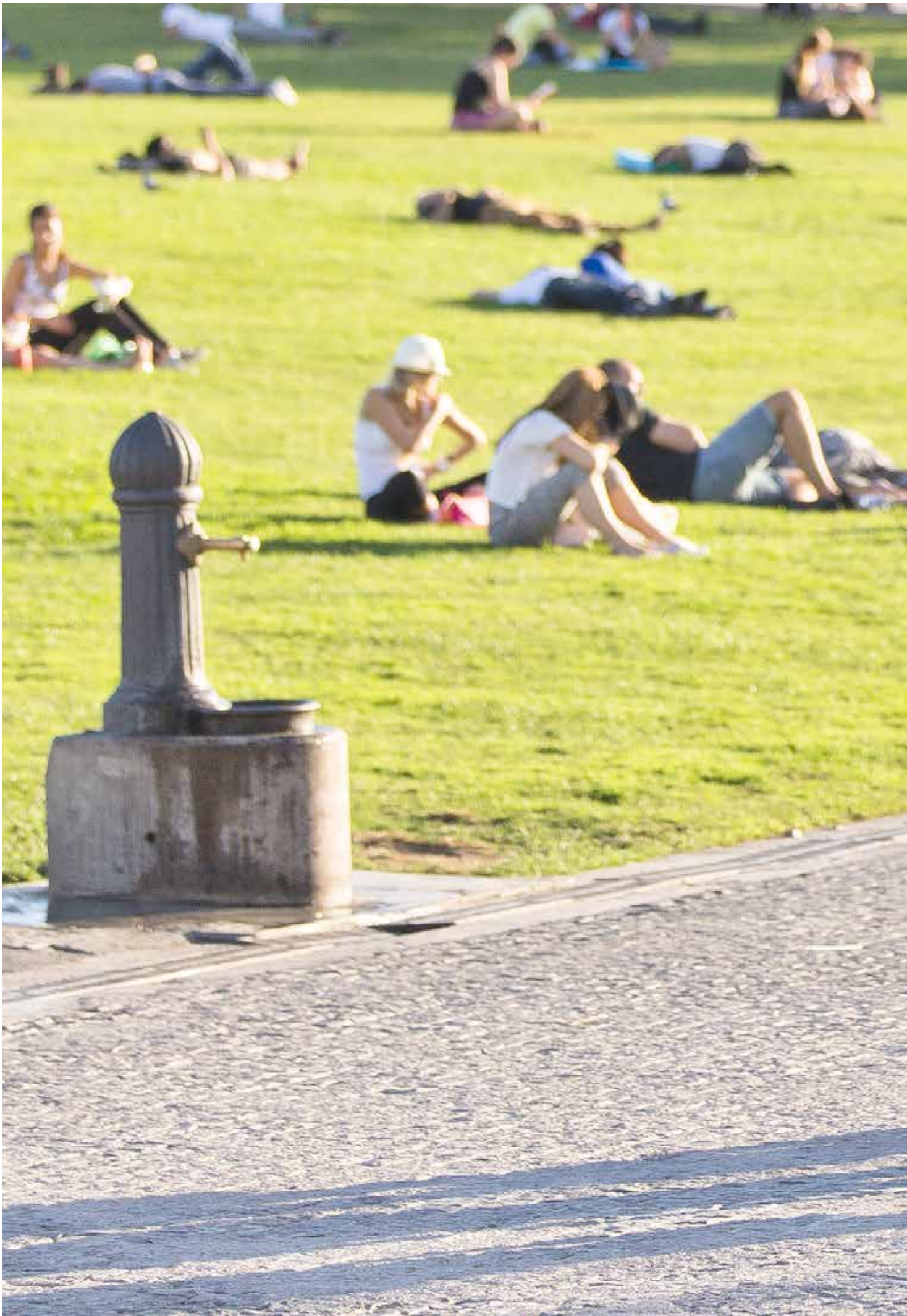


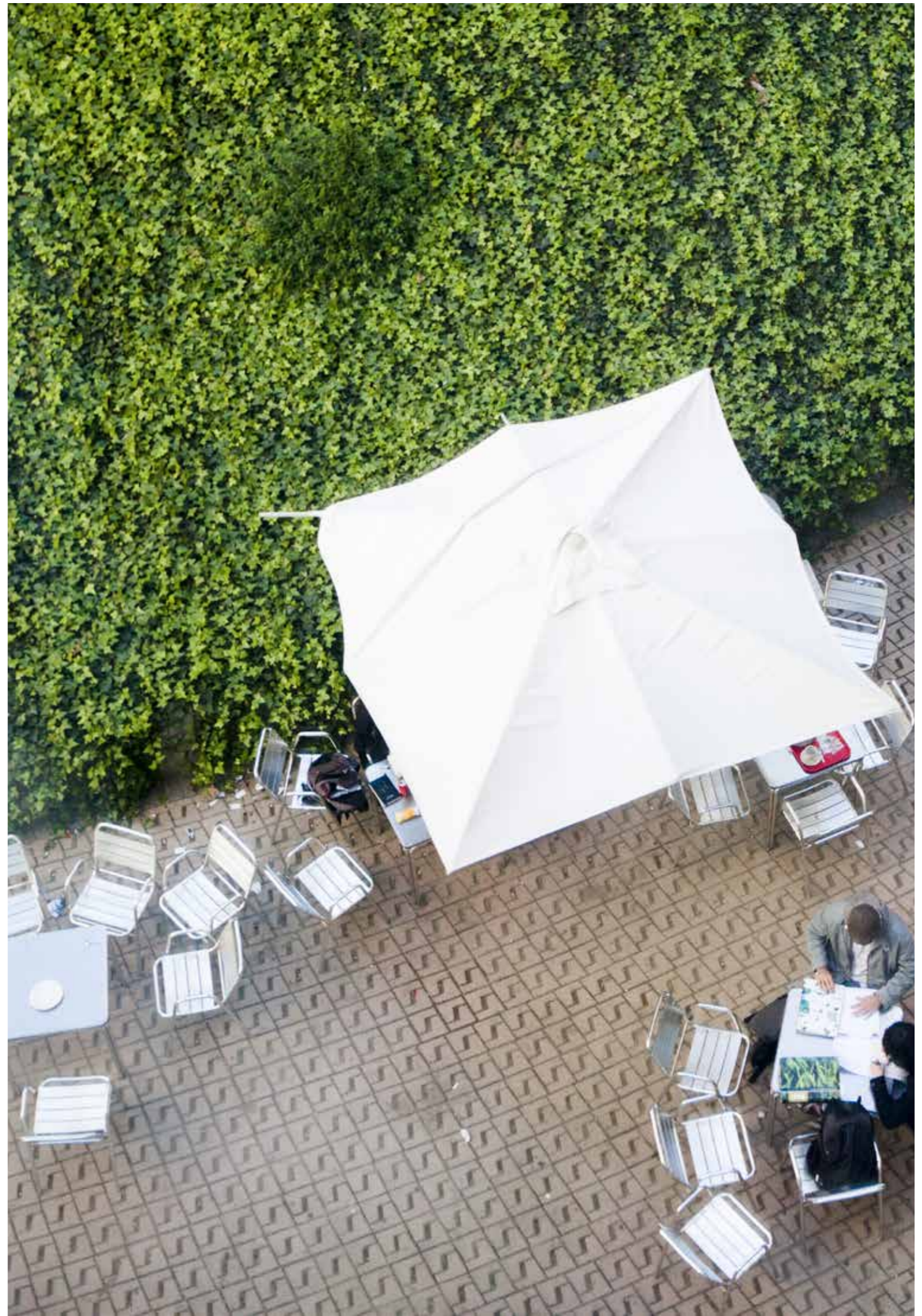
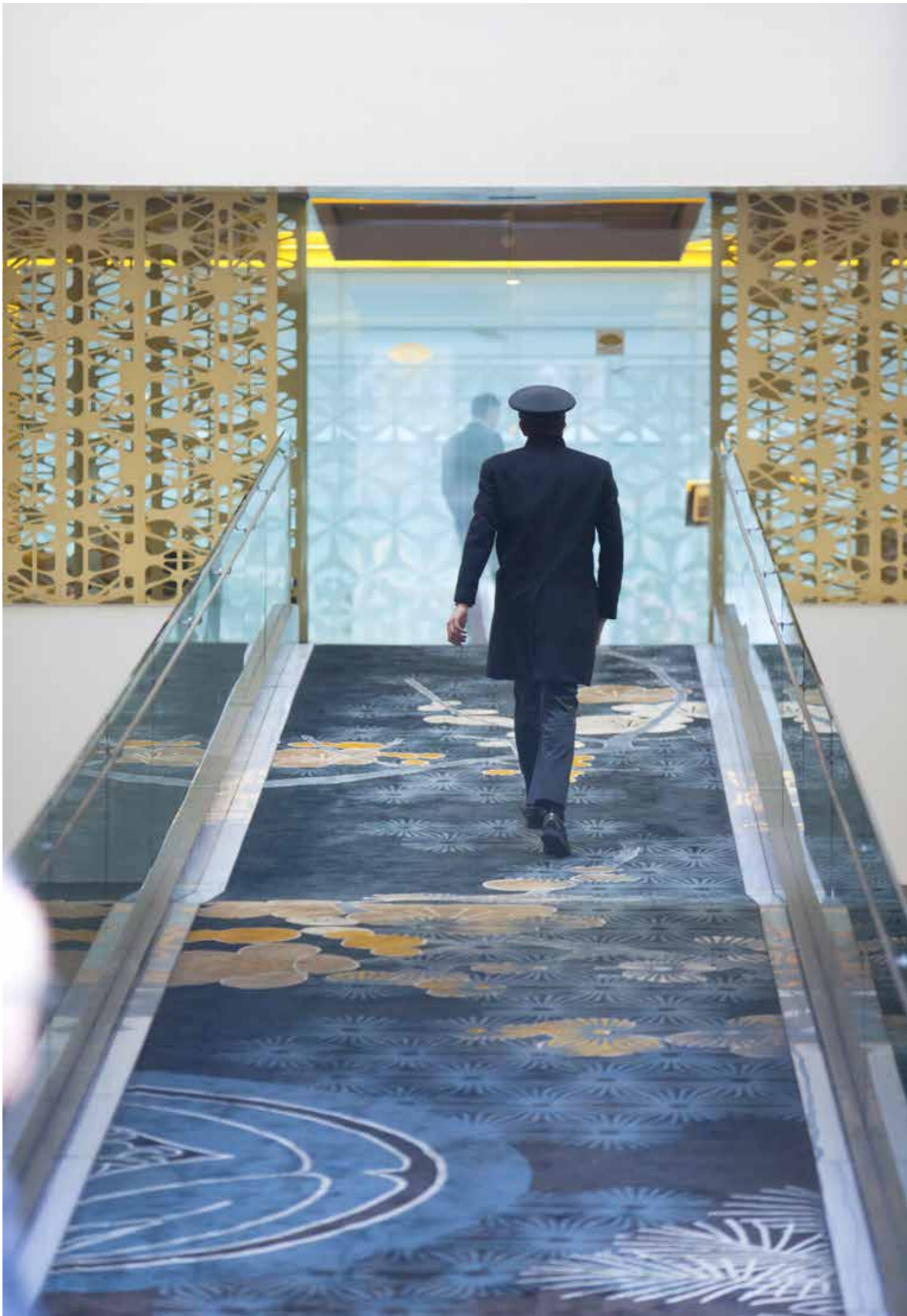
An aerial photograph of a densely populated city, likely Beijing, showing a proposed high-speed rail hub. The hub is highlighted in a vibrant red color, consisting of a central station area and several radiating tracks. The surrounding city is a mix of residential and commercial buildings, with a large stadium visible in the upper right. The sky is overcast and hazy.

