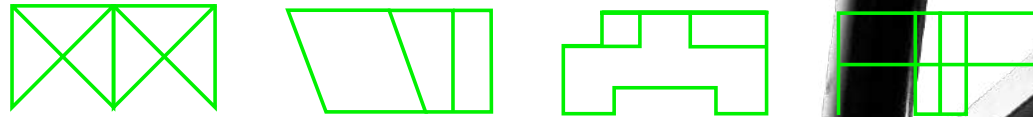


INDUSTRIAL AND AGRIFOOD BUSINESS PARK

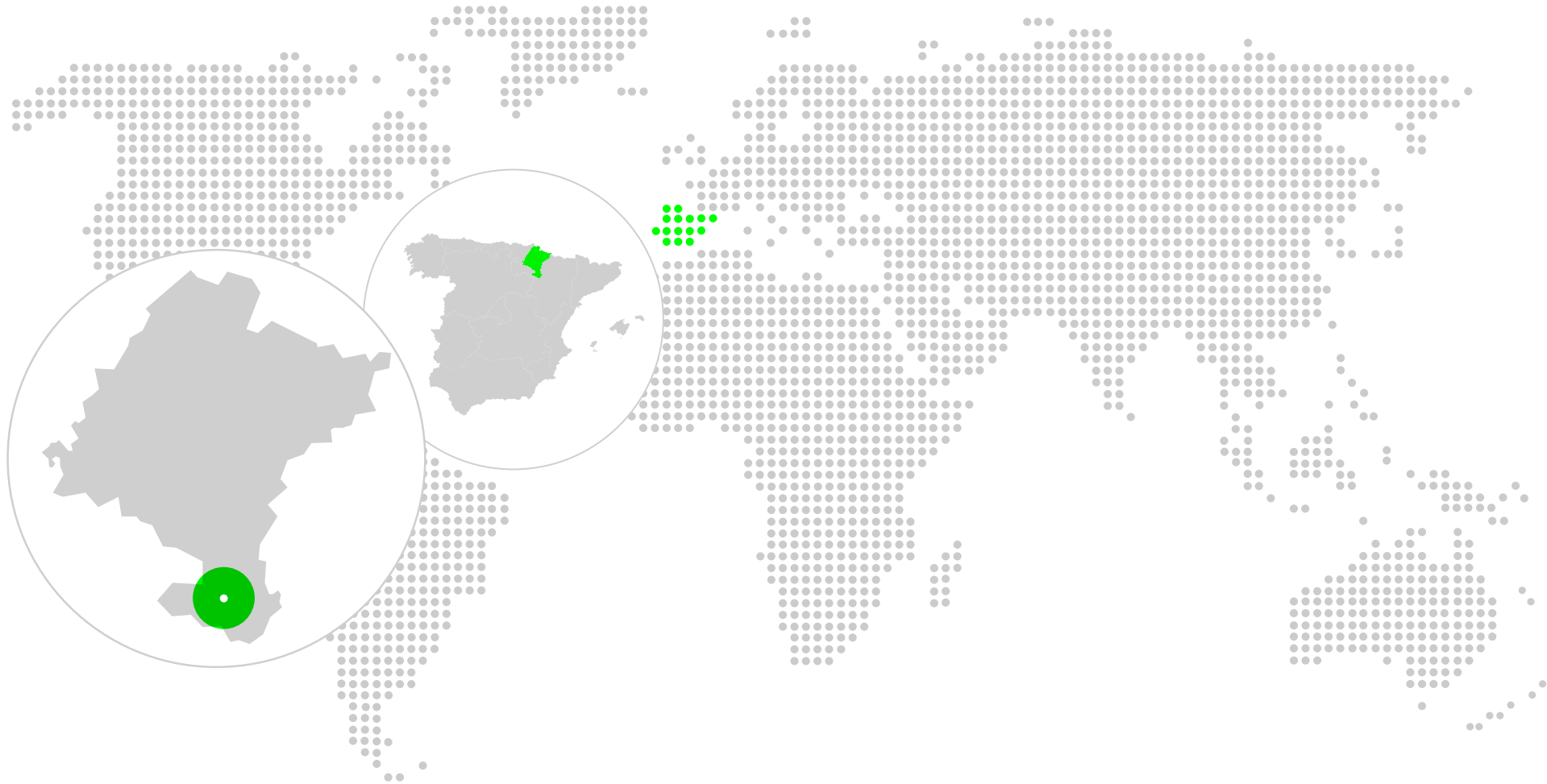
ADD. GROW. LEAD.

