



DL INVEST GROUP

PORTFOLIO

Every investment is a new challenge...

PORTFOLIO



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CAPITAL GROUP



DL INVEST GROUP

MANY YEARS OF EXPERIENCE, COMPETENCES,
EXCEPTIONAL QUALITY

DL Invest Group is one of the most dynamically growing developers and investors in Poland, operating for over 17 years on the commercial real estate market.

The Group's business model assumes full implementation of the investment process based on the internal structure of the group, and then active project management as a long-term owner, offering customers high quality, not only at the time of commissioning the project, but also throughout the entire lifetime of the facility, ensuring the possibility of expansion the flexible response for the needs of tenants. This is a unique advantage over the other developers' competitive business model, based on the "build and sell" principle, where the tenant is part of the sold investment product.

The confirmation of many years of experience and competences is the diversified portfolio of real estate, generating stable long-term flows, the value of which exceeds one billion five hundred million zlotys, and the rental of space is maintained at a very high level, thanks to which, among others, every 4 years, we make successfully important from the point of view of development, sale of assets, which confirms the quality and market liquidity.

The strength of DL Invest Group is the specialization in selected commercial real estate segments built over the years: logistics parks, retail parks, office complexes.

over **708 000 000 €**

Group's assets as of Q3 2023 (3.19 mld PLN)

over **1 500 000 000 €**

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

over **97%**

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

over **227**

specialists in internal structure of the Grup as a guarantee
for a flexible approach to tenent's expectations

EXCELLENT LOCATIONS

creating a unique space for business development

SELECTED PROPERTIES

forming a diversyfiied commercial real estate portfolio.

LOGISTIC PARKS

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



MIXED-USE COMPLEXES

the complexes are mixed-use developments combining office, service and retail functions. Their aim is to satisfy all daily needs of the users - the employees of the complex.



SHOPPING PARKS

facilities with a leasable area of 3,000 - 15,000 sqm that are an alternative to large-scale shopping malls and e-commerce developments aimed at satisfying everyday consumer needs based on strong discount brands.



HOUSING PROJECTS

is a residential offer of the highest standard. DL Invest Group attaches great importance to the comfort and quality of life, taking care of access to green areas and ensuring realization of basic needs of residents.



DATA CENTER

Undoubtedly, the most important advantage of using this solution is saving money. You will free yourself from the ever-increasing costs associated with maintaining your own server room.



SELF STORAGE

Storage space for various items such as furniture, documents, tools, seasonal items or other equipment.



DL INVEST GROUP



BUSINESS MODEL

BASED ON THE UNIQUE VALUES OF THE GROUP



OVER **17** YEARS OF EXPERIENCE IN THE COMMERCIAL REAL ESTATE MARKET

The strength of DL Invest Group, and at the same time its value and guarantee for the tenant, is a unique business model, successfully implemented for 17 years, which combines the common interest of the tenant and DL Invest Group, who 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

Competitive business models are based on the "build and sell" principle, which reduces the tenant to an element of an investment product which is sold together with the project, often while it is still under construction, which does not provide any value or guarantee for the tenant in terms of the use of the facility. 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 after the sale the tenant is dissatisfied with the project, does not renew the lease, and thus relocates to a new building with a new demand, incurring additional costs and the risk of losing employees due to relocation.

It is DL Invest Group's business model that guarantees quality based on a long-term relationship with the tenant. Several decades of amortization of the project requires us to constantly increase the value of the project and maintain a long-term relationship, meeting the expectations of the tenant in terms of changing requirements (such as arrangement or expansion or reduction of space). **Only this business model is a guarantee for you of the quality of use of the space throughout the lease period.**

FULL RESPONSIBILITY

what we as the landlord bear for the impact of the project, including, for example, social conflicts or traffic problems pulling this type of problem from the tenant



FLEXIBLE APPROACH TO TENANTS' EXPECTATION

thanks to it we strive to extend and renew the lease, which is the primary goal, and thus a guarantee for the tenant as to the quality of service. This has been confirmed by the completion of buildings with a total value of over 2,3 billion PLN and a 97% occupancy rate.



TOP QUALITY FACILITIES

it is in our interest that the facility was realized in the highest quality as it will be used by us as the owners, under the lease for a period of over 20 years. In order to eliminate additional costs during the use of the facility and problems that may arise on the side of the Tenant (defects, interruptions in business), we pay special attention to the quality of implementation and management of the facility.





EBRD & MACQUARIE

CONFIRMATION OF QUALITY AND FINANCIAL STABILITY



European Bank
for Reconstruction and Development

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 (144 209 GLA). In 2023, the group obtained an additional amount of € 34.7m to finance 3 new projects (59 000 GLA).



MACQUARIE

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 4-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.

DHL & DL INVEST GROUP

DL INVEST GROUP MANAGING PARTNER DHL

CONFIRMATION OF COMPETENCES

Competence in the field of general contractin

In June 2020, DL Invest Group was selected as the Managing Partner of the joint venture "JV DHL-DL" with the logistics company DHL- the world leader in logistics.

The cooperation was based on a combination of DHL's logistics experience and the development competence of DL Invest Group. It included the delivery of dedicated warehouse space for DHL. The buildings were equipped with eco-friendly, green solutions in line with DHL's GoGreen policy and DL Green policy.

DHL acted as a financing investor and partner responsible for the logistics part of the investment. **DL Invest Group** is responsible for project management, including general contracting and implementation process management.



DL INVEST GROUP



COMPETITIVE ADVANTAGES

DEVELOPED THROUGH YEARS OF EXPERIENCE IN THE INDUSTRY



COMPETENCE IN THE AREA OF GENERAL CONTRACTING

DL Invest Group within the competence of the general contractor, not only controls the construction process, in terms of schedule and costs of implementation, but in particular, combining the functions of property owner and general contractor. In a flexible and fast way to respond to any expectations and changes required by the tenant, during construction and use of the facility. This competence is confirmed by successfully completed projects ranging from revitalization of historic buildings (DL Vintage Post), through implementation of A+ class office buildings (DL Piano Katowice) to specialized production facilities (Hutchinson - Dębica). These unique competencies, combined with competence in the field of commercialization of projects, provide a long-term guarantee for the quality and safety of real estate implemented and maintained in the DL Invest Group portfolio. 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. Invest Group.

SUCCESSFUL RESTRUCTURINGS

Restructurings of so-called difficult projects, carried out on the basis of internal structures, which were acquired at a substantial discount to market value and thus required modernization, re-commercialization or a change in functionality. Combined with project redevelopment, they not only confirm our competence in acquiring projects for restructuring purposes, thanks to which we can generate high rates of return, but in particular they provide a guarantee for the quality and safety of our commercial real estate portfolio, which is maintained and actively managed.

EXTENSIVE GROUP STRUCTURE

Over the years DL Invest Group has developed the ability to efficiently carry out real estate projects from the stage of acquisition of land at a favorable price, through the design and construction processes until obtaining permission to use the facility - based on experienced experts forming a permanent DL Invest Group team of more than 227 people.



ASSETS LIQUIDITY

The Group owns high quality assets with high liquidity. In order to confirm the market value and significance of its real property assets, the Group regularly, every four years, irrespective of the economic situation, successively sells stabilized assets what is significant from the perspective of the Group's further development, e.g. the transaction of sale of assets to DHL combined with JV with DHL. The value and cyclical nature of the transactions confirm the high attractiveness of the properties.



DIVERSIFICATION OF REVENUE SOURCES AND ASSET VALUES

The group is present in three commercial real estate sectors: retail, office and warehouse, which is the fastest growing commercial real estate market in Europe.



EXPANDED LAND BANK BASED ON THE WAREHOUSE SEGMENT

The development potential exceeds 485,000 GLA of which over 410,000 GLA is within the fastest growing warehouse segment in Europe. Thanks to the land bank in its possession, 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.





DL INVEST GROUP ASSETS

INTERNAL STRUCTURE

STRONGLY DEVELOPED INTERNAL ORGANIZATION
AS A BASIS FOR EFFICIENCY AND STABLE DEVELOPMENT

The strength of DL Invest Group and at the same time a guarantee of quality for customers is an extensive internal organizational structure, which gives the possibility to independently carry out the entire investment process, from analysis and research of the project through financing, design, construction, rental and effective management. The organizational structure consists of a permanent team of over 227 people - highly qualified specialists with many years of professional experience. This structure consists of:

COMMERCIALIZATION DEPARTMENT responsible for customer service and leasing of commercial space. The effectiveness of the Commercialization Department and the quality of projects is confirmed by the level of leased space exceeding 97% (of which 90% of space leased within the framework of own activities - directly without intermediaries), which has been maintained for over 10 years.

INTERNAL GENERAL CONTRACTOR - formed by a team of experienced specialists and project managers who have completed projects for more than 2,7 billion zlotys and are currently implementing investments of 334 000 GLA.
- Facility Management Department - a team of facility managers responsible for managing DL Invest Group's portfolio worth over 2 700 000 000 PLN.

INTERNAL DESIGN OFFICE - based on unique experience and competences in designing buildings and spaces of exceptional functionality and quality. Thanks to the in-house design office, it is possible to redesign any space at any time in a flexible and quick manner, which in cooperation with the in-house general contractor provides unique opportunities for tenant development.

DL INVEST GROUP ASSETS

GENERAL CONTRACTOR

EXCEPTIONAL COMPETENCE AS A GUARANTEE FOR QUALITY
AND A FLEXIBLE APPROACH

It is a set of unique competencies that gives the group a market advantage in all aspects of real estate development.

COST OPTIMIZATION

The construction costs of a project are optimised through the selection of the right materials and the control of their delivery dates by the combined cooperation of the Construction Department, DL Architecture and Production Preparation departments.

TIMELINESS

Direct influence on the construction schedule, where DL Invest Group is the guarantor of meeting deadlines.

FLEXIBLE APPROACH

Thanks to DL Invest Group architects, flexible solutions for space arrangement and expansion guarantees are provided, which directly translates into business development for individual tenants.

PROCESS SUPERVISION

Thanks to the processes comprising the General Contractor, DL Invest Group initiates and manages the various stages of the construction process, thereby ensuring the highest quality of the delivered projects.

MODERNIZATION AND REVITALIZATION

Competence allows the process of modernization and maintenance of existing buildings through changes in arrangement, construction concepts and usability, within the internal structures of the Group, which increases the value of its assets.



The logo for DL Architecture, featuring the letters 'DL' in a white serif font on a dark purple rectangular background.The logo for DL Architecture, featuring the word 'Architecture.' in a white cursive script font on a white rectangular background.

DL INVEST GROUP ASSETS

DL ARCHITECTURE – DESIGN DEPARTMENT

GUARANTEE OF SURFACE QUALITY WITH HIGH FUNCTIONALITY
CONFIRMED BY USERS

The basis of DL Architecture's activities is to create and care about the functionality and usability of real estate for its users. For DL Invest Group this is a value of greater importance than artistic architectural creations.

SUPPORT

The team of in-house designers is responsible for supporting tenants from the moment the concept of the space arrangement is established, through its updating, to achieving the final effect satisfactory to the tenant. During the use of the space, during the term of the lease. The designers are also available to the Tenants in case of needs connected with modification of the existing arrangement.

SUPERVISION AND COORDINATION

The Architecture Department coordinates the work of the General Constructor Department in terms of cooperation with the Tenants and plays a key role in adjusting the space to the Tenants' requirements.

QUALITY AND FUNCTIONALITY

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.

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DL INVEST GROUP ASSETS

PROPERTY MANAGEMENT DEPARTMENT

FULL RANGE OF FACILITY MANAGEMENT SERVICES AND OPTIMIZATION OF REAL ESTATE COSTS

EXTENSIVE TEAM OF SPECIALISTS AND THE HIGHEST QUALITY

Current and direct supervision over the technical condition of the facility allows for the elimination of possible defects and guarantees that the facilities are maintained in perfect technical condition. Our services are confirmed by property audits conducted by reliable external experts. To ensure the highest quality of services, we conduct a detailed analysis of every aspect of their operation.

SAVINGS

Cost optimization and directly related savings are our priority. Ongoing financial analysis and full automation of processes allow for precise budget planning. The tools and improvements introduced by us significantly reduce the operating costs of facilities.

GUARANTEE OF SAFETY

The essential element of our activity, on the basis of which we have been building your trust for 17 years, is the supervision and constant implementation of further necessary procedures aimed at ensuring the highest comfort combined with a maximum guarantee of safety.

IMMEDIATE ASSISTANCE

Thanks to specialized staff with many years of experience and through a dedicated team of supervisors, we respond immediately to your needs, both technical and commercial.



DL *Welcome*

GREEN POLICY

DL INVEST GROUP

DL Invest Group investments are designed with Tenants in mind, based on the principles of sustainable construction, while maintaining the highest energy efficiency requirements, thus guaranteeing the lowest costs of space maintenance for tenants, while meeting the stringent requirements of the international BREEAM building certification system.

- **Guaranteed lower rental costs** thanks to lower building operating costs (up to 20% lower than in ordinary buildings). Possible due to application of solutions that effectively use energy, water and waste management.
- **Project certification in the international BREEAM system** and obtaining at least Very Good level. This level of certification requires the assumption that the ecological value of the site before the investment will not decrease after its construction.
- High indoor **air quality** and appropriate lighting, which creates a friendly indoor climate affecting the well-being and effectiveness of people at work. According to the World Green Building Council, better indoor air quality alone increases productivity by over 10%.
- **The use of renewable energy sources**, whose share in the energy balance of the project is the majority. This includes low-emission heat pumps and photovoltaic panels.
- Designing **wide green belts**, including high greenery along the roads and areas included in the projects, which among other things reduces the impact of road transport on the immediate surroundings.
- Use of mostly **recyclable materials** for construction.
- Implementation of an appropriate **system of waste management and utilization** on the investment site, which will exclude the potential impact on the immediate surroundings of the projects.
- maximum **high indicator of biologically active area** of the site.
- Maximum **protection of the existing tree stand** and maximum planting of plants creating friendly environment for numerous animals and creating natural habitats, which as a result contributes to preservation of biodiversity of the area.
- **Small architecture** elements such as benches, outdoor gym for employees and residents.





SAFETY

the high level of care in the construction of the building and responsible management guarantee the safety of the building's users, both in terms of health care during everyday use and in the event of emergencies..



COMFORTABLE AND ATTRACTIVE USE

of rented space in economic terms - DL Invest Group facilities are managed and operated by companies of rented space in economic terms of internal service and facility management departments, bearing full responsibility for the operation of facilities, and at the same time their tenants, so we guarantee the lowest service charge without surcharges from external entities.



HEALTH AND COMFORT AT WORK

for users - good air quality and appropriate amount of daylight, green recreational zones, friendly infrastructure and good communication with the workplace are also important factors in terms of attracting good employees and building employer image



BREEAM STANDARDS

the use of BREEAM certified buildings
BREEAM-certified buildings have a positive impact on the company's image - they demonstrate a high level of employee care and responsibility in terms of environmental protection, as well as a modern approach to management in line with sustainable development principles.



LOGISTIC PARKS

DL Invest Park

The key role in the development of DL Invest Group play warehouse facilities, operating under the brand DL Invest Park. Listening to the needs of tenants and closely following the trends in the market for warehouse space results in the creation of facilities with the highest standard, equipped with full infrastructure and a number of facilities for users of the property.

Warehouse space offered by DL Invest Group have 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 the experience gained over many years in the office real estate market) in the format of warehouse centers, built-to-suit facilities, urban facilities in the format of a small business unit.

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

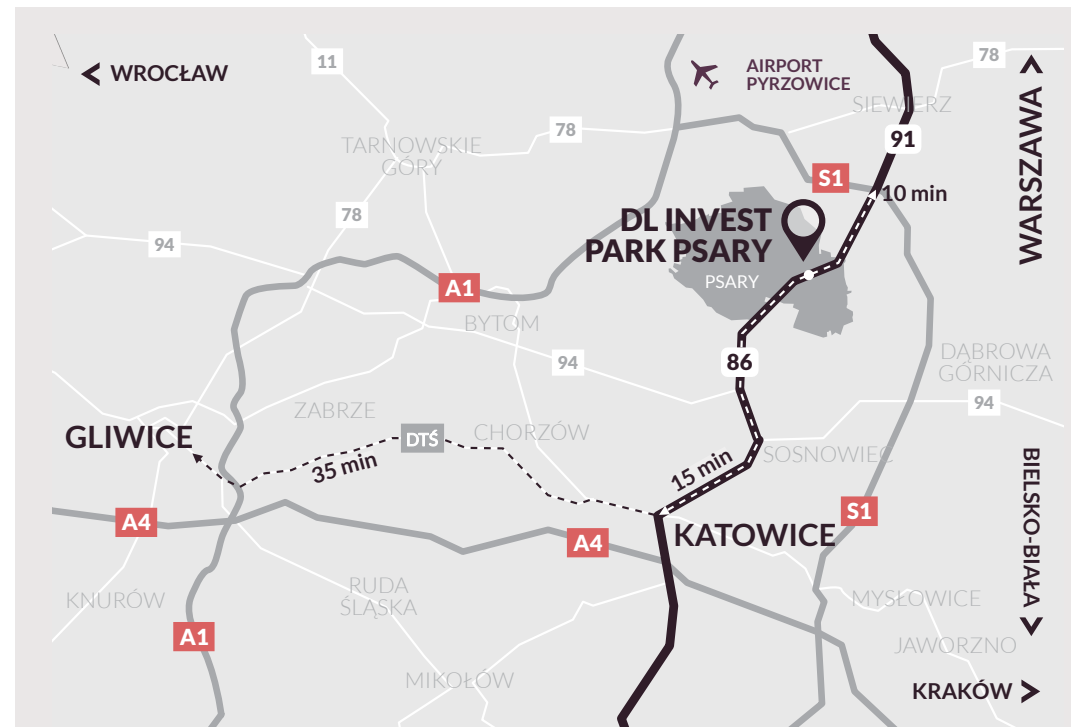


CHARACTERISTICS OF THE PROJECT

- excellent location - express connection (10-20 km) with the most important roads in Poland (A4, A1, S1)
 - possibility of expansion within 320,000 m² of usable area
 - availability of cross-dock, SBU and BTS facilities - from smaller warehouse modules combined with modern office space to specialized halls designed according to individual tenants' needs
 - a transfer center dedicated to the investment
 - functional internal communication layout: spacious parking lots, ample maneuvering area
 - monitoring, fencing, 24h security
 - very good visibility of the facility from transit routes
 - rich accompanying infrastructure: canteen, recreation center
 - attractive labour market
- main tenants: DHL, GEFCO, STILL, STOKROTKA, MEDIA EXPERT, EUROSNAACK

LOCATION

- silesian voivodship
- directly at the national road DK86 (Katowice-Warsaw)
- 5 minutes to national road S1
- 15 minutes to Katowice
- 20 minutes to A1 and A4 freeways
- 20 minutes to international
- Katowice-Pyrzowice International Airport



DL INVEST PARK PSARY

AKACJOWA STREET, PSARY



DL Invest Park Psary is a logistics center in Silesia with an international range located on a 90-hectare plot directly connected, by a collision-free junction, with the national road DK86, from which within 5-20 minutes you can reach the main transport routes in Poland: A4 and A1 freeways and S1 expressway. It is a long-term and developmental investment, which is guaranteed by a building permit for the construction of facilities with a total usable area of 320,000 m².

In order to expand DL Invest Park Psary warehouse park a cooperation between DL Invest Group, the owner of the center, and DHL Supply Chain was established. As part of the cooperation, in the form of JV DHL / DL, an innovative manufacturing and warehousing center will be created offering professional logistics services to improve efficiency and optimize the supply chain in a warehouse, green A-class buildings, meeting all the needs of individual tenants.



destination:
LOGISTIC CENTER, STORAGE

193.500 m²
lease area

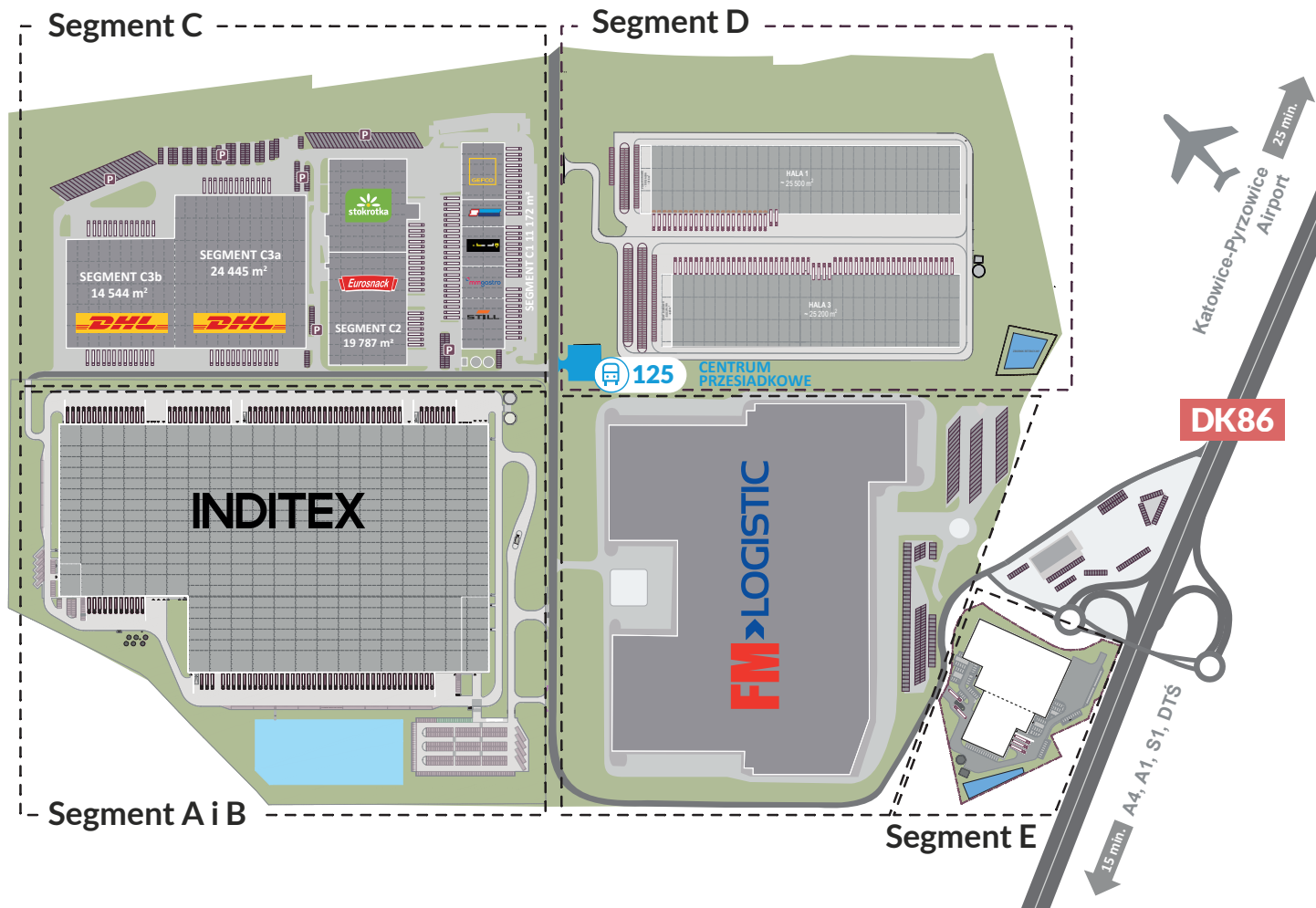
900.000 m²
land area

COLLISION-FREE ROAD JUNCTION

A+
object class

INDITEX
major tenant

BREEM
certification



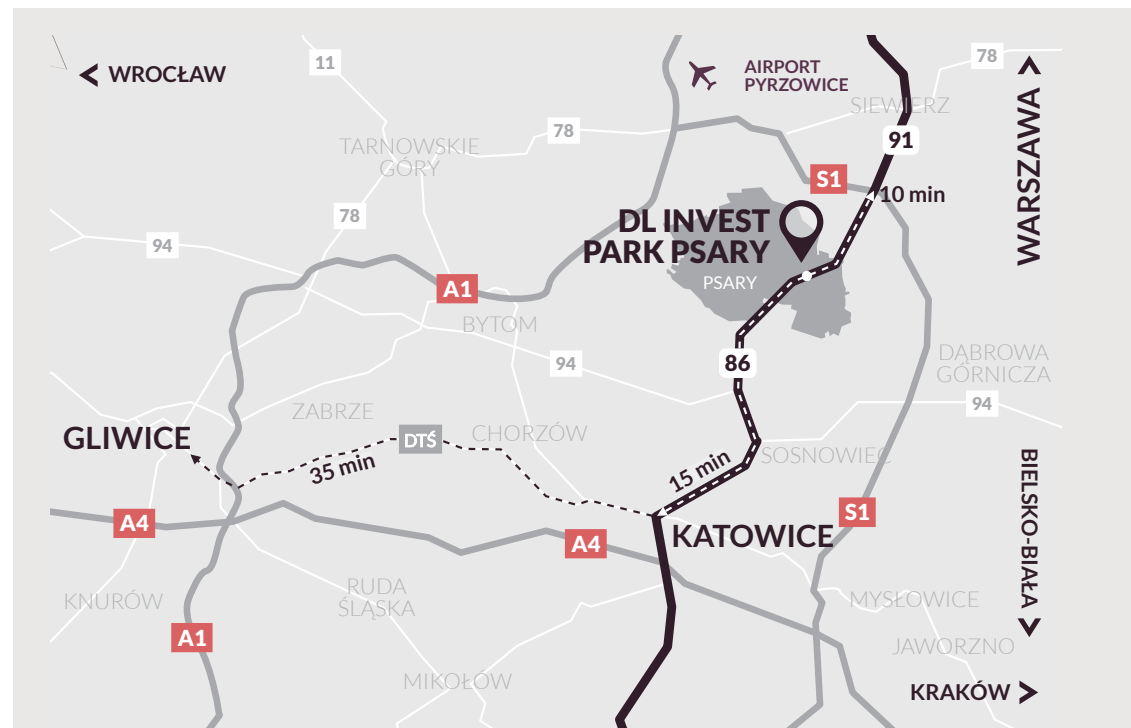


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DL INVEST PARK PSARY E

AKACJOWA STREET, PSARY

The planned investment is the next stage of the expansion of the DL Invest Park Psary logistics park, which is located in the Silesian Voivodeship, in the so-called central subregion, in the northern part of the Upper Silesian Agglomeration, on the outskirts of Będzin and Czeladź.

