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Strona główna > 10 YEARS OF PHN'S PRESENCE ON THE WARSAW STOCK EXCHANGE

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10 years have passed since PHN's debut on the Warsaw Stock Exchange in 2013. Over the years, the Group has developed its business and led its investment programme in various market segments. During the decade, the value of the real estate portfolio increased from PLN 1.9 billion at the beginning of 2013 to PLN 3.6 billion now, which places PHN at the top of the largest real estate companies in Poland.

Since its debut at the Warsaw Stock Exchange in 2013, PHN Group has significantly grown. For ten years, the company has significantly expanded the scope of its business and is now active not only in the office segment, but also in the residential, logistics and advisory sectors. Especially in recent years, there has been a significant acceleration in PHN's development – among others, the Group has been joined by Chemobudowa-Kraków, Wilanów Office Park, and Hotel Regent. In the period 2013-2023, the Group has built over 80,000 sq. m of office space in Warsaw and over 50,000 sq. m of residential space, which gives a total of almost 1,000 apartments in Warsaw, Gdynia and Łódź. The largest investment implemented by PHN is the SKYSAWA office complex, located in the very center of Warsaw, which will provide the market with approx. 35,000 sq. m of space.

In its activities, the company is guided by the principles of sustainable development. New investments are equipped with energy-efficient and innovative solutions. The buildings are certified by the most recognizable ecological certification systems – BREEAM and LEED. As part of the acquisitions, properties located in various parts of the country were added to the portfolio, including Andersia Business Center in Poznań, Alchemia in Gdańsk, as well as Wilanów Office Park and Hotel Regent in Warsaw. In line with the adopted strategy, real

estate that does not generate appropriate profits or does not fit into the target structure of the portfolio are sold, and the profits are allocated, among others, to the payment of dividends, implementation of the investment programme or purchase of further real estate.

The debut on the stock exchange increased the company's credibility, as well as opened up new opportunities for raising external capital, thanks to which, among others, its investment programme is now implemented. In 2019, a seven-year bond issue programme with a total nominal value of up to PLN 1 billion was established. So far, the programme has included two bond issues with a total value of PLN 485 million. It is worth noting that PHN is a dividend company that pays dividends every year. In total, for ten years, the company has paid a total of PLN 288 million in dividends.

10 years of presence on the Stock Exchange is an opportunity for us to summaries and reflect on the past decade of development of our Group. We conduct a transparent information policy and consistently share profits with our Shareholders, paying a dividend every year. Our strategic goal remains to increase the value of the company and increase the efficiency, concluded **Magdalena Kacprzak**, Head of the Marketing, Strategy, Investor Relations and PR Office of Polski Holding Nieruchomości.

The inclusion of PHN as a listed company meant that the Group became subject to strict legal regulations contained in legal acts regulating the European and Polish capital markets. Membership in the stock exchange community is also associated with the need to comply with the rules of information and reporting as well as to maintain transparency. PHN has been awarded the title of **Best Company of the Year** a three times as part of the ranking prepared by the Institute of Accounting and Taxes together with the **Giełdy i Inwestorów Parkiet** a magazine. In addition, PHN has repeatedly received distinctions in **"Best Annual Report"** competition organized by the Institute of Accounting and Taxes.

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 3.6 billion. PHN's operations are concentrated in Warsaw and Poland's major regional cities, including Poznań, the Tri-City area, Łódź, Katowice, Kraków and Wrocław. The company has many years of 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 13 February 2013.

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