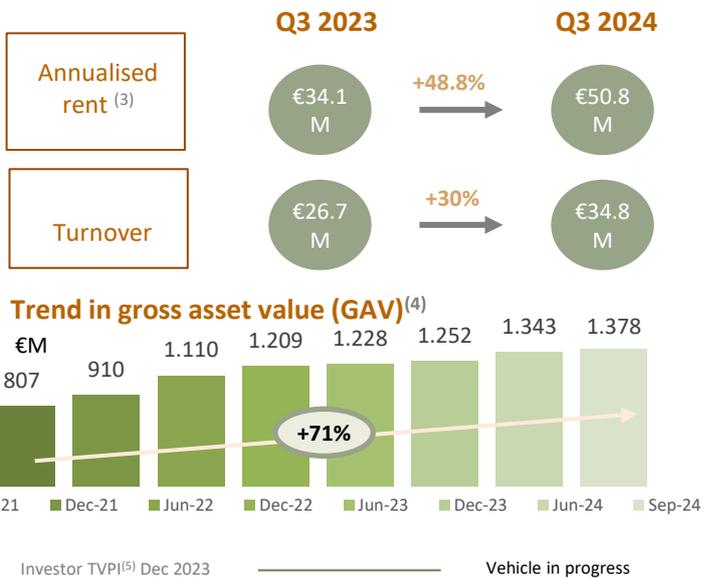




Vehicle Overview

Target Assets Logistics Assets	Geography Spain and Portugal	Form SOCIMI
Launch date 05 / 2021	Capital €881M	Bankinter Investment €56M
Capital Invested 100%	GAV Investment €1.378 billion (4)	Managing Partner €45M
LTV Ratio 42% ⁽¹⁾	Vehicle term 10 years	Asset Manager Valfondo

Operative assets' main financial KPIs⁽²⁾

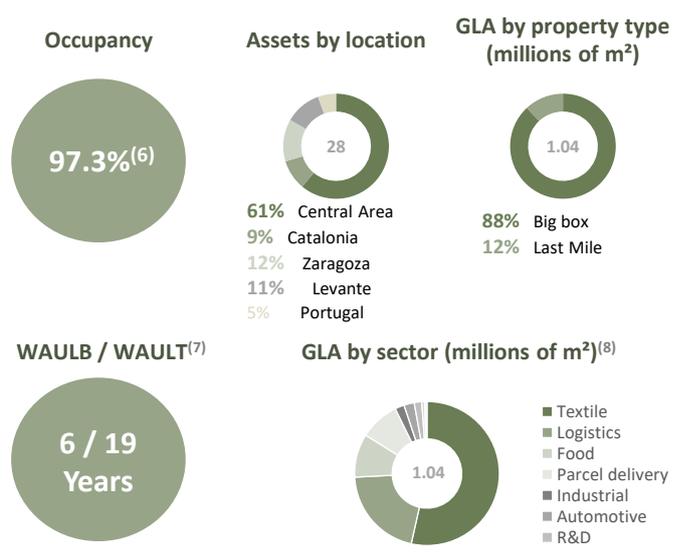


(1) LTV ratio that considers the value of the assets in their current condition including the actual amount borrowed. Calculation method: (Amount borrowed – cash)/Investment (GAV)
 (2) Unaudited figures at June 2023 and June 2024.
 (3) Annualised income from the operative assets calculated by multiplying the last monthly rent collected by 12 months. In the case of the Parla asset (the only unoccupied operative asset), the market rent for a warehouse with the same features and location has been assumed.
 (4) At 30 June 2024, the GAV was €1.378 billion, which is the value of the asset portfolio as valued by Savills in June 2024 plus the investment made during the quarter. This does not include the investment made in the Universidad Laboral project.
 (5) Value of the investment (aggregate distribution + NAV at the most recent valuation) / total disbursement. Not calculated for recently launched vehicles and/or vehicles in development/investment period.

Main KPIs



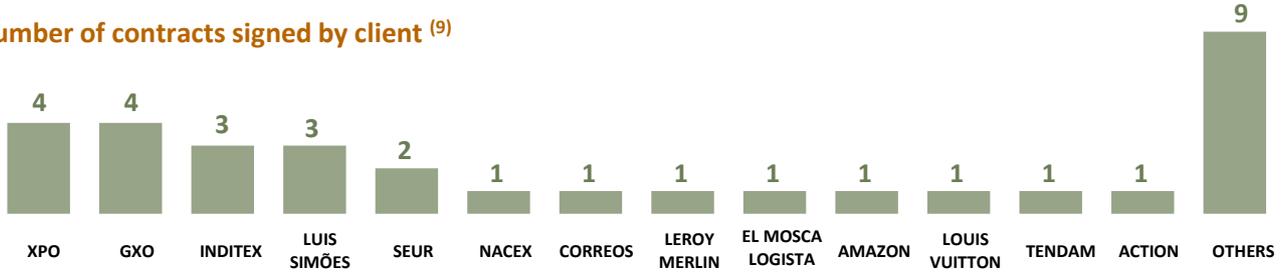
Overview of the operative portfolio



(5) The increase in land is due to the splitting of Zaragoza 3B into 3B, 3C and 3D.