The location is characterised by excellent transport links towards the cities of Central, Southern and Western Poland as well as important European capital cities. Silesia is the fastest growing region in Poland with a high investment and

industrial potential, forming the Upper Silesian Industrial District of European significance. It is crossed by the most important trans-European routes connecting Eastern Europe with Western Europe through Corridor III (Berlin-Wrocław-Katowice-Krakow-Lviv) and Corridor VI (Gdańsk-Katowice-Zilina).

Access time from DL Invest Park Psary to Katowice - the most significant city in the Silesian region - is only 10 minutes.



destination:
**LOGISTIC
CENTER,
STORAGE**

10.068 m²
lease area

24.205 m²
land area

**COLLISION-FREE
ROAD JUNCTION**

A+
object class

AIRPORT
less than 15 min

BREEAM
certification





CHARACTERISTICS OF THE PROJECT

- location in the industrial basin of the Podkarpackie voivodeship
- excellent location in relation to important communication hubs connecting Poland with Eastern Europe
- excellent communication with the cities of: Kraków, Rzeszów, Przemyśl, Lublin, Katowice
- standard of halls: class A
- arrangement allowing for maximum utilisation of storage space and optimisation of production process
- space strictly adjusted to technical conditions of conducted operations
- transfer center enabling convenient communication by public transport
- 295 parking spaces

LOCATION

- subcarpathian voivodeship
- direct access to ring road of Debica
- 1 minute to A4 and E40 freeways
- 2 minutes to DK94 (east-west: Korczowa-Zgorzelec)
- 3 minutes to DW 985
- 10 minutes to Debica
- 30 minutes to Rzeszów
- 30 minutes from International Airport Rzeszów-Jasionka
- 1 h to Poland-Ukraine border crossing in Korczowa
- 1 h to International Airport Kraków-Balice



DL INVEST PARK DĘBICA

ZAWADA 79N STREET, DĘBICA



WAREHOUSE FACILITIES

A modern production and warehouse complex with total lease area exceeding 50,000 m². The property is located in Podkarpackie Voivodship, in Dębica municipality, in Zawada.

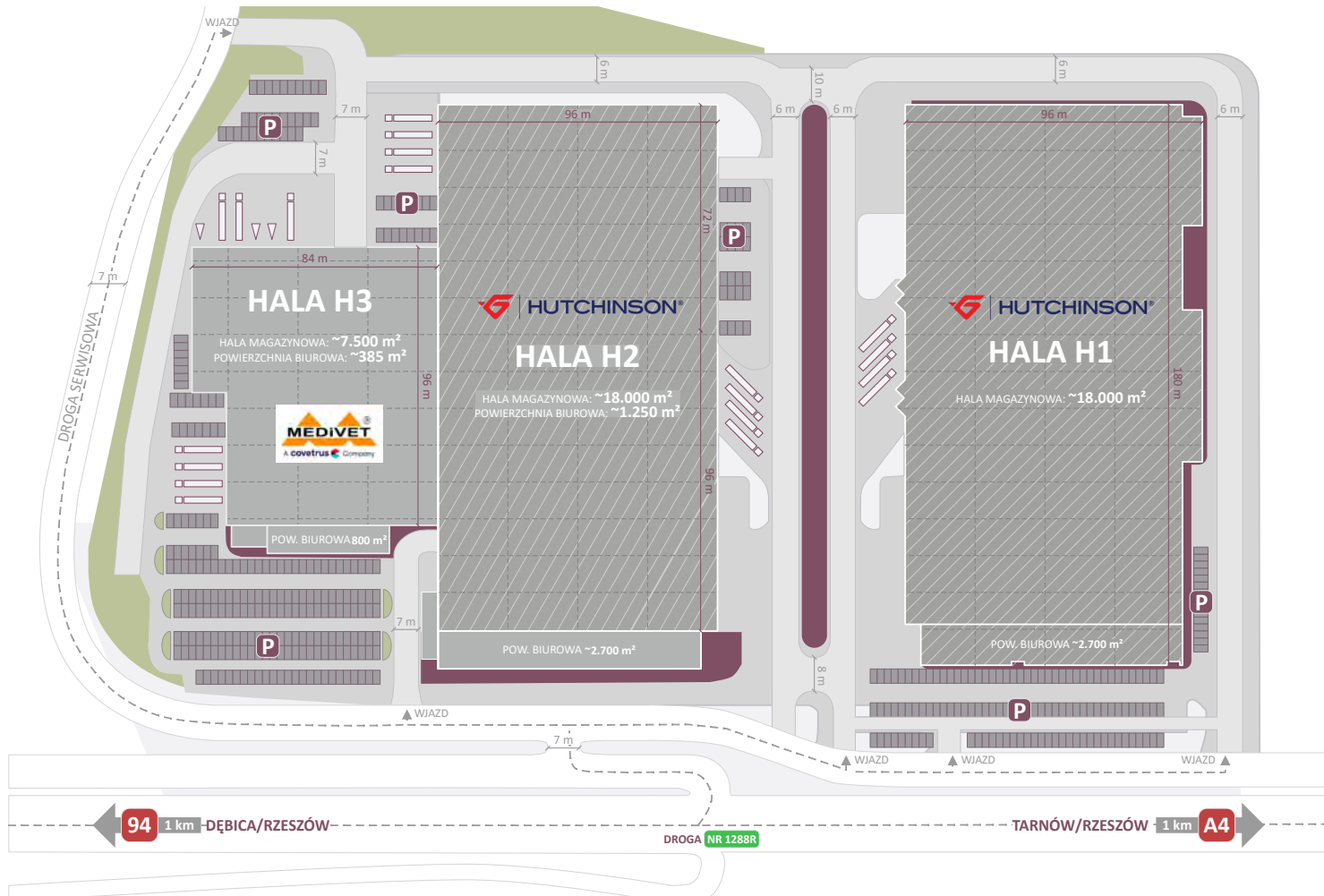
The project location area is characterized by high concentration of aviation industry companies, research and development centers, and developed educational and training facilities. The project is implemented in stages. In the

first stage a BTS project for Hutchinson Polska has been realized. In the next stages the investor plans to build warehouses with an area of over 21,000 m² and 9,500 m². Total rentable area of the production and warehouse complex will amount to over 50,000 sqm.

DL Invest Park Dębica provides tenants with full infrastructure, maneuvering area and parking space for cars and trucks.



destination:
LOGISTIC CENTER, STORAGE



50.000 m²
lease area

DEDICATED ROAD STRUCTURE

A+
object class

HUTCHINSON
major tenant

BREEAM
certification



CHARACTERISTICS OF THE PROJECT

excellent location in terms of communication with the Warsaw region

- close vicinity of Warsaw-Modlin International Airport and Warsaw Okęcie Airport
- availability of built-to-suit facilities, according to tenants' needs
- possibility of expansion, individual arrangement of office and warehouse space
- lease area: 3 halls of 30,000 - 35,000 sqm
- office space tailored to customer requirements
- the materials used meet the highest quality and safety standards,
- modern ICT infrastructure,
- 340 parking spaces

LOCATION

- masovian voivodship
- 5 minutes to 92 national road
- 5 minutes to railroad station
- 7 minutes to state road no. 50
- 15 minutes to the A2 freeway
- 30 minutes to state road S1
- 30 minutes to Warszawa
- 40 minutes to Warsaw-Modlin International Airport and International Airport Warsaw-Okęcie
- alternative airports in the distance: Poznan (260 km) Krakow-Balice (290 km) and in Pyrzowice (280 km) with convenient access via expressways
- 260 km) Kraków-Balice (290 km) i w Pyrzowice (280 km)



DL INVEST PARK TERESIN

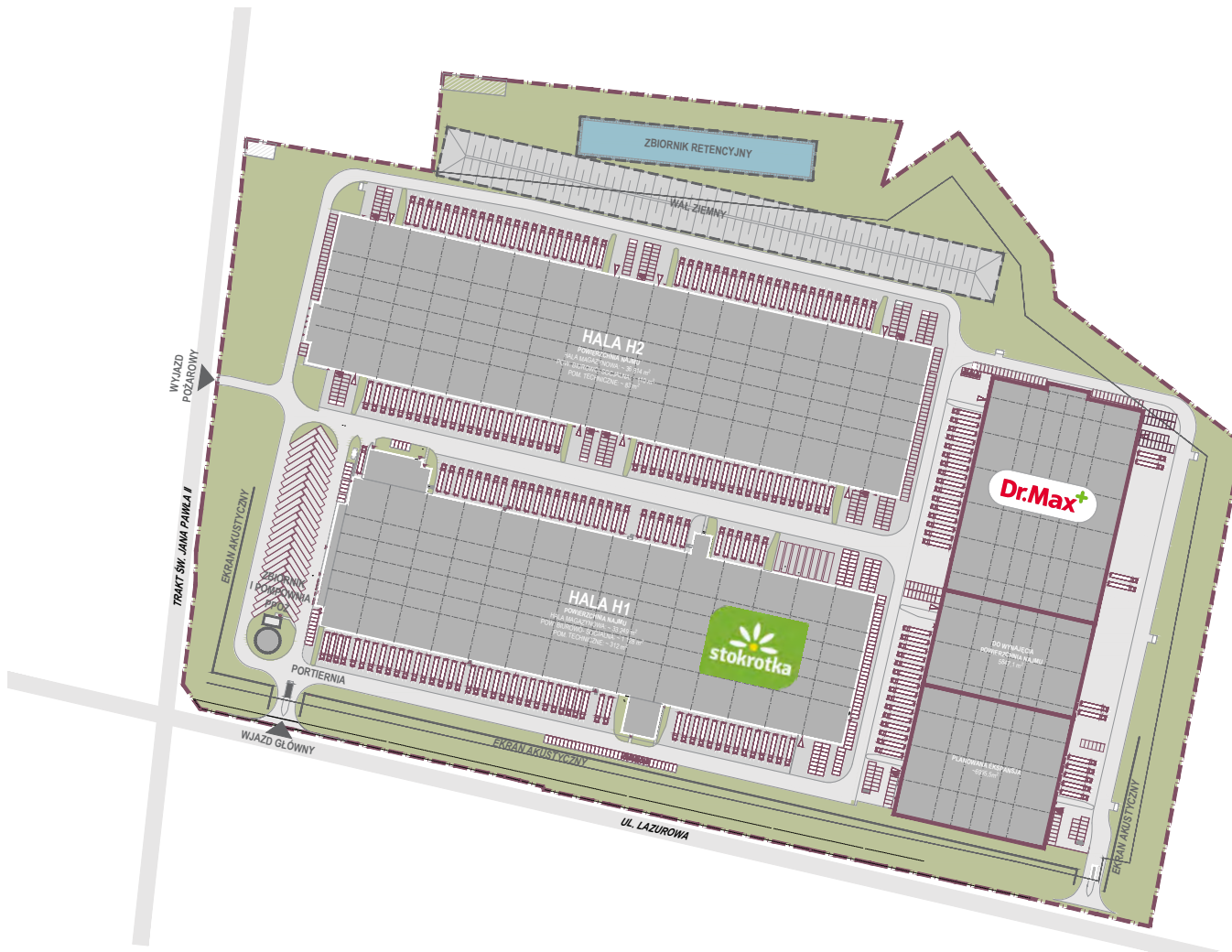
ŚW. JANA PAWŁA II STREET, TERESIN

It is a logistics park with a total area of over 30 ha. The property is located in Teresin-Gaj, Masovian Voivodship, Sochaczew County, Teresin Municipality, 40 km west of Warsaw.

The Teresin commune has a very well developed network of local roads (nearly 400 km) of which the most important - the so-called ring road, is an internal road consolidating 500 ha of investment areas in Teresin-Gaj, Grove, Elżbietowo and Szymanów. The E20 railroad line runs 400 m from the logistics park.

A modern biological-mechanical sewage treatment plant in Borders is currently operating there.

The plots have direct access to a communal road, which is directly connected with a national road No 2, and through a national road No 50 (suitable for heavy traffic) has access to the under-construction A2 freeway junction in Wiskitki.



destination:
LOGISTIC CENTER, STORAGE

104.000 m²
lease area

44.000 m²
expansion planned

DEDICATED ROAD STRUCTURE

A+
object class

STOKROTKA
major tenant

BREEM
certification

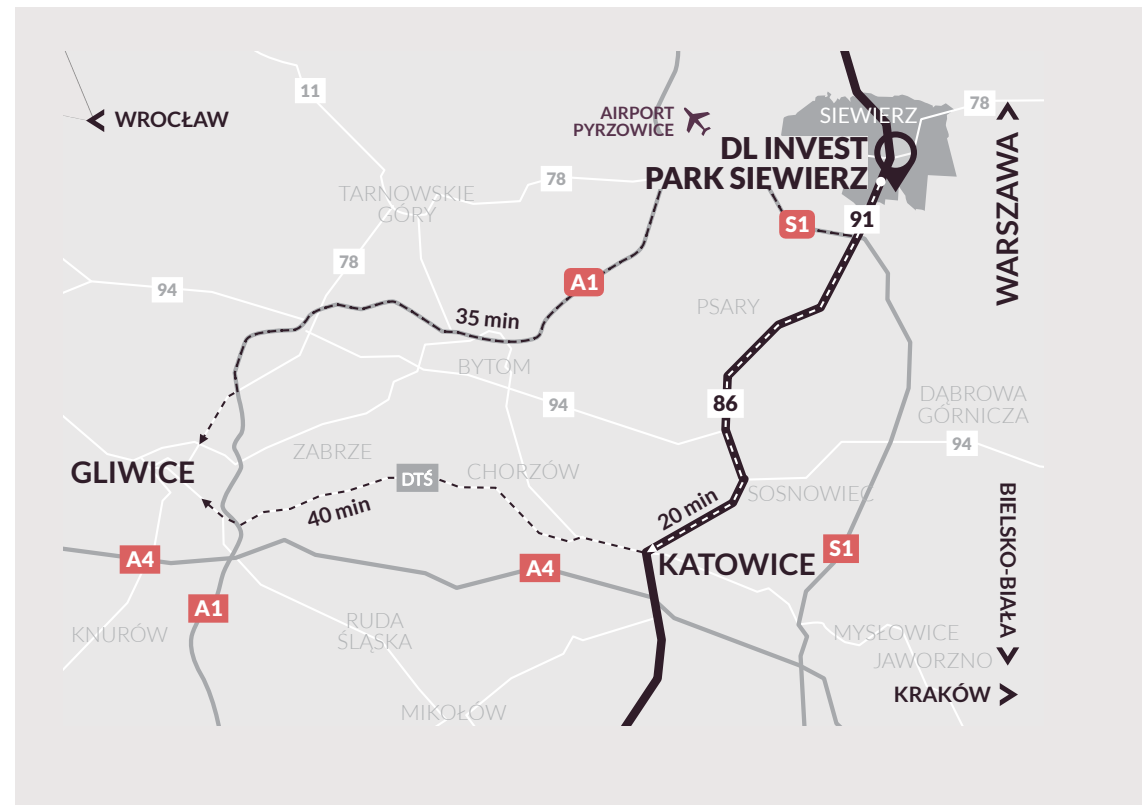


CHARACTERISTICS OF THE PROJECT

- modern standard of warehouses
- availability of built-to-suit facilities according to tenants' needs,
- project with an impressive accompanying infrastructure connected with the logistic park
- possibility of expansion, individual arrangement of office and warehouse space
- excellent location in terms of communication - direct communication with the DK1 road
- very good visibility from transit roads
- materials used will meet the highest quality and safety standards
- 340 parking spaces

LOCATION

- silesian voivodship - in the area of Siewierz commune
- directly by the national DK1 road (Katowice - Warsaw) providing access to Katowice and the Katowice/Pyrzowice International Airport
- direct access to the national DK1 road
- 10 minutes to International Airport Katowice-Pyrzowice
- 35 minutes to A4 freeway
- 30 minutes to A1 freeway
- 20 minutes to the central city of the Upper Silesian and Zagłębie Metropolis - Katowice

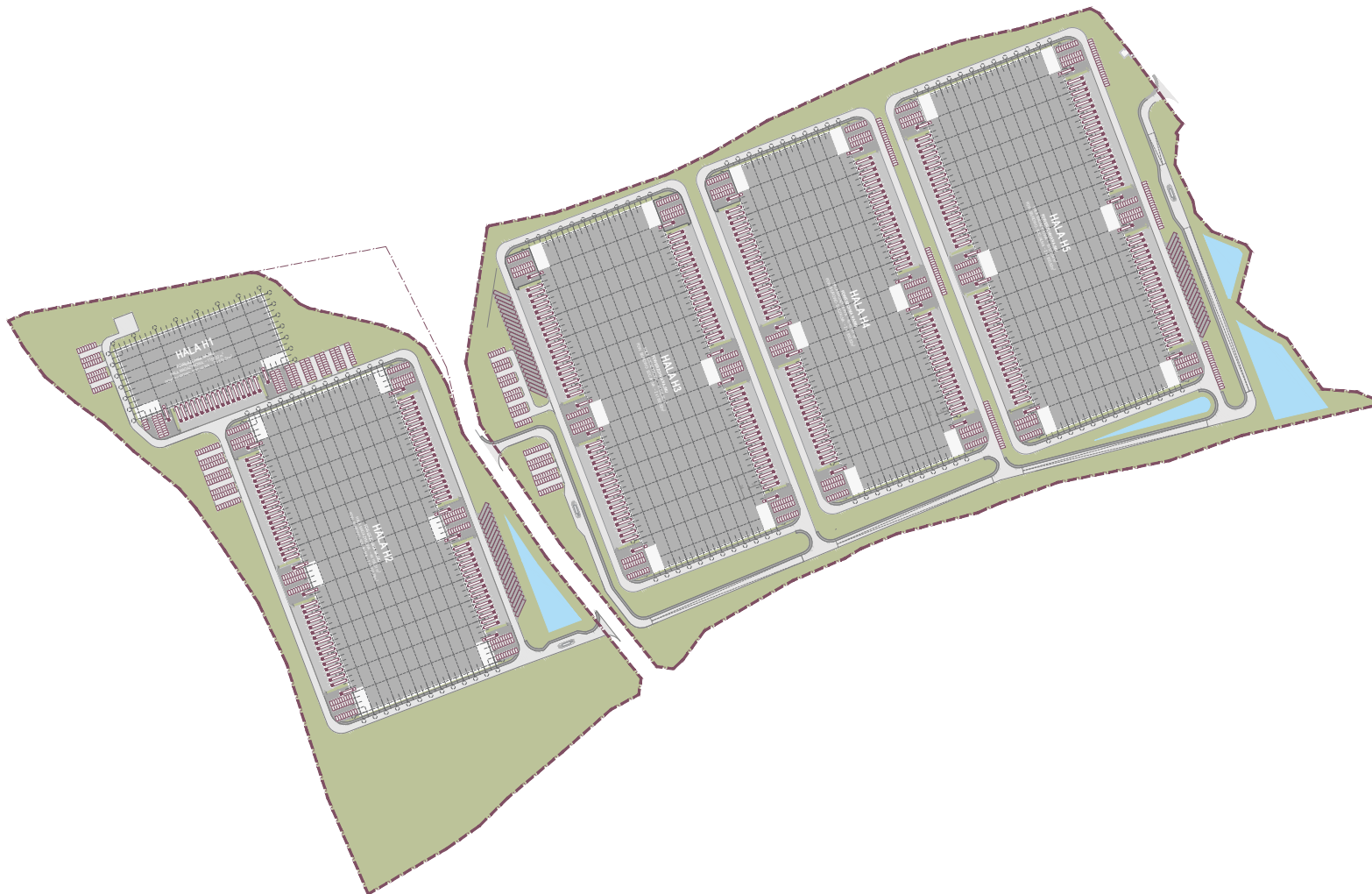


DL INVEST PARK SIEWIERZ

SIEWIERZ

The area of DL Invest Park Siewierz was prepared for the realization of a logistics and production center, taking into account the convenient road infrastructure communicating the investment with the largest cities of Silesia and Poland. In order to maximize the project's potential, a commercial and service zone was also taken into account. Siewierz is a town in southern Poland, in Silesian Voivodship, in Będzin County.

Its convenient location ensures easy communication with the region. Siewierz is crossed by the southern bypass of the national road No. 78, which connects with the national road No. 91 through a two-level crossing. A few kilometers south of Siewierz, the national road No. 91 connects with the expressway S1, which runs to the junction with the A1 freeway located in Pyrzowice.



destination:
**LOGISTIC
CENTER,
STORAGE**

200.000 m²
lease area

400.000 m²
land area

**DEDICATED
ROAD
STRUCTURE**

A+
object class

**PROXIMITY
TO THE AIRPORT**

BREEM
certification



BTS

DL Invest Park

BTS warehouse space developed by DL Invest Group is a concept created with an individual customer's needs as its focus.

The aim of cooperation in this type of projects is to realize an investment taking into account a number of specific needs of the tenant so as to maximize the use of storage space, optimize the production process or adjust the space to the technical conditions of the business. As a result, the client has the opportunity to shape the space he or she is leasing already at the design stage.

The tenant can freely compose the modules of office or warehouse space, so that he receives exactly as much space as he needs and arranged in such a way as to be able to use it most efficiently.

DL Invest Group implements BTS projects tailored to the needs of tenants, located throughout Poland. Thanks to its diversified portfolio of investments, the Group has the experience necessary in cooperation with challenging customers.



CHARACTERISTICS OF THE PROJECT

- excellent location in the vicinity of major national roads (DW790, DK94, S1, A4, A1)
- very well developed railroad network not far from the plot
- proximity of international airports
- hall standard: class A, high thermal and acoustic parameters, energy-saving ecological solutions
- full accompanying infrastructure,
- in Dąbrowa Górnicza there is a Sosnowiec-Dąbrowa Górnicza subzone of the Katowice Special Economic Zone
- attractive labour market
- main tenant: GTX Hanex Plastic
- 100 parking spaces

LOCATION

- province of Silesia
- directly on DW790 road
- 3 minutes from DK94 (west-east: Zgorzelec-Korczowa)
- 5 minutes from S1 road
- 5 minutes to A4 freeway
- 20 minutes to Katowice
- 30 minutes to A1 freeway
- 20 minutes to Katowice-Pyrzowice International Airport
- 45 minutes to international Airport Kraków - Balice
- 60 minutes to border crossing in Cieszyn



DL INVEST PARK DĄBROWA GÓRNICZA

KOKSOWNICZA STREET, DĄBROWA GÓRNICZA



DL Invest Park Dąbrowa Górnicza is a logistics park located in Dąbrowa Górnicza at 10 Koksownicza Street, between the Katowice Steelworks and Przyjaźń Coking Plant, in the immediate vicinity of Łagisza Power Plant. The park is located by voivodeship road 790. Dąbrowa Górnicza is home to the Sosnowiec-Dąbrowa Górnicza subzone of the Katowice Special Economic Zone (KSSE). The city has a very well-developed railroad network with one of the highest densities in the country.

