



# Meet Panattoni

International vision. Local focus.



# International vision

As a largest developer in Europe, we provide full-service commercial real estate property solutions. Our expertise encompasses all sectors of the commercial property market, with a particular focus in assisting clients with their specific requirements.

Panattoni is one of the largest industrial real estate developers in the world with 54 offices across North America, India and Europe, where it has been present since 2005. Panattoni is also one of the top-ranking consistent deployers of institutional and private wealth capital directly in deal opportunities in the European industrial and logistics investment market, investing on average around EUR 7.0 billion a year.

56 M sq.m

2,500 clients

200 markets

54 offices



# Local focus



## Our core business

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### Build-to-suit

Facility developed according to the client's specification, meeting their technical standards; often intended for manufacturing functions; location in areas identified by the client, often within special economic zones.

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### Multi-tenant

Warehouse or manufacturing & warehouse facility meeting standard technical specification, dedicated to clients from various industries; excellent location along strategic transportation routes and near large cities.

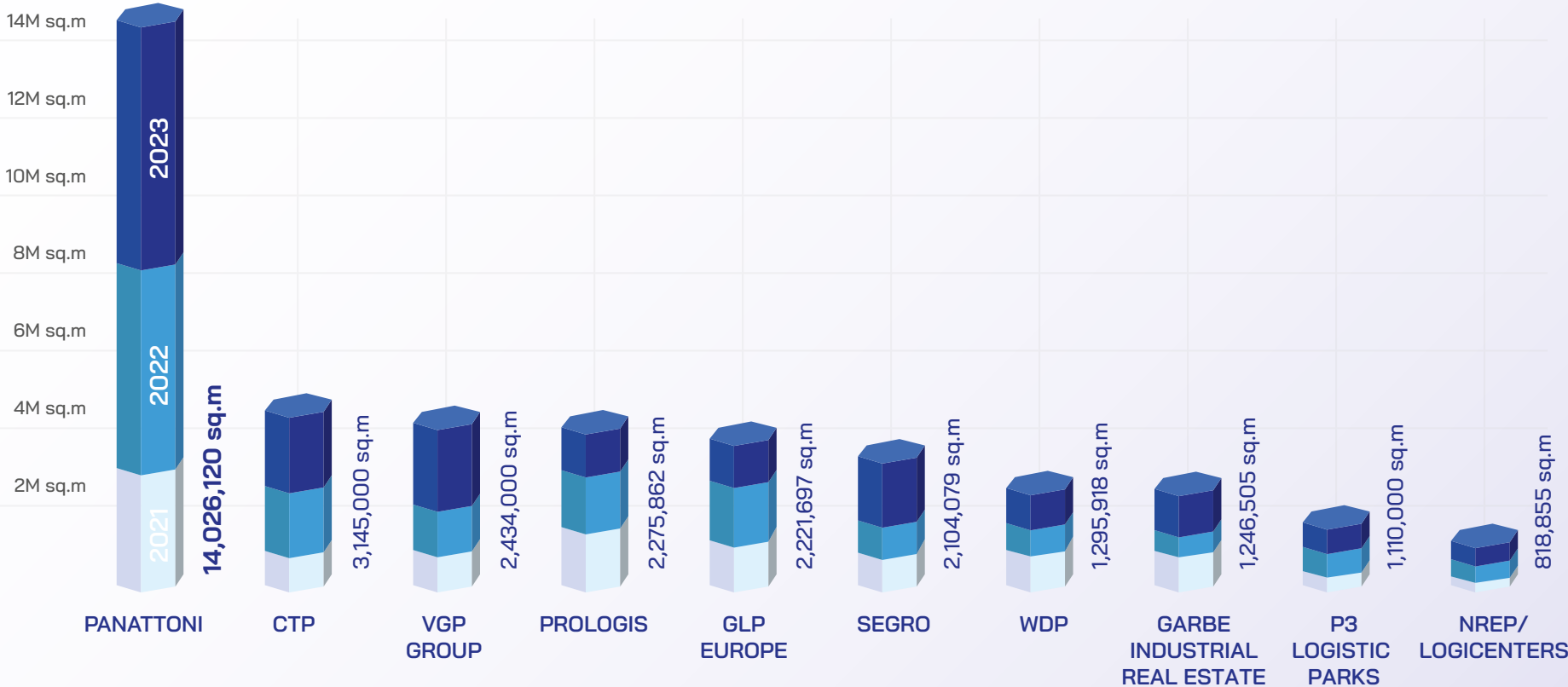
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### Property Management

The product we offer our client as a developer is not only high-standard space for lease, but also includes a package of professional management services. Property management experts are engaged in the cooperation with clients as early as the initial phase of the investment, upon contract conclusion.

# #1 developer in Europe

We've continued to solidify our position as the frontrunner in the European market. We've delivered a remarkable 14 M sq.m in 3 years and have surpassed our closest competitor by 4.5 times in terms of completed space.

