



*Presentation DL Invest Group*



*Every investment is a new challenge...*



Dear Sirs,

*I am providing you with a presentation dedicated to Corporate Connection members, outlining the benefits of working with DL Invest Group as part of the Corporate Connection partnership.*

*I encourage you to familiarize yourself with the study, because DL Invest Group is not only an investor and developer of commercial space, but especially a long-term partner in business providing the necessary infrastructure for the development of companies. As DL Invest Group, we offer, based on our own structures, to carry out the entire investment process from the process of designing the project, to its active management in the implementation phase, its financing and long-term lease with the option to repurchase the asset (to secure ownership for the Tenant). Our additional value is the fact that once the facility is put into use, we meet the expectations of the Tenant throughout the lease period, adapting the project and its spaces to the needs reported by the Tenant. This is because, as asset owners, we place special emphasis on the quality of service to our Partners.*

*Our goal of participation in Corporate Connection is, through analysis of members' needs, to provide specific benefits, with the aim of building long-term business relationships in a partnership in which each of us discovers the often non-obvious mutual benefits of cooperation.*

*Through appropriate analysis of assets and corporate development strategies, including optimization in real estate asset management, we can identify space to generate additional funds for the development of the key core business of our Partners, improving the efficiency of the company's assets under management while guaranteeing modern warehouse or office space for business development by adjusting its size to the needs of the Tenant while maintaining the right to ownership under asset repurchase.*

**Z poważaniem**  
**Dominik Leszczyński**  
**CEO**





# ADVANTAGES OF COOPERATION



## WHAT CAN WE DO FOR YOU

**Analysis of real estate assets in terms of optimization of their use and efficiency, including assessment of space requirements as part of the development strategy.**

The analysis is made in terms of cost optimization of the assets in use and the need for warehouse and office space in the perspective of the current situation of the company, as well as the development strategy for the next 3-5 years. The results of the analysis prepared by us will provide material for your development, which you will be able to implement. The studies cover the needs of your business in the key locations you have identified.

**Consolidation of space from different locations to improve the efficiency of operational business.**

On the basis of the analysis, especially with the dispersion of business resulting from several activities, we can prepare a plan for consolidation within a single location of operational business, with the aim of optimizing costs and improving management efficiency, introducing modern solutions that will meet the environmental requirements preferred by the market or financial institutions. .

**Release the additional value of assets not related to the main business, the so-called non-working assets.**

Analyze real estate assets, including land, which oversized or partially not used in the business, after preparing an appropriate conceptual analysis, can be the subject of a leaseback or, once prepared for development, can be subject to sale (with an option to repurchase), thus freeing up additional capital, improving performance and liquidity. At present, very often in the case of manufacturing, we are dealing with plants that were built in the 1990s, which have a good location in a part of the city, where taking production out of the center is expected by the public, or the city, and automatically provides an opportunity not only to consolidate, but also to free up attractive land for residential or commercial developers.





# ADVANTAGES OF COOPERATION

## WHAT CAN WE DO FOR YOU

### **Leaseback.**

Leaseback is, on the one hand, the release of capital from the property, and on the other hand, the adaptation of office or warehouse and production space to the needs of the business by optimizing or guaranteeing expansion without committing capital and adapting the space to the needs of the business - with the option to repurchase the asset.

Leaseback is to be focused on the possibility of releasing funds from under the assets you are already using today in the most efficient way possible. Thus, when deciding on a leaseback of, for example, a warehouse facility, together we will verify your needs to determine your business's need for space at any given time.

Under a leaseback, we not only free up funds for Partners to invest, but also guarantee space for expansion of infrastructure, with the aim of developing the Partner's business without its outlay and at the risk of the implementation of the investment by DL Invest Group. Most importantly, after a period of, for example, 15 years, you can repurchase this property.

### **Modern spaces for rent.**

We provide commercial space for business within existing or planned warehouse, office, retail complexes as well as hotel space, space for medical clinics and hospitals in attractive locations (e.g. in close proximity to the airport) that allow combining functions. .

### **We acquire land.**

Current demand: 5-6 ha: Gdansk-Gdynia, Silesia, Krakow, Poznan, Szczecin, Nadarzyn, Grojec, along S8, Lublin - western part of the city, Warsaw (up to 15 ha).





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# PORTFOLIO AND EXPERIENCE PRESENTATION

DL INVEST GROUP



## SUCCESSFUL BUSINESS MODEL

DL Invest Group is one of the most dynamically **growing developers and investors** in Poland, operating on the commercial real estate market for over 15 years.

The Group's business model assumes full implementation of the investment process based on the group's internal structure, and then actively managing projects as a long-term owner, offering clients high quality, not only at the time of commissioning, but also throughout the life of the project, ensuring the ability to respond flexibly to tenants' needs.

### Confirmation of many years of experience and competence

is the **diversified property portfolio**, and the lease of space remains at a very high level, among other things, this has resulted in successful asset disposals every four years, which confirm the quality and market liquidity of the assets. The strength of DL Invest Group is the specialisation built up over the years in three selected commercial property segments:

WAREHOUSES



### WAREHOUSING FACILITIES

large warehouse parks with a leasable area of 100,000-300,000 sqm with warehouse and production functions, as well as tailor-made projects (BTS), created on the basis of individually identified tenants' needs, including urban developments in SBU format.

OFFICES



### OFFICE COMPLEXES

The mixed-use complexes combining office, service and retail functions are being developed in response to the market demand for service centers. Their aim is to satisfy all daily needs of users - employees of the complex.

SHOPPING



### SHOPPING PARKS

facilities with a leasable area of 3,000 - 6,000 sq.m as an alternative to large-scale shopping malls and e-commerce developments aimed at satisfying everyday consumer needs based on strong discount brands.

**GROUP'S STRATEGY - We do not carry out speculative investments, but only pre-let projects within the framework of the owned and acquired land bank, with building permits and guaranteed financing.**

### ASSETS

# 547m €

Group's assets as of Q1 2023 (2.46 bn PLN)

[LINK: PORTFOLIO](#)

### ASSETS for 2024-2027

# 1,500bn €

Group's assets for 2024-2027 based on its land bank

[LINK: PIPLINE](#)

### RENTAL LEVEL

# 97%

maintained rental level of the real estate portfolio as a confirmation of quality

### SPECIALISTS

# 180

within the Group's internal structures as a guarantee of a flexible approach

### EXISTING GLA

LOGISTIC	OFFICE
	20%
70%	RETAIL
	10%

### DL GREEN POLICY

BREEAM certification of all investments, adoption of a corporate ESG policy, independent certification of ESG policy compliance by SOPs





## COMPETITIVE ADVANTAGE BASED ON A UNIQUE BUSINESS MODEL



15  
years

*The strength of DL Invest Group, as well as its value and guarantee for the tenant, is a unique business model, successfully implemented for 15 years, which combines the common interest of the tenant and DL Invest Group, which as a landlord, developer and ultimate long-term owner of the property, based on internal structures, actively manages the project to generate additional value for the tenant, thereby acting in its own interest and striving to meet all the needs of the tenant to maximize the long-term use of the building in the highest standard.*

Competing business models are based on the "build and sell" principle, which reduces the tenant to an element of the investment product, which is often sold together with the project while it is still under construction. Such a business model not only cannot guarantee quality and actions in the interest of the tenant, but what is more, it makes it in the interest of the developer that the tenant, after the sale, is dissatisfied with the project, does not renew the contract and thus relocates to a new facility, coming out to the market with a new demand.

DL Invest Group's business model is a guarantee of:



**the highest quality facility** – it is in our interest that the property is constructed to the highest quality as it will be used by us as landlords under lease for a period of more than 20 years. Among other things, in order to eliminate additional costs during the use of the facility and problems that may arise on the part of the tenant due to defects and interruptions in business operations, we pay special attention to the quality of the execution and management of the facility.



**a flexible approach to the tenants' expectations**, Thanks to which we strive to extend and renew the lease, which is the overriding objective and thus a guarantee for the tenant as to the quality of service. Confirmation of the above are completed buildings with a total value of over EUR 547 million with a 97% occupancy rate.



**full responsibility** we have as owners for the impact of the project, including, for example, social conflicts or traffic problems.

It is the business model of DL Invest Group which guarantees quality and an approach based on a long-term relationship with the tenant, in connection with several decades of depreciation of the project, which requires us to constantly increase the value of the project and maintain long-term relations, meeting the expectations of the tenant, in terms of changing requirements such as changing the arrangement or increasing or decreasing the size of the space. Only this business model is a kind of guarantee for you of the quality of use of the space throughout the lease period.

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**.





## COMPETITIVE ADVANTAGES

**1**

### GROWTH STRATEGY BASED ON THE WAREHOUSE SECTOR

- The Group does not build speculative projects. Objects will only be developed if a pre-leasing agreement is signed, and senior financing is obtained.
- 90% of our activity will be based on the warehouse sector based on an expanded land bank.
- The DL Green strategy is implemented as a response to market expectations and is further supported by **BREEM certification for new investments**.

**2**

### EXPANDED LAND BANK BASED ON THE WAREHOUSE SEGMENT

Development potential in excess of 680.000 GLA of which more than 590.000 GLA within the fastest growing warehouse segment in Europe. Thanks to its land bank, partial participation in own contributions to bank financing is guaranteed, and thus implementation of the adopted strategy without the need to engage significant own funds and acquire additional new land.

**3**

### EXTENSIVE GROUP STRUCTURE

Over the years, DL Invest Group has developed the ability to efficiently implement real estate projects from the acquisition of land at a good price, through the design and construction process to obtaining permission to use the facility - based on experienced experts forming a permanent team of over 180 employees of DL Invest Group.

**4**

### COMPETENCE IN GENERAL CONTRACTING

DL Invest Group as general contractor, not only controls the construction process, in terms of schedule and costs, but in particular by **combining the functions of property owner and general contractor. We respond flexibly and quickly to all expectations and changes required by the tenant, during construction and use of the facility.** These competences are confirmed by successfully completed projects ranging from revitalization of historical buildings (DL Vintage Gliwice), through realization of A+ class office buildings (DL Piano Katowice) to specialized production facilities (Hutchinson Debica). These unique competences combined with **competence in the field of commercialization of projects, provide in the long term a guarantee for the quality and safety of real estate implemented and maintained in the portfolio of DL Invest Group.** The above is confirmed by the selection of DL Invest Group by the world's largest logistics company DHL as Managing Partner of JV DHL&DL.

