

## P R E S S R E L E A S E

### Ogrodowa Office in Łódź is now open

- Warimpex opens Ogrodowa Office, a modern office building in the heart of Łódź, between the Manufaktura and Piotrkowska street.
- The building offers in total more than 28,000 sqm of space, including nearly 4,000 sqm of commercial space.
- The first tenants have already moved into the building.

Łódź / Vienna, October 4, 2018 – Warimpex officially opened Ogrodowa Office, a modern office building in the centre of Łódź, located in the vicinity of Piotrkowska street, the Manufaktura, and Vienna House Andel's Łódź. The building provides more than 28,000 sqm of space, of which nearly 4,000 will be occupied by commercial and service outlets as well as food amenities. The building has received the occupancy permit and the first tenants of office and service premises have already moved in.

*"Łódź continues to attract new companies. They need modern, high-quality office space. Ogrodowa Office addresses this need while offering an excellent location in the very heart of the city. Today, when opening our new building, I would like to invite all entrepreneurs who want to change the face of Łódź with us, contributing to its future growth. We are delivering space which is open to the city, hoping that it will blend in with the urban tissue and will serve both, office workers and residents of Łódź who often visit this central point of the city,"* said Franz Jurkowitsch, CEO of Warimpex.

*"Thank you for this investment. We are slowly approaching 500.000 square meters of office space in Łódź, but Ogrodowa Office due to its style and the place where it is located is a pearl in the crown of office buildings in Łódź,"* said Hanna Zdanowska, the Mayor of Łódź.

The architectural design provided for creating a modern building, refers to the historical architecture of Łódź. The structure of Ogrodowa Office includes two bodies made of five and six above-ground storeys, whose glass façade reflects the historical division of plots and refers to the variety of architectural styles of Piotrkowska street. The two main office lobbies can be entered via the interior passage. The unique location in the heart of the city provides attractive view corridors from the offices along the frontage of Ogrodowa and Zachodnia streets towards Poznański's Palace, the Manufaktura, and the park.

The building was designed to fit in with the surrounding architecture while complying with top quality standards and using state-of-the-art technology solutions. Ogrodowa Office combines the esthetics of architecture with functional spatial solutions. The building also adopts a number of green solutions, allowing

for, among others, energy efficiency. In addition, there are locker rooms and showers for those who cycle to work. The underground car park will provide spaces for 326 cars as well as electric car charging stations. The office building will apply for BREEAM, a certificate granted to buildings in which modern solutions and high comfort go hand in hand with the care for the natural environment.

In the process of acquiring tenants in Ogrodowa Office, WX Office Development 2 - a company belonging to Warimpex, the owner of the building, is represented by consulting company CBRE. *"We are every day in Łódź and this is one of the most important regional markets in Poland for us. Ogrodowa Office is currently one of the most prestigious locations in Łódź, next to such city icons as Manufaktura and Andel's hotel. It is worth noting that Ogrodowa Office is the first such large office investment opened at the same time, without the phasing stages. This proves both, that Warimpex has vast experience in the Łódź real estate market and there is a demand for qualitative space in a convenient location from tenants, who previously had their headquarters in buildings of a lower standard. The office building is already commercialized almost in half. Everyone interested is invited to Ogrodowa,"* said Aleksandra Suszczewicz, Property Negotiator, CBRE.

There is still office space available for rent in the building. So far, the tenants include MakoLab S.A., PwC Polska Sp. z o.o., Bank Handlowy w Warszawie S.A., doing business as Citi Handlowy, and Harman Connected Services Poland Sp. z o.o. The Łódź-based building will offer a number of functions and service outlets. Among others, PKO Bank Polski and Luisse hairdresser's will open their branches here. The building will also host food amenities such as a cafe, confectioner's, bakery, and Meating Point restaurant.

#### **Warimpex Finanz- und Beteiligungs AG at a glance**

Warimpex Finanz- und Beteiligungs AG is a real estate development and investment company. The firm is headquartered in Vienna and is listed on the stock exchanges in Vienna and Warsaw. Its core focus is the construction and operation of hotels and offices in Central and Eastern Europe. Due to this combination of real estate development and asset management, Warimpex sees itself as a "hybrid" real estate company that operates properties itself until the time at which the highest added value can be realised through sale. The company has developed properties worth over one billion euros over the past 30 years and is currently active in CEE, Russia, Austria, and France. Warimpex believes in quality and sustainability as the basis for strong future growth.

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