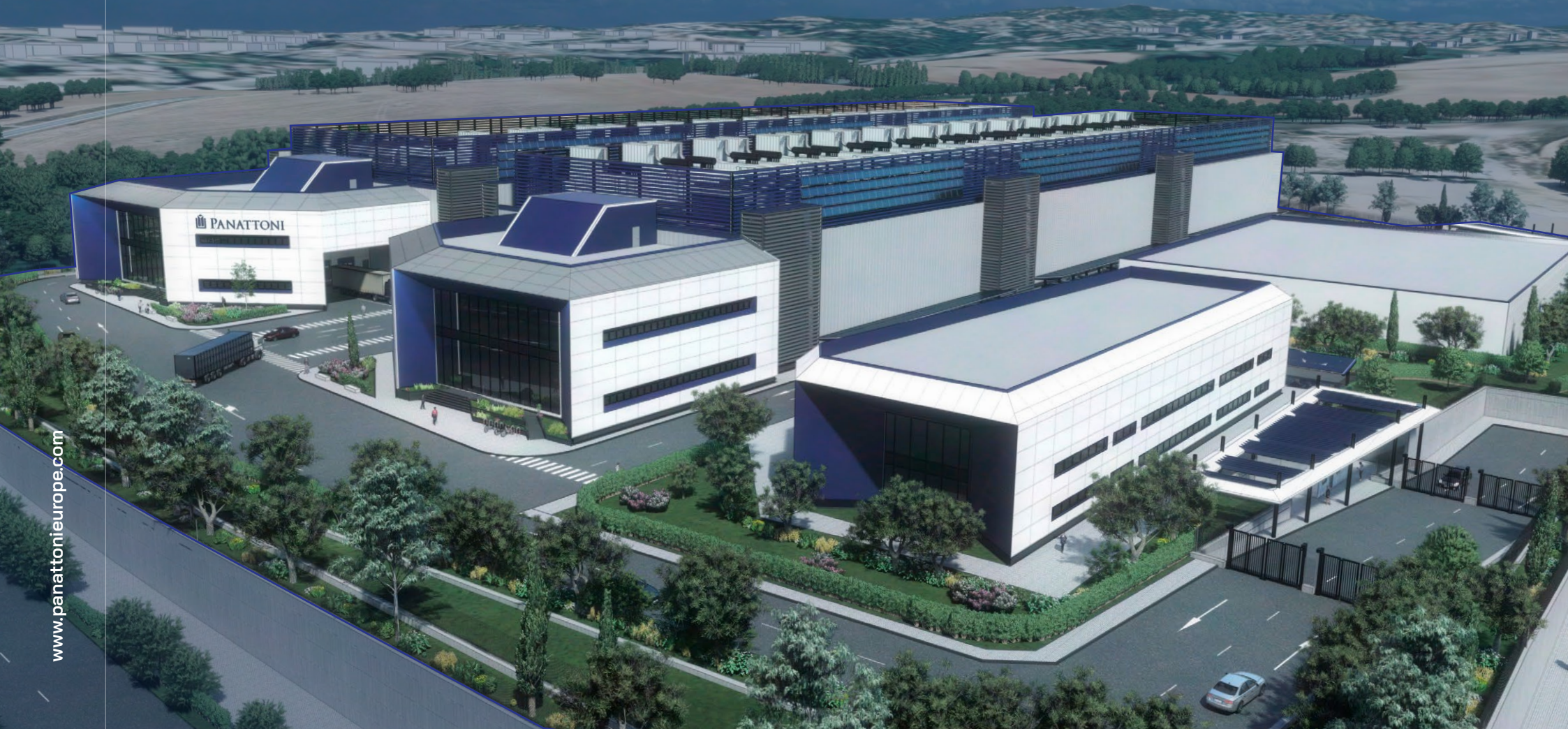


PropertyEU Ranking. Projects of new facilities, expansions and/or renovations completed in the 2021-2023. The minimum total area of projects is 5,000 sq.m.



# Data Center

Our plan is to develop the largest Data Center Campus in Barcelona, Spain,  
with a minimum Power Supply guaranteed of 88 MWs



## Introduction

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### Unbeatable time to market

#### Two phases.

The first phase, of 42 MWs of guaranteed power supply, estimated to be delivered in Q3 2027.

Second phase could have an additional Power supply of 42 MWs + 20 MWs back-up power line, estimated to be delivered by 2030.

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### Unique opportunity to develop from a Core & Shell up to a Fully Fitted facility

We can tailor our services to meet your specific requirements and seamlessly scale as your business grows.