Just innovation.



## LOCATION

- Located in Navarra, a region of Spain in the southwest of Europe
- Fiscal and legislative autonomy

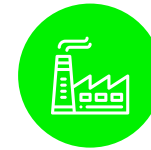


## UNIQUE IN EUROPE

- An industrial space exclusive to those who work in the agrifood industry
- Shared infrastructure, with key services controlled centrally
- Pioneering energy management system



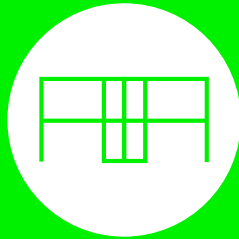
**€80** million  
Public  
investment



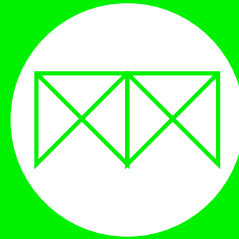
**1.2** million m<sup>2</sup>  
industrial  
space

# INFRASTRUCTURES

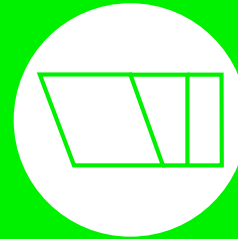
"...A unique project in Europe"



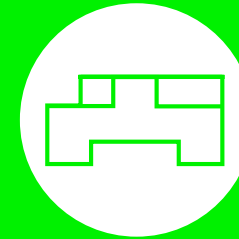
**25**  
INDUSTRIAL  
BUILDINGS



**2KM**  
DISTRIBUTION  
RACK



**3.000m<sup>2</sup>**  
BUSINESS  
CENTER



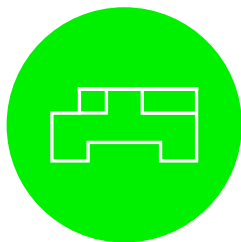
**21.000m<sup>2</sup>**  
COMMON  
INFRASTRUCTURE  
HUB

## Objective:

Provide energy services, thereby avoiding the need for large initial investments by each business.

## Innovative:

Centralised production and distribution of energy to all facilities, thanks to a 2km distribution rack



COMMON  
INFRAESTRUCTURE  
HUB

## ADVANTAGE: Infrastructure and services

### ENERGY PRODUCTION AND INDUSTRIAL SERVICES



**9,9 Mwe**  
generation of  
electricity



**-10 °C**  
refrigerant CO<sub>2</sub>

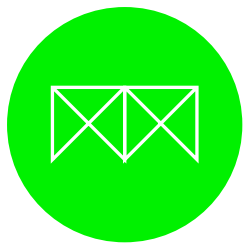


Industrial  
district cooling  
**5'5 °C** cold  
water



Industrial  
district heating  
**Steam and  
hot water**





DISTRIBUTION RACK

## ADVANTAGE: Infrastructure and services

### INFRASTRUCTURES

- Natural Gas
- Fibre optic
- External lighting
- Sanitation
- Management of industrial waste
- Fire protection service (PCI)

