
Building for good

September 2024

mDC²



About Us



MDC² is a warehouse developer operating on the Polish market since February 2021.

Its sustainable distribution centres are changing the Polish market as they are the first buildings designed to be **built for good**.

The recently completed MDC² Park Gliwice is amongst the greenest buildings ever built in Europe.



→ **230 000 m²**

Developed/under construction

→ **10 000 000 m²**

Built and leased space completed by our professionals

→ **1 000 000 m²**

In the pipeline

→ **Over 20 years**

Experience in logistics and industrial property



Team





Hadley Dean
CEO

Hadley has been successfully operating in Poland for over 20 years where he is recognised for growing businesses and consistently outperforming the market place. Before establishing MDC² he used to hold the role of the founding CEO of EPP and CEO for Colliers International where he built the best industrial space agency in CEE.



Maciej Madejak
CDO

Maciej Madejak is accountable for projects' development with direct responsibility over land acquisition and leasing. Maciej has over 25 years of warehouse development experience in Poland and during this period of time he held management level positions in the leading industrial development businesses.



Jeremy Cordery
COO

Jeremy Cordery, Chief Operations Officer and Founder, is responsible for ESG directives, construction, corporate governance, compliance and ensuring proper legal oversight. Jeremy has over 25 years of property experience gained in CEE operating at partner, director and board levels for major UK plc's, private equity and HNW investors.



Peter Love
Financial Director

Peter holds a CA/CPA accreditation and has over 20 years of real estate and financial reporting experience in CEE. Most recently he was a director of Joint Ventures at EPP responsible for financial reporting and treasury management of €80m office portfolio. He is also a former Partner at Colliers International Poland.