The International Airport in Pyrzowice is located about 11 km from the city border and about 18 km from the center. Dąbrowa Górnicza is the largest city in the voivodeship (10th in Poland) and the biggest industrial center in the Zagłębie Dąbrowskie region. The facility has an area of 10,000 sqm. The halls and office space were built using energy-efficient technologies, which ensures low operating costs and high comfort of use.



destination:
LOGISTIC CENTER, STORAGE



10.000 m²
lease area

28.800 m²
land area

DEDICATED ROAD STRUCTURE

A+
object class

HANEX
major tenant

BREEM
certification



CHARACTERISTICS OF THE PROJECT

- excellent location in the vicinity of major national roads (S1, DK1, DK 52)
- hall standard: class A, high thermal and acoustic parameters, energy-saving ecological solutions
- full accompanying infrastructure
- transfer center ensuring communication with neighbouring cities
- attractive labour market
- main tenant: VALEO
- the property is equipped with all utilities meeting the requirements of a warehouse and production facility with office and social back-up facilities
- 104 parking spaces

LOCATION

- Province of Silesia
- 3 minutes to S1 road
- 3 minutes to Bielsko-Biała
- 6 minutes from DK1 (Katowice - Bielsko-Biała)
- 10 minutes to the central railway station
- 30 minutes to border crossing in Cieszyn
- 45 minutes to A4 motorway
- 50 minutes to Katowice
- 1 hour to International Airport Katowice - Pyrzowice
- 1 hour to International Airport Kraków - Balice



DL INVEST PARK CZECHOWICE-DZIEDZICE

ORZESZKOWEJ STREET, CZECHOWICE-DZIEDZICE



DL Invest Park Czechowice-Dziedzice is another build-to-suite (BTS) project, which will be created with a view to the unique needs of the tenant - a company from the French automotive group Valeo. The new warehouse will allow the tenant to optimise the storage of components for production and finished products. The facility, with a planned target area of more than 26,000 sq m, will respond to the tenant's needs with regard to both production facilities and warehousing. The investment will be constructed on a site located in

Czechowice-Dziedzice. The city is located in the southern part of the Silesian voivodeship and has convenient transport connections with the whole region (in the vicinity of DL Invest Park Czechowice there is a national road DK 1 and a railroad line) and the Czech Republic (40 km from Czechowice there is a border crossing in Cieszyn). Czechowice-Dziedzice is a thriving and rapidly growing industrial center, bringing together companies from various industries, located in the central part of the Bielsko Industrial District.



destination:
LOGISTIC CENTER, STORAGE



22.200 m²
lease area

60.000 m²
land area

DEDICATED ROAD STRUCTURE

A+
object class

VALEO
major tenant

BREEM
certification

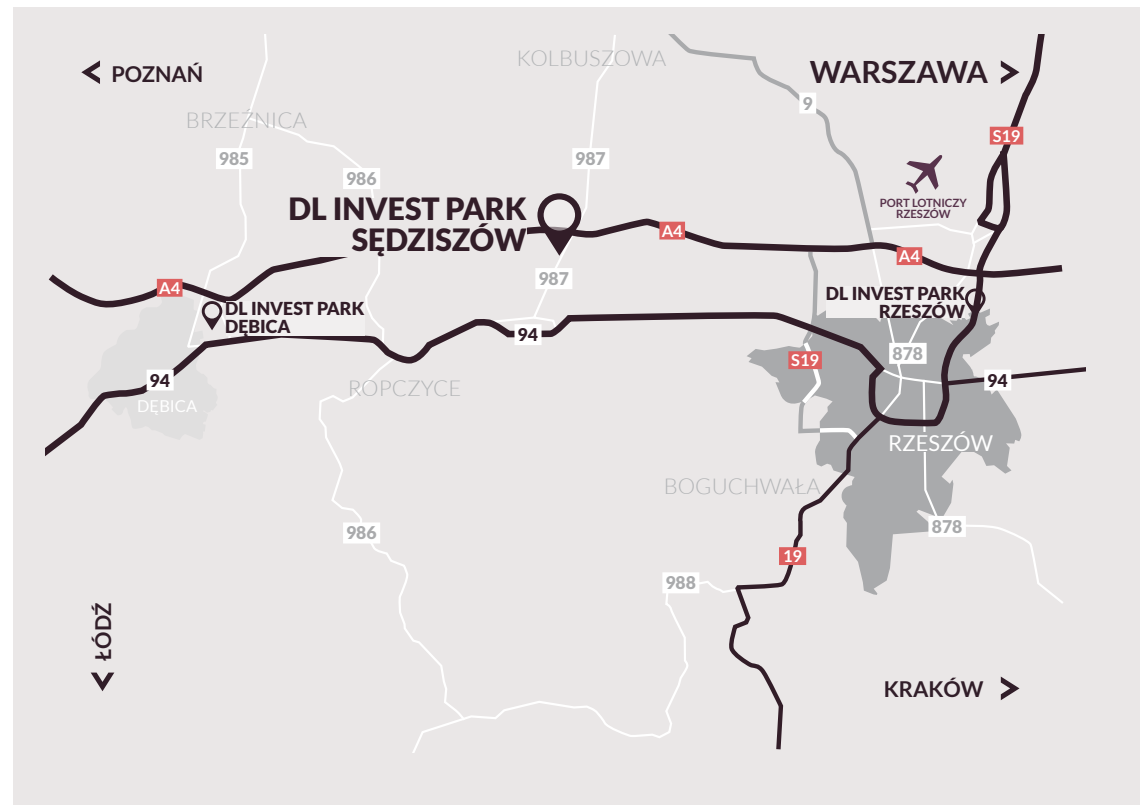


CHARACTERISTICS OF THE PROJECT

- excellent location in the vicinity of major national roads (A4, S19)
- hall standard: class A, high thermal and acoustic parameters, energy-saving ecological solutions
- full accompanying infrastructure
- highly recognizable, central location provides an attractive market of employees
- property is equipped with all utilities meeting the requirements of a warehouse and production facility with office and social back-up facilities

LOCATION

- subcarpathian voivodship
- direct access to A4 motorway (Kraków - Katowice - Wrocław)
- 5 minutes from state road no. 94 (Kraków - Katowice - Bytom)
- 5 minutes from the centre of Sędziszów Małopolski
- 30 minutes to Dębica
- 20 minutes to International Airport Rzeszów-Jasionka
- 50 minutes to the border with Ukraine
- 1.5 h to the Slovak border
- 1.5 h to International Airport Kraków - Balice



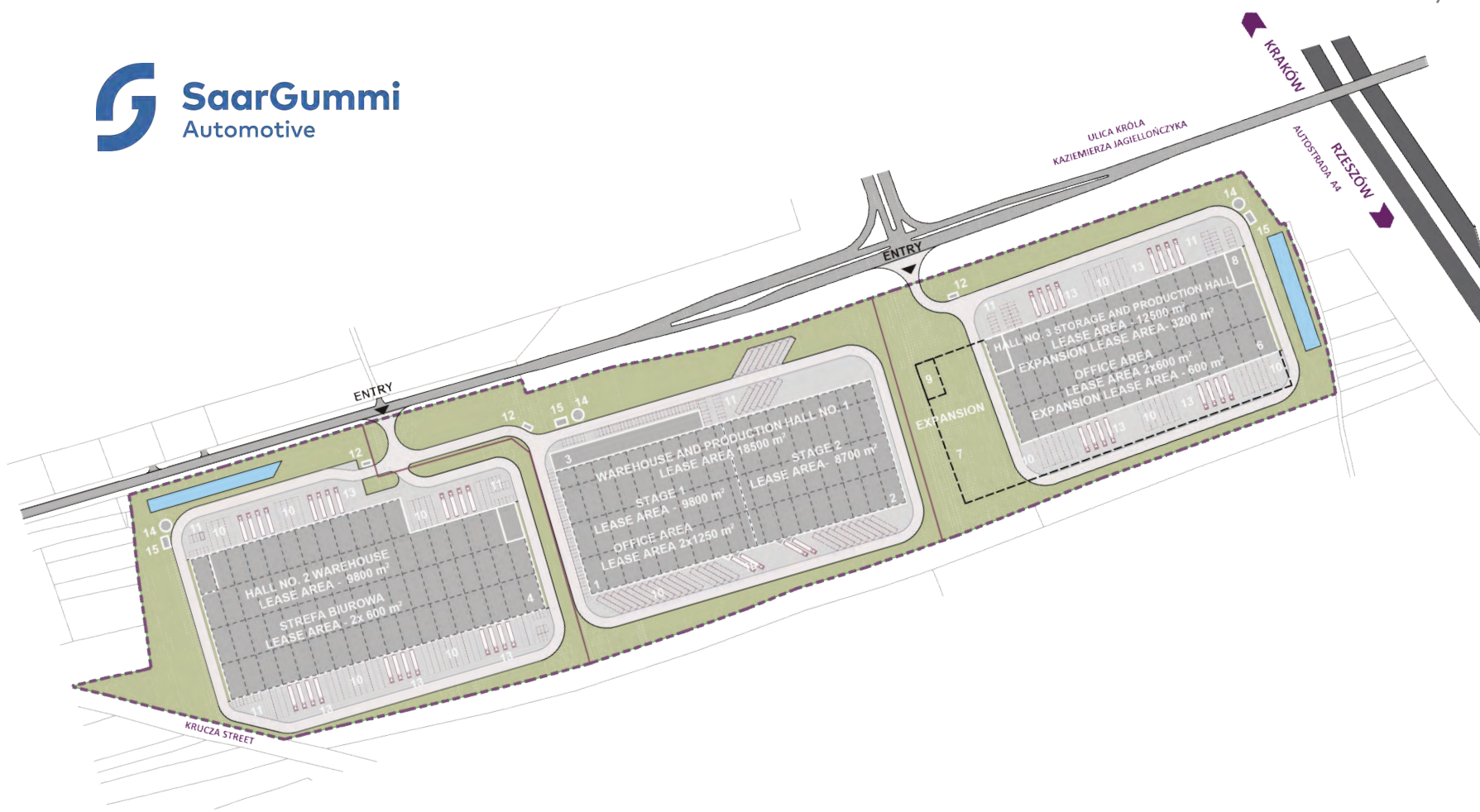
DL INVEST PARK SĘDZISZÓW

JAGIELLOŃCZYKA STREET, SĘDZISZÓW MAŁOPOLSKI



DL Invest Park Sędziszów is a build-to-suit warehouse investment. The project involves the construction of an office and warehouse investment with a target total area of up to 50,000 m². A complex of three A-class warehouse facilities will be built on a 13.8-hectare plot, which will provide the tenants with the possibility of expansion and development, as well as individual arrangement of logistic and office space.

The project is perfectly communicated with Dębica and Rzeszów nearby, as well as with the entire Podkarpackie Voivodeship. The property is located directly at the A4 motorway junction and 5 minutes from the DK 94 road junction, which guarantees direct connections to the region and neighbouring cities, providing high accessibility for employees and excellent exposure.



destination:
LOGISTIC CENTER, STORAGE

50.000 m²
lease area

138.000 m²
land area

260
parking spaces

A+
object class

SAARGUMMI
main tenant

BREAM
certification

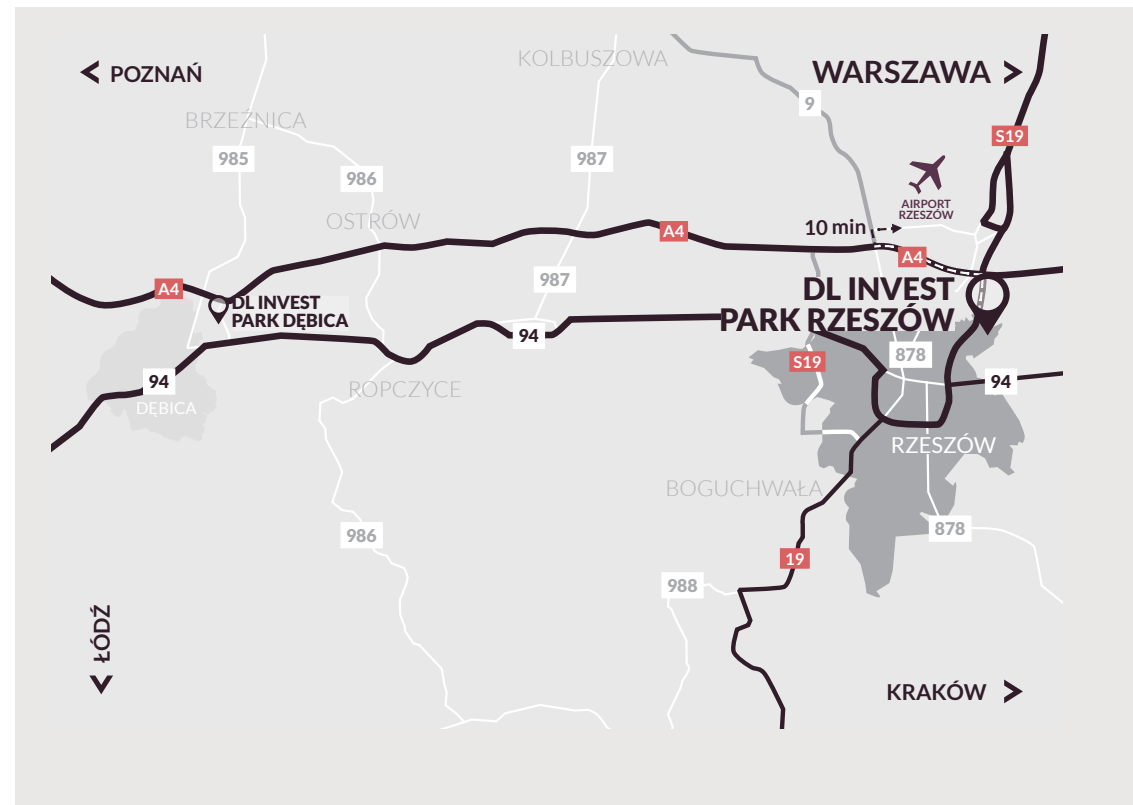


CHARACTERISTICS OF THE PROJECT

- excellent location in the vicinity of major national roads (A4, S19)
- hall standard: class A, high thermal and acoustic parameters, energy-saving ecological solutions
- full accompanying infrastructure
- transfer center providing communication with neighboring cities
- highly recognizable, central location provides an attractive market of employees
- property is equipped with all utilities meeting the requirements of a warehouse and production facility with office and social back-up facilities

LOCATION

- subcarpathian voivodship
- 1 minute to road DK 97
- 3 minutes to A4 motorway
- 5 minutes to S17
- 5 minutes from DK 94
- 10 minutes to Rzeszów-Jesionka International Airport
- 12 minutes to the PKP railway station
- 30 minutes to Debica
- 50 minutes to the border with Ukraine
- 1.5 hours to the Slovak border
- 1.5 hours to International Airport Kraków - Balice



DL INVEST PARK RZESZÓW

SPICHLERZOWA STREET, RZESZÓW

DL Invest Park Rzeszów is a project of a warehouse investment realized in a "build-to-suit" formula in the area of Rzeszów. The project will involve the implementation of an office and warehouse investment with an area of 31,000 m² on a degraded area of the current car exchange. Based on the internal analysis, tenant demand and Group's experience we have prepared a project dedicated to the specificity of urban warehousing, which will provide benefits

and new quality to the City of Rzeszow. It will activate the designated part of the city, creating over 1000 new jobs.

As a long-time owner of the projects under construction, we take care of the environment through adequate planting, the highest BREEAM standards and DL Green policy ensuring environmental sustainability.



destination:
LOGISTIC CENTER, STORAGE



Level 2

Level 1

26.350 m²
lease area
Level 1

7.700 m²
lease area
Level 2

70.049 m²
land area

200
parking spaces

A+
object class

WELL-KNOW
LOCATION
well recognized

BREEAM
certification

DL INVEST PARK ELBLĄG ŻUŁAWSKA STREET

A 6,500 GLA project with the possibility of expansion, in the form of urban warehouse (SBU), dedicated for the company InPost. The facility will be developed on the basis of DL Invest Group standards for the e-commerce market, while maintaining the standard shape and shell of the building. The plot is located in the south-western part of Elbląg, which provides an excellent connection to the expressways and a smooth communication with the region. Elbląg is a significant regional center for heavy industry, food industry, furniture industry and tourism

- Warmińsko-Mazurskie voivodship
- excellent location in the vicinity of important national roads (S7, S22)
- standard of halls: class A, high thermal and acoustic parameters, energy-efficient ecological solutions, full accompanying infrastructure
- attractive labour market
- 5 minutes to the center of Elbląg and Elbląg Seaport
- 40 minutes to Gdańsk
- 1 hour to international Airport in Gdańsk



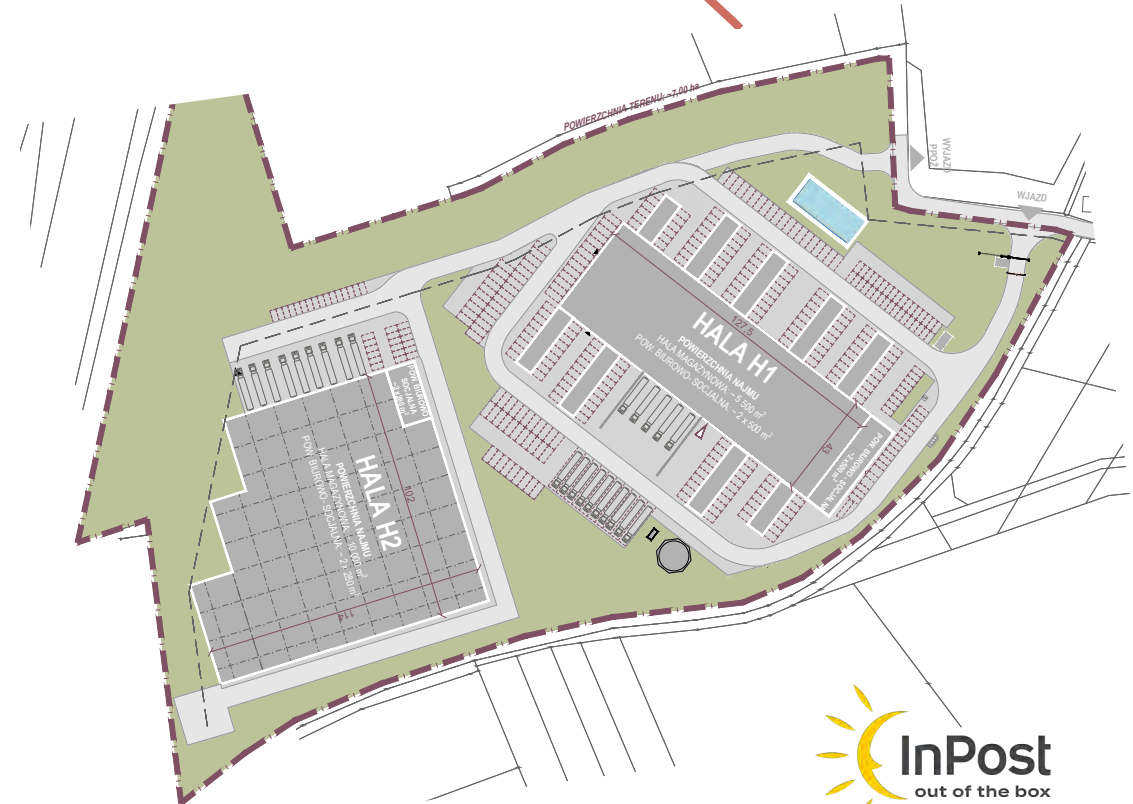
6.500 m²
lease area

42.000 m²
land area

10.000 m²
possibility of expansion

A+
object class

INPOST
major tenant

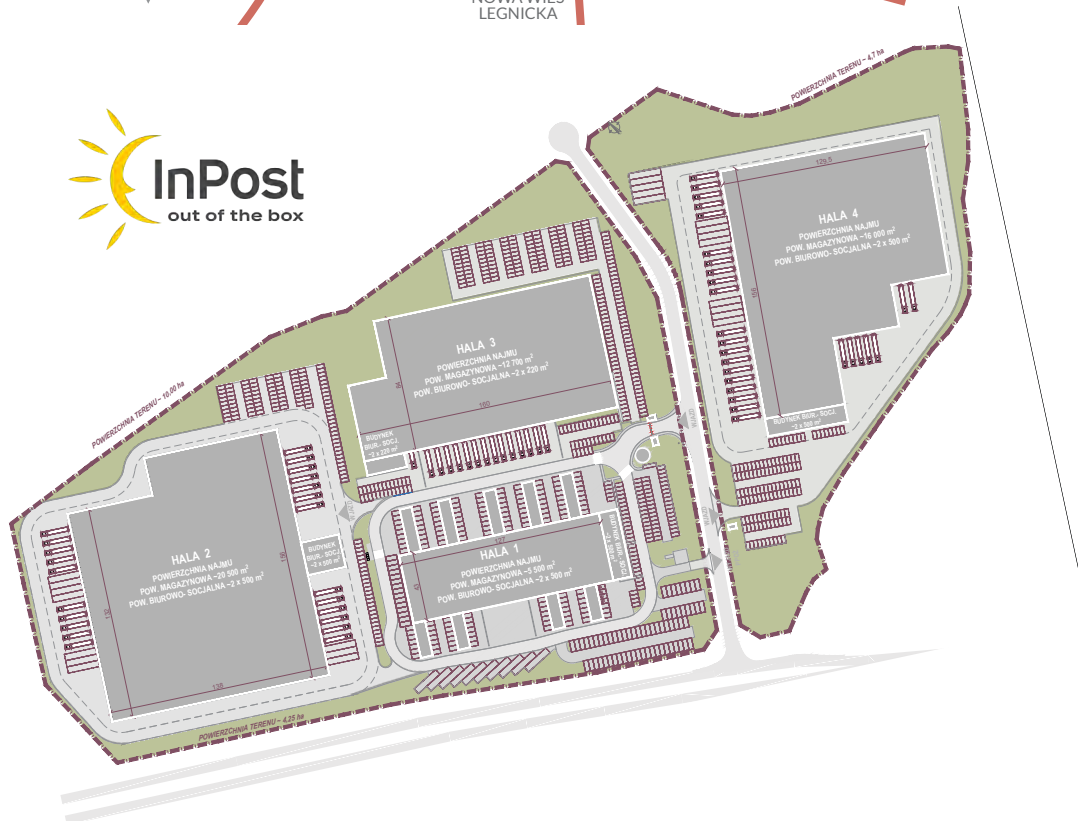


DL INVEST PARK LEGNICA GNIEWOMIERSKA STREET

A 6,500 GLA project with the possibility of expansion, in the form of urban warehouse (SBU), dedicated for the company InPost, created on the basis of DL Invest Group standards for the market

e-commerce market, while maintaining the standard shape and shell of the facility. Located in the southeastern part of the province in Legnica. The plot has an excellent connection with expressways, providing smooth communication with the region and easy access to the German border. In addition, the proximity of the Legnica Special Economic Zone provides favourable conditions for investment

- Dolnośląskie voivodship
- excellent location in the vicinity of national roads (A4, S3, DK94, DW364)
- hall standard: class A, high thermal and acoustic parameters, energy-efficient ecological solutions, full accompanying infrastructure
- vicinity of Legnica Technology Park, attractive labour market
- 15 minutes to the center of Legnica
- 1h to the border crossing in Zgorzelec
- 1h from international Airport Wrocław



6.500 m²
lease area

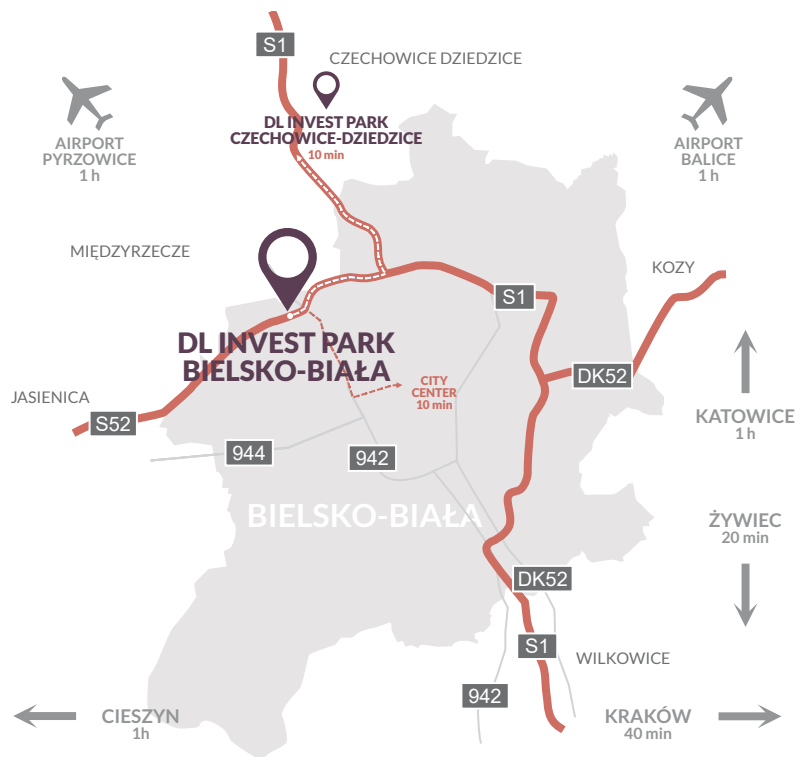
41.700 m²
land area

30.000 m²
possibility of expansion

A+
object class

INPOST
major tenant

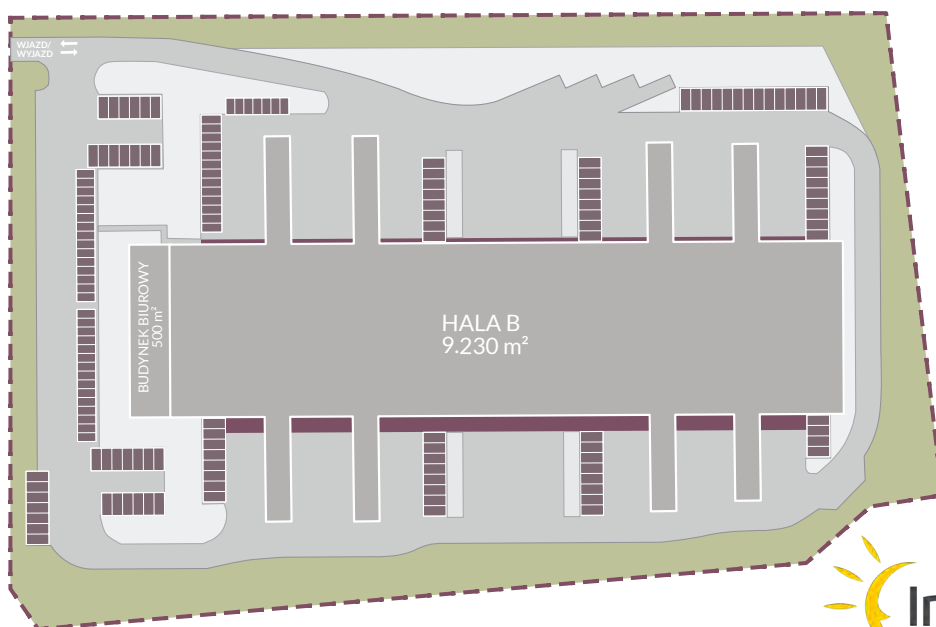




DL INVEST PARK BIELSKO LONDZINA STREET

A 10,350 GLA project with the possibility of expansion, implemented in the formula of an urban warehouse (SBU), dedicated for the company InPost, created on the basis of DL Invest Group standards for the e-commerce market, while maintaining a standard solid and shell of the object. The facility is located in the southern part of the Silesian province. Excellent connection with expressways providing smooth communication with the region and proximity to neighboring countries are undoubted advantages of the location.

- Silesian voivodeship
- excellent location in the vicinity of national roads (S52, S1)
- hall standard: class A, high thermal and acoustic parameters, energy-saving ecological solutions, full accompanying infrastructure
- vicinity of KSSE (Special Economic Zone) provides attractive market for employees
- 15 minutes from the center of Bielsko-Biała, 30 minutes from the Czech border
- 1h from the regional city of Katowice
- 1.5h from international Katowice-Pyrzowice Airport



10.350 m²
lease area with
possibility of expansion

40.000 m²
land area

167
parking spaces

A+
object class

INPOST
mojor tenant

DL INVEST PARK KLUCZBORK

WOŁCZYŃSKA STREET

A 5,500 GLA project with the possibility of expansion, in the form of urban warehouse (SBU), dedicated for the company InPost. The facility will be developed on the basis of DL Invest Group standards for the e-commerce market, while maintaining the standard shape and shell of the object. The site is located in the western part of Kluczbork, which provides excellent access to expressways and smooth communication with the region. In Kluczbork, there is a subzone of Walbrzych Special Economic Zone Invest Park (area 53.939 ha).

