Warsaw, 4 August 2022

Press release

**7R City Flex Warsaw Airport I divested to Macquarie Asset Management**

**7R, a Polish headquartered company specializing in providing customers with innovative and eco-friendly warehouse and logistics space, in joint venture partnership with MFC Real Estate and DIL Polska Baumanagement, has finalized the sale of 7R City Flex Warsaw Airport I to Macquarie Asset Management. Strategically located within the city area, the facility includes three buildings, comprising 15,900 sqm, and is fully leased. The value of the transaction is approx. €29 million. This is another transaction between Macquarie Asset Management and 7R. In November 2021, the investor also acquired urban warehouses near Wrocław, Gdańsk, and Lodz.**

Macquarie Asset Management is a major investor in the European real estate sector. On behalf of one of its managed accounts, the asset manager has acquired from 7R, MFC Real Estate and DIL Polska Baumanagement the 7R City Flex Warsaw Airport I logistics complex. The facility is an A-class investment combining both eco-friendly design and high-quality logistics space. The property is located in a well-connected area – just 3 km away from the international Warsaw Chopin Airport and only 8.5 km away from the city centre – providing excellent access to the S2 express road and A2 motorway leading towards Germany and the western regions of Poland.

“*The Polish logistics sector has demonstrated consistent growth in recent years as the demand of e-commerce continues to accelerate. With its strategic location and technically advanced facilities, this investment provides an exciting opportunity to capitalise on the strong demand for logistics in the region whilst deepening our partnership with 7R*,” says **Florian Winkle**, Co-Head of Macquarie Asset Management’s Core/Core-Plus Real Estate strategy.

7R City Flex Warsaw Airport I is already fully-leased to tenants representing such industries as pharmaceuticals, engineering, logistics, and home improvement. Moreover, Avenger Flight Group runs there the first training centre for commercial aviation in Poland.

*“7R City Flex Warsaw Airport I is a state-of-the-art logistics complex that offers a perfect match between quality and access to the key infrastructure that helps businesses to grow. These features are highly valued by the tenants who recognise the facility as the perfect place to move their logistics operations, and I’m certain that Macquarie and its investors will also benefit from this great advantage,”* says **Łukasz Jachna**, Chief Capital Markets Officer at 7R.

The efficiency of 7R City Flex Warsaw Airport I is greatly supported by modern solutions which have been applied across the property. These include LED lighting, additional natural lighting of the loading dock areas, skylights and smoke dampers, gas radiators and a sprinkler system. In order to reduce heat loss throughout the roof of 10 meters high buildings, the facility was also equipped with destratification units which help equalize air temperature. The complex is also BREEAM certified, which means that it represents the idea of sustainable industrial construction and reflects key assumptions of 7R’s development strategy.

*“When launching each of our projects, one of the priorities is to apply innovative and environmental solutions that respond to sustainable development criteria. On the one hand, we see that such an approach is currently highly desired by companies seeking modern logistics space, while on the other, we strongly believe that in the long run, it will also boost the value of new industrial properties*,” says **Tomasz Kostrzewa**, Investment Director at 7R.

*“We are very happy to have concluded this successful joint venture with 7R and DIL Polska Baumanagement and are convinced that Macquarie has acquired a very attractive logistics development”,* says **Jan Schwarz**, Managing Director of MFC Real Estate.

During the sales process, the legal services were rendered by GT law firm.

**About 7R**

7R 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 1,5 mln sqm and currently has more than 3 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. More information is available at [www.7rsa.pl](http://www.7rsa.pl).

**About DIL Polska Baumanagement**

DIL Polska Baumanagement Spółka z o.o. represented in this transaction by the Board President Mr. Radoslaw Krawczyk is a company set up in 1997 as part of an organisation structure of an international banking concern in Poland, acting since 2009 as an independent entity. Since its incorporation until today DIL Polska Baumanagment has been providing services in the Polish market with a wide range of management and technical consulting services in the design and construction industry (including: project management, investor supervision, design, consultancy in purchase and sale of commercial real estate properties, technical due diligence in real estate, cost‑effectiveness studies, technical valuations and reports) and in real estate surveying (valuations of real properties, movable assets and enterprises). As part of its development activities, it has prepared a project 7R City Flex Warsaw Airport I for development. More information is available at [www.dil-db.com](http://www.dil-db.com).

**About MFC Real Estate**

MFC Real Estate is a Warsaw-based independent asset and investment manager focusing exclusively on the Polish real estate market, providing tailor-made services to mainly foreign investors. Since 2009 we have acquired and manage real estate assets for third parties representing a value of more than Euro 750 Mio.

**About Macquarie Asset Management**

Macquarie Asset Management is a global asset manager that aims to deliver positive impact for everyone. Trusted by institutions, pension funds, governments, and individuals to manage more than €523 billion in assets globally, we provide access to specialist investment expertise across a range of capabilities including infrastructure, green investments, real estate, agriculture & natural assets, asset finance, private credit, equities, fixed income and multi asset solutions.

Macquarie Asset Management is part of Macquarie Group, a diversified financial group providing clients with asset management, finance, banking, advisory and risk and capital solutions across debt, equity, and commodities. Founded in 1969, Macquarie Group employs approximately 18,000 people in 33 markets and is listed on the Australian Securities Exchange. (All figures as at 31 March 2022. For more information, please visit macquarie.com).

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