



**International vision.
Local focus.**

INTERNATIONAL VISION. LOCAL FOCUS.

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 53 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.

We operate in 53 offices managing investments in 200 European, Asian and North American markets. Our worldwide portfolio accounts for over 53 million sqm of completed space for over 2500 clients. Panattoni's history began as an industrial developer and our aims and beliefs remain the same to this day.

OUR CORE BUSINESS

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.

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.

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.



200M

SQM DEVELOPED

TOP LOGISTICS DEVELOPERS

BASED ON COMPLETIONS 2020-2022

Panattoni delivered nearly 7 million square meters in Europe between 2019 and 2021. The most active three years in the company's history allowed it to win PropertyEU magazine's Top Logistics Developers ranking for the sixth consecutive year. The company has grown its portfolio by anticipating and setting trends, creating developments tailored to the needs of dozens of industries and hundreds of customers, while setting the bar very high for sustainable construction.

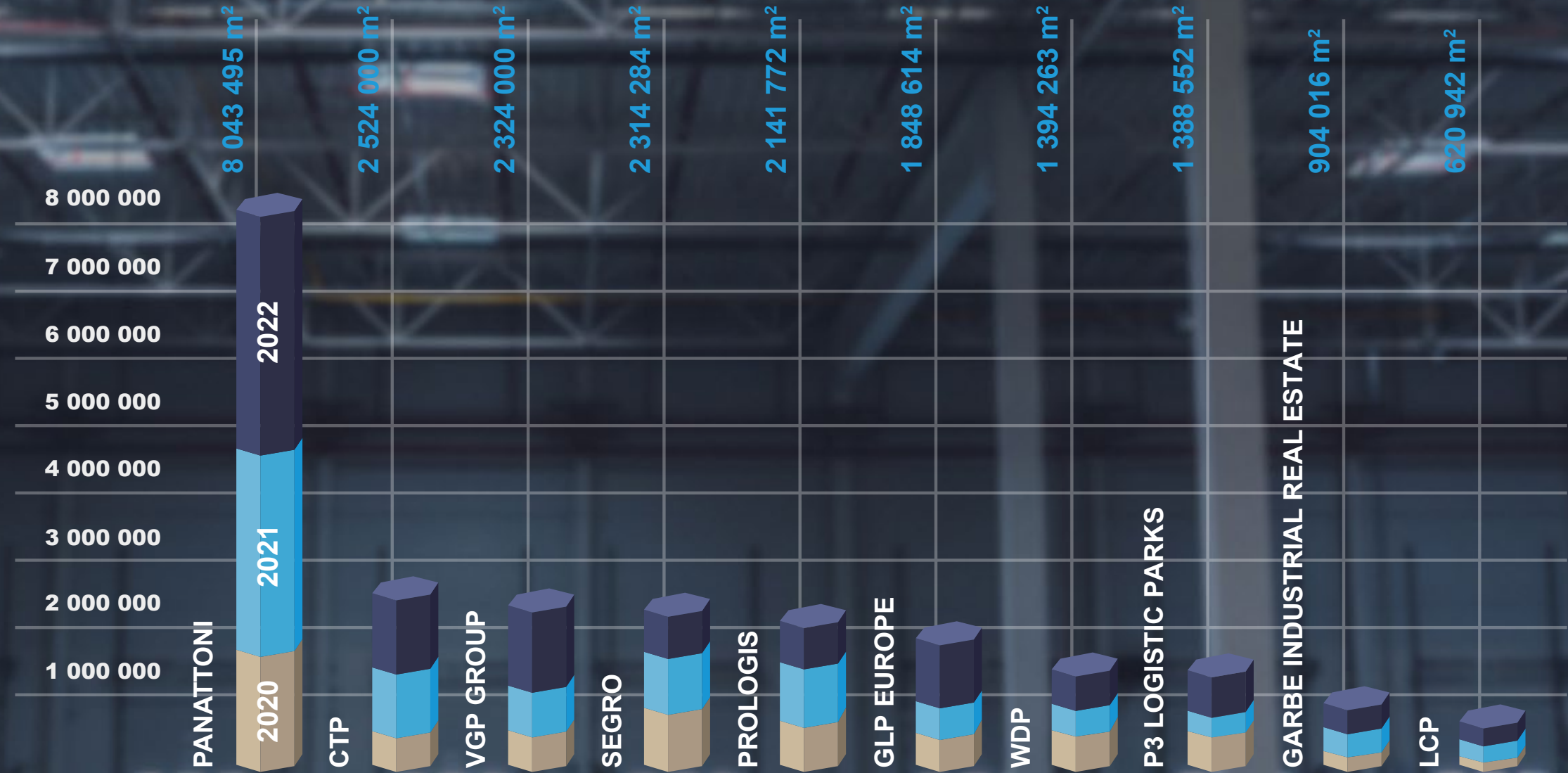
"The ever-increasing volume of space delivered perfectly reflects Panattoni's harmonious growth in Europe, which also involves the establishment of more offices across the continent. In recent years, we have opened new branches in Spain, Portugal, France, Sweden, Austria, Italy, the Netherlands, and Hungary, among others. In the near future, we plan to establish structures in Belgium and Denmark. In addition, we opened an office in India in 2022, expanding outside Europe as well. Poland remains the most important market, with delivered space approaching 13 million square meters. Driven by the nearshoring phenomenon, the market is attracting more and more manufacturing companies, notably from Asia, closer to the end customer. This new way of thinking about the industrial cycle and the security of supply chains will continue, as the consequences of the Covid-19 pandemic, followed shortly after by the armed conflict in the eastern regions of Europe, served as a reminder to companies of the real risks.