- Opolskie voivodship
- excellent location in the vicinity of important national roads (DK11, DK42, DK45)
- hall standard: class A, high thermal and acoustic parameters, energy-saving ecological solutions, full accompanying infrastructure
- attractive labour market, vicinity of subzone of Walbrzych Special Economic Zone
- 5 minutes to Kluczbork city center
- 1.5 hrs to Wrocław and Częstochowa
- 1.5 hrs to international Airports in Wrocław and Pyrzowice



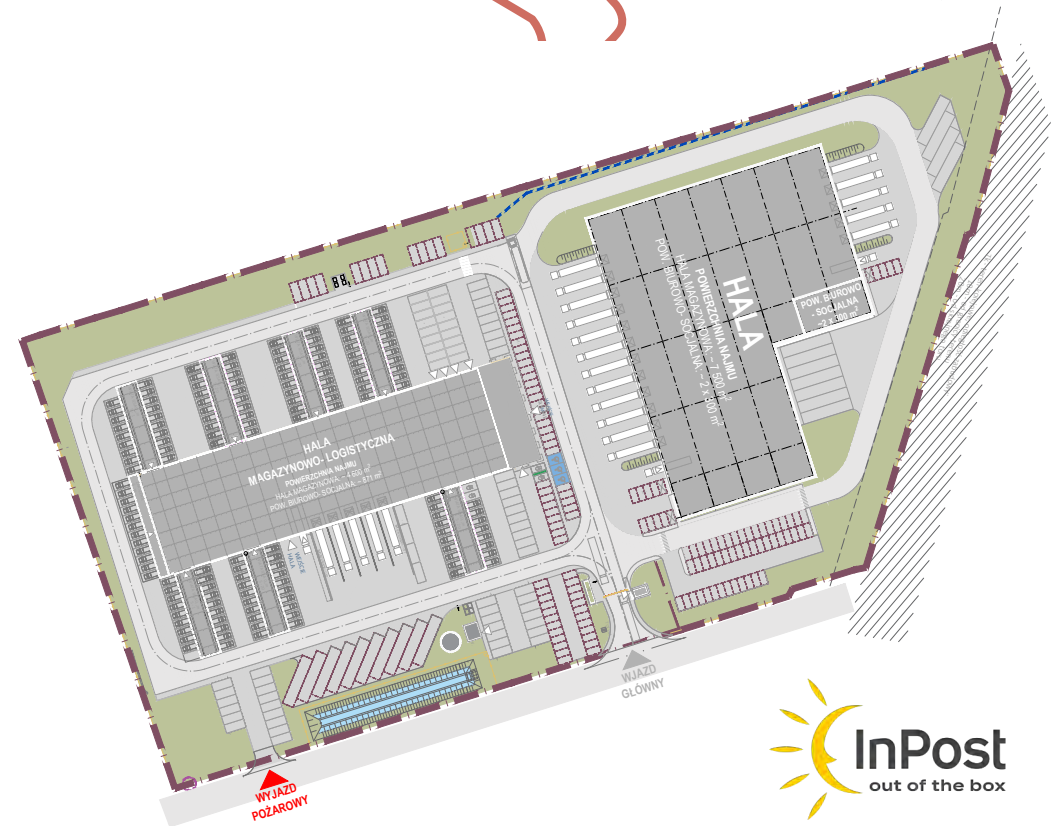
5.500 m²
lease area

30.000 m²
land area

10.000 m²
possibility of expansion

A+
object class

BREEAM
certification





DL INVEST PARK PŁOCK BARTOSZEWSKIEGO STREET

The project with an area of 9,000 GLA with the possibility of expansion in the form of urban warehouse (SBU), dedicated for the company InPost, created on the basis of DL Invest Group standards for the e-commerce market, while maintaining the standard shape and shell of the facility. Located in the north-eastern part of Płock. The site is located in central Poland, has an excellent connection to the expressways, providing smooth communication with all regions of the country. Favourable conditions for development of the investment are provided by the proximity of Płock Industrial and Technological Park.

- Masovian voivodship
- excellent location in the vicinity of national roads (S7, DK60, DK62, DW567, DW559, DW564, DW575)
- hall standard: class A, high thermal and acoustic parameters, energy-saving ecological solutions, full accompanying infrastructure
- vicinity of Płock Industrial and Technological Park, attractive labour market
- 15 minutes drive to center of Płock
- 50 min to city of Lodz
- 1.5 hrs from international Airport in Warsaw



9.000 m²
lease area

40.000 m²
land area

10.000 m²
possibility of expansion

A+
object class

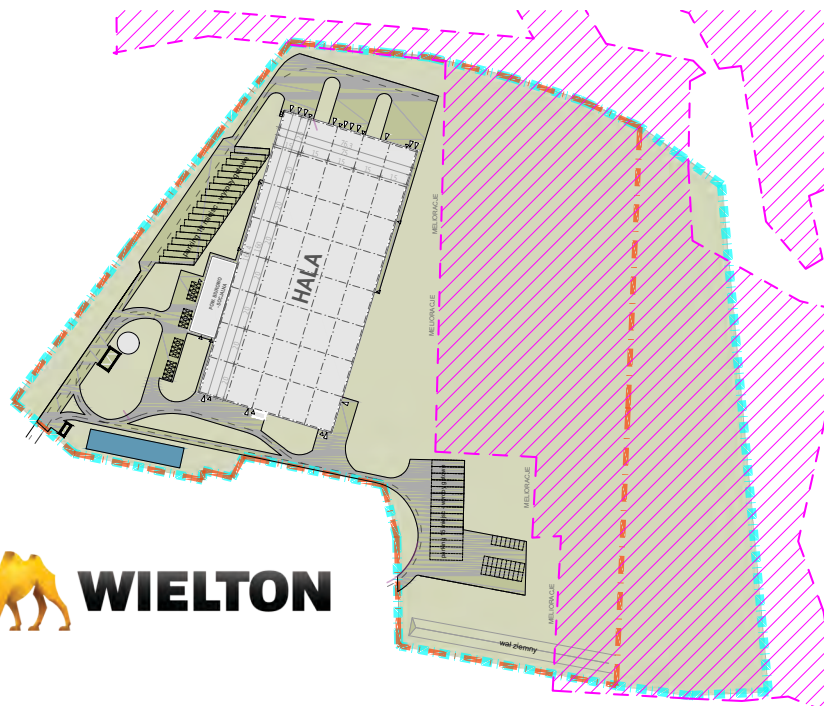
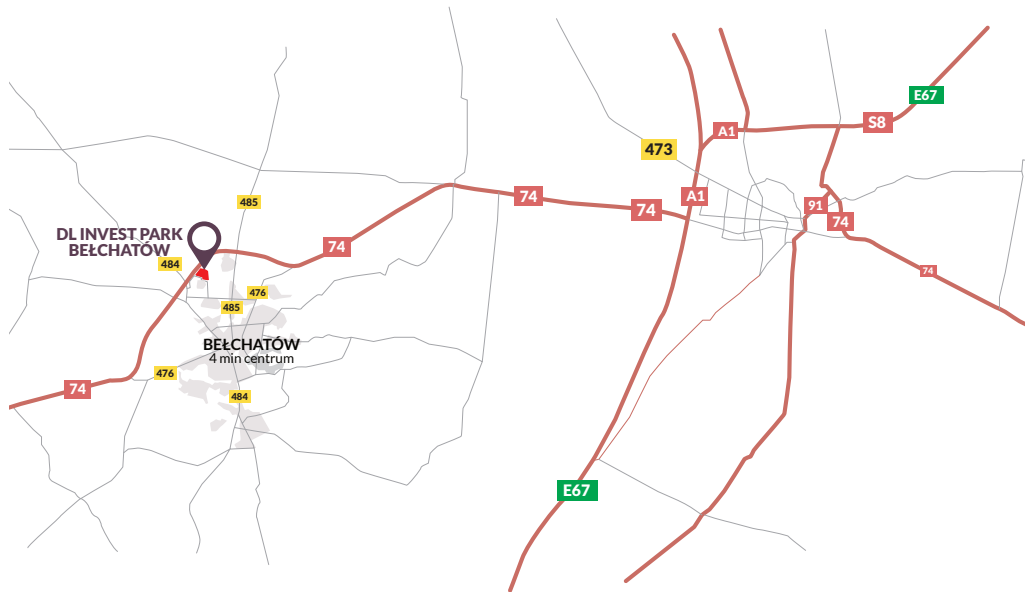
INPOST
major tenant

DL INVEST PARK BEŁCHATÓW

EUGENIUSZA KWIATKOWSKIEGO STREET

Project has an area of 16,290GLA with the possibility of expansion in the form of an urban warehouse (SBU), dedicated to the Wielton company, created on the basis of DL Invest Group standards for the logistics market while maintaining the standard body and shell of the facility. Located in the north-eastern part of Belchatow. The site is located in central Poland and has an excellent connection to expressways, ensuring smooth communication with all regions of the country. Favourable conditions for the development of the investment are provided by an extensive road and communication infrastructure.

- Lodz voivodship
- Excellent location in the vicinity of national roads (DK74)
- Standard of halls: class A, high thermal and acoustic parameters, energy-efficient ecological solutions, full accompanying infrastructure
- 45min to city of Lodz
- 50min from Airport



16.290 m²
lease area

92.600 m²
land area

**EXPANSION
AVAILABLE**

A+
object class

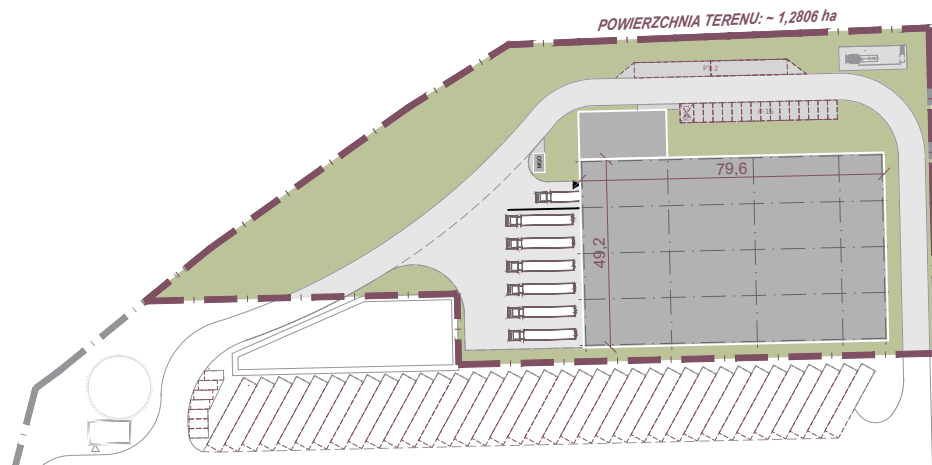
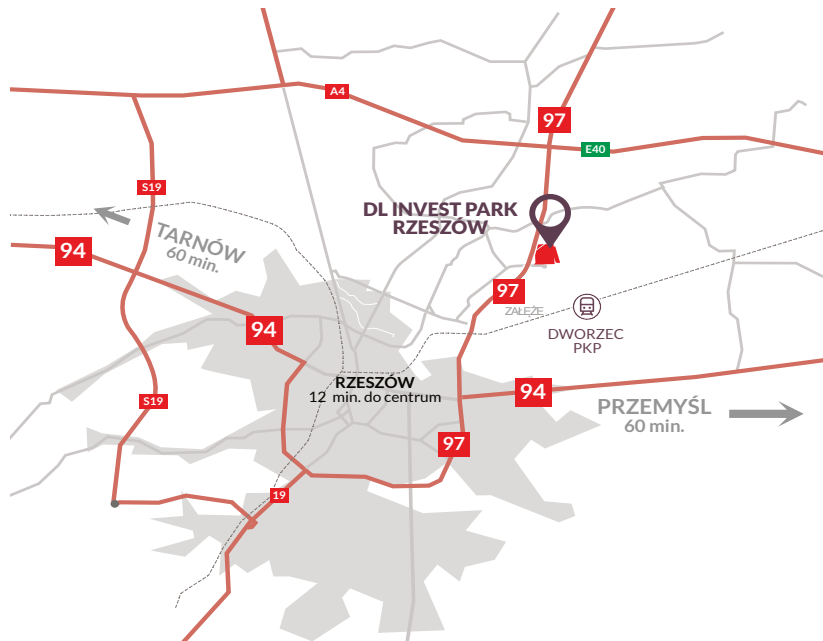
WIELTON
major tenant

DL INVEST PARK RZESZÓW

35 SPICHLERZOWA STREET

Project has an area of 4,475 GLA with the possibility of expansion in the formula of a city warehouse (SBU), created on the basis of DL Invest Group standards for the logistics market while maintaining the standard body and shell of the facility. Located in the north-western part of Rzeszów. The site is located in the southern part of Poland and has an excellent connection with expressways, ensuring smooth communication with all regions of the country. Favourable conditions for the development of the investment are provided by extensive road and communication infrastructure.

- Podkarpackie voivodship
- Excellent location in the vicinity of national roads (DK97)
- Standard of halls: class A, high thermal and acoustic parameters, energy-efficient ecological solutions, full accompanying infrastructure
- 20 minutes from the airport



7.700 m²
lease area

12.806 m²
land area

**EXPANSION
AVAILABLE**

A+
object class



MIXED-USE COMPLEXES

DL Office

The flagship of DL Invest Group are mixed-use investments creating multifunctional office, retail and service complexes. Located in top locations of large cities provide modern workspace in buildings with the highest standard on the market A+. The original architecture, high quality workmanship and implementation of buildings in accordance with the principles of sustainable construction guarantee tenants a high comfort of use and cost-optimal use of office space.

DL Invest Group office complexes are designed on the basis of the latest trends, which treat modern offices not only as places to work, but also as an important factor affecting the success of companies. Providing employees with a well-designed space in which they feel comfortable, positively affects the effectiveness of work and achieve better results.

The idea of ensuring maximum comfort for users of DL Invest Group office complexes is complemented by the location of commercial and service premises in the buildings. Stores, cafes,

restaurants, kindergartens, gyms, laundries, recreation and leisure zones give tenants the opportunity to comfortably organize their work and private life.

The functions offered by DL Invest Group office parks are complementary to each other, and this creates added value for employees.

In response to the changing reality, DL Invest Group offers its tenants flexible office space allowing for any arrangement of offices according to the needs and expectations of customers in both office and open space. It is also available to rent furnished office space on flexible lease terms - even for a period of one month.

The portfolio of DL Invest Group includes newly constructed buildings and unique, historic, revitalized properties that have been adapted to the high standards of modern office real estate.

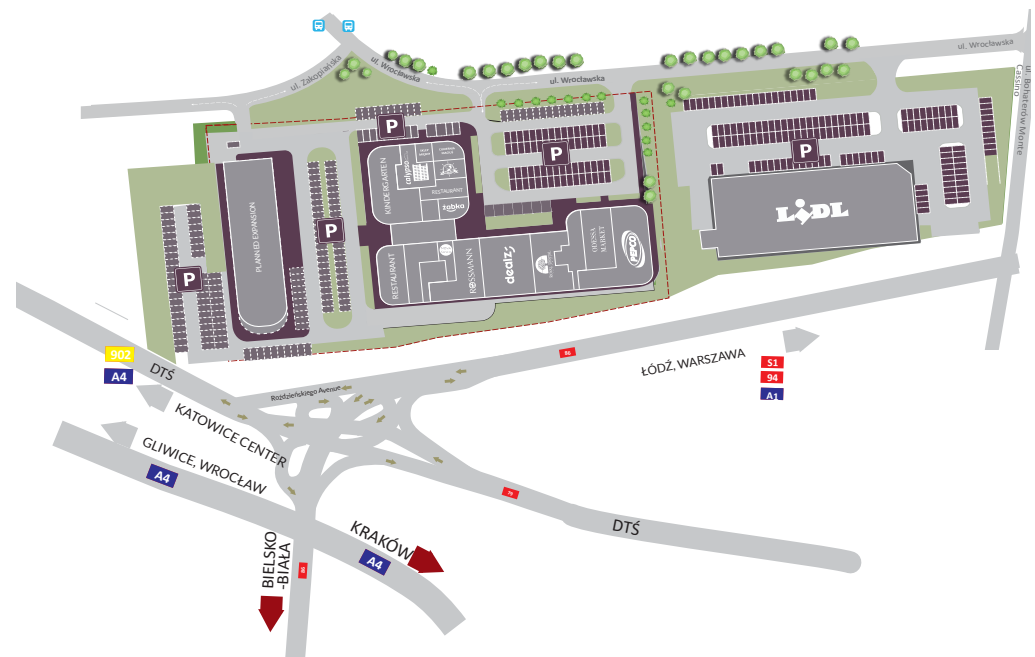


CHARACTERISTICS OF THE PROJECT

- completion date: May 2020
- ecological solutions and technologies guaranteeing high energy efficiency of the building
- charging stations for electric cars, bicycle parking spaces and facilities for cyclists
- in the neighbourhood there is a commercial complex consisting of popular hypermarkets: IKEA, Meble Agata, Castorama, Homepark Rawa, Centrum Handlowe Dąbrówka, Jysk, Decathlon, Lidl
- innovative building management system (BMS, access control system)
- extensive accompanying infrastructure consisting of retail outlets, restaurants, gym, private kindergarten
- strong exposure of the building at one of the main roads entering Katowice - Roździeńskiego Avenue (DK86)
- extensive public transport network in the vicinity of the building - a dedicated transfer center located by the building
- excellent communication with Katowice city center and neighboring towns (Mysłowice, Tychy, Sosnowiec, Czeladź)

LOCATION:

- 1 km from the center of Katowice, direct access DK 86
- 2 km to A4 freeway (Kraków - Wrocław)
- 1 km to DK 79 (Silesia - Lesser Poland Voivodeship)
- 3 km to DTŚ [902] (Gliwice - Katowice)



DL PIANO

WROCŁAWSKA 54 STREET, KATOWICE

The DL Piano mixed-use complex is located in a highly urbanized part of the city, in Katowice-Bogucice district, between Wrocławska street and the key traffic artery - W. Roździeńskiego avenue. The property is surrounded by residential, commercial and service buildings. The property is located close to the most recognizable buildings in Silesia, i.e. "Spodek" Sports and Entertainment Hall, the concert hall of Polish National Radio Symphony Orchestra and the International Congress Centre.

supporting infrastructure:
**GYM, RESTAURANTS,
COFFEE SHOP, NURSERY,
KINDERGARTEN, DENTIST**

destination
**OFFICES, SERVICES,
CONVENIENCE
CENTER**



OFFICE
FACILITIES

office facility type:
MIXED-USE



I STAGE

15.400 m²
lease area

up to **30.000 m²**
planned expansion

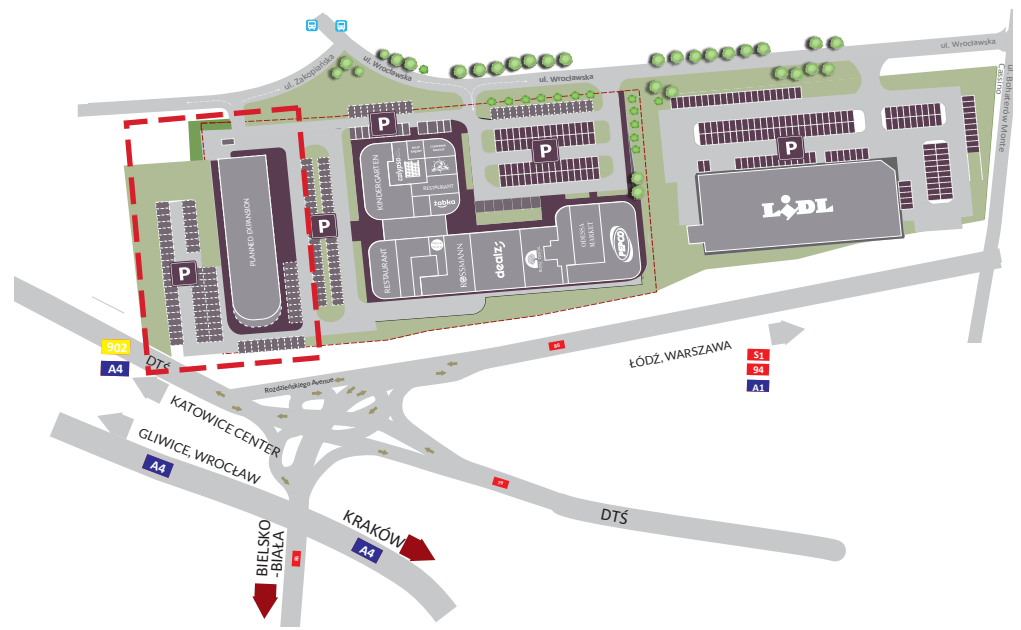
373
parking spaces
(I STAGE)

A+
object class

5
number of stories

BREAM
certification

DL PIANO



DL PIANO II

WROCŁAWSKA 54 STREET, KATOWICE



OFFICE
FACILITIES

DL Piano II is a unique residential concept in the central part of Katowice. Planned investment includes the expansion of an existing commercial and retail complex by a building with a residential and commercial function. Under the expansion, we will construct an 11-storey segment dedicated to a residential function with approx. 70 flats and a 4-storey segment dedicated to an office and service function. A 2-storey car park is planned under the building - an underground garage providing 175 parking spaces.

supporting infrastructure:

**GYM, RESTAURANTS,
COFFEE SHOP, NURSERY,
KINDERGARTEN, DENTIST**

destination

**OFFICES, SERVICES,
CONVENIENCE
CENTER**

office facility type:
MIXED-USE



II STAGE

11.000 m²
lease area

up to **30.000 m²**
planned expansion

175
parking spaces
(II STAGE)

A+
object class

5
number of stories

BREEM
certification

DL PRIME



CHARACTERISTICS OF THE PROJECT

- modern and functional design, standing out from the urban fabric
- possibility of expansion, individual space arrangement of the lease area
- diversified, prestigious tenant-mix, including a fitness club, kindergarten, café, catering, coworking, leisure zone
- ecological solutions and technologies guaranteeing high energy efficiency of the building
- charging station for electric cars and parking for bicycles
- innovative building management system (BMS, access control system)
- transfer center adapted to the needs of tenants, built with the investor's own funds
- extensive public transport network in the vicinity of the building (buses)
- location provides convenient connection with DK 78, DK 88, provincial roads 408 and 901, Drogowa Trasa Średnicowa, A1 and A4 freeways

LOCATION:

- 1 minute to DK902 - DTS
- 4 minutes to the railway station and the bus station
- 5 minutes to Market Square, the Old Town and the Silesian University of Technology
- 10 minutes to A4 and A1 freeways
- 20 minutes to Katowice
- 35 minutes to Katowice-Pyrzowice International Airport
- 55 minutes to Krakow Balice International Airport



DL PRIME

PIWNA STREET, GLIWICE

The complex of three mixed-use buildings combining office, retail and service functions, located at ul. Piwna - the main access road to the center of Gliwice - will become a landmark of the city. The facility is located within the range of influence of the very center of Gliwice, directly by road 901 and by the DK902 ring road. The property is adjacent to service outlets, the PKP and PKS stations, restaurants, and residential buildings. There is an extensive network of public transport infrastructure in the vicinity of the property.

supporting infrastructure:
**GYM, RESTAURANTS,
COFFEE SHOP, NURSERY**

destination:
**OFFICES, SERVICES,
CONVENIENCE
CENTER**



OFFICE
FACILITIES

office facility type:
MIXED-USE



I STAGE

15.400 m²
lease area

up to **100.000 m²**
planned expansion

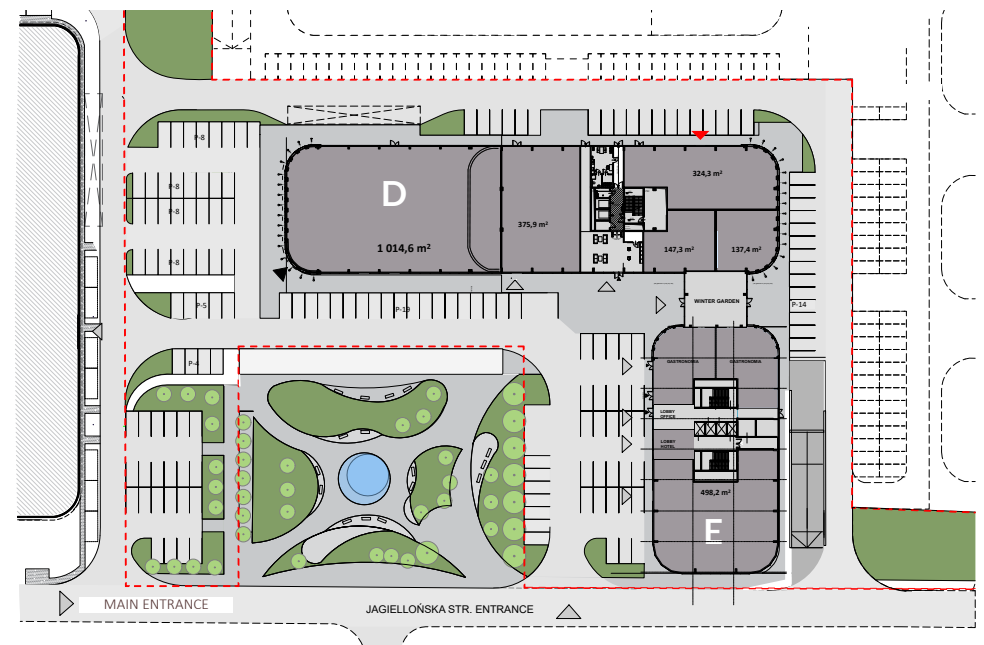
316
parking spaces
(I STAGE)

