



PUERTO SECO  
**ANTEQUERA ANDALUCIA**  
EUROPEAN INDUSTRIAL & LOGISTICS PARK  
PSA & GROUPE IDEC

# EUROPE'S FIRST POSITIVE-ENERGY PARK **TO BOOST YOUR BUSINESS**

A PROGRAMME DEVELOPED IN PARTNERSHIP WITH THE GOVERNMENT OF ANDALUSIA AND PSA (GROUPE IDEC)

“

**IT'S WHEN YOU DREAM**

THAT YOU CONCEIVE INCREDIBLE THINGS,

**IT'S WHEN YOU BELIEVE**

THAT YOU TRULY CREATE,

**AND IT'S ONLY THEN**

THAT THE SOUL BREAKS THROUGH

**THE BARRIERS OF WHAT IS POSSIBLE...**”

*Walter BONATTI*

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## EUROPE'S LEADING XXL POSITIVE-ENERGY PARK

The PUERTO SECO ANTEQUERA Park (Spain-Andalusia) spans over 300 hectares of land laid out to accommodate multiple activities. It encompasses a large logistics zone for the construction of dry, multi-temperature and high-rise warehouses, if necessary. The project includes the creation of facilities of all sizes, ranging from a few units to XXL platforms, of which Spain has very few.

The Antequera logistics hub was declared a Zone of Public Interest in 2018 by the Government of ANDALUSIA, in view of creating the leading dry port in southern Europe in synergy with the ports of southern Spain (including Algeciras and Málaga) at the crossroads of world trade. It authorised the rapid urban development of 328 hectares of land alongside the creation of major infrastructures (HST station, national rail freight terminal, plans to improve road access, etc.).

GROUPE IDEC and its subsidiaries have incorporated the purely sustainable innovative energy dimension. The location of this park and its natural resource portfolio make it Europe's first XXL positive-energy park.



## AN APPROCH WITH 360°

The structure of the GROUPE IDEC and its complementary skills enable our teams to approach this project with a truly global vision.

This unique approach on the real estate market means that we are able to offer bespoke solutions.

We are your sole point of contact for your operations, for the planning phase, development phase, to create energy solutions, for investments, including the turnkey design and construction of all types of buildings.



## A NEW PERSPECTIVE ON REAL ESTATE PROJECTS

The PUERTO SECO ANTEQUERA Park combines all our expertise, together with our vision, that of the Government of ANDALUSIA and of APPA (Andalusia's Public Ports Agency), to plan and develop far more than just real estate programmes.

The dry port of Antequera blends perfectly into its environment, benefiting from an innovative energy approach that targets carbon neutrality and that promotes social and societal dynamics. It has everything it takes to boost the development of your industrial, tertiary or logistics activities.





AN OUTSTANDING  
LOCATION

# A MAJOR ENTRY POINT IN SOUTHERN EUROPE

## AT THE CROSSROADS OF ALL EUROPEAN EUROPE ROUTES

The dry port of Antequera, located in the south of Spain, benefits from all the advantages offered by the region of Andalusia. It boasts large, dynamic cities to attract companies in search of a prime location and is situated at the crossroads of two rail corridors on the Atlantic and Mediterranean routes as well as lying at the heart of the continental logistics corridor between southern and northern Europe.