**5**

### DIVERSIFICATION OF ASSETS AND A STABLE FINANCING STRUCTURE

The Group is present in three commercial real estate sectors: retail, office and warehouse, has excellent relationships with Polish and foreign financial institutions, as evidenced by the fact that in 2021 the **European Bank for Reconstruction and Development**, which granted the Group financing in the amount of EUR 72 million for the construction of environmentally certified green warehouses, became a financing partner in the warehouse segment. Almost 90% of the EBRD debt was repaid upon completion of the construction phase. In 2023, the group obtained an additional amount of EUR 34.7m to finance new projects . **As part of the cooperation DL Invest Group undertook to certify all investments with BREEAM, formalization of Green financing framework confirmed by an independent certifying body (Second Party Opinion).** In 2022 **Macquarie Capital Principal Finance** has provided DL Invest Group with €123.4 million in senior secured financing, in 2023 additional amount of 17.9 million has been granted.

**6**

### ASSETS LIQUIDITY

The Group owns **high-quality assets with high liquidity.** In order to confirm the market value and significance of the real estate owned by the Group, the Group every 4 years, irrespective of the economic situation, successively sells stabilised assets significant from the point of view of further development of the Group, e.g. the transaction of sale of assets connected with JV with DHL to DHL. Value and cyclicity of transactions confirm high attractiveness of real estate.

**7**

### SUCCESSFUL RESTRUCTURING PROJECTS

The restructuring of so-called difficult projects, which were acquired at a significant discount to market value and thus required modernisation, recommercialisation or a change in functionality, combined with project redevelopment, carried out on the basis of internal structures, not only confirms our competence in acquiring projects for restructuring and thus generating high rates of return, but also, in particular, provides a guarantee for the **quality and security of the commercial property portfolio which we maintain and actively manage.**



KEY PARTNERS OF DL INVEST GROUP  
DYNAMIC GROWTH IN THE LEADING LOGISTICS PARKS SEGMENT



Key banks financing the group's growth with a strong track record of cooperation for more than 15 years



 **MACQUARIE** **2022**



International long-term senior financing  
Financing green projects

In 2022 Macquarie Capital Principal Finance has provided DL Invest Group with **€123.4 million** in senior secured financing. Long-term investment financing based on a 3-year term with options for extension will be fully financed from Macquarie's balance sheet. In 2023 additional amount of **€ 20 million** has been granted. Macquarie is financing 12 projects.

 **European Bank**  
for Reconstruction and Development **2021**



International long-term construction financing  
Financing green projects

The European Bank for Reconstruction and Development (EBRD) is supporting green real estate development with a **€72 million** loan to DL Invest Group to finance 6 projects (85 595 GLA). In 2023, the group obtained an additional amount of **€ 34.7m** to finance 3 new projects (21 409 GLA).

 **2020**



DL Invest Group selected as **Managing Partner of the "DHL-DLJV" venture with DHL** - the world's leading logistics company. For the provision of dedicated, environmentally friendly, warehouse space.



# SPO, ESG & FRAMEWORK REPORTS COMPLETED AS A CONFIRMATION OF OUR GREEN APPROACH



We constantly update our ESG reporting strategy and Green Framework in collaboration with Sustainalytics. Our standards are continuously monitored and actulaised to maintain our sustainability policy.

## All projects in the portfolio are bream certified



**Second-Party Opinion**  
**DL Invest Group Green Finance Framework**



**Evaluation Summary**

Sustainalytics is of the opinion that the DL Invest Group Green Finance Framework is credible and impactful and aligns with the four core components of the Green Bond Principles 2021 and the GreenLoan Principles 2021. This assessment is based on the following:

- USE OF PROCEEDS** The eligible categories for the use of proceeds Green Buildings, Renewable Energy, Energy Efficiency, Sustainable Water and Wastewater Management, Clean Transportation, are aligned with those recognized by the GreenBond Principles and the GreenLoan Principles. Sustainalytics considers that investments in the eligible categories will lead to positive environmental impacts and advance the UN Sustainable Development Goals, specifically SDG6, 7, 9 and 11.
- PROJECT EVALUATION / SELECTION** DL Invest Group's internal process in evaluating and selecting projects is assessed by a dedicated Sustainability Committee to ensure alignment with the Framework and provide final approval for projects. The Committee consists of representatives from various departments, including Finance, Operation, Leasing and the Administration and Billing, and the Environmental Protection areas. DL Invest has implemented adequate measures and is well positioned to manage and mitigate environmental and social risks commonly associated with the eligible categories. Sustainalytics considers these processes to be in line with market practice.
- MANAGEMENT OF PROCEEDS** DL Invest Group's processes for management of proceeds and allocation to the eligible projects are overseen by the Chief Financial Officer under supervision of the President of the Management Board and Supervisory Board. DL Invest intends to fully allocate proceeds within 24 months. Unallocated proceeds will be managed in accordance with DL Invest's liquidity policies. Sustainalytics considers this process to be in line with market practice.

**Evaluation date** March 31, 2022

**Issuer Location** Warsaw, Poland

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Second-party Opinion  
DL INVEST GROUP GREEN FINANCE FRAMWORK



## RAPORT ESG

In DL Invest Group, we believe that our business should bring wide-ranging benefits to all stakeholders as well as to local communities and the environment.

The report we have created is intended to provide investors with comprehensive information and an in-depth analysis of our activities on the basis of 3 parameters: environmental, social responsibility, corporate governance.

## GREEN FRAMEWORK

This Framework complies with the International Capital Markets Association Principles for Green Bonds 2021 and the Credit Markets Association Principles for Green Loans 20212.

It is the aim of DL Invest Group to fully comply with the best market practices and to transparently communicate: use of proceeds, the project evaluation and selection process, management of impacts, reporting, external verification.



# STRUCTURE & ORGANIZATION

DL INVEST GROUP



## STABLE EXECUTIVES



### 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. Respon-sible for the proper course of construction processes. M.Sc. In construction and econo-mics, 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. Is finalizing the process of the license of a statutory auditor.



#### **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 L.L.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.





## THE STRENGTH OF DL INVEST GROUP IS INTERNAL STRUCTURE & STABLE PROCESS

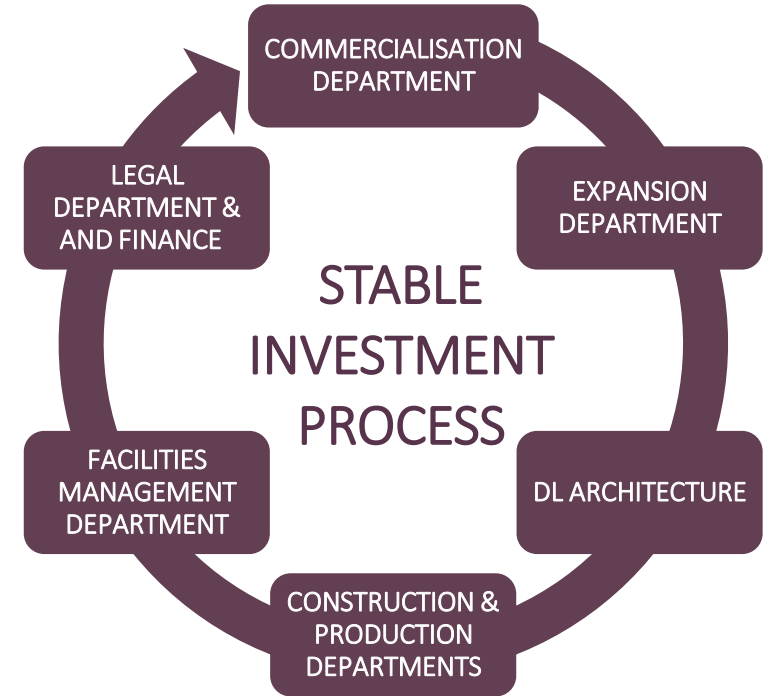
To guarantee our tenants the lowest cost of management and maintenance of the property, the entire management process, is based on the internal structure of DL Invest Group, without indirect costs and margins of external asset management companies. Management based on an internal staff structure aims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

### WELL THOUGHT OUT PROCESS

1. RECOGNITION OF THE TENANT'S NEEDS
2. ANALYSIS OF OPTIONS
3. PROCESS MANAGEMENT
4. EVALUATION AND IMPROVEMENT



**BUSINESS RELATIONSHIPS  
BASED ON RESPECT AND  
TRUST & INCREASE IN  
PROPERTY VALUE**



#### PHASE I

EXPANSION  
PROJECT PREPARATION

**DEPARTMENTS:** EXPANSION,  
COMMERCIALIZATION, DESIGN

- local market identification in terms of available locations, labor market, available infrastructure
- identification of key customer needs
- preparing the optimum functional concept of the project

#### PHASE II

DESIGN AND PREPARATION FOR  
GENERAL CONTRACTING

**DEPARTMENTS:** DESIGN, GENERAL  
CONTRACTOR, COMMERCIALIZATION

- preparing a construction project in accordance with the customer's expectations
- analysis of the project's environmental impact
- developing an optimized budget and project implementation schedule

#### PHASE III

PROJECT IMPLEMENTATION AND  
LEASED SPACE ARRANGEMENT

**DEPARTMENTS:** COMMERCIALIZATION  
DESIGN, GENERAL CONTRACTOR

- due to the own general contractor and the design office, the possibility for the tenant to implement changes in the implementation procedures and after handing the project for use
- stabilization by post-implementation solutions adjusting the project to the tenant needs

#### PHASE IV

STABILIZATION AND PROJECT  
MANAGEMENT

**DEPARTMENTS:** MANAGEMENT,  
COMMERCIALIZATION

- project maintenance cost optimization
- ensuring the highest quality of use and safety
- supervision over the inspections and technical service of the leased space
- 24h service warranty within the DL Welcome



# THE STRENGTH OF DL INVEST GROUP IS COMMERCIALIZATION & EXPANSION DEPARTMENT EFFECTIVE SALES STRATEGY – 3 PHASES



## COMMERCIALIZATION PROCESS

# 90%

of leases executed by the internal structure of the commercialization department - without the participation of external agents

### PHASE I - PRE-COMMERCIALIZATION

- **Analysis of the market**, through direct contact with potential tenants.
- **Refine a commercialization plan**, by identifying the needs reported by tenants and creating, with the help of the design department, a business plan **identify key clients**.
- **Prepare a cost estimate for the entire investment**.

### PHASE II - MAIN COMMERCIALIZATION

- **Innovative approach: 4 independent commercialization teams** - teams competition encourages achievement of imposed targets, lead to the quick signing of the most advantageous lease agreements. By intensive contact with the market, the group selects tenants with regard to the type of their services, brand and compatibility with the assumed business plan.

### PHASE III - PROJECT STABILIZATION

- **Preventive activities** - constant contact with tenants.
- **Revitalization** process of adjusting to current market trends and business demand is carried out.
- **Reconstruction** of existing projects, if needed change in the tenant-mix takes place in order to increase the attractiveness of the facility.
- **High quality service in internal structure**, service department, promptly responds to any tenants' needs related to facility use.
- **Re commercialization**, a natural process of searching for tenants in the situation of expiring leases that are not subject to renewal. Through direct contact with potential tenants, the process runs smoothly, allowing the project to continually increase its attractiveness.

