

Deka Immobilien
Investment GmbH
Poland Portfolio
Edition.
August 2020.

.Deka
Immobilien



Content.

Poland Portfolio.
Property Overview.

Overview

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Global Real Estate Investments. Requirements. Acquisitions and Sales

Contact

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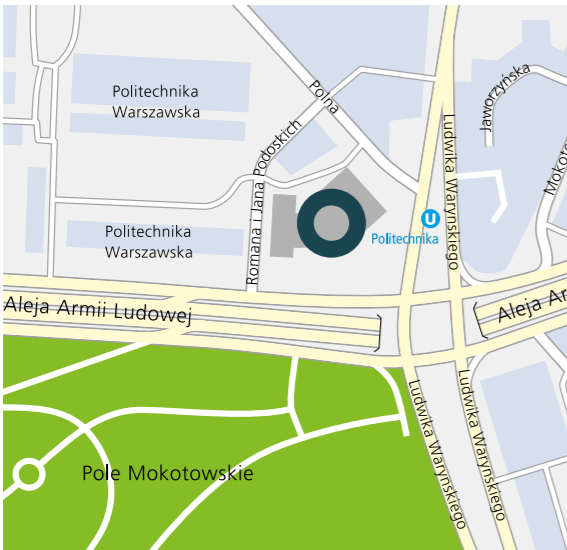


al. Armii Ludowej 14.
IBC.
00-638 Warsaw.



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 available.
- Suspended ceilings and raised floors in the rental spaces.
- 4 office units possible per floor.
- Flexible division into individual, group or open plan offices.



Location.

- 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 ride away.
- Ideal access to infrastructure.

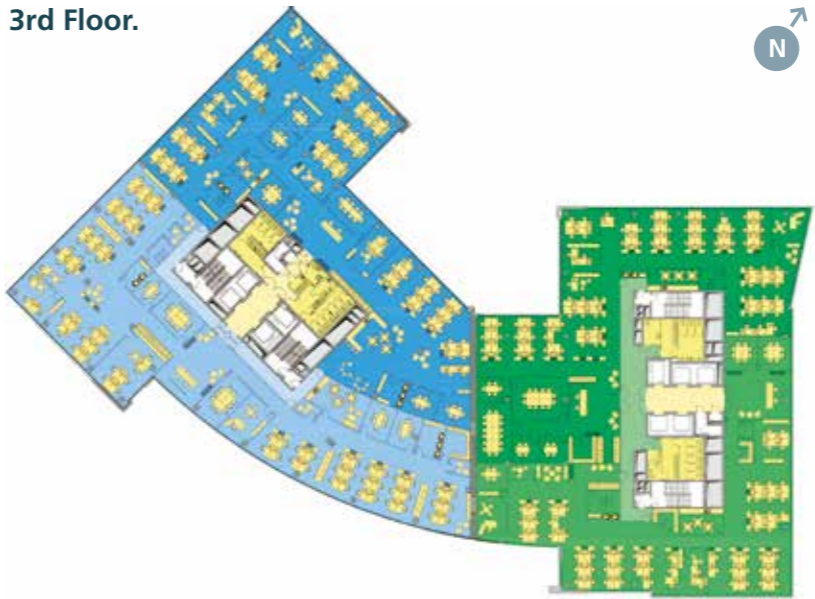


al. Armii Ludowej 14.
IBC.
00-638 Warsaw.

Rental space.

Floor	Rental space	Available space	Type of space
12 th	764 sq.m	let	office
11 th	1,455 sq.m	let	office
10 th	1,461 sq.m	1,461 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	1,099 sq.m	office
4 th	3,510 sq.m	let	office
3 rd	3,508 sq.m	349 sq.m	office
2 nd	3,551 sq.m	let	office
1 st	3,565 sq.m	549 sq.m	office
Ground Floor	944 sq.m	let	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	let	surface
Parking	275 spaces	10 spaces	underground
Total	310 sq.m		

3rd Floor.



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

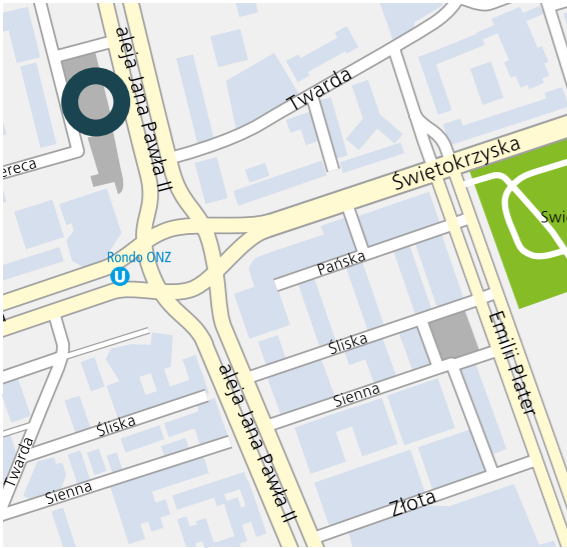
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al. Jana Pawla II 19.
Atrium Garden.
00-854 Warsaw.



- Facts.**
- Year built: 2009.
 - Office building consisting of 9 and 15-storey buildings.
 - Attractive façade of natural stone and granite
 - Flat roof with roof terrace available.
 - 2 covered courtyards.
 - 3-floor underground car park with adequate car parking spaces.
 - Heated and ventilated underground car park.
 - Spacious lobby with reception area.
 - Refurbishment of entrance hall and main door 2017/2018.
 - 8 passenger lifts and 1 goods lift available.
 - Café + Restaurant available on the ground floor.
 - Good natural lighting and sun protective glazing.
 - 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).