(6) Following the termination of the Parla contract, the portfolio is currently not fully occupied.
 (7) Weighted average unexpired lease term to break in the portfolio / End of contract.
 (8) GLA for occupied operative assets. Not including the Parla asset.

Number of contracts signed by client⁽⁹⁾



(9) Two more contracts were signed: one with GXO in Illescas M6 and one with TD Synnex in Guadalajara 1D.

Details of Financial Figures in Q3 2024

Trend in Main Consolidated Financial Figures

ITEM	Unit	Sep. 2023 ⁽¹⁾	Sep. 2024 ⁽¹⁾
Turnover	€M	26.7	34.8
NOI ⁽²⁾	€M	22.9	29.8
Operating expenses	€M	(8.9)	(9.5)
EBITDA ⁽³⁾	€M	14.3	20.3
Financial profit	€M	(9.6)	(15.1)
Investment property ⁽⁴⁾	€M	1,285	1,378
LTV ⁽⁵⁾	%	34%	42%
Financing actually borrowed	€M	471	590

Year-on-year, both **turnover** and **NOI rose by +30%**, and operating expenses increased by 6.32%, bearing witness to the improvements in operating efficiency.

This resulted in a **+42%** increase in the **EBITDA**.

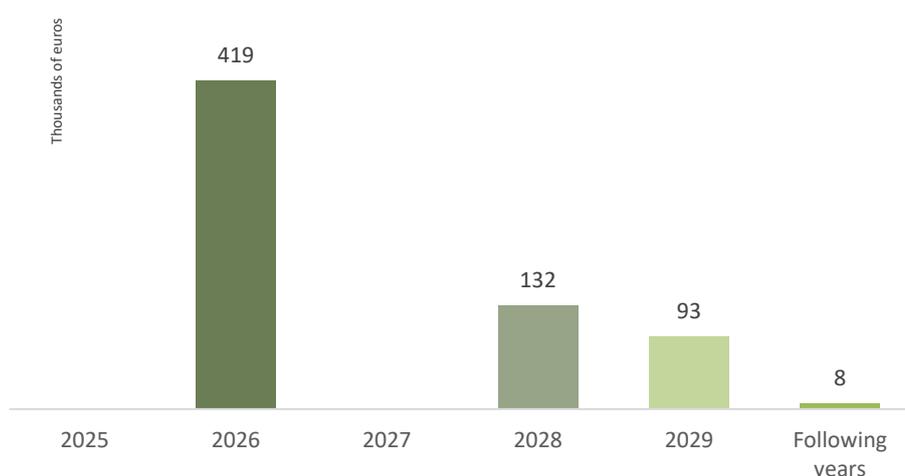
The rise in financial costs was caused by an increase in the debt absorbed and higher reference interest rates applicable to the financing.

Indebtedness

Financing obtained

€671 M

Details of the maturity of the financing arranged by the group is set out below by year (in thousands of euros). This does not include the maturity of the credit accounts (€20M), as they are considered working capital financing:



The first debt to mature will do so in June 2026 and relates to the refinancing of the portfolio carried out in June 2021 through a 5-year syndicated bullet loan⁽⁶⁾.

The other maturities relate to financing arrangements concluded with various financial institutions individually for each project.

(1) Unaudited figures

(2) The NOI figure includes rental income net of operating expenses.

(3) EBITDA calculated as operating income or loss without the impact of goodwill impairment, the change in fair value of investment property or business combination differences.

(4) At 30 June 2024, the GAV was €1.378 billion, which is the value of the asset portfolio as valued by Savills in June 2024 plus the investment made during the quarter. This does not include the investment made in the Universidad Laboral project.

(5) LTV ratio that considers the value of the assets in their current condition including the actual amount borrowed. Calculation method: (Amount borrowed – cash)/Investment (GAV)

(6) Payment structure under which the borrower only pays interest during the term of the loan and must then repay the full principal amount at the end of the agreed period.