Another indicator of the strength of the industrial real estate market is the growing e-commerce. Its value on the Old Continent is expected to grow from \$600 billion in 2022 to more than a trillion dollars in 2026. Not surprisingly, realizations for e-commerce already account for 1/3 of Panattoni's portfolio. Panattoni's BTS division is also growing rapidly, and in Central Europe alone, it is responsible for around 100 tailor-made industrial facilities, including high-tech factories.

We are constantly expanding our "Go Earthwise with Panattoni" concept. Across the continent, we have completed environmental certification for investments totalling 10 million square meters, setting the bar very high for the entire industry. We know that green construction is a key element in the change of the entire economy towards zero carbon. By realizing facilities of a very high environmental standard, we help companies meet the requirements of the EU taxonomy, as well as provide attractive assets for investors who, by choosing green real estate, significantly reduce their risk, as environmental certification increases transparency and standardization of transactions."

— Robert Dobrzycki, CEO & Co-owner Panattoni in Europe and India



#1 DEVELOPER IN EUROPE

UK

TOP DEALS



Amazon
4 units totalling
3,749,413 sq. ft



Culina
3 units totalling
720,853 sq. ft



Sky Studio
3 units totalling
301,000 sq. ft



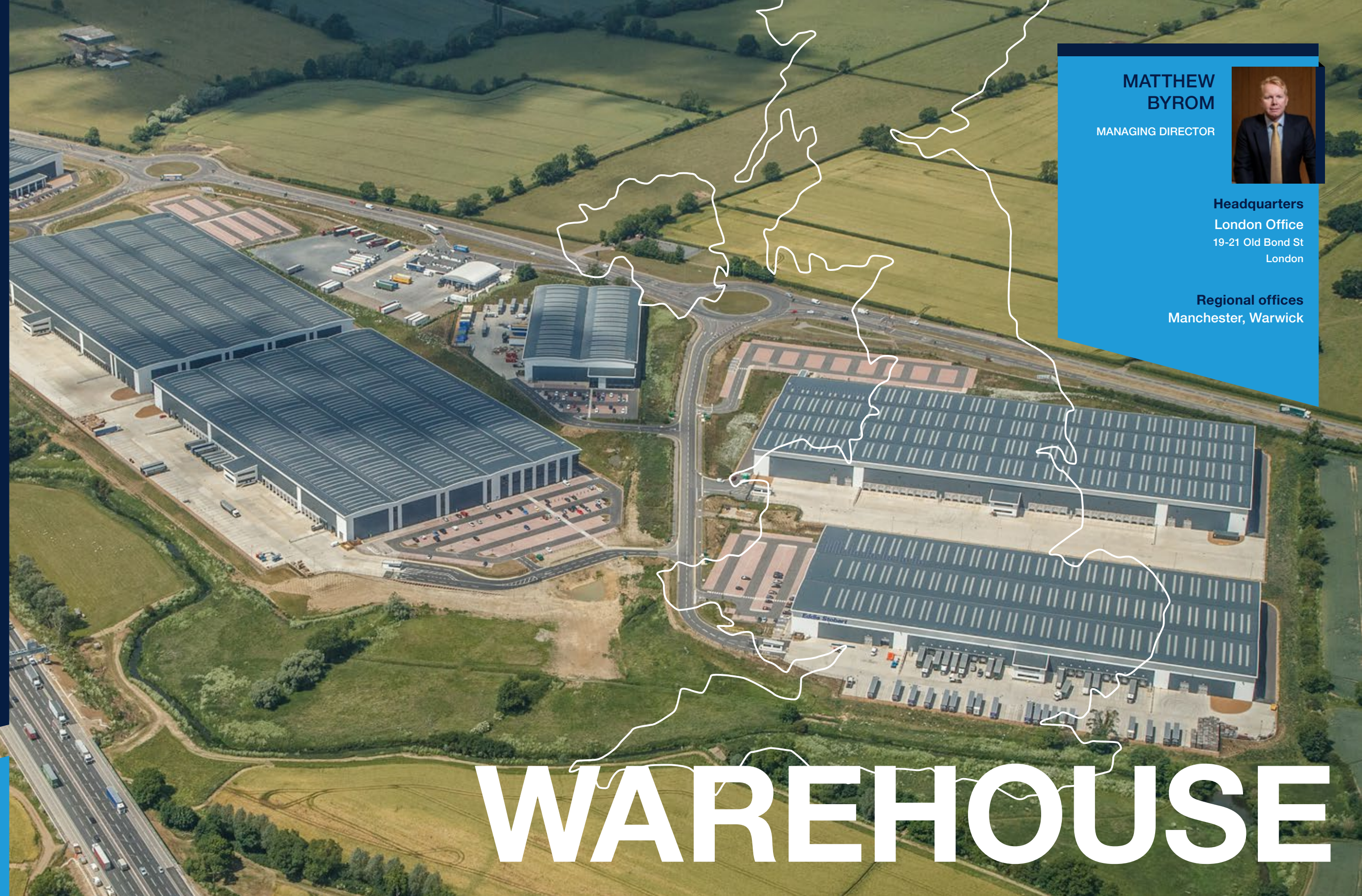
UPS
Panattoni Park Bolton
280,698 sq. ft