**100,000 SHIPS**

PASS THROUGH THE STRAITS  
OF GIBRALTAR EVERY YEAR



**4.5 MILLION  
CONTAINERS**

ARE TRANSPORTED THROUGH  
SOUTHERN SPAIN EVERY YEAR

LOCATION

EUROPE

SPAIN

ANDALUSIA

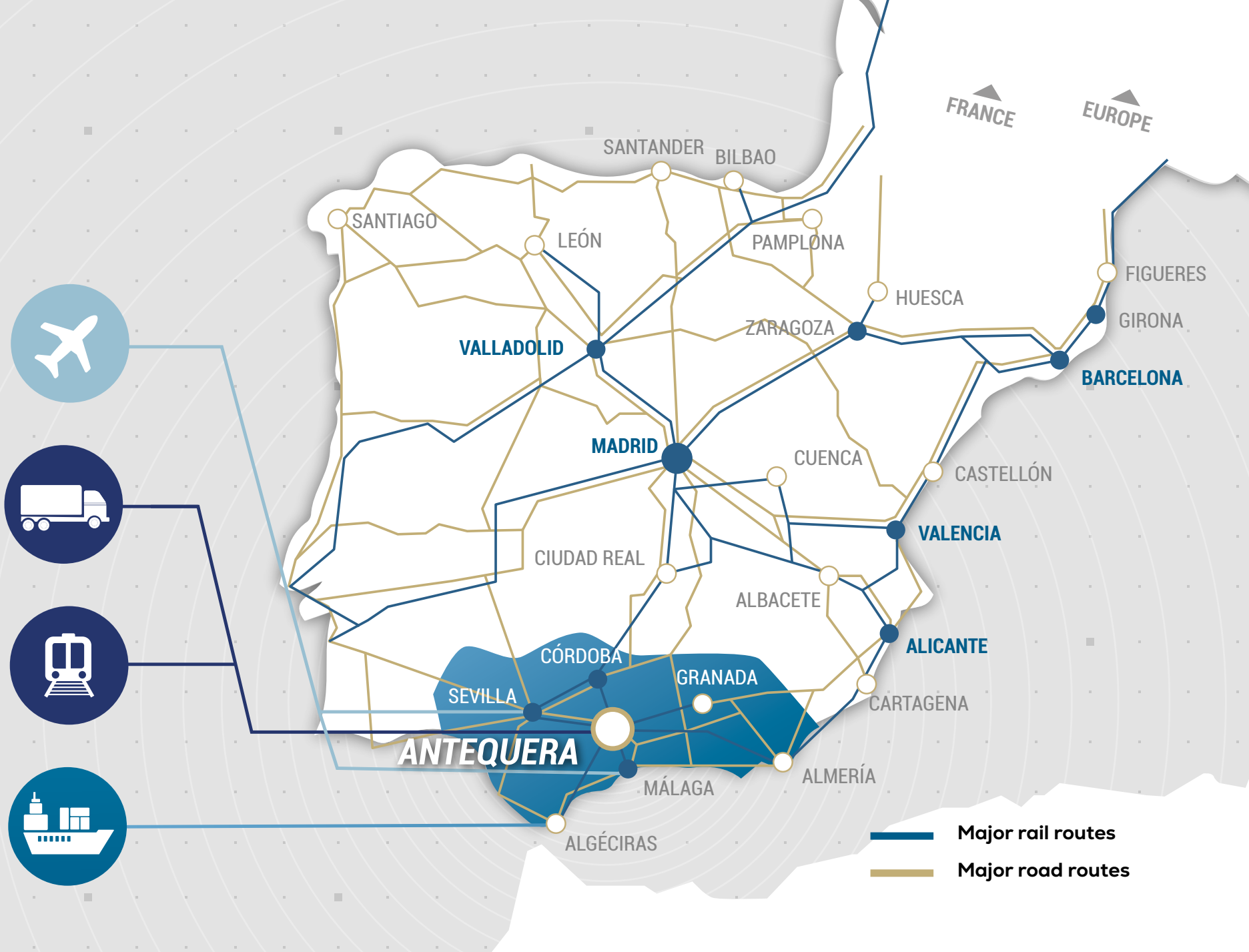
THE PARK

MULTI-ACTIVITY

ACCESSIBILITY

ENVIRONMENT





# A PRIME LOCATION IN SPAIN

## A STRATEGIC LOCATION IN SOUTHERN SPAIN

The dry port of Antequera, located in the south of Spain, benefits from all the advantages offered by the region of Andalusia. This region, which is the second largest in the country, is also the most densely populated. It boasts large, dynamic cities to attract companies looking for a prime location and is located at the crossroads of two rail corridors on the Atlantic and Mediterranean routes.