- 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 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	759 sq.m	office
9 th	740 sq.m	let	office
8 th	1,866 sq.m	let	office
7 th	1,864 sq.m	let	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	517 sq.m	office
Ground Floor	75 sq.m	let	office
Ground Floor	1,106 sq.m	let	retail/catering
Total	20,902 sq.m		
Parking	220 spaces	5 spaces	underground
Archive	172 sq.m	40 sq.m	storage



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

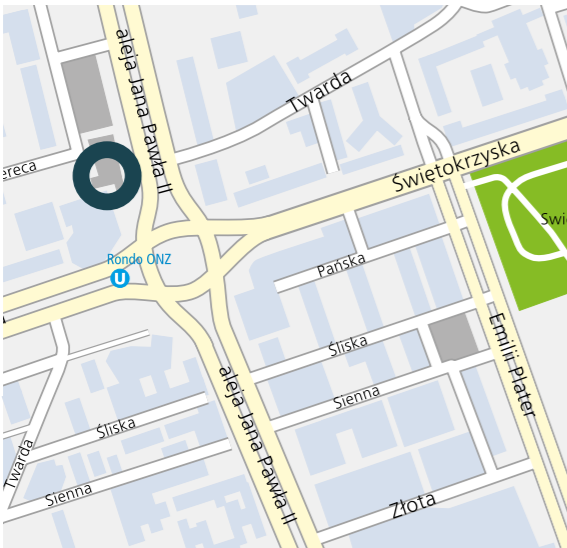
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al. Jana Pawla II 17. Atrium ONE. 00-854 Warsaw.



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).

al. Jana Pawla II 17. Atrium ONE. 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	let	office
3 rd	1,312 sq.m	let	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.



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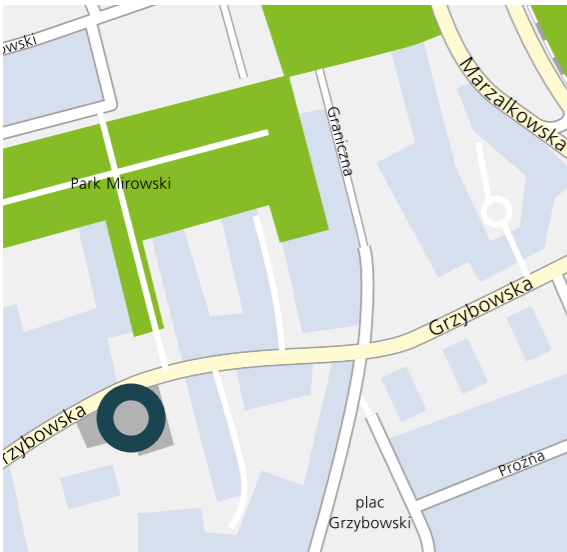
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ul. Grzybowska 5A.
Grzybowska Park.
00-132 Warsaw.



- Facts.**
- Year built: 2009.
 - Prestigious 7-storey office building.
 - 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 system).
 - Air-conditioning, heating provided by district heating.
 - Office spaces divisible in up to 3 rental areas.
 - Flexible layout.
 - Insulating glazing and internal solar protection available.
 - 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).

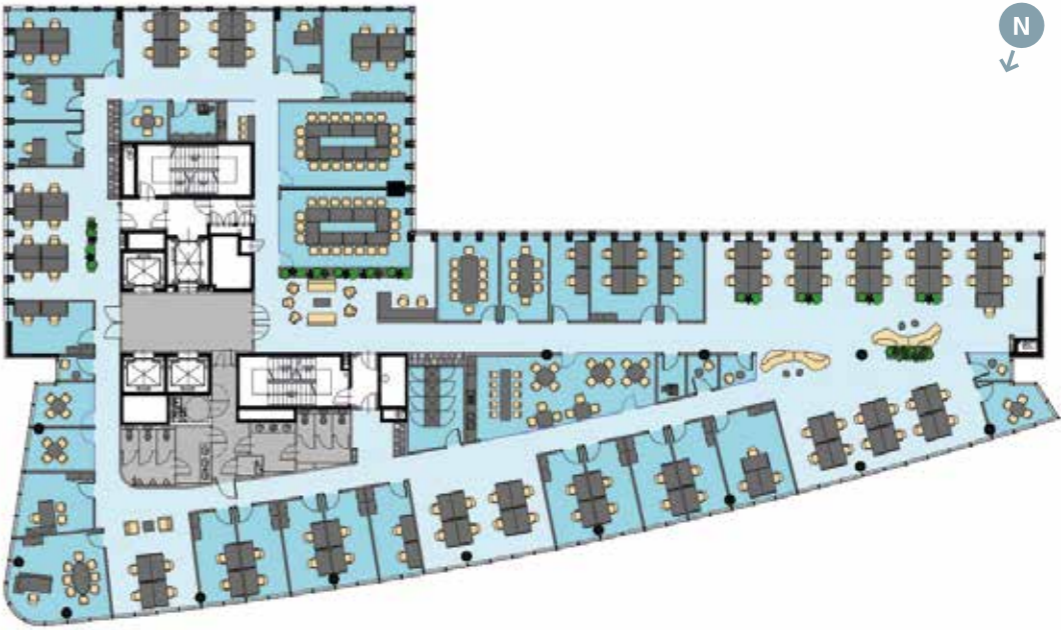
- Location.**
- Warsaw CBD.
 - Easy to reach by car.
 - About 300 m to the nearest Metro station, good public transport link.
 - Good local amenities in the direct vicinity.
 - Unhindered view of the Palace of Culture and Science.
 - Surrounded to the south and east by a small park.

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

Rental space.

Floor	Rental space	Available space	Type of space
7 th	1,301 sq.m	1,301 sq.m	office
6 th	1,397 sq.m	let	office
5 th	1,404 sq.m	let	office
4 th	1,401 sq.m	let	office
3 rd	1,401 sq.m	let	office
2 nd	1,398 sq.m	714 sq.m	office
1 st	1,218 sq.m	1,218 sq.m	office
Ground Floor	28 sq.m	let	office
Ground Floor	815 sq.m	let	retail/catering
Total	10,364 sq.m		
Parking	66 spaces	25	underground
Archive	19 sq.m	14 sq.m	storage

2nd Floor.



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

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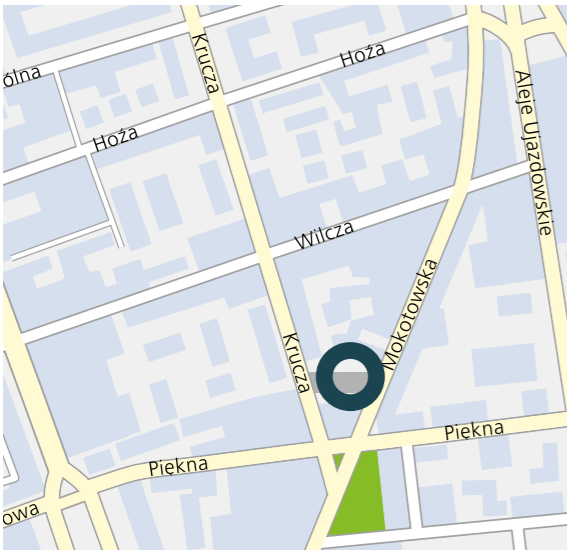
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ul. Mokotowska 49.
Mokotowska SQUARE.
00-526 Warsaw.



