



CEE Summit 22/5/2024

**Breakout Session – Warehouse & logistic Sector, leading
CEE locations.**

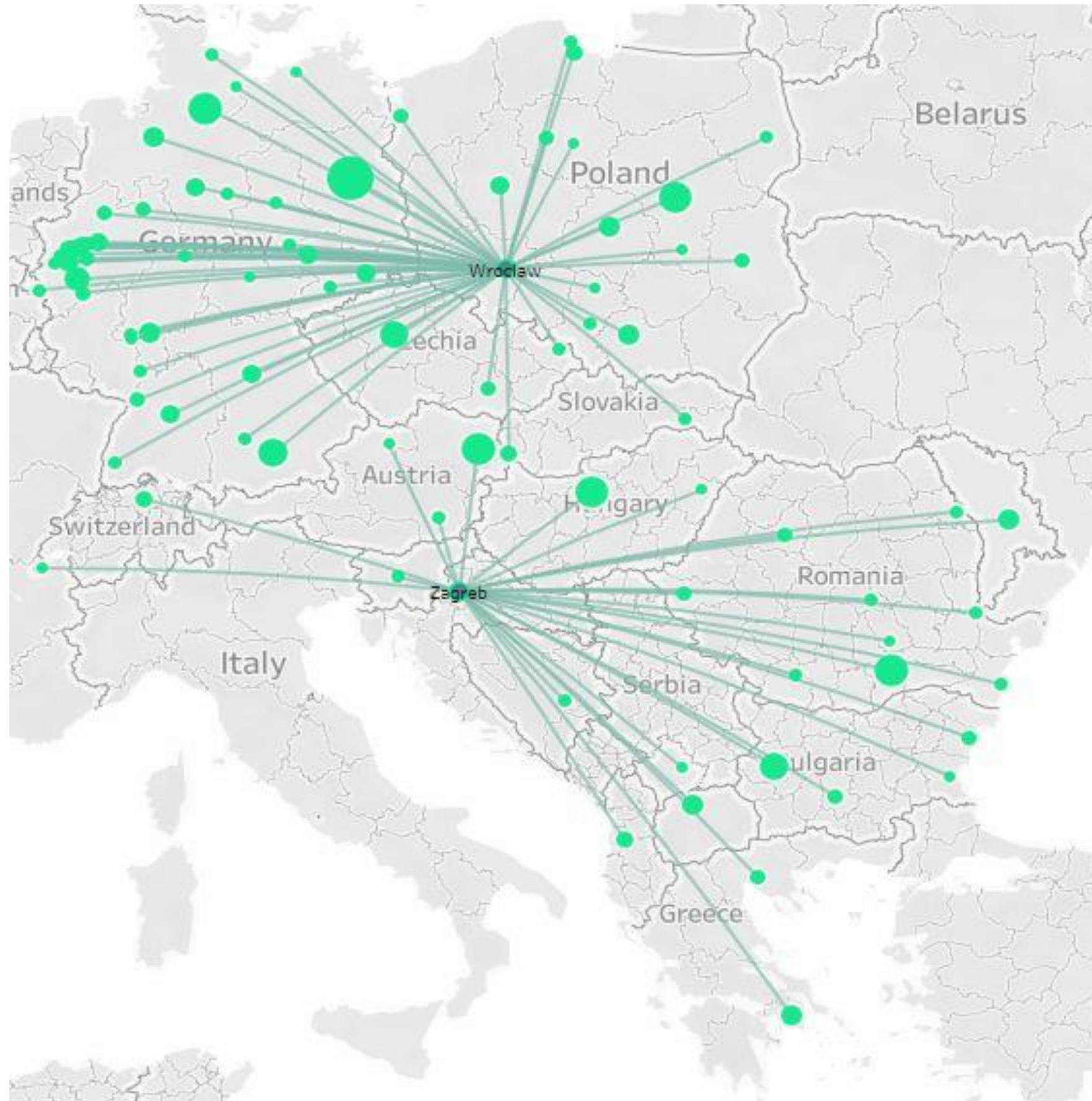
Accolade Group Commercial Director, Joanna Sinkiewicz

The role of the CEE region in the global supply chain

- CEE region including Adriatic Countries - a **core hub** in the global supply chain.
- The geopolitical landscape has **accelerated the region's transformation.**
- **High importance of diversifying supply chains.**



Why CEE is the Nearshoring Hotspot



- **Strategic location**
- **People & labour market**
- **Infrastructure & transport**
- **Industrial tradition**
- **Costs**
- **Promising forecasts**

