

PRESS RELEASE

Warsaw, 8th August 2022

European Logistics Investment's H1 2022 portfolio exceeds 1.2 million sqm of standing, under construction, and secured pipeline projects

European Logistics Investment (ELI), a high-growth logistics platform in Poland, has closed H1 2022 with 1.2m sqm of standing, under construction, and secured pipeline projects. Over the first 6 months of the year ELI has also expanded its landbank, adding 90,000 sqm GLA to its development potential, and initiated construction of logistics assets with a total GLA of 97,000 sqm.

ELI continues its investment activity actively capitalizing on the strong growth momentum of the Polish logistics market. At the end of H1 2022 ELI's portfolio of 1.2m sqm spans 28 projects across 10 logistics hubs throughout Poland.

ELI's new developments in H1 2022

The company has started the construction of high-quality, innovative logistics space across 3 projects with a total GLA of 97,000 sqm. The new projects are being rolled out as continuation of the successful ELI projects in Kraków, Lublin and Toruń.

The new developments currently stand at 50% of pre-let spaces to tenants ahead of the delivery scheduled for H2 2022. The tenancy profile covers industries such as production, logistics, as well as retail. Tenants secured for the projects include among others: Trivium Packaging, Stella Pack, Dachser and Hellmann. The new assets will feature top technical specifications and will seek to obtain a minimum rating of "Very Good" in the BREEAM certification system.



"ELI is pro-actively exploring market niches and follows dynamic growth of the newly emerging logistics hubs. Our projects in Kraków, Lublin, and Toruń are all located along new or planned major transit corridors that will additionally boost economic activity in the respective regions, and attract interest from high quality tenants. These investments are in line with our strategy of building up strong assets in emerging markets with a growth potential that remains to be explored," says Łukasz Toczek, Senior Vice President Investments at Griffin Capital Partners, responsible for developing the ELI platform.

Land acquisitions in H1 2022

During the first six months of 2022, ELI has expanded its landbank and added 90,000 sqm GLA of development potential across key logistic hubs in Poland. The new acquisitions are located in Warsaw, Upper Silesia and Łódź. These are key logistics regions in Poland which accounted for approximately 45% of the gross take up in the country over the 12 months ending March 2022. The plots are conveniently located in the vicinity of the biggest metro areas in Poland, benefitting from a significant local consumer potential and superb connections to the major European and domestic transit routes.

"The strong growth of ELI's portfolio has reflected the dynamic development of the Polish logistics market. Vast majority of new assets which were added to the Polish market over the recent months have been absorbed. We are seeing potential for continued growth and new investment opportunities, and we are excited about the coming months" says Hubert Rossa, Senior Vice President Investments at Griffin Capital Partners, responsible for the development of the ELI platform.

ELI (European Logistics Investment) is a logistics platform that is developing dynamically on the Polish market. ELI delivers high-quality facilities located in the most sought-after locations throughout the country, offering superb accessibility and high-quality warehouse space for businesses, thanks to its partnership with Panattoni, a leading



developer of industrial real estate. The ELI portfolio currently includes 28 logistics projects within 10 logistics hubs throughout Poland of a total GLA of 1.2 million sqm, including over 734,000 sqm of standing assets, 137,000 sqm of space under construction and a secured pipeline of 335,000 sqm. The company is owned by Redefine Properties, Madison International Realty, and Griffin Capital Partners.

For additional information please contact:

Beata Patuszyńska, Griffin Capital Partners, Tel. 539 396 854, bpatuszynska@griffin-cp.com

