



VON DER HEYDEN GROUP

Over 25 years in Europe

Press release

April 28, 2016

VON DER HEYDEN GROUP STARTS
CONSTRUCTION OF '**DŁUGI TARG**' HOTEL
PROJECT IN THE HEART OF GDAŃSK!



bavaria towers

BAVARIA TOWERS IN MUNICH –
CONSTRUCTION WORKS IN PROGRESS!



WHITE TOWER IN MUNICH – SOLD TO
SWISS LIFE INSURANCE GROUP!

'Długi Targ' Hotel Development Project in Gdańsk

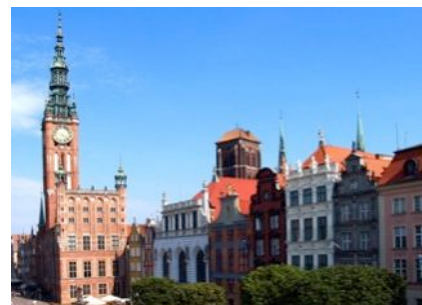
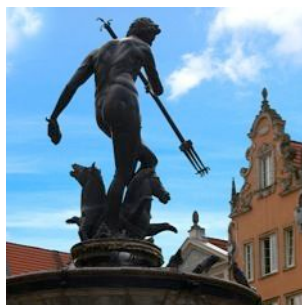


'Długi Targ' Hotel Development Project is a unique property acquired by Von der Heyden Group in a complex tender from Millenium Bank some years back and is located in the most attractive part in the heart of Gdańsk, at the corner of historical Długi Targ Boulevard and Mieszczanska Street, almost opposite to the Neptun's Statute and the Dwór Artusa Building.

With history of over 1000 years, Gdańsk is one of the oldest, one of the most dynamic, most popular tourist destinations in Poland. Together with Gdynia and Sopot, Gdańsk forms a conurbation of over 1.2 million inhabitants. Gdańsk, as the capital of the Pomerania Province is also an important academic and business centre in the country.

A complex tender for a General Contractor for construction works has been won **by the locally based, renowned company, Allcon Sp. z o.o. sp. k.** and the construction agreement was signed **on April 21, 2016.**

Allcon Budownictwo Sp. z o.o. sp. k. is a Pomeranian company specializing in general contracting in 'design and build' type contracts and 'turn-key' projects. During 25 years on the market, the company has completed dozens of projects for Polish and foreign investors. Allcon Budownictwo is a proud holder of a number of Certificates, issued among others by Det Norske Veritas (presently DNV GL Group), an independent international certification body. Certificates confirm compliance with the requirements of standards of quality management (ISO 9001: 2008) and environmental management (ISO 14001: 2004).



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The chosen architect for the 'Długi Targ' Project is also a locally based company '**Architectonica Michał Skwarło**' and the interior design is made by '**TOYA Design**' from Poznań. The Project Manger is '**Probuild**' Sp. z o.o.

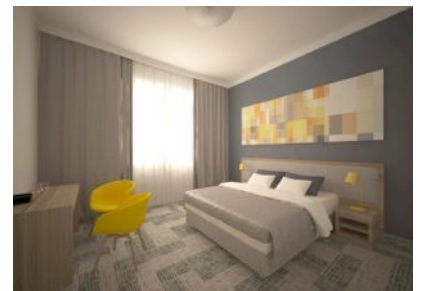
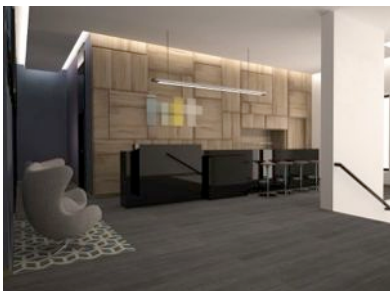
On signing the agreement, **Sven von der Heyden**, Von der Heyden Group's Chairman said: *'We have never given up to make this wonderful project a reality. Our timing at acquisition was not ideal right before the financial crisis broke out in 2007/2008. We have taken advantages of the suffered delays and optimized the design, increased the number of rooms and found a strong banking partner in Alior Bank. I am convinced that this Hotel will be financially very successful given its design and location combined with our usual touch for detail.'*

