

PRESS RELEASE

Warsaw, 21 April 2021

**European Logistics Investment begins construction of a 100,000 sqm logistics centre in Silesia region**

**European Logistics Investment (ELI), a dynamically developing logistics platform in Poland, has begun construction of its newest warehouse scheme located in Tychy – one of the main logistics areas in the Silesia region. This is another green investment in the company's portfolio that uses the latest renewable energy technologies; the project has been awarded the BREEAM certificate at the Excellent level. Park Tychy, developed together with its partner Panattoni, will feature two building complex with 100,000 sqm of modern logistics space. The first building has already been 100% pre let.**

European Logistics Investment (ELI) started to work on the construction of a new warehouse scheme in Silesia region. Park Tychy, planned partially as a build-to-suit property, is being developed together with its strategic partner Panattoni – a market leading European logistic developer. This is another development by ELI which uses the latest innovations that increase buildings' sustainability. The project plan includes photovoltaic panels, solar panels for water heating, sustainable rainwater management system, as well as energy-efficient LED lighting. ELI also took care of planning green areas around the investment according to BREEAM standards and equipping the center with a modern electric vehicle charging station. Upon completion planned for Q3 2021, Park Tychy will provide a total GLA of 100,000 sqm in two buildings. Building 1, which is going to have 58 000 sqm of warehouse space and 2 500 sqm of integral office area, has been pre-let in 100% on a long-term lease. The second building will offer 37 000 sqm of warehouse and 2 900 sqm of office space to its future tenants.



With a long history of automobile production, Tychy's investment map has been getting denser recently, attracting new investment prospects. The site itself is located in a booming warehouse cluster that has already proven to generate strong demand and draw attention of investors and tenants – its neighbours include, among others, Fiat Chrysler Automobiles Group that has just started there a new strategic project with production of advanced technology car models of Jeep, Fiat and Alfa Romeo brands. With close to 130,000 inhabitants and recent improvements of the transportation, the city located in the heart of the Silesia region, offers both highly qualified workforce and great connectivity within the Silesia and the CEE regions by car, plane and public transportation. The location itself provides an easy access to the A4, A1 and S1 motorways, as well as an access to public transportation with a bus stop within walking distance. It is also conveniently located in the vicinity of three international airports (Katowice, Kraków, Ostrava).

*Upper Silesia remains an attractive warehouse region with a growing interest among tenants. As a result, we can see a constant dynamic growth of new developments. However, tenants are looking for the best locations that can offer a perfect mix of modern logistic space, good connectivity and easy access to the labour force. Last year, we have successfully completed two projects in this region and started another two. Our newest development in Tychy definitely brings a good mix of attributes of desirable logistics location. As a matter of fact, the first building has been already pre let in 100%, says Łukasz Toczek, Senior Vice President Investments at Griffin Real Estate responsible for ELI platform development.*

Portfolio of European Logistics Investment comprises 23 logistics projects with 42 properties located in the most important logistics regions in Poland, including Warsaw, Łódź, Kraków, Wrocław and Upper Silesia. The company plans further growth of the portfolio over the next years, to become the leading Polish logistic platform implementing the idea of sustainable construction. ELI's strategic partner is Panattoni – the European leader in industrial real estate.

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**ELI (European Logistics Investment)** is a dynamically developing logistics platform with a strategic focus on the Polish market. Thanks to its partnership with Panattoni, a leading developer of industrial real estate, ELI delivers high quality logistics facilities in the most sought-after locations, offering excellent connectivity and value for businesses across Poland. ELI's current portfolio consists of 23 logistics projects with 42 properties of total area of over 1 million sqm GLA, including 619,000 sqm of standing assets, 204,000 sqm under construction and further 213,000 sqm secured in pipeline projects. ELI's long term goal is to become the market leading logistics platform in Poland. ELI is owned by Redefine Properties, Madison International Realty and Griffin Real Estate.

**Further information:**

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