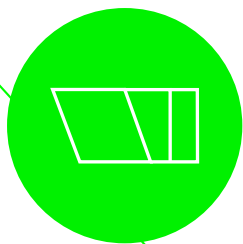


## ADVANTAGE: Infrastructure and services

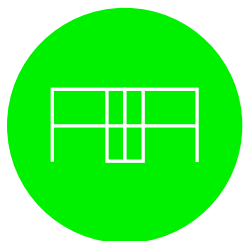
### PROPERTY MANAGEMENT SERVICES

#### Industrial buildings

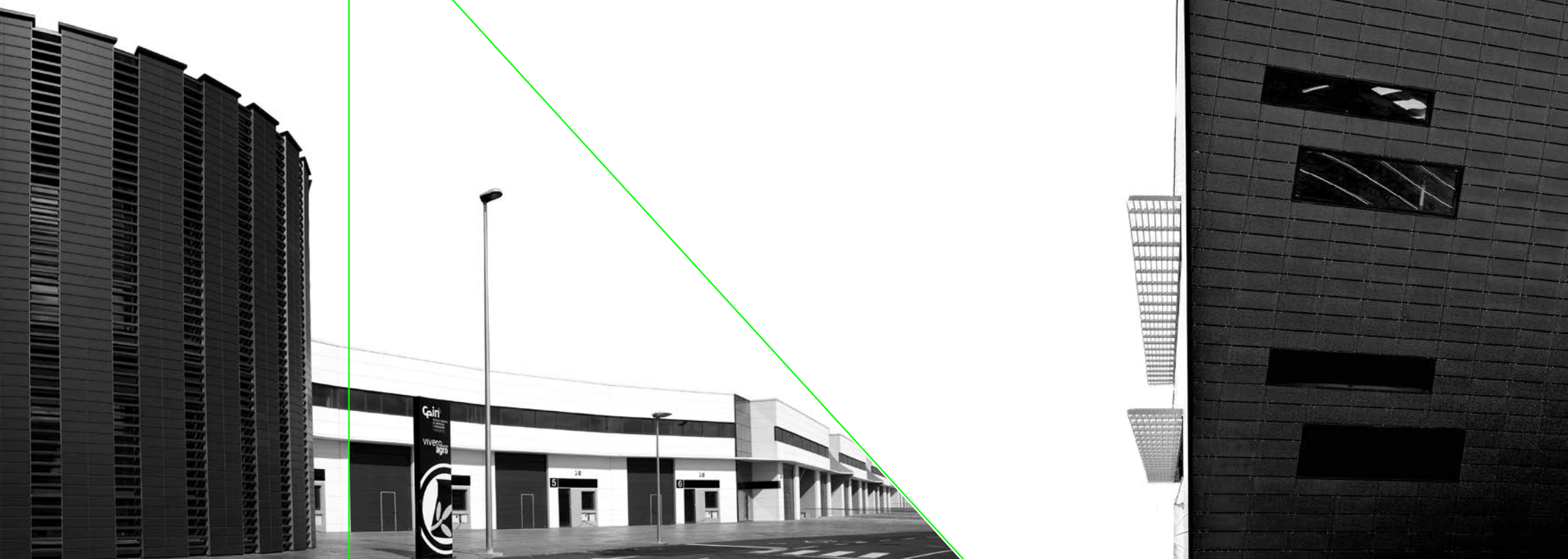
- Facilities and land for industry, commerce, and logistics
- Business centre with offices, meeting rooms, events rooms, classrooms for training, exhibitions, etc.
- Business park with offices, workshops, lab, industrial kitchens, training and meeting rooms, etc.