Wojciech Kosiór

Head of Development,
Director



Ewa Zawadzka

Head of Development,
Director



Dariusz Proniewicz

BTS Development Director



Katarzyna Dudzik

Development Director



Adrian Winiarek

Development Director



Łukasz Wojnarowski

Development Director



Andrzej Lasocki

Development Director, Land



Izabela Ciżyńska

Junior Development Manager



Bartłomiej Kazirod

Construction Director



Jacek Lipiński

Project Director



Elżbieta Koncewicz

Construction Coordinator



Konrad Gąsiorowski

Senior Project Manager



Magda Cieliczko

Head of Marketing



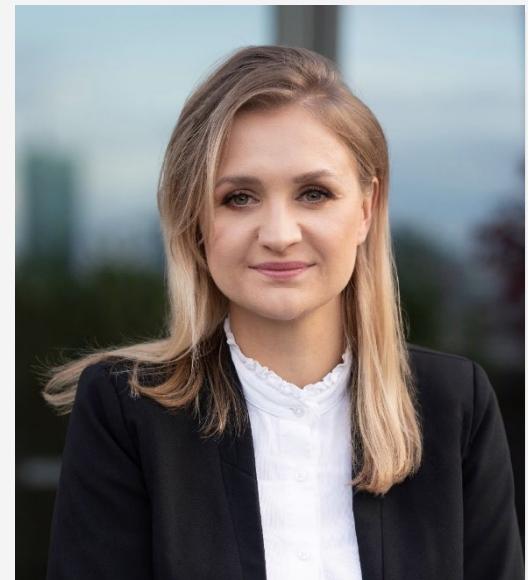
Paula Piątkowska

Operations Manager



Mateusz Korzeniewski

Financial Analyst



Angelika Wiechetek

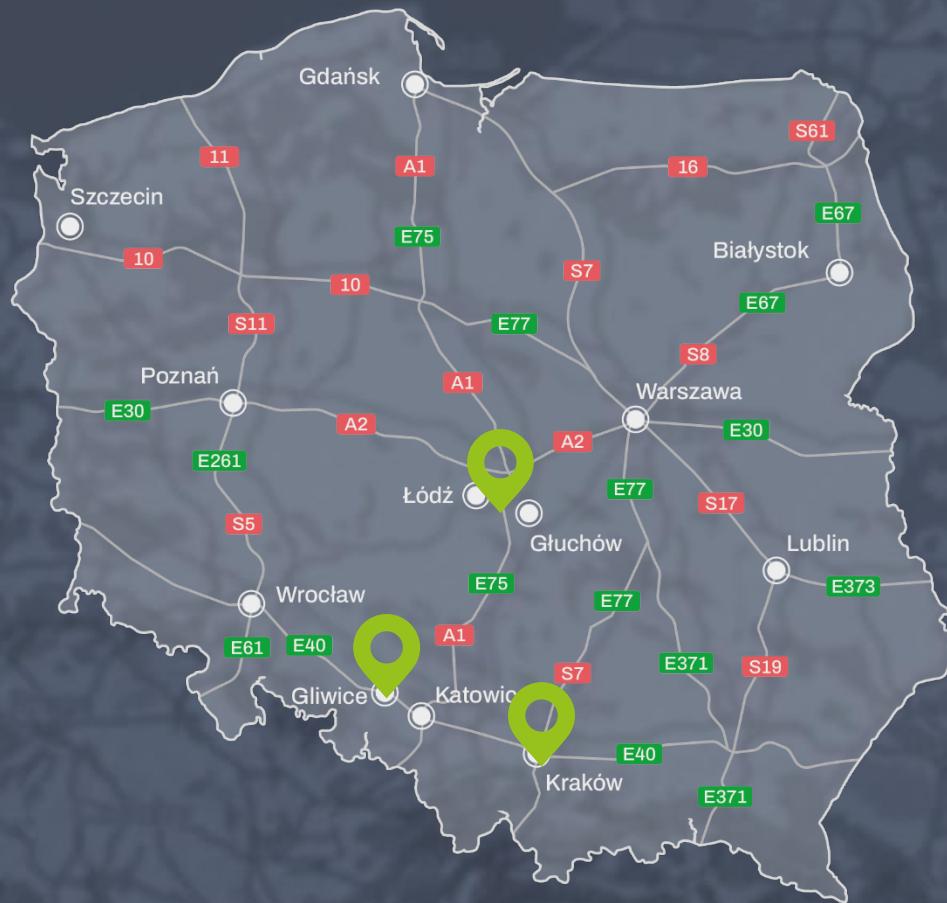
Receptionist

MDC² Portfolio

mDC²



building for good



MDC² Park Łódź South
80,000 m²



MDC² Park Gliwice
57,000 m²



MDC² Park Kraków South
90,000 m²



MDC² Park Gliwice

mDC² Park Gliwice



building for good



Distance to major spots

	Katowice	351 km	3 H, 30 min
	Kraków	172 km	2 H, 20 min
	Warszawa	150 km	1H, 30 min
	Wrocław	30 km	30 min
	Łódź	245 km	2H, 26 min



50 m



26 km



7 km



7 km



50 m



MDC² Park Gliwice is a state-of-the-art distribution park located at the junction of the two most important motorways in Poland, A1 and A4.

The total lettable space of the project is 59,000 m².

	Total space	For lease
Buidling A	7 427 m ²	0
Building B	25 356 m ²	4 900 m ²
Building C	24 625 m ²	8 100 m ²
Total	57 408 m²	





MDC² Park Łódź South

mDC² Park Łódź South



building for good



Distance to major spots

	Gdańsk	351 km	3 H, 30 min
	Katowice	172 km	2 H, 20 min
	Warszawa	150 km	1H, 30 min
	Łódź	30 km	30 min
	Poznań	245 km	2H, 26 min