**SPAIN'S 2ND  
LARGEST REGION**  
IN TERMS OF EXPORTS



**1,400 FOREIGN  
COMPANIES**  
ESTABLISHED THERE

LOCATION

EUROPE

SPAIN

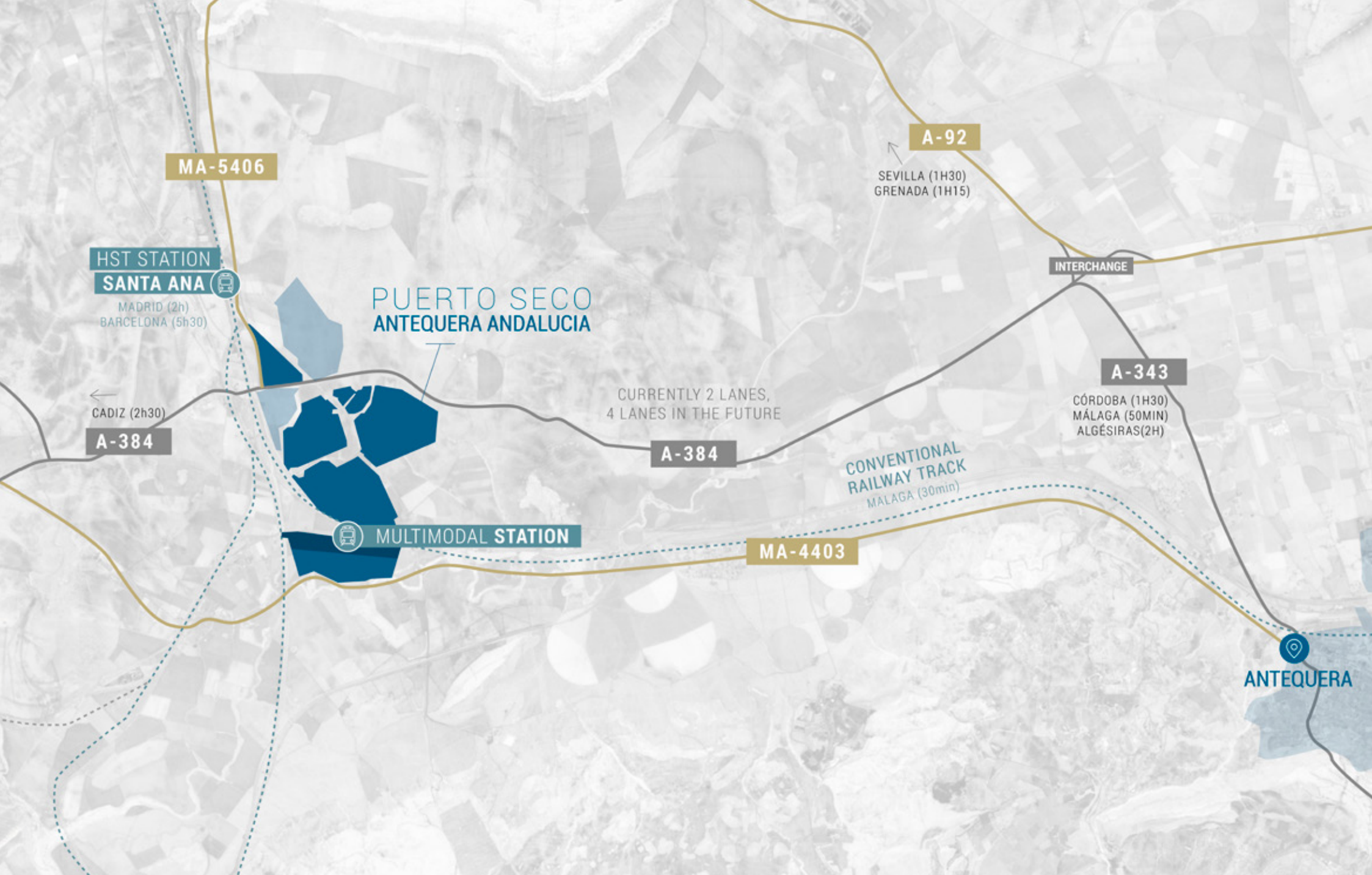
ANDALUSIA

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# THE DRY PORT OF ALGECIRAS AND MÁLAGA

## THE GATEWAY TO SOUTHERN EUROPE

The PUERTO SECO ANTEQUERA Park benefits from port status and boasts an exceptional location in Spain's 2<sup>nd</sup> most important exporting region. Its location provides privileged access to Europe from the Mediterranean Sea and the Atlantic Ocean. It is the ideal gateway into and out of Europe to all continents, primarily Africa, but also America and Asia. It also benefits from the traffic channelled through the Straits of Gibraltar, which has the highest concentration of maritime traffic in the world.