BUSINESS CENTER



INDUSTRIAL BUILDINGS



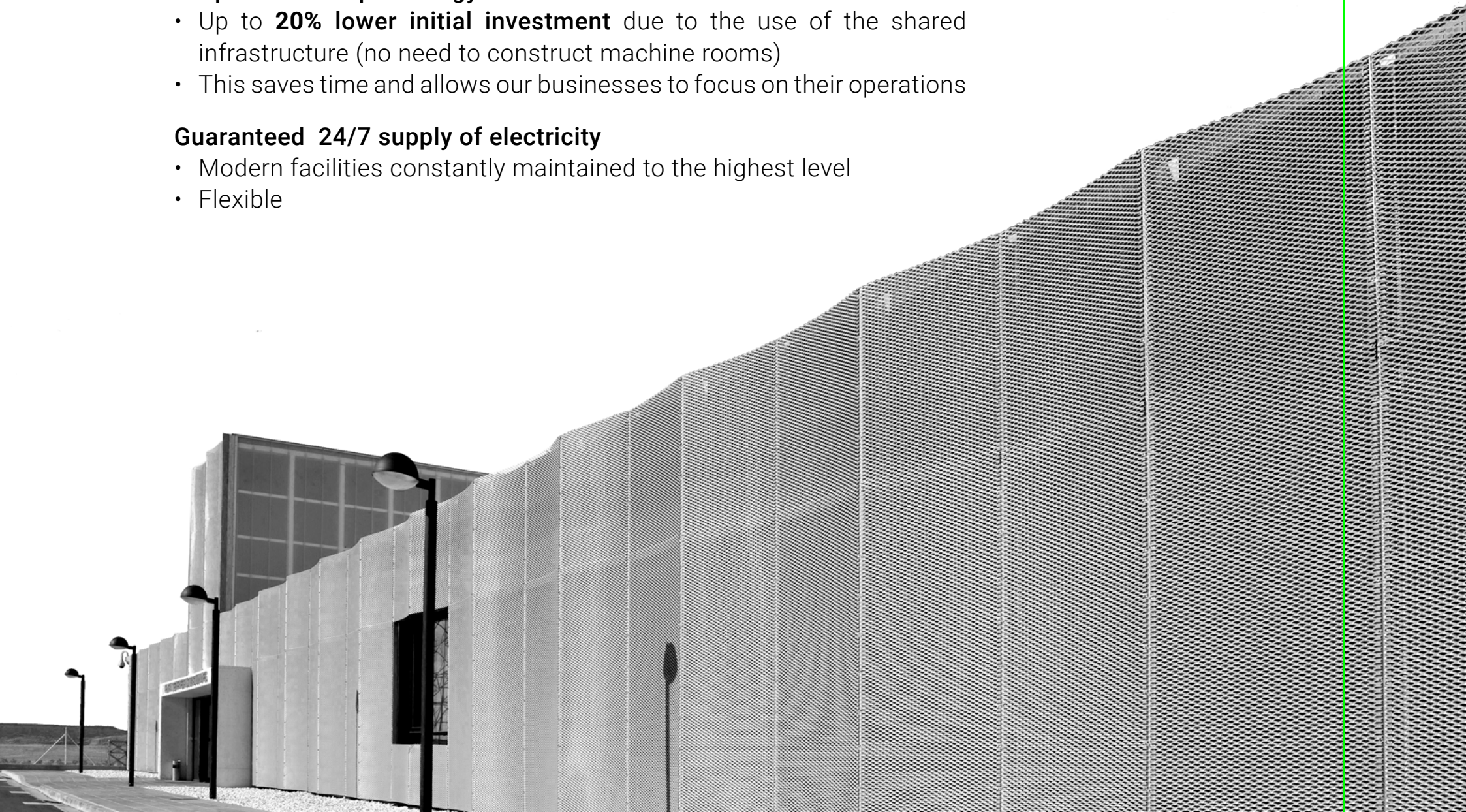
## ADVANTAGE: Reduced costs

Savings:

- **Up to 7% cheaper energy**
- Up to **20% lower initial investment** due to the use of the shared infrastructure (no need to construct machine rooms)
- This saves time and allows our businesses to focus on their operations

