

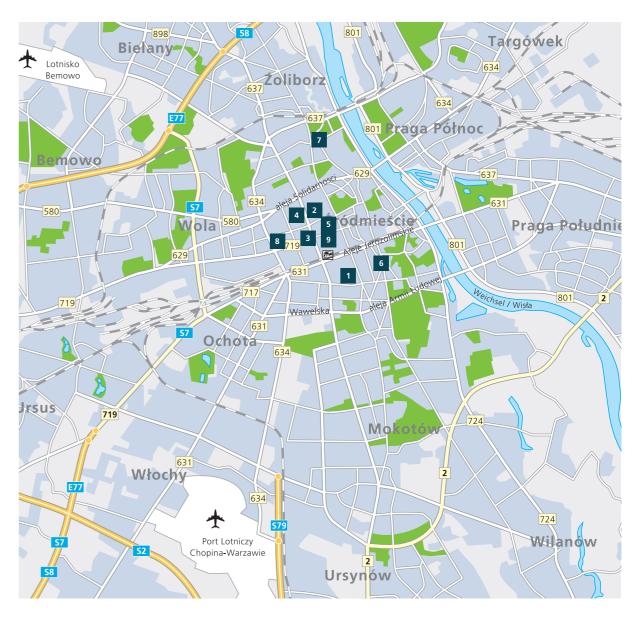
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Overview. Location of the properties in Warsaw.

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 Warsaw, al. Jana Pawla II 17, Atrium ONE
 Warsaw, ul. Grzybowska 56, Brewery
 Warsaw, ul. Grzybowska 5A, Grzybowska Park
 Warsaw, ul. Mokotowska 49, Mokotowska SQUARE
 Warsaw, ul. Bonifraterska 17, North Gate
 Warsaw, ul. Towarowa 28, Generation Park Z
 Warsaw, ul. Emilii Plater 49, InterContinental Hotel



al. Armii Ludowej 14. IBC. 00-638 Warsaw.

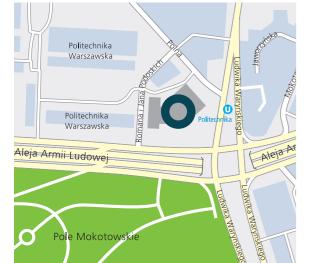




Facts.

- Year built: 2002/2005.
- Modern office and retail building.
- 2 linked buildings.
- 2 separate entrances to the building.
- 2 modern elevator cores with 4/5 elevators each.
- Retail locations on the ground floor.
- Control via building management systems.
- Efficient air-conditioning/ventilation system
- Suspended ceilings and raised floors in the rental
- 4 office units possible per floor.
- Flexible division into individual, group or open plan offices.





- Good location in the city centre south.
- Metro station in front of the building.
- Various bus lines in front of the building.
- Taxi stand in front of the building.
- One Metro station to the city centre.
- International airport about a 15-minute
- Ideal access to infrastructure.

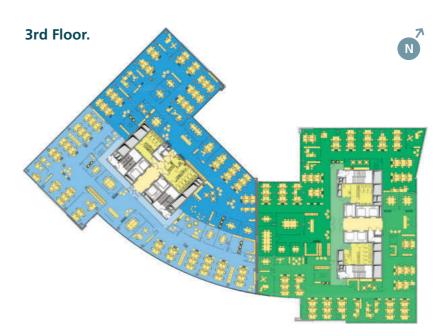




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al. Armii Ludowej 14. IBC. 00-638 Warsaw.

Rental space.			
Floor	Rental space	Available space	Type of space
12 th	764 sq.m	764 sq.m	office
11 th	1,455 sq.m	1,455 sq.m	office
10 th	1,461 sq.m	721 sq.m	office
9 th	2,269 sq.m	let	office
8 th	3,427 sq.m	let	office
7 th	3,428 sq.m	let	office
6 th	3,426 sq.m	let	office
5 th	3,509 sq.m	1,110 sq.m	office
4 th	3,510 sq.m	1,148 sq.m	office
3 rd	3,508 sq.m	2,339 sq.m	office
2 nd	3,551 sq.m	397 sq.m	office
1 st	3,565 sq.m	1,884 sq.m	office
Ground Floor	944 sq.m	387 sq.m	office
Ground Floor	2,249 sq.m	let	retail/catering
Ground Floor	27 sq.m	let	storage
Total	37,093 sq.m		
Parking	21 spaces	92 spaces	surface
Parking	275 spaces	10 spaces	underground
Total	310 sq.m		





www.internationalbusinesscenter.pl www.deka-stars-poland.pl

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Lukasz Laskowski Phone: +48 883 983 404

Email: lukaszdominik.laskowski@deka.de



Deka Immobilien Investment GmbH Europe Regional Office / Poland

Rondo ONZ 1 00-124 Warsaw, Poland www.deka-immobilien.com

al. Jana Pawla II 19. Atrium Garden. 00-854 Warsaw.







