LOGISTICS-INDUSTRIAL AND SERVICES POLYGON

EUROPE-SOUTH DOOR

SARAGOSSA

STRATEGIC POSITION

AIR TRANSPORT

Zaragoza airport is the second most important in Spain in terms of freight volume, moving around 11,820 tons/year and with 41 weekly international routes to around twenty cities.

RAILWAY TRANSPORT

Direct connections by high-speed train to Madrid and Barcelona.
Zaragoza PLAZA railway complex is the largest freight terminal in southern Europe, with an area of 755,000 square meters.

ROAD TRANSPORT

Located next to Zaragoza city -35km- and equidistant to Barcelona, Valencia, Bilbao and Madrid, the main cities of Spain.
Access from A2 motorway, which facilitates the arrival of freights by road and the connection with the two access routes to Europe in the North, as well as to Portugal and Africa in the South.

BUSINESS ENVIRONMENT

Zaragoza has the best cost-time ratio for opening a company in Spain thanks to easy access to its institutions, politicians and local government.
Investment incentives may be as high as 35%

Rented properties are up to 50% cheaper tan in Madrid or Barcelona.
The anual labor cost in Aragon is 3.000€ below the European average.

Zaragoza Logistics Center (ZLC) offers world-renowned excellence in logistics training. Founded at the behest of the Massachusetts Institute of Technology (MIT), it is part of the MIT Global Scale Network, alongside centres in the United States, Colombia, China and Malaysia.
The University of Zaragoza and private San Jorge University are the leading providers of tertiary education in Aragon with over 30.000 students enrolled.

Concentration of big companies

SITUATION SECTOR “EUROPE-SOUTH DOOR”

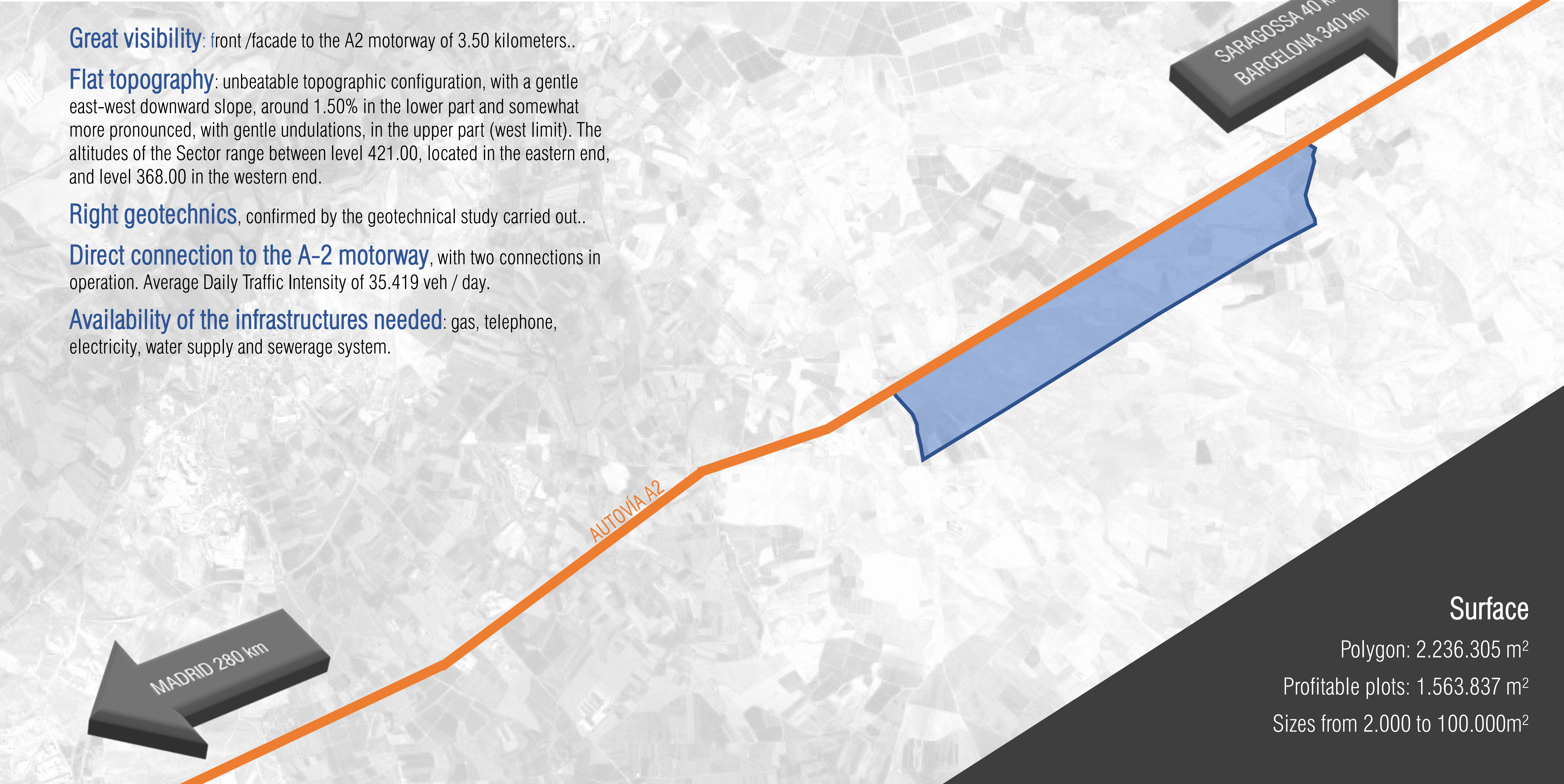
Great visibility: front /facade to the A2 motorway of 3.50 kilometers..