EUROPE'S

**5<sup>th</sup> LARGEST  
PORT AREA**



**36.5 MILLION  
TONNES  
MOVED**  
EVERY YEAR

LOCATION

EUROPE

SPAIN

ANDALUSIA

THE PARK

MULTI-ACTIVITY

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— Mediterranean Corridor  
— Atlantic Corridor

ENERGY



ASSETS



SUPPORT AND AID



GROUPE IDEC & PSA

PRESENTATION



A COMPREHENSIVE OFFERING



REFERENCES









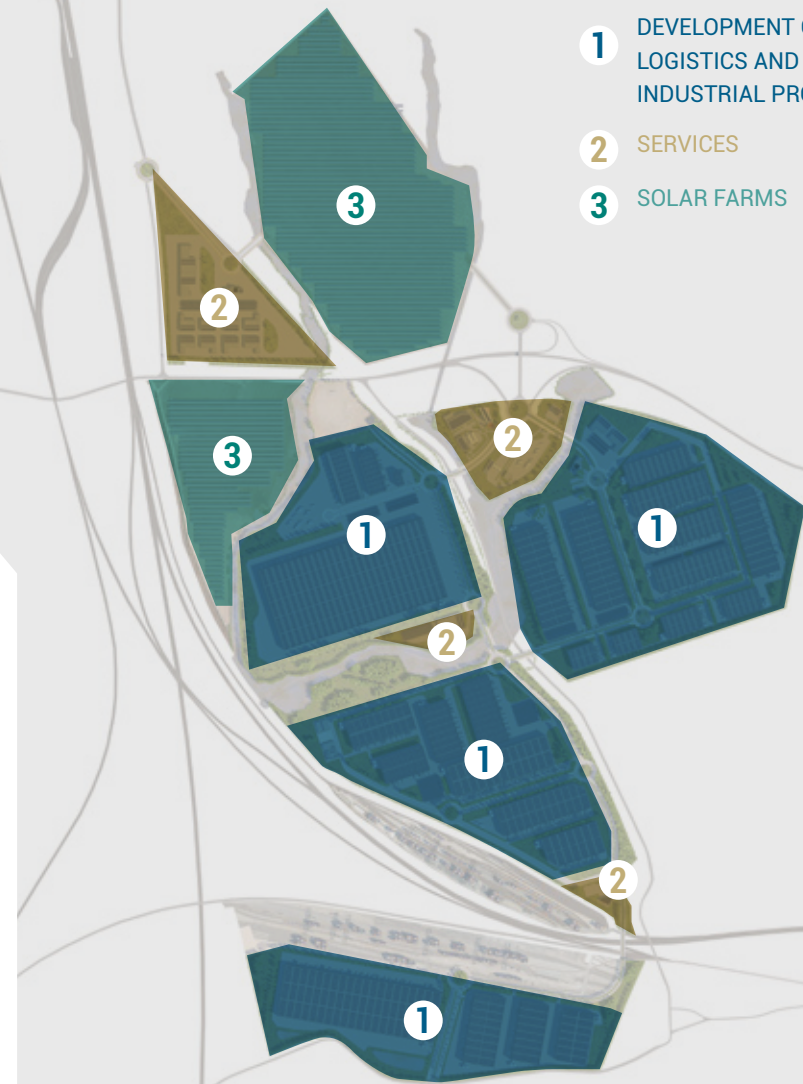
300 HECTARES  
**DEDICATED TO LOGISTICS**  
**AND INDUSTRY**

# MULTIPLE BUSINESS ACTIVITIES

## A VIBRANT DYNAMIC IN A SINGLE PARK

**P**UERTO SECO ANTEQUERA is based on a multi-activity concept, to create a vibrant social and corporate dynamic that fits seamlessly into its environment and blends perfectly with the local economy. By combining logistics, industry, services and a range of infrastructures in a single area, our teams are imagining a vast and diverse landscape for the future development of your business. This approach encourages interaction between companies in the same park, and facilitates the deployment of shared solutions and services.