- Year built: 2009.
- Office building consisting of 9 and 15-storey buildings.
- 2017 common areas were fully renovated.
- Attractive façade of natural stone and granite
- Flat roof with roof terrace available.
- Atrium.
- Heated and ventilated underground car park.
- Spacious lobby with reception area.
- 8 passenger lifts and 1 goods lift available.
- Café + Restaurant available on the ground floor.
- Good natural lighting.
- Suspended ceilings with integrated lighting and ventilation.
- High level of technical equipment and air-conditioning.
- Heating provided by district heating.
- 4 sanitary cells per floor, with 2 in the upper section
- Alarm system and access control.
- Fire alarm system and CCTV monitoring.
- BREEAM In-Use: Building Mgmt. (excellent) / Asset (very good).





- Warsaw, in the core area CBD.
- Located on major, north-south city link.
- Metro and tram stops in the direct vicinity of the property.
- Central station is just a 10-minute walk away.
- Good local amenities.





al. Jana Pawla II 19. Atrium Garden. 00-854 Warsaw.

Rental space.			
Floor	Rental space	Available space	Type of space
14 th	769 sq.m	let	office
13 th	768 sq.m	let	office
12 th	757 sq.m	let	office
11 th	759 sq.m	let	office
10 th	759 sq.m	let	office
9 th	740 sq.m	let	office
8 th	1,866 sq.m	let	office
7 th	1,864 sq.m	846 sq.m	office
6 th	1,958 sq.m	let	office
5 th	1,958 sq.m	let	office
4 th	1,957 sq.m	let	office
3 rd	1,955 sq.m	let	office
2 nd	1,935 sq.m	let	office
1 st	1,677 sq.m	564 sq.m	office
Ground Floor	75 sq.m	135 sq.m	office
Ground Floor	1,106 sq.m	let	retail/catering
Total	20,902 sq.m		
Parking	220 spaces	90 spaces	underground
Archive	172 sq.m	let	storage

4th Floor.







www.atriumgarden.pl www.deka-stars-poland.pl



Daniel Pater

Phone: +48 696 655 705 Email: daniel.pater@deka.de



Deka Immobilien Investment GmbH Europe Regional Office / Poland Rondo ONZ 1 00-124 Warsaw, Poland www.deka-immobilien.com

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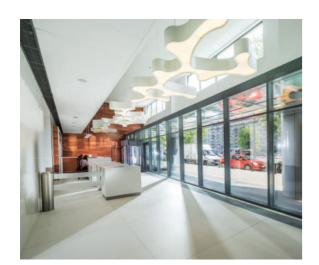
al. Jana Pawla II 17. Wise Point. 00-854 Warsaw.





Facts.

- Year built: 2013.
- 15-storey office and retail building with 4 basement floors.
- Attractive façade of natural stone, metal and glass.
- Underground car parking spaces heated and ventilated.
- 7 elevators.
- Bakery and service areas on the ground floor.
- Ceramic floor tiles in the foyer and revolving door system.
- Access control, security, 24h CCTV.
- Bright rooms with floor-to-ceiling windows.
- Office floor planned as an open-plan office.
- Suspended ceilings, raised floors.
- LEED for Core & Shell (platinum).



Location.

- Warsaw, in the core area CBD.
- Located on major, north-south city link.
- Metro and tram stops in the direct vicinity of the property.
- Central station is just a 10-minute walk away.
- Good local amenities.



al. Jana Pawla II 17. Wise Point. 00-854 Warsaw.

Rental space.			
Floor	Rental space	Available space	Type of space
14 th	1,181 sq.m	let	office
13 th	1,182 sq.m	let	office
12 th	1,181 sq.m	let	office
11 th	1,182 sq.m	let	office
10 th	1,182 sq.m	let	office
9 th	1,181 sq.m	let	office
8 th	1,174 sq.m	let	office
7 th	1,171 sq.m	let	office
6 th	1,172 sq.m	let	office
5 th	1,173 sq.m	let	office
4 th	1,421 sq.m	1,421 sq.m	office
3 rd	1,312 sq.m	1,321 sq.m	office
2 nd	1,315 sq.m	let	office
1 st	1,163 sq.m	let	office
Ground Floor	16 sq.m	let	office
Ground Floor	842 sq.m	let	retail/catering
Total	17,847 sq.m		
Parking	149 spaces	let	underground
Archive	265 sq.m	let	storage

4th Floor.





www.deka-stars-poland.pl

Contact

Lukasz Laskowski Phone: +48 883 983 404

Email: lukaszdominik.laskowski@deka.de



Deka Immobilien Investment GmbH

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ul. Grzybowska 56. Warsaw Brewery. 00-844 Warsaw.