Flat topography: unbeatable topographic configuration, with a gentle east-west downward slope, around 1.50% in the lower part and somewhat more pronounced, with gentle undulations, in the upper part (west limit). The altitudes of the Sector range between level 421.00, located in the eastern end, and level 368.00 in the western end.

Right geotechnics, confirmed by the geotechnical study carried out..

Direct connection to the A-2 motorway, with two connections in operation. Average Daily Traffic Intensity of 35.419 veh / day.

Availability of the infrastructures needed: gas, telephone, electricity, water supply and sewerage system.



Surface

Polygon: 2.236.305 m²

Profitable plots: 1.563.837 m²

Sizes from 2.000 to 100.000m²

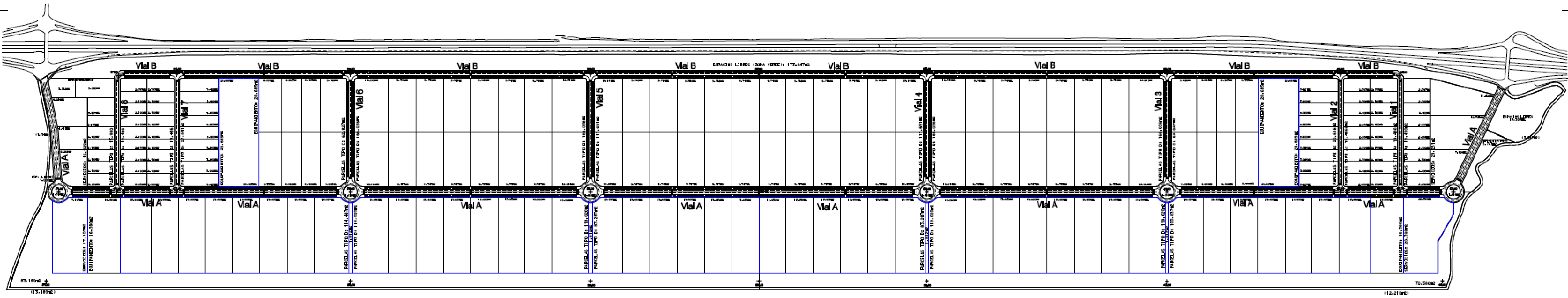
MOBILITY SECTOR “EUROPE-SOUTH DOOR”

There are 2 accesses to the Polygon, at both ends, with 2-lane roads in each direction of circulation of 20m width that connect the A-2 motorway with a distribution roundabout in each of the accesses with an external diameter of 56m .