Facts.

- Year built: 2011.
- 7-storey office building with retail space.
- 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).



Location.

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

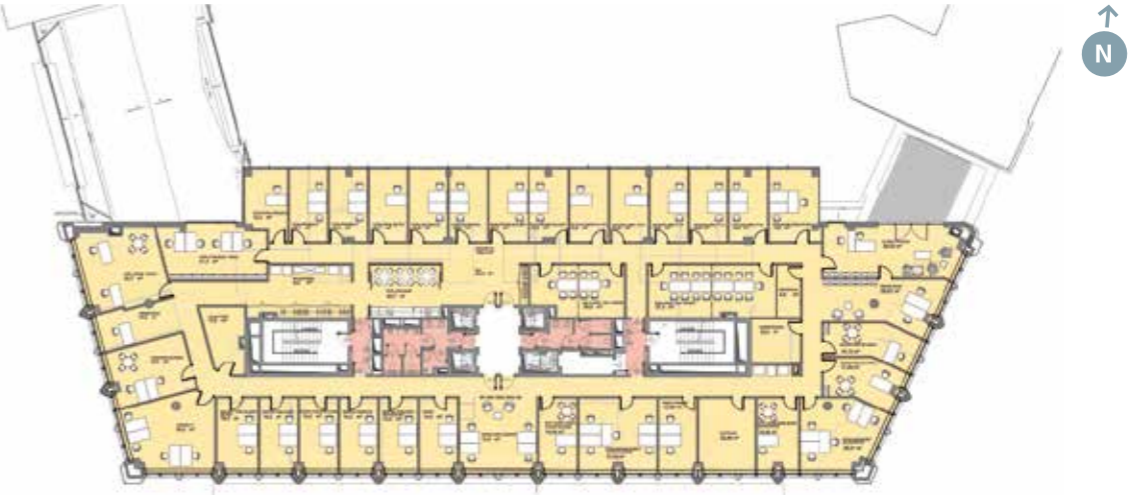


ul. Mokotowska 49.
Mokotowska SQUARE.
00-526 Warsaw.

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	let	office
3 rd	1,299 sq.m	let	office
2 nd	1,295 sq.m	let	office
1 st	1,506 sq.m	let	office
Mezzanine	765 sq.m	let	office
GF / Mezzanine	1,286 sq.m	let	retail
GF	201 sq.m	175 sq.m	office
Total	9,957 sq.m		
Parking	65 spaces	4 spaces	underground
Archives			
-1 st	231 sq.m	30 sq.m	storage
Total	231 sq.m		

Typical Floor.



www.deka-stars-poland.pl



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



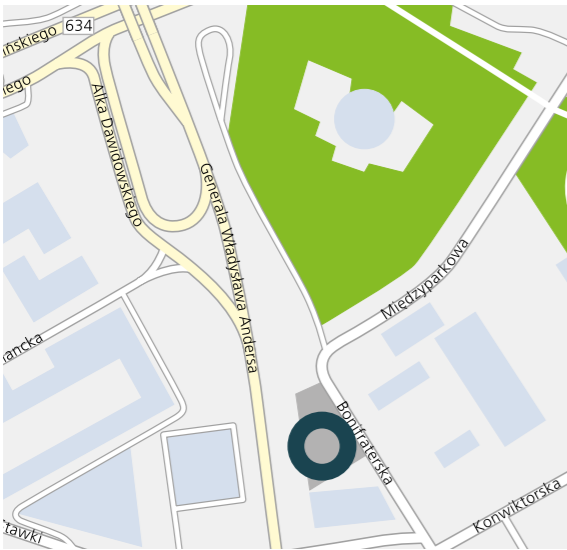
Facts.

- 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 heating.
- 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).

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

Rental space.

Floor	Rental space	Available space	Type of space
24 th	870 sq.m	let	office
23 rd	939 sq.m	let	office
22 nd	939 sq.m	let	office
21 st	939 sq.m	let	office
20 th	939 sq.m	let	office
19 th	939 sq.m	let	office
18 th	941 sq.m	let	office
17 th	939 sq.m	let	office
16 th	939 sq.m	let	office
15 th	939 sq.m	let	office
14 th	939 sq.m	let	office
13 th	939 sq.m	let	office
12 th	939 sq.m	let	office
11 th	914 sq.m	let	office
10 th	1,748 sq.m	let	office
9 th	1,629 sq.m	let	office
8 th	1,624 sq.m	let	office
7 th	2,240 sq.m	let	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	1,917 sq.m	438 sq.m	office
Ground Floor	361 sq.m	361 sq.m	office
Ground Floor	649 sq.m	99 sq.m	retail
Total	29,649 sq.m		
Parking (all floors)	308 spaces	54 spaces	underground

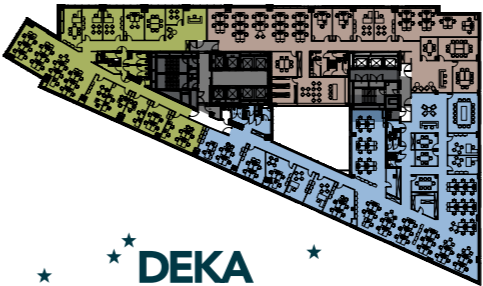


Location.

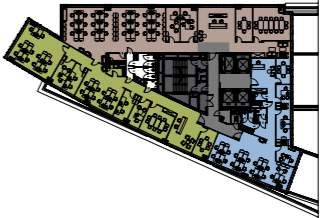
- Warsaw, northern inner-city.
- Excellent public transport links.
- International airport about a 40-minute ride away.



Floor OG 03 – OG 10.



Floor OG 11 – OG 24.



