



# Developer of modern, sustainable warehouse & industrial spaces

7R | September 2024





**Michał Biały**  
Co-CEO



**Chris Zeuner**  
Co-CEO

*7R creates innovative and sustainable warehouse spaces. Our products are tailored to the individual needs of each client. We manage the development process at every stage of the investment, providing our clients with the necessary support. We operate in accordance with ESG criteria.*

*We design and build warehouse and industrial facilities. Our clients are companies of various scales of operation, representing different industries, including logistics, light manufacturing, e-commerce, pharmaceuticals, and the automotive industry. At 7R, we offer big box facilities (logistic parks) as well as custom-built-to-suit (BTS) and urban warehouses from our City Flex Last Mile Logistics line.*



# Agenda

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**+100**

**FACILITIES**  
EXISTING AND IN  
DEVELOPMENT



**+1 800 000 SQM**  
HANDLED OVER  
FOR USE



**+2 300 000 SQM**  
IN PREPARATION

## About 7R

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*We are innovative and socially responsible developer creating modern warehouse and manufacturing space.*



**+15 YEARS**  
ACTIVE ON THE  
MARKET



**EUR +1.2 BN.**  
PROJECTS  
SOLD



**EUROBUILD  
AWARDS 2023**

3 CATEGORIES INCL.:  
„INVESTMENT DEAL OF  
THE YEAR, CEE”

# From a local developer to a top player on the market

**1** facility



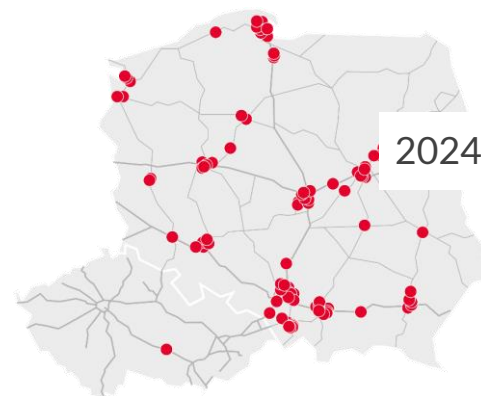
**24** facilities

existing and in progress



**+100** facilities

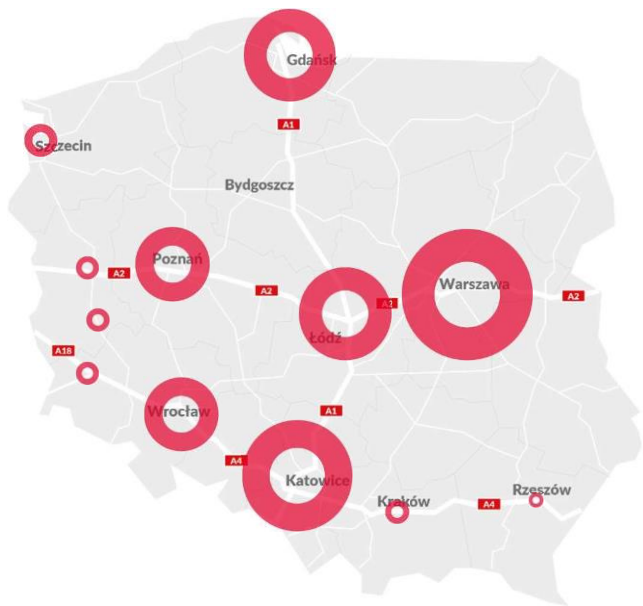
existing and in progress



during the first 8 years,  
we delivered 250,000 sqm

during the last 6 years  
we delivered ca. 2,000,000 sqm

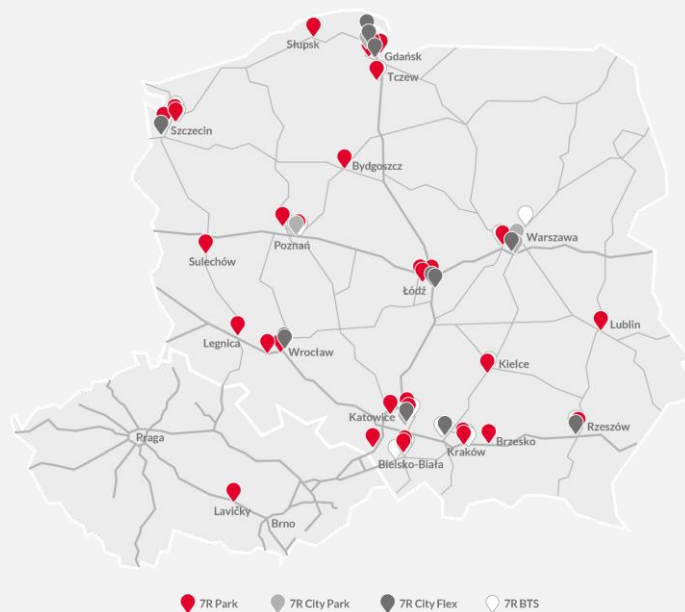
# Key industrial markets



 Key logistics markets

