



PANATT 20NI

International vision.
Local focus.

INTERNATIONAL VISION. LOCAL FOCUS.

As the largest developer in Europe, we provide comprehensive commercial real estate solutions across all market sectors, tailored to clients' specific needs.

Panattoni is the world's most active industrial real estate developer, operating since 2005 in Europe and with 70 offices spanning North America, India, the Middle East and Europe. Each year, we deploy around EUR 8 billion of institutional and private capital into industrial and logistics investment opportunities across the region.

We manage investments in 19 markets worldwide, with a portfolio of over 60 million m² of completed space delivered to more than 2,500 clients.



24.8M

M² DEVELOPED

OUR CORE BUSINESS

Build-to-suit

Facilities developed to the client's exact specifications, meeting their technical standards and often designed for manufacturing operations.

Multi-tenant

Warehousing or combined manufacturing and warehousing facilities built to standard technical specifications. These developments serve clients from a range of industries and are located along key transport routes and near major cities.

Property Management

We provide not only high-quality space for lease, but also a full package of management services, supporting clients from contract signing through the entire investment lifecycle.



blue assets

blue-assets.com
blue-assets.cz

TOP LOGISTICS DEVELOPERS

BASED ON COMPLETIONS 2021-2023



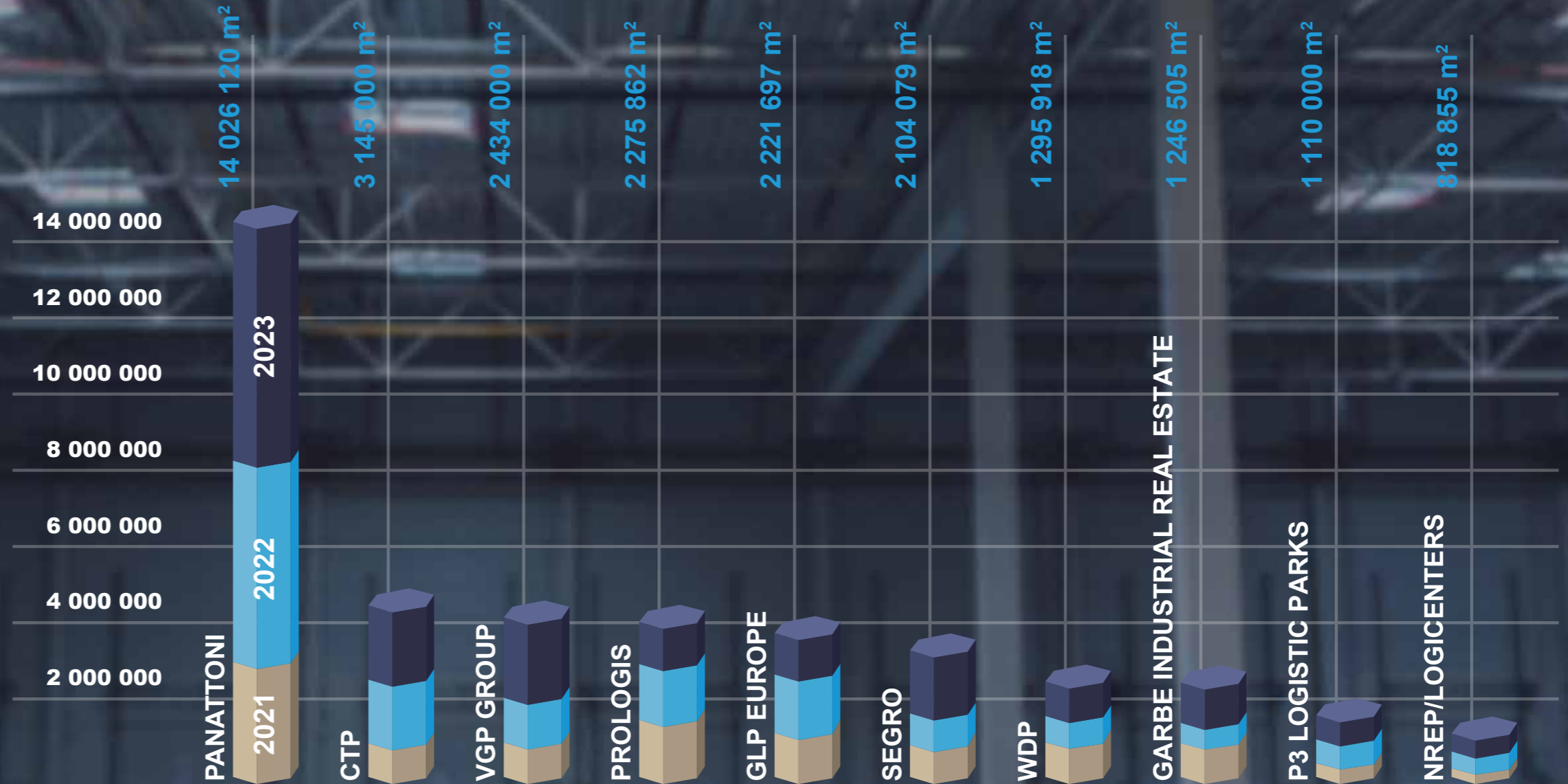
"Over the past 20 years, we have built Panattoni into Europe's largest industrial developer, expanding into 15 European markets, India and, most recently, Saudi Arabia.