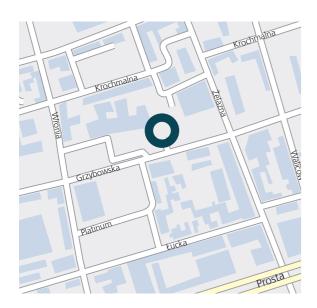


Facts.

- Building complex with historical part
- Completion in 2021
- Attractive outdoor areas, landscaped courtyard with fountain
- Historic villa, malt house and cellar with gastronomic offer
- Well-maintained modern outdoor facilities
- Large underground garage with parking for guests
- Three modern lobbies
- Numerous restaurants in the complex
- Suspended ceilings and raised floors in the Rental
- Flexible floor plan design possible







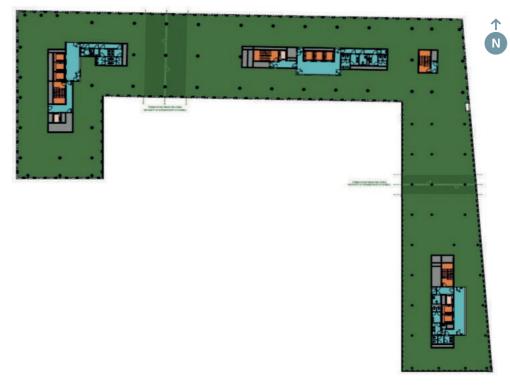
Location.

■ Located in CBD ■ Good bus connection ■ Metro in approx.10 minutes on foot ■ Airport in approx. 30 minutes by car ■ Central train station in approx. 7 minutes by car ■ Rich gastronomic offer in the direct vicinity

ul. Grzybowska 56. Warsaw Brewery. 00-844 Warsaw.

Floor	Rental space	Available space	Type of space
7 th	1,907 sq.m	let	office
6 th	2,424 sq.m	let	office
5 th	3,083 sq.m	let	office
4 th	3,920 sq.m	let	office
3 rd	4,181 sq.m	let	office
2 nd	4,191 sq.m	let	office
1 st	3,695 sq.m	let	office
Ground Floor	1,589 sq.m	let	retail
Historical cellars	3,013 sq.m	let	retail
Malthouse	1,370 sq.m	let	retail
Villa	1,103 sq.m	let	office
Total	30,476 sq.m		
Parking	179 spaces	let	parking

2nd Floor.





Contact

Lukasz Laskowski Phone: +48 883 983 404

Email: lukaszdominik.laskowski@deka.de

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ul. Grzybowska 5A. Grzybowska Park. 00-132 Warsaw.





Facts.

- Year built: 2009.
- Prestigious 7-storey office building.
- Common areas and outside park were renovated and upgraded in 2020.
- Modern reinforced concrete skeleton design with sandstone façade.
- 1st and 2nd sublevels; heated/ventilated underground car park.
- 4 elevators available.
- Flat roof with internal roof drainage.
- Retail and catering units on the ground floor.
- Lobby over 2 floors with granite floor in the foyer.
- Security system (access / CCTV monitoring, alarm
- Air-conditioning, heating provided by district
- Office spaces divisible in up to 3 rental areas.
- Flexible layout.
- Insulating glazing and internal solar protection
- Good natural lighting.
- Suspended ceilings with integrated lighting and ventilation.
- High level of technical equipment, such as raised floors available.
- Clear floor height in the office spaces of 2.70 m.
- BREEAM In-Use: Asset (very good)/ Building Mgmt. (very good).



Location.

- Warsaw CBD.
- Easy to reach by car.
- About 300 m to the nearest Metro station, good public transport link.
- Good local amenities in the direct vicinity.
- Unhindered view of the Palace of Culture and Science.
- Surrounded to the south and east by a small park.



ul. Grzybowska 5A. Grzybowska Park. 00-132 Warsaw.

Rental space.			
Floor	Rental space	Available space	Type of space
7 th	1,301 sq.m	let	office
6 th	1,402 sq.m	let	office
5 th	1,404 sq.m	let	office
4 th	1,398 sq.m	let	office
3 rd	1,397 sq.m	let	office
2 nd	1,397 sq.m	423 sq.m	office
1 st	1,218 sq.m	916 sq.m	office
Ground Floor	28 sq.m	28 sq.m	office
Ground Floor	812 sq.m	let	retail/catering
Total	10,357 sq.m		
Parking	66 spaces	6 spaces	underground
Archive	19 sq.m	9 sq.m	storage

2nd Floor.



Contact

Marina Krestinina

Phone: +49 151 582 55271 E-Mail: marina.krestinina@deka.de



www.grzybowskapark.pl www.deka-stars-poland.pl



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ul. Mokotowska 49. Mokotowska SQUARE. 00-526 Warsaw.





Facts.