Adam Trybusz, the President of the Management Board of Długi Targ Sp. z o.o., a special purpose vehicle to implement the project, and Co-investor of the project said: *'The right to participate in such a unique project that is development of Długi Targ Boulevard wins with every obstacle on the timeline. This time, the time has not always favoured us. However, with such location it doesn't matter that much. What matters most is the privilege to co-create the history of the city, the history of the beautiful city of Gdańsk.'*

'We are delighted that such a renowned and respected Investor has appreciated ALLCON Budownictwo's experience in hotel construction. For our company, conducting construction works in the historical centre of Gdańsk, and with such a demanding and prestigious project, is a great motivation and a big chance for us to confirm the quality of our services.' – said **Mariusz Białek**, the President of the Management Board of ALLCON Budownictwo Sp. z o.o., shareholder of ALLCON Budownictwo Sp. z o.o. sp.k.

The '**Długi Targ**' development project (estimated development budget: Euro 11 million) is based on **refurbishment and conversion of three historical semidetached city houses into a unique 90 room hotel with a total area of app. 4.500 m2.**

The initial concept of Von der Heyden Group was to create a top 5* refined boutique hotel, however, due to changing market environment, the initial idea responded the local market needs and an efficient and trendy 3* Superior hotel will be created. The building will also have prime retail space on the ground floor. The characteristics of the external façade will be carefully preserved, however at the same time, the interiors will be modern and full of innovative solutions.



'Długi Targ' Hotel Development Project in Gdańsk

On July 1, 2016 there will take place the **Cornerstone Laying Ceremony**. The hotel **will be opened in late summer 2017 and will be managed by IBB Hotel Collection (IBBHC)**. In Poland, IBBHC successfully operates two renowned 4* hotels: IBB Grand Hotel Lublinianka in Lublin and IBB Andersia Hotel in Poznań, both enjoying the best results in terms of REVPAR and occupancy. IBBHC operates as well two 4* hotels and three 3* hotels in Germany, as well as three hotels in Spain: one 5* hotel, one 4* hotel and one 3* hotel (more info about IBBHC: www.ibbhotels.com).



In the new hotel in Gdańsk, guests will have 90 rooms and comfortable apartments at their disposal located on five above-ground storeys. The hotel will offer business facilities such as free in-room internet and business corners with a computer/printer for a public use. The hotel will also be focused on touristic groups with a drive-in access for busses, being the only hotel in the area with such a convenience. The venue will also offer retail lease and exquisite boutiques.

The city of Gdańsk will offer unforgettable memories and numerous events like e.g. St. Dominic's Fair that is held in Długi Targ Boulevard, it's the oldest dated from the 13th century, the most famous, and one of the largest open air events in Europe that attracts about 6.5 mln guests to Gdańsk every summer.

'Długi Targ' Hotel Project will be the first development project of Von der Heyden Group in Gdańsk and the Group is actively observing the local market for further opportunities there.

BAVARIA TOWERS – the new Gateway to Munich – construction works in progress!

Bavaria Towers: the White Tower and the Blue Tower (investment value: Euro 154 million) form part of the most spectacular development projects in the Bavarian capital in a strategic location in Munich. Situated in the Bogenhausen district on the eastern edge of Munich, Bavaria Towers Project create a stunning new gateway to the city – offering businesses a unique opportunity to claim a spot on one of the major thoroughfares into the regional capital.

The Bavaria Towers building complex is designed by star duo from Madrid, **Nieto Sobejano Arquitectos**, and will be comprised in total of four pentagonal high-rises that makes 77.651 sqm of total gross rental area, two central underground car parks with a total of 960 spaces for cars, including places for electric cars and places for bicycles with changing rooms and showers.