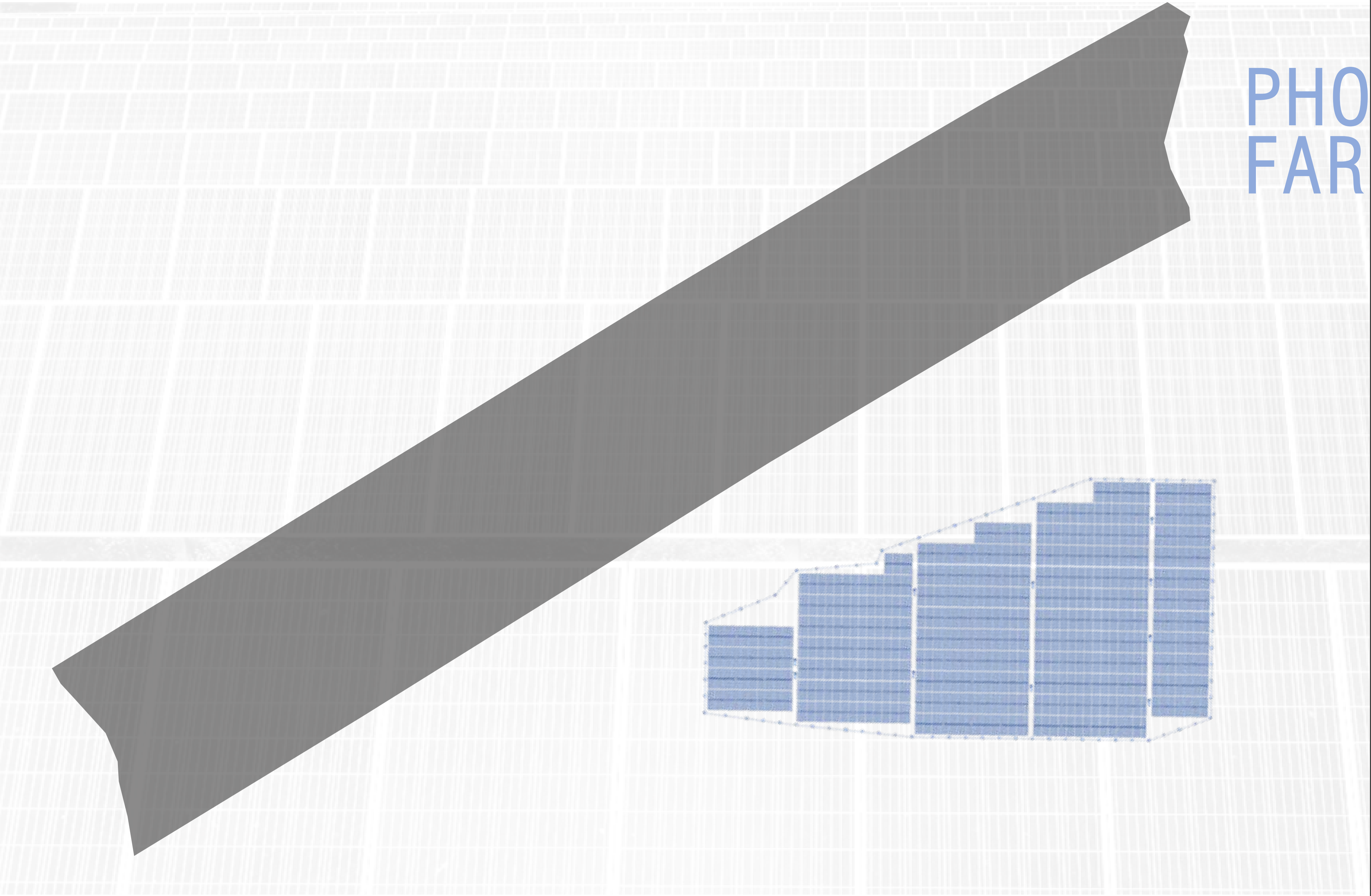
From the 2 roundabouts located at the entrances, the main internal distribution road starts, located in the central axis of the Polygon, with a 28m width, with 2 traffic lanes in both directions. The road is completed with another road that runs parallel to the A-2 motorway, with a width of 20m, and 6 transversal roads of 14m and 20m that connect the 2 headwaters of the polygon and the 2 longitudinal roads.

The four interior roundabouts facilitate and decongest the circulation inside the Polygon.

6.429 parking spaces are located along the 2 longitudinal roads, on both sides of the transversal roads and at the 2 headwaters of the polygon. 162 places are reserved for people with limited mobility



SUSTAINABLE CONNECTIONS



PHOTOVOLTAIC FARM

Sector located next to FUTURE PHOTOVOLTAIC FARM

Photovoltaic Farm: Calatayud I.

Location: Polygons 9 and 12, various plots.

Installed power: 49,487 MW.

Photovoltaic farm area: 92,36 ha.

132 kV line of about 10.773 m length.

