Warsaw, February 06, 2023

Press Release

**Patron Capital and 7R sold warehouse project in Goleniów**

**Patron Capital, the pan-European institutional investor focused on property-backed investments, in partnership with 7R, a developer specializing in the construction of high-quality warehouses have announced the sale of an approximately 30,000 sqm logistics asset in Goleniów, Poland to an undisclosed institutional investor for €22m.**

Built for Hultafors Group in 2021 on a ‘build-to-suit’ basis, as part of a JV between 7R and Patron Capital this modern, Grade A, environmentally friendly warehouse is located close to the Polish-German border in Goleniów near Szczecin, Poland’s seventh-largest city known for its major seaport that connects with the Baltic Sea.

The warehouse is a high-tech building equipped with an AutoStore system. The facility is powered in part by photovoltaic panels and also has charging stations for electric cars. The building has been environmentally certified under the BREEAM system at the "Very Good" level.

*“The completion of this deal demonstrates that despite the economic uncertainty we have seen over the last 12-months, investor appetite for modern, well-located energy efficient European logistics assets remains robust. Our longstanding team with their responsible investment focus and creative approach has played a key role in the success of this asset, and we know this will continue to be the case on new and existing projects as we work to provide exceptional value to our investors in 2023 and beyond,” says* **Wiktor Lesinski,** **Investment Director at Patron Capital.**

*“We are seeing increasing interest from investment funds in high-quality projects that offer environmentally friendly solutions with a visible reduction in energy consumption and a concomitant reduction in carbon footprint. The warehouse in Goleniow has met these expectations. It is a technologically advanced, environmentally friendly, first-class project. We are pleased that together with our partner Patron Capital we were able to offer the buyer a property that meets the highest market standards****,”*** says **Katarzyna Laszkowska, Private Debt Director at 7R Capital Markets***.*

**About Patron Capital Partners**

Patron represents approximately €5 billion of capital across several funds and related co-investments, investing in property, corporate operating entities whose value is primarily supported by property assets and distressed debt and credit related businesses.

Since it was established in 1999, Patron has undertaken more than 200 transactions across over 100 investments and programs involving over 9 million square metres in 17 countries, with many of these investments realised.

Investors represent a variety of sovereign wealth funds, prominent universities, major institutions, private foundations, and high net worth individuals located throughout North America, Europe, Asia and the Middle East. The main investment adviser to the Funds is Patron Capital Advisers LLP, which is based in London, and Patron has other offices across Europe including Barcelona and Luxembourg. The Patron organisation includes a 66-person in-house team, comprising a 29-person investment team and 10 senior advisers/direct partners, supported by a team of 27 people in legal, tax, finance, structuring and administration.

Further information about Patron Capital is available at www.patroncapital.com.

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**About 7R**

7R SA is a rapidly growing developer operating in the commercial real estate market, specializing in providing modern warehouse and manufacturing space for lease. It develops multi-tenant warehouse and industrial centers, as well as BTS facilities. 7R's portfolio includes large-scale logistics parks and urban Small Business Unit warehouses forming the 7R City Flex Last Mile Logistics network. To date, the company has completed projects totaling more than 1.5m sqm, while more than 4m sqm is in the pipeline in various locations across Poland. The developer is committed to ESG activities, taking care of the environment, local communities and corporate governance.

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