Portfolio of 8 parks
for industrial investment

Comparative catalogue of the area's industrial assets. A unique mix of greenfield, brownfield and consolidated land, eligible for the Fons de Transició Nuclear and the European just transition framework.

01 Investment landscape · Ribera d'Ebre

The **Ribera d'Ebre** offers a unique window of opportunity: the scheduled shutdown of CN Ascó in 2030 opens a **5-10 year reindustrialisation cycle**, backed by dedicated public funds.

A diversified portfolio of **8 parks** enables investment theses in logistics, renewable energy, specialised chemicals, agri-industry and advanced manufacturing.

A unique incentive framework: **Fons de Transició Nuclear** + Just Transition Fund + NextGenerationEU. A natural fit with SFDR Art. 9 and the EU taxonomy.

MACRO SNAPSHOT

Assets in portfolio	**8**
Transition horizon	**2030**
New local talent	**~1.000**
Electrical power	**2.000 MW**
Spanish GDP within 300 km	**34%**
Industrial share of GVA	**76%**

02 02 Asset portfolio · investment profile

PARK	MUNICIPALITY	PROFILE	PREFERRED VERTICAL	DIFFERENTIATOR	CAPITAL STACK
Ascó	Ascó	CONSOLIDATED	Energy · renewables · H2	**Direct HV grid**	FTN · JTF · NGEU
Aubals	Móra la Nova	CONSOLIDATED	Multi-sector · services	County logistics hub	FTN · JTF
El Molló	Móra la Nova	GREENFIELD	Logistics · intermodality	**Direct Med. rail**	FTN · JTF · NGEU
Camins Nous	Móra d'Ebre	CONSOLIDATED	Multi-sector · light industry	County capital	FTN · JTF
La Verdeguera 1	Móra d'Ebre	CONSOLIDATED	Industrial · B2B services	Anchor companies	FTN · JTF
La Verdeguera 2	Móra d'Ebre	GREENFIELD	Industrial · food-tech	**New land available**	FTN · JTF · NGEU
Ercros	Flix	BROWNFIELD	Chemicals · advanced materials	**Existing licences**	FTN · JTF · NGEU · PERTE
La Devesa	Flix	CONSOLIDATED	Multi-sector	Local diversification	FTN · JTF

03 Location of the parks

1h 30min from Barcelona, 2h from València and 2h 30min from Zaragoza. At the heart of a market of over 13 million people, with direct access to the Mediterranean Corridor.

- Barcelona (150 km) AP-7 / A-7
- València (200 km) AP-7 / A-7
- Zaragoza (PLA-ZA Platform)
- BCN-El Prat Airport (165 km)
- Madrid (460 km) AP-2
- Mediterranean Corridor direct access







Investment thesis per park

Ascó
MUNICIPALITY OF ASCÓ

CONSOLIDATED

Area	10,45 Ha
Vertical	Energy · renewables · H_2
Capital stack	FTN · JTF · NGEU

INVESTMENT THESIS

The only asset with direct access to the 2,000 MW high-voltage grid. Ideal for solar/wind farms, BESS and green-hydrogen projects.

Aubals
MÓRA LA NOVA

CONSOLIDATED

Area	130,8 Ha
Vertical	Multi-sector · services
Capital stack	FTN · JTF

INVESTMENT THESIS

Mid-market asset with an established industrial fabric. Good for build-to-suit and services to the area's heavy industry.

El Molló
MÓRA LA NOVA

GREENFIELD

Area	30,51 Ha
Vertical	Logistics · intermodality
Capital stack	FTN · JTF · NGEU

INVESTMENT THESIS

The only county asset with direct rail access to the Mediterranean Corridor. Ideal for intermodal logistics and distribution centres.

Camins Nous
MÓRA D'EBRE

CONSOLIDATED

Area	5,3 Ha
Vertical	Multi-sector · light industry
Capital stack	FTN · JTF

INVESTMENT THESIS

Central location in the county capital, with business services and good urban connectivity. Suitable for mid-sized operations.

La Verdeguera 1
MÓRA D'EBRE

CONSOLIDATED

Area	5,9 Ha
Vertical	Industrial · B2B services
Capital stack	FTN · JTF

INVESTMENT THESIS

Industrial asset with anchor companies as potential clients. Suitable for B2B services and ancillary industry.

La Verdeguera 2
MÓRA D'EBRE

GREENFIELD

Area	3,31 Ha
Vertical	Industrial · food-tech
Capital stack	FTN · JTF · NGEU

INVESTMENT THESIS

Recent expansion with plots available. A good option for mid-size greenfield and food-tech operations based on local raw materials.

Ercros
FLIX

BROWNFIELD

Area	43,71 Ha
Vertical	Specialised chemicals
Capital stack	FTN · JTF · PERTE

INVESTMENT THESIS

Flagship brownfield with existing licences and established infrastructure. Low entry barriers for green chemistry and advanced materials.

La Devesa
FLIX

CONSOLIDATED

Area	14,02 Ha
Vertical	Multi-sector
Capital stack	FTN · JTF

INVESTMENT THESIS

Diversification asset with a local business fabric. Complements Flix's chemical concentration with non-specialised sectors.

ENTRY POINT FOR INVESTORS

Explore the area and the asset portfolio

Build your thesis: parks, sectors, infrastructure and incentive framework.

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SINGLE POINT OF CONTACT

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AN INITIATIVE OF

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