

PRESS RELEASE

Warsaw, 28 July 2021

Park Tychy by European Logistics Investment enters new phase

European Logistics Investment (ELI), a dynamically developing logistics platform, has started construction works of the second phase of its warehouse scheme in one of the key logistics regions in Poland – Silesia. Park Tychy II, a 43 000 sqm project is planned as a mixed-use property with BREEAM certificate at the Excellent level. The building is already leased in almost 100% to two tenants – Tiberina Group subsidiary U-Form, a leading supplier of components for the automotive sector in the EMEA region and Nodium Group, the owner of two online platforms – sport-shop.pl and nodik.pl.

European Logistics Investment's (ELI) most recent warehouse project in Silesia region has now entered a new phase. Park Tychy II, upon completion planned for Q4 2021, will offer 43,000 sqm of green warehouse space. The project is developed as a mixed-use property.

ELI has already leased 23,150 sqm on a long-term agreement to Tiberina Group and U-Form – the manufacturer of automotive parts, implementing strategy aimed at the reduction of energy consumption in their production. The second tenant of the Park is Nodium Group that will take up 15,400 sqm. The company is to consolidate its operations and is expanding into more warehouse space due to the growth of its two online platforms: sport.shop.pl – one of the largest online sports stores in Poland – and nodik.pl with a range of children's goods.

The project is to be BREEAM 'Excellent' certified and will be equipped with a range of sustainability and well-being features. These will include systems for limiting the water, energy and heat consumption, and others for significantly reducing CO2 emissions; while



those employed in the park will have access to green relaxation zones, bicycle facilities and electric car charging stations.

Implementing green solutions in line with BREEAM certification does not only save the natural resources, but – what we find is crucial for production companies – is also aimed at reducing operational costs and at better management of energy consumption. We are pleased to announce the successful progress of our investment equipped with the newest green solutions, located in the booming warehouse cluster in Upper Silesia, says Hubert Rossa, Senior Vice President Investments at Griffin Real Estate responsible for ELI platform development.

The whole complex will comprise two buildings and provide a total GLA of 100,000 sqm. Building 1, with 58,000 sqm of warehouse space and 2,500 sqm of integral office area, has been 100% let on a long-term lease. The Park is located in a popular warehouse cluster of Tychy, known for automobile production, with such brands like Fiat Chrysler Automobiles Group. The location guarantees access to highly qualified workforce and great connectivity within the Silesia and the CEE regions.

ELI (European Logistics Investment) is a dynamically developing logistics platform with a strategic focus on the Polish market. Thanks to its partnership with Panattoni, a leading developer of industrial real estate, ELI delivers high quality logistics facilities in the most sought-after locations, offering excellent connectivity and value for businesses across Poland. ELI's current portfolio consists of 32 logistics projects with 42 properties of total area of over 1 million sqm GLA, including over 700,000 sqm of standing assets, 250,000 sqm under construction and further 140,000 sqm secured in pipeline projects. ELI is owned by Redefine Properties, Madison International Realty and Griffin Real Estate.

Further information:

Ewa Gawron-Jasińska, Griffin Real Estate, T. 696 244 235, egawron-jasinska@griffin-re.com