- Year built: 2011.
- 7-storey office building with retail space.
- HVAC (Heating, Ventilation und Air Conditioning,) was upgraded in 2022 and common areas are renovated in 2022.
- Mezzanine on the ground floor.
- Two-storey lobby.
- Retail space on the round floor (bank, boutiques, coffee shop).
- 4 elevators.
- Class A standard office equipment.
- Air-conditioning system.
- Suspended ceilings and raised floors.
- Access control.
- CCTV monitoring of the public areas.
- Clear room height 2.70 m.
- Flexible layout of the floors.
- Rental possible from 300 sq.m to 1,200 sq.m.
- BREEAM certificate (good).





- Very good location in the city centre.
- In a fully established district.
- Easy to reach, excellent links to public
- Local amenities and catering in the direct
- Up-and-coming fashion trade location (ul. Mokotowska).

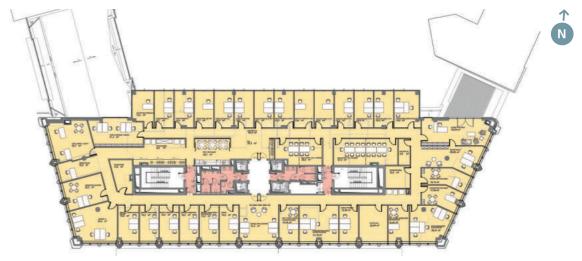




ul. Mokotowska 49. Mokotowska SQUARE. 00-526 Warsaw.

Rental space.			
Floor	Rental space	Available space	Type of space
6 th	1,057 sq.m	let	office
5 th	1,249 sq.m	let	office
4 th	1,299 sq.m	1,299 sq.m	office
3 rd		let	office
2 nd		let	office
1 st	1,506 sq.m	700 sq.m	office
Mezzanine	765 sq.m	220 sq.m	office
GF / Mezzanine	1,286 sq.m	let	retail
GF	201 sq.m	let	office
Total	9,957 sq.m		
Parking	65 spaces	25 spaces	underground
Archives			
-1 st	231 sq.m	30 sq.m	storage
Total	231 sq.m		

Typical Floor.





www.deka-stars-poland.pl

Contact

Daniel Pater Phone: +48 696 655 705 Email: daniel.pater@deka.de



Deka Immobilien Investment GmbH Europe Regional Office / Poland

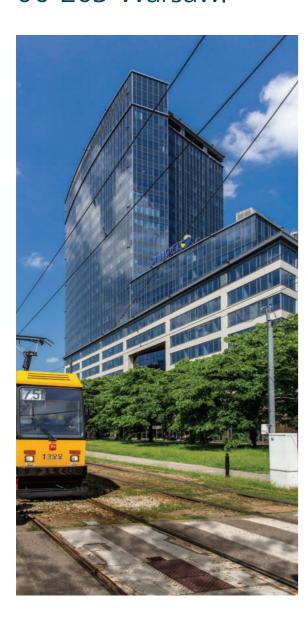
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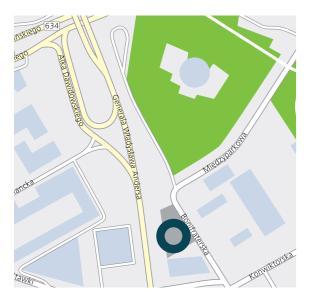
ul. Bonifraterska 17. North Gate. 00-203 Warsaw.





Facts.

- Year built: 2008.
- Prestigious 10-storey office building.
- Additional 24-storey office tower integrated.
- Two spacious entrances.
- A prestigious foyer.
- Heated and ventilated underground car park.
- 13 elevators.
- 4 high-speed elevators are located in the tower.
- High level of technical equipment.
- Air-conditioning and heating provided by district
- Raised floors in the office levels.
- Suspended ceilings in the office levels.
- Clear height 2.70 m in the office levels.
- Flexible layout.
- BREEAM In-Use: Asset (very good) / Building Mgmt. (very good).



Location.

- Warsaw, northern inner-city.
- Excellent public transport links.
- International airport about a 40-minute ride away.



ul. Bonifraterska 17. North Gate. 00-203 Warsaw.

Rental space.			
Floor	Rental space	Available space	Type of space
24 th	870 sq.m	870 sq.m	office
23 rd	939 sq.m	let	office
22 nd	939 sq.m	let	office
21 st	939 sq.m	329 sq.m	office
20 th	939 sq.m	let	office
19 th	939 sq.m	let	office
18 th	941 sq.m	292 sq.m	office
17 th	939 sq.m	666 sq.m	office
16 th	939 sq.m	let	office
15 th	939 sq.m	let	office
14 th	939 sq.m	462 sq.m	office
13 th	939 sq.m	let	office
12 th	939 sq.m	let	office
11 th	914 sq.m	914 sq.m	office
10 th		let	office
9 th		let	office
8 th		881 sq.m	office
7 th	2,240 sq.m	1,173 sq.m	office
6 th	2,241 sq.m	let	office
5 th	2,073 sq.m	let	office
4 th	2,113 sq.m	let	office
3 rd		448 sq.m	office
Ground Floor	361 sq.m	let	office
Ground Floor	649 sq.m	let	retail
Total	29,649 sq.m		
Parking (all floors)	308 spaces	40 spaces	underground

Floor OG 03 - OG 10.