This growth has been fuelled by long-term shifts – nearshoring that brings manufacturing closer to customers, and the rapid rise of e-commerce, now representing a third of our portfolio. Our BTS division continues to deliver advanced facilities for industries ranging from logistics to high-tech manufacturing.

Today, we are also moving into new sectors. Our dedicated team delivers hyperscale-ready, AI-optimised data centres to meet the surging demand for digital infrastructure.

By combining diversification with sustainability leadership, we are building for the needs of our clients – and for the next decades of Panattoni's growth."

— Robert Dobrzycki, CEO & Co-Owner
Panattoni Europe, UK, Middle East and India



#1 DEVELOPER IN EUROPE

Go *Earthwise* with PANATTONI

At Panattoni, we pride ourselves on being more than just one of the largest logistics developers in Europe; we are deeply committed to sustainability.

Our primary responsibility goes beyond constructing top-tier warehouses and factories. We aim to create enduring value for our stakeholders, the environment, and the communities we serve. Recognizing the pivotal role we play, we believe that integrating ESG principles into our business practices is paramount to realizing our vision of a sustainable future for our planet, our people, and our business.

SUSTAINABILITY

- Environmental certifications (BREEAM, DGNB, LEED, WELL) in standard
- Adapting processes and products to the regulations such as the EU Taxonomy, SFDR, or CSRD:
 - Increased energy efficiency in buildings
 - Nearly Zero Energy Buildings (NZEB)
 - Towards Carbon Neutral building specification (Low Carbon construction)
 - Green energy from PV installations
 - CRREM and Climate Risk Analysis, CO₂ Stranding Risk Assessment
 - Biodiversity landscaping strategy



Panattoni is driving forward the green revolution.

More than 17.8 mln. m² of BREEAM, LEED, and DGNB certified warehouse space in Europe, and 3.2 mln. m² currently undergoing certification.



ESG Key Features



biodiversity



carsharing



cycle parking spaces



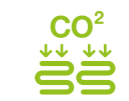
EV charging points



glass facade



green energy



high efficiency HVAC



leak detection



LED lighting



low carbon



PV-enabled



rainwater harvesting



sub metering



wellbeing amenities

Data Centre

We're building the future of digital infrastructure.

Our data centre developments are designed to meet the evolving needs of hyperscale clients, AI innovators, and enterprise users.

Panattoni's dedicated Data Centre team delivers hyperscale-ready, AI-optimised infrastructure.

Engineered for hyperscale. Designed for growth.

We coordinate customer requirements with a global reach to facilitate tailored customer solutions through our local development and construction teams.



Scalable sites with permitted land and secured power delivery



Custom-built facilities tailored to end-user requirements



Locations with excellent access to major fibre networks and utility providers



Expertise in edge, colocation, and hyperscale deployments



End-to-end delivery: permitting, power, and "warm shell" development



Flexible delivery models: build-to-own, build-to-rent



Infrastructure options: fully fitted turnkey and or tailored powered shell and core delivery



Investing in the Future of Logistics

A Pan-European investment platform specialising in institutional-grade logistics real estate.

Offering investors access to an unrivalled pipeline of high-quality assets, tailored to different risk-return profiles.

newport-im.com

Our Investment Opportunities.

Newport by Panattoni provides multiple strategies to match different risk-return profiles, offering exposure across the entire logistics investment cycle.