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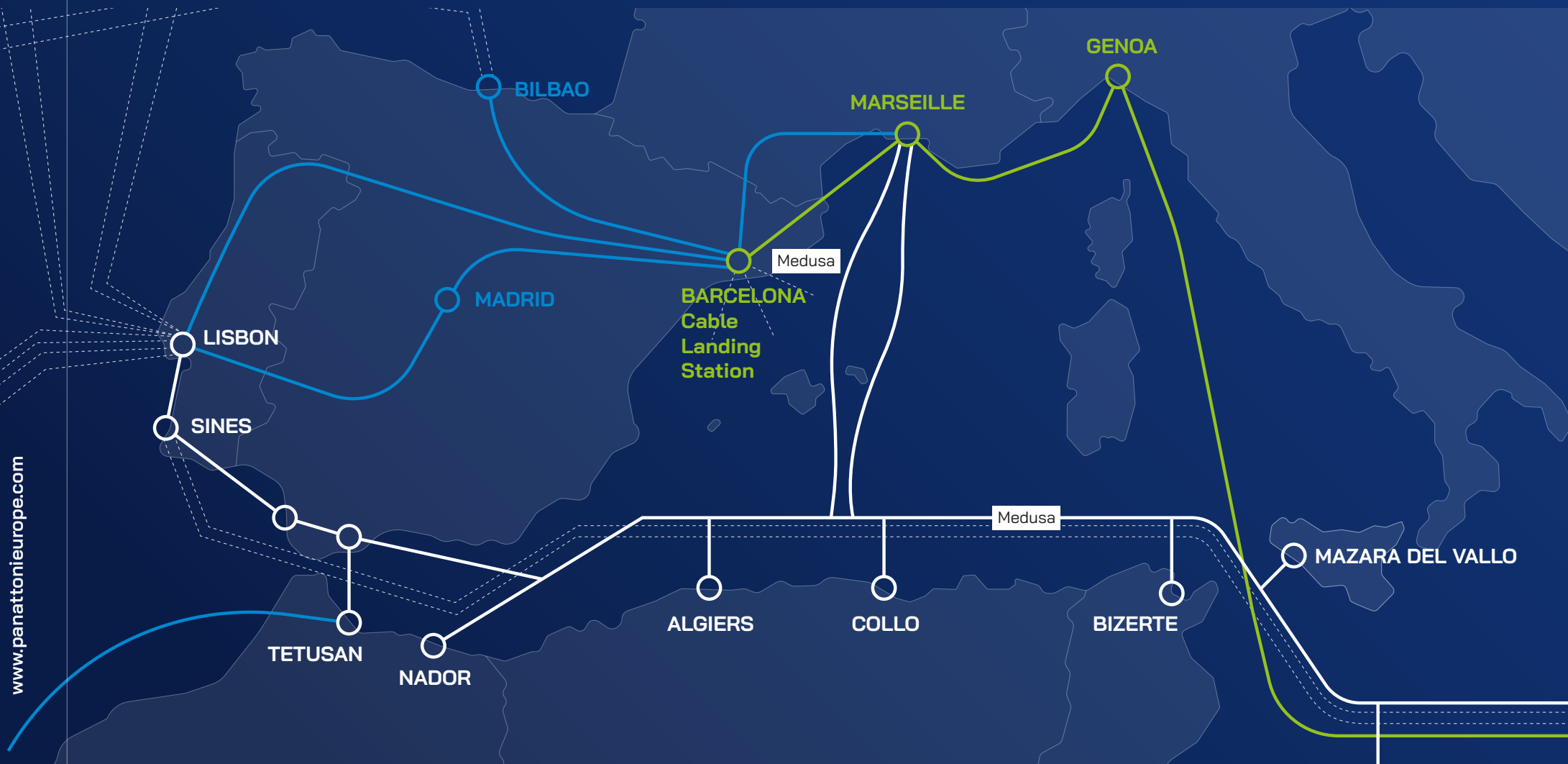
### Strategic location

Barcelona is emerging as next data center hub in Iberia given the low availability power supply in Madrid and the great data connectivity.