Evri
3 units totalling
225,158 sq. ft



DHL
Panattoni Park Aylesford
110,406 sq. ft



MATTHEW BYROM
MANAGING DIRECTOR



Headquarters
London Office
19-21 Old Bond St
London

Regional offices
Manchester, Warwick

WAREHOUSE



**JEROEN
GERRITSEN**
MANAGING DIRECTOR

Headquarters
Amsterdam Office
Zuidplein 142
1077 XV Amsterdam
The Netherlands

THE NETHERLANDS

PROJECTS



Park Heerlen
Heerlen
70,000 sq. m



Park Roermond
Roermond
43,000 sq. m



Park Ridderkerk
Ridderkerk
40,000 sq. m



Park Wessem
Wessem
24,000 sq. m



Park Twente
Almelo
55,000 sq. m



Park Almere
Almere
23,500 sq. m



Park Steenwijk
Steenwijk
40,000 sq. m

WAREHOUSE

PANATTONI

POLAND

TOP DEALS



Amazon
9 BTS Amazon totalling
1,078,086 sq. m



Zalando
2 BTS Zalando totalling
255,000 sq. m



Leroy Merlin
2 BTS Leroy Merlin totalling
224,000 sq. m



Hennes&Mauritz (H&M)
3 BTS H&M / 1 BTO H&M
180,000 / 80,000 sq. m



B/S/H (Bosch Group)
2 BTS B/S/H totalling
135,400 sq. m



Carrefour
3 BTS Carrefour totalling
144,180 sq. m



K-Flex
6 BTS K-Flex totalling
100,000 sq. m



TJX
128,800 sq. m



**Hermes Fulfilment
(Otto Group), BTO**
115,000 sq. m



**Park Wrocław
Logistics South Hub**
130,000 sq. m



**ROBERT
DOBRZYCKI**

CEO & CO-OWNER
EUROPE, UK & INDIA



Headquarters

Warsaw Office

Warsaw Spire

Plac Europejski 1

00-844 Warszawa

Regional offices

Bydgoszcz, Gdańsk, Katowice,

Kraków, Lublin, Łódź, Poznań,

Szczecin, Wrocław

MAGAZYN



FRED-MARKUS BOHNE

MANAGING PARTNER

Headquarters

Hamburg Office
Am Sandtorkai 54
20457 Hamburg

Regional offices

Berlin, Düsseldorf,
Mannheim, Munich

GERMANY

TOP DEALS



BLG Logistics

4 BTS BLG totalling
152,469 sq. m



Dachser

8 BTS Dachser totalling
149,604 sq. m



Noerpel

5 BTS Noerpel totalling
140,041 sq. m



Rhenus Group

BTS Rhein-Erft
122,578 sq. m



VW Nutzfahrzeuge

2 BTS VW Group totalling
84,250 sq. m

LOGISTIKZENTRUM

CZECH REPUBLIC AND SLOVAKIA

TOP DEALS



Amazon

2 BTS Amazon totalling
321,790 sq. m



H&M

BTS under construction
226,440 sq. m



Tchibo

BTS Tchibo
103,000 sq. m



Kion Group

3 BTS Kion Group totalling
80,000 sq. m



Assa Abloy

3 BTS Assa Abloy totalling
60,000 sq. m



**PAVEL
SOVIČKA**

MANAGING DIRECTOR
CZECH REPUBLIC
& SLOVAKIA



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Prague Office

V Celnici 1034/6
110 00 Praha 1
Czech Republic

Bratislava Office

Euroveal Central 1
Pribinova 4
811 09 Bratislava
Slovakia

SKLAD



**GUSTAVO
CARDOZO
LUPI**

MANAGING DIRECTOR
SPAIN & PORTUGAL

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Barcelona Office

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Madrid Office

Torre Europa
Paseo de la Castellana 95, Planta 13
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comercial@panattoni.com

