

European Logistics Investment together with Panattoni to lease out 45,000 square metres in Ruda Śląska

2020-07-15- European Logistics Investment (ELI) – a dynamically developing logistics platform together with its strategic partner Panattoni, the market leading developer of industrial real estate in Europe, is to lease more warehouse space. At the facility Panattoni Park Ruda Śląska II almost 57,000 square meters will be delivered for use, of which nearly 45,000 square meters have been leased out to the tenants Dywidag and LATEX Opony Inc.

European Logistics Investment platform, owned by Madison International Realty, Redefine Properties and Griffin Real Estate is successfully executing its objectives and thanks to the good collaboration with its strategic development partner Panattoni is still developing dynamically. ELI comprises sixteen logistics parks with a total lease area of nearly 480,000 square meters located in the most important logistics regions in Poland, including Warsaw, Łódź, Kraków and Upper Silesia where Panattoni Park Ruda Śląska II is being built with a total leasable area of 57,000 square meters. 45,000 square meters will be provided to two tenants – LATEX Opony Inc and Dywidag. Latex Opony - one of the leaders in the tyre and rim distribution industry - moved into the facility as early as June this year and occupy 21,000 square meters in the first building being under construction. The new location will become the company's main warehouse in Silesia. The premises has been adequately secured and adapted to the storage of tyres - the building has been prepared for the fire load density, fire resistance has been increased, and additional sprinklers have been installed on the premises. Another tenant is Dywidag, which by the end of the year will have occupied the entire second building in the park with an area of 24,000 square meters, where it will produce geotechnical systems, compression systems. The office and social part will occupy as much as 1,400 square meters. Production will be carried out on an area of 22,500 square meters, which Panattoni will prepare for demanding technological processes and specialized workstations. The projects for both tenants will meet the requirements of BREEAM certification at the Very Good level.

Comment on the investment in Ruda Śląska and the cooperation within European Logistics Investments by **Robert Dobrzycki, CEO from Panattoni**: "When we started cooperation with ELI we had a common ambition to create a leading logistics platform in Europe. To achieve this goal, it is necessary to be present in such important locations as Upper Silesia. The Silesian Province with the largest and densest population in the country (4.7 million) is an excellent

place for business. The attractiveness of this region is clear both to us and the entire market. In the first quarter of this year alone we leased out 145,000 sqm here. On a national scale, in the first three months of this year, Silesia reached the result of 560,000 sqm of space under construction and 19 per cent of the country's lease volume, ranking in both lists only behind the Warsaw market. The expansion of our operations in Upper Silesia is an excellent foundation for a long-term vision of ELI platform development, for which we are a strategic partner".

"The logistics real estate market in Poland has a solid foundation and huge growth potential due to the country's geographical location, its size and the constantly improving transport infrastructure. Together with our co-investors Madison and Redefine, we are taking advantage of this and are constantly expanding our platform. ELI is a leading player in the Polish logistics sector with a high-quality, large-scale portfolio. Our warehouses are located in major distribution centres in Poland, such as Warsaw, Upper Silesia, Łódź and Kraków. The implementation of projects within the framework of our strategic cooperation with Panattoni allows us to further strengthen our portfolio with such locations as Panattoni Park Ruda Śląska II. We are glad that our warehouse space is so popular with tenants, which only confirms that our business model works well," said **Hubert Rossa, Senior Vice President Investments at Griffin Real Estate**, responsible for ELI platform development.

It's good to be in Silesia. New tenants of Panattoni Park Ruda Śląska II will benefit from the excellent location of the facility. The developed road and motorway network provides excellent convenience and access to employees. Only 2 km from the facility is the DTŚ route (Drogowa Trasa Średnicowa) connecting the most important agglomerations in the region, as well as the A1 motorway, which is a key link between southern and northern Poland. The short distance and the excellent connection to the Czech and Slovak borders allow for international operations, as in the case of LATEX Opony Inc. In addition to the A1, the A4 motorway runs a short distance away from the complex, the extension of which leads to one of the most important logistic hubs in Europe - Berlin.

Panattoni Park Ruda Śląska II comprises two A-class warehouse buildings with 57,000 sqm of space, meeting the needs of clients from various industries. The facility offers flexible conditions for shaping warehouse and office modules according to individual needs. The surface of the facility can be used for both storage and light production. The park is equipped with comfortable maneuvering areas, zero gates and LED lighting.

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European Logistics Investment is a dynamically developing logistic platform owned by Redefine Properties, Madison International Realty and Griffin Real Estate. European Logistics Investment entered into a strategic alliance with Panattoni Europe, a leading developer of industrial real estate. Its portfolio includes 16 assets with a total area of over 480,000 sqm GLA and over 160,000 sqm under construction. In the next 3-4 years, ELI plans to build further projects of about 2 million sqm.

Madison International Realty is a leading equity provider to real estate investors worldwide. Madison specializes in assisting real estate owners and investors seeking an exit from investment. The firm provides equity for recapitalizations, partner buyouts and acquisition of stake in operating joint ventures. Madison focuses on existing properties and portfolios in the U.S., U.K., and Europe. Madison has offices in New York, London, Luxembourg, Amsterdam and Frankfurt, where the firm operates under the name of Madison International Realty GmbH.

Redefine Properties is a leading South African-based Real Estate Investment Trust (REIT), investing in a diverse property asset platform with real estate. Redefine's portfolio is anchored domestically in directly held retail, office and industrial properties, and is complemented by property investments in Poland, the United Kingdom (UK) and Australia. Redefine is listed on the Johannesburg Stock Exchange (JSE).

Griffin Real Estate is the largest and most active investment manager in private equity real estate in CEE. Griffin acquires and manages private equity- type investments into real estate-related companies and assets. Griffin invests on behalf of both its owners and its renowned international investors. The gross asset value of Griffin managed investments across ten different platforms exceeds €5 billion.

Panattoni is the leading industrial space developer in Europe with completed projects totalling more than 10 million sqm of space since 2005. Its goal is to support local businesses by providing multi-functional, built-to-suit warehouse facilities. The developer is also active in the Czech Republic, Germany, Netherlands, Slovakia, Spain, Portugal and the UK.