## EXPANSION DEPARTMENT

Expansion directed by projected demand from commercialization department

- **Search for properties for which demand has been created by the Commercialization Department**, based on a thorough market analysis.
- **Active presence in the field, direct contact with landowners, property searches without the involvement of intermediaries** - guarantee property acquisition prices that allow for proper project profitability ratios.
- The Design Department **examines the absorption capacity of the land, its development conditions and access roads, identifying solutions to possible problems** related to the location and properties of the land.
- In cooperation with the Design Department, the Expansion Department **prepares the spatial development of the property**, ensuring that the site's potential is exploited to the greatest possible extent, resulting in projects that are ideally suited to the needs of tenants.
- after consulting with the Design Department, the Construction Department accurately **determines the costs of the project, the date of commencement and completion of construction**, guaranteeing quality and speed within the internal structures of DL Invest Group.
- The Legal Department and the Finance Department **assess the property from a legal and financial perspective**, ensuring the viability and certainty of the transaction.



## THE STRENGTH OF DL INVEST GROUP IS GENERAL CONTRACTOR & DESIGN DEPARTMENT COMPETENCES FOR OPTIMISING THE CONSTRUCTION PROCESS

### GENERAL CONTRACTOR

- It is a **unique competence** that gives market advantages in all aspects of real estate development.
- **Optimisation of project construction costs** through the selection of appropriate materials and control of their delivery dates by the combined forces of the Building Department and DL Architecture.
- **Direct influence on the construction schedule**, where DL Invest Group is the guarantor of meeting deadlines.
- Thanks to DL Invest Group architects, **flexible space arrangement solutions and expansion guarantees** are provided, which directly lead to business development for Tenants.
- DL Invest Group initiates and manages the various stages of the construction process, thus ensuring the **highest quality of the projects delivered**.
- **Optimisation of land acquisition and preparation costs** with the cooperation of the Expansion, Construction and Design Departments.
- **Competence to modernise and maintain existing buildings** through changes in layout, building concepts and usability within the Group's internal structures.
- Structure that allows for the adaptation of existing properties that are acquired and the subsequent redevelopment, rearrangement and providing of the latest technological solutions that **increase the value of the acquired assets**.

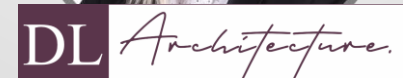
### DESIGN DEPARTMENT – DL ARCHITECTURE

- The basis of DL Architecture's activities is to create **functionality and usability of the property for its users**. For DL Invest Group, this value is more important than artistic architectural creations.
- The team of in-house Designers is responsible for **supporting tenants** from the moment the concept of space arrangement is established, through its updating, to achieving the final effect satisfactory to the tenant.
- The Design Department **coordinates the work of the Building Department** in terms of cooperation with the Tenants, playing a key role in adjusting the space to the Tenants' requirements. During the use of space, during the term of the lease, the Design Department is also available to the tenants in the event of any needs related to modifying the existing arrangement.
- DL Architecture's work is **focused on the most effective use of real estate conditions** in terms of functionality of the emerging space in relation to the highest quality of materials used.



**TOMASZ BRODZKI**

CPO, DIRECTOR OF PROJECTS DEPARTMENT



**SABINA RYBSKA**

MANAGER OF DESIGN DEPARTMENT





## THE STRENGTH OF DL INVEST GROUP IS MANAGEMENT

FULL RANGE OF SERVICES AS A GUARANTEE OF SAFETY

### FACILITIES MANAGEMENT DEPARTMENT HEAD

- **PROVIDED TOP QUALITY**

Our services are certified by property audits conducted by reliable external experts. To ensure you receive the highest quality of service, we conduct a detailed analysis of every aspect of the property's operation.

- **SAVINGS**

Cost optimisation, and thus directly related savings on your side, is our priority. Ongoing financial analysis and full automation of processes allow for precise budget planning. The tools and improvements we introduce significantly reduce the operating costs of your facilities.

- **GUARANTEE OF SAFETY**

An essential element of our activity, on the basis of which we have been building your trust for 15 years, is the supervision and constant implementation of subsequent necessary procedures aimed at ensuring the highest level of comfort combined with the maximum guarantee of safety..

- **IMMEDIATE ASSISTANCE**

Thanks to our specialised staff with many years of experience and constantly expanding competences, through a dedicated team of carriers we respond immediately to the needs reported, both in technical and commercial terms.

- **AN EXTENSIVE TEAM OF SPECIALISTS**

Ongoing and direct supervision of the technical condition of the facility allows for the elimination of any possible faults and guarantees that the facilities are maintained in perfect technical condition.

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**.



**Artur Hetman**

DIRECTOR  
OF THE FACILITIES  
MANAGEMENT  
DEPARTMENT



**Dariusz Bartecki**

DIRECTOR  
OF COOPERATE SUPERVISION  
IN THE FACILITIES  
MANAGEMENT  
DEPARTMENT



# PORTFOLIO PRESENTATION

DL INVEST GROUP



# INFORMATION ABOUT THE PROJECT PORTFOLIO AS A CONFIRMATION OF REVENUE DIVERSIFICATION AND GROUP SECURITY



## LOGISTICS PARKS *DL Invest Park*

Confirmation and guarantee of successful project delivery of warehousing, BTS and SBU projects.



## OFFICE CENTERS *DL Office*

Confirmation and guarantee of successful implementation of office and service projects.



## SHOPPING PARKS *DL Shopping Parks*

Confirmation and guarantee of successful implementation of commercial and service projects.



Key business partners:



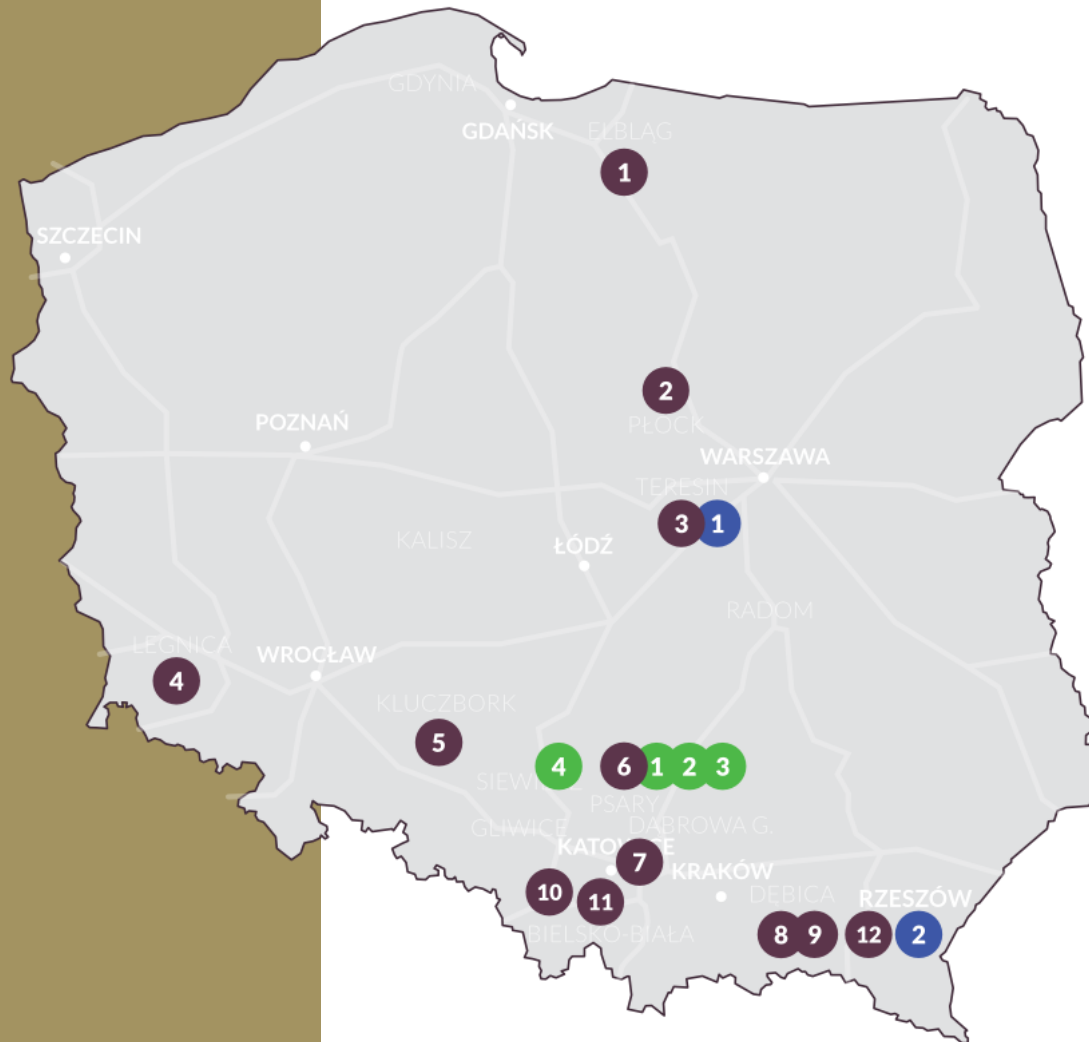


## SPECIALISATION WITHIN WAREHOUSE SEGMENT

A key role in the development of DL Invest Group is played by **warehousing facilities** operating under the brand **DL Invest Park**. Listening to the needs of tenants and carefully following the trends in the market for warehouse space results in facilities with the **highest standard of Class A**, ensuring a full infrastructure and a number of facilities for users of the property. Warehouse space offered by DL Invest Group has a guaranteed possibility of expansion and flexible arrangement of space during the entire life of the project.

Warehouse facilities combined with high quality offices (the investor uses his many years' experience in the office real estate market) in the format: **warehouse centres, built-to-suit facilities, urban facilities in a small business unit format.**

DL Invest Park logistics parks provide comfort for employees not only in terms of work ergonomics, but also thanks to above-standard solutions concerning: guaranteed expansion, dedicated public transport, employee canteens or recreational areas, allowing tenants to build their employer branding within a given location, limiting the risk of losing some employees due to the need to relocate.