Development Fund

Investing in the full cycle of logistics development



Income Fund

Focused on Core & Core+ logistics assets, delivering long-term income stability and rental growth



Dedicated Strategies

Discretionary or semi-discretionary strategies focused on specific geographies or asset types, designed to capitalize on targeted market opportunities



Separate Account

Bespoke investment solutions providing institutional investors with direct asset ownership and flexible structuring

UK

TOP DEALS



Amazon
4 units
3 749 400 sq. ft



Culina
4 units
818 700 sq. ft



Sky Studio
3 units
301 000 sq. ft



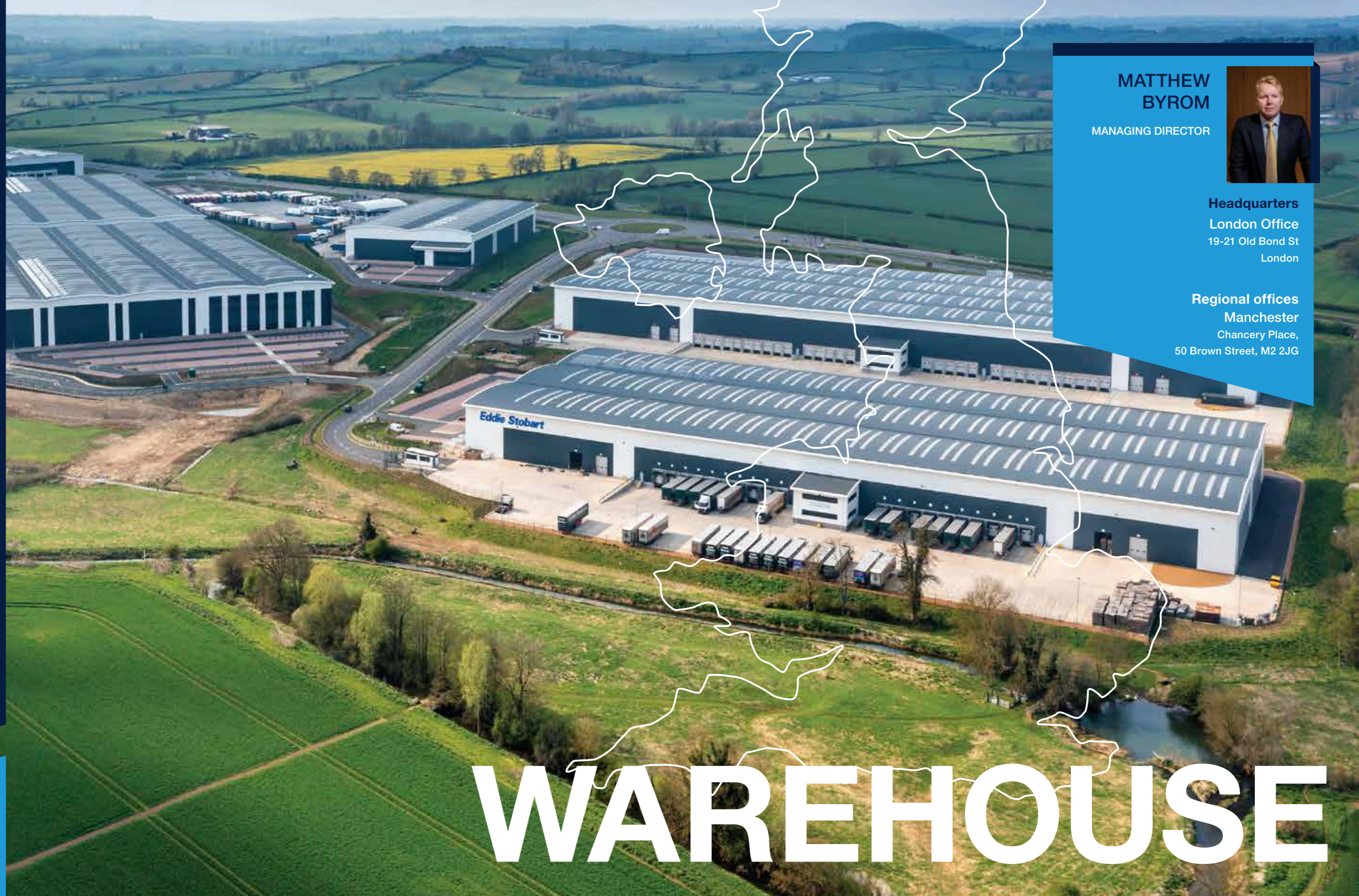
AAG
Alliance Automotive Group
📍 Rotherham
630 000 sq. ft