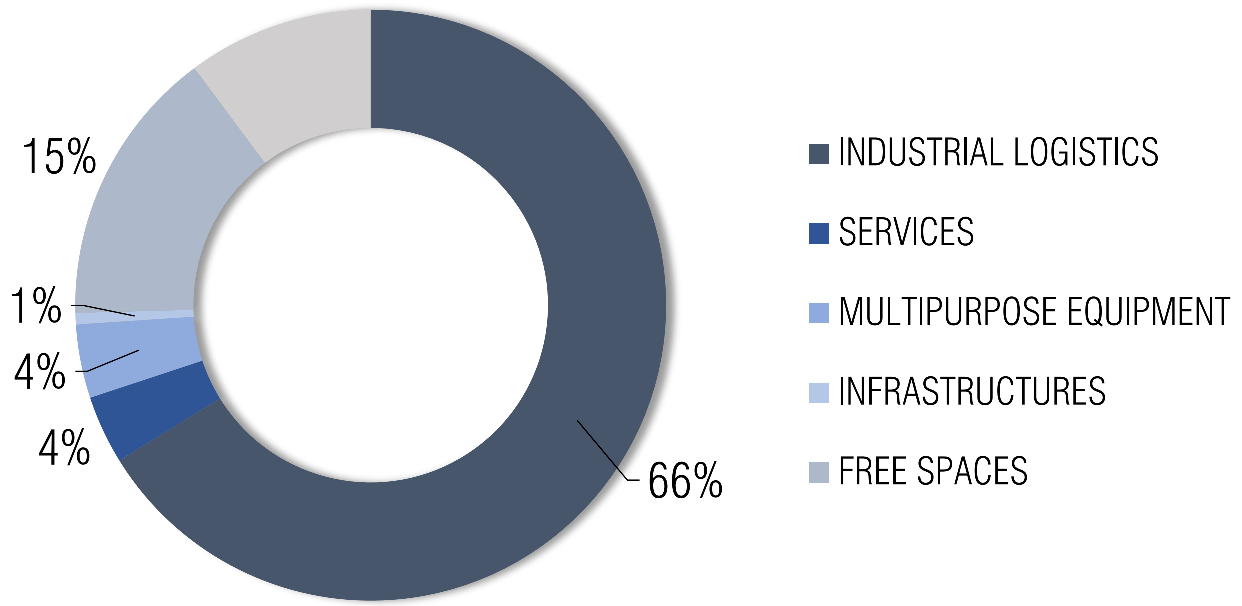
LOT USES

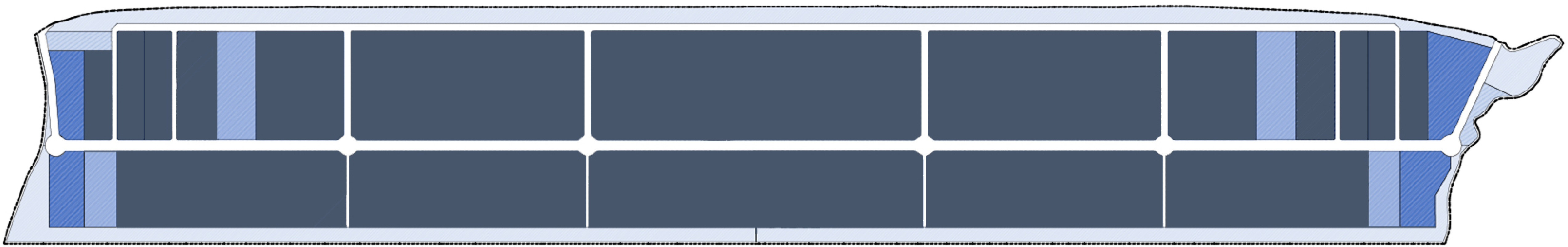
Plot size **versatility:**

- Small ≈ 2.000 m² next to entrances,
- Large ≥100.000 m² central part

Availability **plots for Logistics-Industrial-Services use**:

- Plots área of 1.563.837m²,
- Building área of 1.109.156 m².





