

P3 MANRESA

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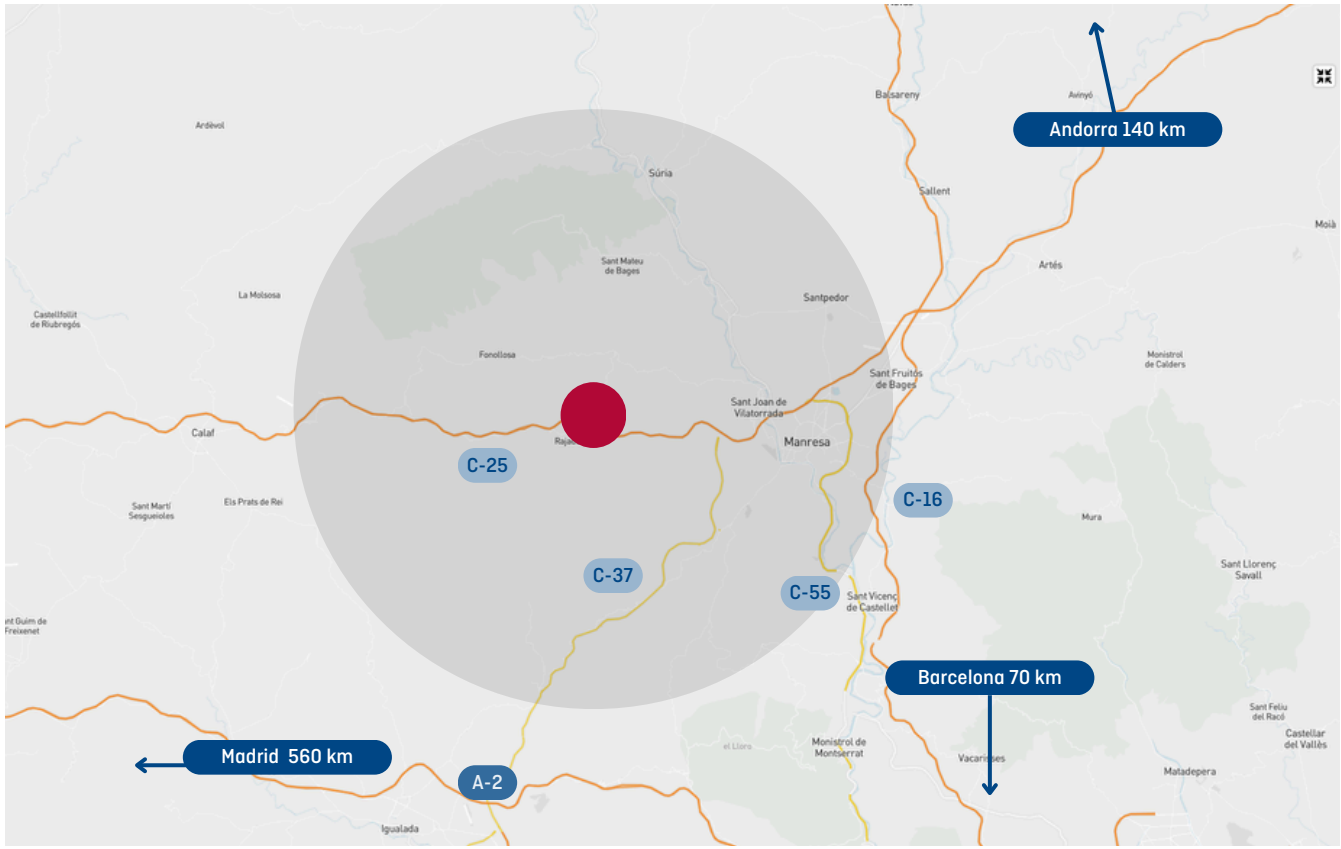
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All information in this document is valid on this date.
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OVERVIEW

Manresa is an historical industrial cluster located in the province of Barcelona, in the center of Catalonia, one of the most economically dynamic and prosperous areas in Spain.

P3 Manresa is located in the 3rd Logistic Ring of Barcelona, 1 hour away from the city center as well as from the main infrastructures: Airport and Port-ZAL of Barcelona. The area is a consolidated logistics environment, within Sallent, Santpedor and Sant Fruitós de Bages as well as unbeatable conexions such as the Catalan Transversal Axis (C-25), C-26, C-55 and C-37 highways.