0,3 km



55 km



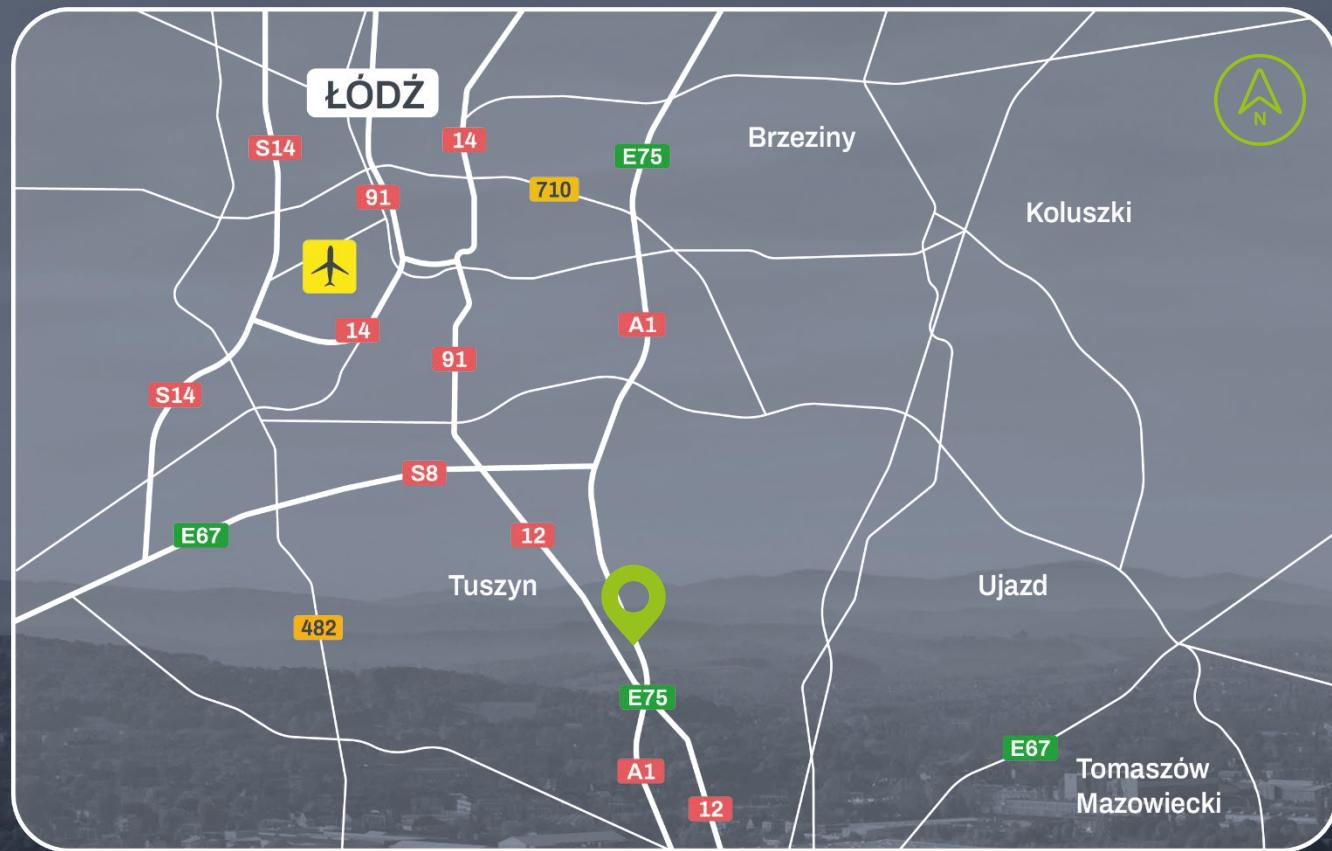
10 km



23 km



7,4 km



MDC² Park Łódź South is a strategically located warehouse park in Central Poland. It is situated on the A1 highway and benefits from access to an abundant workforce.

Total space	Space for lease
Building A 51 972 m ²	0
Building B 29 066 m ²	29 066 m ²
Total 80 567 m ²	





MDC² Park Kraków South

mDC² Park Kraków South



building for good



Distance to major spots

	Kraków	13 km	10 min
	Katowice	84 km	1H, 10 min
	Gliwice	110 km	1H, 20 min
	Rzeszów	167 km	1H, 30 min
	Warszawa	295 km	3H, 47 min



1,2 km



14 km



10 km



20 km



890 m



MDC² Park Kraków South is a 3 building distribution and logistics development with a total GLA of ca. 90 000 sqm. MDC² Park Kraków South is strategically located in Skawina, south of Kraków, at National Road No. 44, less than 2 km from the junction with the A4 Motorway.

Total space	Available for lease
Building 1 30 414 m ²	0
Building 2 35 596 m ²	27 300 m ²
Building 3 15 901 m ²	0
Total 90 341 m ²	