A+
object class

6
number of stories

BREEM
certification

DL PRIME



DL PRIME II

PIWNA STREET, GLIWICE



OFFICE
FACILITIES

Planned buildings will provide the function of an office, retail and service facility. In building D, the ground floor will be dedicated to retail and services (shops, banks, etc.), and the subsequent floors will be dedicated to offices, as well as in building E, the ground floor will be dedicated to retail and services (shops, banks, bakeries, cafés), and the subsequent floors will be dedicated to office space. There will be a single-level underground car park under the entire development. The ground floors of buildings D, E and F (Phase III) will form a retail park with a gastronomic function.

supporting infrastructure:
**GYM, RESTAURANTS,
COFFEE SHOP, NURSERY**

destination:
**OFFICES, SERVICES,
CONVENIENCE
CENTER**

office facility type:
MIXED-USE



I STAGE

28.300 m²
lease area

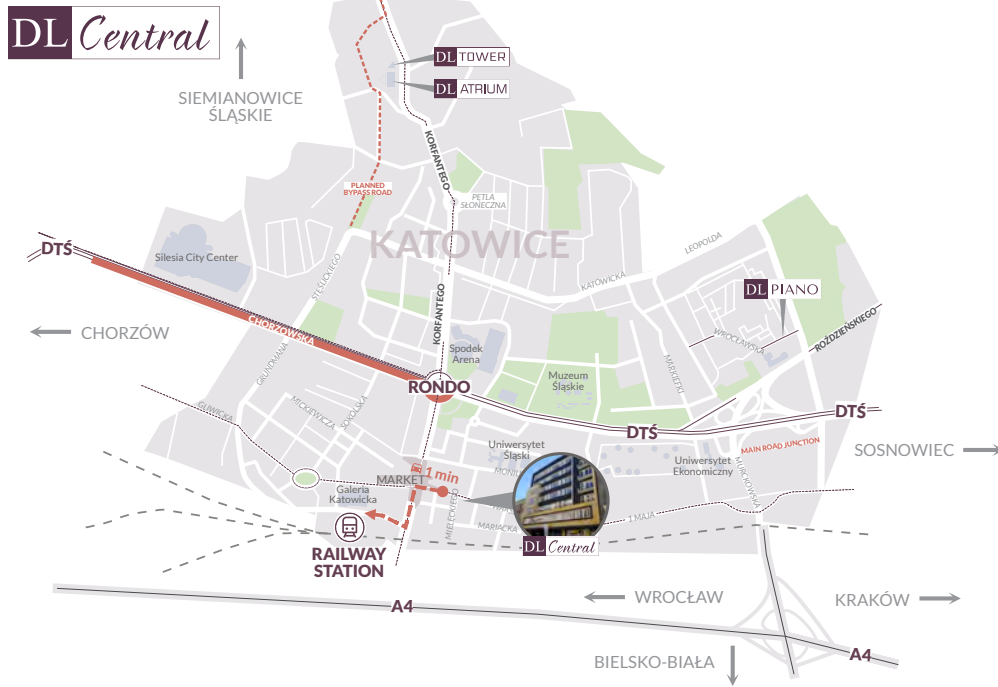
up to **100.000 m²**
planned expansion

381
parking spaces
(II stage)

A+
object class

6
number of stories

BREEM
certification

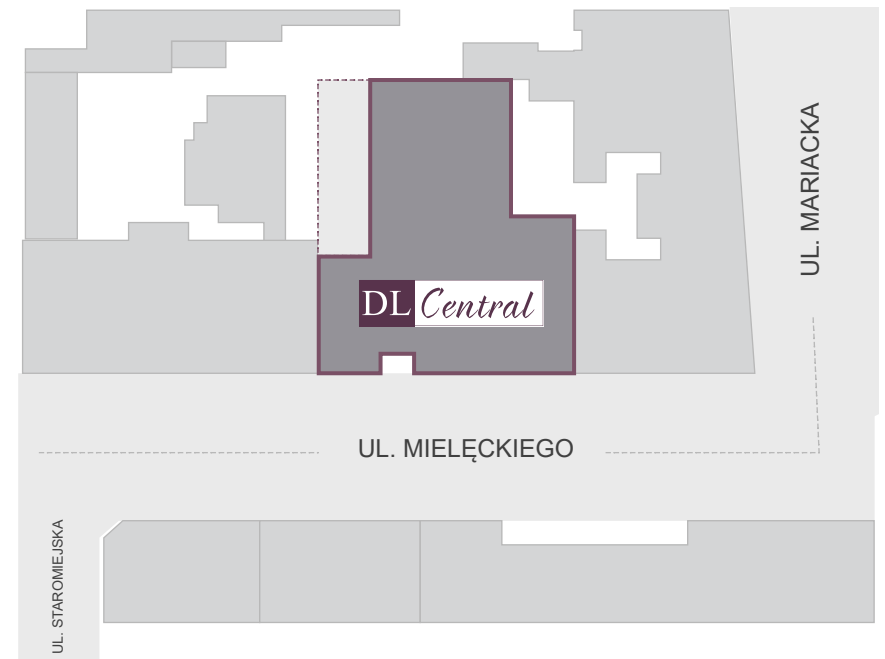


CHARACTERISTICS OF THE PROJECT

- functional A-class office and service facility located in a revitalized modernist tenement house with a rich history
- excellent and prestigious location in the very center of Katowice and attractive labour market
- in the zone of influence - with residents of neighbouring cities working in Katowice - there are about 500,000 people
- high recognition of the building and location
- extensive public transport network in the vicinity of the building (buses and streetcars) in the immediate vicinity there are metropolitan public transport stops allowing for efficient access to the neighbouring towns (including Gliwice, Ruda Śląska, Mikołów, Tychy, Zabrze, Bytom, Dąbrowa Górnicza, Mysłowice, Siemianowice Śląskie)

LOCATION:

- 3 minutes (on foot) to the Market Square, the Katowice City Hall, the Silesian Theatre
- 7 minutes (on foot) to the main railway and bus stations and the main post office
- 3 minutes to the International Congress Centre and Culture Zone, which includes the "Spodek" Sports and Entertainment Hall, the NOSPR concert hall and the Silesian Museum
- 5 minutes to the largest shopping malls in Katowice: Silesia City Center and Galeria Katowicka
- 4 minutes to DK86 (Tychy-Warsaw)
- 6 minutes to A4 freeway (Wrocław - Rzeszów)
- 1 km to Silesian University



DL CENTRAL

MIEŁĘCKIEGO 10 STREET, KATOWICE



OFFICE
FACILITIES

DL CENTRAL is located in the very center of Katowice, in the Śródmieście district, at 10 Mieleckiego Street, close to the railway and bus stations, as well as the city's and region's key administrative institutions.

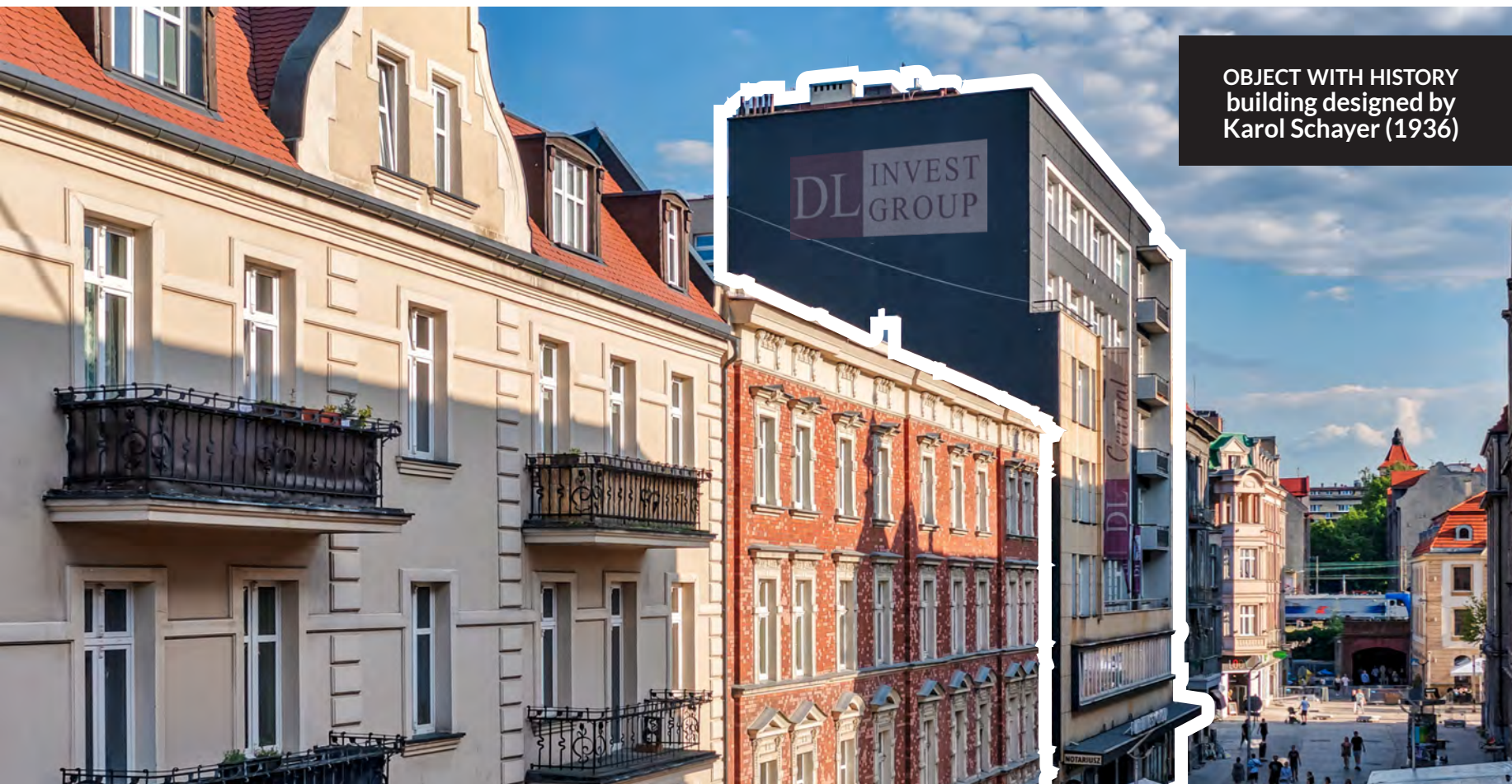
DL CENTRAL was built between 1938 and 1939 on commission by the former International Commercial Bank. It was designed in

1936 by Karol Schayer, one of the most prominent representatives of modernism in Polish interwar architecture.

After the renovation carried out by DL Invest Group in 2013, the building not only lost nothing of its original features, but gained a quality that will meet the space needs of demanding tenants who want to be in the center of events.

destination:
**OFFICES, SERVICES
GASTRONOMY**

office facility type
MIXED-USE



OBJECT WITH HISTORY
building designed by
Karol Schayer (1936)

2.500 m²
lease area

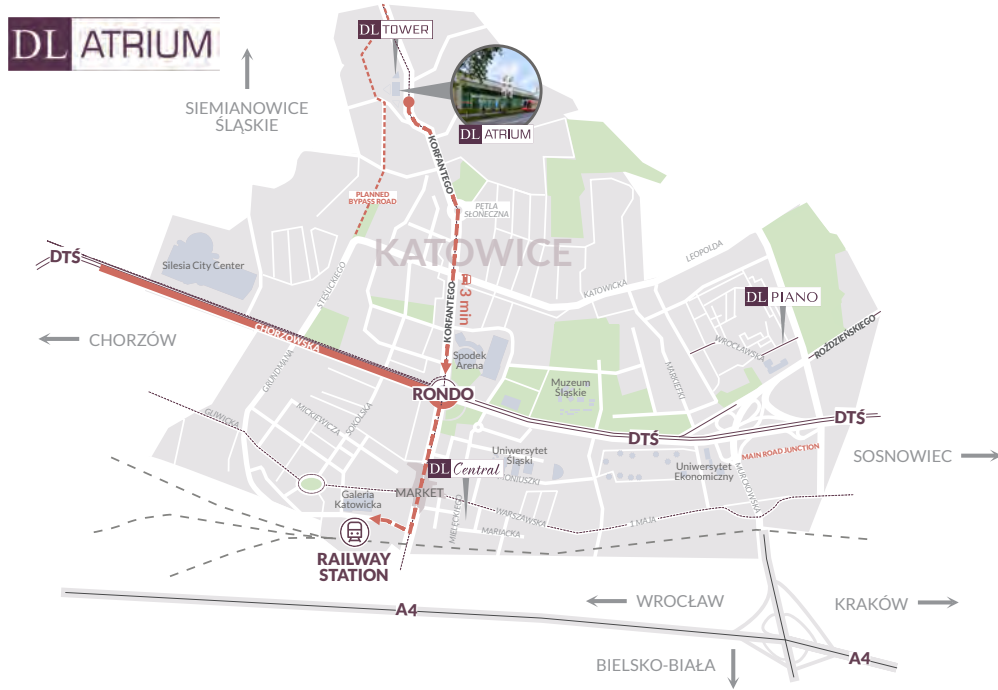
300 m
from Katowice
Marketplace

**CLASSIC
DESIGN**
modernistic style
of a house

**PRESTIGIOUS
LOCATION**
in Katowice downtown

facilities:
LIFT

8
number of stories



CHARACTERISTICS OF THE PROJECT

- high standard of space, possibility of expansion, individual arrangement of lease space,
- innovative building management system (BMS, access control system)
- DL Space: a system of serviced offices of various sizes, leased on flexible terms
- extensive accompanying infrastructure consisting of retail outlets, cafes, a gym, a private kindergarten, a large parking lot and bicycle parking spaces
- extensive public transport network in the vicinity of the building (buses and streetcars) dedicated bus stop
- vicinity of a ring road connecting Katowice's districts with neighbouring cities

LOCATION:

- 1 minute from the Stoneczna loop
- 5 minutes to A4 (Jędrzychowice - Korczywa) and to DK902 - DTŚ
- 5 minutes to the largest shopping mall in Silesia: Silesia City Center and to the International Congress Centre, the National Polish Radio Symphony Orchestra and Spodek
- 3 minutes to Ziétek Rodna
- 6 minutes to the Market Square in Katowice
- 8 minutes to Katowice Central Railway Station and Bus Station
- 30 minutes to Katowice-Pyrzowice International Airport
- 45 minutes to the International Airport Krakow Balice



DL ATRIUM

KORFANTEGO 138 AVENUE, KATOWICE



OFFICE
FACILITIES

The building is located at 138 Korfantego Street in the district of Wełnowiec-Józefowiec, which will soon become one of the most modern districts in Katowice (Nowy Wełnowiec estate planned on 25 ha in the immediate vicinity). The building is surrounded by residential estates and office, retail and service buildings.

The Katowice ring road, which is crucial for the city's communication, is being constructed in the immediate vicinity.

supporting infrastructure:

**GYM, RESTAURANTS,
COFFEE SHOP,
KINDERGARTEN, NURSERY**

destination:

**OFFICES, SERVICES
CONVENIENCE
CENTER**

office facility type:
MIXED-USE



I STAGE

8.800 m²
lease area

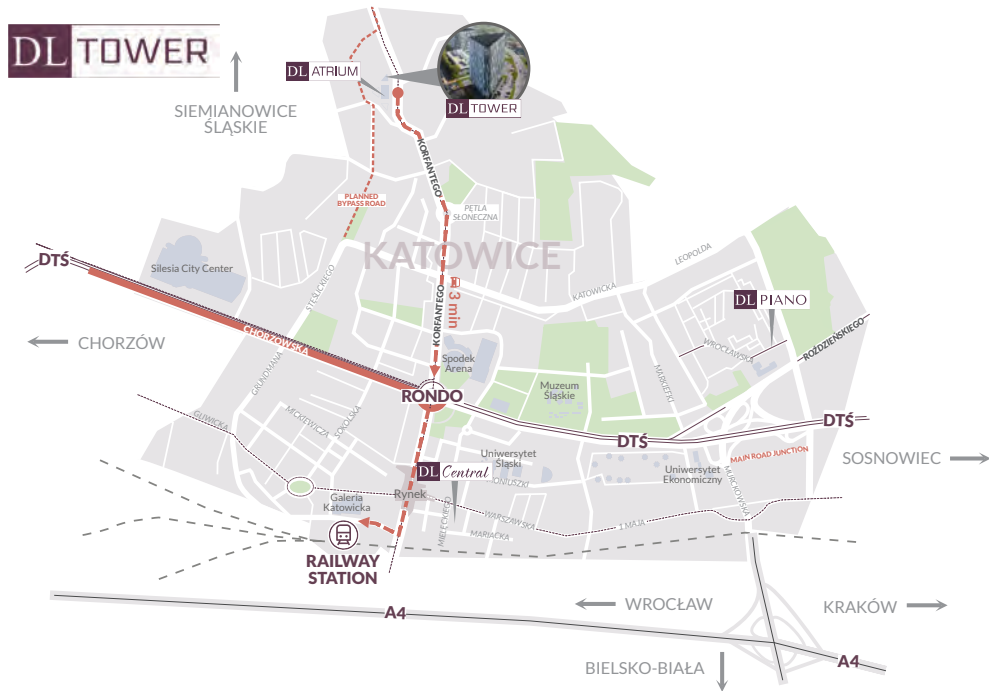
up to **45.000 m²**
planned expansion

180
parking spaces

A+
object class

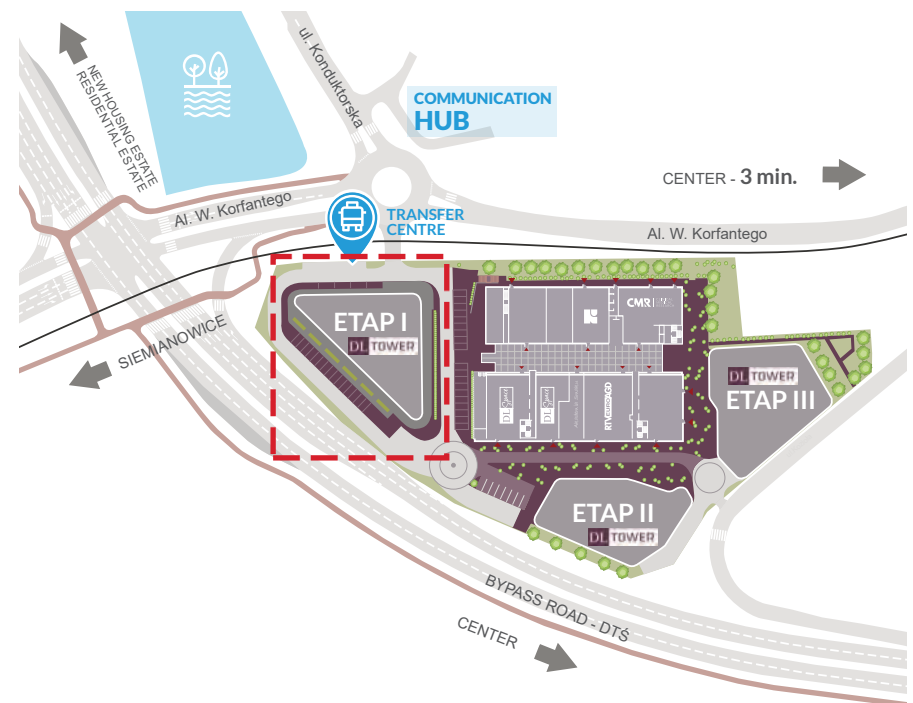
4
number of stories

DL Green
designed with the
environment in mind



CHARACTERISTICS OF THE PROJECT

- planned expansion up to 45,000 m² - total of 3 towers are planned in the development stages
 - A+ class standard; the building will be constructed according to BREEAM guidelines
 - distinctive architecture and prestigious interior design
 - charging station for electric cars, parking and facilities for cyclists
 - energy-efficient, environmentally friendly solutions, innovative building management system (BMS, access control system, DL Connect)
 - extensive accompanying infrastructure consisting of retail outlets, cafes, gym, private kindergarten
 - extensive public transport network in the vicinity of the building (buses and streetcars)
- LOCATION:**
- 5 minutes to A4 (Jedrychowice - Karczowa) and DK902 - DTŚ
 - 5 minutes to the largest shopping mall in Silesia: Silesia City Center, International Congress Centre, NOSPR and Spodek
 - 8 minutes to Katowice Central Railway Station and Bus Station
 - 30 minutes to Katowice-Pyrzowice International Airport
 - 45 minutes to Krakow Balice International Airport



DL TOWER

KORFANTEGO 138A AVENUE, KATOWICE



OFFICE
FACILITIES

The office complex is located at 138 Korfantego Street in the Wełnowiec-Józefowiec district, which will soon become one of the most modern districts in Katowice (Nowy Wełnowiec estate planned for 25 ha in the immediate vicinity). In the vicinity of the building there are housing estates and office, retail and service buildings. The building was designed on the basis of ecological solutions and technologies that guarantee high energy efficiency of the building.

supporting infrastructure:
**GYM, RESTAURANTS,
COFFEE SHOP, NURSERY**

destination:
**OFFICES, SERVICES
CONVENIENCE
CENTER**

office facility type
MIXED-USE



I STAGE

11.800 m²
lease area

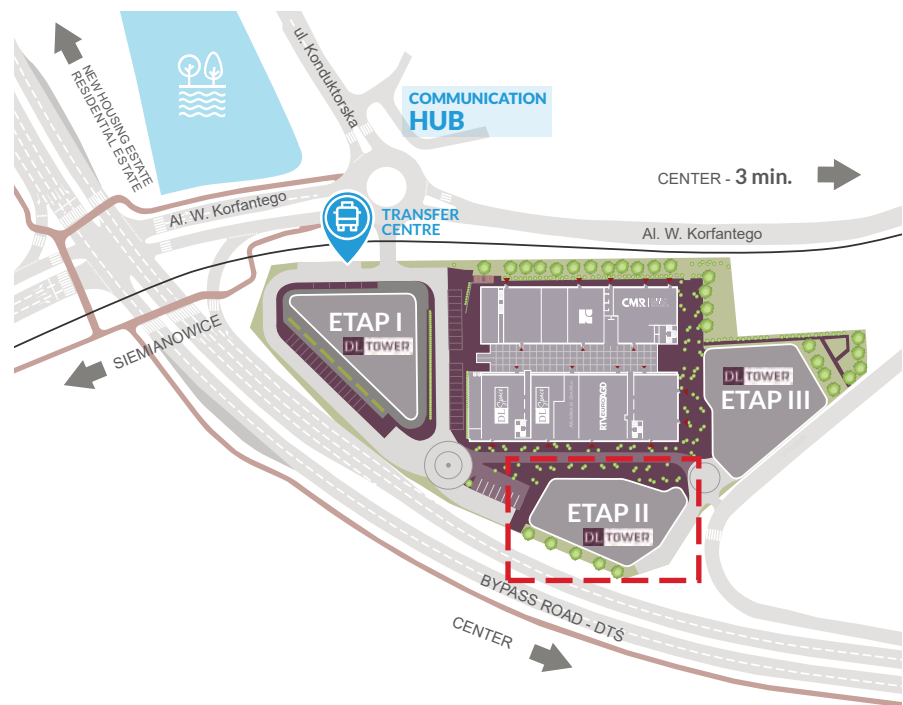
up **45.000 m²**
planned expansion

254
parking spaces
(I STAGE)

A+
object class

14
number of stories

BREEM
certification



DL TOWER

KORFANTEGO 138 AVENUE, KATOWICE



OFFICE
FACILITIES

The office-trade-services complex is located at 138 Korfanteo Street in the Wełnowiec-Józefowiec district, which will soon become one of the most modern districts in Katowice (Nowy Wełnowiec estate planned for 25 ha in the immediate vicinity). In the vicinity of the building there are housing estates and office, retail and service buildings. The building was designed on the basis of ecological solutions and technologies that guarantee high energy efficiency of the building.

supporting infrastructure:
**GYM, RESTAURANTS,
COFFEE SHOP, NURSERY**

destination:
**OFFICES, SERVICES
CONVENIENCE
CENTER**

office facility type
MIXED-USE



II STAGE

13.500 m²
lease area

up **45.000 m²**
planned expansion

127 parking spaces
(II STAGE)

A+
object class

14
number of stories

BREEM
certification

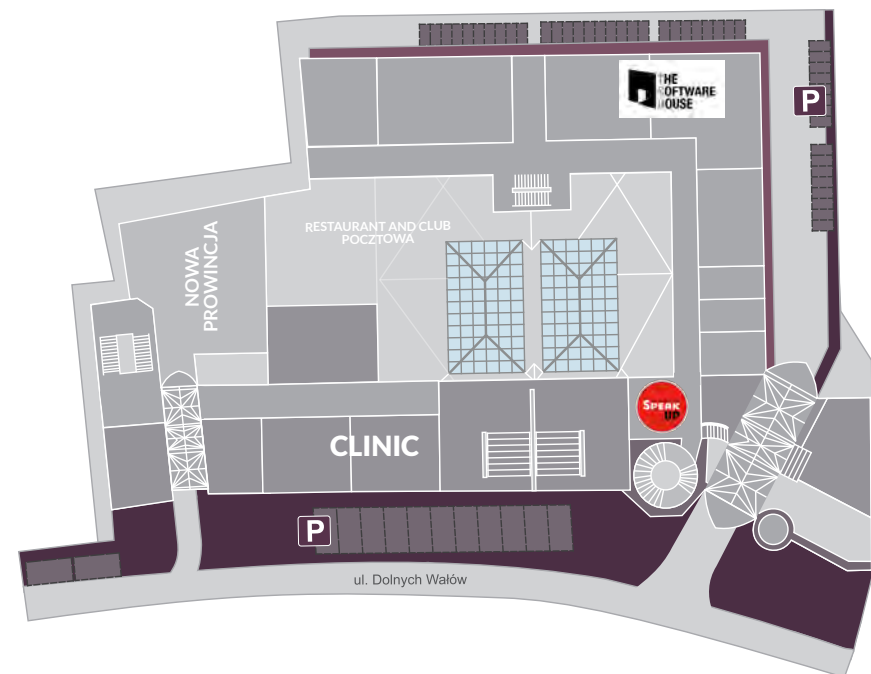


CHARACTERISTICS OF THE PROJECT

- a monument of Gliwice's Old Town with a rich history and outstanding architectural qualities
- the modernized building of Stara Posta was put into use in 2018
- prestigious location in the center of Gliwice
- ecological solutions were applied, such as: energy-efficient lighting, a system for current reading of passive energy consumption, door and window woodwork with increased energy-saving parameters
- possibility of expansion, individual space arrangement of the lease area
- extensive public transport network in the vicinity of the building
- secure parking in the inner courtyard and parking spaces for bicycles
- attractive job market in a thriving investment center

LOCATION:

- 5 minutes to Gliwice Railway Station and Gliwice Bus Station and the largest shopping mall in Gliwice Forum
- 5 minutes to DK902 - DTŚ and A4 (Jędrzychowice - Korczowa)
- 5 minutes to DK79
- 10 minutes to A1
- 25 minutes to Katowice
- 35 minutes to Katowice-Pyrzowice International Airport
- 60 minutes to Krakow Balice International Airport



DL VINTAGE POST

DOLNYCH WAŁÓW 8 STREET, GLIWICE



OFFICE
FACILITIES

DL Vintage Post, once the building of the Main Post Office in Gliwice, located at ul. Dolnych Wałów 8, was erected in the years 1903-1906 and is a unique example of Upper Silesian architecture in the historicism style with a visible dominance of neo-Gothic features.