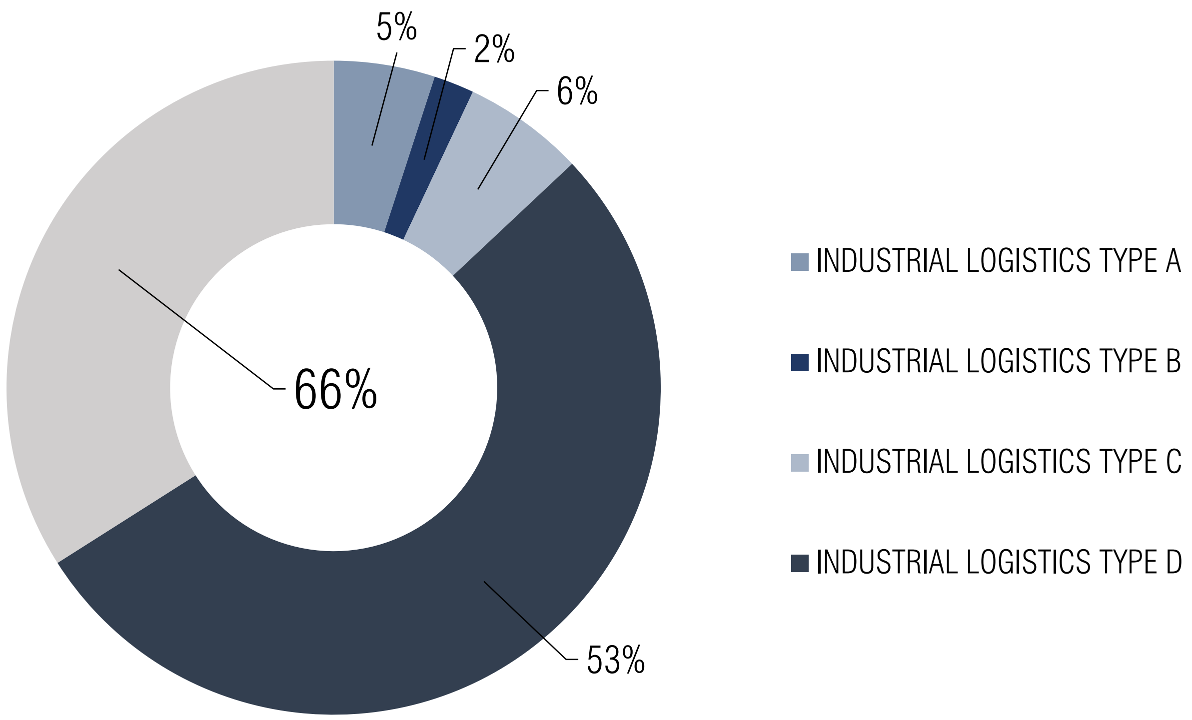
INDUSTRIAL LOGISTIC USE

Primary use

INDUSTRIAL LOGISTIC

Complementary / admissible

- Repair, maintenance and premises services
- Spare parts and auxiliary machinery for vehicles' sales and vehicles' technical inspection.
- Catering, offices, equipment and recreational tertiary services
- Business and leisure establishments
- Parking, energy cogeneration, and gardens



INDUSTRIAL LOGISTIC USE TYPE A

PLOT CONDITIONS

Minimum plot- 1.000m²

Setbacks - 10m to roads and 5m to boundaries

Maximum height - 4 floors and 16m

Ocupation - 90%

A1 Surface 19.490 m²
Buildable area 19.440,94 m²

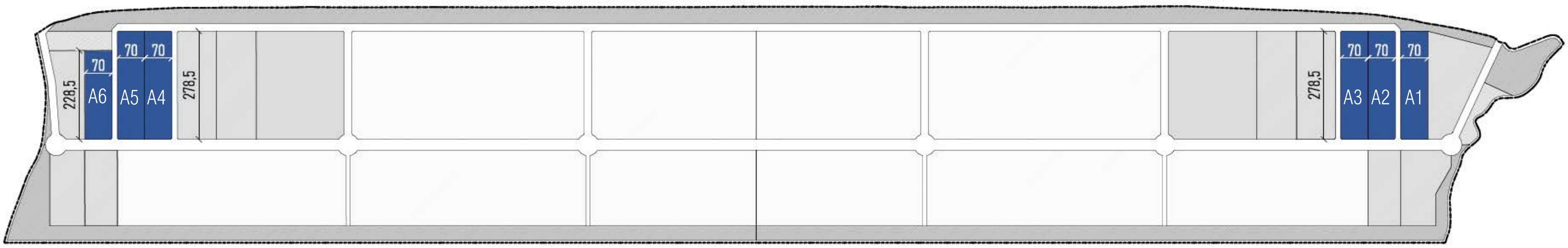
A2 Surface 19.486 m²
Buildable area 19.436,95 m²

A3 Surface 19.486 m²
Buildable area 19.436,95 m²

A4 Surface 19.486 m²
Buildable area 19.436,95 m²

A5 Surface 19.486 m²
Buildable area 19.436,95 m²

A6 Surface 15.990 m²
Buildable area 15.949,75 m²



INDUSTRIAL LOGISTIC USE TYPE B

CONDITIONS PLOT

Minimum plot - 2.000m²

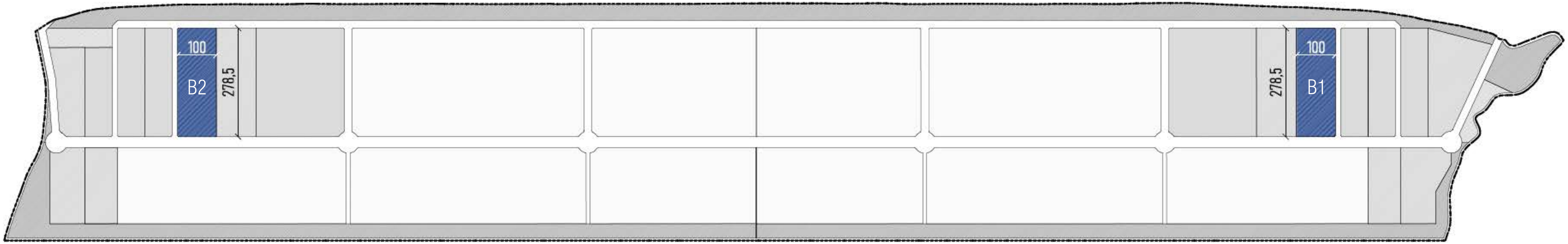
Setbacks - 10m to roads and 5m to boundaries

