



December 20th, 2021  
PRESS RELEASE

## Generali Real Estate acquires core logistics asset in Krakow

- Assets under management in Logistics grew to more than 1 billion euro at the end of 2021

Milan – Generali Real Estate has completed the acquisition of **7R Park Kraków IX**, a core logistics asset in Poland, located in Kokotów, Krakow area, on behalf of the pan-European “**Generali Real Estate Logistics Fund**” (GRELF) managed by Generali Real Estate S.p.A SGR. The seller of the asset is 7R SA. This is the second transaction in the logistics segment in Poland, that Generali Real Estate has completed with 7R this year, after the acquisition of a warehouse complex in Gdansk.

7R Park Kraków IX is located in Kokotów, in the Wieliczka Economic Activity Zone, where 7R has developed multiple logistics facilities since 2015. The asset, covering 33,600 sqm and fully leased, benefits from an excellent location in close proximity to primary highway infrastructure, as well as convenient access to public transport.

7R Park Kraków IX is BREEAM certified "Very Good", thanks to features like a rooftop photovoltaic plant and charging stations for electric vehicles, and its high energy efficiency, with LED lighting and an optimized air distribution system.

The operation, the second logistics acquisition in Poland this year by the GRELF fund, confirms the Generali Real Estate commitment in the logistics segment. The GRELF fund, dedicated to this highly specialized investment strategy, targets high-quality logistics assets in well-established areas with excellent accessibility, in major European logistics hubs.

**Pierre-David Baylac**, Head of Logistics at Generali Real Estate, commented: “We are pleased to continue our European expansion in Logistics, executed through our pan-European dedicated fund GRELF, with this second opportunity in Poland. We are also delighted to cooperate with 7R again, following the acquisition of the Gdansk park this summer. With more than 1 billion euro assets under management in Logistics, at the end of 2021 our portfolio of Logistic assets in France, Italy and Poland will be 145,000 sqm bigger, with existing assets or to be delivered in 2022. With a solid pipeline, we continue our expansion in the coming years in our target countries.”

### GENERALI REAL ESTATE

Generali Real Estate is one of the world's leading real estate asset managers, with around €33.4 bn of assets under management as of September 30<sup>th</sup>, 2021. It leverages on the expertise of more than 400 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 GRE SGR, 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 Group, one of the largest global insurance and asset management providers. Established in 1831, it is present in 50 countries in the world, with a total premium income of € 70.7 billion in 2020. With more than 72,000 employees serving 65.9 million customers, the Group has a leading position in Europe and a growing presence in Asia and Latin America. Commitment to sustainability is one of the enablers of Generali's strategy, inspired by the ambition to be the Lifetime Partner to its customers, offering innovative and personalized solutions thanks to an unmatched distribution network.

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