This unique building is located in Gliwice's Old Town, at the intersection of Dolnych Wałów and Zwycięstwa streets, which are

the main arteries communicating the city center. In the vicinity of the building, there are numerous retail and service outlets, the seat of the local authorities, cultural institutions, faculties of the Silesian University of Technology and housing estates. Thanks to the revitalisation carried out in accordance with preservationist guidelines, the building impresses with its unique historical and architectural values.

destination:
**OFFICES, SERVICES,
CONVENIENCE
CENTER**

office facility type:
MIXED-USE



8.800 m²
lease area

200 m
From Gliwice
Marketplace

**CLASSIC
DESIGN**
Historic building

**PRESTIGIOUS
LOCATION**
In Gliwice downtown

71
parking spaces

DL VINTAGE
Designed with the
environment in mind

DL IRIS

CYBERNETYKI 9 STREET, WARSAW



OFFICE
FACILITIES

The DL IRIS building is located in a highly urbanised business district with many office buildings - Mokotów, which is home to international corporations.

Within a 2-minute radius there is the Galeria Mokotów shopping mall. In addition, the property's catchment area includes a fast connection to the centre of Warsaw via the metro line, which runs close to the building.

The residential building market has been developing around the complex for years. The modern apartment buildings in the vicinity make it possible not only to bring in specialists to provide their services to the building's tenants, but also to create a place that is friendly to the surrounding residents in the form of dining, shopping and service outlets.

destination:
**OFFICES, SERVICES,
CONVENIENCE
CENTER**

office facility type:
MIXED-USE



14.250 m²
lease area

231
parking spaces

6
floors

**PRESTIGIOUS
LOCATION**

In the centre
of Mokotow

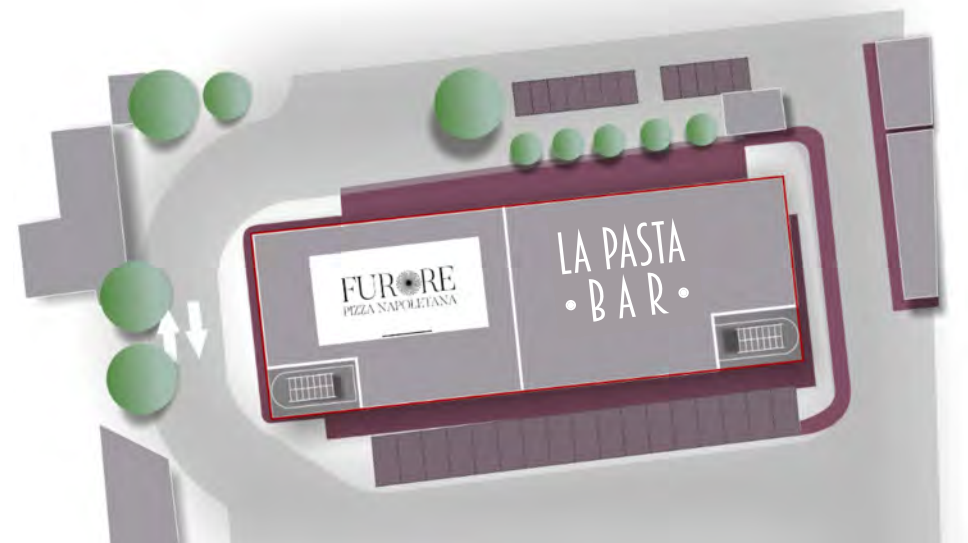
BREEAM
standard

DL Green
designed with the
environment in mind



CHARACTERISTICS OF THE PROJECT

- a monument of Gliwice Old Town with rich history and outstanding architectural qualities, completed in 2021
 - a prestigious location in the center of Gliwice and an attractive labour market in a thriving investment center
 - ecological solutions were applied, e.g.: energy-efficient lighting, system for current reading of passive energy consumption, door and window woodwork with improved energy-saving parameters
 - possibility of expansion, individual space arrangement of the lease area
 - secure parking in the inner courtyard and parking spaces for bicycles
 - extensive public transport network in the vicinity of the building
- LOCATION:
- 5 minutes to Gliwice Railway and Bus Station and the largest shopping mall in Gliwice Forum
 - 5 minutes to DK902 - DTŚ and A4 (Jędrzychowice - Korczowa)
 - 5 minutes to DK79
 - 10 minutes to A1
 - 25 minutes to Katowice
 - 35 minutes to Katowice-Pyrzowice International Airport
 - 60 minutes to Krakow Balice International Airport



GIEŁDA ZBOŻOWA

DOLNYCH WAŁÓW 8 STREET, GLIWICE



OFFICE
FACILITIES

Implementation of the object is the next stage of DL Vintage Post complex development. Grain Exchange is located in a prestigious location, only 200 meters from the main square in Gliwice. In the vicinity of the property there is a rich network of public transport and road infrastructure connecting individual districts and neighbouring cities. The A1 and A4 freeways intersect in Gliwice, making it one of the best-connected cities in Poland.

The neighboring towns of the Upper Silesian conurbation can be reached thanks to the convenient connection to the Drogowa Trasa Średnicowa road.

The building is surrounded by housing estates, numerous shopping, service and catering outlets, the City Hospital, the City Park, the Market Square, cultural institutions and faculties of the Silesian University of Technology.

destination:
**OFFICES, SERVICES
CONVENIENCE
CENTER**

office facility type:
MIXED-USE



750 m²
lease area

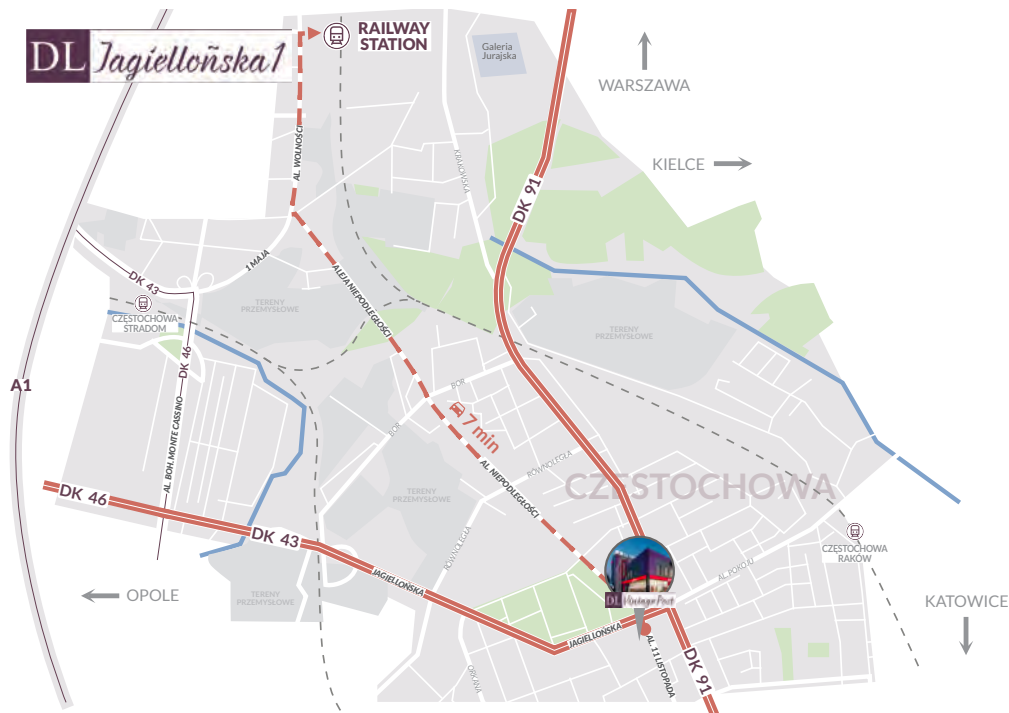
200 m
From Gliwice

**4 RESTAURANT
CONCEPTS**
on 2 floors

**PRESTIGIOUS
LOCATION**
In Gliwice

71
parking spaces

DL Green
zdesigned with the
environment in mind

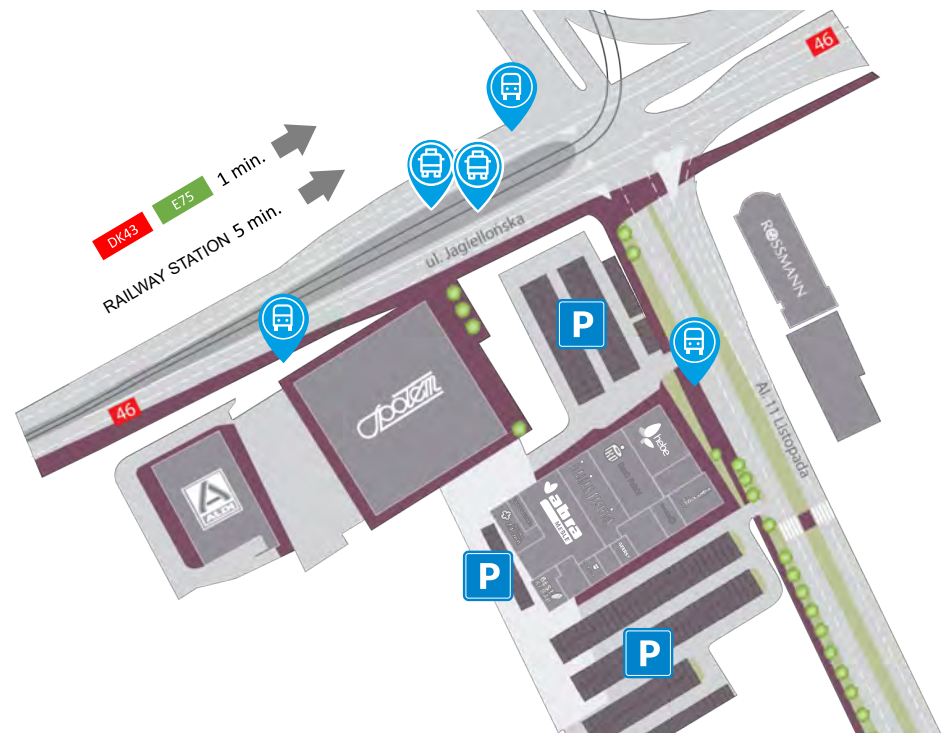


CHARACTERISTICS OF THE PROJECT

- the object has a rich gastronomic offer, fitness club, amusement arcade, bank, commercial points or a leisure zone
- own parking lot for tenants and customers
- extensive public transport network in the vicinity of the building
- high recognition of the building
- currently one of the most modern A-class office buildings in the region
- location in the most urbanized part of the city, bringing together private enterprises, public institutions and educational facilities
- in the immediate vicinity of high-rise residential developments, providing continuous pedestrian traffic

LOCATION:

- direct access to provincial road 908 as well as DK46 and DK43
- 7 minutes to PKP railway station and bus station Czeszochowa
- within 7 minutes there is the city center and a representative tourist spot with a sacral center - Jasna Góra
- 12 minutes to A1 motorway
- 36 minutes to International Airport Katowice-Pyrzowice
- 50 minutes to Katowice



DL JAGIELLOŃSKA 1

JAGIELLOŃSKA 1 STREET, CZĘSTOCHOWA



OFFICE
FACILITIES

The building is located in the southern part of the city, at Jagiellońska Street, in a district where private and public enterprises are concentrated, in the vicinity of residential estates. It is the most modern office, retail and service facility in the city and one of the most modern office buildings in the region. The building combines the features of retail space and office and service space. This solution allows to satisfy all daily needs of the

building's users, including office workers, but also residents of the area. Apart from office tenants, the building also houses catering establishments, a fitness club, a kindergarten and a bank. Convenient location, high quality of space and diversified functions present in the building provide office tenants with an excellent internal environment conducive to work efficiency

destination:
**OFFICES, SERVICES
CONVENIENCE
CENTER**

office facility type:
MIXED-USE



8.000 m²
lease area

280
parking spaces

**PRESTIGIOUS
LOCATION**
In a downtown

6
number of stories

DL Green
designed with the
environment in mind



CHARACTERISTICS OF THE PROJECT

Designed to a design by Hermann Grupow, Wrocław's first station of the Right Bank of the Oder Railway opened on 28 May 1868 and functioned as a temporary station. The new station was to serve trains travelling on the new route towards Oleśnica, Kluczbork and Lubliniec. Over the years, the building was rebuilt and extended to undergo its first comprehensive modernisation in 1911 and 1912. Among other things, new platforms and tunnels were built then. The 190m-long station building, built of 190m-long unplastered red cengillas, with a mass and projection reminiscent of the schemes of Renaissance palaces, housed a number of railway offices, a dispensary, a conductor team nest, a railway common room and ticket offices. The three-storey body of the station has three risalits, of which the central, four-storey one is preceded by an arcaded portico.

After the war - on 21 July 1945, after the bridge over the River Widawa had been rebuilt, it became the first station in the centre of Wrocław; previously, trains had stopped at Psie Pole.

The station once handled freight traffic associated with the surrounding industrial plants. Today, most of the factories no longer operate and the remaining sidings are still used by the Combined Heat and Power Plant and companies located in the City Port. The tracks near the closed businesses have largely been demolished. The once railway-industrial area is being turned into residential and service areas.

The redesign of the station building envisages 5,400 m² of office space.

The newly designed building in the eastern part of the site provides approximately 3,200 m² of leasable premises.

SITE PLAN



DL NADODRZE

STANISLAW STASZIC SQUARE, WROCŁAW



OFFICE
FACILITIES

DL INVEST Group is a company that is not indifferent to social and historical aspects when making major investments in this type of building. We always take the utmost care to investigate and restore the public awareness of the entire historical dimension of the object.

As is well known, thousands of Jews, Poles and Roma were transported from the NADODRZE railway station in Wrocław to

concentration camps during the Third Reich. The largest deportations took place from this station. This is why we are making an effort and taking on the great challenge of preparing a serious project to commemorate the thousands of people deported from Wrocław and Lower Silesia via the NADODRZE railway station to concentration camps.

destination:
**OFFICES, SERVICES
CONVENIENCE
CENTER**

office facility type:
MIXED-USE



11.444 m²
lease area

11.919.00 m²
plot area

**DOSKONAŁA
LOKALIZACJA**

5
number of stories

DL Green
designed with the
environment in mind



CHARACTERISTICS OF THE PROJECT

- cost optimization within prestigious locations in city centers (Gliwice, Katowice) and A+ class buildings
- flexible and short-term agreements with a one-month notice period enabling lease without financial outlays
- under the agreement the tenant receives access to fully equipped, furnished office space from 6 to 1 thousand m², with prepared working space
- the possibility of expansion, building or reorganizing company structures under a flexible lease without the need for further relocation and changing employee habits
- possibility to protect the company from quarantine by delegating or dividing a part of the team on DL Space
- possibility of expansion, flexible use of workspace in the case of epidemiological restrictions
- business cooperation - the foundation of the project - cooperation and environment for entrepreneurs. Discussion panels conducted by specialists from the legal and accounting sector as well as managers from large corporations and associations of entrepreneurs.
- accompanying infrastructure, vicinity of commercial and service outlets
- maintained health and safety at work
- renting conference rooms depending on the tenant's needs
- access to a fully equipped kitchen, internet and a photocopy service
- utilities settled on a flat rate - all fees included in the rent



DL SPACE

KATOWICE, GLIWICE, CZĘSTOCHOWA



OFFICE
FACILITIES

The unique formula of spaces adapted for short-term rental is DL Invest Group's response to the dynamically changing situation on the office real estate market.

DL Invest Group takes care of the highest standard of finishes, ensuring exceptional comfort of work. DL Space office spaces are located in class A buildings belonging to the DL Invest Group in Katowice and Gliwice. Depending

on their needs, tenants can organize a place of business activity on a dedicated space with an individual arrangement, or they can use the DL Space format in the form of offices-offices of different sizes, fully furnished with access to conference rooms, kitchens and relaxation rooms. Such a solution is a unique proposal, especially for companies that are starting up or are in the process of expanding their structures.

comfortable
offices for
short-term rent



from 6 m²
diversified lease area

**ATTRACTIVE
LOCATION**
offices in city centers with
convenient transport

**FLEXIBLE
AGREEMENT**
allowing for short-term
rentals

**CONFERENCE
ROOMS**
at tenants disposal

FLAT FEE
fixed rental rate

A+
class of facility



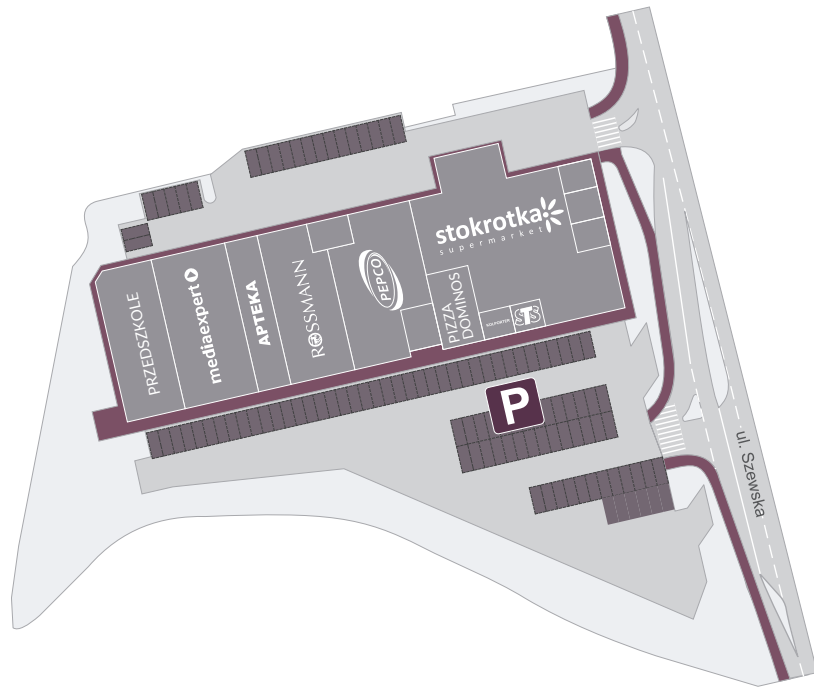
SHOPPING PARKS

DL Shopping Park

DL Shopping Park is a friendly, family-oriented retail and service center, which allows the realization of basic and everyday shopping needs of consumers. On the area from 3,000 to 15,000 GLA there are well-known and popular brands of retail chains from the food, textile, cosmetics, leisure or electronics industry with a strong service offer in the form of kindergartens, clinics or gyms.

The objects are managed by DL Invest Group as shopping, service and entertainment centers with a supra-regional impact. Carefully selected tenants create a complementary, coherent offer for different groups of customers.

DL Shopping Park is a brand under which today operates more than a dozen retail and service objects, they are convenience centers.



CHARACTERISTICS OF THE PROJECT

- the Manhattan mall is located in the south of Katowice, in the densely populated Piotrowice-Ochojec district
- in the vicinity of the retail park are located large multi- and single-family housing estates with a potential population of over 30 thousand inhabitants
- due to the surroundings, which are medical and educational centers of supra-regional importance, the group of customers are also the inhabitants of neighbouring towns
- the facility is very well connected to the southern districts and neighboring cities (Mikołów, Tychy) through direct access to Gen. Jankego Street, which is one of the main streets in this part of the city. It takes up to 5 minutes to reach DK 81 leading to the center of Katowice.
- number of floors: 2
- land area: 10.000 m²
- 1 minute drive to DK 81 (Wisła-Katowice)
- 5 minutes drive to DK 86
- 5 minutes to A4 road
- 10 minutes to S1 road
- 5 minutes to PKP Piotrowice railway station, 7 minutes to PKP Ligota railway station and 15 minutes to the central railway station
- 15 minutes to Katowice city center
- 15 minutes to Tychy and Mikołów



DL SHOPPING MANHATTAN

SZEWSKA STREET, KATOWICE



SHOPPING
PARKS

DL Shopping Park Manhattan is located in the southern district of Ochojec-Piotrowice. The district has over 25,000 inhabitants. Piotrowice-Ochojec is a district with multi-family housing, as well as a place of business of many companies (among others Famur SA). Piotrowice-Ochojec is the district most often chosen by families with children, who appreciate the low industrial concentration, the proximity

of forests and plenty of greenery inside the district, the low intensity of development, the transit traffic on the outskirts, and a very good connection with the city center. For several years now, the southern districts of Katowice have been developing very dynamically and becoming a place for investments by developers.

facility:
SHOPPING PARK
destination:
**COMMERCIAL,
SERVICES**

major tenants:
**STOKROTKA, ROSSMANN,
DEALZ, PEPCO,**

4.400 m²
lease area

200
parking spaces

CATCHMENT AREA
/COVERAGE

I zone - up to 5 min

33 thous. persons

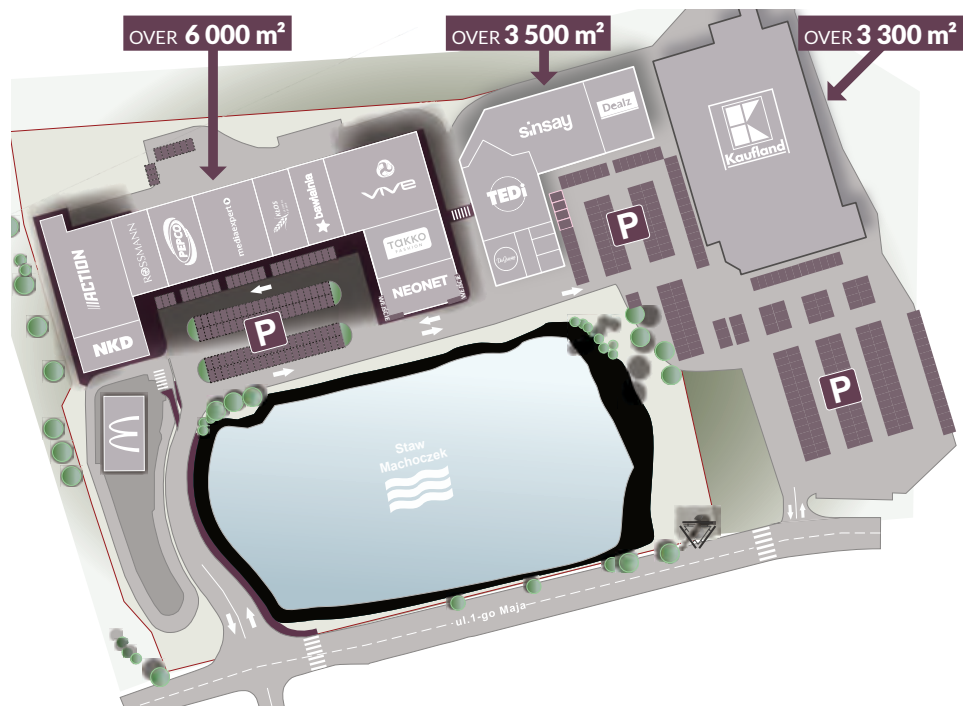
II zone - up to 10 min

82 thous. persons

III zone - up to 15 min

153 thous. persons





CHARACTERISTICS OF THE PROJECT

- in the vicinity there are highly urbanized urban housing estates of multi- and single-family buildings with high population density
- the only McDonald's restaurant in the area is located on the plot
- excellent communication with the road infrastructure (DK 78 D W 921, A1 and, A4) ensures easy and fast access for the inhabitants of the surrounding towns, thanks to which the potential range within 15 minutes drive is 125 thousand people
- modern and functional retail and service facility located in the central point of the city has a very good exposure and strong recognition, inter alia, thanks to the vicinity of the Machoczek pond
- number of floors: 1
- ground area: 30.000 m²
- 2 minutes to city center Knurów
- 3 minutes to DK 78 (Silesia-Swietokrzyskie Voivodeship)
- 3 minutes to DW 921
- 5 minutes to A1 freeway
- 5 minutes to the PKP railway station
- 7 minutes to A4 freeway



DL SHOPPING KNURÓW

1MAJA STREET, KNURÓW



SHOPPING
PARKS

Knurów is a town located in southern Poland, in Silesian Voivodeship, Gliwice County. Population: 36,000 (January 2022). The town's development is positively influenced by its close proximity to Gliwice (9km) and Rybnik (20km), as well as a short distance from Katowice

(12 km). Knurów is a city characterized by high expenditures on municipal investments, thanks to which the city is becoming more attractive and friendly to residents. The facility is located in the central part of the town, by the Machoczek pond.