### EXISTING

1. DL INVEST PARK ELBLĄG
2. DL INVEST PARK PŁOCK
3. DL INVEST PARK TERESIN
4. DL INVEST PARK LEGNICA
5. DL INVEST PARK KLUCZBORK
6. DL INVEST PARK PSARY
7. DL INVEST PARK DĄBROWA G.
8. DL INVEST PARK DĘBICA
9. DL INVEST PARK DĘBICA HIII
10. DL INVEST PARK CZECHOWICE D.
11. DL INVEST PARK BIELSKO-BIAŁA
12. DL INVEST PARK SĘDZISZÓW

### IN PROGRESS

1. DL INVEST PARK TERESIN II
2. DL INVEST PARK RZESZÓW

### PLANNED

1. DL INVEST PARK TERESIN III
2. DL INVEST PARK PSARY SEG. D
3. DL INVEST PARK IMMOBILE INVEST
4. DL INVEST PARK SIEWIERZ



# WAREHOUSE – SELECTED OPERATING OBJECTS



PROJECT	GLA (sqm)	KEY TENANTS	RENTAL LEVEL	YEAR OF CONSTRUCTION
DL INVEST PARK PSARY C3	41 063		100%	2020
DL INVEST PARK PSARY C2	20 067		100%	2019
DL INVEST PARK PSARY C1	11 298		100%	2018
DL INVEST PARK DĘBICA	20 926		100%	2017
DL INVEST PARK DĘBICA II	28 510		100%	2020
DL INVEST PARK BIELSKO-BIAŁA	10 350		100%	2020
DL INVEST PARK DĄBROWA GÓRNICZA	9 995		100%	2020
DL INVEST PARK TERESIN I	34 890		100%	2022
DL INVEST PARK CZECHOWICE	22 600		100%	2022
DL INVEST PARK KLUCZBORK	5 460		100%	2022
DL INVEST PARK LEGNICA	6 500		100%	2022
DL INVEST PARK PŁOCK	9 000		100%	2022
DL INVEST PARK ELBLĄG	6 500		100%	2022
DL INVEST PARK SĘDZISZÓW*	12 700		100%	2023

239 859

\*handed over in 2023

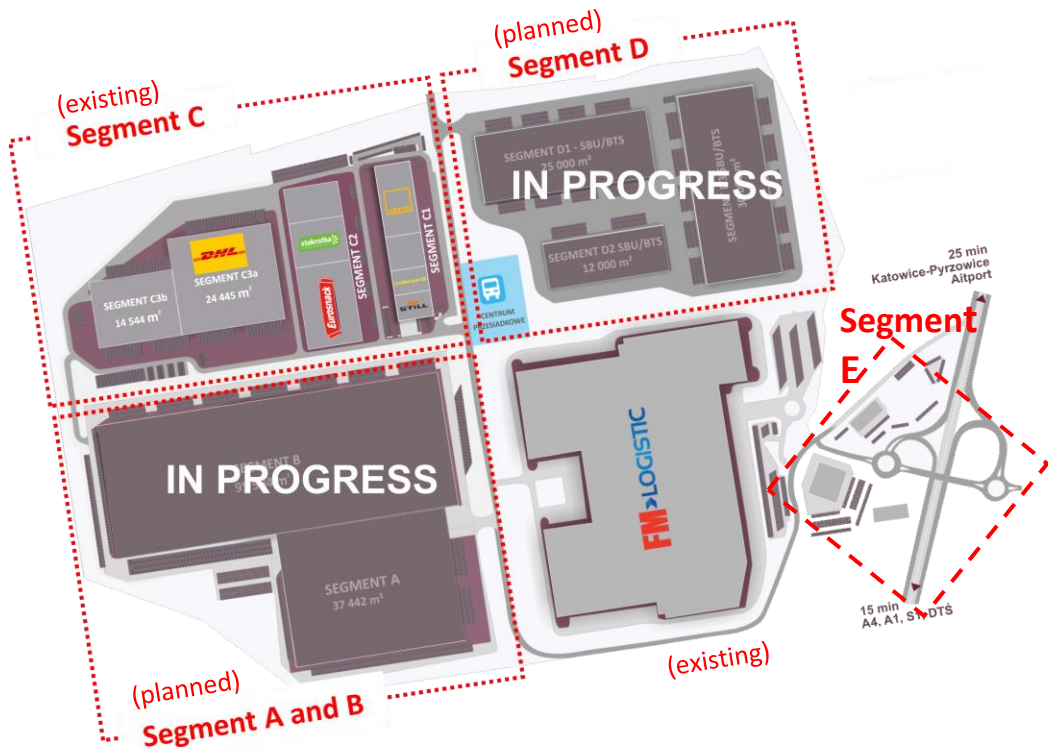


# DL INVEST PARK PSARY



## EXAMPLE OF LARGE WAREHOUSE CENTRE

An example of a warehouse centre in which the tenant is guaranteed full accompanying infrastructure and unlimited expansion. A total of over 320,000 GLA within a multi-functional investment park.



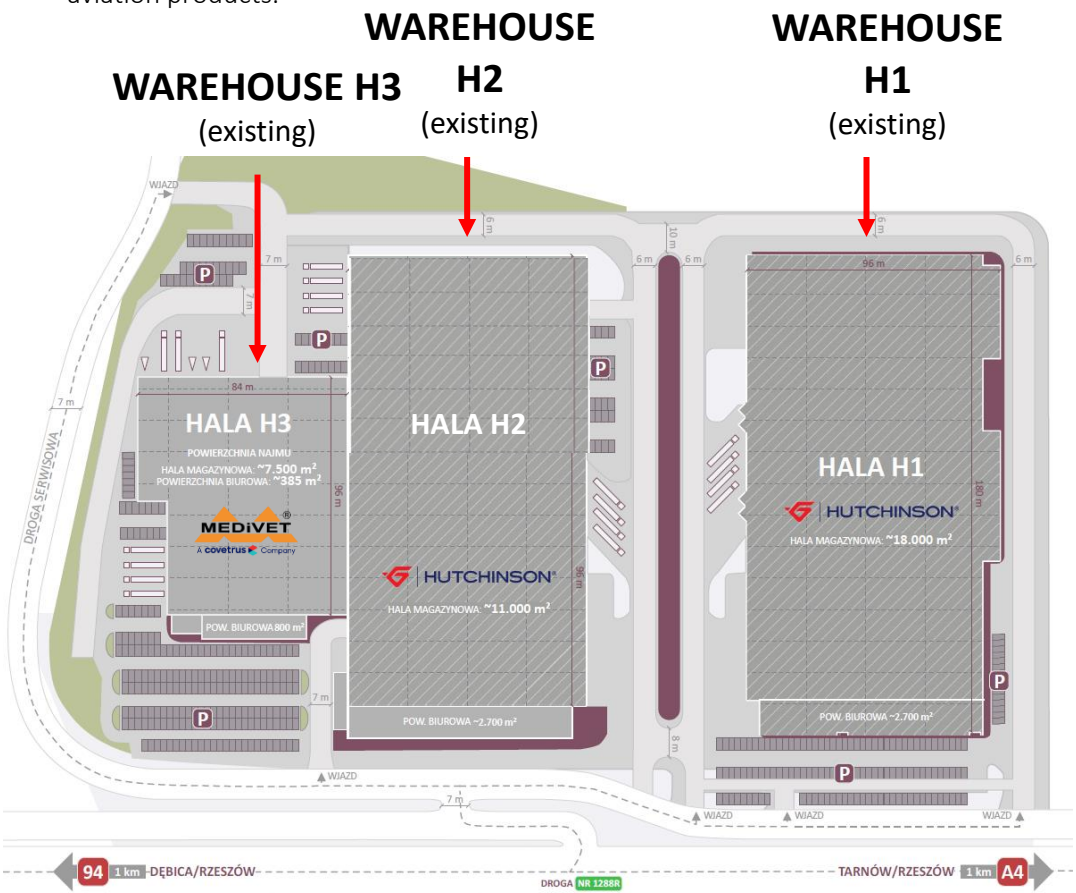


# DL INVEST PARK DĘBICA



## DEDICATED BTS PROJECT

An example of implementation of another **BTS** facility as part of the expansion of the Hutchinson production centre - a total of over **52,000 GLA**. A facility dedicated to the world's leading manufacturer of automotive, industrial and aviation products.



DL INVEST GROUP

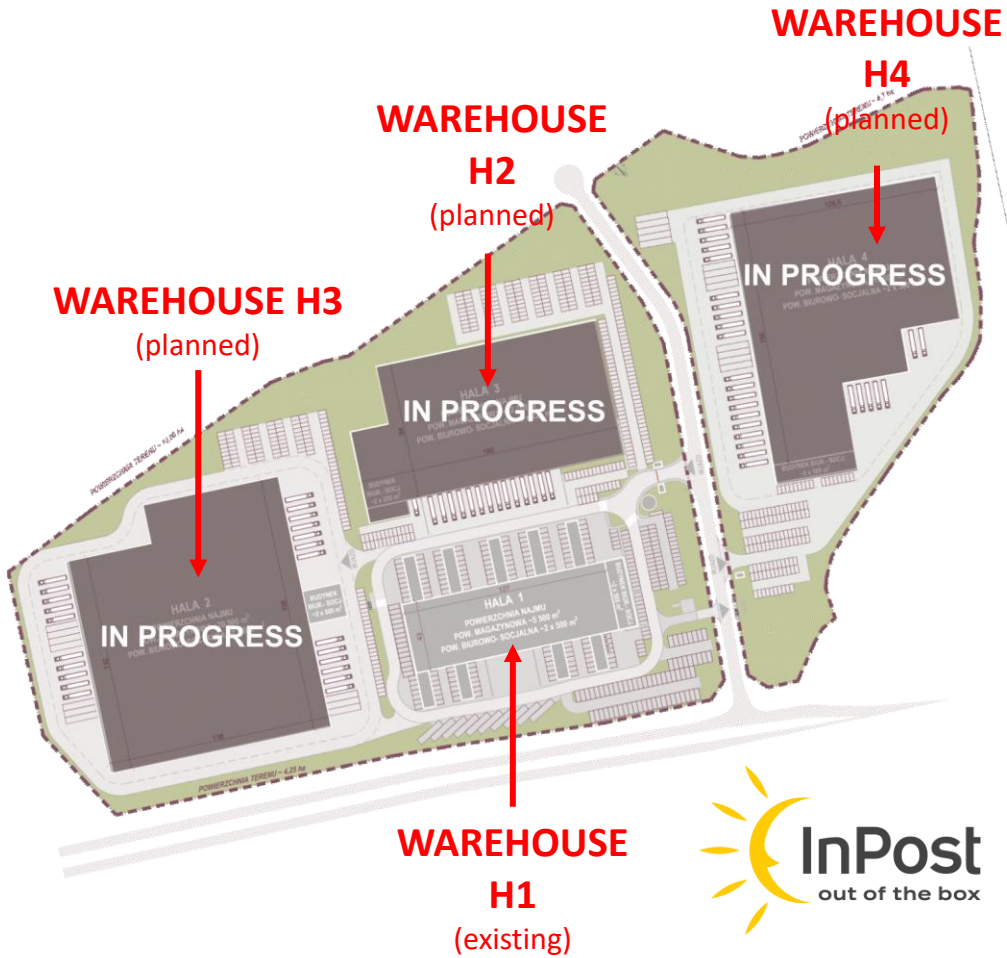




# DL INVEST PARK LEGNICA

## DEDICATED SBU CITY WAREHOUSE

A 6,500 GLA project in the form of a city warehouse (SBU), dedicated to InPost, created on the basis of DL Invest Group standards for the e-commerce market, while maintaining the standard shape and shell of the building







## LOGISTICS PARKS - IN PROGRESS / IN PLAN



	GLA (sqm)	TENANTS	OCCUPANCY	STATUS
<b>PROJECTS IN PROGRESS</b>				
DL INVEST PARK RZESZÓW	26 350	STOKROTKA	100%	LEASE AGREEMENT SIGNED, EBRD FINANCING
DL INVEST PARK TERESIN II	20 250	DR MAX	100%	LEASE AGREEMENT SIGNED, EBRD FINANCING
DL INVEST PARK BEŁCHATÓW	13 270	WIELTON	100%	LEASE AGREEMENT SIGNED, BNP FINANCING
DL INVEST PARK PSARY SEGM A	122 400	INDITEX	100%	LEASE AGREEMENT SIGNED, SANTANDER FINANCING PROCEEDING
<b>PROJECTS PLANNED</b>				
DL INVEST PARK PSARY D1	26 489	BTS	n/a	Plan, building permited + own Land
DL INVEST PARK PSARY D2	21 182	Multi tenants	n/a	Plan, building permited + own Land
DL INVEST PARK PSARY - E	8 393	SBU	n/a	Plan, building permited + own Land
DL INVEST PARK SĘDZISZÓW	36 814	Multi tenants	n/a	Plan, building permited + own Land
DL INVEST PARK KIELCE	24 478	Multi tenants	n/a	Option for land
	<b>299 626</b>			

The Group does not build speculative projects. Objects will only be developed if a pre-leasing agreement is signed, and senior financing is obtained.