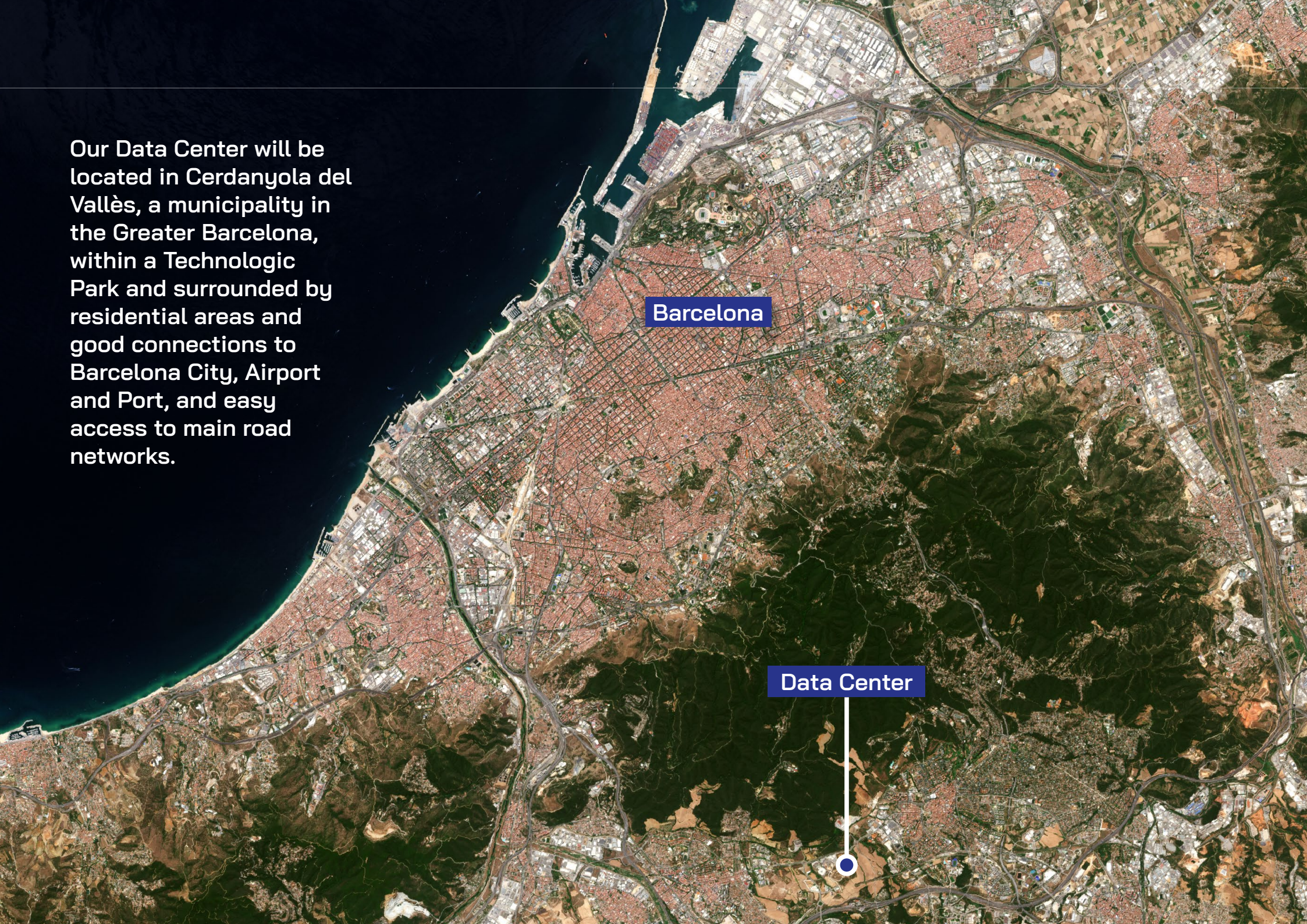


# Location overview

Barcelona is leveraging its existing market competitive advantage through a significant increase in connectivity, with a compound annual growth rate (CAGR) of 35%.



**Our Data Center will be located in Cerdanyola del Vallès, a municipality in the Greater Barcelona, within a Technologic Park and surrounded by residential areas and good connections to Barcelona City, Airport and Port, and easy access to main road networks.**

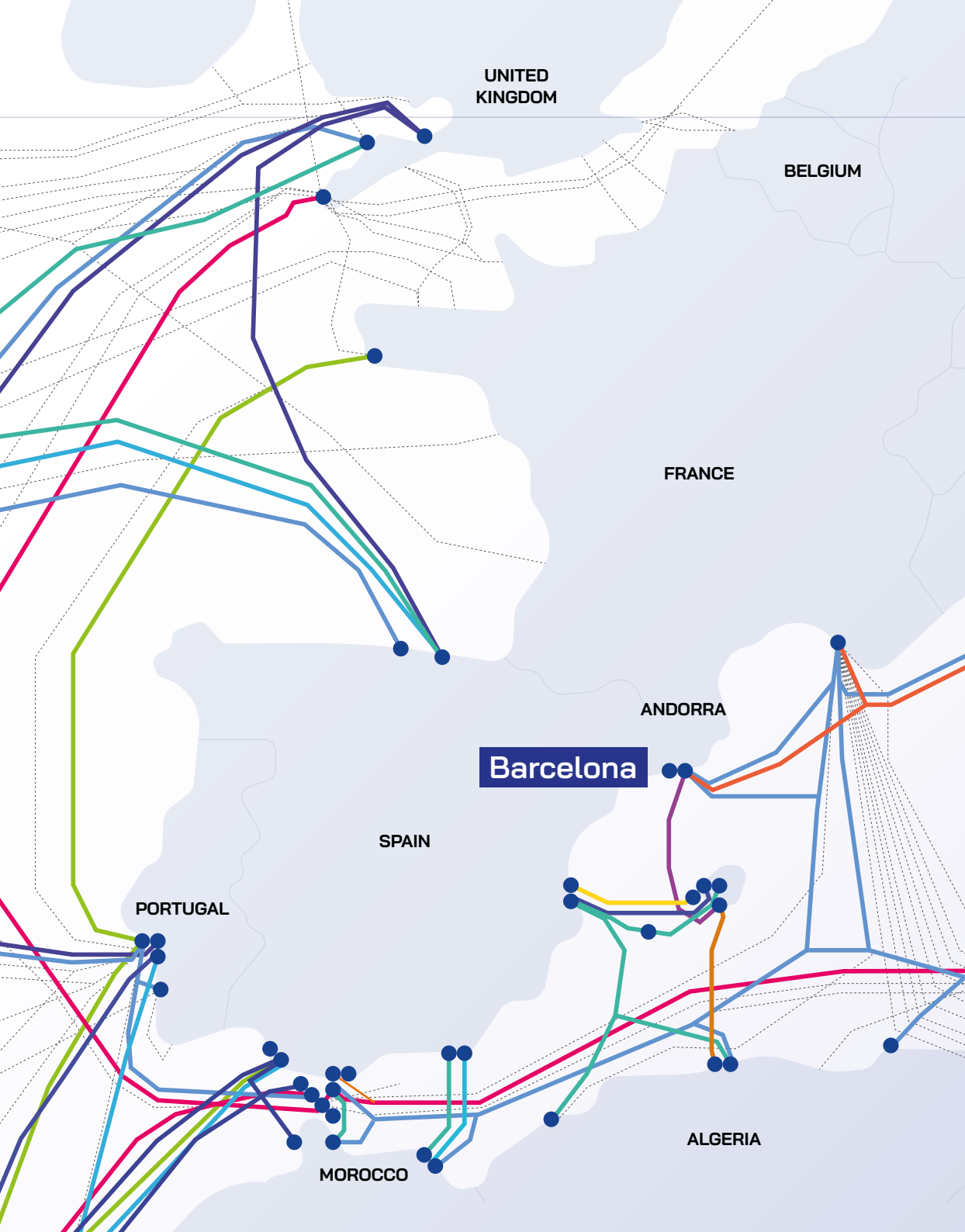




# Consolidated area

Local authorities are strongly committed to supporting the development of data centers and high tech companies in this specific park.