## 7R Locations

Site selection is strategic to the success of the project, which is why 7R thoroughly analyzes each location in terms of access to road infrastructure, labor force, and distance from key centers of industry and commerce.



Portfolio of completed 7R projects

# Our products



|                |   |   |  |  |
|----------------|---|---|--|--|
| Characteristic | <p>A complex of large-area warehouses.</p>  | <p>A nationwide network of warehouses located <b>within the agglomeration</b>, ensuring greater efficiency and flexibility of logistics operations <b>at the "last mile" stage</b>.</p> | <p>A combination of the Park and City Flex concepts - large-scale modern warehouse parks located within the agglomeration.</p> | <p>"Tailor-made" storage assets, designed and built for a specific client.</p> |
| Location       | <p><b>Strategic locations</b> near large cities, along major roads and communication junctions.</p> | <p><b>Close to city centers</b>.</p>  | <p>Location <b>within urban agglomerations</b>, characteristic of last mile facilities - easy access to public transport.</p>  | <p><b>Custom locations</b> according to customer preferences.</p>              |
| Surface        | <p><b>Optimally adapted to the nature of individual industries</b>.</p>                             | <p>The possibility of <b>flexible adaptation</b> to specific industries thanks to <b>the modularity of warehouses</b>.</p>  | <p><b>Optimally adapted to the nature of individual industries</b>.</p>  | <p><b>Freely composed</b> according to the customer's needs.</p>               |



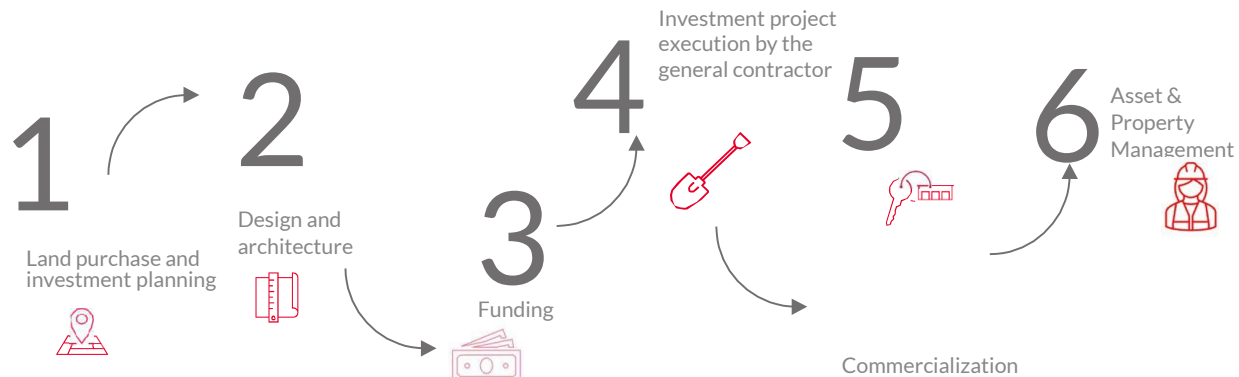
# Business model

## Procedure

7R comprehensively manages the entire development process. Starting from the analysis of the location's potential, through the purchasing of land, obtaining administrative decisions, supervising the construction process, up to the handing the facility over for use.

