

## 7R Hub Nowa Huta – Europe's largest urban logistics complex at launch

On 6 May, the cornerstone was laid for a modern logistics and technology hub in Krakow. 7R Hub Nowa Huta will ultimately reach around 230,000 sq m of functional technical and production space to a modern standard with numerous solutions to guarantee low carbon emissions.



Photo visualisation / press materials

On Wednesday, 6 May, a ceremony took place to sign the foundation act for the construction of the 7R Hub Nowa Huta logistics and technology complex in Krakow. The symbolic cornerstone laying was carried out by Aleksander Miszalski, Mayor of the City of Krakow, Wojciech Warian, Chairman of the Board of Directors of Krakow Nowa Huta Przyszłości and Andrzej Wroński, CEO at 7R, together with Tomasz Lubowiecki, founder of 7R.

“7R Hub Nowa Huta is an investment that strengthens the economic potential of the eastern part of Kraków in a very tangible way. The areas covered by the strategic project 'Krakow – Nowa Huta of the Future' are being consistently transformed into an area of modern industrial and technological activity, and this project is one of the key elements in this process. This venture demonstrates that urban development can successfully combine the attraction of modern investment with the revitalisation and reuse of brownfield sites. As a result, Krakow is strengthening its position as an attractive location not only for the service and IT sectors, but also for advanced logistics and industry. It is also important that the investment is made in partnership with those responsible for the development of the area. Such projects build long-term value – both for the city's economy and for its

spatial structure and labour market," said Aleksander Miszalski, Mayor of the City of Krakow.

"Today's event marks an important stage in the process of restoring Nowa Huta's post-industrial sites to residents and businesses. The immediate vicinity of 7R Hub Nowa Huta and the Economic Activity Zone 'Nowa Huta Przyszłości' creates the conditions for building a coherent economic ecosystem, the first effects of which will be visible in the near future. This is also the moment when the results of the activities consistently implemented by our company in recent years materialise – both design, infrastructure and property preparation for investments. We are convinced that the 7R investment will become an impulse for further dynamic development of the area, initiating a snowball effect and contributing to the realisation of further projects in the coming years," announced Wojciech Warian, CEO of Krakow Nowa Huta Przyszłości SA.

7R Hub Nowa Huta is being built in the area of the Ruzcza Logistic and Industrial Centre, as part of the 'Krakow – Nowa Huta of the Future' project, and is a location that aspires to become the new address for innovative industry in Krakow. Located in the heart of Nowa Huta, near national road 79 and the planned S7 expressway junction, the park offers excellent communication and access to the centre of Krakow. Its location and proximity to qualified staff make 7R Hub Nowa Huta an attractive choice for technology companies, manufacturing companies and logistics operators, among others.

"7R Hub Nowa Huta is the largest project in our portfolio. At the same time, it is an ideal reflection of 7R's approach to the realisation of modern commercial buildings. Nowadays, a warehouse is definitely more than just a space, it is a place for business development, its entire ecosystem. In our understanding, the modern warehouse is a tool to support the operational efficiency of a given company. This is what 7R Hub Nowa Huta will be. We are delighted that our vision has been so well received by the market, as best demonstrated by the commercialisation process. We have already secured lease agreements with renowned companies, leaders in their respective industries, for several tens of thousands of square metres of space. This confirms that the great interest in the project from the moment it was announced has translated into real business decisions by leading companies," commented Andrzej Wroński, CEO at 7R. "Our project will also significantly strengthen Krakow's position on the industrial map of Poland; until now the warehouse resources of the whole Małopolska region oscillated around 1.2 million sq m, and the location itself was not associated as the first choice for the development of logistics, e-commerce or other production and

technological areas. 7R Hub Nowa Huta will also represent a very significant and responsible transformation of the location. In cooperation with the Krakow authorities and the Krakow Nowa Huta Przyszłości company, we are reactivating areas that have been forgotten for years," added Andrzej Wroński.

7R Hub Nowa Huta comprises buildings with a total target area of around 230,000 sq m, which will form the largest urban logistics complex in Europe. An integral part of the project is the infrastructure prepared for automation and numerous facilities for logistics operators, among others. Clear zoning, convenient access layouts and logical organisation of functions will support efficient day-to-day operations, increasing productivity and saving time and operating costs for businesses of all scales. The project will use selected solutions specific to the low-carbon 7R standard to support operational efficiency and reduce the environmental footprint, including an intelligent building management system (BMS), photovoltaic installation, air handling units with heat recovery and CO<sub>2</sub> sensors, and air source heat pumps with an SCOP of 4.15. In addition, electrification will enable integration with local power generation (PV), energy storage and reduce energy consumption from the grid.

Investing in environmental quality and building the long-term resilience of the site, 7R Hub Nowa Huta will also embrace numerous sustainable solutions. The project includes the revitalisation of the site, the planting of more than 2,200 plants to support biodiversity, reforestation of about 10 ha, flower meadows and insect hotels, and the creation of rain gardens that will use the natural terrain to retain and filter water. The complex will also include relaxation areas and a full cycling infrastructure. 7R Hub Nowa Huta will be developed in accordance with BREEAM environmental certification criteria at the Excellent level.