

PRESS RELEASE

DEA CAPITAL REAL ESTATE IN IBERIA BUILDS NEW APQ LOGISTICS WAREHOUSE FOR ECOQUÍMICA IN PINTO

Madrid, 17 May 2024 - **DeA Capital Real Estate** in Iberia is building a new **logistics platform leased to EcoQuímica Logística Integral**, an operator specialising in the storage and management of chemical waste. This is a turnkey project located in sector 5 of the Río Pinto industrial estate. The municipality of Pinto (Madrid), which is only 20 km from the centre of the capital, stands out as a strategic enclave due to its connection to the Cantabrian Highway and its proximity to important services in western Asturias, offering direct connections to the A-4, R-4 and M50.

DeA Capital Real Estate's platform has a total surface area of 8,300 m² built on a plot of 15,400 m² and includes an office space of 600 m² distributed over two floors. Divided into six independent sectors according to the stored product with an average free storage height of 10 metres it has 9 loading bays for trailers and an access ramp for light vehicles. In addition to the manoeuvring area, the perimeter roads are also suitable for heavy vehicle traffic.

The design and construction of the development has been carried out by Norton Industrial Buildings and complies with the highest ESG criteria, which DeA Capital is committed to as part of its socially responsible investment strategy. Thus, the platform has photovoltaic panels on its roof and will have BREEAM Very Good certification. The firm has been advised by Dokei RE and APM Management for the project's conception and monitoring of the execution works.

According to the promoter, EcoQuímica's activity, which focuses on the storage and management of chemical products, electrical and electronic waste, such as batteries and fluorescent lights, as well as other hazardous waste, was a key factor in the conceptualisation and design of the asset. The result is a Type C high risk 8 platform, which also meets the requirements of the APQ regulations, that establishes the performance requirements that must be met by enclosures for the storage of chemical products and the regulations for ATEX zones in several of its sectors, which refers to areas with explosive atmospheres where flammable gases, that could cause an explosion, accumulate.

In terms of fire protection systems, sprinklers have been installed in four of the sectors. The remaining two, where flammable and combustible products are expected to be stored, have a foam generator system with high- and low-density foam which, in the event of a fire, separates the fuel and retains the flammable vapours in the air, thus helping to eliminate the oxygen and cut off the air supply in just three minutes. In addition, the platform has been designed as a facility suitable for Seveso activities.

With the occupation of the platform and the services it offers, EcoQuímica plans to increase its current capacity and continue to expand the business. According to them, they are studying the possibility of supplementing the high level of fire protection systems that the warehouse will have with a specific one for lithium batteries, which is based on the FP500 additive, which is already in the process of being approved in our country after its validation in the USA. In the design of the fire protection installation, this system has already been foreseen and, if installed in the future, it would be the first logistics platform in Spain to incorporate its own system for extinguishing lithium.

In 2022, DeA Capital Real Estate in Spain completed the development of a 10,000 m² last-mile logistics platform in Villaverde, which is currently fully leased. Subsequently, in December of last year, it completed the development



of a 19,500 m² logistics platform project in La Atalayuela (Vallecas) sold to the Scottish fund Abrdn, with one of its four modules pre-let to Laborafit, a company belonging to the Cáritas group. With this new development, DeA Capital Real Estate in Iberia consolidates its position as a reliable partner in the national real estate market.

The Spanish subsidiary, which continues to be very active in the search for new opportunities not only in logistics but also in other uses such as residential, belongs to the leading independent alternative asset management platform in Italy, with Combined AUM of € 28.0 Bln and a wide range of products and services for professional investors including real estate and alternative investments across Europe.

About DeA Capital Real Estate

DeA Capital Real Estate is the Italian headquartered Pan-European Investment Management Company, with a network of seven offices and close to 200 competent and dedicated real estate professionals in Milan, Rome, Paris, Madrid, Warsaw, Munich, and London.

Offering best-in-class pan-European asset management with an experienced and stable senior team, boasting an excellence in acquiring, developing, financing, leasing, managing and disposing of assets. The Company has a broad array of experience in the structuring and managing of investments whilst always maintaining its fiduciary responsibility to clients.

DeA Capital Real Estate manages €13.5 bn in assets through 56 real estate vehicles and holds approximately 750 assets predominantly across gateway cities in Europe.

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