As part of the business model, 7R starts leasing activities at an early stage of the project. The team responsible for acquiring new tenants works daily in four regional offices to be closer to tenants and better understand the local market. This process makes it possible to mitigate the commercialization risk of and avoid speculative project execution.

The standard lease agreements provide for no restrictions on indexation and triple net contracts, where all costs associated with the space used are passed on to the tenant.



The model assumes bank loan financing at the level of special purpose vehicles. The process is managed by a central in-house team that ensures good relations with financing institutions on a daily basis.

A dedicated Asset & Property Management team is responsible for managing the project during its usage period, taking care of timely and transparent billing of service charge, good relations with Tenants and the technical condition of the facility.



### INNOVATION

We offer products for the future while protecting the environment.



### SUSTAINABLE DEVELOPMENT

We take care of the local environment by providing turn-key solutions with planet protection and future generations in mind.



### QUALITY

We ensure the highest quality of products and services offered. We serve our customers as we would like to be served.



### PERSONALIZED FLEXIBILITY

We are able to customize our solutions to the specific needs and expectations of the customer.



### VISION

We create sustainable products for future generations.



### TECHNOLOGIES OF THE FUTURE

We use state-of-art. solutions that protect the environment and are harmonious with the immediate surroundings.



### RESPONSIVENESS AND PROACTIVITY

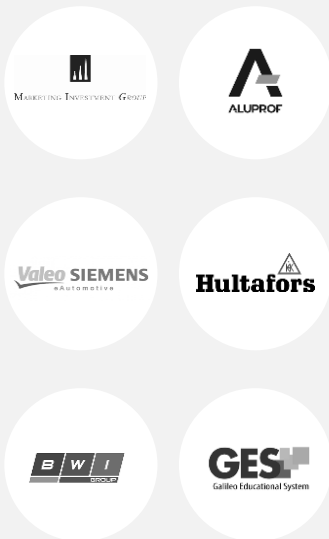
We respond to market changes and come up with initiatives to meet customer needs.



# Our clients trust us

Over the years, we have built up good relationships with many clients, who view us as a trustworthy and reliable business partner.

## BUILD-TO-SUIT



## LOGISTIC



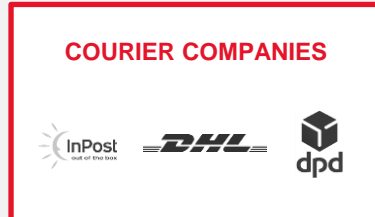
## RETAIL & E-COMMERCE



## PRODUCTION



## COURIER COMPANIES



## OTHER



# What sets the 7R apart?

1

## HIGH STANDARD OF BUILDINGS

Each of our developments stands out for the high quality, optimum specification and above-market solutions that we guarantee as part of the base rent.

5

## COMPREHENSIVE PROJECT MANAGEMENT

We guarantee the services of experienced expert teams and support at every stage of the project - from finding the optimum location, through design and construction, to managing the finished facility.

2

## INNOVATION

We are introducing green solutions that generate maximum energy savings. This ensures lower operating costs for tenants and reduces environmental impact. In doing so, we are setting new market standards.

6

## FINANCIAL SUSTAINABILITY

We are a reliable, proven partner, which is why we quickly We are a reliable and proven partner, which is why we quickly and efficiently obtain financing for our projects.

3

## UNIQUE KNOW-HOW

We provide a permanent in-house team of experienced architects to successfully deliver high-tech projects that meet the needs of companies in the most demanding industries.