DEKA STARS in POLAND
www.north-gate.pl
www.deka-stars-poland.pl

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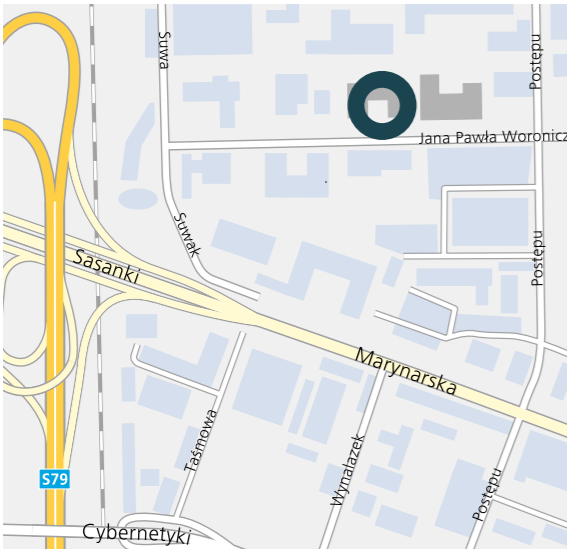
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www.deka-immobilien.com

ul. Domaniewska 50 A.
Match Point A.
02-672 Warsaw.



Facts.

- Year built: 2005.
- Prestigious 7-storey office building.
- Reinforced concrete skeleton design.
- Aluminium-glass façade with insulating glazing.
- External solar protection available.
- Heated and ventilated underground car park.
- Granite floor in the foyer/revolving door system.
- 3 elevators and 2 sanitary cells on all floors.
- Flat roof / internal roof drainage.
- Good natural lighting and ventilation.
- Suspended ceilings in the corridors.
- Integrated ventilation in the office areas.
- Raised floors in the office floors / clear height 3.80 m / 3.00 m.
- High level of technical equipment.
- Air-conditioning and heating provided by district heating.
- Alarm system, access control and fire alarm system.
- CCTV monitoring of the public areas.



Location.

- Warsaw, Mokotów District.
- International airport about a 10-minute ride away.
- Good links to public transport.
- Bus and tram lines in the direct vicinity.

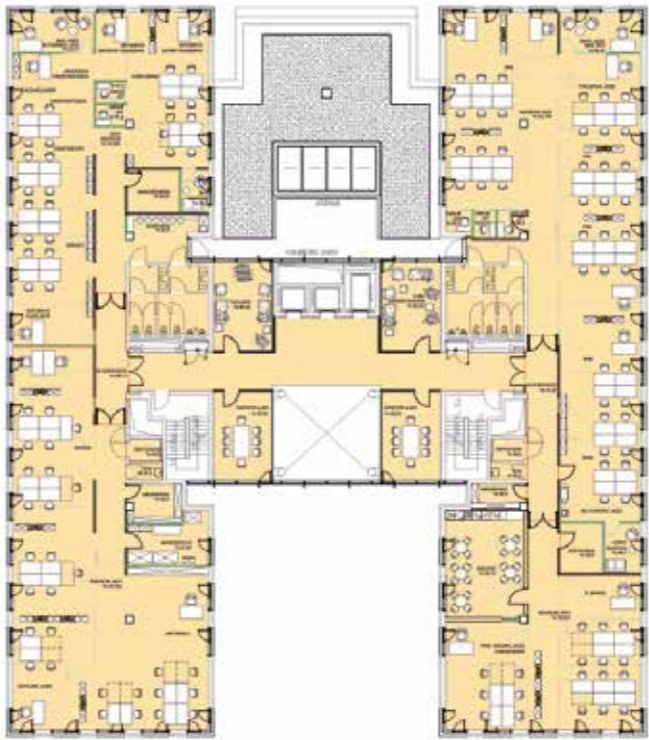


ul. Domaniewska 50 A.
Match Point A.
02-672 Warsaw.

Rental space.

Floor	Rental space	Available space	Type of space
5 th	1,384 sq.m	139 sq.m	office
4 th	1,406 sq.m	981 sq.m	office
3 rd	1,369 sq.m	let	office
2 nd	1,343 sq.m	1,343 sq.m	office
1 st	1,293 sq.m	1,293 sq.m	office
Ground Floor	1,356 sq.m	530 sq.m	office
Total	8,151 sq.m	1,369 sq.m	
Indoor parking	131 spaces	105 spaces	underground
Outdoor parking	86 spaces	12 spaces	surface
Total	217 spaces		
Archive			
-1 st	236 sq.m	273 sq.m	archive
Total	236 sq.m		

Typical Floor.



www.deka-stars-poland.pl

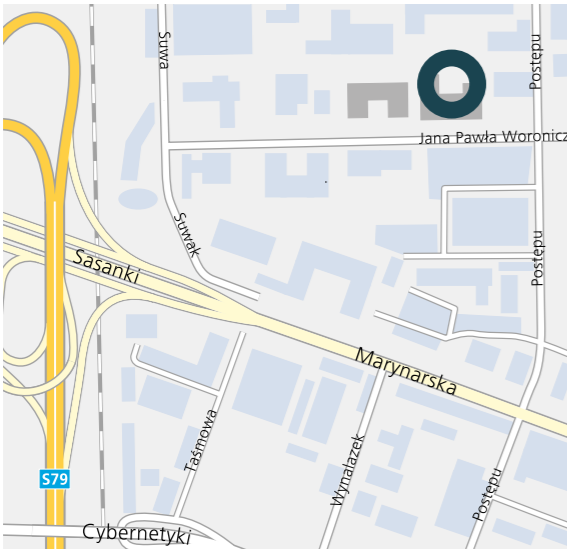
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Facts.