Details of the Assets in the Portfolio

OPERATIVE

€50.9 M⁽¹⁾

Annualised income from operative assets

1,038,063 m²

Total GLA for operative assets

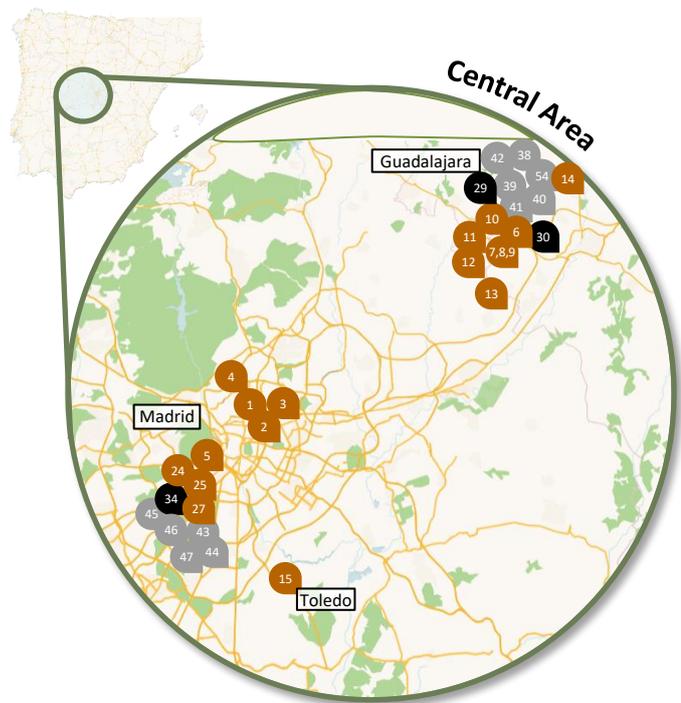
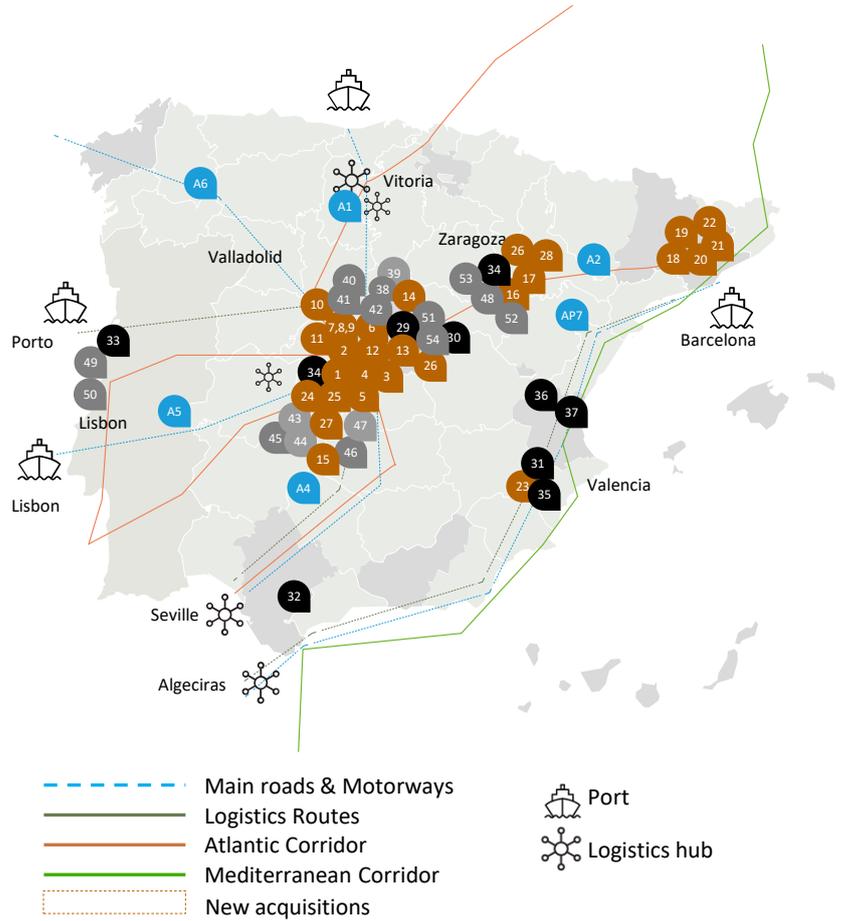
- 1 Coslada 1
- 2 Coslada 2
- 3 San Fernando de Henares
- 4 Alcobendas
- 5 Parla
- 6 Marchamalo 1
- 7 Guadalajara 1A
- 8 Guadalajara 1B
- 9 Guadalajara 1C
- 10 Marchamalo 2A
- 11 Marchamalo 2B
- 12 Marchamalo 3
- 13 Cabanillas
- 14 Torija
- 15 Toledo
- 16 Zaragoza 1
- 17 Zaragoza 2
- 18 Castellbisbal 1
- 19 Castellbisbal 2
- 20 Can Serra 1
- 21 Can Serra 2
- 22 Barberá
- 23 Alicante 1
- 24 Illescas 1A
- 25 Illescas 1C
- 26 Zaragoza 3A
- 27 Illescas 2 ★
- 28 Zaragoza 4 ★

ASSETS UNDER CONSTRUCTION

- 29 Ruiseñor 2
- 30 Guadalajara 1D
- 31 Alicante 2
- 32 Malaga
- 33 Castanheira 1A
- 34 Pradillos M6 ★
- 35 Alicante 3
- 36 Alaquàs 1
- 37 Alaquàs 2

LAND

- 38 Guadalajara 2
- 39 Guadalajara 3
- 40 Guadalajara 4
- 41 Marchamalo 4
- 42 Marchamalo Common Areas
- 43 Illescas 1B
- 44 Pradillos M2
- 45 Pradillos M3
- 46 Pradillos M4
- 47 Pradillos M5
- 48 Zaragoza 3B
- 49 Castanheira 1B
- 50 Castanheira 1C
- 51 Ruiseñor 1
- 52 Zaragoza 3C ★
- 53 Zaragoza 3D ★
- 54 Guadalajara 1E ★



(1) Annualised income from the operative assets calculated by multiplying the last monthly rent collected by 12 months. In the case of the Parla asset (the only unoccupied operative asset), the market rent for a warehouse with the same features and location has been assumed.