### **Guaranteed 24/7 supply of electricity**

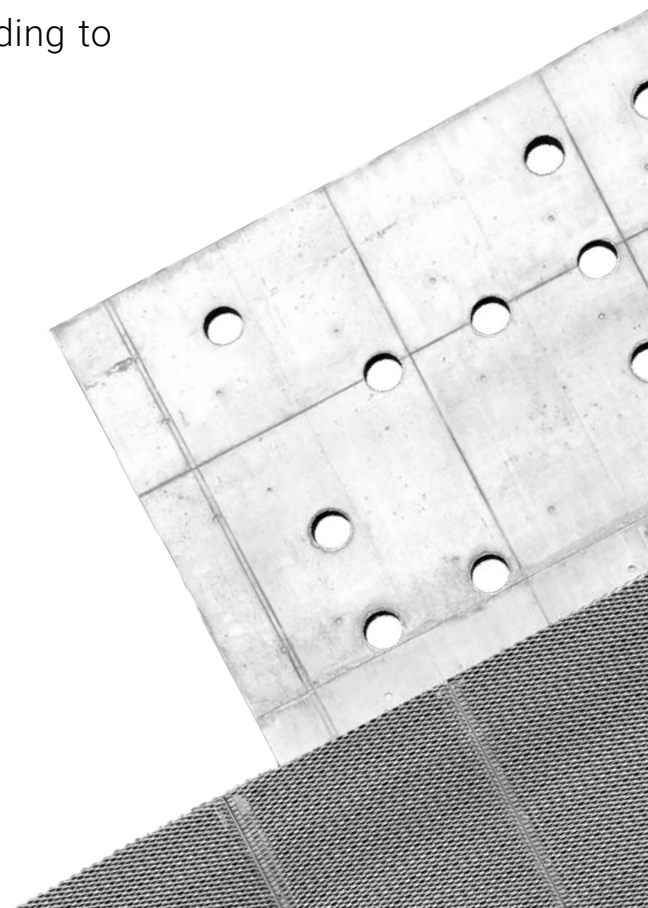
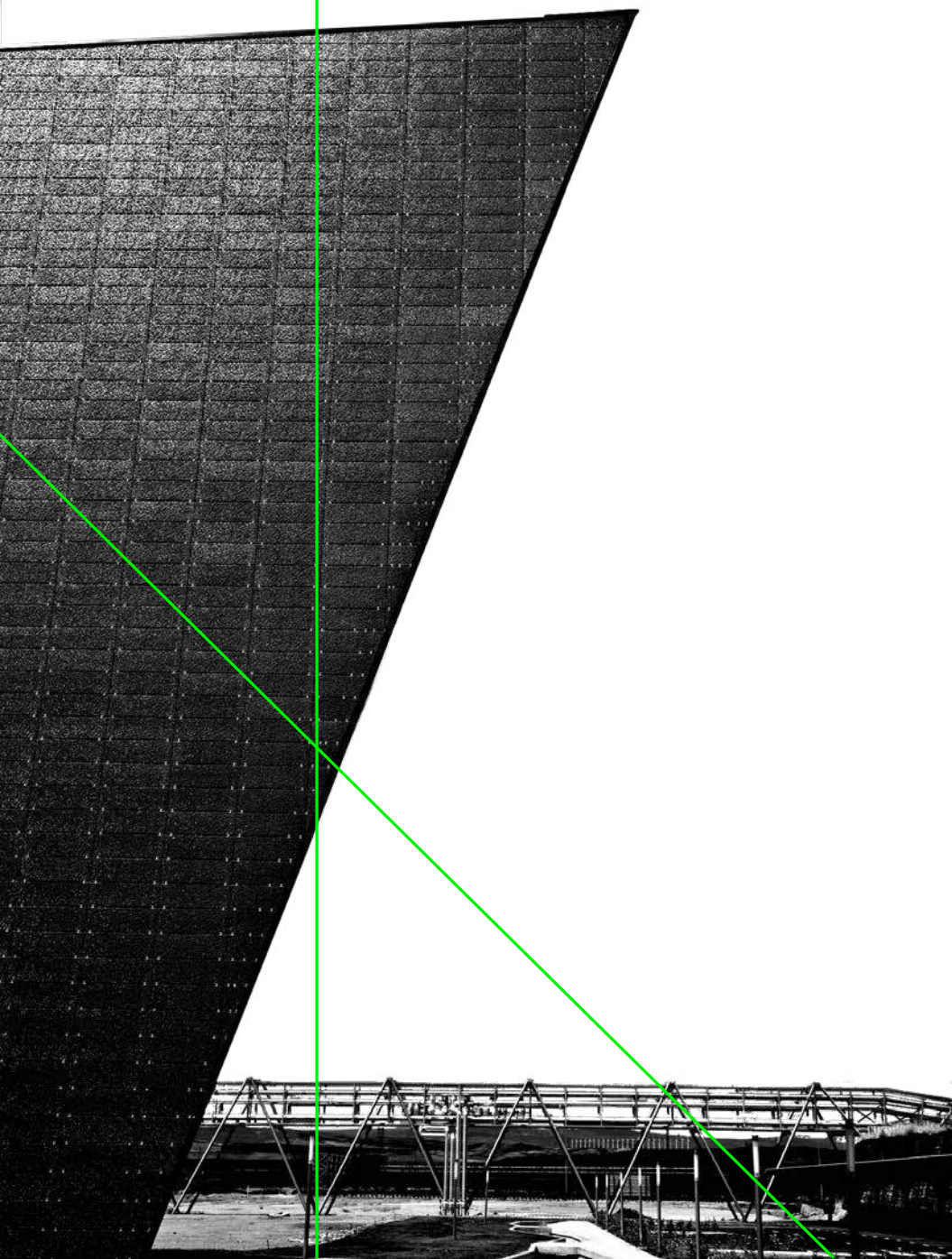
- Modern facilities constantly maintained to the highest level
- Flexible