7

## CONCERN FOR SUSTAINABLE DEVELOPMENT

All aspects of ESG are equally important to us. Our operations are transparent, we build responsibly, caring for the about the environment, our employees and the environment in which we operate.

4

## FLEXIBILITY

We create projects that are intended to serve our clients well for many years to come, so we take an individual approach to needs and take on the toughest challenges in order to best meet expectations.

**Beyond Warehouse.**

# Our approach to sustainability

Our warehouses are developed in accordance with sustainability principles by applying green technologies and striving for energy independence.

We operate with respect for the environment and adhere to ESG values, being a good neighbor and member of society.

# ESG

*It is a sense of  
responsibility for us*

E

The green solutions applied in our warehouses ensure water and energy savings, reduction of CO2 emissions, limitation of the destruction of natural resources, and protection of biodiversity.

S

We support science, art, and sports – both amateur and professional, charitable initiatives, and local communities.

G

We have introduced a code of good practices as a pillar for the functioning of sustainable and responsible business development.





# Standard with the future

We create green spaces for tomorrow by designing standards with the future in mind. We combine ecology and innovation, guaranteeing the quality and attractiveness of investments for our business partners.



**BREEM<sup>®</sup>**  
**EXCELLENT**

ALL newly constructed buildings are covered by BREEM standard at the "Excellent" level

click to see  
our virtual walk



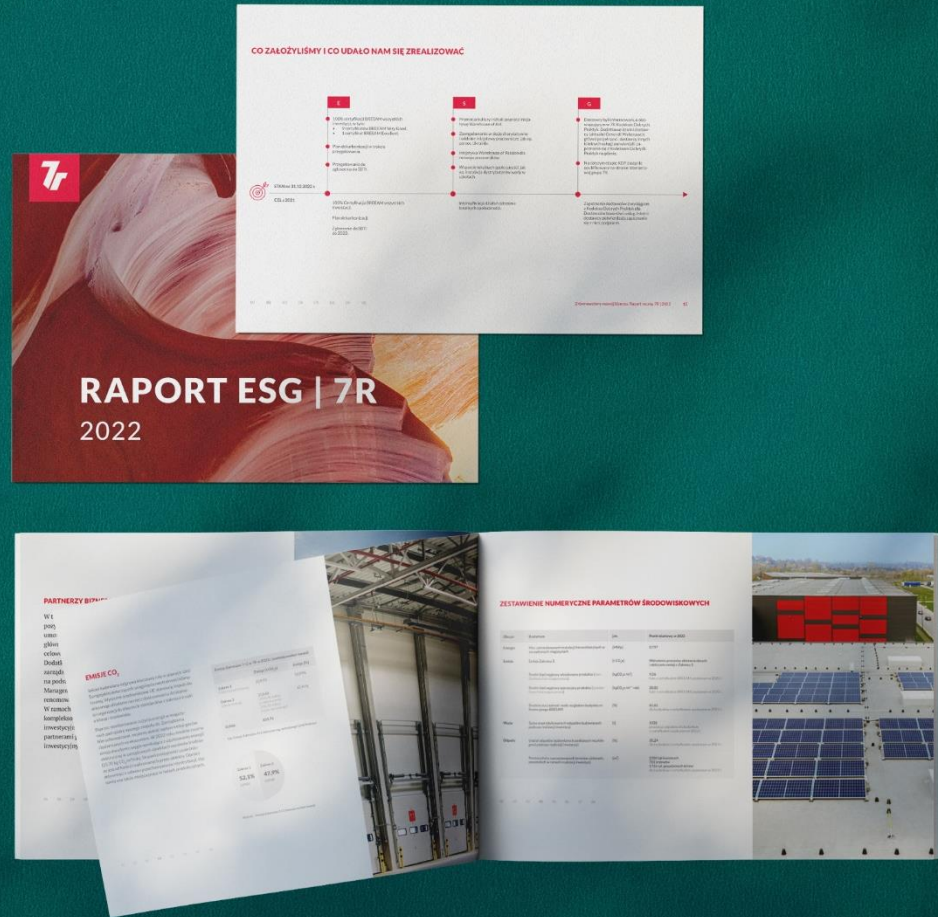
VIRTUAL WALK



# Sustainable development



For more information on the check out our ESG Report



# Dedicated sustainability team

## Green team

Our Green Team is a group of dedicated professionals with diverse expertise in sustainable practices. They work collaboratively to implement innovative solutions that reduce our environmental impact and promote eco-friendly practices across all our projects.