Recent Market Trends

SPAIN

Logistics investments rose to over €235 million in Q2, 30% more than Q2 2023. The middle market is taking centre stage. 73% of transactions closed were for less than €20 million.

80% of the investment made during the quarter was from international sources, mainly the United States and the Czech Republic, which accounted for 54% and 13% respectively. Domestic investment continued to account for 19%.

As for yields, there were no major adjustments after the increase seen in late 2023. The prime yield was 5.35%, with a stable trend until the end of the year.



Central Area

The central area saw a total take-up of 217k m² in Q2 2024, twice the amount of the same period of 2023. A total of 22 transactions were closed, with most activity taking place in the A2 and A4 axes. Most demand was from 3PL logistics operators, with the textile industry accounting for a significant proportion. Rents are increasing and rose to €6.75/m²/month.



Catalonia

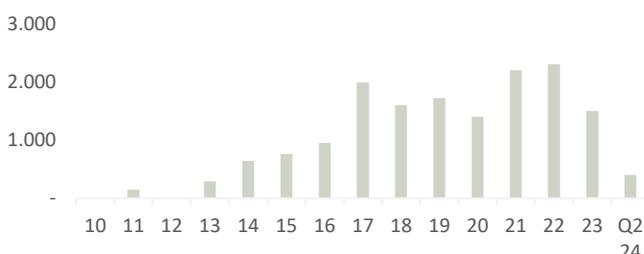
Catalonia had a total take-up of 164k m² in Q2, following an increase of almost 50% since Q2. Following the rise experienced since 2023, availability fell to 5.34%, 50 bps less than the previous quarter. As for prime rent, a combination of a shortage in supply and the entry of state-of-the-art assets caused prime rent to rise to €8.75/m²/month in Q1, and it remained stable in Q2.

Other logistics hubs

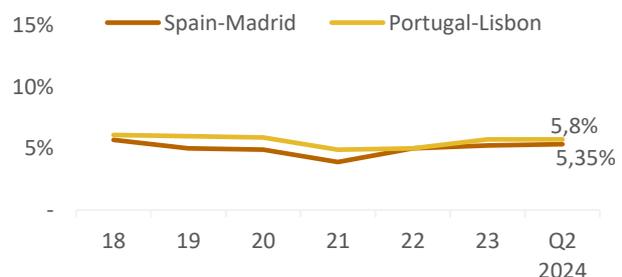
High demand in secondary markets was seen once again in Q2. These markets accounted for 36% of all demand in the country, with a take-up of over 217k m². Valencia was once again the most popular choice, with Zaragoza following behind.

Rent remained stable in all areas. The highest figures were seen in Bilbao, at €6.50/m²/month, followed by Valencia, Seville and Malaga with €5.50/m²/month and Zaragoza with €4.10/m²/month.

Investments in logistics assets in Spain (€M)



Prime yield trend in Iberia (%)



Source: Quarterly reports published by CBRE. Q2 2024

(1) The contract term expressly includes a mandatory minimum term of 3 to 5 years.



Recent Market Trends

PORTUGAL

The investment made in the first half of the year added up to €30 million, 28% less than in the same period of the previous year. Despite the slowdown in investment, the logistics sector remains dynamic and with latent demand, hampered only by a lack of supply. However, there are a few current operations that may help increase the amount of investment in 2024.

Prime logistics yields remained stable compared to the previous quarter (5.75% in Lisbon and 6% in Porto) and rose by 50 bps compared to Q3 2023.

€5 €6.25 87.2k m² **Lisbon**
 Big Box prime rent Last Mile prime rent Take-up

In Q2, Lisbon accounted for 67% of total occupancy in Portugal, including 87,150 m² of logistics spaces. Prime rents rose by €0.25/m²/month in some areas, and the highest figure was in Sintra-Cascais: €6.25/m²/month. €6.25/m²/month. The vacancy rate stood at 2.62% following a slight rise since the previous quarter.

