

Warsaw, 11 July 2012

Skanska launches the Green Day office project in Wroclaw

Skanska Property Poland is starting a new investment in Wroclaw – a green office building is to be developed at Wyszyńskiego Street. It will be Skanska's third office investment in Wroclaw: the first one was Grunwaldzki Center in Grunwaldzki Square, completed in 2009, the second is a complex of two office buildings, Green Towers, located in Strzegomska Street. The first Green Towers building was completed in March 2012. In October 2011 Skanska also purchased a plot of land near Dominikański Square, where another office building is to be developed.

Green Day will have an excellent location, in the centre of Wroclaw, at the junction of Wyszyńskiego and Szczytnicka Streets, in direct vicinity of numerous bus and tram stops. It will be a modern and functional class A complex, designed and built according to the principles of sustainable development.

„We are starting another office project in Wroclaw as we believe in the potential of the city. New office space which we offer finds tenants very quickly. Green Day is a great project which fits in well with the surrounding area. Its advantages, apart from the location, include modern solutions minimising the building's impact on the natural environment and ensuring tenants comfortable working conditions,” said Marcin Łapiński, Regional Director at Skanska Property Poland.

The total leasable area of the seven-storey building will be 15,930 sqm. Tenants will be able to use a two-level underground car park with 218 parking places, as well as parking space for bicycles with showers and changing rooms for cyclists. The completion of the office project is scheduled for Q1 2014. Green Day, whose general contractor will be Skanska S.A., was designed by Maćków Pracownia Projektowa from Wroclaw, the same studio which cooperated with Skanska on Green Towers, another Wroclaw green office project.

Green Day has already been LEED precertified with a Gold rating thanks to its innovative solutions minimising the building's impact on the natural environment. These include an effective air-conditioning system, adiabatic air humidifiers in which water mist is applied, use of cool air from the outside to lower temperatures in the offices, use of warm air from offices to heat the garage, as well as energy efficient lighting system and modern Building Management System (BMS). Such solutions not only minimise the building's impact on the environment, but at the same time reduce operating costs, which translates into lower bills for water and electricity. The developer has also thought about the working comfort of future building's users – Green Day has been designed so that all the space for office

work would have access to daylight and outside views, while special systems ensure fresh and properly humidified air.

Green Day

Green Day is a modern class A office complex which is being built according to the principles of sustainable development. It will be the third LEED¹ certified office building in Wrocław. Green Day has already been LEED precertified with a Gold rating. Its total leasable area amounts to 15,930 m². Due to effective space arrangement and non-standard solutions, high flexibility in terms of interior design has been ensured for tenants. The building will have at their disposal 218 underground parking spaces. The green office building was designed by Maćków Pracownia Projektowa Sp. z o. o. from Wrocław and the general contractor is Skanska S.A. The company responsible for commercialisation of the project is Skanska Property Poland. The completion of the investment is scheduled for Q1 2014.

Location

Excellent location in the centre of Wrocław, right next to Ostrów Tumski, is one of the main assets of Green Day. The proximity of Grunwaldzki Square, the Old Town, university campus, as well as charming walkways along the Oder River, will definitely be appreciated by the building's users. Green Day will be developed at the junction of Szczytnicka and Wyszyńskiego Streets, one of the major routes of Wrocław. Being situated in this part of the city ensures convenient access to means of public transport (bus and tram lines). Employees working in the building will be able to commute to work not only in this way, but also using the infrastructure for bicycles: cycling paths near the office building, as well as parking space with changing rooms and showers for cyclists.

Green solutions

Like all the projects of Skanska Property Poland, Green Day will obtain LEED and EU GreenBuilding² certificates. Innovative intelligent technologies implemented by the developer of the green office building will significantly reduce operational costs, which will result in savings for tenants. Green Day will also create exceptional working environment ensuring comfortable conditions for the employees, at the same time increasing their efficiency. This will be possible due to high precision in maintaining optimum air parameters, both in terms of humidity and access to fresh air, as well as minimizing the amount of sharp sunlight. Modern solutions applied in Green Towers which will not only have a positive effect on the building's energy balance and work conditions, but will also minimise the scheme's environment footprint, include:

- efficient air-conditioning based on fan-coils equipped with energy-saving engines
- free cooling system (use of cool air from the outside to lower temperatures in the offices)
- façade and all the installations designed to maximise the building's energy efficiency

¹ **LEED (Leadership in Energy and Environmental Design)** – a system of certification of sustainable buildings, developed by U.S. Green Building Council (USGBC), which offers the option of precertification, i.e. the possibility to verify still at the stage of design whether the initial project guidelines comply with LEED requirements. LEED criteria, used for building certification, were established in line with the principles of sustainable development and are constantly updated according to the latest technologies. These criteria include a number of factors, such as location of buildings, water efficiency, optimal energy consumption, materials and resources, indoor environment quality, as well as innovation and design.

² **EU GreenBuilding** – a certification system applied in Europe by the European Commission aimed at improving the energy efficiency and expanding the integration of renewable energies in non-residential buildings. The certificate confirms that a building uses 25% less energy compared to local regulations.

- adiabatic air humidifiers (a system based on the use of water mist and cheaper thermal energy, with reduced impact on the environment)
- monitoring the amount of the air supplied from the outside
- use of warm air from offices to heat the garage
- materials with high reflection coefficient used on the building's roof to minimise the effect of creating "heat islands"
- energy efficient lighting system (energy efficient fluorescent lamps, motion sensors controlling lighting in common areas and toilets, as well as the option to set up the daylight control system in tenants' areas, adjusting light intensity inside the building to the amount of natural light coming from the outside)
- green energy – the building will be supplied with energy from renewable resources, confirmed by a certificate of origin
- modern Building Management System (BMS)
- energy efficient lifts equipped with a system of energy recovery when braking
- low-emission finishing materials, which are safer for health
- use of wood with FSC certificates confirming that it comes from sustainable resources
- parking lot for bicycles, as well as changing rooms and showers for cyclists
- waterless urinals, water-saving fittings and toilets
- charging stations for electric cars
- use of recycled, as well as local materials in order to minimise the impact of their transport on the natural environment

According to the results of research carried out in the United States, LEED certified buildings guarantee the reduction of operating costs by approximately 8-9% compared to referential buildings and the costs of energy consumption are lower by 30%.

Skanska Property Poland

Skanska Property Poland is an innovative developer of green office buildings which create friendly environment for business growth. The company has been operating in Poland since 1997 and is part of the Skanska Group, world leader in project development and construction. The projects of Skanska Property Poland offer top-quality office space at great locations, which ensures success and satisfaction of tenants. The investments completed by the company include the first office buildings in Poland awarded the EU GreenBuilding certificate: Deloitte House and Marynarska Point in Warsaw and Grunwaldzki Center in Wrocław. All the investments of Skanska Property Poland will undergo both EU GreenBuilding and LEED certification processes confirming their compliance with the principles of sustainable development, optimal energy consumption and friendly work environment.

Skanska Group

Throughout 125 years, Skanska has been a modern and innovative developer and contractor, building what society needs. Today, Skanska is one of the world's leading project development and construction groups with expertise in construction, development of commercial and residential projects and public-private partnerships. Based on its global green experience, Skanska aims to be the clients' first choice for Green solutions. The Group currently has 57,000 employees in selected home markets in Europe, in the US and Latin America. Headquartered in Stockholm, Sweden and listed on the Stockholm Stock Exchange, Skanska's sales in 2011 totalled SEK 123 billion.

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