

PRESS RELEASE

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IIPROP DEVELOPS TWO LOGISTICS FACILITIES FOR A LEADING E-COMMERCE PLATFORM

International Industrial Properties (IIProp) – a dynamic logistics platform focused on industrial and logistics investments across key European markets, owned by Madison International Realty and Griffin Capital Partners – will develop two built-to-suit (BTS) logistics facilities for a leading online marketplace in Central and Eastern Europe. The newly signed lease agreements highlight and confirm the attractiveness of IIProp's logistics park portfolio for blue-chip occupiers.

Each cross-dock facility, serving as a strategic cornerstone for the tenant's logistics operations in the Poznań and Warsaw regions, will offer approximately 8,000 sqm of GLA and will be fully customised to tenant's specific operational and trans-shipment requirements. Both locations are secured under long-term lease agreements, underscoring the long-term nature of the collaboration and the tenant's strong commitment to these strategic sites. The facility in Głuchów, part of the existing IIProp Poznań West logistics park, is scheduled for completion in Q4 2025. The Nadarzyn facility, located within IIProp Warsaw South, is expected to be delivered in Q1 2026. These developments are part of tenant's broader expansion strategy aimed at significantly increasing its parcel-handling capacity and reducing delivery times across Poland.

Łukasz Toczek, Director at Griffin Capital Partners, says: *"These investments reflect our commitment to delivering high-quality logistics assets that address the evolving needs of modern businesses. They mark another milestone in IIProp's strategy to build a resilient, high-performing logistics portfolio across Europe, with a particular focus on key Polish locations. Backed by strong market fundamentals and growing demand for modern BTS facilities, Poland remains a strategic priority in our long-term investment plans."*

Maximillian Sauermann, Director, Investments at Madison International Realty, adds: *"This new partnership exemplifies our approach to tenant relationships – delivering tailor-made, future-ready logistics solutions that directly support our clients' growth strategies. Both projects are designed not only for operational efficiency, but also to meet the highest environmental and technological standards, which are becoming key differentiators in today's logistics sector."*

The new facilities will be developed within IIProp's existing logistics parks – IIProp Warsaw South and IIProp Poznań West.

The IIProp Warsaw South Park already features over 50,000 sqm of fully leased logistics space. The property in Nadarzyn is situated in one of the most attractive logistics locations in the region – just a 15-minute drive from Warsaw Chopin Airport and directly along the S8 expressway, ensuring optimal visibility and accessibility. The project is financed by Pekao. The strategically located site features further development potential for an additional multi-let facility of some 27,000 sqm for which all permits are already in place.

The IIProp Poznań West Park currently comprises one multi-let building of over 14,600 sqm of warehouse space, where one unit of 4,110 sqm remains available. Conveniently located near the A2 motorway and the S11 expressway junction, the park offers excellent connectivity to national and international routes, including proximity to the German border (160 km), Poznań city centre (14 km), and Poznań–Ławica Airport. The project is financed by Santander Bank Polska, with general contracting works handled by Harden. The future development potential of the permitted land is for additional ca. 28,600 sqm of multi-let grade-A logistics space.

International Industrial Properties continues to seek new investment opportunities aligned with the strategic vision of its shareholders, Madison International Realty and Griffin Capital Partners.

Panattoni is acting as the developer for both projects.

About Madison International Realty

[Madison International Realty](#) is a leading liquidity provider to real estate investors worldwide. Madison provides equity capital for real estate owners and investors seeking to monetize embedded equity, to replace capital partners seeking an exit and to recapitalize balance sheets. Madison invests in secondary transactions and focuses on existing properties and portfolios in the U.S., U.K., and Europe. Madison has offices in New York, Los Angeles, London, Frankfurt, Luxembourg, Amsterdam, Singapore and Seoul.

About IIProp

[International Industrial Properties \(IIProp\)](#) is a growing logistics platform focused on investing in industrial and logistics space in key European markets. The platform is developed in partnership with Panattoni, a leading developer of industrial real estate in Europe & U.S. In 2021, the platform expanded across multiple European economies, securing first projects in the Netherlands and Poland, in parallel to expansion in the already established markets of Germany and Spain. IIProp's current portfolio comprises 7 projects in key logistics hubs in Austria, France, Italy, Netherlands, Poland. The total estimated GLA of IIProp's secured projects amounts to ca. 320,000 sqm, out of which over 146,000 sqm stands for stabilized assets. Future projects are strategically sourced within established Western European markets. IIProp is owned by Madison International Realty and Griffin Capital Partners.

About Griffin Capital Partners

[Griffin Capital Partners](#) is the largest privately-owned investment and asset manager in private equity and real estate in CEE, and the region's most active and innovative investor. It is a recognised private equity and real estate leader, originating and introducing innovative concepts and formats to the market. The strategy is to start platform companies from scratch or acquire and develop them to become best-in-class market leaders. This is achieved by implementing appropriate strategies and strong management teams to build their value through organic growth, transforming them into market leaders. Griffin invests on behalf of both its owners and its renowned international investors. The gross asset value of Griffin-managed investments across sixteen actively managed and three sourced and passively held different platforms exceeds EUR 8 billion, with a total invested equity of over EUR 4 billion.

For further Information:

Griffin Capital Partners

Ewa Gawron-Jasińska

Marketing & PR Director

Email: egawron-jasinska@griffin-cp.com

Phone: +48 696 244 235