Ocupation - 85%

Maximum height - 4 floors and 16m

B1 Surface 27.841 m²
Buildable area 24.993,93 m²

B2 Surface 27.841 m²
Buildable area 24.993,93 m²



INDUSTRIAL LOGISTIC USE TYPE C

PLOT CONDITIONS

Minimum plot - 5.000m²

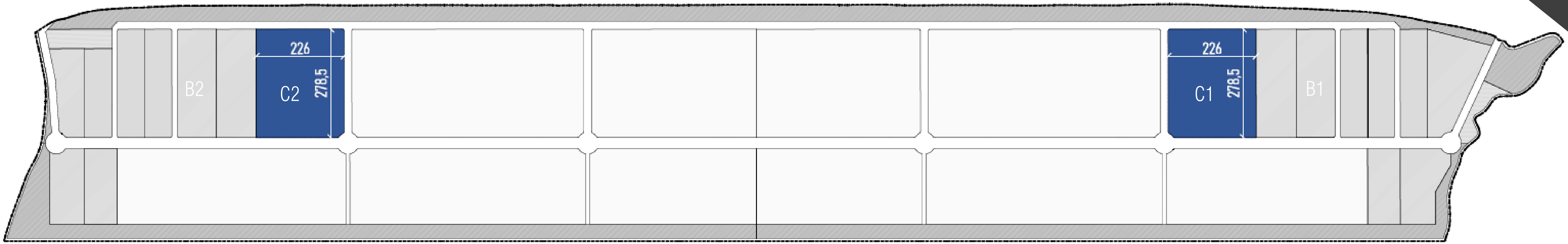
Setbacks - 10m to roads and 7m to boundaries

Ocupation - 80%

Maximum height - 4 floors and 16m

C1 Surface 62.827 m²
Buildable area 47.001,39 m²

C2 Surface 62.827 m²
Buildable area 47.001,39 m²



INDUSTRIAL LOGISTIC USE TYPE D

PLOT CONDITIONS

Minimum plot - 10.000m²

Setbacks - 10m to roads and 10m to boundaries

Maximum height - 4 floors and 16m

Ocupation - 75%

D1 Surface 166.036 m²
Buildable area 107.652,34 m²

D2 Surface 117.691 m²
Buildable area 76.306,44 m²

D3 Surface 117.691 m²
Buildable area 76.306,45 m²

D4 Surface 166.036 m²
Buildable area 107.652,34 m²

D5 Surface 100.837 m²
Buildable area 65.377,02 m²

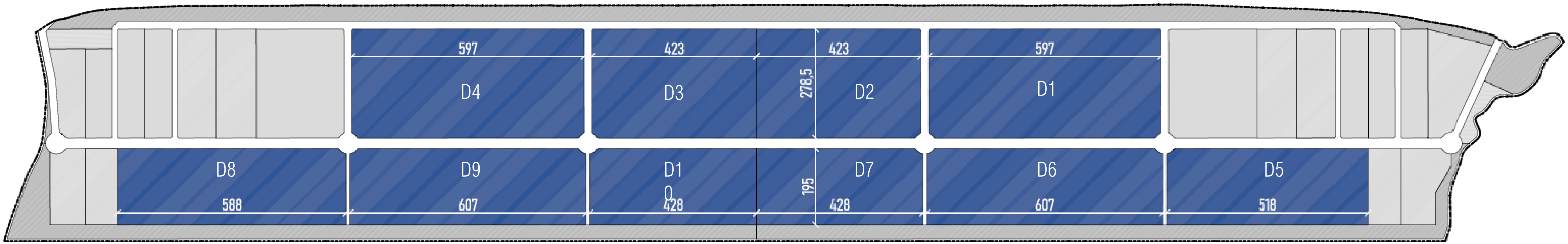
D6 Surface 118.020 m²
Buildable area 76.516,91 m²

D7 Surface 83.287 m²
Buildable area 53.997,74 m²

D8 Surface 114.487 m²
Buildable area 74.226,69 m²

D9 Surface 118.020 m²
Buildable area 76.517,71 m²

D10 Surface 83.287 m²
Buildable area 53.998,74 m²



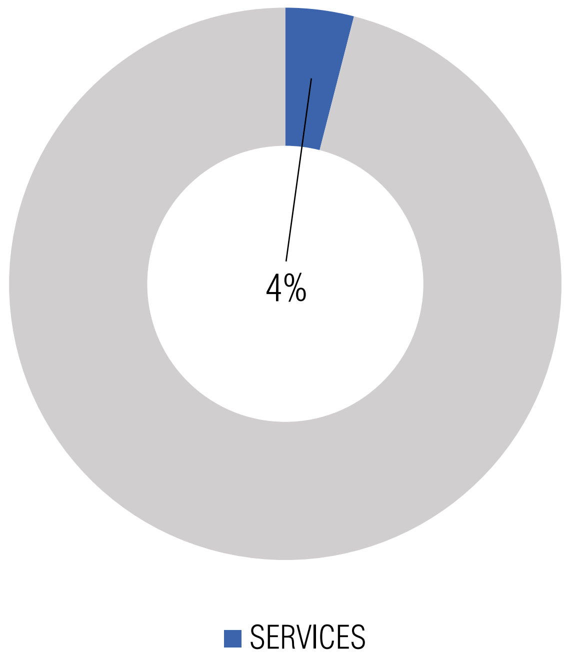
SERVICES USE

Primary use

- Repair and maintenance and premises services
- Spare parts and auxiliary machinery for vehicles' sales and vehicles' technical inspection