# SELECTED REFERENCES

## REFERENCES





**Stokrotka Sp. z o.o.**  
ul. Projektowa 1, 20-209 Lublin  
tel. (81) 746 07 25, fax (81) 746 09 38  
www.stokrotka.pl

Lublin, dnia 11.07.2019 r.

**REFERENCJE**  
Szanowni Państwo,  
STOKROTKA, jeden z wiodących operatorów spożywczych w Polsce, poleca firmę DL Invest Group jako rzetelnego i godnego zaufania partnera biznesowego.  
Firma STOKROTKA, w związku z ekspansją własnej sieci logistycznej, wybrała DL Invest Park Psary/Czładzi jako najlepszą lokalizację dla nowego centrum dystrybucyjnego o powierzchni 6 900 m<sup>2</sup>, w ramach dostępnej powierzchni na terenie hall C2. Ponadto firmie DL Invest Group powierzono wykonanie i adaptację powierzchni zgodnie ze standardem STOKROTKA, uzgodnionym podczas negocjacji umowy najmu.  
DL Invest Group wykazała się dynamiką działania, odpowiedzialnością, a przede wszystkim elastycznością podczas realizacji przedsięwzięcia. Inwestor szczególnie wyróżniał się indywidualnym podejściem do poszczególnych zagadnień, doskonałą organizacją pracy oraz kompetentną, w sposób zaangażowaną i kompetentną, w szczególności biorąc pod uwagę potrzeby STOKROTKI, zmianą i dynamikę projektu.  
Aktualnie Stokrotka planuje zwiększenie powierzchni najmu o kolejne 4 000 m<sup>2</sup>, zlecając realizację i przygotowanie powierzchni firmie DL Invest Group, będąc przekonaną o jakości wykonania oraz odpowiedzialnemu podejściu do współpracy.

**REFERENCE**  
Dear Sir or Madam,  
STOKROTKA, one of the leading food operators in Poland, recommends DL Invest Group as a reliable and trustworthy business partner.  
Due to the expansion of its own logistics network, Stokrotka has chosen DL Invest Park Psary/Czładzi as the best location for a new distribution centre with an area of 6 900 m<sup>2</sup>, within the available space in warehouse C2. In addition, DL Invest Group was entrusted with the construction and adaptation of the space in accordance with the STOKROTKA standard, agreed during the negotiations of the lease agreement.  
DL Invest Group showed dynamics, responsibility, and above all flexibility in the implementation of the project. Investor was particularly distinguished by individual approach to individual issues, excellent organization of work and led the investment in a committed and competent way, especially taking into account the needs of STOKROTKA, changes and the dynamics of the project.  
Currently, Stokrotka plans to increase the lease space by another 4 000 m<sup>2</sup>, commissioning the implementation and preparation of the space to DL Invest Group, being convinced of the quality of workmanship and responsible approach to cooperation.

Andrzej Bogucki  
Kierownik ds. Inwestycji i Eksploatacji

Marek Stokrotka  
Kierownik ds. Operacji i Sprzedaży

Przemysław Stokrotka  
Kierownik ds. Operacji i Sprzedaży

Stokrotka Sp. z o.o.  
ul. Projektowa 1, 20-209 Lublin  
tel. (81) 746 07 25, fax (81) 746 09 38  
www.stokrotka.pl



**References**

Dear Sir or Madam,


Hutchinson, as one of the largest international producers of components for the automotive sector, present in dozens of countries around the world and with the turnover exceeding EUR 4 billion, recommends the DL Invest Group as a reliable business partner.

Hutchinson has chosen the DL Invest Group through a contest as a developer and investor for the project of a distribution and production centre with a target leasable area of over 50,000 sq. m., which currently employs over 700 people. The DL Invest Group stood out against the competition with the dynamics of its operations, flexibility and a responsible and individual approach to handled issues.

It should be emphasized that while facing a tight schedule, the DL Invest Group completed the first facility with an area of over 21,000 sq. m. within 7 months by introducing an excellent organization of work and responding promptly to the needs, changes and dynamics of the project. The value of the entire investment exceeded PLN 160,000,000. Currently, after several years of cooperation, Hutchinson has commissioned the DL Invest Group with further projects, being convinced of the quality of this developer and investor and, in particular, appreciating its individual and reliable approach to implemented projects.



Piotr Gaśka



Valeo Electric and Electronic Systems Sp. z o.o.  
43-500 Czechowice-Dziedziice  
ul. Bestwińska 21  
Tel.: 00 48 32 73 79 980  
Fax: 00 48 32 73 79 901

Czechowice – Dziedziice , 07.07.2023

Referencje

DL Invest Group PM S.A.

Wyrażam uznanie dla pracowników firmy DL Invest Group PM S.A. za wiedzę profesjonalizm, solidność i gotowość do spełniania naszych wymagań w zakresie realizacji projektu deweloperskiego polegającego na budowie hali magazynowej wraz z częścią biurową i socjalną. Nieruchomość o łącznej powierzchni kilkunastu tysięcy metrów kwadratowych została zrealizowana zgodnie z wymaganymi warunkami technicznymi.

Współpraca z firmą DL Invest Group przy realizacji powierzchni magazynowych i biurowych w ramach inwestycji DL Invest Park Czechowice, a także przy zarządzaniu powstałym obiektem daje nam poczucie komfortu i bezpieczeństwa. Rekomenduję współpracę z DL Invest Group PM S.A. w zakresie realizacji projektów logistycznych i magazynowych.

Z poważaniem

Dyrektor Zakładu



Valeo Electric and Electronic Systems Sp. z o.o.  
Dyrektor Generalny  
Grzegorz Żyłka

Zarząd:  
Prezes Zarządu: Herve Vanden Berghie  
Członek Zarządu: David Alain Gotsdiner

Valeo Electric and Electronic Systems Sp. z o.o.  
ul. Bestwińska 21, 43-500 Czechowice-Dziedziice  
NIP 652-13-77-785, REGON 273391865  
Sąd Rejonowy w Katowicach, Nr KRS: 000099248  
Kapitał Zakładowy: 29 049 500 PLN, opłacony w całości  
<http://www.valeo.com>  
<http://www.valeo-poland.com/en/valeo-in>

DL Invest Group has been cooperating with Stokrotka, a leading food operator on the Polish market, for many years. In 2019, the cooperation expanded to include the logistics and warehousing segment, Stokrotka located in DL Invest Park Psary a distribution centre with a target rental area of almost 11,000 sqm. Stokrotka was founded in Lublin in 1994 as a grocery discount shop; by 2018 it already had more than 500 shops across Poland. In 2013, the company started to develop its own logistics network, situating its warehouses in the most strategic places in the country.

Hutchinson is a global format group, a leader in the automotive, industrial, aerospace and consumer products industries. It is the chemical branch of the Total Group, one of the world leaders in elastomer processing. The Group is present in Europe, North and South America and the Far East. It employs 25,764 specialists in 119 plants in 25 countries. In Poland Hutchinson is present in Żywiec, Bielsko-Biała and Łódź where it produces mainly for the automotive industry.

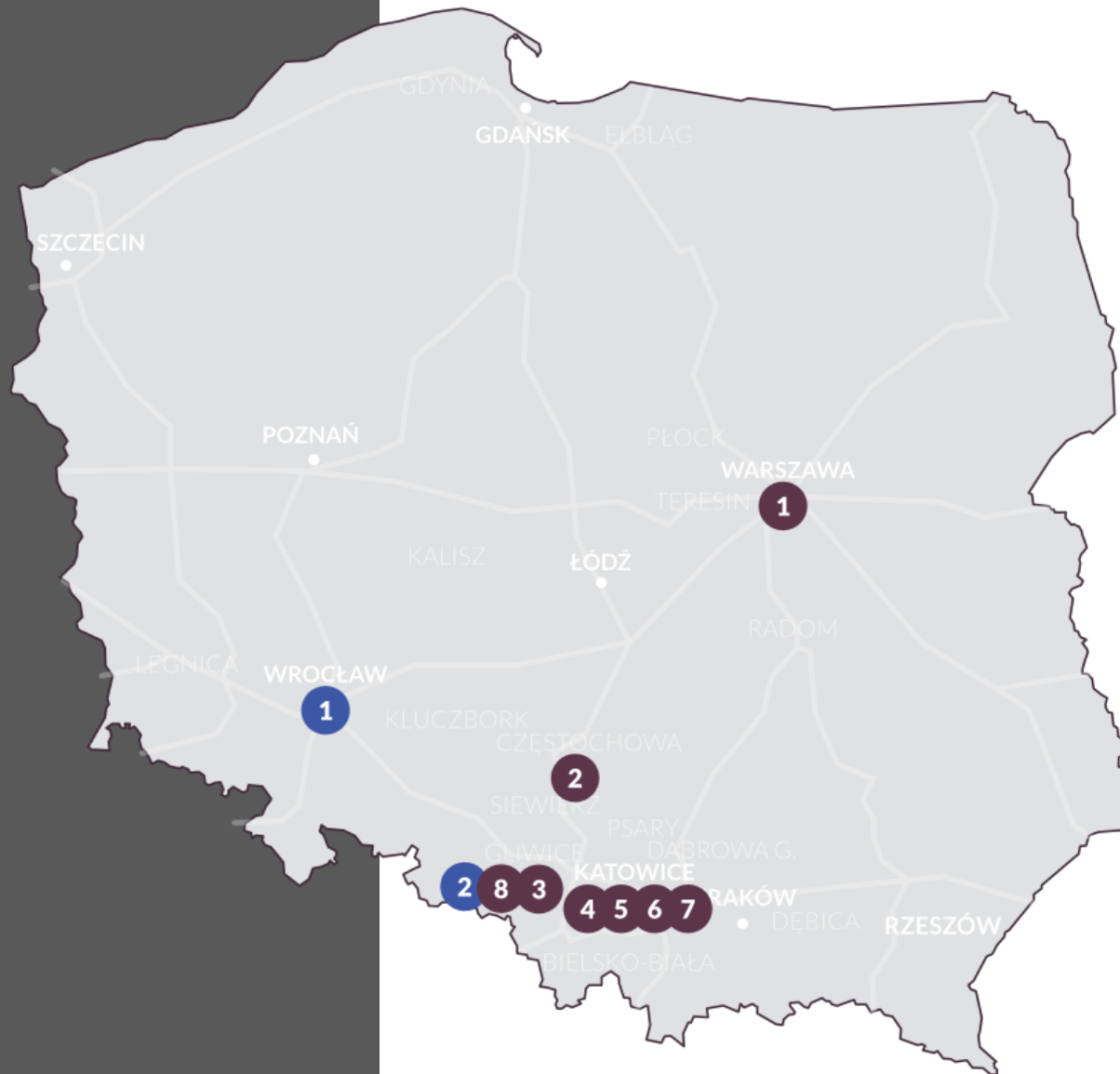
FM Logistic is one of the international leaders in various fields of supply chain management. As an independent group, it is recognised as an expert in the consumer goods, retail, perfume and cosmetics, industrial and health markets. FM Logistic is headquartered in 14 countries and generated revenue of €18.778 billion in IQ 2018.



