



*DL FUND
EQUITY PROPOSAL*

Every investment is a new challenge...

Vision & Aim

VISION

Establishment fund under the REIT formula and Luxembourg law, in order to bring long-term & declared return for stakeholder

AIM

Conducting the first stage of issuance for a total value of €100million plus for the acquisition of yielding properties and forward funding



Strategy

STRATEGY

DL Fund strategy assumes acquisition and management of commercial real estate that generating stable NOI within at least 10-15 years timeline

- § Acquisition of real estate that generates stable income or has the potential to generate such income
- § Acquisition real estate in key locations with the potential to value increase
- § Forward funding
- § Leaseback properties with strong market players

Value-added formula using the potential of re-commercialization, asset management costs optimization and property expansion



Main synergies components

WHY DL INVEST GROUP SHOULD ACT AS OUR PARTNER

01

experienced developer and investor with more than 15 years of experience in a permanently changing market.

02

guarantee of investment in high-end assets

03

sectoral and geographic diversification – warehouse facilities, office complexes, shopping parks – in whole Poland

04

strong, internal structure that responds to each stages of object lifecycle

05

experienced and stable executives



Market overview

WHY POLAND IS AN ATTRACTIVE PLACE TO INVEST

Poland: specific market conditions create possibilities for real estate market players.

Polish market still on high level:

- In the CEE-6 region, Poland maintained its leading position with 54% market share, followed by the Czech Republic (15%), Romania (11%) and Slovakia (11%)
- The main asset classes: office, retail and industrial-logistics with a total volume of €5.5 billion maintained the level of investment from the previous year, indicating the high liquidity, attractiveness and strong confidence of foreign global investors

Poland, with its strong investment performance and macroeconomic outlook, will remain an important European investment location and gateway to Central and Eastern Europe

Office market on the rise:

- Demand for offices in 2022 increased by 17% year-on-year, and the volume recorded in Q1 2023 represents 1/3 of all transactions from last year.
- Katowice recorded the largest increase in supply among regional markets. Ten new office projects covering 127,300 sqm were completed in 2022.

Source: Colliers



Market overview

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Stable growth on the warehouse market:

- Interest in industrial and logistics space is not waning. In Q1 2023, the gross demand volume reached 1.2 million sqm.
- Vacancy rate is still at a relatively low level
- 5,25% / 5,75% best rates of return – Regional markets

Stock in the warehouse market has reached about 29.6 million sqm. Since the beginning of 2023, 1.9 million sqm of space has been delivered, the highest value of new supply registered in the market's history.

Shopping centres awakening from the slumber

- In 2022, there were 43 retail transactions recorded on the Polish investment market, 65% of which was due to retail parks and convenience schemes.
- € 1.5b retail investment volume in 2022

Out of 11 transactions with retail facilities in Q2 2022, 7 of them were small convenience centers with a GLA of up to 3,500 sq m.

Source: Cooliers / Avison Young



Stable executives

To guarantee our tenants the **lowest cost of management and maintenance of the property**, the entire management process, is based on the **internal structure** of DL Invest Group, **without indirect costs** and margins of external asset management companies. **Management based on an internal staff structure** aims not only to **eliminate indirect margins** but, in particular, to **guarantee the highest quality and direct communication with tenants**.

MANAGEMENT BOARD



Dominik Leszczyński - CEO, Founder

Founder of DL Invest Group responsible for the strategy, management and supervision of the Group's individual processes. He has been conducting development activity since 2004, in 2006 he founded a real estate fund under the name DL Invest Group. A graduate of the Faculty of Law and Administration of the University of Silesia.



Wirginia Leszczyńska - COO, Co-Founder

As the sister of Dominik Leszczyński, she has been holding managerial positions within the DL Invest Group for over 10 years. As a Licensed Property Manager (license number 26401), she specializes in the commercialization of logistics real estate. A graduate of the University of Economics in Katowice.



Tomasz Brodzki - CPO, Vice President of the Management Board for Investment Projects

Associated with DL Invest Gro-up for many years, holding managerial positions. Responsible for the proper course of construction processes. M.Sc. In construction and economics, he has over 20 years of experience in the construction industry, e.g. in Lidl and Metro Group projects.



Aneta Kulik - Management Board Proxy

A graduate of the University of Silesia in Katowice, she also studied at ESDES Business School in Lyon- France. She has many years of experience in performing management functions in the financial sector. For more than 5 years associated with DL Invest Group, she focuses primarily on the commercialization of its facilities.

FINANCIAL STAFF



Jakub Machul - Consolidation and Finance Manager

A graduate of UE University in Katowice. Over 13 years in Audit (BIG 4 as Manager) experience in: GPW companies, consolidation, MSSF. Expert in finance and accounting, responsible for financing and consolidation. Supervision of finance and accounting department. Jakub is finalizing the process of obtaining the license of a statutory auditor (10/10 exam passed).



Sebastian Lech - Operations Director for Contracting and Investment Financing

14 years of experience in the STRABAG corporation as the Financial Director. A graduate of Law at the A. Mickiewicz University in Poznań, he received the title of LL.M. Master of German and Polish Law at the European University Viadrina Frankfurt Oder, in DL Invest Group responsible for contracting and preparation of new investments.



