



VON DER HEYDEN GROUP

ABC TOPPING-OUT CEREMONY

Press Conference

November 23, 2011

Andersia Business Centre

3rd phase of Anders Square development in Poznan

Joint venture of the City of Poznan and Von der Heyden Group

Location:	Plac Andersa 7, heart of Poznan
Estimated investment value:	Euro 33 mln
Usable area:	14.000 m ²
Rentable area:	5 storey building: high class offices (app.11.200 m ² , each floor of app. 2.800 m ²) ground floor – prime retail space (app. 2.300 m ²)
Two levels underground car park:	150 places
Above ground construction time:	14 months, estimated completion of construction works: September 2012
Investor and Developer:	Von der Heyden Group Andersia Business Centre Sp. z o.o.
Architect:	Pracownia Architektoniczna Ewy i Stanisława Sipińskich Sp. z o.o.
Project Manager:	Probuild Sp. z o.o.
General Contractor:	PORR (Polska) S.A.
Exclusive Agent and Financial Advisor:	Knight Frank Sp. z o.o.
Financing Bank:	Bank Zachodni WBK S.A.





ABC PROJECT DESCRIPTION:

Andersia Business Centre (ABC) is a **joint venture between Von der Heyden Group and the City of Poznan** located in the very centre of Poznan. It constitutes **the third phase of Anders Square development**. For the realization of the ABC development project, a special purpose company, **Andersia Business Centre Sp. z o.o.** has been established.

The first phase of Anders Square development, Poznan Financial Centre (“Intelligent Building 2001 Award”), and the second phase, Andersia Tower (“Building of the Year 2007), were also developed by Von der Heyden Group. PFC was sold to AIB Polonia Property Fund S.a.r.l. in December 2004 and Andersia Tower was sold to DEKA Immobilien in January 2008.

Andersia Business Centre (ABC) combines **modern office and retail functions**. It will be a high class, 5 storey above ground, office complex located in front of the PFC and Andersia Tower Buildings in the neighborhood of the Old Town, Stary Browar and Poznan International Fairs. ABC will comprise of app. **14.000 sqm net usable area and two underground levels with 150 parking places**. The investment value is estimated at app. **Euro 33 million**.

The ABC building has been designed by the **Architectural Studio of Ewa and Stanislaw Sipinscy** who had also designed the previous two phases. Project management has been entrusted to **Probuild Sp. z o.o. Porr (Polska) S.A.** acts as a General Contractor. **Knight Frank** is an exclusive agent and a financial advisor.





ABC LOCATION AND ACCESSIBILITY:

The ABC building will harmonically complete the right hand side of Andres Square development, still to be followed by two more Towers in 2013/2014 to be located on the left hand side, closing the gap between the Novotel Hotel and aforementioned new developments. ABC will provide a representative frontage for Krolowa Jadwigi Street. Additionally, between PFC and Andersia Tower, a modern illuminated pedestrian passage will be created leading to an internal patio between Andersia Tower and ABC. Together with a neighboring Stry Browar, it will add even more life to this office, hotel and retail centre in Poznan.

Andersia Business Centre has a very convenient communication access being surrounded by public roads. The building located close to Królowej Jadwigi Street is 7 kilometers away from the new A2 highway. It takes about 20 minutes (quick and convenient access) to get to the local Ławica airport, and it is a 10 minute walk to reach the train station. About 600.000 people live within 20 minute-drive radius from the building.

Anders Square closes the cultural, entertainment and commercial route which runs from the Old Town and Półwiejska Street. As a commercial building together with the surrounding buildings it makes an attractive business-oriented area.



CONTRIBUTING TO THE LOCAL ENVIRONMENT:

The Public private partnership at hand has paved the way to promote the city, its culture and history. The investor participates in city life and except for getting involved in sponsoring cultural and art events, taking part in social activities, it also makes own initiatives, for example “Time Gate” monument erected in front of the Andersia Tower Building.

The previous undertakings included, for example the construction of the “Cyryl Ratajski Monument” – the famous first President of the City of Poznan and active support in the construction of the “Polish Cryptographers Monument” – those who decoded the German coding device Enigma.

Besides the above mentioned activities, Von der Heyden Group via its subsidiaries supports various cultural and educational events. During its presence in Poznan, the Group has been the patron of e.g.: Garrick Ohlsson concert, Concert of Academic Choir of Adam Mickiewicz University in Poznan, Malta Theatre Festival, concerts of the Boys' and Men's Choir of the Poznań Philharmonic, the main sponsor of series of concerts preceding "Before the Carnegie Hall Debut" of Łukasz Kuropaczewski who as the first Polish guitarist performed in the prestigious Carnegie Hall in New York.

VON DER HEYDEN GROUP:

A pan-european Real Estate Developer and Investor founded in 1989. VDHG during over 20 years of experience has become familiar with the specific characteristics of the real estate market and enjoys the trust of national and international banks and other financial institutions. The Group specializes in high quality property investments, including the renovation of historic buildings which have received numerous awards.

The companies comprising the Von der Heyden Group together have completed an investment program in real estate valued at well over **275 million Euro**. There are investments under development and/or acquisition in Germany and Poland in the amount of approximately 125 million Euros, which will bring the total investment volume to 400 million Euro by the end of 2012.

For more information on Von der Heyden Group and its projects implemented so far, please refer to our websites:

www.vdhgroup.com
www.ibbhotels.com
www.libertycorner.pl
www.lublinianka.com
www.andersiahotel.pl

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