## SPECIALISATION WITHIN OFFICE SEGMENT

The flagship of DL Invest Group are mixed-use office investments creating multifunctional office-service-commercial complexes. Their aim is to meet all the daily needs of facility users, from workplaces (offices, coworking) through canteens, laundries, shops to kindergartens, gyms or leisure zones.

The buildings, which meet the standards of A+ class office buildings, are designed and constructed in accordance with the idea of well building, to give tenants the possibility of comfortable organization of their work time and private life. This is a response to the changing needs of employers, employees and residents of large cities, where the investor operates mainly. The group's portfolio includes modern buildings, but also historic properties that have been revitalized and adapted to the high standards of office real estate. Projects in regional cities based on a diversified portfolio of tenants with long-term leases guarantee stable flows that are resistant to economic fluctuations.

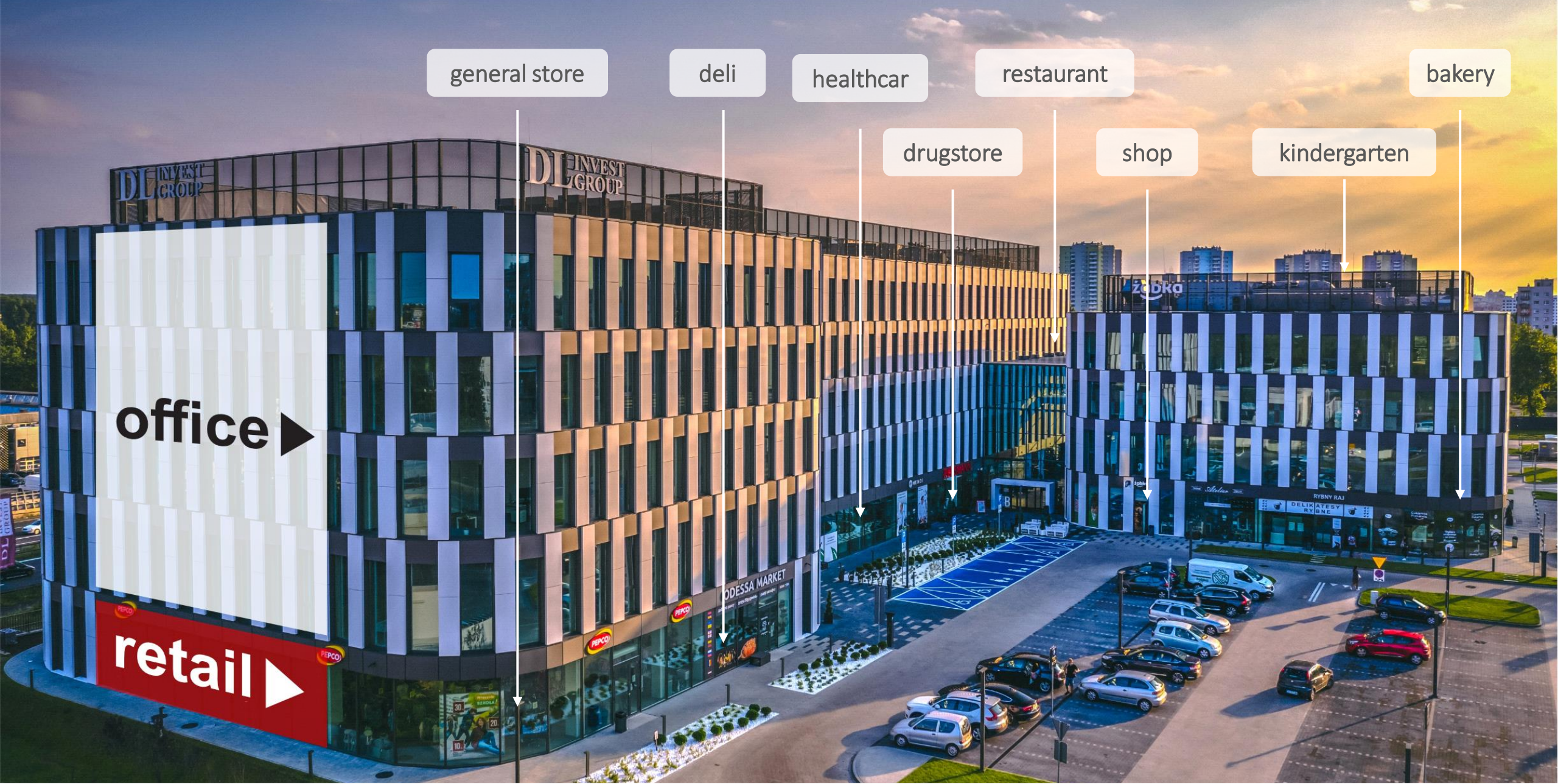


### EXISTING

- 1. DL IRIS Warszawa
- 2. DL JAGIELLOŃSKA 1 Częstochowa
- 3. DL VINTAGE POST Gliwice
- 4. DL TOWER Katowice
- 5. DL ATRIUM Katowice
- 6. DL PIANO Katowice
- 7. DL CENTRAL Katowice
- 8. DL PRIME Gliwice

### IN PROGRESS

- 1. DL NADODRZE Wrocław
- 2. DL PRIME II Gliwice



general store

deli

healthcar

restaurant

bakery

drugstore

shop

kindergarten

office

retail

MODEL EXAMPLE OF MIXED-USE PROJECT

ASSECO

REPLY

BGK  
BANK GOSPODARSTWA  
KRAJOWEGO

TRAVCORP  
POLAND



# OFFICE FACILITIES - OPERATING



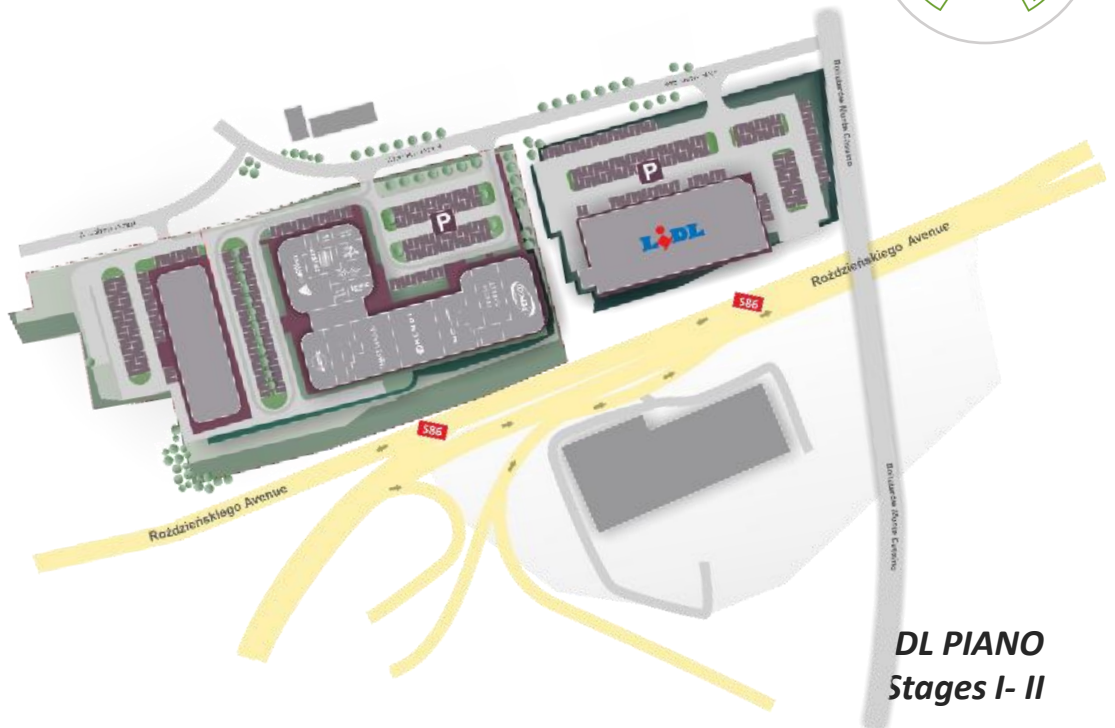
PROJECT	LOCATION	GLA (sqm)	MAIN TENANTS	RENTAL LEVEL	YEAR OF CONSTRUCTION
DL PIANO	Katowice	15 258	BGK, GJSECO, REPLY	100%	2020
DL JAGIELLOŃSKA 1	Częstochowa	7 897	TRAYCORP POLAND, SANDVIK	100%	2016
DL ATRIUM	Katowice	8 765	Bank Polski, HEGELMANN GROUP	97%	2018
DL VINTAGE POST	Gliwice	6 700	ista, calypso fitness club, ferroli, FFT	100%	2018
DL CENTRAL	Katowice	2 478	THE SOFTWARE HOUSE, FERORE, SUSHI YA, ARTERIA GALLUP, MEDUSA	100%	2013
DL IRIS*	Warszawa	14 829	SAINT-GOBAIN, Poczta Polska	100%	2022
DL PRIME I	Gliwice	16 190	ista	100%	2023
DL TOWER I	Katowice	11 896	PKPCARGO	92%	2022
		<b>84 013</b>			

\* Weighted average





# DL PIANO



## DL PIANO Stages I- II

An example of an office and service complex developed by DL Invest Group, with a leasable area of **15,700 GLA** and a usable area of over **17,222 sq m**, which can be extended to **30,000 GLA**. The complex meets the daily needs of office workers thanks to an extensive retail and service function, which includes a kindergarten, gym, canteen and numerous retail outlets. An excellent location tailored to the specificity of the region, with collision-free and multivariate access and extensive parking infrastructure is the answer to the customers' expectations.





