Kraków, 20 December 2021

**Press release**

**7R sells 7R Park Kraków IX building to Generali Real Estate. This is the second transaction between the two companies this year**

**7R has finalized the divestment of 7R Park Kraków IX logistics building to Generali Real Estate. The 33 000 sqm warehouse, commissioned for use in the middle of the year, is fully leased and BREEAM-certified at the Very Good level. This is the second transaction between Generali and 7R in 2021 following Generali Real Estate’s acquisition of 7R Park Gdańsk II warehouse complex in Kowale, in September 2021.**

At the beginning of December, Generali Real Estate, acting on behalf of the pan-European fund "Generali Real Estate Logistics Fund" (GRELF), managed by Generali Real Estate S.p.A SGR, finalized the acquisition of 7R Park Kraków IX in Kokotów. The fund's first logistics acquisition in Poland concerned another complex of developer 7R, 7R Park Gdansk II in Kowale.

7R Park Kraków IX is part of the biggest logistic park in the developer's portfolio, 7R Park Kraków located in Kokotów. The complex consists of 10 facilities with a total area of over 245,000 sqm. Building IX covers 33,600 sqm and is fully leased. Answear.com (which also occupies space in other buildings in the park), ESA Logistika and Styler all have their respective operations in the complex.

“We are pleased to continue our European expansion in Logistics, executed through our pan-European dedicated fund GRELF, with this second opportunity in Poland. We are also delighted to cooperate with 7R again this year, following the acquisition of the Gdansk park this summer. With more than € 1 billion Logistics assets under management, at the end of 2021 our portfolio of Logistic assets in France, Italy and Poland will be 145,000 sqm bigger, with existing assets or to be delivered in 2022. With a solid pipeline, we continue our expansion in the coming years in our target countries”, says **Pierre-David Baylac**, Head of Logistics at Generali Real Estate.

7R Park Kraków is distinguished by its excellent location and access to key infrastructure. The proximity of the S7 expressway and the A4 freeway as well as convenient access to public transport guarantee excellent connections for both companies and employees.

"We are pleased that Generali Real Estate has once again chosen our park to expand its logistics real estate portfolio. The attractiveness of 7R’s buildings that have been delivered to the market over the past 13 years, is underpinned by the superior quality of these facilities, for instance in terms of energy efficiency, as well as excellent locations and environmentally friendly solutions. These are key elements, important for tenants, employees as well as investors", says **Łukasz Jachna, Chief Capital Markets Officer, Member of the Board at 7R.**

In the sale of 7R Park Kraków IX, the developer was advised by Allen & Overy, while the buyer’s advisors were Dentons and BNP Paribas.

7R Park Kraków IX is BREEAM-certified at the "Very Good" level. There is a photovoltaic installation on the roof of the building and charging stations for electric vehicles adjacent to it. The developer has also taken great interest in the investment's surroundings, creating flower meadows, beehives, and a rainwater storage tank. Energy efficiency is ensured by LED lighting combined with DALI protocol control, and destratifiers responsible for the proper distribution of warm air. Employees of the facility have at their disposal parking for cars and bicycles, as well as relaxation areas.

The first facility within 7R Park Kraków was commissioned for use in 2015. The investment is located in Kokotów near Kraków in the Wieliczka Economic Activity Zone. 7R has been successively expanding the complex, which has attracted tenants from the logistics, FMCG and e-commerce sectors to the Małopolska region. During 7R Park Kraków’s six years of operations, over 30 companies have signed lease agreements to operate in the complex guaranteeing jobs for the residents of Kraków, Wieliczka, Bochnia, as well as suburban areas.

**About 7R**

7R SA is a dynamically growing developer operating on the commercial real estate market specializing in delivering A-class logistics space for rent. The company provides warehouse and industrial facilities for many businesses as well as BTS projects. Its portfolio includes both large-scale logistics parks and Small Business Unit urban warehouses uniquely branded 7R City Flex. So far 7R has finalized investments totalling 1 mln sqm and currently has more than 1.6 million sqm in the pipeline in different locations around Poland. The company is committed to ESG activities, and acting responsibly in its interaction with the environment, local communities, and corporate governance.

**About Generali Real Estate**

Generali Real Estate is one of the world’s leading real estate asset managers, with around €33.4 bn of assets under management as of September 30th, 2021. It leverages on the expertise of more than 400 professionals, with operating units located in the main European cities.

The company’s integrated business model covers the full scope of asset management activities and the entire real estate value chain. A series of cross-border investment vehicles, managed by the specialized asset manager GRE SGR, aims to create long-term value for investors with a core/core+ profile by investing in assets characterized by good locations, high liquidity and strong underlying leasing dynamics. The portfolio under management comprises a unique mix of historical and modern properties, ranging from landmark buildings to new architectural masterpieces, which has enabled the company to develop best-in-class skills in the fields of technological innovation, sustainability and urban development.

Generali Real Estate is part of the Generali Group, one of the largest global insurance and asset management providers. Established in 1831, it is present in 50 countries in the world, with a total premium income of € 70.7 billion in 2020. With more than 72,000 employees serving 65.9 million customers, the Group has a leading position in Europe and a growing presence in Asia and Latin America. Commitment to sustainability is one of the enablers of Generali’s strategy, inspired by the ambition is to be the Lifetime Partner to its customers, offering innovative and personalized solutions thanks to an unmatched distribution network.

**For further information please contact:**

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