SPAIN & PORTUGAL

PROJECTS



Park Torija I

to BTS for Leroy Merlin (Torija)
26,925 sq. m



BTS for e-commerce leader

2 projects totalling
36,617 sq. m



**BTS Alfil Logistics/
Estrella Levante**

2 warehouses totalling
45,869 sq. m



Park Burgos

BTS for Bridgestone, Burgos
43,000 sq. m



Park Valencia I/Picassent

Spec project fully leased to JYSK, Valencia
19,000 sq. m



**Park Porto/
Campo Valongo**

Porto
75,000 sq. m

ALMACÉN/ARMAZÉM



FRANCE

PROJECTS



Park Orléans

Orléans region - 2 warehouses
62,000 sq. m

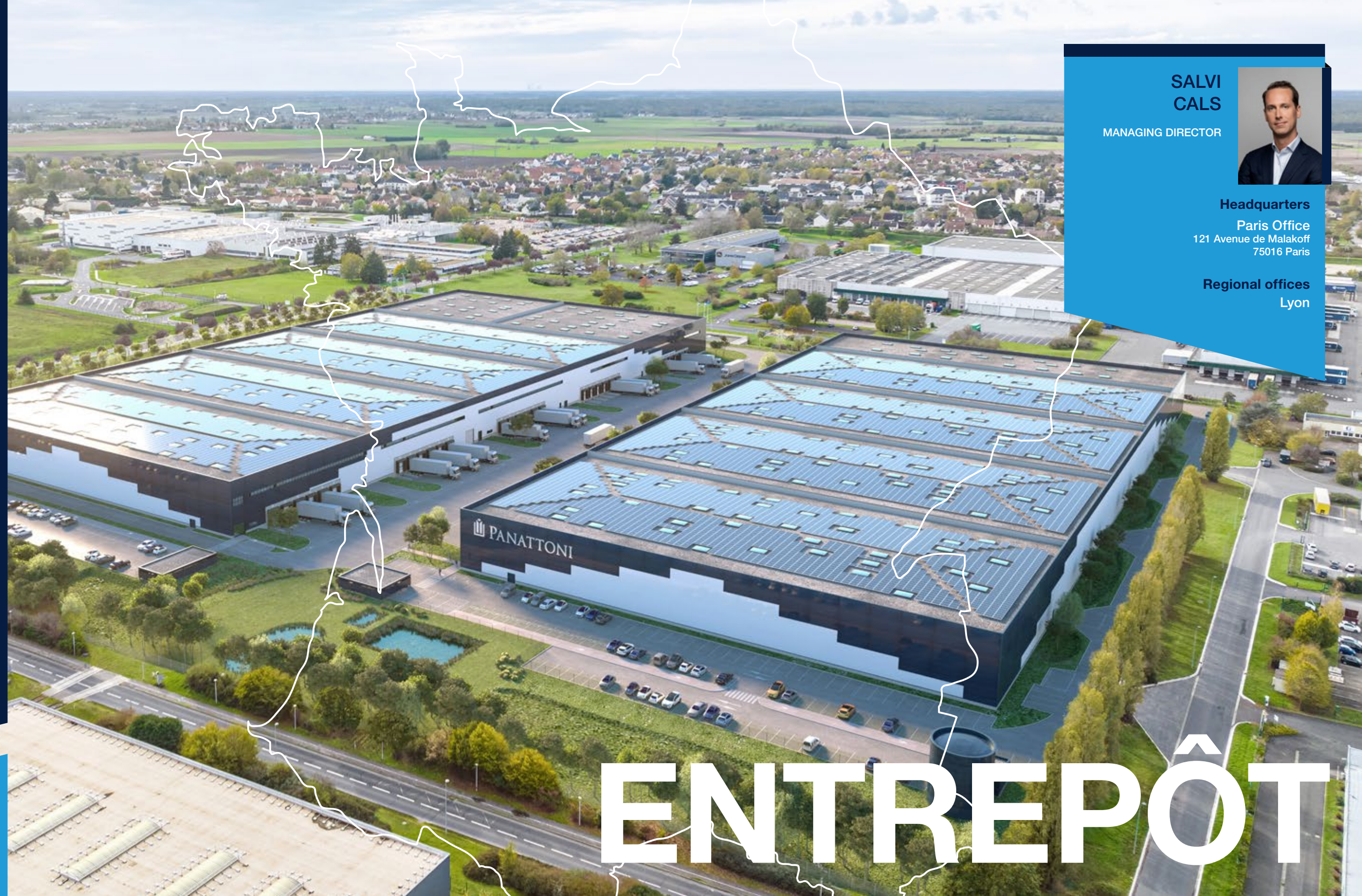
- Clear height: 12 m
- Dock levellers: 57
- Car parking spaces: 257
- HGV waiting area: 8
- Track court: 35 m



Park Paris North

Beauvais region
45,000 sq. m

- Clear height: 11.50 m
- Dock levellers: 42
- Car parking spaces: 273
- HGV waiting area: 20
- Track court: 35 m



**SALVI
CALS**

MANAGING DIRECTOR



Headquarters

Paris Office
121 Avenue de Malakoff
75016 Paris

Regional offices

Lyon

ENTREPÔT



**LÁSZLÓ
KEMENES**

MANAGING DIRECTOR

Headquarters
Budapest Office
Budapest

HUNGARY

PROJECTS



Park Budapest West

Pre-development phase
West of Budapest/M1 motorway
Available: from Q4 2024

74,000 sq. m



Park Budapest/Gyál

Pre-development phase
South-East of Budapest / M5-M0 junction
Available: from Q1 2024

64,000 sq. m



City Dock Törökbálint

4 buildings, units from 1,000 sq. m.
Last mile location (12 km from Budapest centre)
Available: immediately

17,300 sq. m

RAKTÁR

ITALY

PROJECTS



Park Turin North

Turin

87,400 sq. m

- Clear height: 12 m
- Dock levellers: 69
- Car parking spaces: 469
- Truck parking spaces: 60
- Track court: 35 m



Park Ospedaletto Lodigiano

Milan

14,764 sq. m

- Clear height: 12.5 m
- Dock levellers: 16
- Car parking spaces: 65
- Truck parking spaces: 6
- Track court: 35 m



