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INTRACO Prime Obtains a Use Permit

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PHN has obtained the permit to use the INTRACO Prime office and retail building in the Warsaw district of Muranów at ul. Stawki 2B. The project has been completed on schedule.

INTRACO Prime is a state-of-the-art A-class office building with an area of ca. 13,000 sq m with retail spaces on the ground floor. Aside from its excellent location, the building offers a broad range of advantages, such as energy-efficient systems and installations, parking spaces and changing rooms for cyclists, as well as electric car charging stations. The project has been executed in conformity with BREEAM certification requirements.

"INTRACO Prime is yet another project we executed during the pandemic. Despite the turmoil on the construction market, works were completed smoothly and on schedule, and we obtained a use permit for the building. It means that once again we have delivered on the promises made to our tenants. INTRACO Prime is a small state-of-the-art building that offers excellent conditions for business growth to its prospective users. The first tenant, PERN, is expected to move in already in the second half of the year, occupying two top floors. We are positive that the strong interest from customers will soon result in further lease agreements", said **Marcin Mazurek**, President of the Management Board of Polski Holding Nieruchomości.

"STRABAG completed INTRACO Prime 24 months after signing the contract. It means that we managed to build this modern facility in the heart of Warsaw according to schedule. It was a complex and technically challenging project which included structures with deep foundations built in a dense urban area. The works were executed in particular times – during the pandemic. Despite this, we managed to complete the project on time, while respecting the sanitary measures and employing appropriate work arrangements. All the more so, I would like to thank the whole contract team for their commitment and professionalism",

said **Agnieszka Wyszyńska**, Technical Director, General Construction Management Group at STRABAG.

About INTRACO Prime

INTRACO Prime is a state-of-the-art, A-class office and commercial complex with an area of ca. 13,000 sq m. Its construction began in April 2020. Excellent location in a short distance from the Dworzec Gdański metro station and Old Town, accessibility and functional spatial layout are just a few of its assets. The minimum office space is approx. 300 sq m. INTRACO Prime has been awarded a BREEAM Interim certificate with one of the highest ratings. Polski Holding Nieruchomości is the investor of INTRACO Prime. The project has been executed by STRABAG Sp. z o.o. and designed by a consortium of design studios Juvenes-Projekt Sp. z o.o. and Pracownia Obsługi Inwestorów Pro-Invest Sp. z o.o.

Polski Holding Nieruchomości Group

Polski Holding Nieruchomości (PHN) is one of the largest groups in the Polish commercial property sector in terms of the market value of its portfolio. The Group's portfolio comprises over 150 real estate assets with a market value of approx. PLN 3.4 billion. PHN's operations are concentrated in Warsaw and Poland's major regional cities, including Poznań, Łódź, Katowice, Cracow, Wrocław, and the Tri-City area. The company has many years' expertise in the following sectors: office, commerce and logistics, in both real estate management and investment project implementation. PHN has been listed on the Warsaw Stock Exchange since February 13, 2013.

STRABAG

STRABAG SE is a European-based technology partner for construction services, a

leader in innovation and financial strength. STRABAG's business spans all areas of the construction industry, bringing together skilled engineers, high quality construction materials and state-of-the-art machinery to execute complex construction projects – on schedule, of the highest quality and at the best price. STRABAG uses a whole range of services offered by specialised group companies which assume responsibility for execution, adding value to their Customers. With almost 75,000 employees, STRABAG SE generates approx. EUR 16 bn in annual revenue. Its operations reach far beyond the borders of Austria and Germany. Through a network of subsidiaries, STRABAG SE is present in many European markets and is gaining a foothold on other continents. STRABAG Group has been present in Poland since 1987. It has more than 6,500 employees and its annual revenue exceeds PLN 7.5 bn.

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