
7R warehouse for Żabka awarded in Prime Property Prize 2022

Specialized refrigeration areas, systems supporting automation of logistics processes and energy and water saving - these are just some of the solutions distinguishing the storage area, prepared by 7R for Żabka Polska. The BREEAM Excellent certified investment is located near Radzymin close to Warsaw and was designed in the Built-to-Suit (BTS) formula. Its high standard and innovative solutions proved to be the key to success during the XI edition of Prime Property Prize 2022 - the site won in the category "Investment of the Year", covering the market of logistics and warehouse space.

Prime Property Prize recognizes companies and projects that have had the greatest impact on the commercial real estate industry over the past year. Among this year's winners there was the 7R brand, whose facility - realized for Żabka Polska - won the title of "Investment of the Year" in the category of logistics and warehouse properties.

– Our new logistics center near Warsaw is the largest and most modern facility in the infrastructure of the Żabka chain, and at the same time one of the most technologically advanced warehouse projects in this part of Europe. The warehouse is equipped with innovative automatic solutions that will not only accelerate the logistics service of stores and improve the quality of service of our franchisees, but also minimize the impact on the environment. To create such an innovative project, we needed a trusted partner whose experience and approach to the realization of modern, future-proof buildings guaranteed the success of the project. The cooperation with 7R has ensured us the implementation of this project at a very high level, so we are all the more pleased with the award received together – says Andrzej Potyra, Head of Żabka Property Fund.

– Delivering the first advanced warehouse for the retail industry in Poland is a reason for our extraordinary satisfaction. This is an example of how it is possible to combine successfully the sustainability with the achievement of business goals by our customers. It is worth emphasizing that already at the design stage, the investment was carried out in a sustainable manner, minimizing the impact on the environment. This is a very important aspect for us, and we are pleased that our business partners also see it as an important competitive advantage. We are convinced that the facilities implemented on the premises will help Żabka to carry out logistics operations even more efficiently and gain further market shares. At the same time, we are proud to share our mutual success and appreciate the value of this special award – emphasizes Tomasz Lubowiecki, President of 7R.

The investment realized by 7R for Żabka Polska covers nearly 60 000 sq m of modern logistics and warehouse space. The facility was realized in the Built-to-Suit (BTS) formula, i.e. according to the individual needs of the Żabka chain and optimizing all its logistics operations. The warehouse is distinguished by its large storage capacity, has been equipped with specialized refrigeration areas, and additionally high-class systems supporting the automation of logistics processes - ultimately the facility will be able to provide distribution of orders for about 5,000 stores.



During the implementation of the project, priority was given to both technological advancement of the warehouse and care for low carbon emissions into the atmosphere. Ultimately, the facility will be powered by green energy from photovoltaic panels and trigeneration units. Water saving fittings will reduce water consumption. The area's biodiversity has also been increased in the vicinity of the warehouse - flower meadows have been created and native species of trees and bushes have been planted. In addition, there are bicycle shelters and a specially designed space for vehicles allowing for shared rides, and in the future there will be charging stations for electric vehicles. As a result, already at the design stage of the sustainability assessment, the warehouse has been subject to BREEAM certification at Excellent level.

Żabka Polska Sp. z o.o. is the owner of the fastest-growing chain of convenience stores in Poland and one of the most dynamic formats in the world, opening more than 4000 new stores in 2016-21. About 15.5 million consumers live no further than 500 m from the nearest Żabka store. As part of its responsibility strategy, Żabka has made commitments in the areas of good nutrition, services that facilitate sustainable life, the development of entrepreneurship, diversity and inclusive organizational culture, corporate governance, and decarbonization and circularity. More information about Żabka Polska at: www.zabka.pl. Link to the 2021 Responsibility Report: [Responsibility Report of the Żabka Group 2021](#).

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7R is a dynamically developing developer operating in the commercial real estate market, specializing in providing modern warehouse and production space for rent. It develops both warehouse and industrial centers designed for many tenants, as well as BTS facilities. In 7R portfolio there are large-scale logistics parks and small business unit warehouses forming the 7R City Flex Last Mile Logistics network. So far, the company has implemented projects with a total area of over 1.5 million sqm, while the preparatory works are underway for over 3 million sqm in various locations throughout Poland. The developer engages in ESG activities, taking care of the environment, local communities and corporate governance. For more information, visit www.7rsa.pl.

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