2.6% 2.8 M m² 414.7k m²
 Vacancy rate Total stock Expected delivery of new stock

€5 €6.25 2.5k m² **Porto**
 Big Box prime rent Last Mile prime rent Take-up

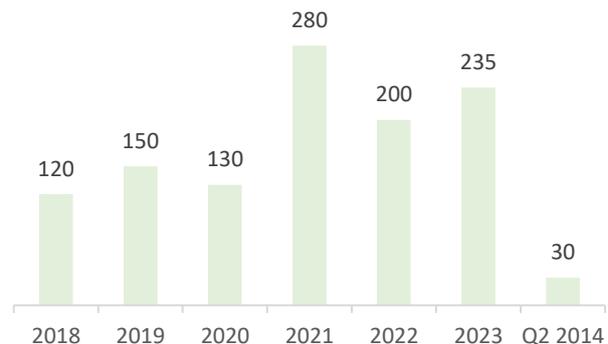
Porto accounted for around 12% of all take-up in Portugal in Q2. Following a quarter-on-quarter increase of 20%, a total of 13,634 m² of logistics space was occupied in this region. Prime rents rose by between €0.25/m²/month and €1/m²/month in Q2. The highest rent in the Porto region was still in Maia: €5.25/m²/month. More increases are expected in the next few months as new, higher quality projects gradually come onto the market.

1% 1.5 M m² 218.7k m²
 Vacancy rate Total stock Expected delivery of new stock

Rent (€/m²/month) and prime yield trends in Portugal



Take-up in Lisbon and Porto (thousands of m²)





Main Developments in the Portfolio to September 2024

The most outstanding events involving the company's **assets** in Q2 are summarised below:

	#	Asset	New developments since the last report
OPERATIVE	1	Madrid – Parla	The client's purchase offer was finally rejected, and the warehouse is now being marketed. A co-exclusivity marketing agreement has been entered into in relation to this asset.
	2	Castilla la Mancha – Toledo	The silo is being built by the tenant as planned and is expected to be completed in Q4 2024. Furthermore, an agreement for a heating / air conditioning installation to partially serve the warehouse and a set of photovoltaic panels on the roof of the silo has been reached. All the related work will be carried out by the lessee.
	3	Illescas 1A	A rent increase of €0.32 was signed in view of the improvement works carried out as requested by the tenant during the construction work. Work on the 700 kW self-consumption installation requested by Inditex is already under way and is expected to be completed in Q4 2024.
	4	Illescas 2	This asset was handed over to the tenant in August as provided in the contract, and the tenant is already fully operating from it.
	5	Zaragoza 4	This asset was handed over to the tenant in September, and the tenant is currently in the process of establishing its business on the premises.
	6	Zaragoza 2	The photovoltaic installation is going to be expanded by 80 kW. The works involved will begin in November 2024 and are expected to be completed in December 2024.
ASSETS UNDER CONSTRUCTION	7	Portugal – Castanheira 1A	The tenant was given early access to the offices and warehouse sections 1 to 6 in October to enable it to start establishing its business on the premises. Final handover is expected to take place in early Q4 2024.
	8	Andalucía – Málaga	Work on the urban development of the southern area is still in progress. The warehouse and car park construction works are continuing at a good pace and are on target to meet the deadlines agreed with the client for handover in late Q4 2024.
	9	Valencia – Alaquàs 1	The tenant was given early access in August to carry out its own works, and the final handover of the warehouse is expected to take place in Q4 2024. As for the urban development works, handover is planned for Q4 2024.
	10	Valencia – Alaquàs 2	Handover of the warehouse in Q1 2025 has been agreed with the client. The urban development works are being carried out together with Alaquàs 1. As a result, handover is expected in Q1 2025.
	11	Illescas M6	The lease was signed on 10 September 2024. The building contract is being negotiated with the construction company that has been awarded the contract, and earthworks have started.

3₂₀₂₄

Planned delivery schedule for 2024.

GLA delivered in
2023 (m²)

218,784

GLA delivered up to
Q3 2024 (m²)⁽¹⁾

103,493

GLA pending
delivery in 2024
(m²)

157,845

Annual stabilised
operating income
(€)

€11.4 M



Alaquàs 1

Q4 2024

GLA: 31,456 m²



Malaga

Q4 2024

GLA: 17,894 m²



Castanheria 1-A

Q4 2024

GLA: 108,495 m²

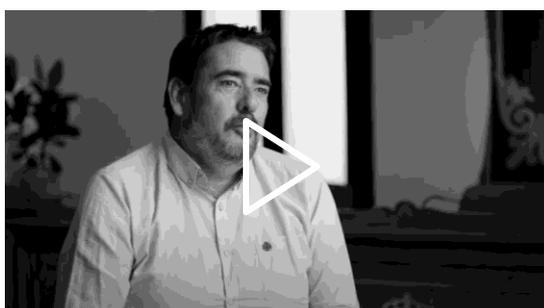
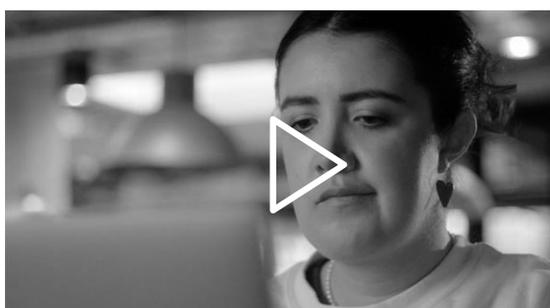
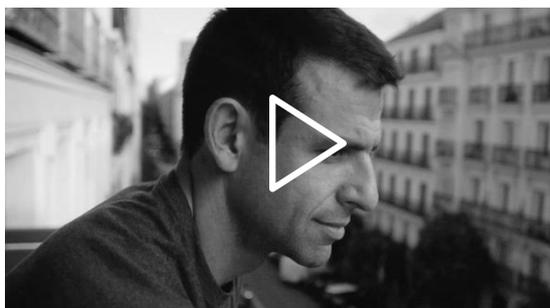
(1) The m² delivered relate to the Zaragoza 3A asset.