DISTANCES TO MAJOR LANDMARKS

C-25 highway	2 min	0.8 km
Manresa (SP)	10 min	12 km
Barcelona (SP)	50 min	70 km
Barcelona El Prat Airport	1 hour 10 min	79 km
Madrid (SP)	5 hours 40 min	560 km
France	1 hour 15 min	120 km
Andorra	1 hour 45 min	140 km





LOCAL ACCESS

New logistics park consisting in +50,000 m² of GLA in a 83,000 m² land plot, to shelter one or two Grade “A” logistics facilities.

P3 Manresa is a flexible Build To Suit project adaptable to client needs following the latest technical and ESG standards.
It offers a wide truck court and parking space capabilities, prepared for electric vehicles.
The park can be used for both production and logistics activities, with the possibility of 24/7 operation.

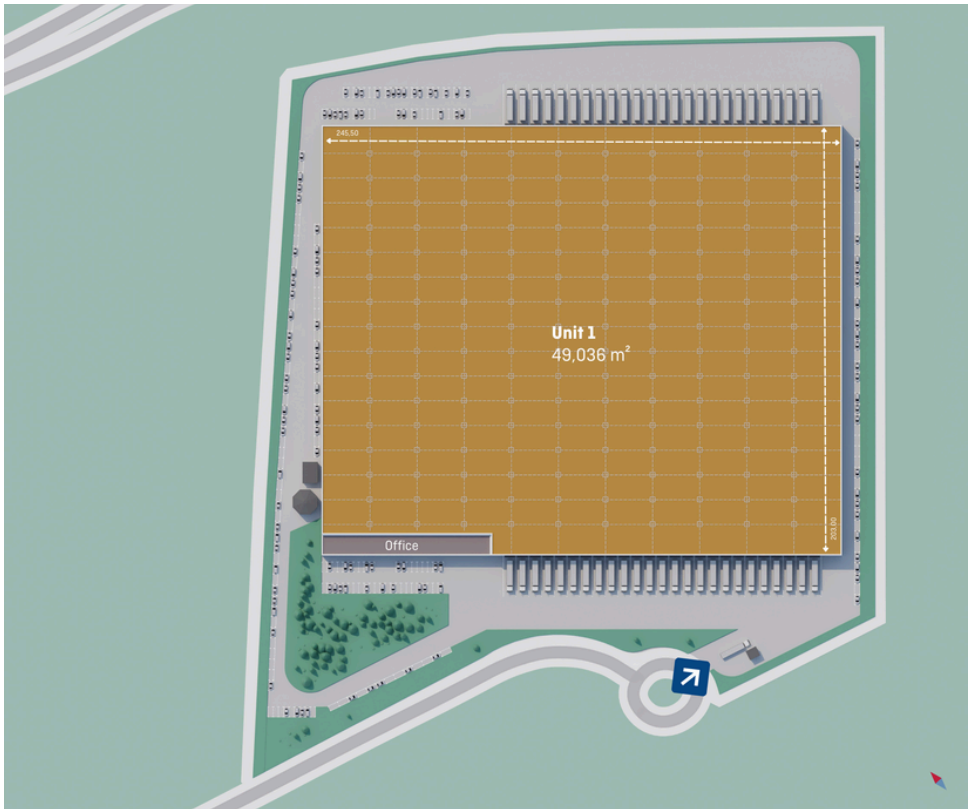
- Airport
- Train station
- Bus stop
- Tram stop
- Parking
- EV charging station
- Truck entrance
- Main entrance



AVAILABLE SPACE

Flexible surfaces adaptable to customer needs in a 83,000 m² land plot.

- Existing building
- Development opportunity
- Offices
- Under construction



TOTAL	Warehouse (m²)	Office (m²)	Docks
50,636	**49,036**	**1,600**	**50**



Unit	Warehouse (m²)	Office (m²)	Docks
1	24,283	1,034.5	25
2	24,283	1,034.5	25
Total	**48,566**	**2,069**	**50**

TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

- Clear height: 11.2m
- Fire protection (FPS) according to the latest regulations, High Risk - Level 8
- Loading docks: 49
- Level access doors: 2
- Truck court depth: 33m
- Car parking: up to 250 spaces
- Sprinkler system: FM Global
- Floor slab capacity: 7t/m².
- LED lighting
- Solar panels: 500KwP
- BREEAM Excellent
- WELL Ready (WELL Gold Ready)
- EPC rating A, office area
- Bicycle parking
- EV chargers



SUSTAINABLE PERFORMANCE

500 kWp
RENEWABLES CAPACITY

A
EPC RATING

Excellent
BREEAM CERTIFICATION

Ready
WELL





SUSTAINABLE OPTIONS – EXTERIOR



We will continue to upgrade standing assets with energy efficiency measures, such as LED, right-sized HVAC, increased insulation, and energy storage technology and building out our developments to the best possible specification.