Complementary / admissible

- Commercial
- Industrial and logistics
- Catering, offices, equipment and recreational tertiary services
- Business and leisure establishments
- Parking, energy cogeneration, and gardens
- Urban public services
- Servicios de infraestructura
- Infrastructure services
- Cultural and leisure centers
- Public Administration, Defense and State Security



SERVICES USE

S1 Surface 29.251 m²
Buildable area 29.177,37 m²

S2 Surface 16.929 m²
Buildable area 16.886,39 m²

S3 Surface 20.398 m²
Buildable area 20.346,66 m²

S4 Surface 17.107 m²
Buildable area 17.063,94 m²

CONDITIONS PLOT

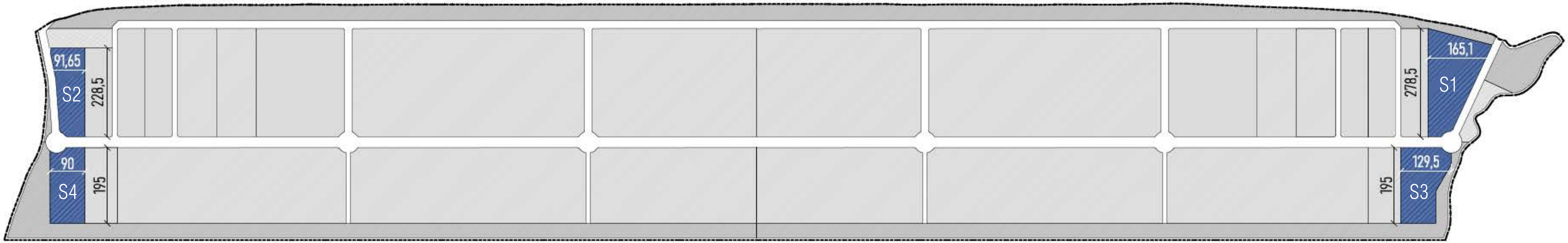
Isolated building and semi-detached

Minimum plot - 2.000m²

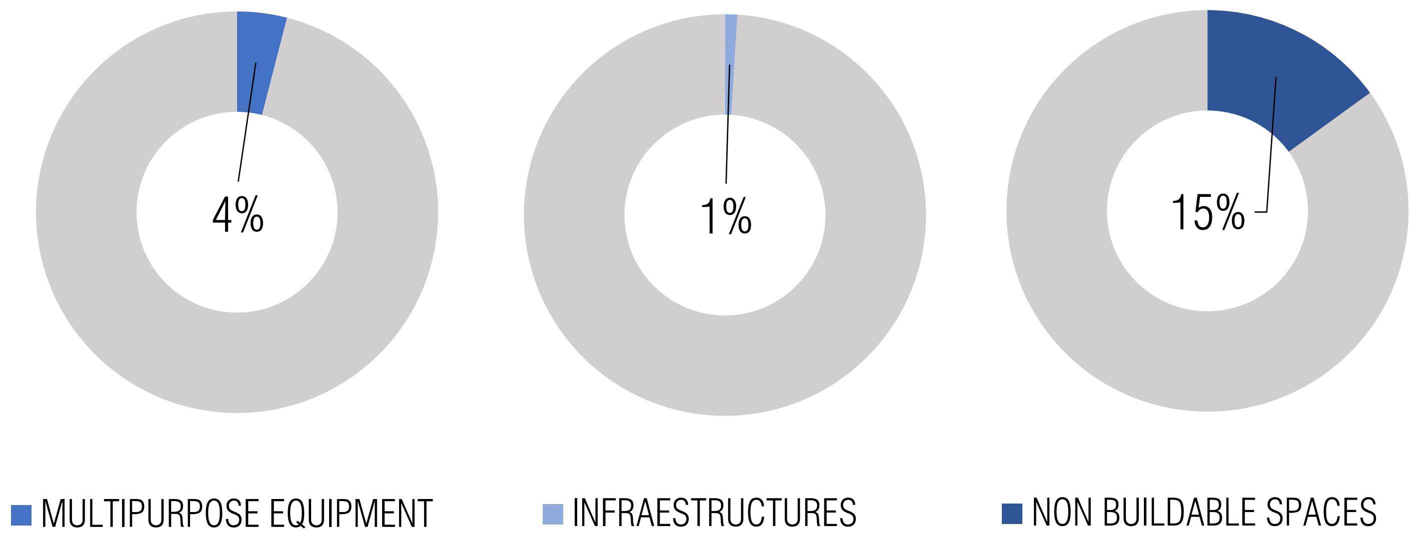
Setbacks - 10m a viales
5m to boundaries