- 1** DEVELOPMENT OF LOGISTICS AND INDUSTRIAL PROJECTS
- 2** SERVICES
- 3** SOLAR FARMS





# AN AREA FOR COMPLEMENTARY ACTIVITIES



## LOGISTICS

The PUERTO SECO ANTEQUERA Park spans 328 hectares of terrain laid out to host a variety of business activities. It comprises a large logistics area for the construction of your future dry, multi-temperature and high-rise warehouses as required. The preliminary studies conducted by our teams authorise the construction of all manner of facilities, from small-scale to XXL, which is an additional benefit in a region with a shortage of such structures.



## INDUSTRY

A large area is provided to establish your future industrial sites. With its exceptional location, unique infrastructures and complementarity with the logistics zone, the dry port of Antequera boasts all the assets to facilitate the industrial development of your business, and to foster its expansion locally, nationally or internationally.



## SERVICES

This programme also offers spaces dedicated to tertiary activities in response to environmental, economic and societal challenges. This includes areas set aside for offices, hotels, infrastructures to share electric cars, a hydrogen refuelling station for vehicles, catering facilities and training organisations.

# ACCESSIBILITY



## A FULL RANGE OF SERVICES

The dry port of Antequera benefits from a prime location with wide-ranging and complementary transport services for the development of your logistics or industrial activity. With a link to the national and regional rail freight network (connection with the Atlantic and Mediterranean corridor), the nearby HST station bordering the park, direct access to major roads and highways, as well as to the ports of Málaga and Algeciras, you benefit from first-class infrastructures to facilitate efficient handling of your logistics and distribution of your manufactured goods.

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## RAIL

- > TOTAL LENGTH OF RAILWAY NETWORK,  
**2,938 KM OF CONNECTIONS** BETWEEN:  
SEVILLE - CORDOBA - MÁLAGA - GRENADA
- > HST STATION 10 MINUTES FROM THE SITE  
(MADRID, BARCELONA, SEVILLE AND MÁLAGA)
- > LINKS TO THE NATIONAL AND INTERNATIONAL NETWORK



## ROAD

- 14,701 KM TOTAL LENGTH ACROSS SPAIN**
- > THE EU'S LARGEST MOTORWAY NETWORK
- > 2,813 KM IN ANDALUSIA



## AIR

### 2 INTERNATIONAL AIRPORTS

- > MÁLAGA, SPAIN'S 4TH LARGEST AIRPORT
- > SEVILLE AND MÁLAGA AIRPORTS:
  - 25.4 M PASSENGERS PER YEAR
  - 224 DESTINATIONS



## SEA

### 10 COMMERCIAL PORTS IN ANDALUSIA

- > ALGECIRAS:
  - The leading Mediterranean port for container traffic
  - 4th largest in the EU
- > FREE TRADE AREAS IN SEVILLE AND CADIZ
- > SEVILLE, SPAIN'S ONLY RIVER PORT
- > 100,000 SHIPS PASS THROUGH THE STRAITS OF GIBRALTAR EVERY YEAR
- > 4.5 MILLION CONTAINERS ARE TRANSPORTED THROUGH SOUTHERN SPAIN EVERY YEAR



# AN INNOVATIVE ENVIRONMENTAL APPROACH

## A NEW CONCEPT FOR BUSINESS PARKS

The new dry port of Antequera is part of our vision to create a new real estate concept. This approach is illustrated by a self-sufficient energy initiative that limits its carbon footprint as much as possible through its energy mix and the use of sustainable materials for buildings. This means that PUERTO SECO ANTEQUERA is designed around an innovative energy concept based entirely on sustainable energy sources. The location and the type of natural resources in this programme make it Europe's first XXL positive-energy park. This means that it fits seamlessly into its environment and makes energy a new and highly-valued resource.



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# ENERGY, A NEW RESOURCE



## THE FIRST POSITIVE-ENERGY PARK IN EUROPE

Our teams, combined with those of our local partners, make the PUERTO SECO ANTEQUERA Park a showcase for their expertise in creating self-sufficient energy programmes. Through the introduction of a varied and complementary energy mix, this new logistics and industrial zone also offers an innovative approach that encourages the use of locally produced energy among the park's various users.