facility
SHOPPING PARK
destination:
**COMMERCIAL,
SERVICES**

major tenants:
**VIVE, ACTION, MEDIA
EXPERT, NEONET,
ROSSMANN, PEPCO,
ŚLĄSKA SPIŻARNIA,
MCDONALD, KAUFLAND**



9.500 m²
lease area

300
parking spaces

CATCHMENT AREA
/COVERAGE

I zone - up to 5 min

27 thous. persons

II zone - up to 10 min

43 thous. persons

III zone - up to 15 min

125 thous. persons



CHARACTERISTICS OF THE PROJECT

- DL Shopping Park Siemianowice Slaskie I is located between the districts of Bytków and Centrum, which are the most populated districts of the city
- multi-family housing estates are located in the direct vicinity of the park
- dynamically developing road infrastructure ensuring quick access to other districts and neighbouring cities such as Katowice, Chorzów, Będzin, Czeladź, Piekary Śląskie, Bytom.
- the facility is perfectly communicated with the city center and places generating traffic - field hockey stadium, music club, 3-star hotel, sports and cultural centers.
- in the facility there is a tenant-mix satisfying the basic needs of the residents surrounding the investment
- location at one of the main streets of the city (Kapicy Street) provides quick and easy access to the key roads in Silesia (DK 94, DK 86, DK 79, DTŚ-DW902, A4)
- up to 4 minutes from the city center, City Hospital, City Park; up to 6 minutes from public administration points, such as City Hall, Tax Office;
- number of floors: 1
- land area: 10 000 m²



DL SHOPPING SIEMIANOWICE I

KAPICY 8 STREET, SIEMIANOWICE ŚLĄSKIE



SHOPPING
PARKS

Siemianowice Śląskie - a city with county rights located in Śląskie Voivodeship. Population: 61,750 (September 2019). The city is one of the central centers of the Upper Silesian Conurbation and the Upper Silesian-Głębki Metropolis. Siemianowice Śląskie is currently one of the best developing cities in the Upper Silesian region. The municipality, once called "the city of coal and steel", has set itself the goal of becoming a

modern and attractive place for investments, which resulted in the area of heavy industry being replaced by thriving businesses and companies. Siemianowice Śląskie includes, among others, Katowice Special Economic Zone with domestic and international factories, but also the world famous ROSOMAK SA, where "Rosomak" wheeled combat vehicles are produced.

facility:
SHOPPING PARK
destination:
**COMMERCIAL,
SERVICES**

major tenants:
**BIEDRONKA, PEPCO, CCC,
NEONET, ROSSMANN,
DEALZ**



3.000 m²
lease area

130
parking spaces

CATCHMENT AREA
/COVERAGE

I zone - up to 5 min

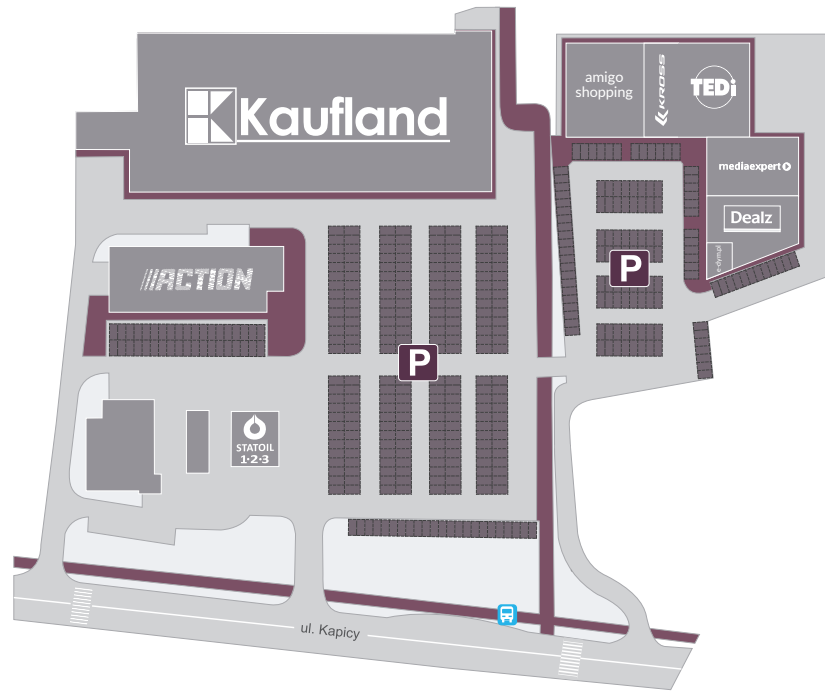
50 thous. persons

II zone - up to 10 min

90 thous. persons

III zone - up to 15 min

150 thous. persons



CHARACTERISTICS OF THE PROJECT

- DL Shopping Park Siemianowice Śląskie II is located between the districts of Bytków and Centrum, which are the most populated districts of the city
- multi-family housing estates are located in the direct vicinity of the park
- dynamically developing road infrastructure ensuring quick access to other districts and neighbouring cities such as Katowice, Chorzów, Będzin, Czeladź, Piekary Śląskie, Bytom.
- the facility is perfectly communicated with the city center and places generating traffic - field hockey stadium, music club, 3-star hotel, sports and cultural centers.
- in the facility there is a tenant-mix satisfying the basic needs of the residents surrounding the investment
- location at one of the main streets of the city (Kapicy Street) provides quick and easy access to the key roads in Silesia (DK 94, DK 86, DK 79, DTŚ-DW902, A4)
- up to 4 minutes from the city center, City Hospital, City Park; up to 6 minutes from public administration points, such as City Hall, Tax Office;
- number of floors: 1
- land area: 10 000 m²



DL SHOPPING SIEMIANOWICE II

KAPICY 10D STREET, SIEMIANOWICE ŚLĄSKIE



SHOPPING
PARKS

Apart from the economic and industrial zone, Siemianowice Slaskie has a rich recreational infrastructure, which made it an attractive place to live in Silesia. In the city there is also a world-famous Burn Treatment Centre. Foreign investors who have decided to locate their activities in Siemianowice Śląskie include Adient Seating Poland - a global supplier of car seats, and Aperam Stainless Services & Solutions Poland - a leading

supplier of stainless steel flat products. The sector of small and medium-sized enterprises is well developed - there are about 6 thousand business entities registered in the city. In the town district of Michałkowice, Siemianowice Business Park was created - a special area prepared for investors, with an access road and utilities.

facility
SHOPPING PARK
destination:
**COMMERCE,
SERVICES**

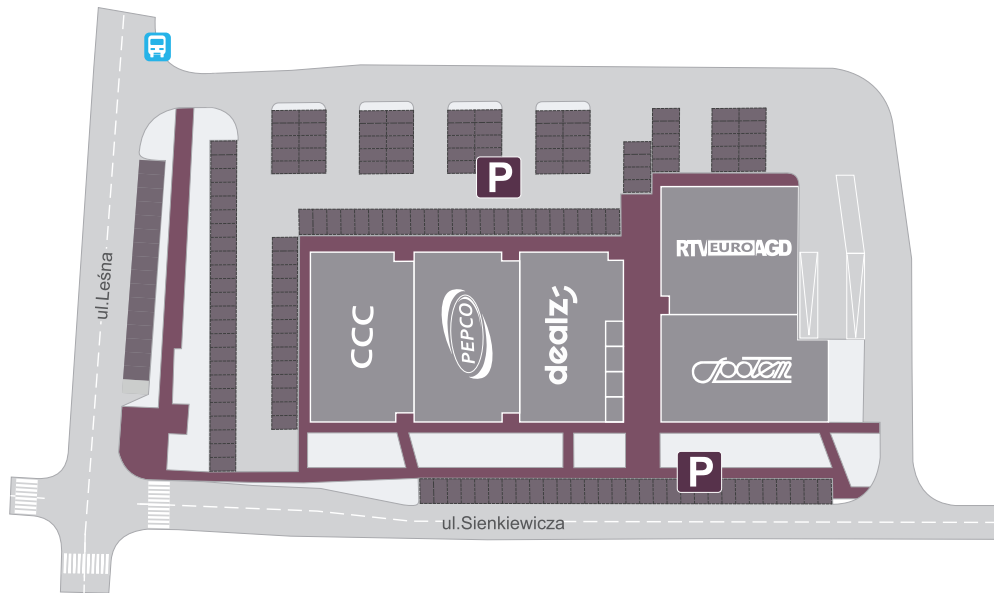
major tenants:
**AMIGO SHOPPING, KROSS,
TEDI, MEDIAEXPERT,
DEALZ, E-DYM.PL**



3.000 m²
lease area

130
parking spaces

CATCHMENT AREA
/COVERAGE
I zone- up to 5 min
50 thous. persons
II zone - up to 10 min
90 thous. persons
III zone - up to 15 min
150 thous. persons



CHARACTERISTICS OF THE PROJECT

- zawiercie is known as the "gateway to the Jurassic", as it is the starting point for many hiking trails to the central part of the Krakow-Czestochowa Upland
- DL Shopping Park Zawiercie is located just 1.5 km from the city center, in the immediate vicinity of the City Hall and the District Office
- the facility is located between DK 78 and Piłsudskiego Street, which provide convenient access to the park from all city districts as well as from neighbouring towns
- a bus stop serving 10 out of 12 city bus lines is located next to the facility
- a unique asset of the retail park is the excellent access to the facility modern and functional retail and service architecture with a distinctive design
- the city is an important transit point, and there are numerous logistic and storage facilities, warehouses and industrial points
- in the immediate vicinity of the park there are multi-family housing estates.
- number of floors: 2
- ground area: 1.300 m²



DL SHOPPING ZAWIERCIE

LEŚNA STREET, ZAWIERCIE



Zawiercie is a town in Silesia Province and the seat of Zawiercie County. Population: 48,600 (January 2019). The proximity of the Silesian agglomeration, good road and railroad connections, the vicinity of Katowice-Pyrzowice and Krakow airports and the green character of the town are undoubtedly assets favourable for investors. Zawiercie has an attractive investment offer for entrepreneurs - the plots designated for investors cover an area of almost 250 hectares and are located in the Economic Activity Zone. In the area of Zawiercie there is the Zawiercie Industrial and Technological Park. Currently, the leading company in

Zawiercie is Commercial Metals Company - an American tycoon in the metallurgical industry, which acquired a majority stake in the Zawiercie Steelworks in 2003. Among the companies using high technologies there is Optopol Technology S.A., whose majority stake is held by Canon.

facility
SHOPPING PARK
destination:
**COMMERCIAL,
SERVICES**

major tenants:
**INTERFIT, PSS SPOŁEM, JIN
JIN, PEPCO, CCC, RTV EURO
AGD, DEALZ**



4.200 m²
lease area

128
parking spaces

CATCHMENT AREA
/COVERAGE

I zone - up to 5 min

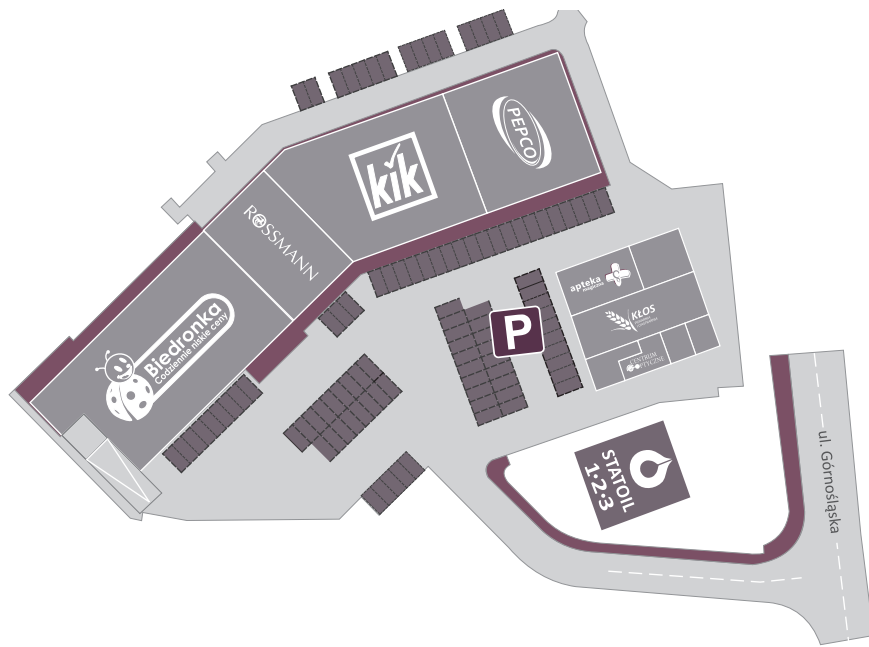
50 thous. persons

II zone - up to 10 min

70 thous. persons

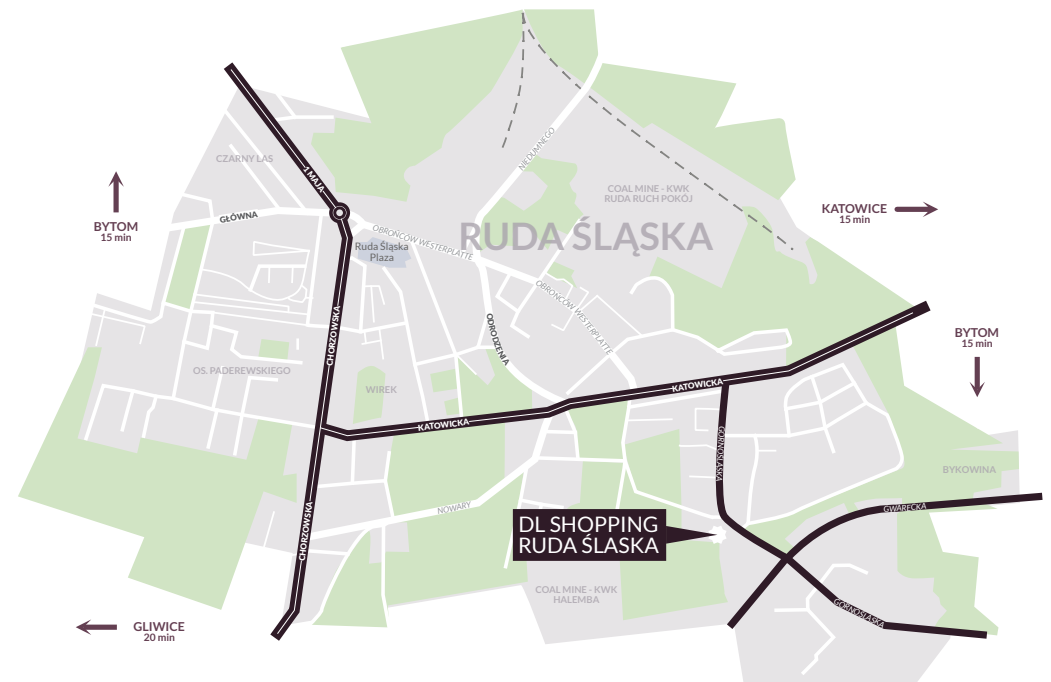
III zone - up to 15 min

120 thous. persons



CHARACTERISTICS OF THE PROJECT

- Ruda Śląska is currently the largest mining city in the European Union, but the city's economy is developing in different directions. Production facilities in the fields of metal processing, industrial automation, food, printing and insulation materials are gaining in importance here.
- DL Shopping Park Ruda Śląska is located in Bykowina district on one of the main streets of the city
- an exceptional advantage of the shopping park is an excellent access to the object
- residential, commercial and service buildings in the investment's vicinity
- quick access from neighbouring towns is provided by the vicinity of national road No 94
- modern and functional retail and service architecture with a distinctive design
- the city is an important transit point, and in its area there are numerous logistics and storage facilities, warehouses and industrial points
- in the immediate vicinity of the park there are multi-family housing estates.
- number of floors: 1
- ground area: 13 217 m²



DL SHOPPING RUDA ŚLĄSKA

GÓRNOŚLĄSKA STREET, RUDA ŚLĄSKA



SHOPPING
PARKS

Ruda Śląska is a city with county rights located in Śląskie Province. It has over 137 thousand inhabitants. The city is characterized by distinct districts and a polycentric structure, formed over several hundred years. Excellent infrastructure connects the districts into one urban organism. The A4 freeway runs through the southern districts of the city. The main traffic artery of the city is 1 Maja Street, which is a section of the Bytom - Rybnik road.

The Drogowa Trasa Średnicowa (Intercity Road) provides quick access to the cities located in the eastern part of the Silesian Voivodeship.

Ruda Śląska is a city where apart from modern housing estates there are colonies of familoks. It is a city with interesting architecture, history, identity and Silesian tradition. Despite its industrial character, Ruda Śląska is one of the greenest cities in Upper Silesia, with many parks, squares, forests and recreational places.

facility
SHOPPING PARK
destination:
**COMMERCIAL,
SERVICES**

major tenants:
**BIEDRONKA, KIK, PEPCO,
ROSSMANN**



3.600 m²
lease area

180
parking spaces

CATCHMENT AREA
/COVERAGE

I zone - up to 5 min

30 thous. persons

II zone - up to 10 min

52 thous. persons

III zone - up to 15 min

178 thous. persons



CHARACTERISTICS OF THE PROJECT

- DL Shopping Park Rydułtowy is located in the most urbanized part of the city, with direct access to the provincial road DW 935
- an exceptional advantage of the Shopping Park is an excellent access to the facility
- in the vicinity of the investment there are residential as well as service and commercial buildings
- quick access from the neighbouring towns is ensured by the vicinity of the national road No 94
- modern and functional retail and service architecture with a distinctive design
- the town of Rydułtowy is an important transit point, and in its area there are numerous logistic and storage facilities, warehouses and industrial points
- in the immediate vicinity there are multi- and single-family buildings
- the facility is well connected to all districts of the city and to the neighbouring towns: Wodzisław Śląski, Rybnik, Racibórz and Pszów.
- number of floors: 1
- ground area: 22 000 m²



DL SHOPPING RYDUŁTOWY

RACIBORSKA STREET, RYDUŁTOWY



SHOPPING
PARKS

Rydułtowy is a town in southern Poland, in Silesian Voivodeship, Wodzisław County. Population: 21,616 (June 2019). The town is located in the border area with the Czech Republic. Currently, the town of Rydułtowy is a medium-sized Silesian town, which, despite its mining pedigree, tries to provide its inhabitants with alternative jobs to the mines and a high quality of life.

The symbol of economic life in Rydułtowy is still the "Rydułtowy" coal mine. (Currently, it is a part of the ROW Mine). The future and development of the town is connected with the sector of small and medium enterprises. That is why in Rydułtowy, activities aimed at supporting entrepreneurship are carried out on a large scale.

facility:
SHOPPING PARK
destination:
**COMMERCIAL,
SERVICES**

major tenants:
**ROSSMANN, DEICHMANN,
SINSAY, PEPCO, NEONET ,
KAUFLAND**



3.300 m²
lease area

180
parking spaces

CATCHMENT AREA
/COVERAGE

I zone - up to 5 min

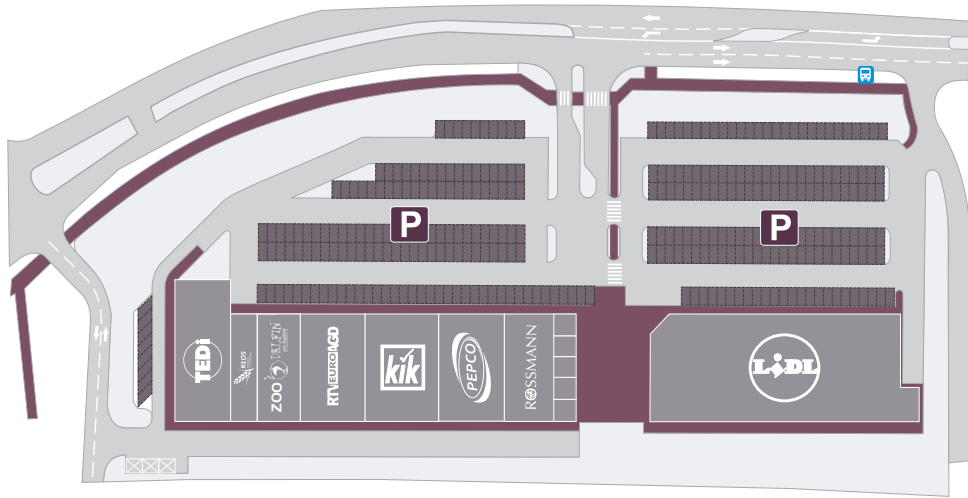
27 thous. persons

II zone - up to 10 min

70 thous. persons

III zone - up to 15 min

125 thous. persons



CHARACTERISTICS OF THE PROJECT

- an exceptional advantage of the retail park is an excellent access to the facility provided by the main city streets (Będzińska and Staszica streets)
- residential and commercial-service buildings in the vicinity of the investment
- quick access from the neighbouring towns is ensured by the vicinity of the national road No. 94
- modern and functional retail and service architecture with a distinctive design
- the city is an important transit point, and within its area there are numerous logistic and storage facilities, warehouses and industrial points
- proximity of transport connections with DK 94 and the road junction in Podwarp enable connection with S1 road
- right next to the facility there is a public transport stop -Czeladź Grodziecka, which ensures efficient communication of potential consumers with the facility
- 1 minute to Orlen petrol station
- 1 minute to DK 94 (Wrocław-Kraków)
- 2 minutes to Market Square in Czeladź
- 5 minutes to DK 86 (Cieszyn-Warsaw)
- 5 minutes to DW 910 (Będzin - Dąbrowa G.)
- number of floors: 1
- land area: 22.000 m²



DL SHOPPING CZELADŹ

GRODZIECKA STREET, CZELADŹ



SHOPPING
PARKS

Czeladź is located in the northeastern part of the Silesian Voivodeship, in the area of cities that make up the Katowice Agglomeration (Upper Silesian Industrial District). The population of the city is 31,545 (June 2019). Czeladź is a city friendly to residents and investors, as indicated, for example, by the Rzeczpospolita 2019 ranking of municipalities. Within one year, the city rose as much as 91 positions and is now ranked 51st in the country.

DL Shopping Par Czeladź is a very well connected, modern service and retail pavilion in an excellent location. The proximity of high-traffic roads and the bus station, as well as the proximity of large residential areas provides a smooth flow of potential consumers. The building attracts attention with its modern and aesthetic architecture and a perfectly selected set of tenants with high recognition.

facility
SHOPPING PARK
destination:
**COMMERCIAL,
SERVICES**

major tenants:
**TEDI, KIK, RTV EURO AGD,
PEPCO, ROSSMANN, LIDL**



6.900 m²
lease area

2.000 m²
LIDL store area

195
parking spaces

CATCHMENT AREA
/COVERAGE

I zone- up to 5 min

55 thous. persons

II zone – up to 10 min

85 thous. persons

III zone –up to 15 min

150 thous. persons

DL SHOPPING KĘPNO

BOCZNA STREET, KĘPNO



SHOPPING
PARKS

Kępno is a town in Greater Poland Voivodeship, in Kalisz, the seat of Kępno County and Kępno Municipality. Population of the municipality of Kępno: 23,381 (January 2020). The development of Kępno is favoured by its location at the intersection of two transit road arteries: Warsaw - Łódź - Wrocław (road no. 8) and Poznań - Katowice (road no. 11).

