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Polski Holding Nieruchomości concluded an agreement with PERN on leasing office space in INTRACO Prime located in Warsaw's Muranów district. PERN will lease two floors of the 8-storey A-class office building, which is scheduled for commissioning in early 2022.

The agreement with PERN, a leader on the Polish raw material and fuel logistics market, concerns the long-term lease of a total area of 3,500 sq.m.

INTRACO Prime is a modern office building with an area of approx. 13,000 sq.m. The rental area of a typical floor is 1,700 sq.m. When designing the office building, we took into account the latest trends in commercial construction, which is why the space can be freely rearranged. The ground floor has retail and service premises.

"We have been cooperating with PERN for a long period of time and we are pleased that we can offer such a high standard of services in a state-of-the-art office building to such an important partner. We are hoping that in the near future, we will conclude lease agreements with other clients with whom we are conducting intensive discussion," said **Tomasz Sztonyk**, Vice President for Managing Property Assets, Polski Holding Nieruchomości.

"Convenient location in the city center, high ecological standards and the ability to flexibly arrange space — these are the main assets of the INTRACO Prime project. In accordance with the concluded agreement, we will move to a new location in the second half of the next year, although in fact we will remain at the same location in Warsaw," emphasizes **Mateusz Radecki**, Vice President of PERN.



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Intraco Prime Wizualizacja 1



[2]

Intraco Prime Wizualizacja 2

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. According to the contract, the construction of the building will take 24 months. Polski Holding Nieruchomości is the investor of INTRACO Prime. STRABAG Sp. z o.o. is responsible for the construction of the building, while a consortium of design studios Juvenes-Projekt Sp. z o.o. and Pracownia Obsługi Inwestorów Pro-Invest

Sp. z o.o is responsible for its design.

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 ca. 140 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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