Impact of Investments _

Inversiones reales, Impacto tangible.
historias

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Listen to their stories.



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Consolidated figures

Global and diverse team

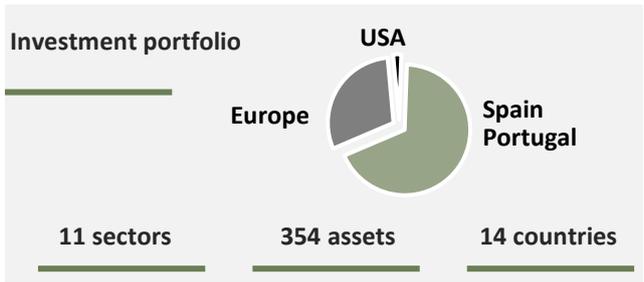
25 funds managed

+€4.9 billion
Committed capital

+€1.0 billion
Aggregate distribution

+€7.9 billion
Capital invested

>10,000
Investors



Bankinter Investment News

- **Launch of Horizon Estate.** Global real-estate investment vehicle with an investment policy focused on building a real-estate portfolio diversified by region, asset type and lessee, under a value-added strategy. Our strategic partner for this vehicle is Partners Group, one of the world's leading alternative investment managers.
- **Individual VC firms:** We continue to develop and structure venture capital investment vehicles under a delegated wealth management scheme in Bankinter Investment SGEIC, structured in line with the investment interests of its shareholders (family assets).
- **We enhance the value proposition:** A number of opportunities are being examined with the aim of carrying them out and marketing them through various vehicles in 2024 and 2025. These include, among others, technology in Europe and the United States, student accommodation and venture capital.



If you would like any further information, please contact your banker or your Bankinter agent.

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Annex: Details of the Portfolio

Operative Assets

1 Coslada 1 logistics hub			
 04 / 2018	 13,905 m ²		
 Cross-dock	 12/29		
 Coslada (Madrid)	 Gold		
 Last mile			
2 Coslada 2 logistics hub			
 03 / 2022	 4,427 m ²		
 Distribution Centre	 6/15		
 Coslada (Madrid)	 Platinum		
 Last mile			
3 San Fernando de Henares logistics hub			
 05 / 2021	 7,937 m ²		
 Cross-dock	 4 / 8		
 San Fernando de Henares (Madrid)	 Gold		
 Last mile			
4 Alcobendas logistics hub			
 09 / 2018	 6,241 m ²		
 Distribution Centre	 5/ 15		
 Alcobendas (Madrid)	 Certificate		
 Last mile			
5 Parla logistics hub			
 06 / 2021	 25,893 m ²		
 Distribution Centre	 N/A		
 Parla (Madrid)	 Platinum		
 Big box (XXL)			
6 Marchamalo 1 logistics hub			
 10 / 2018	 186,157 m ²		
 E-commerce	 4 / 20		
 Marchamalo (Guadalajara)	 Silver		
 Big box (XXL)			

 Delivery date

 Logistics activity

 Location

 Type of property

 Leasable area

 Environmental certificate

 WAULB / WAULT

Annex: Details of the Portfolio

Operative Assets

7 Guadalajara A logistics hub			
 03 / 2020	 32,632 m ²		
 Distribution Centre	 13 / 23		
 Guadalajara	 Silver		
 Big box (XXL)			
8 Guadalajara B logistics hub			
 04 / 2019	 30,036 m ²		
 Distribution Centre	 13 / 23		
 Guadalajara	 Gold		
 Big box (XXL)			
9 Guadalajara C logistics hub			
 04 / 2019	 28,931 m ²		
 Distribution Centre	 3 / 22		
 Guadalajara	 Silver		
 Big box (XXL)			
10 Marchamalo 2 – Warehouse A logistics hub			
 12 / 2020	 50,317 m ²		
 Distribution Centre	 1/6		
 Marchamalo (Guadalajara)	 Gold		
 Big box (XXL)			
11 Marchamalo 2 – Warehouse B logistics hub			
 02 / 2022	 54,168m ²		
 Distribution Centre	 4/ 6		
 Marchamalo (Guadalajara)	 Gold		
 Big box (XXL)			
12 Marchamalo 3 logistics hub			
 03 / 2021	 36,727 m ²		
 Distribution Centre	 4/ 11		
 Marchamalo (Guadalajara)	 Gold ¹		
 Big box (XXL)			

