

Press release

- **Pirelli Pekao Real Estate initiates realisation of Ostrobramska 75 investment programme in Warsaw for approx. 150,000 m²**
- **In the first phase 431 apartments will be built (area of over 28,000 m²)**
- **Another development project applying Pirelli RE Ecobuilding program**

Pirelli Pekao Real Estate Sp. z o.o. (75% Pirelli RE - 25% Bank Pekao, UniCredit Group) will realise a new investment project of approx. 150 000 m² residential and service complex at Ostrobramska Street in Warsaw.

The projected complex at 75 Ostrobramska Street is located among commercial and service premises. The complex will cover buildings of various height – 5-9 up to 14 floors. An ideal localisation will ensure future inhabitants comfort of living and opportunity of using nearby shopping malls – Promenada and Conforama.

The fact that the complex is located in neighbourhood of Ostrobramska Street – a major road out from Warsaw to eastern direction - is a great asset of the investment. From the south, the residential area borders already existing section of Aninska Street, which will be additionally extended. Plans for this region of Warsaw provide also public transportation routes enabling future inhabitants ease connections with other parts of the city.

Within realisation of the first stage of the investment, 431 apartments of total usable area of over 28,508 m² will be built. The planned apartments are diverse regarding size and number of rooms. Inside the buildings, on 2nd and 1st underground floors, there will be 491 parking places. Additionally, 1st underground floor is planned to host 180 m² usable service area accessible for future inhabitants of the complex.

In details, Ostrobramska 75 complex will be a residential area with its own streets, places, residential and service premises and a necessary infrastructure. Regarding the needs of future inhabitants, the project includes green fields and playgrounds. Additionally, an access to all buildings will be provided for the handicapped persons.

“Our aim is both to create comfortable and peaceful living conditions for future inhabitants and introducing a general city functions giving them opportunity to benefit from services and

availabilities characteristic for larger city. We think that those two aspects should be compatible with and not exclude one another. The first stage of the project provides construction of residential part with small service area,” says Ryszard Danielewicz, President of Pirelli Pekao Real Estate Management.

All residential blocks of the housing area are buildings composing closed, separate, intimate yards with some green areas and with small architectural forms on playgrounds. Their facades are soft, with dominating light colours including delicate shade of whiteness.

The complex was carefully designed in such a way that the apartments are functional and effectively planned. Buildings and apartments will be constructed with a use of human-friendly materials, so that they secure heat and comfort of use. Additionally, as it is common for all Pirelli Pekao Real Estate investments, the company is committed to environmental protection, in accordance with Pirelli RE Group Ecobuilding program.

Pirelli Pekao Real Estate Sp. z o.o. will act as an asset manager and real estate specialist service provider of Ostrobramska 75 residential and service complex. Pirelli RE co-invests in the project with its partner in the residential segment, an international real estate private equity fund managed by Grove International Partners.

The parameters of the first stage of the investment in numbers:

Service usable area – 180.3 m²

Residential usable area – 28 508.10 m²

Amount of flats – 431

Amount of underground garage levels – 2

Amount of overground garage levels – 1

Amount of overground residential levels – 5-9, 14

Number of parking places in garages – 491

Number of outdoor parking places – 8

Average surface of apartment – 66.5 m²

About Pirelli Pekao Real Estate

Pirelli Pekao Real Estate is one of the Polish leading real estate companies with over ten years of experience, participated 75% by Pirelli RE and 25% by Bank Pekao (UniCredit Group). Pirelli RE acquired the 75% of Pekao Development then transformed into Pirelli Pekao Real Estate in April 2006. In only one and a half year, the business has grown very rapidly, with about 80 employees and development projects under management covering over 400,000 square metres in the main cities of the country, with an estimated value of the finished properties of approx. €650m.

Pirelli Pekao Real Estate acts on the basis of a unique business model created by Pirelli RE. It realizes its tasks in four separate departments which build company's complete structure, complement one another and cooperate

together in order to ensure comprehensive and professional asset management and real estate specialistic services.

Credentials of Pirelli Pekao Real Estate include, among others, the following projects: Warsaw residential estates Jarzebiny, Wilanow Park and residential complex Olszyny. The most important investments currently developed are residential-commercial complex Szafarnia in Gdansk and residential complexes Okopowa and Banderii 4 in Warsaw. The company was recently rewarded in the 4th edition of The Opinion Poll of Residents of New Houses and Apartments in category "Reliability" among companies which during 2004-2006 time period put into service more than 400 apartments. The plebiscite was organized by Murator EXPO, one of the main Polish organizers of trade fair events.

For more information, please visit : www.pirellipekaore.com/

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