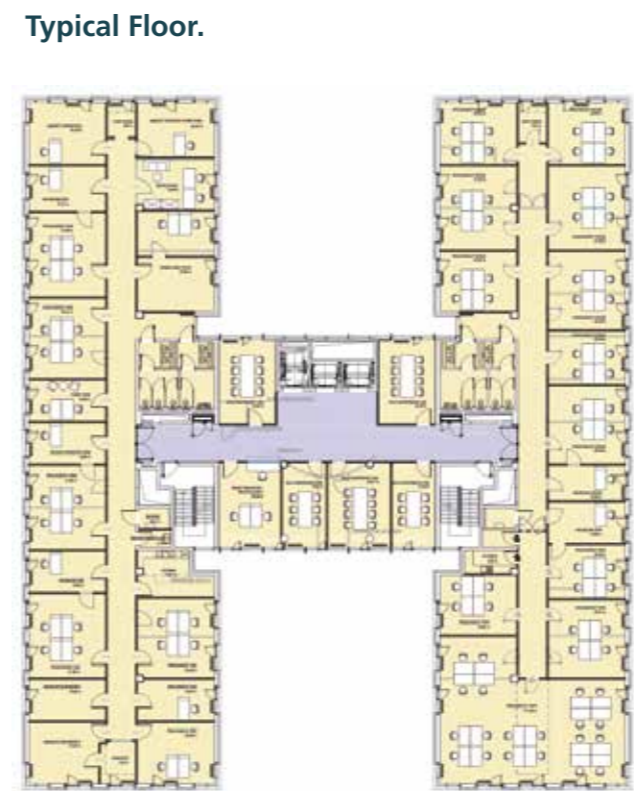
- Year built: 2005.
- Prestigious 7-storey office building.
- Reinforced concrete skeleton design.
- Aluminium-glass façade with insulating glazing.
- External solar protection available.
- Heated and ventilated underground car park.
- Granite floor in the foyer/revolving door system.
- 3 elevators and 2 sanitary cells on all floors.
- Flat roof / internal roof drainage.
- Good natural lighting and ventilation.
- Suspended ceilings in the corridors.
- Integrated ventilation in the office areas.
- Raised floors in the office levels / clear height 3.80 m / 3.00 m.
- High level of technical equipment.
- Air-conditioning and heating provided by district heating.
- Alarm system, access control and fire alarm system.
- CCTV monitoring of the public areas.

Location.

- Warsaw, Mokotów District.
- International airport about a 10-minute ride away.
- Good links to public transport.
- Bus and tram lines in the direct vicinity.

ul. Domaniewska 50 B.
Match Point B.
02-672 Warsaw.

Rental space.			
Floor	Rental space	Available space	Type of space
5 th	1,327 sq.m	let	office
4 th	1,327 sq.m	let	office
3 rd	1,327 sq.m	1,327 sq.m	office
2 nd	1,327 sq.m	1,327 sq.m	office
1 st	1,327 sq.m	1,327 sq.m	office
Ground Floor	1,327 sq.m	let	office
Total	7,962 sq.m		
Indoor parking	131 spaces	118 spaces	underground
Outdoor parking	87 spaces	40 spaces	surface
Total	219 spaces		
Archive	663 sq.m	663 sq.m	storage
-1 st	324 sq.m	324 sq.m	storage
Total	324 sq.m		



www.deka-stars-poland.pl

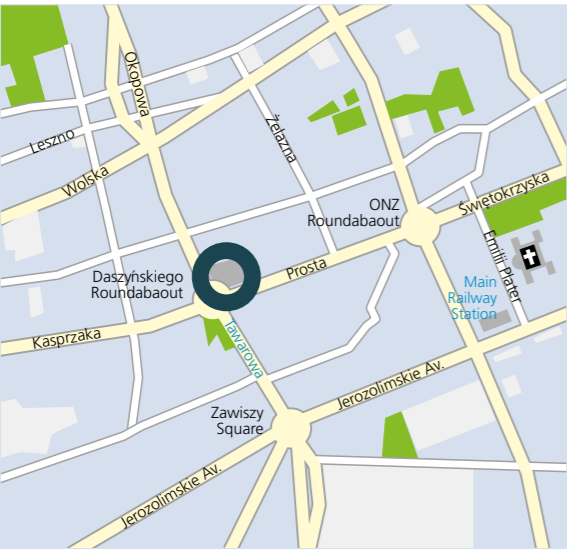
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ul. Towarowa 28.
Generation Park Z.
00-847 Warsaw.



Facts.

- 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	retail
Total	18,855 sq.m		
- 1 st	54 spaces		underground parking
- 2 nd	56 spaces		underground parking
Total	110 spaces		underground parking

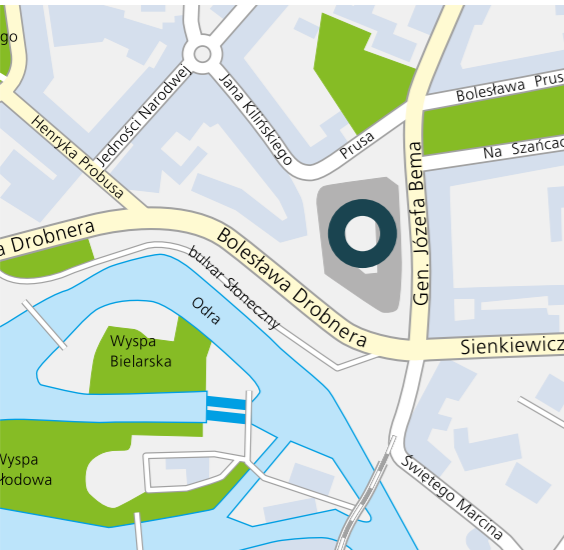


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This document is not contractual

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 (good) / Building Mgmt. (very good).

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.

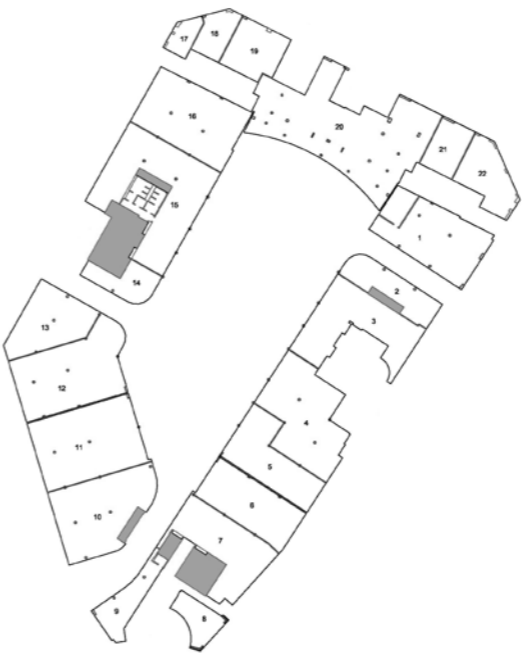


ul. Gen. Josefa Bema 2.
Bema Plaza.
50-265 Wrocław.

