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PRESS RELEASE

Generali Real Estate acquires a core logistics development project in Poland, Kraków area

Milan – Generali Real Estate has acquired a core logistics development project in Poland, **MDC² Park Kraków South**, located in Skawina, Kraków area, on behalf of the pan-European “**Generali Real Estate Logistics Fund**” (**GREL**F) managed by Generali Real Estate S.p.A Società di gestione del risparmio. The development will be carried out in collaboration with MDC², a sustainable warehouse and logistics space developer operating on the Polish market.

MDC² Park Kraków South is a development project for a distribution and logistics hub, which will be developed in three phases and comprise three buildings, for a planned total GLA of more than 90,000 sqm, over a 19 ha land area. The development project will be strategically located in Skawina, a well-established and sought-after logistics location in close distance to the Kraków city centre, at the junction of key international logistics corridors and motorways.

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 Generali Real Estate

In line with Generali Real Estate focus on sustainability, MDC² Park Kraków South is designed with ESG at its core, and will aim to reach the BREEAM New Construction Excellent certification, thanks to best practices in terms of sustainable construction, e.g. construction materials 95% recyclable, and PV-ready roofs.

Pierre-David Baylac, Head of Logistics at Generali Real Estate, commented: “After two recent acquisitions on the Polish logistics market, we are further strengthening our position with this development project in Krakow, one of the most sought-after logistics markets in the Country. The new park will be fully in line with our high-level sustainability requirement, and will enrich the GREL F fund portfolio, whose assets under management are now surpassing €860 mln across 33 properties (*), mainly logistics parks in France, Italy, The Netherlands and Poland.”

The GREL F fund, dedicated to this very specialized investment strategy, targets high-quality logistics assets in well-established areas with excellent accessibility, near major European logistics hubs, and has recently invested in assets in Poland, The Netherlands and France with these characteristics.

The acquisition also proves the increasing importance that Central and Eastern Europe plays in the Generali portfolio strategy; in the CEE Region, Generali Real Estate currently manages a portfolio worth around €1.3 billion.

(*) *Figures as at July 31st, 2022*

GENERALI REAL ESTATE

Generali Real Estate is one of the world's leading real estate asset managers, with around €38.3 bn of assets under management as of end of June 2022. It leverages on the expertise of more than 430 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 Generali Real Estate SpA. Società di gestione del risparmio, 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 Investments ecosystem of asset management firms.