

Press Release

Aquila Capital develops more than 500.000 m² of green logistics properties in Spain

- **Purchase agreement for property in country's first green industrial park close to Madrid is country's biggest logistics deal in years**
- **Realization of first projects by mid-2021 via Spanish subsidiary of Aquila Capital**
- **Green logistics strategy foresees PV panels on properties' roofs, BREEAM certificates and two-year offsetting of properties' CO₂ emissions**

Hamburg, 04 July 2019 – The alternative investment specialist Aquila Capital is entering the Spanish logistics real estate market with the purchase agreement of over half a million square meters located in Toledo in close proximity to Madrid. The deal marks the biggest logistics transaction the country has seen in years. The Spanish subsidiary of Aquila Capital, one of the country's biggest real estate developers employing more than 60 experienced specialists, will be charged with realizing the project. The first segments of the development will be ready for tenants by mid-2021. The project is part of Aquila Capital's green logistics strategy and thus foresees PV panels on all properties' roofs, strictly adheres to BREEAM standards and offsets all CO₂ emissions related to the area's operation for the first two years.

Roman Rosslenbroich, Co-Founder and CEO of Aquila Capital, comments: "This agreement is a milestone for us in several ways. Besides marking our entry into the highly attractive Spanish logistics market, it also enables us to push ahead with our green real estate strategy. We will make the entire industrial site climate neutral and equip it with rooftop photovoltaic and thus create ESG-compliant assets for our investors."

The area in question is part of the expansion of the industrial park Iberum Multimodal Central Platform, where Urban Castilla La Mancha has developed more than three and a half million square meters for logistics use, occupied by companies such as Amazon, Michelin, Toyota and Airbus FM-Logistic.

Rolf Zarnekow, Head of Real Estate at Aquila Capital, adds: “The arrival of these companies has consolidated this sector as one of the best logistics locations in the centre of the Iberian Peninsula. This established location makes the property an ideal entry point to the Spanish logistics market that is still characterized by a relatively low share of e-commerce compared to Northern Europe. We expect a continuation of the above-average yields for our institutional investors in this segment.”

In addition to its central location, which allows it to be connected to the six high-capacity radial tracks, Iberum Multimodal Central Platform has the possibility of developing a dry port and the railway connection with the main ports along the Central and Atlantic-Mediterranean Corridor.

The area is also recognized by the European Commission as Spain’s first “Eco-Polígono” (green industrial park) for its compliance with sustainability standards such as LED lighting, recycling of rainwater, agro-gardening and collaboration with local farmers. The industrial park aims to become the first in Spain with carbon footprint compensation measures and zero net emissions. The project was exhibited at the Barcelona International Logistics Exhibition (SIL) from 26 to 28 June.

Aquila Capital already has a long logistics track record in Germany, where the group carried out large projects across the country.

About Aquila Capital:

Aquila Group is an experienced and long-term investor in essential, real asset investments. Founded in 2001 by Dr. Dieter Rentsch and Roman Rosslenbroich, the Group currently manages USD 9.3 billion for its clients worldwide (as at 31.03.2019).

The business centres on secular and sustainable trends in renewable energy, social housing, green logistics, infrastructure, timber and agriculture as well as niche financial market strategies. Dedicated specialist investment teams with entrepreneurial mindsets draw on their sector networks and experience to screen, develop, finance, manage and operate investments along the entire value chain.

Local, on-site management teams and a boots on the ground philosophy are central to the company’s operations, with 14 investment offices in 11 countries. Comprehensive operational capabilities, more than 300 employees at group level, intensive asset management and a passion for detail ensure asset and product performance as well as the timely deployment of capital.

Aquila Group believes in stringent corporate governance. With its two AIFMs in Luxembourg and Germany, it is subject to the highest European regulatory standards.

Embedded in its activities lies a passion for real assets and living ESG, better every day.

Press enquiries Aquila Capital:

Daniela Hamann
Aquila Capital
Valentinskamp 70
20355 Hamburg
Tel: +49 40 87 5050-150
Email: daniela.hamann@aquila-capital.com

Johannes Braun
PB3C GmbH
Rankestraße 17
10789 Berlin
Tel.: +49 30 72 62 76 1544
Fax: +49 30 72 62 76 163
E-Mail: braun@pb3c.com