



Warsaw, 1 June 2016

Press release

KARIMPOL BUILDS ITS BIGGEST PROJECT IN CEE IN WARSAW

Skyliner – one of the tallest buildings in Warsaw – is being erected at Rondo Daszyńskiego. Karimpol's new office building has been designed by the architectural studio APA Wojciechowski. It is the ninth investment project of the developer in Warsaw and Karimpol Group's biggest project in Central and Eastern Europe. The building is situated at Rondo Daszyńskiego and has direct access to the second underground line. It will provide nearly 44,000 square metres of rentable area. The top levels will house the Skybar with a view of the city skyline.

Skyliner is rated Excellent in the BREEAM certification system. It will be 195 metres tall, placing it among the top office buildings in Warsaw. 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, fitness clubs and showrooms of the leading brands. 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.

'Poland is the key country in the investment operations of our Group, and Skyliner is our biggest investment project in Europe. Therefore, the choice of Wola as the location of our flagship project was only natural. The potential of the district has already been discovered by developers, and it will soon become one of the most prestigious business locations in Warsaw' - said Harald Jeschek, Managing Partner of Karimpol Group. 'Thanks to the completion of the second underground line, this location has become attractive to investors, potential tenants, and office workers. Skyliner is an office building with a representative role, designed for tenants who appreciate high quality and care about details. We usually create buildings which house mainly the headquarters of big companies from sectors including banking, finance, insurance, IT or services' - added Mr Jeschek.

The building is located at a perfect place, 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.



The project uses state-of-the-art energy-saving solutions, increasing the efficiency and functionality of the area, e.g. column-free corner windows ensuring optimal lighting, and a rectangular floor plan which allows for maximum flexibility in office space arrangement. The key environment-friendly assets of the building include façades made from materials reducing overheating or heat loss, using rain water for watering plants in the building, ventilation with a heat recovery system, cooling technology neutral for the ozone layer, energy-saving lighting, segregation of recyclable materials, a waste reduction policy, and the control of air pollution sources. Moreover, the building will be powered by renewable energy sources, and solar panels will be mounted on the roof.

The building will distinguish itself thanks to modern architectural solutions and top quality materials.

'Skyliner will play a dominant role at Rondo Daszyńskiego, which is why we have designed it with its representative function in mind' – says Michał Sadowski of APA Wojciechowski architects. 'The building will have wide stairs, starting at the lobby and going up to the third floor as a sort of pedestrian zone in the commercial area that can be accessed both from the inside and outside of the building. As a result, it will be a rest zone for the employees as well as the inhabitants of Warsaw. Skyliner's tower is slightly twisted in relation to its base in order to give the building a dynamic shape and to support the column-free corner windows. Consequently, each corner room will offer a beautiful view of the city, unobstructed by any construction element. It is a unique solution. We have also taken care of clear communications while designing the lifts. We have used a system of dedicated lifts which will take the employees from the ground floor to the target floor without having to change the lift and within the optimal time' - added Mr Sadowski.

Earthworks and subterranean walls at the depth of 33 metres, which reinforce the area, have already been completed. Consequently, it will be possible to start construction of the building above ground level faster, substantially cutting the execution time of the investment project and optimizing its costs. The construction of the building above ground is going to start this year.

Detailed information concerning the project can be found at www.skylinerbykarimpol.pl



Skyliner in numbers:

- 195 m of height
- 43,633 sqm total rentable area (including 3,130 sqm of commercial area)
- 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 realized with success 7 office projects in Warsaw (Stratos, Mistral, Passat, Taifun, Equator I, II and III). For the present 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. Karimpol Group is a strong player in the CEE region and will continue to create commercial buildings for the benefit of all.