THE NEW GATE TO EUROPE
THE HIGH SPEED HUB



A large-scale urban transformation, involving the construction of what will be Barcelona's central station and the creation of the city's largest urban park.









The new gate to Europe

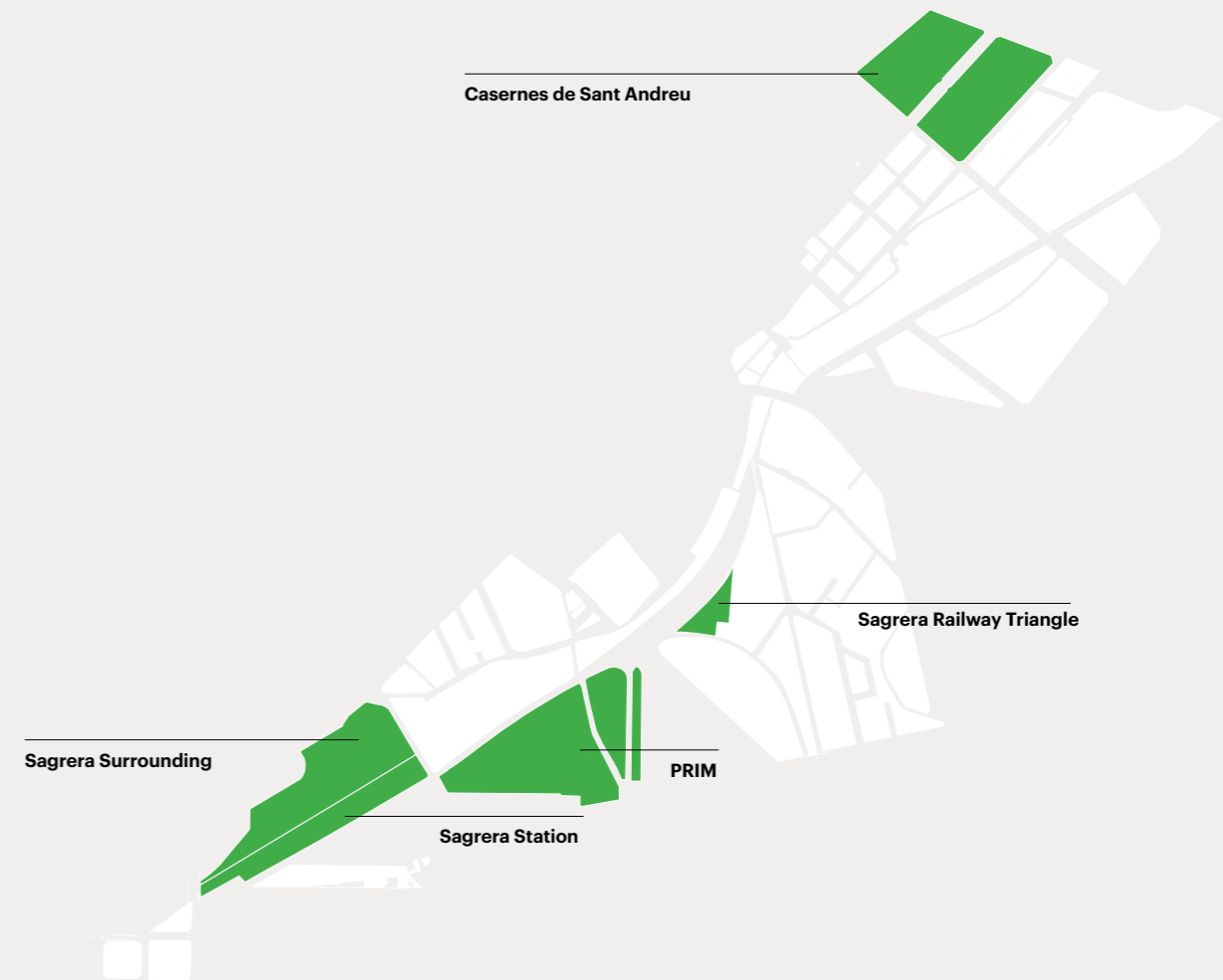
The @ district

The area of Sagrera will become the new intermodal urban center with the most capacity of all of Europe, which will connect Barcelona with the world, the new "Gateway to Europe".

This project, organized along a four kilometer long park, will consolidate a new urban fabric by means of the creation of new land uses, residential, commercial, and services, on one of the largest poles of communication in the world, crossing three different networks of transportation. (High-speed rail, Commuter rail, subway and private vehicle).

Important projects

Sagrera Station
Sagrera Surroundings
Sagrera Railway Triangle
PRIM
Casernes de Sant Andreu



Partners

Barcelona City Council, ADIF, Zona Franca Consortium, Private investors

Sagrera Station	Sagrera Surroundings	Sagrera Railway Triangle	PRIM	Casernes de Sant Andreu
180,000 m ²	271,410 m ²	80,000 m ²	294,140 m ²	142,333 m ²



Sagrera Station

New Central Station
and Urban Center

Barcelona-La Sagrera is the central piece in the biggest railway renewal that is underway in the city of Barcelona. The construction, of what will be the central railway station of the city, are underway and you can now see the foundation of the tertiary service buildings that surround the station, as well as part of the slabs that will allow a large urban park.

