

**SPEEDWELL builds up its position in the logistics segment through the purchase of a new plot of land in Popesti-Leordeni planned for the SPACEPLUS East development**

**SPEEDWELL, one of the major players on the Romanian real estate market, continues its ambitious expansion plans on the industrial-logistics segment with the acquisition of a new plot of land in Popesti-Leordeni, destined for the second SPACEPLUS development. The new light industrial building will be developed on a plot of 15,000 sqm and will offer a total rentable area of approximately 8000 sqm.**

Adhering to SPACEPLUS's proven concept, this new location is situated on the corner of the intersection between Bucharest's ring road and DN4, in the first row, with direct access to the soon to be completed Popesti suspended roundabout. This prime position in one of Bucharest's most sought after industrial-logistics locations, between the ring road and A0, benefits from easy access to all directions and top visibility.

The first SPACEPLUS development, SPACEPLUS West, located in Chitila, was launched last year as a new concept on the Romanian market. Designed with small and medium-sized enterprises' (SMEs) needs in mind, the concept provides class A, high-quality storage or production units for light industrial and/or logistical usage. The new development in the Popesti-Leordeni area will provide the same first-rate specifications as its SPACEPLUS West counterpart.

„We are pleased to announce the acquisition of this new piece of land for our SPACEPLUS East development. Our main objective remains developing the business in a sustainable manner, while prioritizing the care for our current and future tenants. Thus, as in the case of SPACEPLUS West, we will continue to offer tenants flexibility in configuring high-quality spaces, modern features and design, oriented towards security, safety, sustainability and comfort. As utility prices are rising the need for well insulated and energy efficient spaces is increasing. Our tenants will profit from a competitive rent in combination with lower energy costs." said **Jan Demeyere**, *Architect and Co-Founder of SPEEDWELL*.

The SPACEPLUS concept is tailored to answer the needs of businesses looking for flexible warehouse solutions, additional services, and features. Its standard units start from 450sqm, which can be extended based on tenants' requirement due to the units' modularity, and a clear height of 6 m.

„The need for logistics spaces continues to be of high interest on the Romanian market, and this acquisition is a new step in the realization of our expansion strategy in the industrial-logistics segment. The demand dynamics from our tenants, the technological evolution and the replacement of a significant stock of warehouses which, unfortunately, no longer meet the technical requirements, have led us to put a new pin on the map of Bucharest, this time in the eastern area. Both our warehouses are just 9 km away from the city center. This can be a dream solution for every business, a great alternative to urban logistics.", said **Didier Balcaen**, *CEO and Co-Founder of SPEEDWELL*.

Featuring a state-of-the-art design, the SPACEPLUS concept will benefit from 24/7 surveillance and controlled access, for the entire spectrum of safety measures for the stored items. All spaces will be equipped with sprinklers and additional services, such as installed heating in all units and custom-made office space fit outs for all our tenants.

As a result of high demand in the market, SPEEDWELL will expand its warehousing capacities in the existing logistics hub. The company plans on adding another 8,000 sqm on top of phase 2's 7,000 sqm that will be built this year in SPACEPLUS West. Therefore, the existing 3,000 sqm warehousing capacity will be augmented with the

development of another 15,000 sqm.