# Connectivity

## Submarine cable map

**Submarine cables landing into Spain**  
>30 submarine cables

### The most recent:

- Anjana
- Grace Hopper

**3 Submarine cables landing into Barcelona area**

### 2Africa

Owners: Bayobab, China Mobile, Meta, Orange, Saudi Telecom, Telecom Egypt, Vodafone, WIOCC

### Medloop

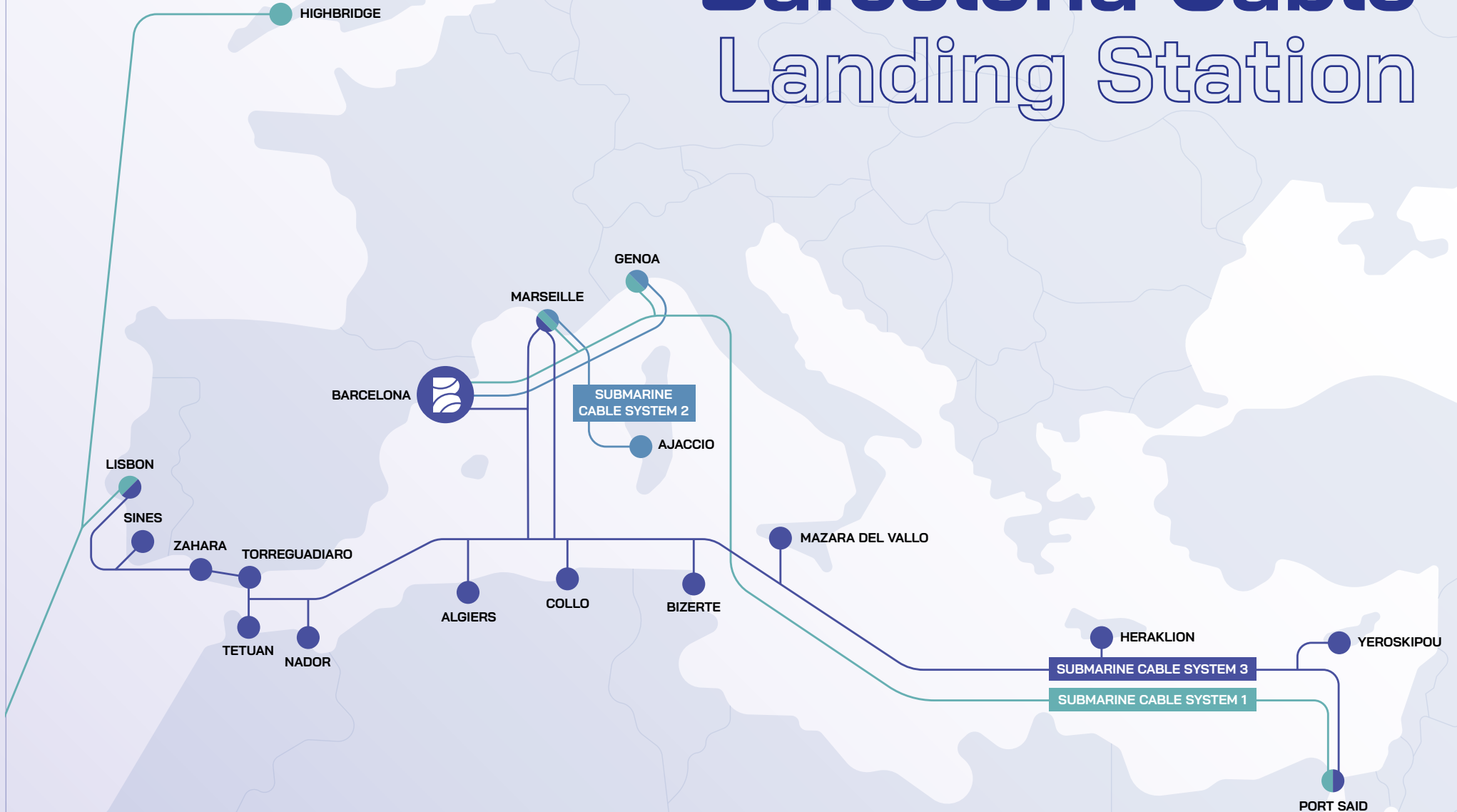
Owner: SIPARTECH

### Medusa submarine cable system (Sant Adria)

Owner: AFR-IX Telecom



# Barcelona Cable Landing Station



## New connection to Parc de l'Alba

Barcelona CLS provides Dark Fibre between the facilities and the main Data Centres in the Barcelona Metropolitan area. Parc de l'Alba will be connected to Barcelona CLS.