Dorota Tokar Deputy Financial Director - Treasury

A graduate of the Silesian University of Management, with over 17 years of experience, which she gained i.a. at the Hungarian investor TriGranit Development Corporation. Associated with DL Invest Group for 7 years, currently holds the position of Deputy Financial Director responsible for the Treasury area.

DL asset management platform



STRUCTURE

Typical, regulated fund structure (**RAIF**) providing maximum security for investors and professional investment management.



TIMELINE

Long-term investment horizon. At least 15 years.



STAGES

Two main stages during operating activities:

- acquisition of DL Invest Group asset portfolio - **EUR 200-300 m.**
DL Invest Group commitment to allocate funds raised for new projects
- acquisition of yielding assets from the market (warehouse, office, retail parks).



COMMITMENT

DL Invest Group PM S.A. will be responsible for new projects preparation within the development stage, acquisition and stabilization of projects.



DL asset management platform



SUPERVISION AND DEPOSITARY

Due to maintaining high auditing standards in DL Invest Group (**KPMG** in pervious years, currently **PwC**) we aim in one of the high-profile auditor and **Societe Generale** as a Depositary.



INVESTOR PROFILE

Looking for international, well-stand investors who want to become long-term partner for DL Invest Group.



TICKET

Initial capital entry assumption for potential investors on the level of **EUR 10m** per investment



TERMS&CONDITIONS

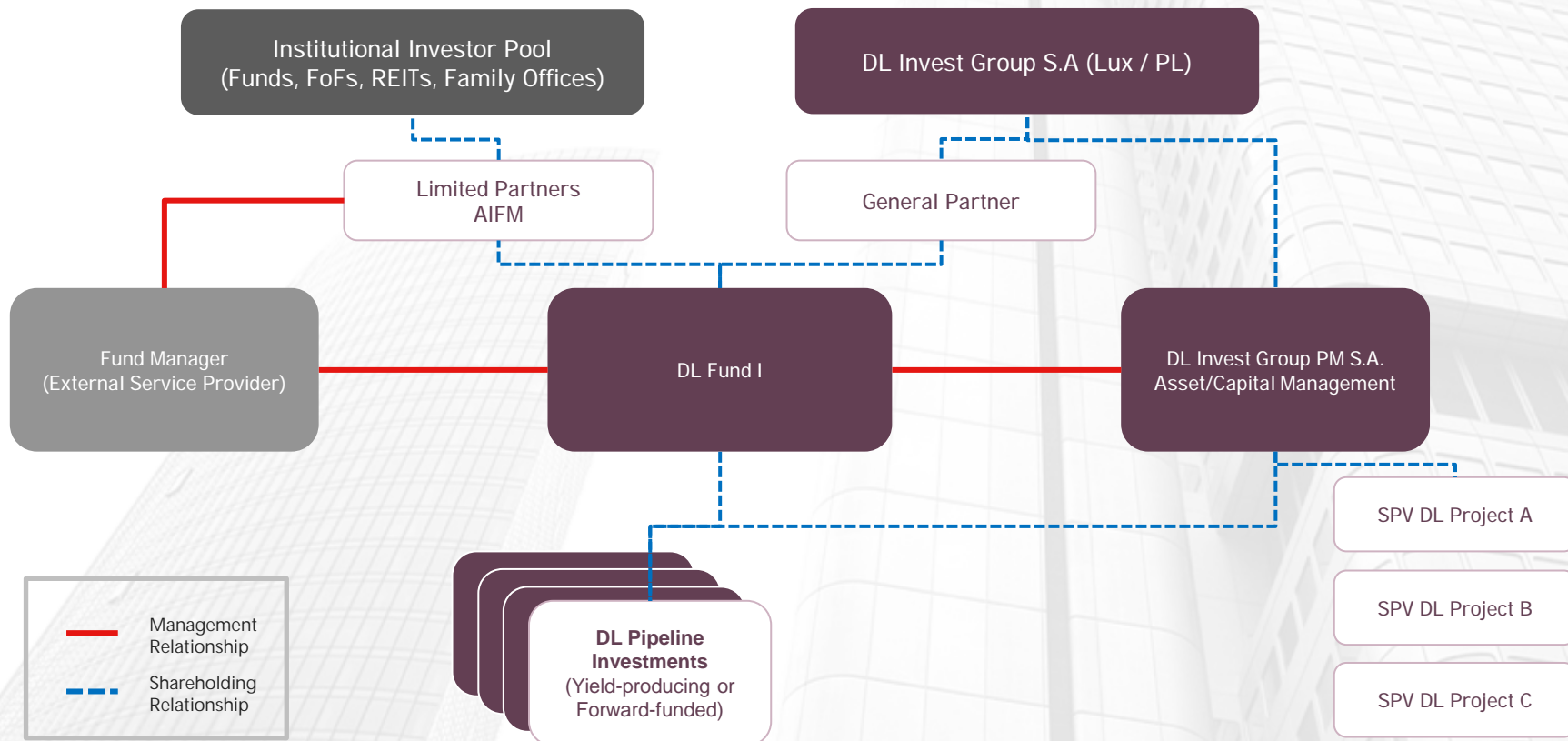
All other terms and conditions, will be agreed with every investors separately and depending on investment period and financial involvement



Issuance structure



DL asset management platform



**Thank you for
attention**

