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Polski Holding Nieruchomości has selected a general contractor and officially announced the start of construction for the second phase of the Młoda Białołęka residential estate in Warsaw. PHN's new project will provide a total of 181 apartments. The Warsaw-based company ALFA-BET Polska is scheduled to complete the works by mid-2025.

The planned development is located at 72 Geodezyjna Street, between Trasa Toruńska and Głębocka Street in Warsaw's Białołęka district. The project represents the second phase of the Młoda Białołęka residential estate. Phase one was completed in 2022. Ultimately, the estate, which is being developed in three stages, will comprise around 500 apartments.

Apartments in the Młoda Białołęka residential estate were highly sought-after among customers, mainly due to excellent transport connections to the centre of Warsaw as well as diverse floor plans and exceptionally spacious premises for this area of the city. The government program "Mortgage 2% A" has increased demand from individuals seeking their first home. This is why we made the decision to launch the second phase of our residential estate project in Warsaw's Białołęka. **Grzegorz Szczepan Barszczewski**, Vice President of the Management Board of Polski Holding Nieruchomości S.A., who is in charge of project development.

The second phase of the Młoda Białołęka estate, situated to the north along Geodezyjna Street, will consist of seven small-scale buildings, each built with four above-ground storeys. In total, there will be 181 apartments varying in size from

35 to 100 square meters. The apartments feature functional and flexible floor plans, generous ceiling heights exceeding 2.90 meters, and large windows. The apartments in the upper storeys will have spacious terraces and balconies, while those located at ground level will come with sizable yards. Residents will also have access to a total of 186 storage units. As part of the project, an underground parking lot with 180 parking spaces has been planned. Additional 12 spaces, including some for guests, will be available in the above-ground parking area. The buildings will also feature bicycle racks and storage facilities to encourage the estate's residents to use eco-friendly transportation options.

*In addition to the just-launched second phase of the Młoda Białoleka residential estate, we are making significant progress with our ŁAN estate in Wrocław and KOLEJ NA 19 estate in Warsaw. We have also commenced the construction of the second phase of the Olimpijczyk residential estate in Łódź. In addition, we are in the process of selecting general contractors for our upcoming residential developments, for example in Bydgoszcz – highlighted **Szczepan Barszczewski**.*

ALFA-BET Polska, an experienced Warsaw-based firm, was selected as the general contractor. The company had already successfully completed the first phase of the Młoda Białoleka estate, along with several other residential projects in Warsaw. The construction works are scheduled for completion in mid-2025, and the handover of the finished apartments to residents is set to commence in September of the same year.

Alfa-Bet Polska is pleased to be working again in partnership with PHN on the construction of the second phase of the Młoda Białoleka residential estate in Geodezyjna Street. As a general contractor with over 12 years of expertise in the construction sector – encompassing the planning and execution of residential, commercial, and public utility projects – we are confident in our ability to meet the requirements and expectations of the investor and the clients – said **Jakub Skiba**, President of the Management Board of Alfa-Bet Polska.

The estate incorporates a number of environmentally friendly solutions. Lawns, urban flower meadows, and ample shrubs and trees will help purify the air and provide cooling during hot summer months. Rainwater will be collected in a dedicated rainwater tank located on the premises of the estate. In addition to storing water for the purpose of irrigating the greenery, it will serve as a pond. To ensure the uniform distribution of rainwater, infiltration modules have been designed. In addition, bird houses for cavity nesters and insects (such as mason bees) will be put up in the estate's green spaces and on the rooftops of residential buildings. Special anti-smog concrete pavements will also contribute to

maintaining good air quality. To provide solar energy for the shared areas of the estate, a system for the assembly of PV modules will be installed.

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 more than 150 properties and ca. 600 ha of land across the country (e.g. in Warsaw, Poznań, Wrocław and the Tri-City). PHN has long experience both in real estate management and construction project implementation. The company has been listed on the Warsaw Stock Exchange since February 2013.

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