
Acquisition profile 2023

Requirements for property purchases
in Poland

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6B47
REAL ESTATE INVESTORS

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6B47 Real Estate Investors is an international real estate developer based in Vienna with offices in Austria, Germany and Poland. The company currently manages a project volume of around EUR 1.8 billion, making it one of the leading providers in the sector.

It covers the entire value chain, from project development to realization and commercialization. The company's business model also includes real estate financing as an integral part of project development.

The focus is predominantly on the large cities of Warsaw, Wroclaw, Krakow and Gdansk. Especially in all forms of the residential asset class. Primarily student housing, we are also considering other institutional living products (PRS) and hotels.

Regions with strong purchasing power and growth potential allow opportunistic investments in niche products.



The five requirements for property purchases in Poland

1. Preferred properties

- **Zoning:** plots with a local plan or zoning permit for commercial use (hotel, student house, collective living).
- **New buildings and conversions.** 6B47 group in Austria is experienced in converting existing office buildings to other use.

2. Size

- **Development potential of min.:**
7,500 m² (gross area) / 5,000 m² (usable area) - comparable to our current projects.
- Target **beds number:** 250-500.

3. Location

- Excellent **public transport** connections tram/metro/bus/train.
- Max. 25 min travel time to major university/campus (by public transport).
- **Urban, lively, trendy area.**
- Safe neighbourhood with good **infrastructure.**

4. Other options

- Residential sites for BTS/BTR (residential living projects)
- Good living / rental locations zoned for residential use.
- Size: 3 000 – 10 000 sqm living UA (PUM).

5. Cities focus

- Focus on **Warsaw, Krakow, Gdansk, Wroclaw and Poznan**
- Other locations incl. large cities with the students' number over 20 000 will be evaluated on case-by-case bases.

Portfolio

6B47 Real Estate Investors has extended experience in greenfield and redevelopment. 6B47 finished over 35 projects. The company is a specialist in, among other things, the conversion of offices into residential buildings.

PhilsPlace – service apartments project in Vienna.



6B47 Real Estate Investors and the Sans Souci Group have given the former office building (Philips House) a new use and created a modern apartment building.

„**PhilsPlace**“ now houses 135 fully furnished full-serviced apartments with timeless, high quality equipment.

Zyndrama – residential project in Wroclaw



6B47 Real Estate Investors Poland is part of 6B47 group has a track record of completed projects – including successful completion of residential project Zyndrama in Wroclaw and sale of Silesia Outlet centre in Gliwice to Neptune/ Nuveen Real Estate.

Silesia Outlet –Factory Gliwice sold to Nuveen



“Silesia Outlet” in Gliwice in the province of Upper Silesia was built near to the important A1 / A4 motorway junction, the already existing Auchan hypermarket and the DIY store Leroy Merlin. The building was planned in two phases. Phase I with 12,000 m² and Phase II with 8,000 m² of gross rental area. When it was opened, around 95 percent of the retail space from the first phase had been let. The Phase I building was opened in the spring of 2019. The building was sold in the second quarter of 2019.

International Student Housing

6B47 Real Estate Investors Poland is strategically cooperating with a reputable international Student Housing Operator aiming to create a large Student Housing Platform in Poland.

6B47 Poland, enters the institutional living sector with first projects in Warsaw and Wroclaw. Two student housing developments with a total area of approx. 16,000 sqm, with approx. 780 beds.

Grochowska project in Warsaw - under development



6B47 Real Estate Investors Poland is developing a plot located at 359 Grochowska Street in Warsaw. This location will attract the attention of students from universities located nearby. There are also numerous national and international corporations, creating opportunities for interaction. The total lettable area is 5,856 sqm, and will include 321 beds. Additionally, there are 76 parking spaces available.

Wagonowa project in Wroclaw – under development



Continuing the strategic growth of its residential portfolio, 6B47 has acquired a new site in Wroclaw, Poland. The plot is located at 9 Wagonowa Street (Grabiszyn district) and will attract young professionals and students from private universities located close to the site. The nearby private and public building institutions as well as numerous national and international offices will be a place of interaction. Overall, the building will have an area of 9,093 sqm of lettable area and will include 465 beds, 89 parking spaces (including charging stations for electric cars) and bike garages.

Your contact for real estate and land offers:

Miłosz Greszta

Head of Acquisitions

6B47 Real Estate Investors Poland

ul. Piękna 18 | 00-549 Warsaw

T +48 (0) 507 096 506

greszta@6b47.com

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