The lots available are concentrated around the station. Situated between the historic center of La Sagrera and the neighborhoods of Sant Martí de Provençals, they are surrounded by cultural, sport, healthcare and educational amenities in an area of mixed use that has housing, commercial, hotel and offices.

180,000 m²

Total surface area

5,800 m²

Comercial uses

In Barcelona-La Sagrera there are two areas near the station that are under construction with a total construction area of 240,000 m² exclusively designated for office space:

Area on the “sea side” of the Station

Views to the park of Sant Martí and to the sea.
Possibility of building in six different phases.
20 meters width between facades.
Adif owned.
Foundations are in place.

Area on the “mountain side” of the Station

Access from the park.
Possibility of building in phases.
Flexible volume of built space.
Includes its own parking.
Adif owned.
Commercial area on ground floor.

Sea side of the Station

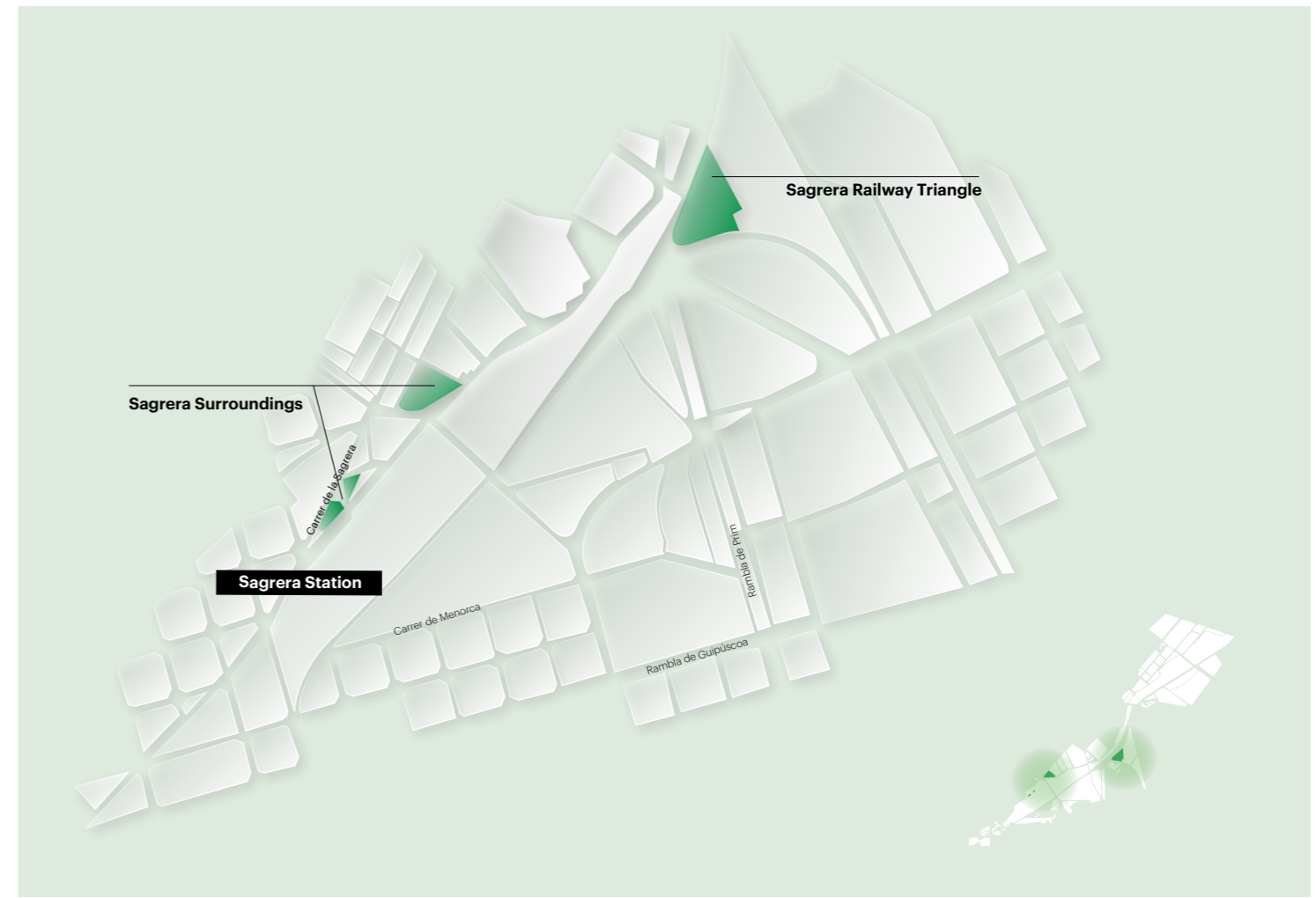
2015

Area available in 2015

Mountain side of the Station

2018

Area available in 2018



Sagrera Surroundings and Railway Triangle

Barcelona-La Sagrera is the central piece in the biggest railway renewal that is underway in the city of Barcelona. The construction, of what will be the central railway station of the city, are underway and you can now see the foundation of the tertiary service buildings that surround the station, as well as part of the slabs that will allow a large urban park.

The lots available are concentrated around the station. Situated between the historic center of La Sagrera and the neighborhoods of Sant Martí de Provençals, they are surrounded by cultural, sport, healthcare and educational amenities in an area of mixed use that has housing, commercial, hotel and offices.

271,410 m²

Sagrera Surroundings

80,000 m²

Sagrera Railway Triangle

In Barcelona-La Sagrera there are two areas near the station that are under construction with a total construction area of 240,000 m² exclusively designated for office space:

Sagrera Surroundings

- Exclusive use of lots
- Flexible volume of built space
- Includes its own parking
- Will soon be property of BSAV
- Combination of housing and hotels

Sagrera Railway Triangle

- Large infrastructure adjacent to the lot.
- Possibility of executing project in two or three phases.
- Flexible volumes in terms of zoning regulation.
- Its own parking area
- Owned by BSAV-TMB
- Maximum height allowed by zoning regulations is 150m.

Sagrera Surroundings

2018

Area available in 2018

Sagrera Railway Triangle

2014

Area available in 2014



What advantages does the project offer?

Accessibility

There is maximum accessibility thanks to the privileged location of the station with respect to the center of Barcelona. High velocity trains, interurban buses, subway and direct underground access to the city loops and highways from the Nus de la Trinitat.

Improved area for business