## ADVANTAGE: Corporate support

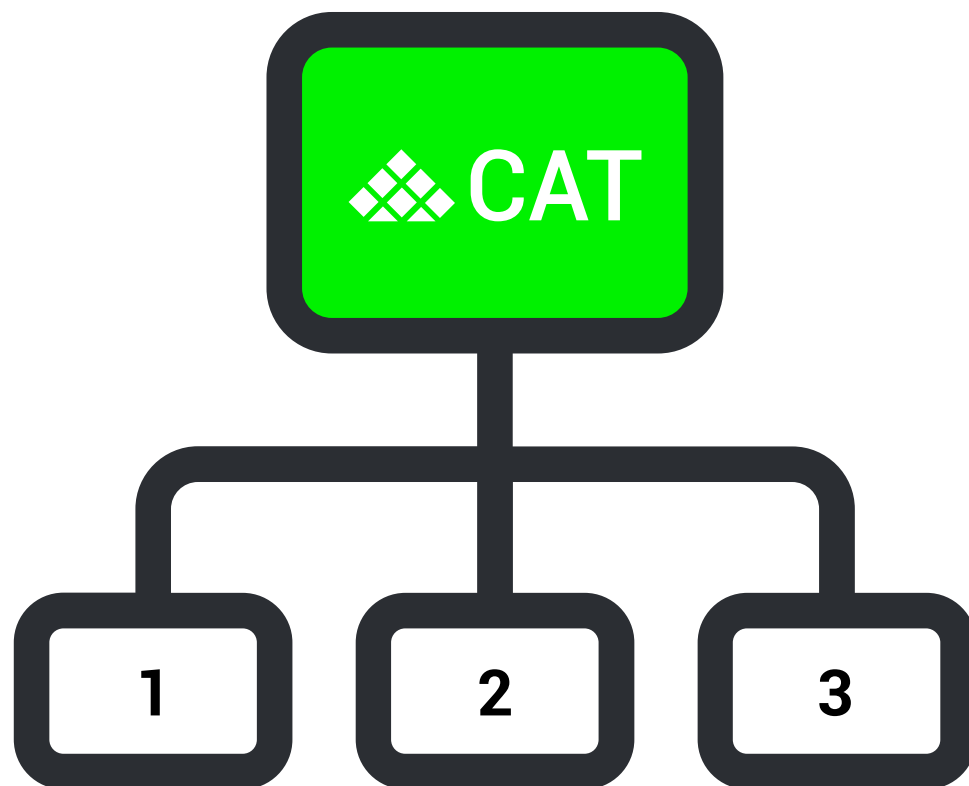
### Included corporate support services:

- Consultancy, help at the start of each phase of the project, and a study of energy cost savings
- Help finding partners and local suppliers
- Finance available
- Tailored deals available according to each company's needs



## Our business

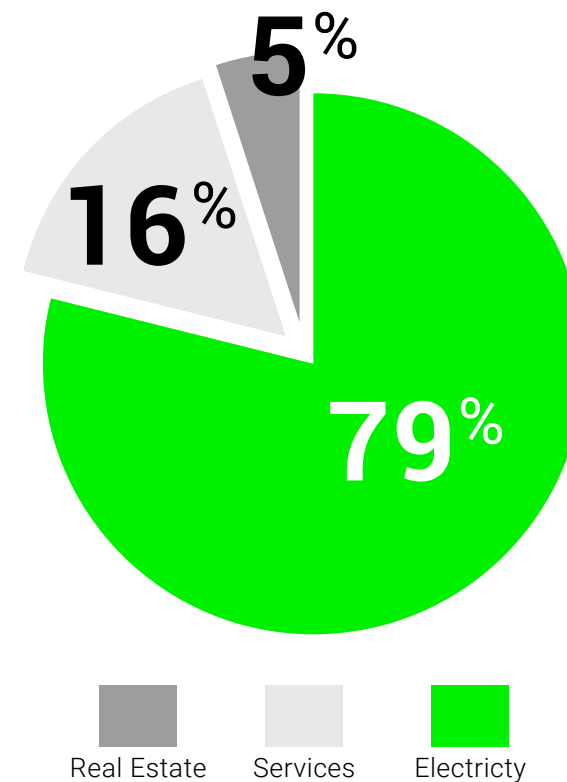
Administrative board (Presided by Regional Minister José M. Aierdi)



Our team:

- 1• Engineering manager: Rodrigo Martin
- 2• Accountant manager: Eva Laita
- 3• Sales and marketing manager: Isabel Violade