# DL TOWER



PKPCARGO

## DL TOWER Stage II-IV

The project acquired as part of the restructuring, which consists of an existing facility that after restructuring reached (from 12%) nearly 100% occupancy (DL Atrium) and a land bank on which the next stage of the DL Tower project is being developed, within an office and retail complex located in the centre of Katowice. The target area of the complex is over **45,000 GLA**.





# BREEAM®



PKPCARGO

MAIN TENANT



DL  
INVEST  
GROUP

## DL TOWER I EXISTING

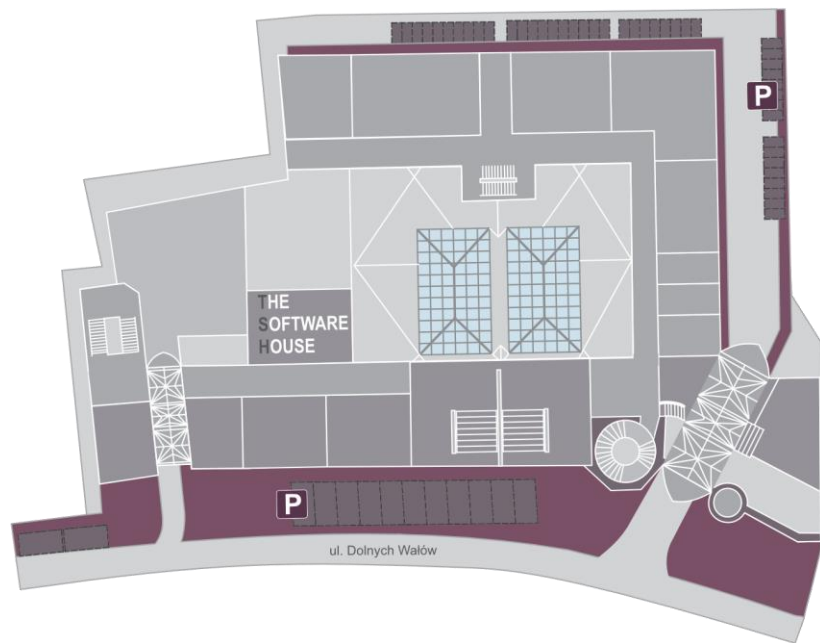
IDA  
DESIGN  
AWARDS  
SILVER  
WINNER  
2022







# DL VINTAGE POST



## DL VINTAGE POST

An example of successful real estate restructuring, combined with revitalisation, of a unique historical building of the former main post office in Gliwice for office and service purposes with a leasable area of 6,000 sqm and a usable area of over **8,800 sqm**.

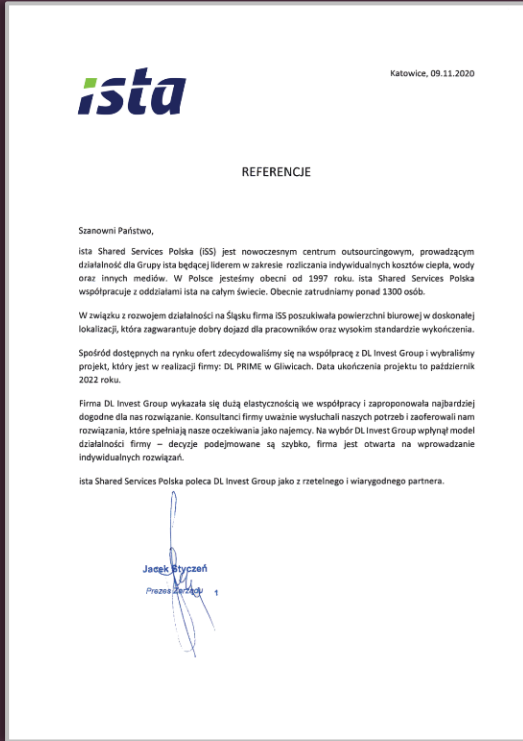
After changing the functionality of the building, it was subject to a commercialisation process which resulted in its current full lease level.



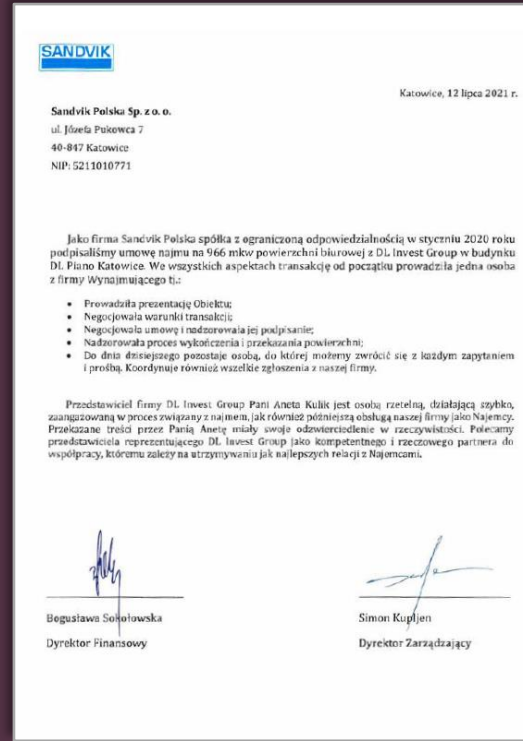


## SELECTED REFERENCES

REFERENCES



ista Shared Services Polska (iss) is a modern outsourcing centre which conducts business for the ista Group in three core competence areas: Billing, providing billing services for the individual consumption of heat, water and other utilities for customers in Poland and worldwide. Accounting, offering accounting services for internal ista Group companies, and IT, developing and administering internal IT systems. iss has chosen DL Invest Group's latest project DL Prime as its location in Gliwice, signing a contract with a target lease area of almost 7,800 sqm.



Sandvik is a global high-technology engineering group providing solutions that increase productivity, profitability and impact sustainability for the manufacturing, mining and infrastructure industries. Sandvik is an example of a demanding Tenant, both in terms of benefits arising from the location of the property, the quality of service and the standard of real estate. The long-standing cooperation between the parties is a result of DL Invest Group's flexibility, professionalism and responsible approach to



Bank Gospodarstwa Krajowego - Polish state-owned bank, the only such entity in Poland owned by the State Treasury. It was established by law to support government social and economic programmes as well as local government and regional development programmes.

Bank Gospodarstwa Krajowego chose DL Invest Group DL Piano as its location, signing an agreement with a target lease area of almost 400 sqm.



## OFFICE FACILITIES - PLANNED



PROJECT	GLA (sqm)	STATUS
DL TOWER II - KATOWICE	13 488	PLANNED
DL PRIME II - GLIWICE	28 323	PLANNED
DL PIANO II - KATOWICE	10 498	PLANNED
DL NADODRZE - WROCŁAW	12 832	PLANNED

The Group does not build speculative projects. Objects will only be developed if a pre-leasing agreement is signed, and senior financing is obtained.





HOUSING ESTATE

MIXED USE BUILDING OFFICE/RETAIL

# DL TOWER EXPANSION





MIXED USE BUILDING OFFICE/RETAIL

RESIDENTIAL



FUTURE EXPANSION

# DL PRIME EXPANSION





EXISTING BUILDING

PLANNED EXPANSION



**DL NADODRZE EXPANSION**



FUTURE EXPANSION  
RESIDENTIAL

EXISTING  
MIXED USE BUILDING OFFICE/RETAIL

**DL PIANO II EXPANSION**

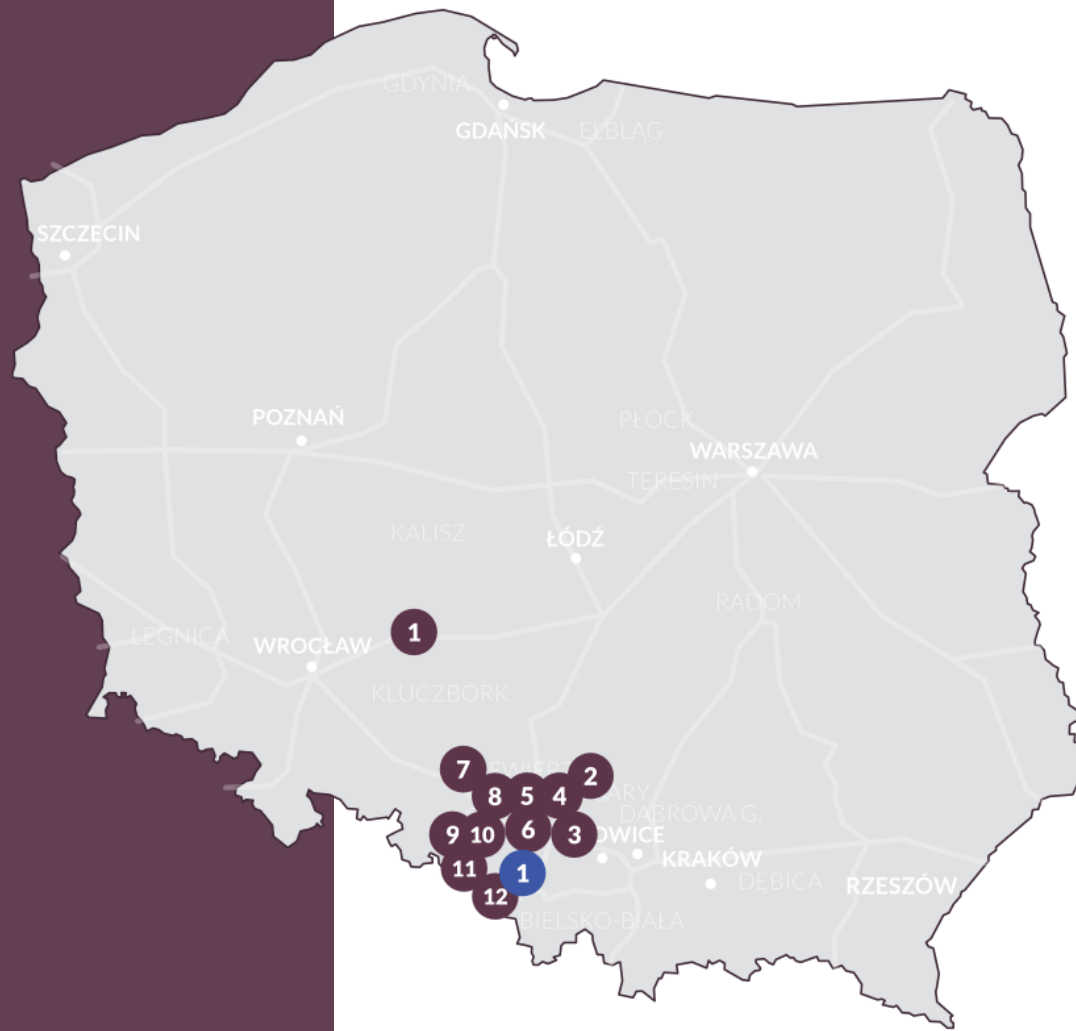


## SPECIALISATION WITHIN RETAIL PARKS

DL Invest Group is developing **retail parks** in the retail property segment under the brand **DL Shopping Park**.

