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Skanska signs new lease contracts for office space in the Green Towers complex in Wrocław

Skanska Property Poland has signed new lease contracts for office space in the Green Towers complex, located in Strzegomska Street in Wrocław. The new tenants in the green building will be Dolby, Medcover Group and Talex. They will join the first two tenants, who moved into Green Towers building A in mid-April 2012: Ernst & Young and Allegro Group. Dolby, which has leased over 850 sqm in the recently completed building A, is going to move into Green Towers in September 2012. The Wrocław branch of Dolby, the global leader in technologies that are essential elements in the best entertainment experiences, will be the eleventh office of the company in Europe. Talex, the supplier of technologically advanced services and IT solutions which optimise business processes, took up 300 sqm and will also move to building A in September 2012.

„Green Towers is a sustainable building which will be LEED certified. When opening our Wrocław R&D engineering centre we were looking for a prestigious class A building that would ensure comfortable working conditions to our employees, including maximum daylight access and high flexibility in terms of the fit-out. Other advantages of Green Towers include excellent location in the vicinity of the University of Wrocław and Wrocław University of Technology, as well as easy access to public transport,” said Michael Rockwell, Executive Vice President, Products and Technology, Dolby.

Medcover Group, which is to take up approximately 1,350 m², will have its office in building B of the Green Towers complex, where it will also open a medical centre. The transaction was mediated by Colliers International. This will be the second location of this medical group in an office building developed by Skanska Property Poland. Its clinic already operates in the Atrium Centrum building in Warsaw, in Jana Pawła II Alley. Medcover is the leading private health care provider in Poland, already running two medical centres in Wrocław.

Construction works on phase II of the Green Towers project, i.e. building B, started in October 2011, and its completion is scheduled for the turn of 2012 and 2013. The total leasable space in the Green Towers complex will amount to 23,300 m², out of which approximately 11,600 will be delivered by building B.

„It is a pleasure to welcome new tenants in Green Towers. We are happy that a growing number of companies on the Wrocław market are interested in the lease of office space in modern, green buildings, and that the awareness of the benefits of using buildings developed according to the principles of sustainable development is ever higher,” said Marcin Łapiński, Regional Director at Skanska Property Poland.

The Green Towers complex has already been LEED precertified. Innovative solutions applied during its construction will minimise the building's impact on natural environment. A special parking lot and changing rooms with showers for cyclists, adiabatic air humidifiers, use of warm air from offices to heat the garage, as well as energy efficient lighting system are just some of the green solutions that will at the same time ensure comfortable working conditions for tenants. Green Towers is also a project with an exceptional design, nominated in the prestigious category Architectural Design of the Year in Poland in the Eurobuild Awards 2011 competition.

Green Towers

Green Towers is an A class green office complex, built in compliance with the principles of sustainable development, which has already been LEED¹ precertified. Green Towers will consist of two ten-storey office buildings with a total leasable area of 23,300 m². There will be 5 lifts and 2 staircases in each building. Tenants will have at their disposal a two-storey underground car park offering 325 parking places and 32 outdoor parking places, as well as parking space for bicycles. Green Towers was designed by Maćków Pracownia Projektowa Sp. z o. o. from Wrocław and the general contractor will be Skanska S.A. The company responsible for the commercialisation of the project is Skanska Property Poland. So far lease agreements have been signed with Ernst & Young, Allegro Group, Dolby, Medcover Group and Talex. The construction of the complex started in April 2010 and phase I of the investment was completed in March 2012. The end of the construction works on phase II, whose total leasable area will be 11,600 m², is planned for the turn of 2012 and 2013.

Location

The Green Towers office complex is being developed in Wrocław, at Strzegomska Street, right next to Wrocław's one of main transportation arteries – Legnicka Street. One of the biggest assets of the complex is also the proximity to the Old Town, city's main railway station, as well as Wrocław Airport. Easy access to public transport and a number of service points in the area will undoubtedly be another advantage for building's users.

The dynamically developing capital of Lower Silesia region is a city, which consistently builds its modern image worldwide, thereby creating exceptional growth opportunities for business. The proximity to three European capitals: Warsaw, Prague and Berlin, two economic zones, as well as excellent transport infrastructure and prestigious universities are key factors, which account for the increasing attractiveness of Wrocław as an ideal city for setting up businesses.

Green solutions

Green Towers, like other office projects developed by Skanska Property Poland, will apply for LEED and EU GreenBuilding² certificates. Modern intelligent technologies applied during the design and construction process will result in significant reduction of

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.

operating costs and at the same time savings for tenants. The building will also create exceptional working environment, which increases the productivity of employees by ensuring comfortable working conditions. This will be guaranteed by maximum access to daylight while minimizing the amount of sharp sunlight, high precision in maintaining optimum air parameters, both in terms of humidity and access to fresh air. Cutting-edge solutions implemented in Green Towers contribute to energy efficiency of the buildings, create comfortable working environment and minimise the building's impact on natural environment. These solutions include:

- efficient air-conditioning based on fan-coils equipped with energy-saving engines
- free cooling system (use of cool air from outside to lower temperatures in the offices)
- adiabatic air humidifiers (a system based on the use of water mist and cheaper thermal energy, with reduced impact on the environment)
- use of warm air from offices to heat the garage
- energy efficient lighting system (energy efficient fluorescent lamps, motion sensors controlling lighting in common areas)
- low-emission finishing materials, which are safer for health
- parking space for bicycles, as well as changing rooms and showers for cyclists
- waterless urinals, water-saving fittings and toilets
- 8 supply sources for electric cars
- use of regional materials in order to minimise the impact of their transport on the natural environment
- use of plants which do not require watering in open-air spaces

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 53,000 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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For more information on the company and its projects please visit www.skanska.pl