

ELI secures €155 million financing for its logistics portfolio from a consortium of pbb and Helaba

European Logistics Investment (ELI), a logistics platform in the Polish market owned by Redefine Properties, Madison International Realty, and Griffin Capital Partners, has signed a €155 million loan agreement with consortium of pbb and Helaba. The funds will be used to refinance eleven properties of ELI's logistics portfolio in nine locations: Bydgoszcz, Czeladź, Kraków (Nowa Huta and Skawina), Łódź, Opole, Toruń, Tychy and Warszawa (Błonie), comprising a total GLA of over 335 000 sqm. pbb and Helaba acted as Joint Lead Arrangers providing equal portions of the funding. pbb also acted as facility and security agent of the transaction.

"ELI's logistics projects provide outstanding road connectivity and exceptional value for businesses," said Artur Gniazdowski, Senior Vice President Finance at Griffin Capital Partners. "These factors, combined with an increasing number of BREEAM-certified assets in our portfolio, contribute to their widespread popularity among tenants across the entire country. Having the support of prestigious banking institutions like pbb and Helaba have further affirmed the exceptional quality of our assets through the granting of a loan facility."

"ELI has been experiencing remarkable growth, through the expansion of its portfolio with attractive properties strategically located in key logistics hubs across Poland," added Pieter Prinsloo, Chief Executive Officer at European Logistics Investment. "Securing long-term financing from Helaba and pbb will not only sustain our momentum, but also empower the company to achieve its ambitious expansion objectives."



“At pbb, we believe in supporting industry-leading companies like ELI. This partnership demonstrates our commitment to supporting growth and sustainability in the logistics sector,” said Dieter Knittel, Head of CEE at pbb.

“We are very impressed with the speed at which ELI is developing, taking advantage of the excellent situation in the Polish logistics market. We have carefully assessed ELI’s capability to capitalize on market opportunities and manage a growing investment platform, which is precisely why we have committed to support its further development,” said Georg Blaschke, Head of Real Estate Finance CEE and Benelux at Helaba.

The law firms Linklaters and Dentons advised on the transaction process.

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 30 logistics projects within 10 logistics hubs throughout Poland of a total GLA of 1.3 million sqm, including over 1,000,000 sqm of standing assets, 63,000 sqm of space under construction and a secured pipeline of 202,000 sqm. The company is owned by Redefine Properties, Madison International Realty, and Griffin Capital Partners.

pbb Deutsche Pfandbriefbank (www.pfandbriefbank.com) is a leading European commercial real estate lender. It is a leading issuer of Pfandbriefe and an important issuer of covered bonds in Europe. Deutsche Pfandbriefbank AG is listed on the Frankfurt Stock Exchange.

In addition to Germany, the main business focus is on the UK, France, the Nordic countries and selected countries in Central and Eastern Europe. In these core markets, pbb offers its customers a strong local presence with expert knowledge across the whole spectrum of the financing process. As a result of its competencies in loan structuring, its cross-



border approach and co-operation with funding partners, pbb is able to complete both complex financings and cross-border transactions.

Helaba is one of the leading banks in the German financial capital of Frankfurt, the Helaba Group employs approximately 6,500 people and has total assets of € 202 bn. Helaba is a full-service bank closely incorporated in the German Sparkasse organization. The Wholesale Business division offers a complete range of financial services from a single source for companies, banks and institutional investors.

The Helaba real estate unit provides a comprehensive range covering the whole of the value chain from finance, design and development to the operation of top end properties. Helaba also offers a host of attractive participation opportunities for institutional investors. It concentrates its real estate lending business on Germany and selected international markets in Europe and the USA. It has built its business model in this area around stable, long-lasting customer relationships. Real estate business is not only one of the Bank's core business areas, but commercial real estate finance is one of its strongest areas and is consistently regarded in national and international financial markets as one of the most successful thanks to its outstanding expertise, an intelligent risk profile and a compelling proposition. Helaba started business in Central Eastern Europe in 2006. The bank finances office, retail and logistics properties in Poland, the Czech Republic and Slovakia for institutional investors. www.helaba.com

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