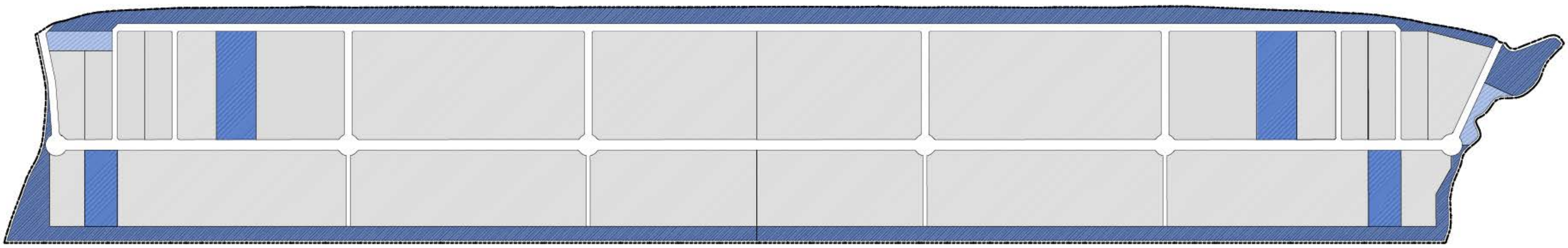
Ocupation - 90%

Maximum height - 4 floors and 16m



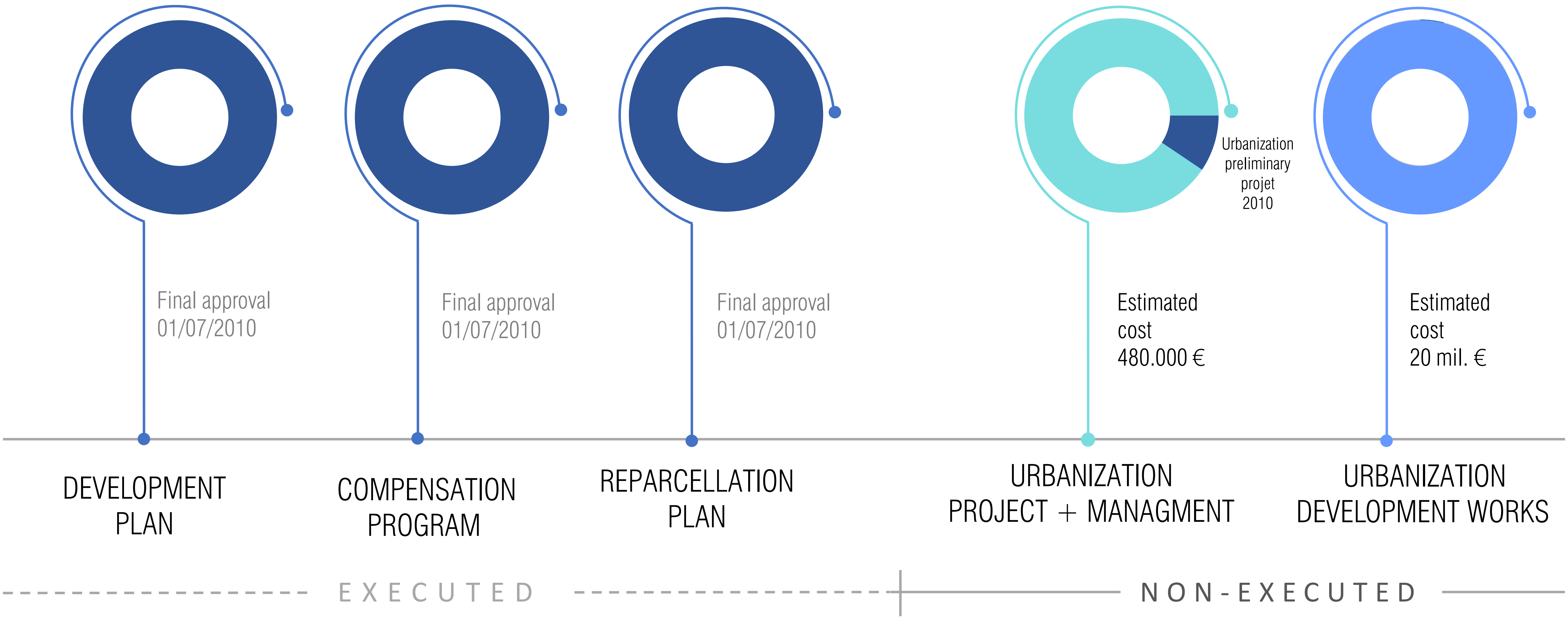
EQUIPMENT, INFRASTRUCTURE AND NON BUILDABLE SPACES USE





EXECUTED AND NON-EXECUTED PLANNING

Estimated repercussion cost of the project and urbanization works:
20,41€ / m² buildable area

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