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Contact

Lukasz Laskowski Phone: +48 883 983 404

Email: lukaszdominik.laskowski@deka.de

Deka Immobilien Investment GmbH

Europe Regional Office / Poland Rondo ONZ 1 00-124 Warsaw, Poland www.deka-immobilien.com

ul. Towarowa 28. Generation Park Z. 00-847 Warsaw.







- Year built: 2019.
- 8 elevators (6 passenger, 1 parking, 1 cargo).
- Class A office building.
- Building App.
- The spatial lobby with clear height of 9.8 m has been designed in Scandinavian style with natural finishing materials.
- Post-bolt facade on the ground floors and partly on +1 and +2.
- Modular facade on the upper floors.
- Air conditioning vents located in chilled beams in a suspended ceiling.
- The ground floor provides number of amenities including a Green Coffee shop, a restaurant as well as co-working and relaxation premises in the lobby.
- The top usable floor (13th) will enjoy 544 sqm terrace with greenery and own technical and sanitary facilities allowing events or outdoor activities such as yoga or fitness.
- Raised floor (10 cm clear height).
- Suspended ceiling.
- Fire safety systems.
- Access control system.
- 24/7 on site security monitoring system.
- Bicycle stands (underground 102, ground floor 30).
- Changing rooms and showers for cyclists.
- Grey and rain water systems.
- Sustainability Certificates: WELL Building Standard®, USGBC LEED Platinum, Building with-out Barriers, eco-friendly concrete.



Location

- Warsaw, Daszyńskiego Roundabout, City Center West.
- Best links to public transport. M2 metro line,
 6 tram and 6 bus lines in direct vicinity.
- International Airport accessible in 15 minutes. ⊀
- Numerous hotels, restaurants and shopping facilities within walking distance.





ul. Towarowa 28. Generation Park Z. 00-847 Warsaw.

Rental space.			
Floor	Rental space	Available space	Type of space
13 th	767 sq.m	let	office
12 th	1,552 sq.m	let	office
11 th	1,552 sq.m	let	office
10 th	1,550 sq.m	let	office
9 th	1,551 sq.m	let	office
8 th	1,551 sq.m	let	office
7 th	1,548 sq.m	let	office
6 th	1,548 sq.m	let	office
5 th	1,548 sq.m	let	office
4 th	1,547 sq.m	let	office
3 rd	1,548 sq.m	let	office
2 nd	952 sq.m	let	office
1 st	963 sq.m	let	office
Ground Floor	678 sq.m	let	retai
Total	18,855 sq.m		
- 1 st	54 spaces		underground parking
-2 nd	56 spaces		underground parking
Total	110 spaces		underground parking

Typical Floor.







Contact

Marina Krestinina Phone: +49 (69) 71 47 - 22 15

E-Mail: marina.krestinina@deka.de

Deka Immobilien Investment GmbHEurope Regional Office / Poland

Rondo ONZ 1 00-124 Warsaw, Poland www.deka-immobilien.com



ul. Gen. Josefa Bema 2. Bema Plaza. 50-265 Wrocław.





Facts.

- Year built: 2007.
- 7-storey office building with 2 basement floors.
- Modern reinforced concrete skeleton design.
- Attractive façade of sandstone, metal and glass.
- Landscaped courtyard with fountain.
- Sufficient underground car parking spaces, heated and ventilated.
- 3 entrance areas with utility service shafts.
- 4 elevators per entrance.
- Access control by means of magnetic stripe cards.
- Restaurant, shops and service areas on the ground floor.
- Public areas with natural stone panelling on the walls.
- Bright rooms with floor-to-ceiling windows.
- Office floor planned as an open-plan office.
- Suspended ceilings, raised floors, clear height 2.70 m.
- Small-scale partitioning possible.
- BREEAM In-Use: Asset (excellent) / Building Mgmt. (excellent).
- Refurbishment of lobbies and patio over 2024-2025.



20

Location.

- Easy to reach inner-city location.
- Central station 2 km away.
- About 10 minutes on foot to the Old Town.
- Very good public transport link directly next to the building.
- International airport about a 30-minute ride away.