The **DL Shopping Park** brand consists of friendly, family-oriented facilities in the form of shopping parks, enabling consumers to fulfil their basic and everyday shopping needs.

The area of **3,000 to 6,000 GLA** is occupied by well-known and popular **retail chain brands** from the food, textile, cosmetics, leisure or electronics sectors, with a strongly expanded service offer in the form of kindergartens, clinics or gyms. The facilities are managed by DL Invest Group as retail, service and entertainment parks with a supra-regional impact. Carefully selected tenants create a complementary, coherent offer for different groups of customers. Strong discount brands and a diversified set of tenants are a guarantee of project stability.



### existing

1. DL SHOPPING KĘPNO
2. DL SHOPPING ZAWIERCIE
3. DL SHOPPING CZELADŹ
4. DL SHOPPING SIEMIANOWICE ŚL. I
5. DL SHOPPING SIEMIANOWICE ŚL. II
6. DL SHOPPING KATOWICE
7. DL SHOPPING ZAWADZKIE
8. DL SHOPPING RUDA ŚLĄSKA
9. DL SHOPPING KNURÓW
10. DL SHOPPING KNURÓW II
11. DL INVEST PARK RYDUŁTOWY
12. DL INVEST PARK RYBNIK

### In progress

1. DL SHOPPING MIKOŁÓW







# RETAIL PARKS - OPERATING



PROJECT	GLA (sqm)	MAIN TENANTS	RENTAL LEVEL	YEAR OF COMMISSIONING
DL SHOPPING PARK KNURÓW	5 893		100%	2014
DL SHOPPING PARK KATOWICE	4 284		100%	2016
DL SHOPPING PARK ZAWIERCIE	5 153		100%	2018
DL SHOPPING PARK CZELADŹ	5 230		100%	2019
DL SHOPPING PARK RUDA ŚLĄSKA	3 490		100%	2012
DL SHOPPING PARK RYBNIK	3 489		100%	2019
DL SHOPPING PARK RYDUŁTOWY	3 625		100%	2012
DL SHOPPING PARK SIEMIANOWICE II	2 889		100%	2017
DL SHOPPING PARK SIEMIANOWICE I	3 108		100%	2014
DL SHOPPING PARK KĘPNO	702		100%	2018*
DL SHOPPING PARK ZAWADZKIE	726		100%	2018*
DL SHOPPING PARK KNURÓW II	3 000		100%	2022

**41 589**

\* Facility purchased by the Group. Date indicated for major refurbishment and modernization after purchase.



# OPERATING FACILITY EXAMPLE DL SHOPPING PARK CZELADŹ



## DL SHOPPING PARK CZELADŹ

a retail and service park in Czeladź directly next to the grocery operator Lidl with a lease area of over 5,200 sq.m

BASED ON STABLE,  
WELL-KNOWN BRANDS





# SHOPPING PARKS - IN PROGRESS

## DL SHOPPING MIKOŁÓW



**DL SHOPPING PARK MIKOŁÓW** - retail and service parks of 4,200 and 3,000 GLA, developed by food operator Kaufland

DL INVEST GROUP

PROJECT	LEAD TIME	GLA (sqm)	MAIN TENANTS	STATUS
DL SHOPPING PARK MIKOŁÓW I	2022	4 200	Dealz <b>sinsay</b> pepco ROSSMANN	UNDER CONSTRUCTION



# ATTACHMENTS

DL INVEST GROUP



### Investment in existing portfolio by implementing photovoltaic panels on rooftops and green spaces as part of DL Green strategy to decarbonize facilities.

With a view to the future, the constantly changing market environment and the environment for which we are jointly responsible, we decided to establish **DL Energy** in order to maximise the „DL Green" concept.

Meeting the highest requirements for low-carbon and energy efficiency is one of the elements of our policy, which guarantees our tenants the lowest costs of space maintenance while meeting the most stringent requirements of the international **BREEAM** building certification system, while having a positive impact on the environment.



#### STATUTORY ACTIVITIES FOR ENERGY

Generation of energy from renewable energy sources (photovoltaic panels) on roofs and land within the real estate portfolio of **DL Invest Group**.



#### PROJECT AIM

The aim of the project is to decarbonise **DL Invest Group's** properties in order to have a positive impact on the environment and to create an additional source of income, generated by the sale of green energy.



#### LAUNCHING THE PROJECT

At the end of 2021, the company **DL Invest Group Energy Sp. z o.o.**, which is part of the holding structures of **DL Invest Group S.A.**, was established, which is responsible for the implementation of the project to build photovoltaic panels on objects managed by **DL Invest Group**. Currently, work is ongoing related to the selection of energy recipient, which will be produced by the Company, as well as the selection of the contractor responsible for the complex installation of panels. The company is scheduled to begin operations in 2023.





*based on the principles of ESG and sustainable construction with the highest requirements for low-carbon and energy efficiency, guaranteeing tenants the lowest costs of maintaining the used space while meeting the most stringent requirements of the international BREEAM building certification system, DL Invest Group guarantees:*

- **lower costs of maintaining the leased space** - thanks to lower operating costs (up to 20% lower than in ordinary buildings) made possible by solutions that make **efficient use of energy, water and waste management**, i.e. rainwater is collected in special tanks and used to irrigate green areas; water-saving bathroom taps with reduced flow and time closure; use of grey water, intelligent system of energy-saving lighting management; high insulation parameters of building partitions; automation of air conditioning and ventilation and heat recovery; installation of solar panels.
- **certification of projects under the international BREEAM system.** Certification requires the assumption that the ecological value of a site before development will not diminish after development.
- **high indoor air quality and adequate daylight**, creating a pleasant indoor climate that contributes to well-being and productivity. High indoor air quality means an increase in productivity of more than 10%.
- **the use of renewable energy sources** in the energy balance of the project. This includes low emission **heat pumps and photovoltaic panels**, among others..
- **the use of the highest quality building insulation materials**, ensuring excellent thermal optimisation.
- **design of wide green belts including high greenery** along roads and project sites, which among other things reduces the impact of road transport on the immediate surroundings.
- **the use of mostly recyclable materials for construction.**
- **implementation of a proper management and waste treatment system on the investment site**, which will exclude the potential impact on the immediate environment of the projects.
- **maximum high ratio of biologically active area of the site.**
- **maximum protection of the existing tree stand and maximisation of planting of plants** creating a friendly environment for numerous animals and creation of natural habitats, thus contributing to the preservation of the biodiversity of the area.
- **Landscaping elements such as benches, an outdoor gym for employees and residents.**
- **intelligent led lighting system** that provides excellent energy-efficient lighting in compliance with standards, while maintaining low and monitored power consumption





# GREEN SOLUTIONS ARE OUR PRIORITY



**BREEAM**<sup>®</sup> Code for a Sustainable Built Environment [www.breeam.com](http://www.breeam.com)

**BREEAM In-Use**  
The assessment of the common areas of:  
**DL Piano  
Wroclawska 54  
Katowice  
40-217  
Poland**

has been carried out according to Technical Manual:  
**BREEAM In-Use International: 2015**  
by a Licensed Assessor for:  
**DL Invest Group XXI Sp. z o.o.**

Certificate Number: **BIU00008742-1.0** Issue: **1.0**



Asset Performance: 71,9%

Excellent



Bulding Management:  
Not Assessed

Bulding Management:  
Not Assessed



# STATEMENTS OF ASSURANCE

DL INVEST GROUP IS AUDITED IN ACCORDANCE WITH MSSF REQUIREMENTS FROM 2013 ONWARDS. THE GROUP IS CURRENTLY AUDITED BY PWC.

## Independent Auditor's Report

To the General Shareholders' Meeting and Supervisory Board of DL Invest Group PM Spółka Akcyjna



### Sprawozdanie niezależnego biegłego rewidenta z badania

Dla Rady Nadzorczej DL Invest Group PM S.A.

#### Nasza opinia

Naszym zdaniem, załączone roczne skonsolidowane sprawozdanie finansowe:

- przedstawia rzetelny i jasny obraz skonsolidowanej sytuacji majątkowej i finansowej grupy kapitałowej DL Invest Group PM S.A. („Grupa”), w której Jednostką dominującą jest DL Invest Group PM S.A. („Jednostka dominująca”) na dzień 31 grudnia 2022 r. oraz skonsolidowanego wyniku finansowego i skonsolidowanych przepływów pieniężnych Grupy za rok obrotowy zakończony w tym dniu zgodnie z mającymi zastosowanie Międzynarodowymi Standardami Sprawozdawczości Finansowej zatwierdzonymi przez Unię Europejską oraz przyjętymi zasadami (polityką) rachunkowości;
- jest zgodne co do formy i treści z obowiązującymi Grupę przepisami prawa oraz statutem Jednostki dominującej;

#### Przedmiot naszego badania

Przeprowadziliśmy badanie rocznego skonsolidowanego sprawozdania finansowego grupy kapitałowej DL Invest Group PM S.A., które zawiera:

- skonsolidowane sprawozdanie z sytuacji finansowej na dzień 31 grudnia 2022 r.;
- sprawozdanie z zysków i strat oraz sprawozdanie z przepływów pieniężnych, oraz sprawozdanie z zmian w kapitale własnym;
- skonsolidowane sprawozdanie z przepływów pieniężnych, oraz
- informację dodatkową i noty objaśniające.

ated financial statements”).

the accompanying financial statements of the

and fair view of the ed financial position of the at 31 December 2020 and of dated financial performance consolidated cash flows for the ear then ended in accordance ational Financial Reporting as adopted by the European RS EU”) and the adopted g policy; all material respects, with form and content, with laws and the provisions of : Entity’s articles of n.



SUSTAINALYTICS



AVISON YOUNG



auditor for years 2021-2023



DL Invest Group prides itself on the AAA Certificate issued by Bisnode Polska, which certifies the highest financial credibility. The internationally recognized assessment model was created on the basis of 2,400 decision-making rules. The awarding of the AAA Certificate to DL Invest Group proves that DL Invest Group is a company with the highest transparency, creditworthiness and stable, unthreatened financial liquidity.





# CONTACT

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Portfolio DL Invest Group