### Barcelona Metropolitan Area

### Barcelona

Parc de l'Alba area

EdgeConneX

Edged BitNAP AtlasEdge Equinix Ba1

Interxion

- Available Data Centre
- Future Data Centre
- On Demand Data Centre





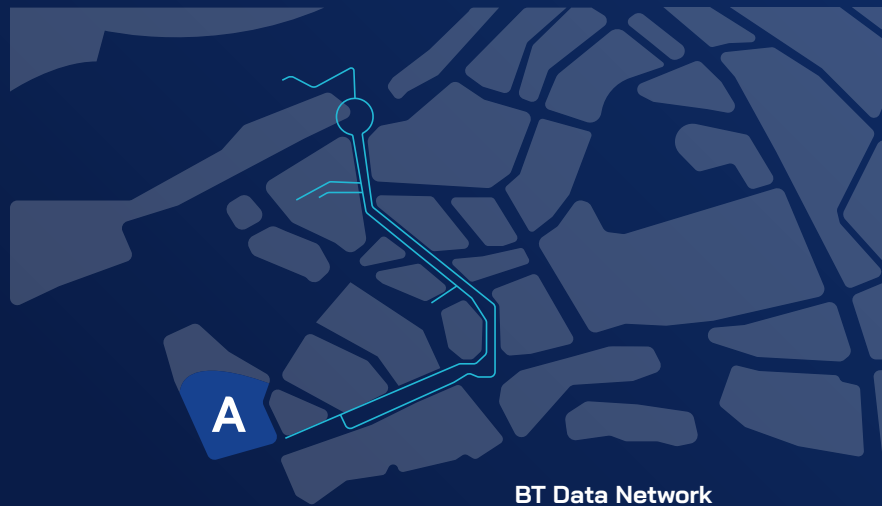
# Microlocation

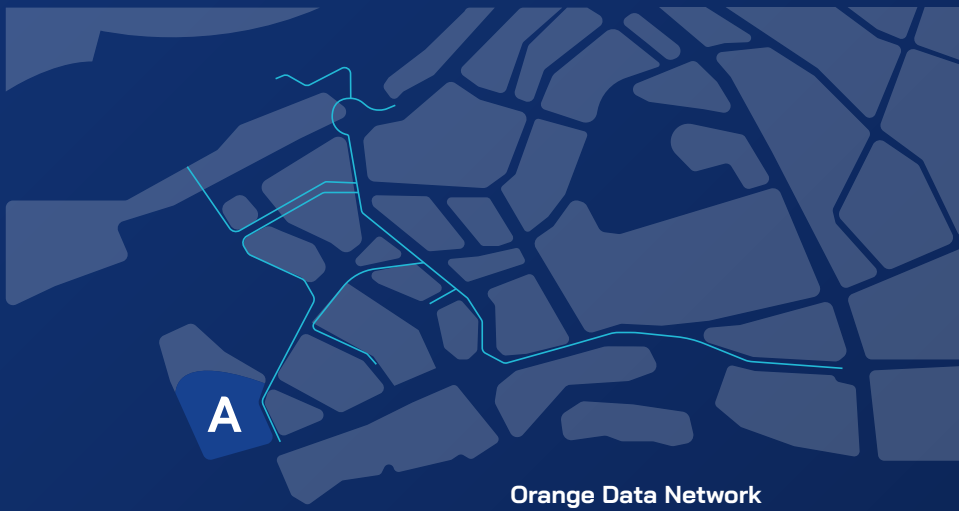
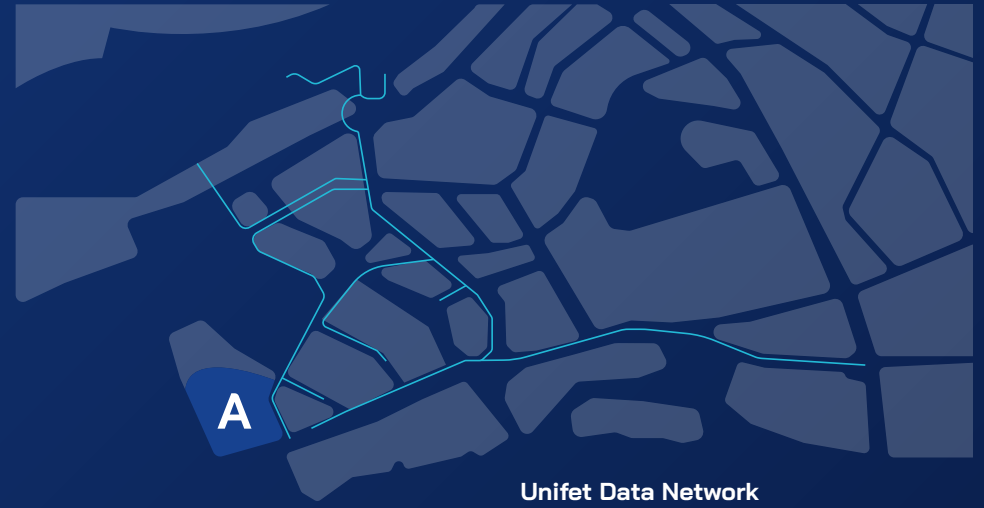
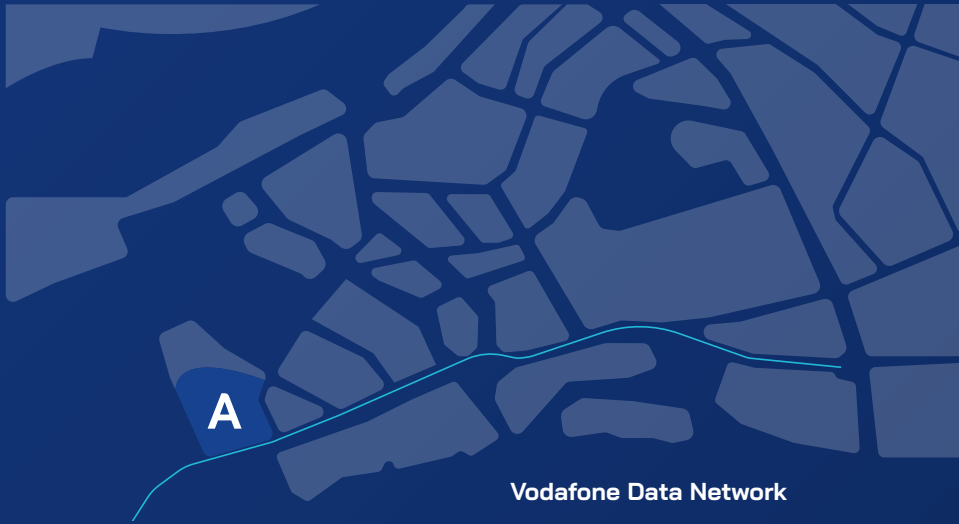
## Cerdanyola DC Hub (II)