 Delivery date

 Logistics activity

 Location

 Type of property

 Leasable area

 Environmental certificate

 WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio

Operative Assets

13 Cabanillas logistics hub

 01 / 2019	 21,598 m ²
 Distribution Centre	 3 / 11
 Cabanillas (Guadalajara)	 Silver
 Big box (XXL)	



14 Torija logistics hub

 03 / 2022	 53,275 m ²
 E-commerce / Dist. Centre	 1 / 4
 Torija (Guadalajara)	 Gold
 Big Box (XXL)	



15 Toledo logistics hub

 03 / 2019	 92,027 m ²
 E-commerce / Dist. Centre	 4 / 20
 Toledo	 Silver
 Big box (XXL)	



16 Zaragoza 1 logistics hub

 11 / 2010	 15,834 m ²
 Distribution Centre	 3 / 6
 Zaragoza	 Gold
 Other	



17 Zaragoza 2 logistics hub

 07 / 2012	 13,304 m ²
 Hi Tech	 7 / 19
 Zaragoza	 Gold ¹
 Other	



18 Castellbisbal 1 logistics hub

 01 / 2021	 12,830 m ²
 Cross-dock	 7 / 32
 Castellbisbal (Barcelona)	 Gold
 Last mile	



 Delivery date
 Logistics activity

 Location
 Type of property

 Leasable area
 Environmental certificate

 WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio

Operative Assets

19 Castellbisbal 2 logistics hub

 12 / 2022	 27,560 m ²
 Distribution Centre	 15 / 20
 Castellbisbal (Barcelona)	 Gold
 Last mile	



20 Can Serra 1 logistics hub

 03 / 2021	 6,167 m ²
 Distribution Centre	 7 / 17
 Sant Esteve (Barcelona)	 Gold
 Last mile	



21 Can Serra 2 logistics hub

 12 / 2020	 6,856 m ²
 Distribution Centre	 0/7
 Sant Esteve (Barcelona)	 Gold
 Last mile	



22 Barberà logistics hub

 04 / 2022	 6,202 m ²
 Distribution Centre	 4 / 15
 Barberà del Vallés (Barcelona)	 Gold
 Last mile	



23 Alicante 1 logistics hub

 09 / 2022	 4,935 m ²
 Distribution Centre	 6 / 9
 Alicante	 Gold
 Last mile	



24 Illescas 1A logistics hub

 11/2023	 140,737 m ²
 Distribution Centre	 7/22
 Illescas (Toledo)	 Gold ¹
 Big Box (XXL)	



 Delivery date
 Logistics activity

 Location
 Type of property

 Leasable area
 Environmental certificate

 WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio

Operative Assets

25 Illescas 1C logistics hub

 11/2023	 78,047 m ²
 Distribution Centre	 16/41
 Illescas (Toledo)	 Gold ¹
 Big Box (XXL)	



26 Zaragoza 3A logistics hub

 03/2024	 9,317 m ²
 Distribution Centre	 7/10
 Zaragoza	 Gold ¹
 Last Mile	



27 Illescas 2 logistics hub

 Distribution Centre	 58,399 m ²
 Illescas (Toledo)	 14/29
 Big Box (XXL)	 Gold ¹



28 Zaragoza 4 logistics hub

 Distribution Centre	 13,230 m ²
 Zaragoza	 11/21
 Last Mile	 Gold ¹



 Delivery date

 Logistics activity

 Location

 Type of property

 Leasable area

 Environmental certificate

 WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio

Assets under Construction ⁽¹⁾

29 Ruiseñor 2 logistics hub

 Distribution Centre	 42,710 m ²
 Guadalajara	 N/A
 Big Box (XXL)	 Gold ²



30 Guadalajara 1 D logistics hub

 Distribution Centre	 50,184 m ²
 Guadalajara	 N/A
 Big Box (XXL)	 Gold ²



31 Alicante 2 logistics hub

 Distribution Centre	 4,371 m ²
 Alicante	 N/A
 Last mile	 Gold ²



32 Málaga logistics hub

 E-commerce / Dist. Centre	 17,894 m ²
 Malaga	 15/25
 Last mile	 Gold ²



33 Castanheira 1.A logistics hub

 E-Commerce	 108,495 m ²
 Lisbon	 21/30
 Big Box (XXL)	 Gold ²



34 Pradillos M6 logistics hub

 Distribution Centre	 15,372.44 m ²
 Illescas (Toledo)	 5/15
 Last mile	 Gold ¹



 Delivery date

 Location

 Leasable area

 WAULB / WAULT

 Logistics activity

 Type of property

 Environmental certificate

(1) Assets "under construction": This includes all those assets on which construction work is ongoing or where preliminary work to prepare the plot for its intended use has been carried out.
(2) Environmental certification goal