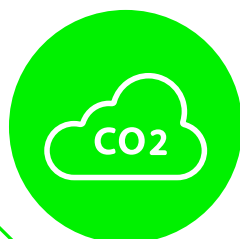
Turnover:  
€ **9,8 MILLION**



## ADVANTAGE: Sustainable design

### Committed to the environment

- **A reduction of 13.5 tons of CO2 each year**, equivalent to 4,300 cars.
- Businesses are able to significantly reduce their carbon footprint
- **Recuperation of 295,000 litres of water each day**, in order to water the gardens
- Estimated surface of 42,000m<sup>2</sup> (4 football stadiums)
- By taking advantage of the synergy of the agrifood industry, we are able to get a yield that is 87% higher than comparable systems
- As the facilities were designed following the European directives for sustainable development, we have 6.5 hectares for olives, green zones, cattle trails, and other uses.



**13.5** tons  
An annual  
reduction



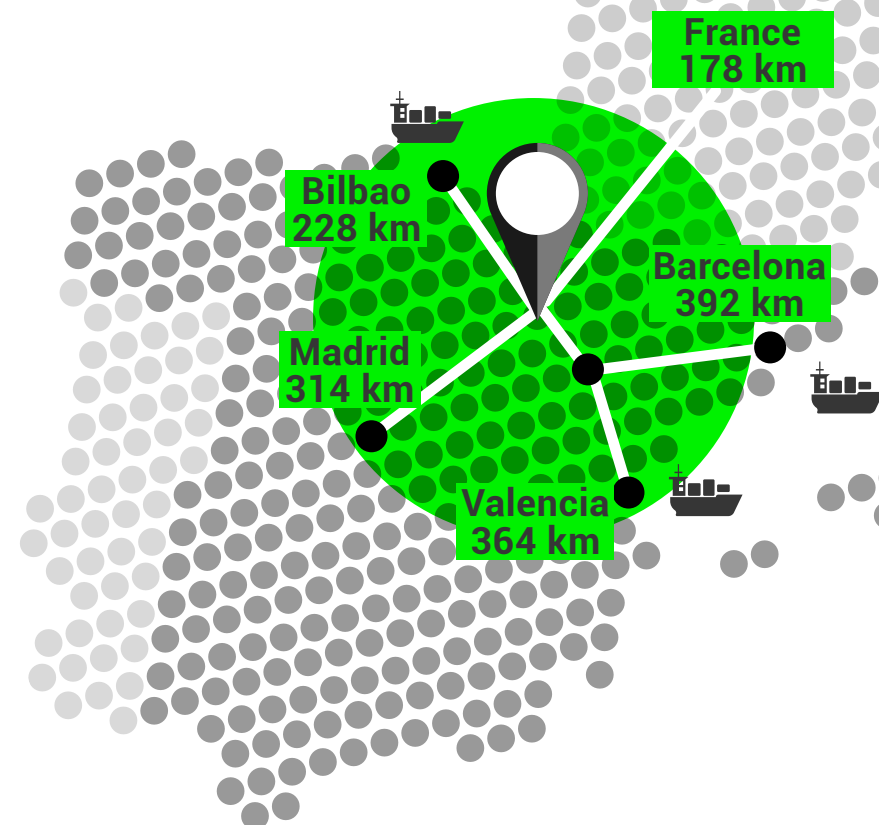
**295,000**  
L./day



## ADVANTAGE: Geographic and strategic advantages

### A gateway to Europe

- Tudela (Navarra) is strategically located between the mediterranean and the atlantic oceans.
- 70% of national consumption is within a radius of 350 km.
- Airport and high-speed trains just 80 km. away.
  - Connected to several major motorways.
  - Shipping container management platform within the complex.



## ADVANTAGE: Environment

### A strong agrifood sector in Navarra

- Second largest industry in Navarra, accounting for **20% of total regional sales** (over €2 billion)
- **1,370** businesses
- **24,000** agricultural holdings
- **25,000 jobs**
- Home of many market leaders, due to the **concentration** of the value chain.

### Navarra: a region with important public support

- Investment, up to 16%.
- For research and development, job creation, guarantees.



With more than 50 companies, the City of Agrifood is a consolidated platform with more than 10 years of experience.



INDUSTRIAL AND AGRIFOOD BUSINESS PARK

ADD. GROW. LEAD.

Just innovation.