## A SHARED, SELF-SUFFICIENT ECOSYSTEM

All energy produced locally throughout the park and via facilities on future buildings is designed to be shared by all future users in the area. Depending on their respective needs, the energy can be shared, stored, transformed or redistributed on the national power grid. Through this approach, PUERTO SECO ANTEQUERA will become a positive-energy park.



## TARGETING A CARBON-NEUTRAL FOOTPRINT

We are targeting the lowest possible carbon footprint for the PUERTO SECO ANTEQUERA Park with the objective of getting as close as possible to being carbon-neutral. To achieve this, our teams intend to use a uniquely sustainable energy mix, carbon offsetting and rational development of spaces combined with using bio-sourced materials that are part of a circular economy model.



# REINVENTING HOW WE USE ENERGY

This aerial illustration depicts a sustainable industrial or commercial facility. The main building features a large array of solar panels on its roof. Surrounding the building are various infrastructure elements: a geothermal station, horizontal wind turbines, a mobile hydrogen station, a fixed hydrogen station for distribution and transformation, and several hydrogen vehicles including trucks and earthmoving machines. A network of green lines represents hydrogen capture and distribution, while blue lines indicate hydrogen capture. A legend in the bottom left corner identifies the color coding: blue for hydrogen capture, green for hydrogen stations, and yellow for hydrogen vehicles. Other labels include 'SOLAR PANELS', 'HYDROGEN TRUCKS', 'LV CHARGING POINT', 'MOBILE HYDROGEN STATION', 'HYDROGEN LV', 'COMPACT HYDROGEN STATION', 'HYDROGEN TRANSPALLET', and 'HYDROGEN EARTHMOVING MACHINES'.

**REINVENTING  
HOW WE USE ENERGY**

**LEGEND:**

- HYDROGEN CAPTURE (Blue)
- HYDROGEN STATION (Green)
- HYDROGEN VEHICLES (Yellow)

**Facility Components:**

- SOLAR PANELS
- GEOTHERMAL STATION
- HORIZONTAL WIND TURBINES
- MOBILE HYDROGEN STATION
- HYDROGEN TRUCKS
- LV CHARGING POINT
- HYDROGEN EARTHMOVING MACHINES
- FIXED HYDROGEN STATION (DISTRIBUTION & TRANSFORMATION)
- HYDROGEN LV
- COMPACT HYDROGEN STATION
- HYDROGEN TRANSPALLET

## GEOTHERMAL STATION

## HYDROGEN EARTHMOVING MACHINES

## ENVIRONMENT



## HORIZONTAL WIND TURBINES

Most of the park's future buildings will benefit from latest-generation horizontal rooftop wind turbines that are currently being developed by the GROUPE IDEC's R&D centre. They will be installed on building roofs, more precisely on the parapets, and will generate energy from the region's strong winds.

High-capacity ground-mounted power plants will be installed on the surrounding land to supplement photovoltaic production and power the hydrogen production process, helping to make this zone energy-positive.



## GEO THERMAL ENERGY

A complete geothermal energy system for the entire park has been investigated by the GROUPE IDEC's teams in charge of energy matters. With this installation, all structures will benefit from a shared system to distribute cold and heat for their cooling and heating networks and systems.



## SOLAR PANELS

Alongside the installation of wind turbines, solar panels will also be fitted on building roofs and overhead shades will be erected in parking areas. Buildings will receive the necessary technical adaptations and will be able to capitalise on Andalusia's generous sunshine to produce energy through these photovoltaic installations.



## GREEN HYDROGEN PRODUCTION AND DISTRIBUTION PLANT

The installation of a hydrogen power plant for the dry port of Antequera is being considered. Its sustainable energy production will enable vehicles to be refuelled in a dedicated station. This alternative energy can be used for heavy goods vehicles operating on the park's logistics platforms, as well as for private cars or other delivery vehicles.



# MAJOR ASSETS TO BOOST YOUR BUSINESS

## HIGH VALUE-ADDED SERVICES AND ASSETS

Our teams and our local partners wanted PUERTO SECO ANTEQUERA to be much more than a simple park; they wanted a truly dynamic ecosystem. By developing a multiple activity zone and offering unique services and partnerships, our teams have conceived a first-class workspace to serve your future activity within this programme.