1

SUSTAINABLE BUILDING MATERIALS

- Preference for utilising durable, locally-sourced building materials
- Reusing and recycling construction waste and building components where possible
- Usage of environmentally-friendly, low-emission materials

2

MODERN BUILDING DESIGN WITH EXCELLENT THERMAL REGULATION

- Modern heating and cooling systems to improve energy efficiency and regulate temperatures within the building
- Optimised insulation on walls and roof
- Modern building design with geographic variations that help to address unwanted heat-gains

3

RENEWABLE ENERGY GENERATION DIRECTLY ON-SITE

- Active onsite renewables targets aimed at increasing volume of energy generated on-site via panels on the roofs, canopies or covered parking spaces

4

INITIATIVES THAT IMPROVE THE BIODIVERSITY OF OUR SITES

- Landscaping programs aimed at improving the visual aesthetic of the park, as well as providing natural environments promoting pollinators
- Green spaces and sports facilities that can be a high-quality enhancements for our tenants and workers on-site
- Where feasible, introduction of green walls or green roofs on buildings
- Rainwater collection for landscaping, cleaning operations and vehicle wash

5

ACCESS TO SUSTAINABLE TRANSPORTATION OPTIONS

- Site availability of public transportation
- Bicycle shed with e-bike chargers
- Dedicated carpool and car share parking spaces
- Electric vehicle chargers



Our sustainability standards are evident in the planning and execution of design standards within our warehouses, from smart-ready systems and fittings, to energy-efficient LED lighting, as well as sustainable office fit-out options.

1

SMART READY SYSTEMS AND FITTINGS

- Smart metering systems and submeters to monitor energy, waste and water usage, contributing to a more efficient building and sustainability data transparency
- Energy-efficient fittings and appliances, including low-emission HVAC systems

2

ENERGY-EFFICIENT LIGHTING

- Highly-efficiency LED lighting as standard on all new developments
- Increased natural lighting through skylights and windows to reduce daytime energy consumption and its associated costs

3

TENANT AND WORKER SAFETY

- High-visibility safety markings to protect workers
- All developments following local building code with regards to safety

4

ENVIRONMENTALLY-FRIENDLY TENANT FIT-OUT OPTIONS

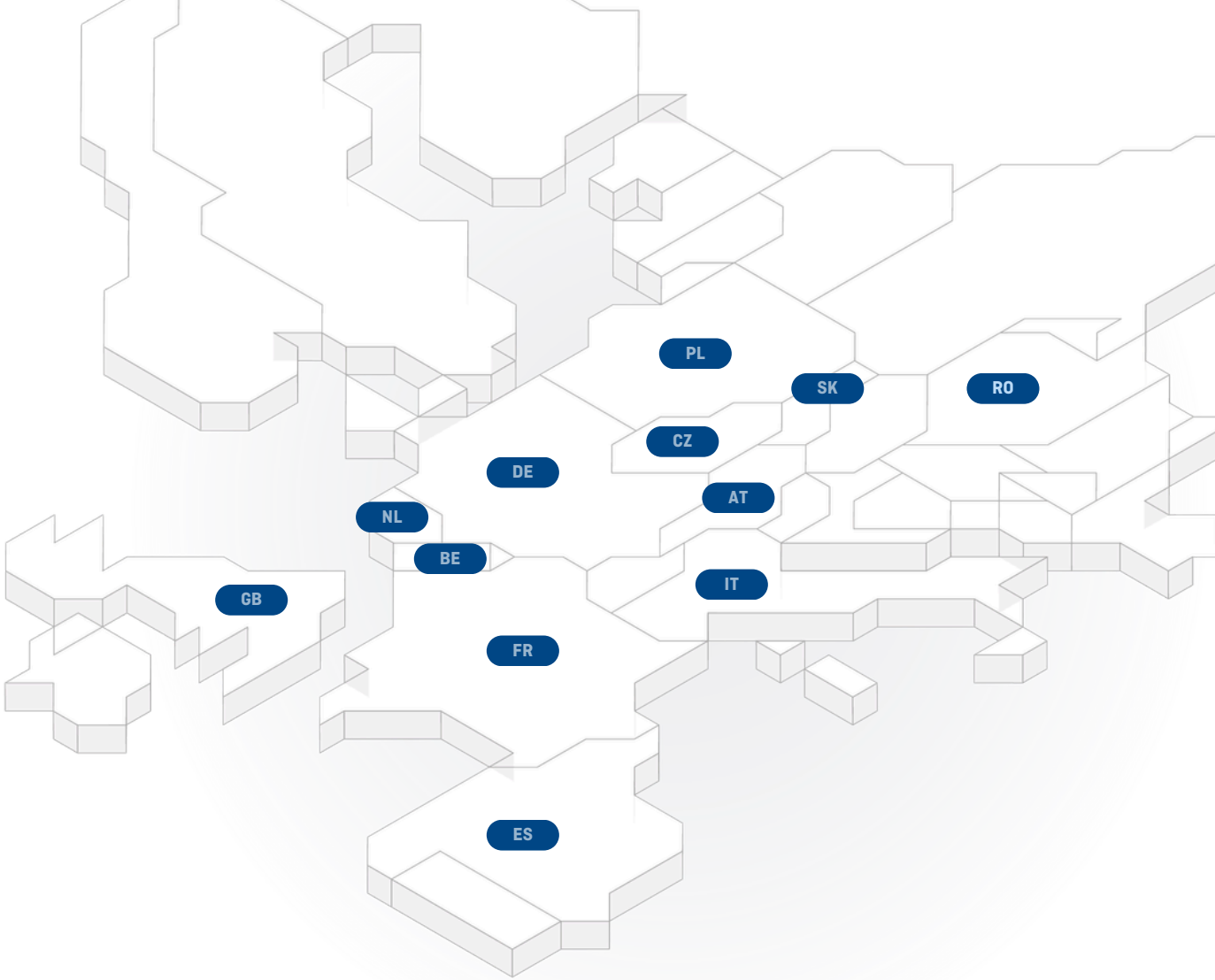
- Low-flow water fixtures and
- sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage recycling and upcycling

ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m² of assets under management and land bank of 3.2 million m² for further development

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 280 people across 11 offices in key European cities, offering integrated development, asset and property management services.

For more information, visit www.p3parks.com



10.3 mil. m²
GROSS LETTABLE AREA

11
COUNTRIES

3.2 mil. m²
LANDBANK FOR DEVELOPMENT

470 +
CUSTOMERS

OWNER — INVESTOR
DEVELOPER — MANAGER

BUSINESS MODEL

REFERENCE PROJECTS



P3 ABRERA

GLA 21,207 m²

21,207 m² logistics warehouse of category "A" in a plot of 45,181 m, located in the First Ring of Barcelona with direct access to A-2 and AP-7 highways. The warehouse is suitable for both production and logistics activities, with 24/7 operational capability.



P3 GAVILANES

GLA 11.264 m² AVAILABLE

Gavilanes boasts excellent connectivity via major highways and ring roads, including the A-4 and M-50, which facilitate efficient transportation and logistics operations. The proximity to Madrid is crucial being just 17 kilometres from the city centre.



P3 REUS

GLA 111,000 m² DELIVERY FROM Q4 2027

Located in Reus, Tarragona, P3 Reus is a unique logistics hub in Spain's Mediterranean Corridor. Situated 5 km from Reus Airport and 10 km from Tarragona Port, the park offers direct connections to major highways, making it an ideal regional, national, and Southern Europe distribution center for blue-chip tenants.



P3 ZIGOITIA

GLA 43,072 m² I 6.419m2 AVAILABLE

P3 Zigoitia is a new development located at 7 minutes from the Basque Country's capital, Vitoria - Gasteiz, which places it in a strategic enclave for both national and European logistics, thanks to its connections with Bilbao and Southern France. It is a multitenant grade "A" logistics facility.



P3 LAON

GLA 136,000 m² I COMPLETION 14 months after agreement

P3 Laon offers up to 136,000 m² of space for logistics and industrial operations, featuring a 96,000 m² divisible XXL platform and two additional buildings of 19,000 m² and 21,000 m². The complex is designed to accommodate various ICPE classifications, including SEVESO low threshold for specific lots, and is targeting BREEAM Excellent certification, ensuring high environmental and operational standards.



P3 LIVORNO

GLA 71,000 m²

The project is in Interporto Livorno, Collesalvetti, east of Livorno, with direct access to the Fi-Pi-Li freeway (Florence–Pisa–Livorno) and 4 minutes from the A12 Highway (Genova–Rome) via the Collesalvetti tollbooth. A road and rail link to the Port of Livorno is under construction. The site is 8 minutes from Livorno, 16 from Pisa, and 45 from Florence.

SPACE TO CREATE

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