### Fiber connectivity

Apart from the reliable power supply infrastructure in place, the area has unbeatable connectivity in terms of availability of fibre and telecom operators. There are currently 7 operators in the Park with their own infrastructures and sufficient reserve for future operations.







# Data center infrastructure



## Power Supply

Panattoni has already been granted with 42 MWs for Phase I, by ENDESA. The local Power Supply Company, ENDESA, has recently approved increasing that power supply an additional 42 MWs for phase II with 20 MWs back-up line and we are now drafting the agreement with them in order to get that additional power supply by 2030.



## Power Substations feeding Panattoni's Data Center

Power supply to our DC will basically come from 3 nearby power substations:

**ST Codonyers** – the nearest, at 800 m distance, which will provide the 42 MWs for Phase 1 at 25 kV voltage.

**ST Cerdanyola** – 3 km north, 42 MWs for Phase 2 at 110 kV voltage.

**ST Sant Cugat** – 3 km north, 20 MWs for Phase 2 as back-up electrical supply.



# Power supply overview

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## Phase I

The first phase, of 42 MWs (25 kW) total power supply, estimated to be delivered in Q3 2027.

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## Phase II

The second phase could have an additional Power supply of 42 MWs (110 kW) + 20 MWs back-up power, estimated to be delivered by 2030.





