\*Declaration: 4320-2, 4321-2, 2910-A, 2925-1  
Declaración: 4320-2, 4321-2, 2910-A, 2925-1
- ✓ Free storage height: between 11.40 m

### ADVANTAGES

- ✓ BREEAM® Excellent certification
- ✓ Photovoltaic system
- ✓ BMS<sup>1</sup>
- ✓ Representative building

### OFFICE SPECIFICATIONS

- ✓ High level of daylight
- ✓ LED lighting system
- ✓ VRV air conditioning



## NEWDOCK IN ITALY





## CASTEL GUELFO – LE BETULLE

The Castel Guelfo Logistics Park is located on the outskirts of the Bologna region in northern Italy and offers convenient access to the E45 motorway, which seamlessly connects northern and southern Italy.

136,200 sqm (100%) available | Expected delivery in Q2-2025

### SPECIFICATIONS

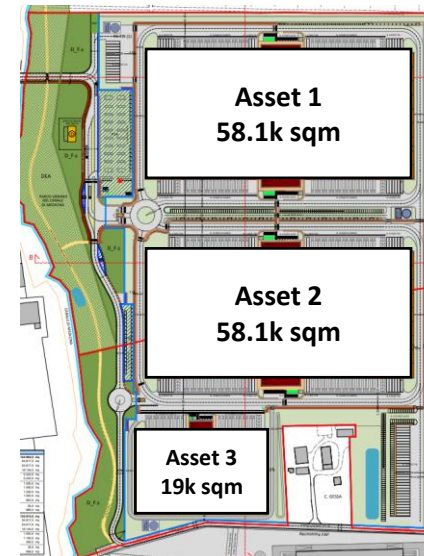
- ✓ 250,000 sqm of GLA
- ✓ Loading docks (1/820 sqm)
- ✓ Truck yard depth of 35 m
- ✓ 50 kN/m<sup>2</sup> overburden floor slab
- ✓ LED lighting system
- ✓ Free storage height: 11.20 m

### ADVANTAGES

- ✓ LEED® Platinum certification target
- ✓ Photovoltaic installation
- ✓ BMS1 on each building
- ✓ Representative building

### OFFICE SPECIFICATIONS

- ✓ Prepared for WELL certification
- ✓ High level of daylight
- ✓ LED lighting system
- ✓ VRV air conditioning



\*Implementation example



## TRECATE – GLI ACERI

Located in the province of Novara, the Trecate Logistics Park occupies a strategic position between Milan and Turin. With easy access to the A4 motorway, it facilitates national and international distribution. The proximity to Milan Malpensa airport further enhances its connectivity for efficient logistics operations.

49,200 sqm (100%) leased | Expected delivery Q4-2025

### SPECIFICATIONS

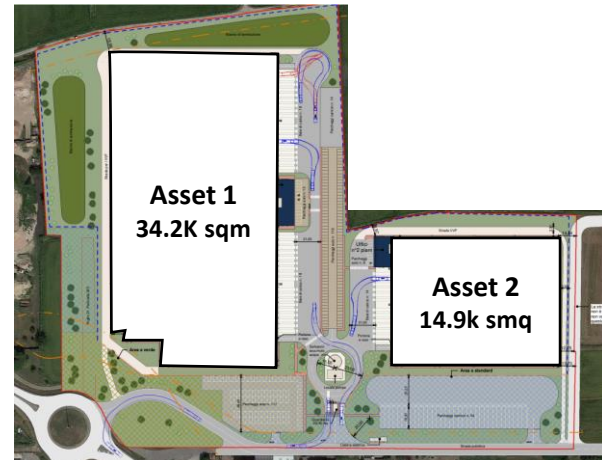
- ✓ Plot of 114,500 sqm
- ✓ Loading docks (1/950sqm)
- ✓ Truck yard depth of 35 m
- ✓ 50 kN/m<sup>2</sup> of overload capacity
- ✓ LED lighting system
- ✓ Free storage height: 11.40 m

### ADVANTAGES

- ✓ LEED® Platinum certification target
- ✓ Photovoltaic installation
- ✓ BMS1 on each building
- ✓ Representative building

### OFFICE SPECIFICATIONS

- ✓ Prepared for WELL certification
- ✓ High level of daylight
- ✓ LED lighting system
- ✓ VRV air conditioning





# Newdock



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