**JEAN-LUC
SAPORITO**

MANAGING DIRECTOR



Headquarters

Milan Office

Milan

MAGAZZINO



**FREDRIK
JAGERSJÖ
ROSELL**

MANAGING DIRECTOR

Headquarters

Gothenburg, Sweden
Copenhagen, Denmark

Regional offices

Stockholm and Strängnäs, Sweden

NORDICS

PROJECTS



Park Strängnäs

Stockholm South, 2 buildings totalling
70,500 sq. m



Park Enköping

Enköping
68,000 sq. m



Park Strängnäs / BTS

Stockholm South
5,000-65,000 sq. m



Park Rosersberg

Stockholm North, 2 buildings totalling
40,000 sq. m

LAGER

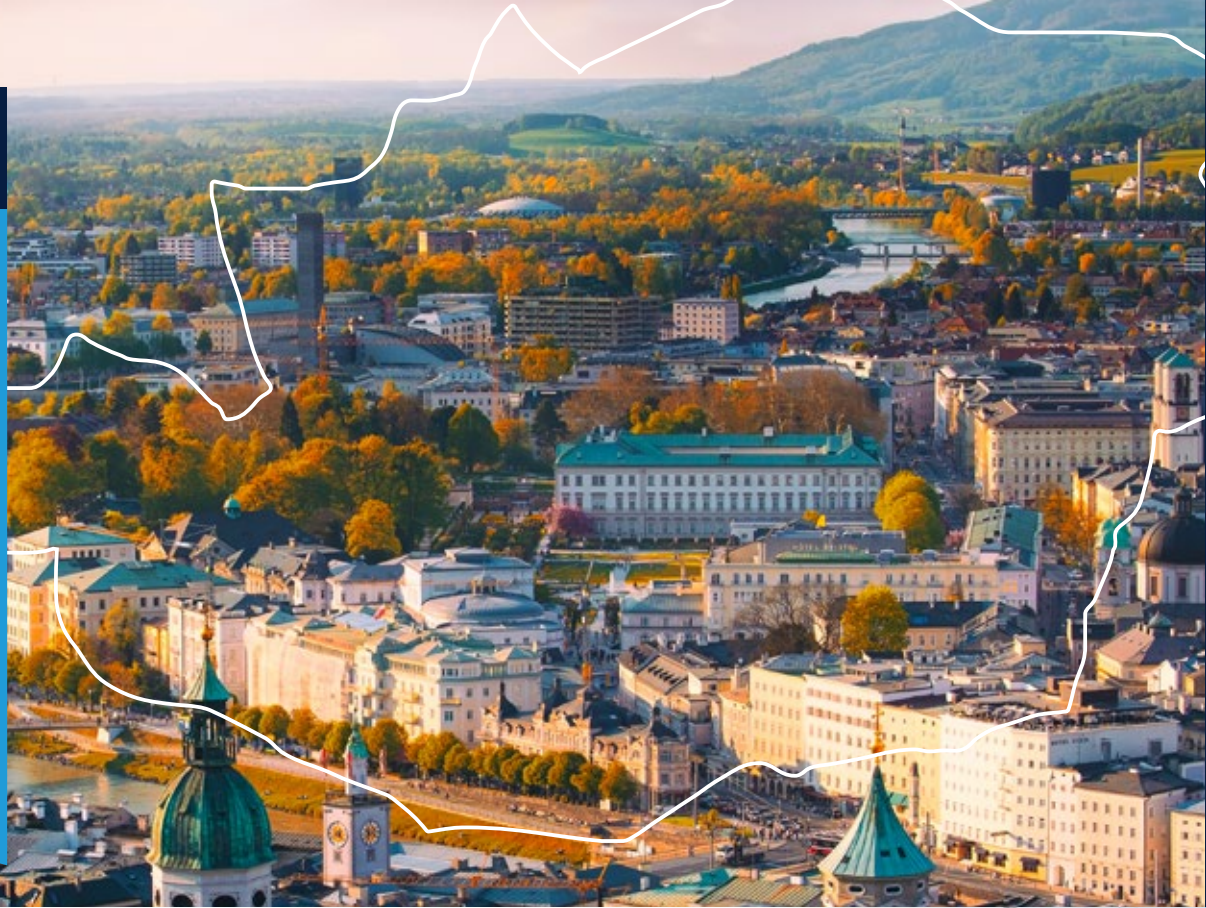


AUSTRIA



**JÜRGEN
WINKLBAUER**
MANAGING DIRECTOR

Headquarters
Vienna Office
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1010 Wien



WELCOME ON BOARD DENMARK

INDIA



**SANDEEP
CHANDA**
MANAGING DIRECTOR

Headquarters
Bangalore Office
560071 Bangalore, Karnataka

Regional offices
Mumbai, Delhi



GO EARTHWISE WITH PANATTONI

Panattoni, market leader in industrial real estate in Europe, promotes sustainable development. The standards in terms of care for the environment, the climate and the local community are extremely important for the company.