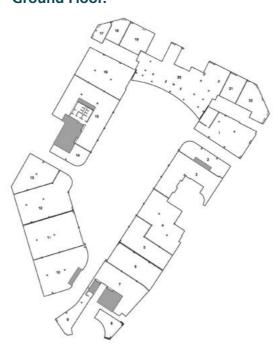


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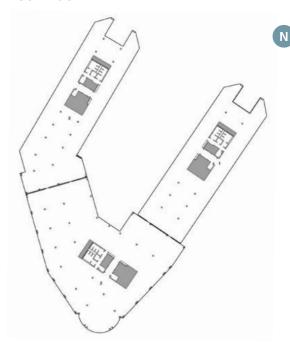
ul. Gen. Josefa Bema 2. Bema Plaza. 50-265 Wrocław.

Rental space.			
Floor	Rental space	Available space	Type of space
6 th	1,604 sq.m	let	office
5 th	3,918 sq.m	let	office
4 th	4,541 sq.m	let	office
3 rd	4,727 sq.m	let	office
2 nd	4,606 sq.m	let	office
1 st	4,115 sq.m	let	office
Ground Floor	4,393 sq.m	let	retail / catering
Total	27,906 sq.m		
Parking	397 spaces	23 spaces	underground
Archive	382 sq.m	136 sq.m	storage

Ground Floor.



5th Floor.





www.bema-plaza.pl www.deka-stars-poland.pl

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Marina Krestinina Phone: +49 151 582 55271 E-Mail: marina.krestinina@deka.de

Contact

Deka Immobilien Investment GmbH
Europe Regional Office / Poland
Rondo ONZ 1
00-124 Warsaw, Poland
www.deka-immobilien.com

This document

Plac Wladyslawa Andersa 3. Andersia Tower. 61-894 Poznań.





Facts.

- Year built: 2007.
- Distinctive 19-storey building with 4-Star Hotel.
- 2 basement floors.
- Separate development for hotel and office use.
- Imposing aluminium-glass-façade.
- 12 elevators.
- Hotel with 171 bedrooms as well as conference and meeting rooms.
- Restaurant, Lobby Bar, Executive Lounge, Fitness centre, spa with indoor pool.
- Partial air-conditioning in the hotel area.
- Full air-conditioning in the office area.
- Access control by magnetic cards.
- CCTV monitoring and alarm system.
- Fire alarm system and sprinkler systems.
- Central heating via district heating.
- BREEAM In-Use: Office; Asset (good), Hotel; Asset (very good) / Building Mgmt. (good).





- Plac Andersia in the south of the Old Town.
- International airport about a 20-minute
- Good links to the A2 motorway.
- About 10 minutes on foot to the trade fair site or Poznan Old Town.
- About 10 minutes on foot to the Central Station and the nearest bus station.
- Shopping centre opposite.





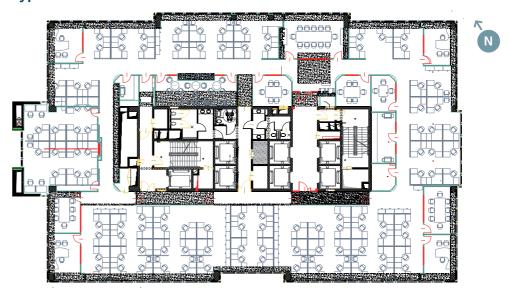




Plac Wladyslawa Andersa 3. Andersia Tower. 61-894 Poznań.

Rental space.			
Floor	Rental space	Available space	Type of space
19 th	397 sq.m	let	office
18 th	1,100 sq.m	249 sq.m	office
17 th	1,208 sq.m	520 sq.m	office
16 th	1,200 sq.m	615 sq.m	office
15 th	1,201 sq.m	1,201 sq.m	office
14 th	1,199 sq.m	let	office
13 th	1,192 sq.m	let	office
12 th	1,199 sq.m	256 sq.m	office
11 th	1,201 sq.m	575 sq.m	office
10 th	584 sq.m	let	office
Ground Floor to 9 th Floor	14,747 sq.m	let	hotel
Total	25,228 sq.m		
Parking	200 spaces	91 spaces	underground
Archive	742 sq.m	30 sq.m	storage

Typical Floor.





www.deka-stars-poland.pl

Contact Daniel Pater

> Phone: +48 696 655 705 Email: daniel.pater@deka.de



Deka Immobilien Investment GmbH Europe Regional Office / Poland

Rondo ONZ 1 00-124 Warsaw, Poland www.deka-immobilien.com

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ul. Emilii Plater 49. InterContinental Hotel. 00-125 Warsaw.



Facts.

- Year built: 2003.
- Modern hotel with 414 rooms with high quality
- Spectacular view of Warsaw's skyline.
- Attractive reception area.
- 2 restaurants and 1 bar in the hotel.
- 13 conference rooms with daylight, covering about 1,100 sq.m.
- Highest wellness club in Poland on the 43rd floor.
- Green Globe Certificate.
- Complete room refurbishment in 2018/2019.