Bavaria Towers complex consists of: Blue Tower (72.3m high, 24,347sqm, 300 parking spaces), White Tower (53.6m high, 15,150sqm, 140 parking spaces), Sky Tower (83.6m high) and Star Tower (46.1m high). Covering a total area of app. 11,000sqm, the plot is the property of **Bogenhausener Tor Immobilien GmbH**, initiated by the Von der Heyden Group and co-owned with Luxembourg based Atlant Capital. The Munich-based **Bayern Projekt GmbH** is tasked with project development and representing the interests of the owners and also representing Zurich Insurance, the owners of the future Sky Tower and Star Tower.



The White Tower and Blue Tower are currently being constructed and are to gain certification in accordance with the LEED Gold sustainability standard. The General Contractor is **PORR Germany**. The fixtures and fittings in Bavaria Towers combine leading-edge materials, minimalist design and state-of-the-art building systems. The ensemble offers the perfect environment for innovative enterprises, supporting tomorrow's world of work.

BAVARIA TOWERS – the new Gateway to Munich – construction works in progress!

The 54m high White Tower building was already rented before construction to H-Hotels AG that will operate a four star Ramada Hotel for 20 years with 345 state-of-the art rooms and panorama suites with a large spa and fitness area on the 14th floor. Furthermore, in December 2015 shortly after the start of construction, the White Tower building was sold to Swiss Life Insurance Group and is one of the company's largest hotel transactions.

Bavaria Towers will offer an impressive panorama view and breath-taking views over Munich and the Alps beyond.

Planned end of construction for the White and Blue Towers is July 2018.



Watch the movie on Bavaria Towers: <http://www.bavaria-towers.de/en/film.html>



bavaria towers



Von der Heyden Group

- Von der Heyden Group, (VDHG) founded in 1989 by Sven von der Heyden, is a niche player on the European Real Estate Market and has been successfully developing Class A Office buildings and Hotels in always top central locations in cities, such as: Warsaw, Poznan and Lublin. The Group is commonly known for its high-end finishes and quality, and at all times achieved record prices for its award winning projects, when sold.
- VDHG currently has offices and representations in: Warsaw, Poznan, Berlin, Munich, Malta, Madrid and Menorca. The group has gathered as well plenty of experience in other cities such as New York, Atlanta, London, Dresden and Leipzig.
- VDHG employs directly or indirectly about 300 people in 26 subsidiaries. The company is managed by a group of experienced, well reputed managers both at the level of the holding and at the subsidiaries.
- Since 1989, a volume of investment of around Euro 350 million has been achieved in Poland, Germany and Spain. There are plans to invest further 200 million during the next 3 years, including equity and debt.
- With over 25 year sound experience and continuing successful presence on international markets, VDHG enjoys the trust of international financial institutions, funds and big market players, as well as embassies, governmental institutions and cities. The Group has strengthened itself during difficult years of the financial crisis, which is also a sign of a well-managed set of companies.
- In 2014, the Group successfully leased to prestigious Tenants its Andersia Business Centre in Poznań, where a selective approach with respect to the quality of its tenants and meticulous strategy was being followed in a disciplined way. Andersia Business Centre was sold to Polski Holding Nieruchomości S.A. on July 1, 2015.
- **Main goals for 2016 and 2017 are:**
 1. development of 'Długi Targ' Hotel Project in Gdańsk and successful continuation of hotel management as IBB Hotel Collection;
 2. developing Euro 154 million Hotel – and office scheme in the prosperous city of Munich, Germany, a flagship development in the hometown of the founder of the Von der Heyden Group, Sven von der Heyden;
 3. working on the 4th and last phase on Plac Andersa in Poznań;
 4. VDHG is currently pursuing advanced negotiations regarding the operation of a boutique hotel in the capital city of Valletta.

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