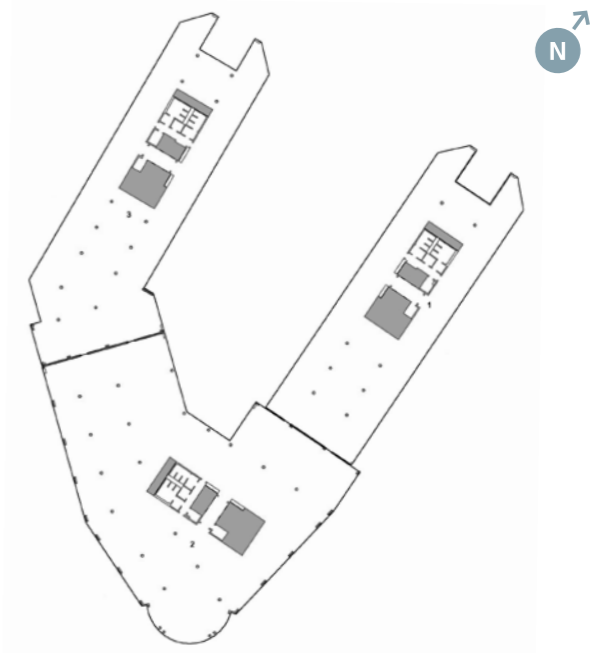
Rental space.

Floor	Rental space	Available space	Type of space
6 th	1,599 sq.m	let	office
5 th	3,904 sq.m	let	office
4 th	4,566 sq.m	924 sq.m	office
3 rd	4,720 sq.m	722 sq.m	office
2 nd	4,606 sq.m	let	office
1 st	4,159 sq.m	751 sq.m	office
Ground Floor	4,417 sq.m	2,670 sq.m	retail / catering
Total	27,971 sq.m		
Parking	397 spaces	64 spaces	underground
Archive	418 sq.m	172 sq.m	storage

Ground Floor.



5th Floor.



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

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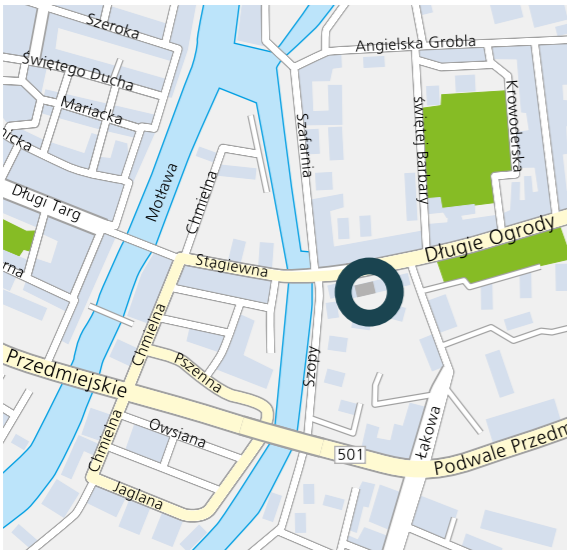
- ul. Długie Ogrody 6 – 14.
- Waterside.
- 80-404 Gdańsk.





Facts.

- Year built: 2000.
- Office complex of several interlinked buildings.
- Timber roof construction with roof tiles.
- Reinforced concrete design, partly of skeleton structure.
- 4 elevators and 4 stairwells available.
- Heating by district heating.
- Office areas partly air-conditioned.
- Clear floor heights in the office spaces of 3.30 m.
- Rental areas suitable for third party use.
- Rental area compartmentalized for rental.



Location.

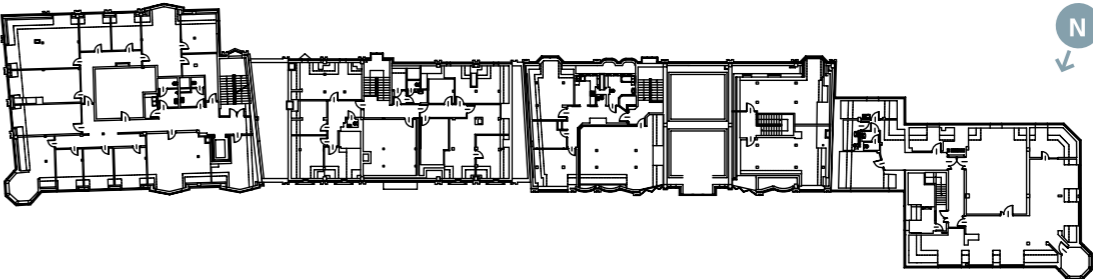
- Gdańsk, bordering on the Old Town (5 min. walk to the Old Town).
- International airport about a 20-minute ride away.
- Mixed area, good local amenities.

- ul. Długie Ogrody 6 – 14.
- Waterside.
- 80-404 Gdańsk.

Rental space.

Floor	Rental space	Available space	Type of space
4 th	940 sq.m	656 sq.m	office
3 rd	1,637 sq.m	let	office
2 nd	1,659 sq.m	let	office
1 st	1,644 sq.m	let	office
Ground Floor	1,519 sq.m	461 sq.m	office/retail/catering
Pavilon	978 sq.m	let	pavilon
Total	8,377 sq.m		
Archive	891 sq.m	441 sq.m	storage
Parking inside	56 spaces	43 spaces	surface
Parking outside	63 spaces	6 spaces	underground

Typical Floor.



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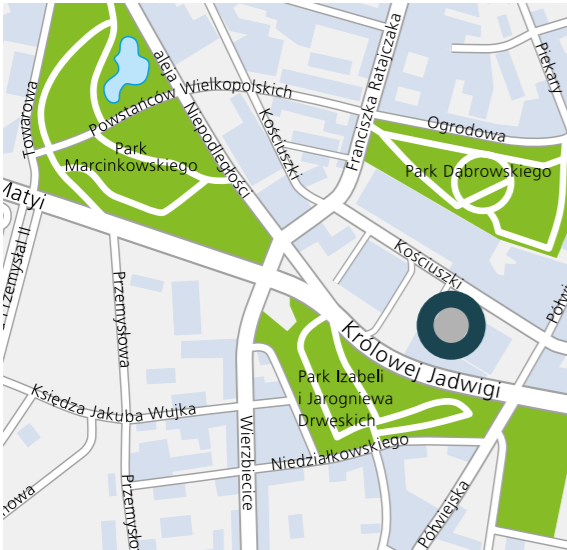
Plac Wladyslawa Andersa 3.
Andersia Tower.
61-894 Poznań.