Sustainable Technical Specification



 12 meters clear height

 Fire load above 4000 MJ/m²

 LED Lighting - increased to 300 lux in docks' aisles

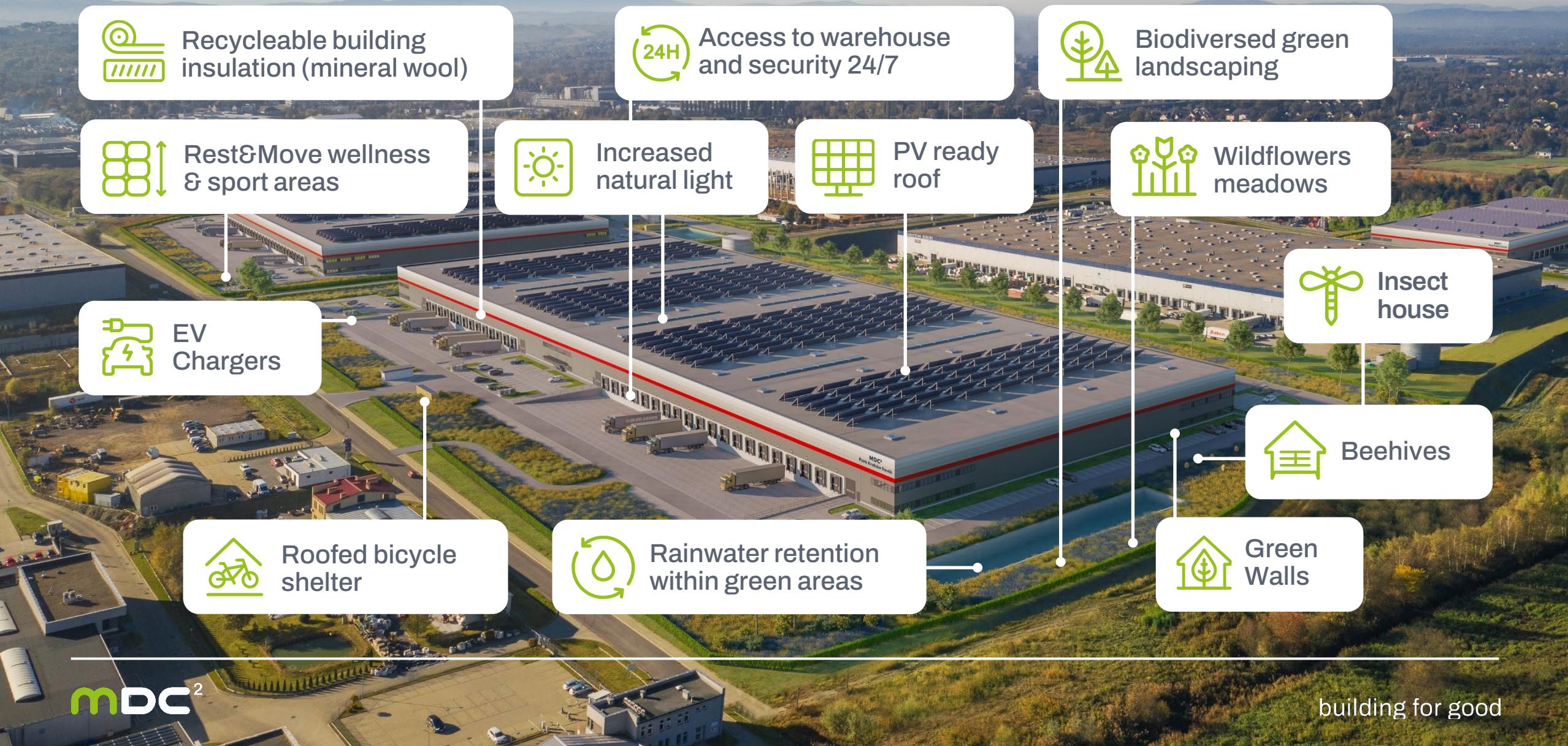
 Sustainable HVAC system

 BMS Smart media metering system

 Column grid 22,5m x 12m

 Floor load capacity 7 tons/m²





Focus on ESG





Environment



Social



Governance

Care of Environment

→ We build for the good of the Environment

Currently we are building one of the highest scoring buildings ever built in Europe – MDC2 Park Gliwice, BREEAM New Construction Outstanding

Our sustainable technical standards in our buildings:



Social Awareness

→ We build for the good of the Community

Since 2022 we have raised over 500 000 PLN for 11 different charities helping close to 1000 people and buying a forest.

→ We build for the good of the Tenants

We offer our tenants the ability to retain and attract some of the best employees in the industry by giving them designer outdoor gyms, multiple sports courts and providing a proper landscaped surrounding to work in.





Ukraine Relief the charity association established by MDC² employees after the escalation of the Russia-Ukraine conflict. The organization help Ukrainian families living in Poland as well as Polish families who help the Ukrainian refugees.



For each developed project we sponsor a similar space of forest in Poland which is in danger of being cut. MDC² started a cooperation with the Forest Forever Foundation in early 2022



Children Orphanage in Szczutowo: since 2021 our company team members are taking active part in giving their time and good to the children living in the orphanage. Except for Christmas presents for them we also fund an additional need of the children during a year, i.e. a summer camp or a playground.



Trustworthy Governance

→ We build for the good of the Investors

We provide a different level of transparency and governance through our board that has not been seen in Poland before.



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