Tesco
📍 Aylesford
621 000 sq. ft



DHL
📍 Aylesford
110 400 sq. ft



**MATTHEW
BYROM**

MANAGING DIRECTOR



Headquarters

London Office
19-21 Old Bond St
London

Regional offices

Manchester
Chancery Place,
50 Brown Street, M2 2JG

WAREHOUSE



**JEROEN
GERRITSEN**

MANAGING DIRECTOR

Headquarters
Amsterdam Office
Zuidplein 142
1077 XV Amsterdam
The Netherlands

THE NETHERLANDS

FULLY LEASED



**Panattoni Park
Venlo South II**
📍 Heerlen 🏢 JD Sports
70 000 m²



**Panattoni Park
Venlo South III**
📍 Wessem 🏢 GXO
24 000 m²



**Panattoni Park
Venlo South I**
📍 Roermond 🏢 GXO
43 000 m²



**Panattoni Park
Amsterdam City East**
📍 Almere
23 500 m²



**Panattoni Park
Rotterdam City**
📍 Ridderkerk
40 000 m²

TOP PROJECTS



**Panattoni Park
Zwolle North**
📍 Steenwijk
34 300 m²



**Panattoni Park
Twente**
📍 Almelo
55 000 m²



Panattoni Park Tilburg
📍 Waalwijk
12 600 m²



Panattoni Park Ghent
📍 Sas van Gent
34 000 m²

MAGAZIJN

POLAND

TOP DEALS



Media Expert

📍 Łódź

527 600 m²



H&M

📍 Poznań, Wrocław, Grodzisk

196 900 m²



B/S/H/

📍 Łódź, Rzeszów

220 900 m²



Amazon

📍 9 locations

1 272 400 m²



BESTSECRET

📍 Sulechów – Western Poland

135 000 m²

K-FLEX

📍 Uniejów - Central Poland

120 000 m²



Carrefour

📍 Będzin, Bydgoszcz, Rawa Maz.