The role of Croatia in the CEE and global supply chain

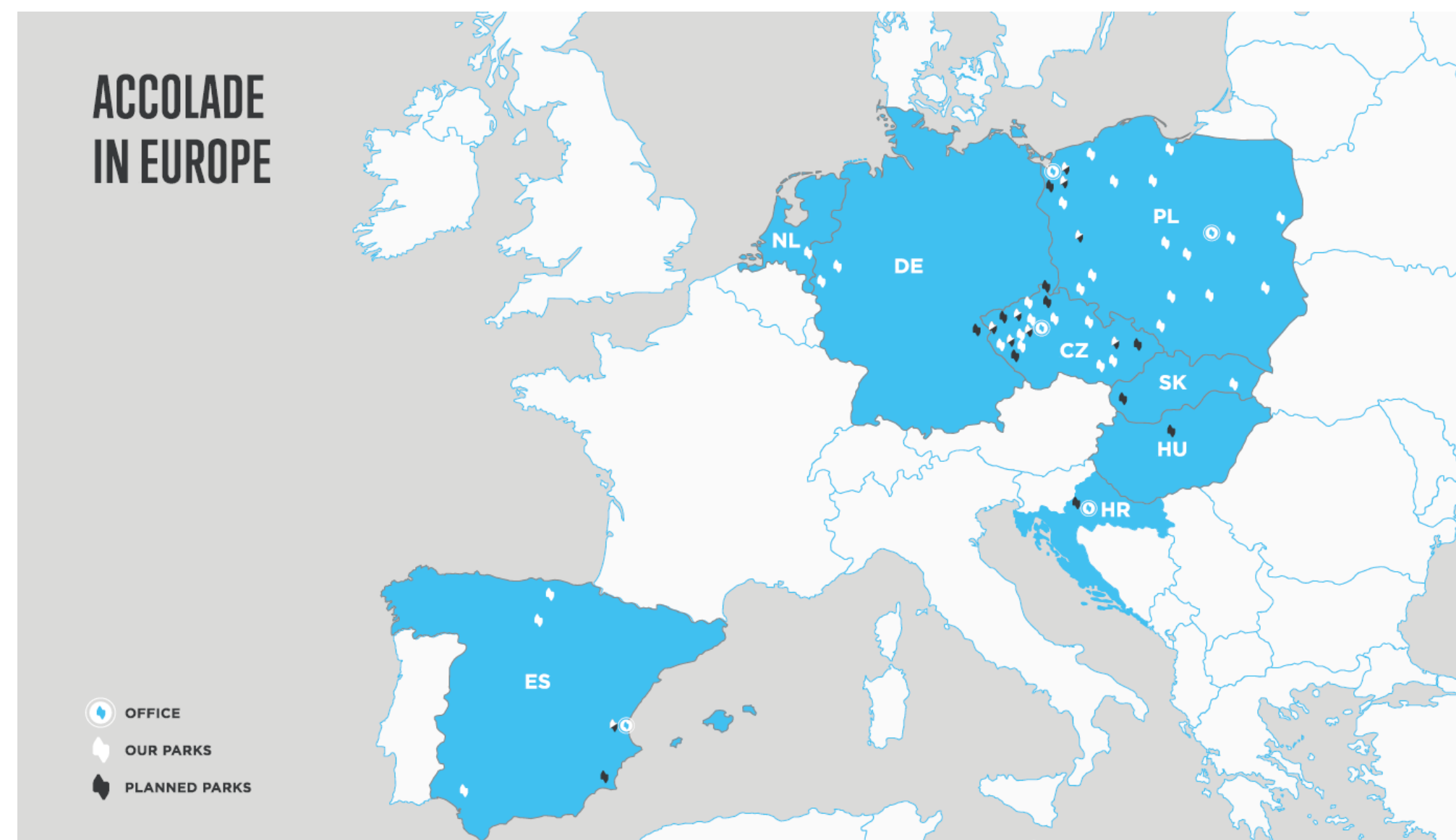


- **Croatia become more and more attractive logistics market.**
- **Changing approach-** from asset classes (hotel, apartments) to logistic sector.
- More and more logistic developers and investors recognize Croatia as a **country with great potential.**
- **Game changer** - Croatia entering EU, Euro Zone and the Schengen Area.

Accolade – Market Maker

We are leading investor in the developing regions

- We see the value and benefits of investing in growing/new markets.
- **High experience of delivering projects in new growing regions** in Poland and Czech Republic (Szczecin, Bydgoszcz, Białystok, Karlove Vary).
- Accolade is a long-term investor, providing world-class infrastructure for business in Europe.



Accolade's Croatian debut

Park Zagreb North

Accolade Park Zagreb North offers almost 315,000 sq m of industrial space
Located in Donja Bistra Economic Zone.

DEVELOPMENT SPACE

Space suitable for logistics, light manufacturing, and e-commerce.

ACCESS

Excellent and easy access to motorway A2 through Exit 6. Great connection Zagreb – Ljubljana – Maribor.

LABOR FORCE

Qualified labor force available due to the close proximity of the city of Zagreb.

PUBLIC TRANSPORT

A new bus stop is located right in the middle of the park.



Visualization of the Park Zagreb North

Park Zagreb North

tailored to the needs of companies in the manufacturing sector

- **Building permit** in place approx. 90,000 sqm.
- **Capacity & flexibility** of the Park.
- **BREEAM** sustainability certification.
- **Long-term** strategy & approach.

OUR TENANTS

Our portfolio of tenants is evenly split between e-commerce, logistics and light production manufacturing. With this diversified portfolio, we reduce economic risks, driving stability and flexibility, as well as protecting our investors.





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