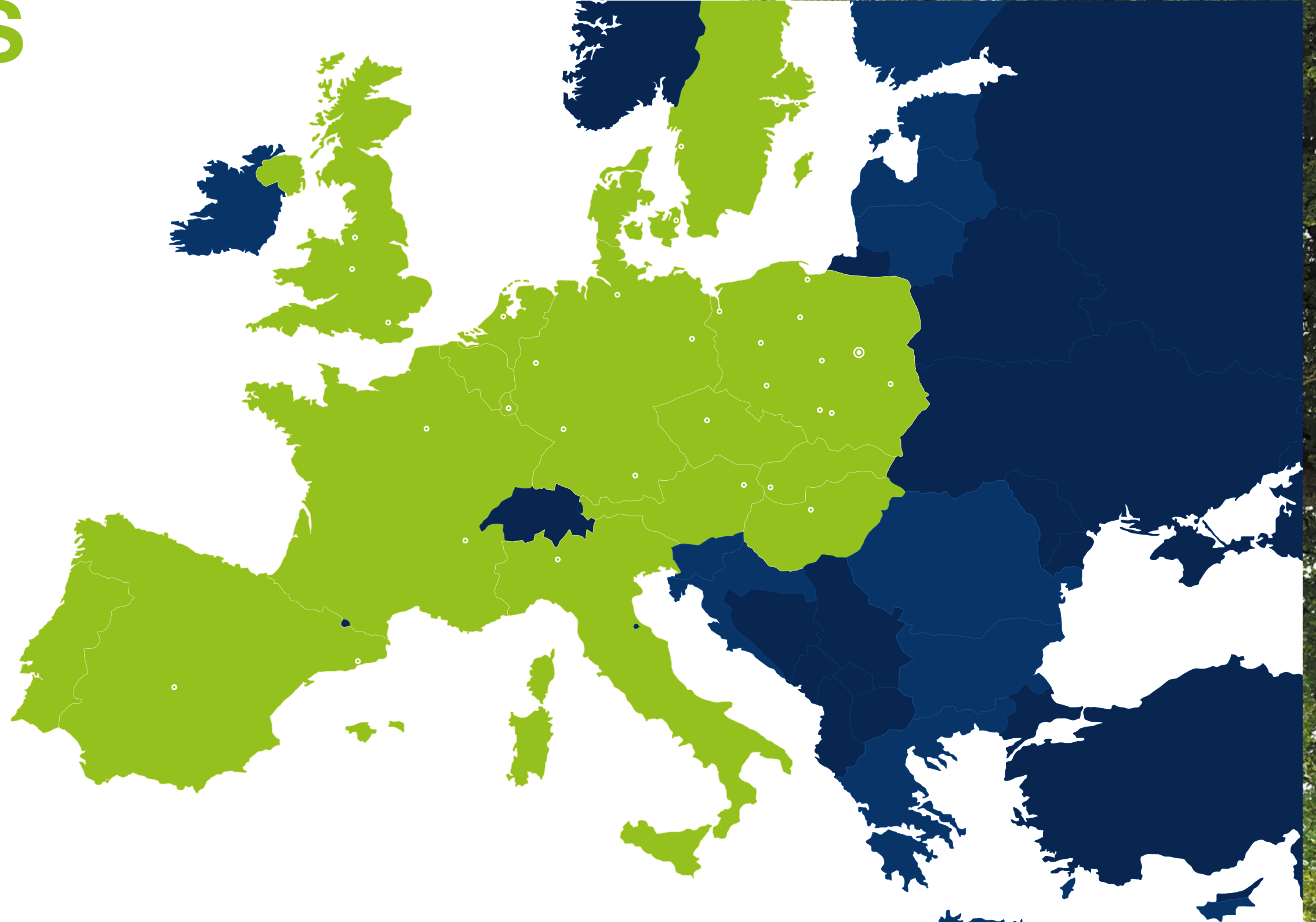


CERTIFICATIONS

Panattoni is driving forward
the green revolution.

More than **11 million sq. m** of
certified warehouse space
in Europe and **7.5 million sq. m**
under Breeam / Leed / DGNB
certification.

Panattoni is the first developer in the industrial sector to introduce the BREEAM International New Construction certification at the Outstanding level for Panattoni Park Cheb in the Czech Republic and Panattoni Park Szczecin III in Poland as the most environmentally friendly industrial facilities in the world.



BREEAM®





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