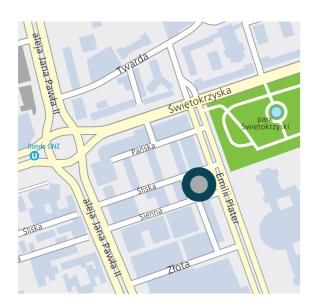
ul. Pawia 3. Vienna House by Wyndham Andel's Cracow. 31-154 Kraków.





Facts.

- Year built: 2007.
- Representative 6-storey, 4-Star Hotel.
- 159 rooms / 2 guest elevators + 2 staff elevators.
- Restaurant / Bar / Spa area / 450 sq.m Conference rooms.
- Flat roof / internal roof drainage.
- Superimposed natural stone façade.
- High-grade sheet metal covering / insulating glazing.
- Natural stone flooring on the ground floor.
- Good natural lighting and ventilation.
- High level of technical equipment.
- Fire alarm system / CCTV monitoring of the public
- Heated and ventilated underground car park.
- BREEAM In-Use: Building Mgmt. (pass) / Asset

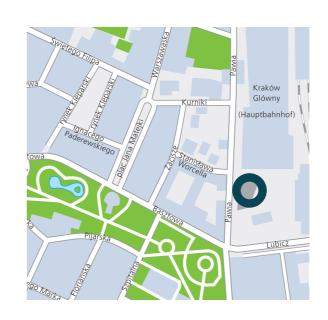


- Excellent location in the business centre.
- Opposite the Palace of Culture.
- Convenient public transport link to the airport.
 International airport about a 20-minute
- The central station is within walking distance.
- It takes 30 minutes to walk to the Old Town, distance 2 km.
- Modern shopping centre in the direct vicinity.

Contact.

Franziska Thanheiser Phone: +49 (69) 7147-7114

Email: franziska.thanheiser@deka.de



Location.

Inner-city area.

■ Direct proximity to the central station and

■ The Old Town is just 5 minutes walk away.

■ Shopping centre with around 250 shops in the direct vicinity.

■ International airport about a 40-minute ride away.

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Contact.

Franziska Thanheiser Phone: +49 (69) 7147-7114

Email: franziska.thanheiser@deka.de

ul. Lipowa 1. Forum Gliwice. 44-100 Gliwice.

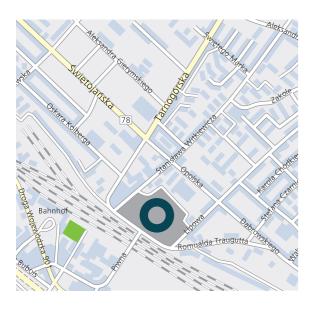




Facts.

- Year built: 2007.
- 2-storey shopping centre.
- Façade of glass and a composite thermal insulation system.
- Reinforced concrete skeleton design.
- Roof consisting of reinforced concrete, metal and glass.
- Escalator system.
- Large cinema, food court, fi tness centre.
- Numerous awards in the centre marketing sector.
- BREEAM In-Use: Asset (very good) / Building Mgmt. (very good).





Location.

- Inner-city location
- Central station around 200 m away
- International airport about a 15-minute
- Bus and train lines around 300 m away
- About 10 minutes on foot to the Old Town



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Contact.

Martin Görz

Phone: +49 (69) 71 47 - 53 18 Email: martin.goerz@deka.de

www.forumgliwice.pl

Logistics. Poland.



Turyńsksa 80, 43-109 Tychy, Satellite Tychy.



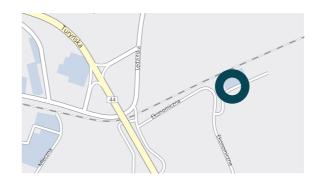


ContactDaniel Pater

Phone: +48 696 655 705 Email: daniel.pater@deka.de

Ekonomiczna 20, 43-150 Bieruń, Satellite Bieruń.





Contact Daniel Pater

Phone: +48 696 655 705 Email: daniel.pater@deka.de



Deka Immobilien Investment GmbHFurope Regional Office / Poland

Europe Regional Office / Poland Rondo ONZ 1 00-124 Warsaw, Poland www.deka-immobilien.com

Requirements. Acquisitions and Sales. Global Office and Retail Properties.



Office Properties.	
Investment volume	 Individual properties starting from EUR 30 million. Portfolios. Joint Ventures starting from EUR 250 million.
Classification	Core.Core Plus.
Locations	 Metropolitan and densely populated areas. Established office locations. Good access to local public transport.
Properties	 Energy-efficient and sustainable properties, certified under internationally recognized labels. Less than 15 years old. Alternatively: last remodelling or renovation less than 10 years ago. No maintenance backlog. Possibility of third-party use guaranteed. Adequate number of parking spaces
Tenancy agreements	 Weighted average lease term (WALT) of 5 years; shorter terms possible for excellent locations. Occupancy rate of at least 75%; may be lower for outstanding properties. Creditworthy tenants. Standard indexation and settlement of operating expenses under market conditions.