This creates good conditions for business activities in various sectors. Kępno is a regional, multifunctional, full-service town and municipality center. It concentrates the residential and industrial function. The social, political, cultural and economic life of the county is concentrated here. It lies in areas favourable for the location of industry and processing.

facility
SHOPPING PARK
destinon
**COMMERCIAL,
SERVICES**

major tenants:
**RTV EURO AGD, SAAS,
KWIATY DEKORACJE
WAŚALA&RABIEGA**



700 m²
lease area

48
parking spaces

CATCHMENT AREA
/COVERAGE

I zone - up to 5 min

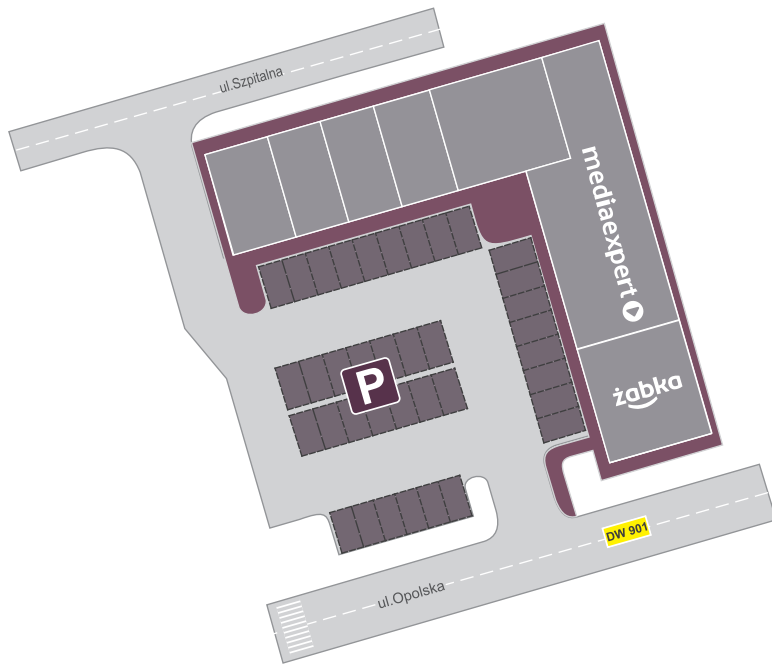
14 thous. persons

II zone - up to 10 min

34 thous. persons

III zone - up to 15 min

55 thous. persons



CHARACTERISTICS OF THE PROJECT

- DL Shopping Park Zawadzkie is located in the central part of the town by the provincial road DW 901
- multifunctional retail and service facility in Opolskie Voivodeship
- well-known tenants on the domestic and international market
- multifamily and single-family housing developments in the vicinity of the facility
- in the vicinity numerous retail and service outlets, educational and sacral institutions, including public administration facilities such as the Post Office in Zawadzkie
- within a radius of 5 minutes there are located industrial facilities which constitute workplaces for
 - the inhabitants of the town, e.g. Energo-Silesia Sp. z o.o., Track Tec Koltram Sp. z o.o., Agrocom Polska.
- at a distance of 400 m there is a railroad station
- directly by the building there is a public transportation stop - Zawadzkie Waryńskiego Pasaż
- 2 minutes to city center Zawadzkie
- 5 minutes to DW 426
- 5 minutes to DW 463
- 20 minutes to DK 46
- number of floors: 1
- ground area: 2.800 m²



DL SHOPPING ZAWADZKIE

OPOLSKA STREET, ZAWADZKIE



SHOPPING
PARKS

Zawadzkie is a town in Upper Silesia, Opolskie Province, Strzelecki County, and the seat of the urban-rural Zawadzkie community. The number of inhabitants is 11.370: 11,370. The dominant economic sector in Zawadzkie Municipality is industry, which is mainly concentrated in the town of Zawadzkie. The largest companies which have invested in the

Zawadzkie community are: Alchemia SA rolling mill, Track Tec KolTram Sp. z o.o. - a manufacturer of turnouts for public rail networks, industrial railroads and urban rail transport, Kuźnia Zawadzkie" Sp. z o.o. The facility is conveniently located, directly at the central traffic route of the city.

facility
SHOPPING PARK
destination:
**COMMERCIAL,
SERVICES**

major tenants:
**MEDIA EXPERT,
ŻABKA**



725 m²
lease area

35
parking spaces

CATCHMENT AREA
/COVERAGE

I zone- up to 5 min

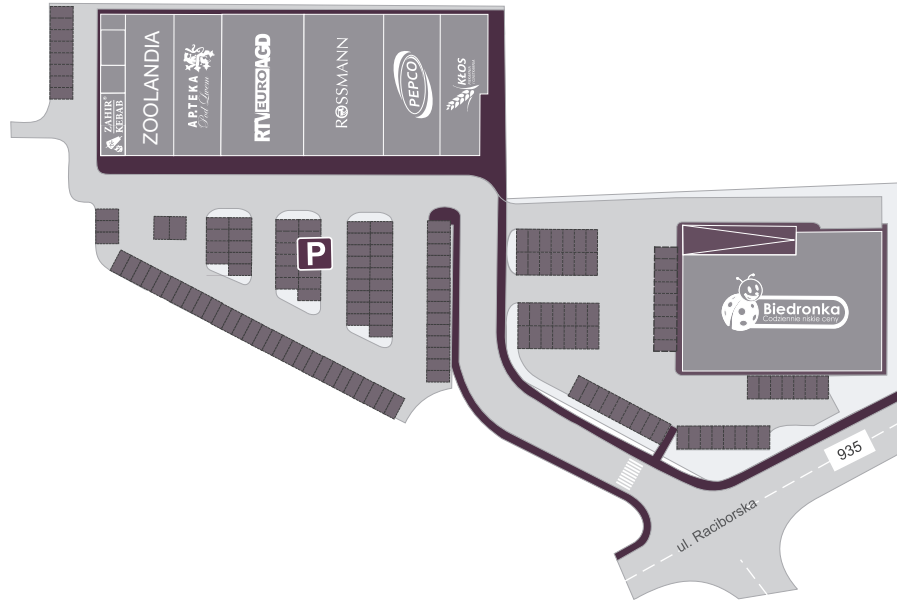
7 thous. persons

II zone – up to 10 min

23 thous. persons

III zone – up to 15 min

24 thous. persons



CHARACTERISTICS OF THE PROJECT

- DL Shopping Park Rybnik is located in close proximity to the city center and is well connected to it.
- Rybnik is an excellent place for the development of small and medium-sized enterprises, this sector plays a very important role in the process of building a modern region
- the developing industry of modern technologies and IT companies is of great importance for the functioning of the city. The following companies deserve a special mention: Digitree Group S.A. listed on the Warsaw Stock Exchange, Alan Systems, Biostat sp. z o.o., FireUp Software sp. z o.o., Hostersi sp. z o.o., NoMonday sp. z o.o., Nxt Agency or BlueSoft sp. z o.o. and Creativestyle Polska sp. z o.o. which have their branches in Rybnik
- proximity of A1 and A4 freeways, developed road system
- very good transport connections
- vicinity of the largest high rise residential estates
- wide possibilities of spending free time actively
- directly at DW 935
- 5 min from the center of Rybnik
- number of inhabitants: 138.000 (2019)
- number of floors: 2
- land area: 15.000 m²



DL SHOPPING RYBNIK

RACIBORSKA STREET, RYBNIK



DL Shopping Park Rybnik is a commercial and service object, in an excellent location, of supra-regional importance. Rybnik is a city with district rights, located in southern Poland, in the Silesian Voivodeship. It is the largest central center of the Rybnik Agglomeration and the Rybnik Coal District. Rybnik is one of the largest and most populous cities in the Silesian Voivodeship. Rybnik, due to its location as well as its role in the entire region (capital of the Western Sub-region of the Silesian Voivodeship, inhabited by about 600 thousand people), has f

favourable conditions for entrepreneurship development. This is evidenced by the presence of recognizable companies of national and international range, such as Doosan Babcock Energy Polska S.A., Purmo Group Poland sp. z o.o. or TENNECO Automotive Polska sp. z o.o. An important element of the economic functioning of the city is Rybnik Power Plant, which is a part of Polska Grupa Energetyczna.

facility:
SHOPPING PARK
destination:
**COMMERCIAL,
SERVICES**

major tenants:
**BIEDRONKA, TEDI, PEPCO,
ROSSMANN**



3.600 m²
lease area

157
parking spaces

CATCHMENT AREA
/COVERAGE

I zone - up to 5 min

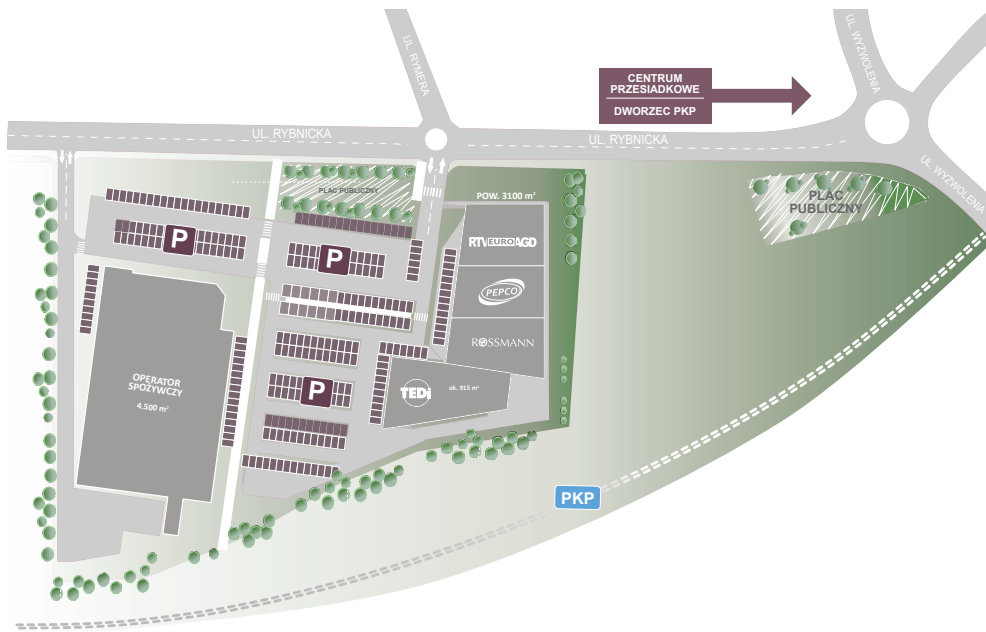
50 thous. persons

II zone - up to 10 min

130 thous. persons

III zone - up to 15 min

270 thous. persons



CHARACTERISTICS OF THE PROJECT

- within the investment under construction, thanks to the investor's involvement, a traffic circle will be created in the vicinity of the facility. For this purpose, Rybnicka Street will be reconstructed, a pedestrian and bicycle route will be created, a public square will be open to the public, and a pedestrian route will be designated, providing a convenient connection with the surrounding residential areas
- catchment area exceeding 120,000 people within 15 minutes
- proximity of low-rise residential areas contributes to the visibility of the facility
- very good property exposure; surrounded by green areas and recreational facilities
- no competition in the vicinity of the facility
- vicinity of public administration institutions and educational establishments
- central location at the intersection of major city streets, proximity of roads of regional and supra-regional importance
- community space prepared for organization of events for inhabitants
- 2 minutes from DK 81 (Wisła-Katowice)
- 3 minutes from DK 44 (Gliwice-Krakow)
- up to 5 minutes from housing estates, e.g. Nowy Świat, 30th Anniversary housing estate
- 4 minutes from the Mikołów Town Square
- 4 minutes from the PKP railway station
- population is 38 thousand inhabitants
- number of floors: 1 i 2
- land area: 26.700 m²



DL SHOPPING MIKOŁÓW

RYBNICKA STREET, MIKOŁÓW



SHOPPING
PARKS

Mikołów is located in southern Poland, in the province of Silesia, in the southern part of the Upper Silesian Industrial Area and is the seat of Mikołów County.

DL Shopping Center Mikołów is located in the central part of the city, in the vicinity of the railway station and the bus station, at the intersection of Wyzwolenia, Miarki, Prusa and Rybnicka Streets - important for communication in the city.

The retail park is located in a busy part of the city in the vicinity of housing estates, educational institutions, green recreational areas, public administration bodies and local businesses.

It is worth mentioning that the Gallery will be located 1 km from the junction of national roads No. 81 and 44, which is the exit point to the neighbouring cities of Katowice, Gliwice, Mysłowice, Tychy and Żory.

facility:
PARK HANDLOWY
destination:
**COMMERCIAL,
SERVICES**

potential tenants:
**ROSSMANN, FOOD
OPERATOR, RETAIL
OUTLETS, CATERING**



8.000 m²
lease area

300
parking spaces

CATCHMENT AREA
/COVERAGE

I zone - up to 5 min

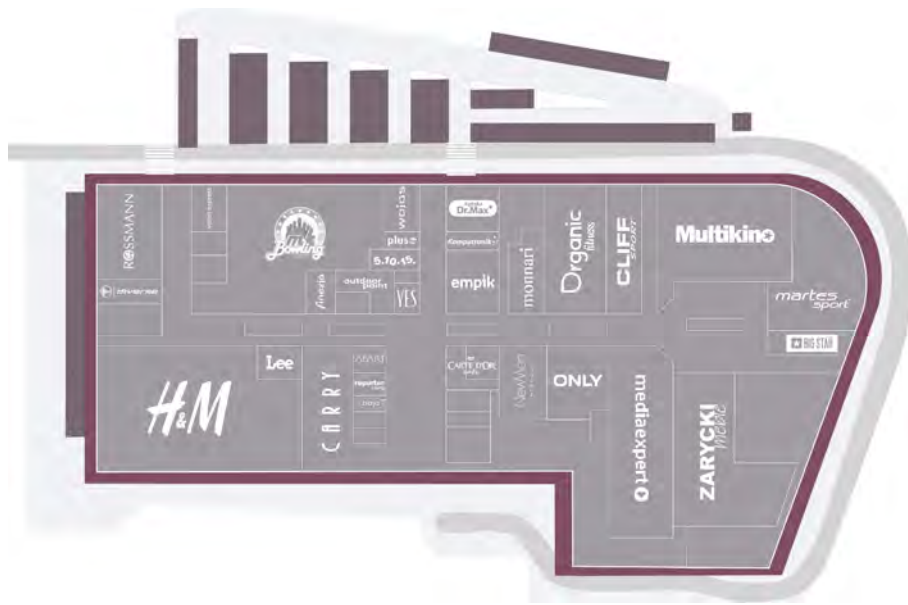
30 thous. persons

II zone - up to 10 min

60 thous. persons

III zone - up to 15 min

120 thous. persons

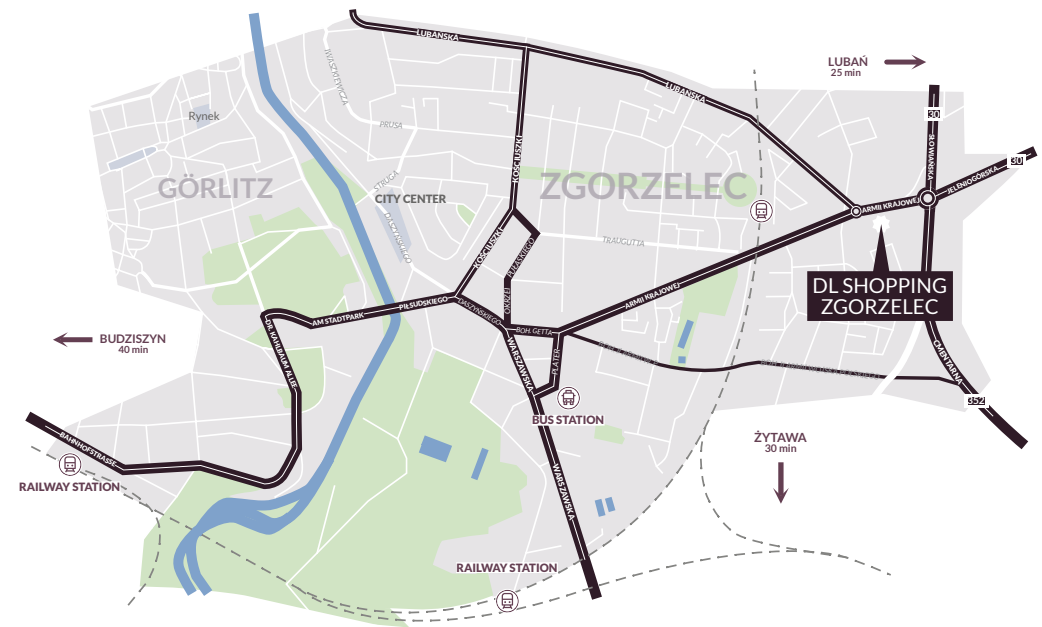


CHARACTERISTICS OF THE PROJECT

- Zgorzelec is a border town in Lower Silesia - it lies on the Polish-German border -2 km from the city of Görlitz, where 56,000 people live, and 12 km from the Czech border
- the facility is located in a commercial and service district of Zgorzelec, on Armii Krajowej Street, close to the city center. It is part of the largest supra-regional retail complex. It is adjacent to such commercial-service points as Castorama, Carrefour and Leroy Merlin
- an extensive public transport network - bus stops are located in the immediate vicinity of the mall; lines serving the stop next to the mall are characterized by high frequency of operation
- an exceptional advantage of the gallery is an excellent access to the facility provided by one of the main city streets - Armii Krajowej Street
- quick access from the neighboring towns is provided by the exit from DK30 and DW352 located right next to the building, as well as the exit from DK94 and the A4 freeway Number of inhabitants of Zgorzelec district: 90 thousand people (2019)
- number of floors: 1
- land area: 36.500 m²

LOCATION:

- 2 km to A4 freeway and E40 road;
- up to 1 km from DK 81 (Wisła - Katowice);
- 500 m to the railway station;
- 1,3 km to the center of Zgorzelec



DL CITY ZGORZELEC

RACIBORSKA STREET, ZGORZELEC

SOLD



DL CITY in Zgorzelec is a border commercial, service and entertainment center, with supra-regional impact, characterized by a very good location and excellent transport connections to both the city center and the tri-border region.

The Center offers a wide range of products and services within a selected tenant-mix. The current 38 tenants include brands known and valued

among a wide range of premium customers (e.g. APART, WOJAS) or popular and available to a wide audience from various consumer groups (e.g. Empik, H&M, Divers, Rossmann). An extremely strong advantage of the object is a rich entertainment offer, headed by Multikino, which is the only multiplex in the region. DL CITY has great potential to create a family-friendly space. Very popular by the residents food court zone and children's zone functions successfully.

facility:
SHOPPING PARK
Destination:
**COMMERCIAL,
SERVICES**

major tenants:
**H&M, SINSAY, MULTIKINO,
MEDIA EXPERT, MARTES
SPORT, ROSSMANN**



25.430 m²
lease area

157
parking spaces

CATCHMENT AREA
/COVERAGE

I zone - up to 5 min

50 thous. persons

II zone - up to 10 min

130 thous. persons

III zone - up to 15 min

270 thous. persons



A decorative graphic in the top-left corner consisting of several thin, light-colored lines that form a series of connected geometric shapes, including a large hexagon and several smaller polygons, creating a modern, architectural feel.

HOUSING PROJECTS

DL Residence

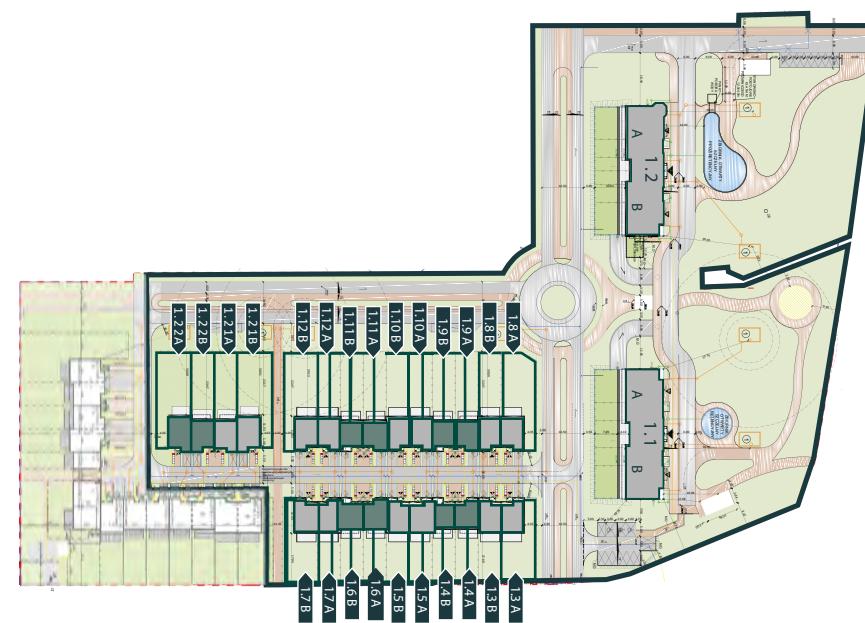


CHARACTERISTICS OF THE PROJECT

- ecological housing estate, renewable energy sources - photovoltaic panels, rainwater recycling
- planned accompanying infrastructure: commercial and service facilities, sports and recreation areas, a senior citizen home, hotel and spa
- garages and parking lots available for residents
- direct vicinity of green areas and water reservoirs
- national road DK 1 Katowice -Warsaw providing quick access to all major routes connecting the Silesian Voivodeship with other regions of Poland, such as: S1 connecting to the International Airport Katowice/Pyrzowice, cities such as Dąbrowa Górnicza, Tychy, Mysłowice and the A4 route ;
- A4 connecting cities such as Katowice, Kraków, Wrocław and Opole and crossing S1, DK86;
- A1 providing fast connection between Katowice/Pyrzowice airport, Gliwice (Sośnica interchange) and southern Polish border;

DISTANCES:

- 2 min to DK1;
- 37 min to A4 freeway;
- 22 min to Katowice city center;
- 17 min to Pyrzowice Airport;
- 32 min to A1 freeway;



DL LIVING PARK SIEWIERZ

MŁYŃSKA STREET, SIEWIERZ



RESIDENTIAL
BUILDINGS

DL Living Park Siewierz is a unique proposal for a sustainable housing estate, located just 1.9 km from the market square in Siewierz and only 32 minutes by car from the center of Katowice.

The priority of the investment is to provide residents with high quality of life in safe, ecological buildings equipped with renewable energy sources. They will meet modern housing standards. An unquestionable advantage will be the functionality of the surroundings, the possibility to realize not

only basic, but also higher life needs of the residents. The northern areas of the area will be designated for the development of services complemented by the residential function. There will also be sports and recreational areas.

The choice of location is supported by the proximity of nature and good transport accessibility. A unique advantage is also the location of the area near the Przeczyce-Siewierski lagoon and the Mitrega river.

type:
**RESIDENTIAL
BUILDINGS**

destination:
**HOUSING, FLATS,
SERVICES**



324.700 m²
land area

**ASSOCIATED
INFRASTRUCTURE**
retail and service facilities,
recreational areas, senior
citizen's home, hotel, spa,

**MIXED
RESIDENTIAL
DEVELOPMENT**
residential, single-family
buildings, terraced houses

DL GREEN
ecological solutions:
photovoltaic panels,
rainwater harvesting





DATA CENTER

DL Invest Group

What are the advantages of using Data Centre services?

Undoubtedly, the most important advantage of using this solution is saving money. You will free yourself from the ever-increasing costs associated with maintaining your own server room. On top of this, you can delegate your IT staff to other tasks that are more important for the development of your company. All this for a low and, above all, fixed monthly fee.

However, our specialists emphasise that using, for example, a server rental or colocation service in a Data Centre, brings many more benefits. Other significant advantages of this solution include:

- a high level of IT security - companies maintaining such centres invest in state-of-the-art software to protect data from leakage or loss, and use multi-stage systems to control who has access to the buildings,
- - guarantee of continuity of operation - the Data Centre is completely insensitive to, inter alia, exceptionally harsh weather conditions or power grid failures; the premises are air-conditioned, ventilated and properly monitored, and the buildings are connected to multiple independent power sources,
- use of remote access to resources via console servers, KVM switches and centralisation software,
- reducing the risk of server failure to a minimum - such large centres use so-called redundant systems; if one server device stops working, its tasks are immediately taken over by another,
- - access to resources from anywhere in the world - this will be appreciated, for example, by large companies with branches in different cities and companies with many field employees,
- monitoring of all devices using management software, Data Centre Infrastructure Management (DCIM)
- the possibility of rapidly increasing hardware resources or server space,
- 24-hour support from IT specialists..



DATA CENTER



DATA
CENTER

Based on the company's internal structure and competences, we plan to introduce new business lines in the form of Data Centres as one of the fastest growing segments. Both types of facilities can be valuable investments, given the growing demand for storage of physical and digital assets.

Data centres will be developed in response to tenant demand and expectations. They can support servers, cooling systems, backup power and other important elements of the IT infrastructure. The data centres will meet high security standards, both in terms of physical access and cyber security.

object
**BUILDINGS
SPECIALISED**

purpose:
**CENTRES
DATA CENTRES**







SELF STORAGE

DL Invest Group

The main features of self-storage are:

- **Individual units:** Customers can rent individual storage units, which means they have control over their stored items.
- **Security:** Self-storage provides security such as camera monitoring, security, code or key card access to secure stored items.
- **Accessibility:** Customers have access to their units at specific times, allowing them to freely add or remove items.
- **Time flexibility:** The self-storage service is flexible in terms of rental time. Customers can rent the space for a short period of time, for example during a move, or for a longer period when they need long-term storage.
- **Different purposes:** Use self-storage for a variety of reasons, such as storing furniture during renovations, storing collections, archiving documents or storing seasonal items.

ADVANTAGES OF SELF-STORAGE SOLUTIONS:

- Space to store a variety of items such as furniture, documents, tools, seasonal items or other equipment.
- Time flexibility: self-storage services are flexible in terms of rental duration. Customers can use the space for short or long periods, adapting the rental to their needs.
- Security: Self-storage companies typically provide security measures such as camera monitoring, facility security, access systems, making stored items safe.
- Easy access: Customers have access to their units at specific times, allowing them to freely add, remove or view their stored items.
- Variety of unit sizes: Self-storage companies typically have a variety of unit sizes, allowing customers to tailor the space to the number of items stored.
- No long-term commitments: Customers are not committed to long-term contracts, giving them flexibility in their use of the self-storage service. They can tailor the rental to their current needs.
- Different purposes of use: Self-storage services are used for a variety of reasons, from storing items during a move to storing company stock or collections.
- These advantages make self-storage services attractive to many people who need temporary or long-term storage space for their belongings.



SELF STORAGE



SELF
STORAGE

Based on the company's internal structure and competences, we plan to introduce new business lines in the form of Self-storage as one of the fastest growing segments. Both types of facilities can be valuable investments, given the growing demand for storage of physical and digital assets.

Self-storage is where individuals and businesses can rent space to store their belongings. We would like to introduce this service in our SBU and City Logistic facilities as a complementary service and implement it in some Mixed-Use facilities, thus responding to market needs. We will ensure that such facilities will be monitored and secured, giving customers confidence that their belongings are safe.

object
SBU
City Logistic

purpose:
SELF-STORAGE



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.





Shell
ENERGY



DL INVEST GROUP

We have excellent, comprehensive experience and competence in the implementation of warehouse, office and retail projects.

REFERENCES

CONFIRMING THE COMPETENCE OF THE GENERAL CONTRACTOR



DL Invest Group has been working for many years with customers from the FMCG sector, including the leading Polish grocery operator Stokrotka. In 2019, a distribution center was put into operation on the premises of DL Invest Park Psary - a facility of frozen and cold storage, which is currently undergoing expansion.

It is the flexibility and competence in the implementation of this type of facilities, resulted in another victory in the tender for the implementation of the central distribution warehouse for Stokrotka,



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, employing 25,764 specialists in 119 factories 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 recognized 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.

This is confirmed by many completed and current projects for leading companies in the Polish and global market such as: Hutchinson Polska, DHL, FM Logistic, Stokrotka, STILL, GEFCO, InPost, BGK, ista Polska, Securitas Polska, Rossmann, Pepco.



ista Shared Services Polska (iss) is a modern outsourcing center which operates in three core competence areas and provides billing services for individual heat, water and other utilities for customers in Poland and worldwide. It offers accounting services for the internal companies of the ista Group and IT services for the development and administration of internal IT systems.

iss chose DL Invest Group's latest project DL Prime as its location in Gliwice and signed a contract for a target leasing area of almost 7,800 m².



Bank Gospodarstwa Krajowego is a Polish state-owned bank, the only such entity in Poland owned by the State Treasury. It was established by an act of law to support government social and economic programs and to develop local government and regional development programs.

Bank Gospodarstwa Krajowego chose as its location the DL Piano office building in Katowice.



Rossmann Supermarkety Drogerijne Polska is one of the largest drugstore chains in Europe, with which DL Invest Group has cooperated for about 10 years. Rossmann 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.

Long-term cooperation between the parties is a result of DL Invest Group's flexibility, professionalism and responsible approach to business.



DL INVEST GROUP

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