Annex: Details of the Portfolio

Assets under Construction

35 Alicante 3 logistics hub

 Distribution Centre	 6,853 m ²
 Alicante	 N/A
 Last Mile	 Gold ¹



36 Alaquàs 1 logistics hub

 Distribution Centre	 31,456 m ²
 Valencia	 12/22
 Last mile	 Gold ¹



37 Alaquàs 2 logistics hub

 Cross-dock	 6,197 m ²
 Valencia	 9/19
 Last Mile	 Gold ¹



 Delivery date

 Logistics activity

 Location

 Type of property

 Leasable area

 Environmental certificate

 WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio

Land

38 Guadalajara 2 logistics hub

 Distribution Centre	 125,220 m ²
 Guadalajara	 N/A
 Land	 Gold ¹



39 Guadalajara 3 logistics hub

 Distribution Centre	 47,920 m ²
 Guadalajara	 N/A
 Land	 Gold ¹



40 Guadalajara 4 logistics hub

 Distribution Centre	 14,695 m ²
 Guadalajara	 N/A
 Land	 Gold ¹



41 Marchamalo 4 logistics hub

 Distribution Centre	 44,137 m ²
 Marchamalo (Guadalajara)	 N/A
 Land	 Gold ¹



42 Marchamalo logistics hub Common Areas

 Common Areas	 24,876 m ²
 Marchamalo (Guadalajara)	 N/A
 Land	 Gold ¹



43 Illescas 1B logistics hub

 Distribution Centre	 28,290 m ²
 Illescas (Toledo)	 N/A
 Land	 Gold ¹



 Delivery date

 Logistics activity

 Location

 Type of property

 Leasable area

 Environmental certificate

 WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio

Land

44 Pradillos M2 logistics hub

 Distribution Centre	 27,591 m²
 Illescas (Toledo)	 N/A
 Land	 Gold ¹



45 Pradillos M3 logistics hub

 Distribution Centre	 8,389 m²
 Illescas (Toledo)	 N/A
 Land	 Gold ¹



46 Pradillos M4 logistics hub

 Distribution Centre	 41,881 m²
 Illescas (Toledo)	 N/A
 Land	 Gold ¹



47 Pradillos M5 logistics hub

 Distribution Centre	 21,348 m²
 Illescas (Toledo)	 N/A
 Land	 Gold ¹



48 Zaragoza 3B logistics hub

 Distribution Centre	 21,644 m²
 Zaragoza	 N/A
 Land	 Gold ¹



49 Castanheira 1B logistics hub

 Distribution Centre	 21,881 m²
 Lisbon	 N/A
 Land	 Gold ¹



 Delivery date

 Logistics activity

 Location

 Type of property

 Leasable area

 Environmental certificate

 WAULB / WAULT

(1) Environmental certification goal

Annex: Details of the Portfolio

Land

50 Castanheira 1C logistics hub

 Distribution Centre	 7,338 m ²
 Lisbon	 N/A
 Land	 Gold ¹



51 Ruiseñor 1 logistics hub

 Distribution Centre	 87,901m ²
 Guadalajara	 N/A
 Land	 Gold ¹



52 Zaragoza 3C logistics hub

 Distribution Centre	 8,344 m ²
 Zaragoza	 N/A
 Land	 Gold ¹



53 Zaragoza 3D logistics hub

 Distribution Centre	 34,628 m ²
 Zaragoza	 N/A
 Land	 Gold ¹



54 Guadalajara 1E logistics hub

 Distribution Centre	 14,940 m ²
 Guadalajara	 N/A
 Land	 Gold ¹



 Delivery date

 Logistics activity

 Location

 Type of property

 Leasable area

 Environmental certificate

 WAULB / WAULT

(1) Environmental certification goal

Annex: Glossary of Terms and Definitions

CAPEX: Capital Expenditure (CAPEX) is the investment made by a company to increase the value of the fixed assets already held by it.

Take-up: The property leasing rate in the market in a given period, measured in square metres.

Ring: In the logistics market, rings are the areas into which the main cities are divided. In Madrid, for example, the first ring is the area inside the circular areas formed by the M-30/M-40 ring road. The second ring is between the first ring and the boundary of the region (20-30 km). Finally, the third ring starts from the second ring (30 km) and ends at 70 km.

Contract term: The minimum compulsory term of the contract.

Prime: This refers to locations or products that are deemed outstanding for buying or renting purposes.

Rent: The amount of money paid on a regular basis to rent a property. It can be stated as a monthly or annual amount and is expressed as the rent per m²/month.

Stock: Vacant or unoccupied square metres in the market that are available for rent.

Occupancy/Vacancy Rate: This refers to the percentage of property in the market that is occupied/unoccupied.

Yield : The rate of return on an investment property.

Early Access: Early access to the warehouse before its handover date.



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Bankinter Investment
Paseo Eduardo Dato, 18
28010 Madrid
Spain