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## INTEGRATED TRAINING CENTRE

Our teams are actively working to facilitate the creation of a training centre in the heart of PUERTO SECO ANTEQUERA in an Employment Centre dedicated to jobs in logistics. These schools will support local job seekers to redirect them into this key sector. In total, this area will create 3,000 jobs, all sectors combined.



## NEW TECHNOLOGIES SERVING LOGISTICS

Our teams are exploring strategic alliances with prominent universities and research centres in order to offer an innovative and connected ecosystem. These studies should encourage research and innovation throughout PUERTO SECO ANTEQUERA and for the buildings that will be constructed there: automation, robotics, data, artificial intelligence, etc.



## SHARED EMPLOYMENT OPPORTUNITIES ACROSS THE PARK

In partnership with the various stakeholders of the PUERTO SECO ANTEQUERA Park, we are going to launch a job opportunity sharing programme between all the companies established in the heart of the Employment Centre. This approach aims to make these jobs, which are precarious in normal times, more secure and to respond to the seasonal nature of certain activities in the heart of the area.



## PORT AREA STATUS

Given its status as a port area, the dry port of Antequera offers several major advantages. By joining this scheme, businesses wishing to set up their facilities in the heart of the park can enjoy taxation and customs duties that are payable when products leave the zone. This aspect influences how you manage your cash flow.

# SUPPORT AND ASSISTANCE FROM PUBLIC AUTHORITIES

## A LOCAL AND NATIONAL PROJECT

Like all the projects that we undertake in France and abroad, the PUERTO SECO ANTEQUERA Park is based on a philosophy of working closely with public stakeholders. This approach ensures the support of elected officials, optimal integration of our programmes in the territories and the development of custom aid, subsidies and support solutions for businesses to set themselves up.

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## ZONE OF PUBLIC INTEREST

The creation of a dry port in the municipality of Antequera immediately appealed to the Governing Council of Andalusia. To encourage its rapid emergence, the Andalusian Government declared the PUERTO SEC ANTEQUERA Park a public interest zone, so that the development of 300 hectares of land could be swiftly validated alongside proposals to create numerous infrastructures.



## COLLABORATION WITH APPA

Andalusia's Public Ports Agency (APPA), which comes under the aegis of the Government of Andalusia that manages all the ports in the region, will carry out the first dry port development phase in collaboration with our teams. In addition to this assignment, this partnership places the PUERTO SECO ANTEQUERA Park under the port zone scheme with all the advantages that this entails.



## EXTENSIVE INVOLVEMENT FROM THE GOVERNMENT OF ANDALUSIA

The Andalusian Government's participation is reflected in its involvement in the construction of numerous transport infrastructures. Hence, the dry port benefits from close proximity to the new adjacent HST station, connection to the freight rail network and improved road access via the creation of a new motorway interchange.



## EUROPEAN GRANTS

European grants will ultimately make it possible to launch infrastructure projects (widening of the A384, water treatment plant, etc.).





**COMPREHENSIVE SUPPORT**  
FROM **GROUPE IDEC**

# A MAJOR PLAYER IN THE REAL ESTATE SECTOR

As a major player in the real estate sector, with more than twenty specialised firms, we operate in France and abroad to plan, develop, finance, provide innovative energy solutions and design and build all types of buildings.

For over 20 years, we have excelled in the accomplishment of constantly challenging and highly technical projects for our clients. From construction of the largest logistics warehouse in France (200,000 m<sup>2</sup>), Europe's main infant milk production plant (39,500 m<sup>2</sup>), the development of high-end residential neighbourhoods, to construction of luxury hotel complexes or healthcare establishments, our teams treat each new project as a challenge to be taken up.



**2000**  
YEAR OF CREATION



**1,000**  
EMPLOYEES



**7 MILLION**  
M<sup>2</sup> COMPLETED



**3 MILLION**  
M<sup>2</sup> CERTIFIED

## LOCATION

EUROPE

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ANDALUSIA

## THE PARK

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ENERGY

ASSETS

SUPPORT AND AID

**GROUPE IDEC & PSA**

PRESENTATION

A COMPREHENSIVE OFFERING

REFERENCES

# A COMPREHENSIVE OFFERING



## PLANNING

A UNIQUE APPROACH TO  
BOOSTING YOUR AREA.