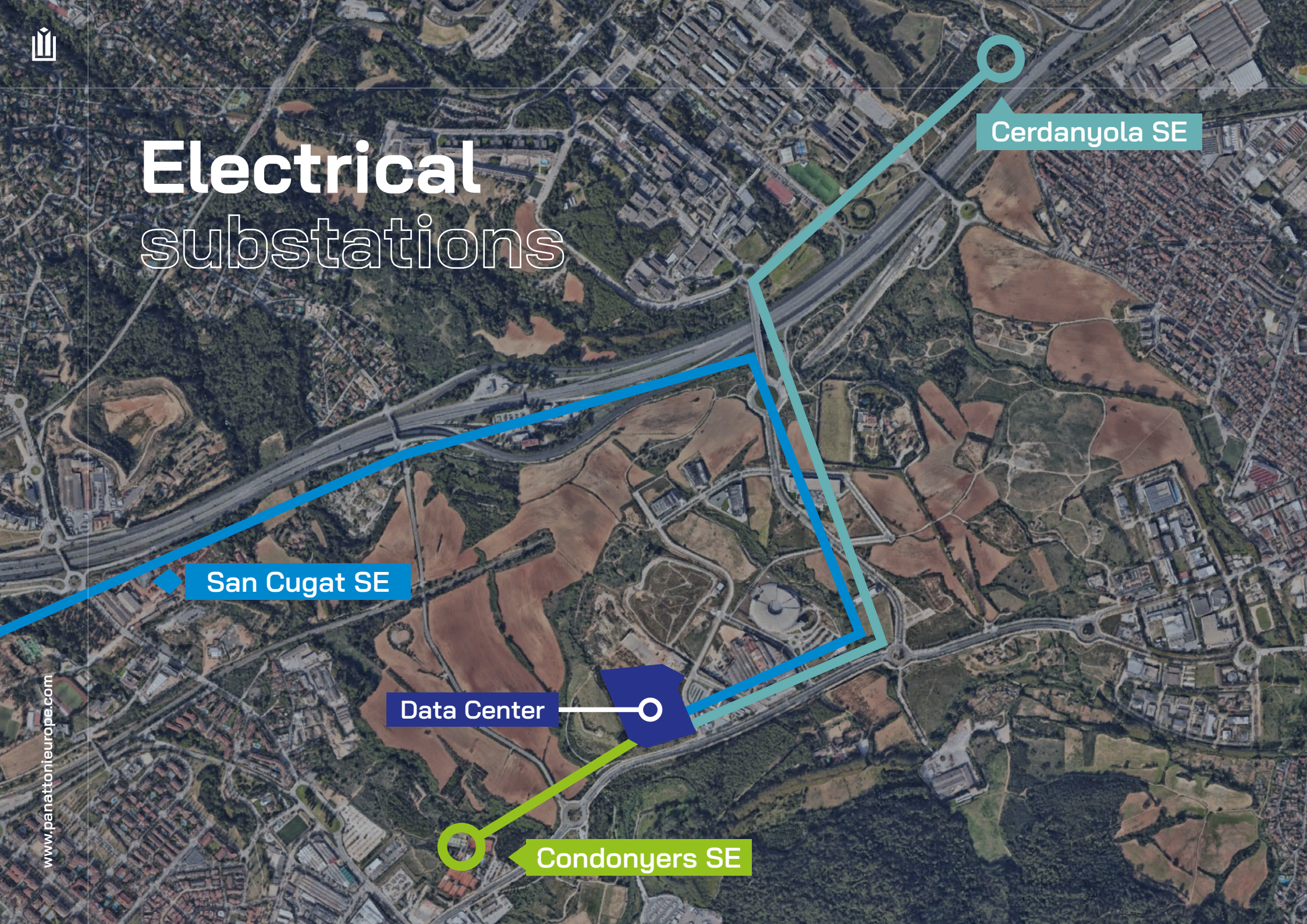
# Electrical substations

Cerdanyola SE

San Cugat SE

Data Center

Condonyers SE



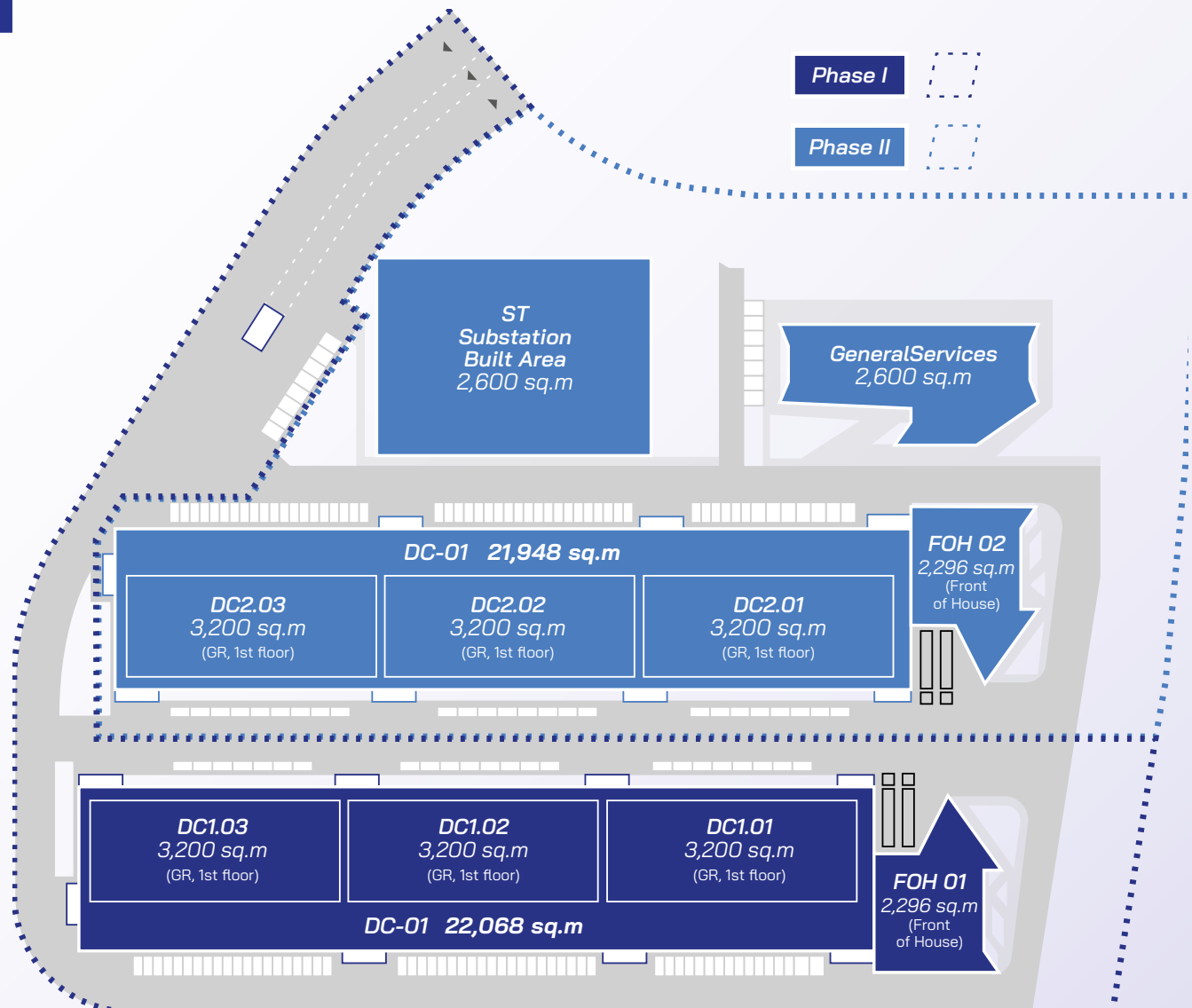
# Build-area overview

Phase I  
22,068 sq.m

Electrical substation and  
general services building:  
5,200 sq.m

Phase II:  
21,948 sq.m

TOTAL:  
49,216 sq.m



# Visualizations





49,216 sq. m

 PANATTONI







# 88 MWs







[www.panattonieurope.com](http://www.panattonieurope.com)