

PRESS RELEASE

**DEA CAPITAL REAL ESTATE LAUNCHES STRATEGIC LAND SALES PROGRAM
WITH 14-HECTARE LOGISTICS DEAL NEAR WARSAW**

Warsaw, 8 July 2025 – **DeA Capital Real Estate** has officially launched its long-term Polish land sales strategy with the successful sale of a **14-hectare logistics site** in Nadarzyn, just outside Warsaw. The transaction, concluded with leading warehouse developer **7R**, marks the **first exit from a larger, multi-sector land portfolio** that DeA Capital Real Estate has been assembling and preparing across Poland over the past five years.

“Our Polish strategy is a clear demonstration of our commitment to delivering specialized know-how to clients across industrial and living sectors” said **Emanuele Caniggia, CEO, DeA Capital Real Estate and Emanuele Dubini, CIO, DeA Capital Real Estate**. *“This is part of a broader pan-European approach built on our trusted brands in PBSA, living, and industrial, designed to create tailored, high-quality investment opportunities.”*

While logistics is a key focus, the company’s strategy encompasses a diversified pipeline of fully prepared, high-potential sites across various asset classes, all tailored to meet evolving investor needs and market demand.

The Nadarzyn transaction includes a **fully permitted, development-ready warehouse project** with a planned gross leasable area (GLA) of over **60,000 sqm**. Its prime location near major transport corridors and full development readiness make it an ideal site for 7R’s expanding portfolio of modern, sustainable logistics facilities.

“This transaction is more than a land sale - it’s the launch of a broader strategic program we’ve been building for years”, said **Piotr Krawczyński, CEO Poland at DeA Capital Real Estate**. *“We made a deliberate decision to invest time and capital into preparing high-quality logistics platforms with full permitting, and we’re excited to see this strategy come to life with our first success alongside a trusted partner like 7R. This transaction would not have been possible without the involvement of our business partner, APM Development, whose team deserves particular thanks for its excellent collaboration at every stage of the project.”*

DeA Capital Real Estate’s Polish team led the full scope of land development efforts - starting with the **consolidation of multiple plots from individual landowners**, and continuing through securing building permits, managing the design process, and coordinating all technical and legal preparations — delivering a **turnkey, construction-ready solution** that minimizes risk and accelerates delivery for future warehouse operators and investors.



This deal showcases DeA Capital Real Estate's ability to **unlock value in strategic land holdings** by creating fully structured, de-risked investment opportunities that align with long-term market trends.

*"We're proud of the collaboration with 7R and our partners, and of our team's efforts to bring this complex, high-value project to market. It sets the tone for the next chapter of our strategy", added **Krawczyński**.*

DeA Capital Real Estate extends special thanks to **APM Development** for their close cooperation throughout the process, and to the advisory teams whose expertise contributed to the transaction's success: **Deloitte Legal** for legal counsel, **Marek Rytych and his team** for permitting and design, and **Savills** for their brokerage support and market insight. This transaction was made possible by the joint efforts of all involved.

About DeA Capital Real Estate

DeA Capital Real Estate is a pan-European investment management company headquartered in Italy, with a network of seven locations and nearly 180 skilled, highly motivated real estate specialists in Milan, Rome, Paris, Madrid, Warsaw, Munich, and London.

Market-leading, Europe-wide asset management, with an experienced and stable Senior Team that achieves outstanding results in real estate purchases, development, financing, rentals, operation, and sales. The company has a wealth of experience in structuring and managing investments, and its fiduciary responsibility toward the customer is always a top priority.

DeA Capital Real Estate manages €12.2 billion in real estate investments, with 51 different investment vehicles and approximately 670 properties located primarily in major European cities.

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