The office space will be on the front line of what will become the largest urban park in Barcelona. Four square kilometers of park will make up a green Diagonal avenue that will unite Collserola and the Serra de Marina with Glòries and the Cuitadella.

Energy efficiency

Centralized climate control for the district

Economic advantages

- Less initial investment and less annual costs.
- Less price risk, less dependence on fossil fuel
- Better estimate of costs.
- No replacement or re-investment on the part of the client.
- No costs for unforeseen repairs.
- Savings with professional external management.
- Online remote control.

Technical advantages

- Different areas of production
- Continuous supply in case of breakdown
- Ice reserves: as extra guarantee
- Diversification of technical risk
- Diverse technologies and suppliers
- Size and back up options: viability and solidness
- More durability due to intermittency
- More energy efficient

Environmental advantages

- Reduced consumption of fossil fuels
- Reduced emissions of greenhouse gases
- Superior efficiency with more efficient machinery
- Use of water for refrigeration

General advantages

- Externalized Risk in case of changes in building code
- No risk with the prevention of Legionnaires disease
- Minimal audio and visual impact
- Greater facility in changes of energy demands
- Maximum energy qualifications, level A
- Environmentally friendly corporate image
- Contribution in a citywide project



PRIM

Redefining the area as a compact equipped model

In the area of San Andreu-La Sagrera, to the east of the park of the Camí Comtal, the historic module of the "eixample", or gridded area of Barcelona, will be used to lay out the territory, at the same time redefining it as a compact and well equipped model, respectful of the pre-existing structures and the historic importance of this area. The project will also follow criteria of sustainability and complexity, given the high percentage of subsidized housing foreseen and the need for social cohesion.

294,140 m²

Total surface area

217,787 m²

Total floor area

What is the current state of the project?

The most common buildings in this sector are between 30 and 40 years old, low rise, with one or two stories, with a large depth and of industrial use. There is an abundance of empty lots, some of which are public property.

The urban planning is awaiting approval, which will be followed by the development of the urban management. It is foreseen that the urban action to follow will be the re-allotment en la based on a cooperative model.

264,726 m²

Housing, residential floor

145,599 m²

Uncontrolled floor

119,127 m²

Subsidized floor

32,069 m²

Other uses



What advantages does the project offer?

The construction of the future railway station is the most singular element in the transformation of this sector. The covering of the rail lines will permit a large open space that will end the present urban fragmentation.