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Investment volume	 Individual properties starting from EUR 30 million.
	Portfolios.
	Joint Ventures starting from EUR 250 million.
Classification	Shopping centres in city and town centres.
	Regional shopping centres.
	Specialist stores and local supplies centres.
	■ High street retailers.
Locations	■ Established retail locations.
	Very central and high degree of purchasing power.
	■ Good infrastructural accessibility.
Properties	■ Energy-efficient and sustainable properties, certified under internationally
	recognized labels.
	 Very good condition with no maintenance backlog.
	Adequate number of parking spaces.
Tenancy agreements	 Minimum average lease term (WALT) of 5 years.
	■ Full occupancy preferred.
	Strong anchor tenants; creditworthy tenants.
	■ Good sector and tenant mix.
	 Standard indexation and settlement of operating expenses under market conditions.

Requirements. Acquisitions and Sales. Global Hotel and Logistics Properties.

Hotel Properties.	
Investment volume	 Individual properties starting from EUR 30 million. Portfolios. Joint Ventures starting from EUR 250 million.
Classification	 2-, 3-, 4- and 5-star-hotels. Lease agreements; no management contracts.
Locations	 Preferably prime locations. Preferably city hotels. Distinguished locations.
Properties	 Energy-efficient and sustainable properties, certified under internationally recognized labels. Less than 10 years old. Alternatively: last remodelling or renovation less than 5 years ago. Very good condition with no maintenance backlog. Minimum of 120 rooms. Good business and leisure mixture.
Tenancy agreements	 10-year lease agreement (at least). Renowned international hotel chains Standard market practice maintenance agreements. Standard indexation and settlement of operating expenses under market conditions.

Investment volume	 Individual properties starting from EUR 30 million. Portfolios. Joint Ventures starting from EUR 250 million.
Classification	■ Logistics centres.
	Distributions centres.
	City logistics centres.
Locations	 National and international logistics hubs.
	Metropolitan regions.
	 Good traffic connections through road, rail, water and airport.
Properties	■ Energy-efficient and sustainable properties, certified under internationally
	recognized labels.
	 Less than 10 years old. Very good conditions no maintenance backled.
	 Very good condition; no maintenance backlog. Modern building configuration and excellent multifunctionality (e.g. ceiling
	height over 10.50 m, large column grid, high capacity load limits).
Tenancy agreements	 Weighted average lease term (WALT) of at least 5 years.
	 Minimum occupancy rate of 80 %; developments possible without pre-let.
	Creditworthy tenants.
	 Standard maintenance agreements, indexation and settlement of operating
	expenses under market conditions.

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Contact



Real Estate Management Europe / Europe Regional Office Poland

 Member of the Management Board Johannes Hermanns

Phone: +49 (0 69) 71 47 - 16 05 Email: johannes.hermanns@deka.de

 Head of Real Estate Management Europe / International

Franz-Josef Nolte

Phone: +49 (0 69) 71 47 - 73 68 Email: franz-josef.nolte@deka.de

■ Head of Real Estate Management

Europe

Simone Hillebrand

Phone: +49 (0 69) 71 47 - 75 29 Email: simone.hillebrand@deka.de

■ Head of Real Estate Marketing

Fabian Freiwald

Phone: +49 (0 69) 71 47 - 36 23 Email: fabian.freiwald@deka.de

■ Head of Acquisitions and Sales - Europe

Stefan Scholl

Phone: +49 (0 69) 71 47 - 18 95 Email: stefan.scholl@deka.de

Contact

Martin Görz

Real Estate Management Europe Phone: +49 (69) 71 47 - 153 18 Email: martin.goerz@deka.de

■ Franziska Thanheiser

Real Estate Management Specialist Hotel Phone: +49 (69) 71 47 - 71 14 Email: franziska.thanheiser@deka.de

■ Lukasz Laskowski

Europe Regional Office / Poland Phone: +48 883 983 404

Email: lukaszdominik.laskowski@deka.de

Daniel Pater

Europe Regional Office / Poland Phone: +48 696 655 705 Email: daniel.pater@deka.de

Marina Krestinina

Real Estate Management Europa Phone: +49 151 582 55271 E-Mail: marina.krestinina@deka.de



Deka Immobilien Investment GmbH Europe Regional Office / Poland Rondo ONZ 1 00-124 Warsaw, Poland www.deka-immobilien.com



Deka Immobilien Investment GmbH

Europe Regional Office / Poland Rondo ONZ 1 00-124 Warsaw, Poland www.deka-immobilien.com Deka Immobilien Investment GmbH Lyoner Straße 13 60528 Frankfurt www.deka-immobilien.de