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Press release

SKYLINER CONSTRUCTION HAS LAUNCHED

Karimpol Polska's subsidiary SPEKTRUM REAL Sp. z o.o. has signed a general contract for the construction of the Skyliner office tower at Rondo Daszyńskiego in Warsaw with Warbud SA. The construction work starts on 1st September 2017 and will last until mid-2020. Skyliner will be 195 metres tall, placing it among the top office buildings in Warsaw. It will provide nearly 44,000 square metres of rentable area. The project will be financed with a loan from Pekao SA Bank.

Skyliner has been designed by the architectural studio APA Wojciechowski. The building will comprise 30 office levels and 4 commercial levels available both to the tenants and Warsaw inhabitants. They will offer more than 3 thousand square metres of shops, restaurants, cafés and fitness clubs. The immediate vicinity of the building will be friendly to passers-by, who will be able to use the commercial and catering offer of the building. Additionally, at 165 metres, there will be two levels of the Skybar with a view of the city skyline, which can be accessed by a dedicated lift.

The building is located at a perfect place at Rondo Daszyńskiego, next to the second underground line, as well as stops of five tram lines and seven bus lines. The reception of the office building will be only 7 metres away from the entrance to the underground station. The entrance to the five-level car park for 428 cars can be accessed from two sides: Prosta Street and Towarowa Street. The underground levels will offer 500 bicycle spaces and locker facilities for bikers. Skyliner is rated Excellent in the BREEAM certification system. The office building complies with the highest standards of construction, functional space planning, efficiency of solutions, as well as performance.

"We announce the start of construction of Skyliner with a great pleasure. It is the biggest and the most prestigious investment not only in Poland but also in all operations of our Group in Central and Eastern Europe. We are also very glad because 2017 is the 20th anniversary of our office in Warsaw and a great moment in the history of our operation on the Polish market," said Harald Jeschek, Managing Partner of Karimpol Group.

The project is not the first collaboration between Karimpol Polska and Warbud SA. Both companies are currently working jointly to construct the Equator IV office building at Aleje



Jerozolimskie 100. Warbud SA was also the general contractor for the office buildings Taifun, Mistral and Passat at Aleje Jerozolimskie in 2000 – 2006.

“Thank you for the opportunity to implement this prestigious development project. It is a confirmation of our partner relations and of our good cooperation with Karimpol. We love ambitious challenges and the construction of one of the tallest and most modern office buildings in Poland’s capital is certainly one of them. I assure you that we will do our best to keep Skyliner at the highest standards of quality, technology and safety,” said Mr Wojciech Gerber, Member of Warbud SA’s Management Board.

For more details of the project, please visit: www.skylinerbykarimpol.pl

Skyliner in numbers:

- 195 m of height
- 43,633 sqm total rentable area (including 3,130 sqm of commercial area and services)
- 45 levels (30 office levels, 4 commercial levels, 5 underground parking levels, 2 Skybar levels, 4 technical levels)
- Skybar - 165 m above ground with 798 sqm of floor area
- 428 underground parking places
- 500 bicycle racks
- 21 lifts

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Karimpol Group is a privately held real estate developer established in 1991 in order to develop commercial real estate in the CEE. Today the group is active in 8 countries in the region (Poland, Slovakia, Czech Republic, Austria, Hungary, Bosnia and Herzegovina, Luxembourg, Russia). The Polish business was set up in 1997. Karimpol Poland has successfully completed 7 office projects in Warsaw (Stratos, Mistral, Passat, Taifun, Equator I, II and III). Currently, the company has two investments in the pipeline: Equator IV and Skyliner – the biggest and most prestigious investment of Karimpol Group. Total rentable area of all projects is around 200,000 sqm. Over the years the business grew to become one of the most successful privately held real estate developers in Central and Eastern Europe.



Warbud SA is ranked among Poland's largest construction companies. The company is a main contractor on the most prestigious environmental, industrial, specialist and volume construction and civil engineering projects. Over its 25 years of operation the company has completed 500 building projects all over Poland. Warbud employs nearly 1100 people. Now it is building among others several office buildings in Warsaw: Graffit, Equator IV, Varso 1 and Mennica Legacy Tower. It is the general contractor for the University Hospital in Krakow-Prokocim, Vratislavia Shopping Centre in Wroclaw, Forum Gdansk multi-purpose city complex in the Tri-City and the District Court building in Nowy Sącz - the first governmental project in Poland implemented as a Private Finance Initiative. The company's leading shareholder is VINCI Construction, the world's largest group in the construction and public works sector. VINCI Construction, together with Warbud, is owned by one of the world's largest concerns in the construction and services sector – the VINCI Group.