## Sustainable coordinator

We are proud to have a dedicated Sustainable Coordinator who ensures our commitment to sustainability and is integrated into every aspect of our operations.



**Piotr Miodek**  
*Head of Construction  
& Sustainability*



**Aleksandra Prawda**  
*Sustainability Coordinator*





**7R Green Saver**



# Groundbreaking concept paving the way for new sustainability standards



Reduction of  
CO2 emissions\*



Reduction of primary  
energy demand\*\*



Savings on operating  
costs for tenants



Designed to meet  
BREEAM Outstanding

\* compared to buildings developed in accordance with Polish Construction Law  
\*\* compared to Polish building code

# Reducing CO2 emissions and operating costs

Case study of a 7R Green Saver warehouse

**Project:** 7R Park Wrocław West II  
**Area:** 44,000 m<sup>2</sup>  
**Tenant:** Yusen Logistics  
**Certification:** BREEAM Outstanding



[WATCH THE MOVIE](#)

>>>

## The most important green solutions in the building

- heating and ventilation systems with high-efficiency heat pumps and ventilation with heat recovery
- advanced BMS control system
- energy-efficient LED lighting with DALI control
- photovoltaic installation
- own energy storage

## EXPECTED RESULT

- reduction in operational CO<sub>2</sub> emissions of more than 50%\*
- reduced primary energy demand by almost 70% per annum\*\*

• in relation to buildings constructed in accordance with technical conditions under building regulations

\*\* in relation to current regulations, per m<sup>2</sup>

# Reducing CO2 emissions and operating costs

## Case study of a 7R Green Saver warehouse

### The most important green solutions implemented in the building

- heating and ventilation systems with high-efficiency heat pumps and heat recovery ventilation.
- increased airtightness of the building
- advanced BMS
- energy-efficient LED lighting with DALI control
- photovoltaic installation
- prepared for own battery energy storage unit

### Expected results

- reduction in operational CO2 emissions by approx. 50%\*
- reduced primary energy demand by up to 70 % per annum\*\*

\* compared to buildings constructed in accordance with technical conditions under building regulations

\*\* compared to current regulations, per m2.

|                 |                          |
|-----------------|--------------------------|
| <b>Project:</b> | <b>7R Park Przylesie</b> |
| Powierzchnia:   | 12 600 m2                |
| Najemca:        | Grupa Eberspächer        |
| Certyfikacja:   | BREEAM Outstanding       |



# Partnership with Nrep

One of the largest M&A deals in the logistics sector in Europe in 2023.

In August 2023, Nrep (through Nordic Strategies Fund V) became the majority shareholder of 7R, thereby making 7R one of the most well-capitalized logistics developer companies in Poland.

By the end of 2023, the Fund had contributed EUR 100.5 million in new capital.

EUR **200** milion  
NEW EQUITY

# About Nrep

Nrep is one of Scandinavia's largest real estate investors.

Since its inception, Nrep has successfully invested in all asset classes and has become a leader in creating sustainable logistics facilities through its Logicenters platform.

[Nrep – Better real estate for people and cities](#)

Value of assets  
under management

+ **20** billion  
EUR

Area under  
management

**8** million square  
meters

Present in eight European countries



# Selected parks from the 7R portfolio

The total area of the investment within the 7R Park and City Park product lines is about 4,000,000 sqm.