## DEVELOPMENT

PRIME LOCATIONS TO DEVELOP  
YOUR BUSINESS.



## INVESTMENT

FULL SUPPORT TO BRING YOUR PROFESSIONAL  
PROJECTS TO FRUITION.



## DESIGN & CONSTRUCTION

SEVEN BUILDERS SERVING  
YOUR AMBITIOUS PROJECTS



## CREATOR OF ENERGY SOLUTIONS

UNIQUE SOLUTIONS TO REINVENT ENERGY USAGE.



## INTERNATIONAL SUPPORT

UNIQUE EXPERTISE TO BUILD YOUR PROJECTS,  
ANYWHERE IN THE WORLD.

LOCATION

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THE PARK

MULTI-ACTIVITY

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ENVIRONMENT





# A SPECIALIST IN REAL ESTATE

LOGISTICS | AGRIFOOD | LIFE SCIENCES | CONVEYOR EQUIPMENT | OFFICES | BUSINESS PARKS



**ARGAN / GAZELEY** | DRY WAREHOUSE | 200,000 M<sup>2</sup> | TOULOUSE (FRANCE)



**ALF SAHEL** | POULTRY SLAUGHTERHOUSE AND TRANSFORMATION PLANT | 47,600 M<sup>2</sup> | HAD SOUALEM (MOROCCO)



**SYNUTRA** | INFANT MILK POWDER PROCESSING PLANT | 39,500 M<sup>2</sup> | CARHAIX-PLOUGUER (FRANCE)



**OCP** | PHARMACEUTICAL INDUSTRIAL FACILITY | 48,000 M<sup>2</sup> | BAULE (FRANCE)



**TRINA SOLAR** | DEVELOPMENT OF AN R&D CENTRE | 25,000 M<sup>2</sup> | CHENNAI (INDIA)



**WISSOUS** | PLANNING AND DEVELOPMENT OF A LOGISTICS PARK | 1,000,000 M<sup>2</sup> | WISSOUS (FRANCE)

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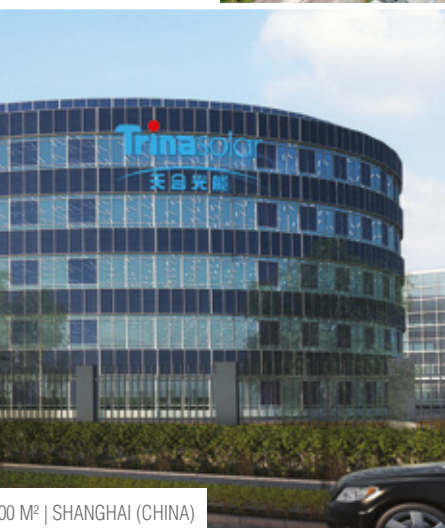




ERNAN-EN-BRIE (FRANCE)



CAVAILLON | DEVELOPMENT OF A BUSINESS PARK | 45 HECTARES | CAVAILLON (FRANCE)



00 M² | SHANGHAI (CHINA)



INNOTHERA | PHARMACEUTICAL INDUSTRIAL FACILITY | 5,300 M² | CHOUZY-SUR-CISSE (FRANCE)



FOS | BUSINESS AND LOGISTICS PARK | 150 HECTARES | FOS-SUR-MER (FRANCE)



S PARK | 30 HECTARES | WISSOUS (FRANCE)



BOEHRINGER INGELHEIM VETMEDICA | PHARMACEUTICAL INDUSTRIAL FACILITY | 37,000 M² | TAIZHOU (CHINA)



INTERMARCHÉ | MULTI-TEMPERATURE WAREHOUSING | 70,000 M² | DONZÈRE (FRANCE)

ENERGY

ASSETS

SUPPORT AND AID

GROUPE IDEC & PSA

PRESENTATION

A COMPREHENSIVE OFFERING

REFERENCES





# PUERTO SECO ANTEQUERA ANDALUCIA

EUROPEAN INDUSTRIAL & LOGISTICS PARK

PSA & GROUPE IDEC



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