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).



Location.

- Plac Andersia in the south of the Old Town.
- International airport about a 20-minute ride away.
- 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.

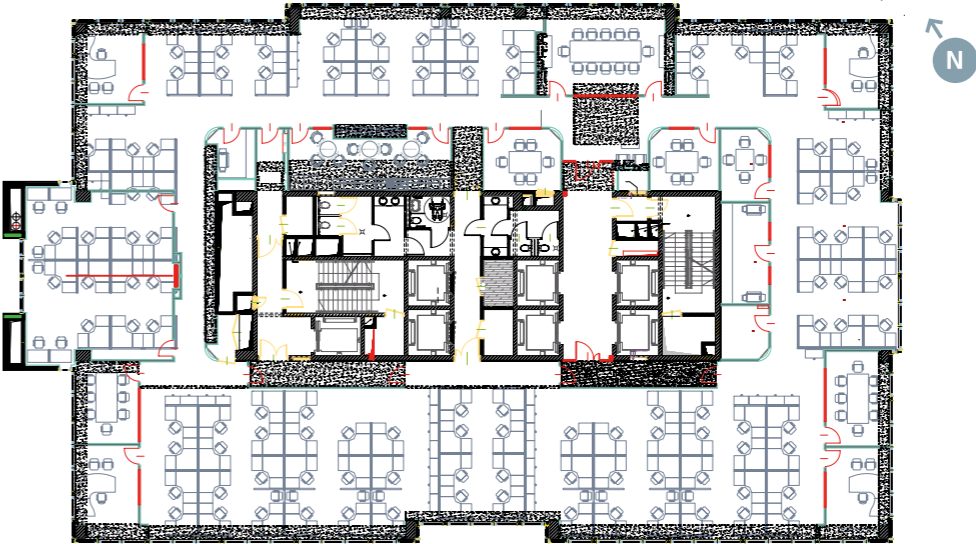
Plac Wladyslawa Andersa 3.
Andersia Tower.
61-894 Poznań.



Rental space.

Floor	Rental space	Available space	Type of space
19 th	397 sq.m	397 sq.m	office
18 th	1,100 sq.m	1,100 sq.m	office
17 th	1,208 sq.m	1,208 sq.m	office
16 th	1,200 sq.m	1,200 sq.m	office
15 th	1,201 sq.m	1,201 sq.m	office
14 th	1,199 sq.m	1,199 sq.m	office
13 th	1,192 sq.m	1,192 sq.m	office
12 th	1,199 sq.m	256 sq.m	office
11 th	1,201 sq.m	1,201 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

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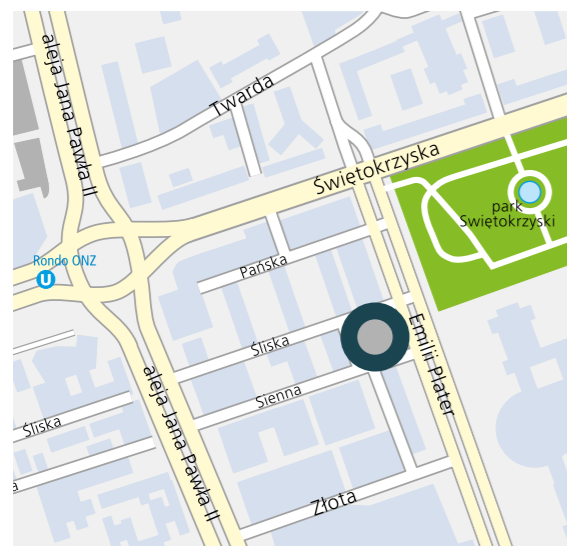
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 00-008 Warszawa, Poland
 www.deka-immobilien.com

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



Facts.

- Year built: 2003.
- Modern hotel with 414 rooms with high quality furnishings.
- 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.



Location.

- Excellent location in the business centre.
- Opposite the Palace of Culture.
- Convenient public transport link to the airport.
- International airport about a 20-minute ride away.
- 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.

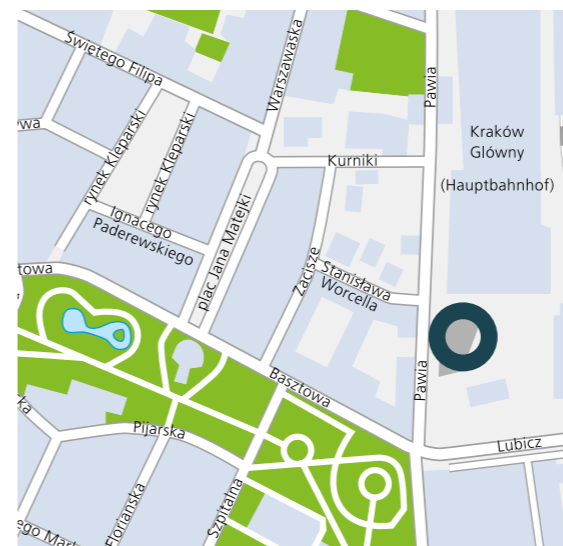
Franziska Thanheiser
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Email: franziska.thanheiser@deka.de

ul. Pawia 3. Andels Hotel. 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 areas.
- Heated and ventilated underground car park.
- BREEAM In-Use: Building Mgmt. (pass) / Asset (very good).



Location.

- Inner-city area.
- Direct proximity to the central station and bus station.
- 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.

Contact.

