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STRABAG Sp. z o.o. — one of the most experienced companies on the construction market — has become the general contractor of the new project of Polski Holding Nieruchomości in the center of Warsaw — INTRACO Prime.

INTRACO Prime is a state-of-the-art office and commercial complex that will be built near one of Warsaw's first high-rise buildings — INTRACO — at ul. Stawki in Warsaw. The 8-storey building with a 3-level underground car park will deliver ca. 14,000 sq.m. of A-class modern office space. The ground floor will have retail and service premises. Tenants will be able to take advantage of amenities such as energy-efficient systems and installations, parking and changing rooms for cyclists, as well as electric car charging stations. On the roof of the building, there will be a terrace accessible from the office space. Thanks to the functional spatial arrangement and the use of technological and ecological solutions, INTRACO Prime located in the very heart of the city, in a short distance from the Dworzec Gdański metro station and close to the historical Old Town, has a chance to become an important office location in Warsaw.

"Thanks to intensifying the implementation of our investment program, we are now starting the construction of another office project in Warsaw. INTRACO Prime is our next — after SKYSAWA — commercial project in the capital, which will soon provide the market with ca. 14,000 sq.m. of office space. We are planning to implement more office and residential projects in Warsaw and on regional markets," said **Marcin Mazurek**, President of the Management Board of Polski Holding Nieruchomości.

"We are pleased that we will implement this project for Polski Holding Nieruchomości. After Astoria, a hotel owned by the Motel One chain and Central

Point, INTRACO Prime is yet another commercial facility that will be built in the capital thanks to the commitment of our professional construction staff. I believe that we will fully use our huge potential and experience gained during the implementation of multiple modern and architecturally interesting buildings in Poland, and INTRACO Prime will become a showcase of this part of Warsaw,” added **Wojciech Trojanowski**, Member of the Management Board of STRABAG.

About INTRACO Prime

INTRACO Prime is a state-of-the-art, A-class office and commercial complex with an area of ca. 14,000 sq.m. Its construction will begin in Q1 2020. Its excellent location, accessibility and functional spatial layout are just a few of its assets. INTRACO Prime will be applying for BREEAM Interim certificate at the Excellent level, which is one of the highest ratings. According to the contract, the construction of the building will take 24 months. Polski Holding Nieruchomości is the investor of INTRACO Prime. STRABAG Sp. z o.o. is responsible for the construction of the project. It will be designed by a consortium of design studios Juvenes-Projekt and Pracownia Obsługi Inwestorów Pro-Invest.

Polski Holding Nieruchomości Group

The Polski Holding Nieruchomości Group is the leading managing investor in the commercial property market in Poland. It is one of the largest companies in the sector in terms of the market value of its portfolio, which includes ca. 140 properties and nearly 700 ha of land across the country (e.g. in Warsaw, Poznań, Wrocław and the Tri-City). PHN has long experience in both real estate management and construction project implementation. The Company has been listed on the Warsaw Stock Exchange since February 2013.

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