Regulation plan of PRIM

Calendar **2014-2018**

Planned investments

Total surface area	189,247 m²
Technical services	2,875 m ²
Green zones	54,177 m ²
Infrastructure/roads	71,873 m ²
Subsidized housing type 3	2,368 m ²
Area for zones	40,007 m ²
Facilities	17,947 m ²
Total floor area	296,795 m²
Housing/residential	264,726 m²
Uncontrolled	145,599 m ²
Subsidized	119,127 m ²
Other uses	32,069 m²
Estimated market value of plots	1.164 M€
Value of urban land + building	



Les Casernes de Sant Andreu

A modern neighborhood that will become the node of mobility for the city

Les Casernes de Sant Andreu are located in a strategic hub in the city of Barcelona, home to one of the most important projects for the future of the city: Sagrera high-speed train station.

This project is currently managed through two different mechanisms: one to subdivide and the other for public use. Development will be carried out from 2015 through 2019. Les Casernes de Sant Andreu will be a modern neighborhood and become a transport hub for the city.

151,274 m²

Total surface area

142,333 m²

Total floor area

What is the current state of the project?

Presently this project is managed through two different entities: part of it by parceHar and another part is public land. With regards to the first entity, the project has been approved and the next step consists in initiating payment of compensations and relocation of affected parties. With regards to the second entity the public land is already available to begin construction.

Two hundred and twenty one units are finished and there is another development starting now with 41 housing units. The following amenities are presently functioning: the barracks of the Catalan Police, and the Health/Social center and the elementary school.

65,352 m²

Potential floor area for subsidized housing

62,251 m²

Potential floor area for uncontrolled housing

30,963 m²

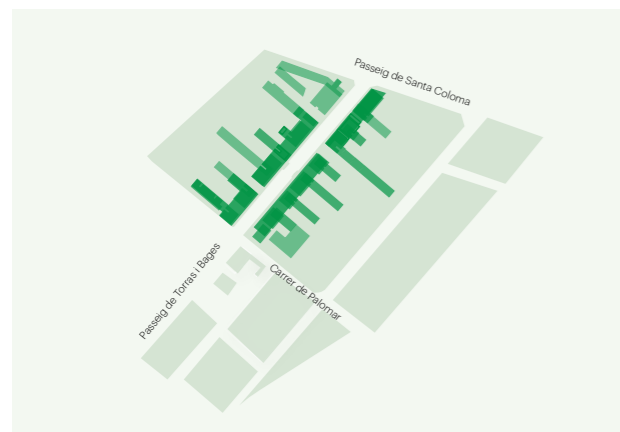
Facilities area

42,161 m²

Green area

12,814 m²

Area for roads



Regulation plan of Les Casernes de Sant Andreu

What advantages does the project offer?

The construction of the future railway station is the most singular element in the transformation of this sector. The covering of the rail lines will permit a large open space that will end the present urban fragmentation.

Calendar

2012-2018

Area for allotment

These are area situated in the area of construction 2 (Pau2) destined for construction that are awaiting allotment plan.

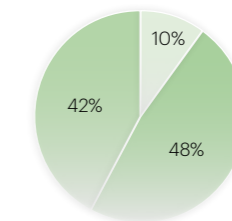
Planned investments*

Total number of plots **10**
 3 Municipal
 7 Consortium of the Zona Franca

Total floor area **82,264 m²**
 Floor for uncontrolled housing 39,409 m²
 Floor for subsidized housing 42.857 m²

Estimated value of building 108 M€
 Estimated value of construction 89 M€
Total investment* 197 M€

(* Estimated market value)



42% Uncontrolled housing
 48% Subsidized housing
 10% Economic activities

Available plots

These are area situated in the area of construction 2 (Pau2) destined for construction that are awaiting allotment plans.

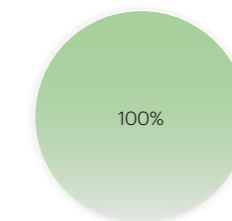
Planned investments*

Total number of plots **4**
 1 Municipal
 3 Consortium of the Zona Franca

Total floor area **28,950 m²**
 Housing type 3 19,950 m²
 Housing for retired and handicapped 9,000 m²

Estimated value of building ¹ 8,5 M€
 Estimated value of construction ² 25,5 M€
Total investment* 34 M€

(* Estimated market value)



100% Subsidized housing