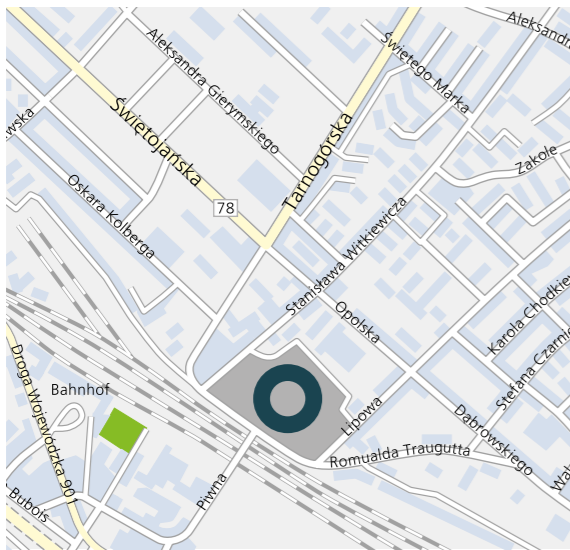
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ul. Lipowa 1.
Forum Gliwice.
44-100 Gliwice.



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, fitness 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 ride away
- Bus and train lines around 300 m away
- About 10 minutes on foot to the Old Town



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www.forumgliwice.pl

Logistics. Poland.



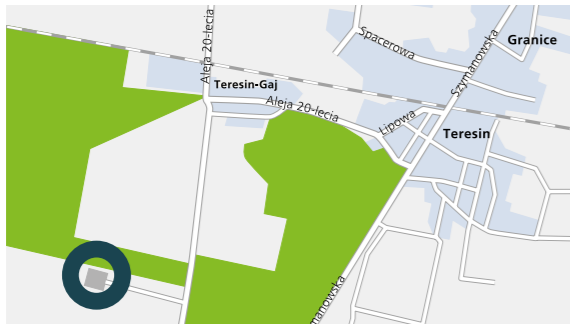
Tesco Distribution Center, ul. Gaj 11,
96-515 Teresin.



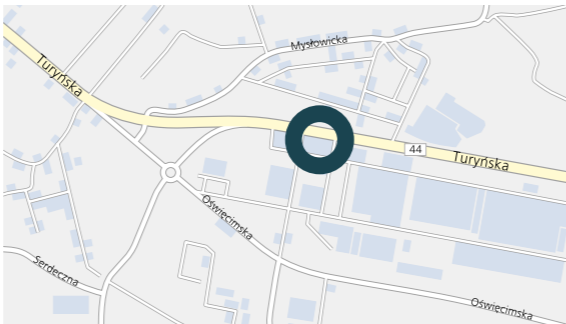
Turyńska 80,
43-109 Tychy, Satellite Tychy.



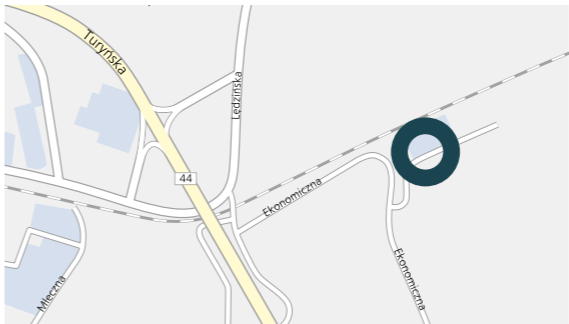
Ekonomiczna 20,
43-150 Bieruń, Satellite Bieruń.



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



Office Properties.	
Investment volume	<ul style="list-style-type: none"> Individual properties starting from 30 million euros Portfolios
Classification	<ul style="list-style-type: none"> Core Core Plus
Locations	<ul style="list-style-type: none"> Metropolitan and densely populated areas Established office locations Good access to local public transport
Properties	<ul style="list-style-type: none"> Energy-efficient and sustainable properties, best case certified according to e.g. BREEAM, DGNB, HQE or LEED Less than ten years old Alternatively: last remodelling or renovation less than five years ago No maintenance backlog Possibly of third-party use Adequate number of parking spaces
Tenancy agreements	<ul style="list-style-type: none"> Minimum term of five years for single-tenant / minimum average term of five years for multi-tenant properties Minimum occupancy rate of 75 %, may be lower for excellent locations Creditworthy tenants Standard terms for indexation and operating expenses

Retail Properties.	
Investment volume	<ul style="list-style-type: none"> Individual properties starting from 30 million euros Portfolios
Classification	<ul style="list-style-type: none"> Shopping centres in city and town centres Regional shopping centres Specialist stores and local supplies centres High street retailers
Locations	<ul style="list-style-type: none"> Established retail locations Very central and high degree of purchasing power Good infrastructural accessibility
Properties	<ul style="list-style-type: none"> Energy-efficient and sustainable properties, best case certified according to e.g. BREEAM, DGNB, HQE or LEED Very good condition with no maintenance backlog Adequate number of parking spaces
Tenancy agreements	<ul style="list-style-type: none"> Minimum average lease term of five years Full occupancy preferred Strong anchor tenants; tenants with excellent creditworthiness Good sector and tenant mix Standard terms for indexation and operating expenses

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

Hotel Properties.	
Investment volume	<ul style="list-style-type: none"> Individual properties starting from 30 million euros Portfolios
Classification	<ul style="list-style-type: none"> 2-, 3-, 4- and 5-star-hotels Lease agreements; no management contracts
Locations	<ul style="list-style-type: none"> Preferably prime locations Preferably city hotels Distinguished locations
Properties	<ul style="list-style-type: none"> Energy-efficient and sustainable properties, best case certified according to e.g. BREEAM, DGNB, HQE or LEED Less than ten years old Alternatively: last remodelling or renovation less than five years ago Very good condition with no maintenance backlog Minimum of 120 rooms Good business and leisure mixture
Tenancy agreements	<ul style="list-style-type: none"> 15-year lease agreement; possible shorter term for outstanding properties Renowned international hotel chains Standard market practice maintenance agreements Standard terms for indexation and operating expenses

Logistics Properties.	
Investment volume	<ul style="list-style-type: none"> Individual properties starting from 30 million euros Portfolios
Classification	<ul style="list-style-type: none"> Logistics centres City logistics centres City Logistikzentren
Locations	<ul style="list-style-type: none"> National and international logistics hubs Metropolitan regions Good traffic connections through airport, road, rail and water
Properties	<ul style="list-style-type: none"> Energy-efficient and sustainable properties, best case certified according to e.g. BREEAM, DGNB, HQE or LEED Less than ten years old 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	<ul style="list-style-type: none"> Minimum term of five years (WALT) Minimum occupancy rate of 80 % Creditworthy tenants Standard market practice maintenance regulations Standard terms for indexation and operating expenses

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