**7R PARK GDAŃSK I and II**

GLA: 189,900 sqm



**7R PARK KRAKÓW**

GLA: 213,300 sqm



**7R PARK TCZEW**

GLA: 244,200 sqm



**7R PARK BESKID II**

GLA: 88,900 sqm



**7R PARK SZCZECIN**

GLA: 61,400 sqm



**7R PARK LUBLIN WEST I**

GLA: 109,600 sqm



**7R PARK GDAŃSK III**

GLA: 111,200 sqm



**7R PARK BYTOM**

GLA: 116,900 sqm

# We have expanded the City Flex network of city warehouses

The urban logistics market in Poland currently accounts for approx. 7.5% of total logistics, and the demand for this type of asset continues to grow\*.



**7R CITY FLEX WROCŁAW AIRPORT**

GLA: 11,100 sqm



**7R CITY FLEX KATOWICE**

GLA: 21,700 sqm



**7R CITY FLEX WARSAW AIRPORT I**

GLA: 15,100 sqm



**7R CITY FLEX GDAŃSK II**

GLA: 11,300 sqm



**7R CITY FLEX GDYNIA**

GLA: 15,200 sqm



**7R CITY FLEX KRAKÓW AIRPORT**

GLA: 28,000 sqm



**7R CITY FLEX RZESZÓW AIRPORT**

GLA: 12,800 sqm



**7R CITY FLEX POZNAŃ EAST I**

GLA: 9,400 sqm

\*according to JLL

# We delivered Build-To-Suit projects

250,000 sqm. in the development process of build-to-suit projects.



**ŻABKA /owned by global CVC Group**

GLA: 67,000 sqm  
category: e-commerce



**ANSWEAR /owned by global MCI Group BWI**

GLA: 41,500 sqm  
category: e-commerce



GLA: 11,000 sqm  
category: R&D Lab Automotive



**HULTAFORS**

GLA: 22,110 sqm  
category: e-commerce



**VALEO SIEMENS**

GLA: 33,000 sqm  
category: manufacturing



**POLO MARKET**

GLA: 30,500 sqm  
category: e-grocery



**ALUPROF**

GLA: 20,000 sqm  
category: manufacturing



**TUOPU**

GLA: 30,000 sqm  
category: manufacturing



# Selected BTS projects we are proud of



**GLA:** 67,000 sqm  
**kategoria:** e-commerce

## Key information

- regional distribution center
- **high bay - 40 m**
- environmentally friendly building - fully powered by renewable energy sources
- 4 MW of solar energy
- smog-absorbing pavements



**GLA:** 41,500 sqm  
**kategoria:** e-commerce

## Key information

- distribution center for e-commerce (clothing and textiles)
- **3-level mezzanine**
- **increased load capacity of the ceiling to 6.5 T / sqm.**
- adaptation to continuous operation



**GLA:** 11,000 sqm  
**kategoria:** R&D Lab Automotive

## Key information

- a research and development technical center in Krakow for the automotive industry
- **trigeneration system**
- laboratory and technical center
- 3.5 MW of power
- modern laboratory space





# We have won awards



**Eurobuild  
Awards**

**Eurobuild Awards 2023**

Investment Deal of the Year, CEE



**Eurobuild  
Awards**

**Eurobuild Awards 2023**

Outstanding Non-Business Achievement  
of the Year, Poland



**Forbes Diamonds 2023**

The fastest growing companies in Poland



**PRIME PROPERTY  
PRIZE 2022**

**Prime Property Prize 2022**

Award in the „Warehouse of the year“ category  
for the implementation of the automated  
logistics centre for Żabka



**Eurobuild  
Awards**

**Eurobuild Awards 2021**

I Prize  
New Warehouse of the Year 7R Park Łódź West



**Forbes Diamonds 2021**

The fastest growing companies in Poland

# Leadership

## 7R Board Members



**Chris Zeuner**

Member of the Board and Co-CEO



**Michał Białas**

Member of the Board and Co-CEO



**Tomasz Mika**

Member of the Board and CFO



**Søren Rodian Olsen**

Member of the Board  
and Nrep Representative

# Let's talk



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