168 000 m²



Zalando

📍 Poznań, Bydgoszcz

255 000 m²



Samsung

📍 Wronki

60 000 m²



ROBERT DOBRZYCKI

CEO & CO-OWNER
PANATTONI EUROPE, UK,
MIDDLE EAST AND 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



BTS Dachser
9 units
159 100 m²

BTS Mercedes-Benz AG
📍 Bischweier
130 000 m²



BTS MSK
3 units
55 200 m²

BTS REPA
📍 Unterschleißheim
65 300 m²



BTS Noerpel
5 units
140 000 m²

BTS Dräger
📍 Lübeck
38 900 m²



TOP PROJECTS



City Park Ahrensburg
📍 Ahrensburg
77 400 m²

Panattoni Park Halle (Saale) Nord
📍 Halle
169 200 m²



Panattoni Park Hannover Zentrum
📍 Hannover
104 200 m²



Panattoni Parks Köln
📍 Köln
89 900 m²

LOGISTIKZENTRUM

CZECH REPUBLIC AND SLOVAKIA

TOP DEALS



Amazon

3 units

📍 Kojetín, Chomutov, Dobrovíz

327 300 m²



H&M

📍 Cheb

204 200 m²



Tchibo

📍 Cheb

103 000 m²



KION Group

4 units

📍 Stříbro

85 500 m²



Goodyear

📍 Cheb

60 600 m²



**PAVEL
SOVIČKA**

MANAGING DIRECTOR
CZECH REPUBLIC
& SLOVAKIA



Headquarters

Prague Office

V Celnici 1034/6

110 00 Praha 1

Czech Republic

Bratislava Office

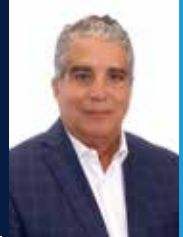
Eurovea Central 1

Pribinova 4

811 09 Bratislava

Slovakia

SKLAD



**GUSTAVO
CARDOZO
LUPI**

MANAGING DIRECTOR
& PARTNER
SPAIN/PORTUGAL

Headquarters

Barcelona Office

Avenida Diagonal 605, Planta 9
08028 Barcelona

Madrid Office

Torre Europa
Paseo de la Castellana 95, Planta 13
28046 Madrid

SPAIN & PORTUGAL

TOP PROJECTS



BTS for Leroy Merlin

📍 Torija

27 000 m²

BTS for Bridgestone

📍 Burgos

43 000 m²



**BTS for
e-commerce leader**

📍 Zaragoza and Andalucía

36 000 m²

**Panattoni Park
Valencia I/Picassent**

📍 JYSK

19 000 m²



**Panattoni Park
La Bisbal del Penedes**

📍 GXO, CEVA, NAEKO

146 000 m²

**Panattoni Park
Porto/Campo Valongo**

📍 ALDI, LINDE

75 000 m²



BTS for Alfil Logistics

📍 Murcia

46 900 m²



BTS for Olicargo

📍 Santarém, Lisbon

17 500 m²

ALMACÉN / ARMAZÉM

FRANCE

TOP PROJECTS



Panattoni Park Troyes
112 000 m²



Panattoni Park Paris North
📍 Beauvais
45 000 m²



Panattoni City Dock Paris South
12 000 m²



Panattoni Park Orléans
62 000 m²



BTS Alençon
19 000 m²

Panattoni CargoPort Lyon
7 300 m²



Panattoni City Dock Triborder
📍 Basel
43 000 m²



Panattoni Campus Paris North
20 000 m²



**SALVI
CALC**

MANAGING DIRECTOR



Headquarters

Paris Office
63 Avenue des Champs Elysées
75008 Paris

Regional offices
Lyon

ENTREPÔT



**LÁSZLÓ
KEMENES**

MANAGING DIRECTOR

Headquarters

Budapest Office
Alkotás utca 50.
1123 Budapest



RAKTÁR

HUNGARY

TOP PROJECTS

City Dock Törökbálint

Pharma Pack, Bidfood,
Eviron Systems, Petkus, Fuchs Oil

17 300 m²



Panattoni Park Budapest Gyál

64 000 m²



Panattoni Park Moson

Győr region, Fiege

30 000 m²



BTS for ZF

2 units

Kecskemét & Debrecen

30 100 m²



BTS of Rossmann

Budapest region

31 900 m²



ITALY

TOP PROJECTS



**Panattoni Park
Turin North**
89 800 m²



**Panattoni Park
Voghera**
63 900 m²



**Panattoni Park
Ospedaletto Lodigiano**
📍 Milan
14 800 m²

**GIULIANO
CASALE**

ACQUISITION AND
DEVELOPMENT
DIRECTOR



Headquarters

Milan Office

Via Alessandro Manzoni 37
20121 Milano

MAGAZZINO



**FREDRIK
JAGERSJÖ
ROSELL**

MANAGING DIRECTOR

Headquarters

Gothenburg Office
Krokslätts Fabriker 45
431 37 Mölndal, Sweden

Regional office

Stockholm
Sveavägen 34

LAGER

SWEDEN

TOP PROJECTS



**Panattoni Park
Enköping**
📍 Stockholm Mälardalen
68 000 m²



**Panattoni Park
Mölnlycke**
📍 Gothenburg West Sweden
43 000 m²



**Panattoni Park
Åstorp**
📍 South Sweden
46 000 m²



**Panattoni Park
Rosersberg**
📍 Stockholm North
40 000 m²



**Panattoni Park
Strängnäs**
📍 Stockholm South
70 500 m²

BTS PROJECTS



**Panattoni Park
Strängnäs**
📍 Stockholm South
65 000 m²



**Panattoni Park
Hallsberg**
📍 Center Region
100 000 m²



**Panattoni Park
Arboga**
📍 Stockholm Mälardalen
43 000 m²



**Panattoni Park
Götene**
📍 Center Region
35 000 m²



JÜRGEN WINKLBAUER
MANAGING DIRECTOR

Headquarters
Vienna Office
Mahlerstrasse 12
1010 Wien



JACOB WIDAHL
MANAGING DIRECTOR

Headquarters
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DK-1169 København K



AUSTRIA

TOP PROJECTS



**Panattoni Park
Graz Süd**
📍 South Styria
55 000 m²



**Panattoni Park
Ennschafen**
📍 Upper Austria
41 000 m²

DENMARK

TOP PROJECT



**Central Hub
Ringsted**
📍 Copenhagen South
14 000 m²

BELGIUM



**JEROEN
GERRITSEN**

MANAGING DIRECTOR
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AND BELGIUM

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BALTICS



**JERZY
KOZŁOWSKI**

BTS DEVELOPMENT
DIRECTOR BALTICS
& POLAND



**BARTŁOMIEJ
ADAMCZYK**

BTS DEVELOPMENT
SENIOR MANAGER
BALTICS & POLAND

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Panattoni India Development Private Limited,
3rd Cross Rd, Ashok Nagar, Bengaluru,
Karnataka 560025, India

Regional offices

Mumbai, Delhi

TOP PROJECT



Panattoni Park NH 71

📍 Delhi-NCR
347 000 sq. ft

SAUDI ARABIA

**DANIELE
SOTTI**

MANAGING DIRECTOR



Headquarters

Riyadh

6629 King Abdulaziz Road,
King Salman District 2668
Riyadh 12432, Saudi Arabia

TOP PROJECT



Panattoni Park Riyadh South

57 200 m²



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