



VON DER HEYDEN GROUP

## PRESS RELEASE

### **ANDERSIA BUSINESS CENTRE - debt financing closed!**

Above ground works to start in July.

From vision to reality.



June 22<sup>nd</sup>, 2011

**Andersia Business Centre (ABC)**, the next piece of modern architecture business complex in Poznan City Centre, a joint venture between the City of Poznan and Von der Heyden Group, has obtained financing. From among all banks invited to co-operation, the best offer was made by Bank Zachodni WBK S.A.

Underground construction works of ABC have already been completed before debt financing and finished successfully by PORR (Polska) S.A. according to the plan. Above ground works of ABC are about to start in July and are estimated to last only 14 months, the General Contractor is also PORR (Polska) S.A., one of the leaders on the European construction market.

**Sven von der Heyden**, Chairman of Von der Heyden Group, said: *"I am particularly proud and relieved to have been able to strengthen our ties with BZWBK, who even during a difficult market environment at all times during the last years has been a reliable but also commercially thinking partner. Getting projects of this size financed is not that easy these days, hence I want to compliment our team, BZWBK and all advisors involved"*.

**Adam Trybusz**, Managing Director of Andersia Business Centre Sp. z o.o. and Von der Heyden Group in Poznan, said: *"If there was a contest for the 'European Capital of Consistency', not only 'European Capital of Culture' that we are a little jealous of Wroclaw, Poznan would probably be the winner of such contest! Anders Square is a prime example of a consistent development policy of the city. Each project is always a step forward, never backwards. In the near future we envisage to do two projects at once. After ABC we will develop two more towers with total rentable area of 35.000sqm. This is the goal set by our Partner in business – the City of Poznan."*



## Key facts on Andersia Business Centre:

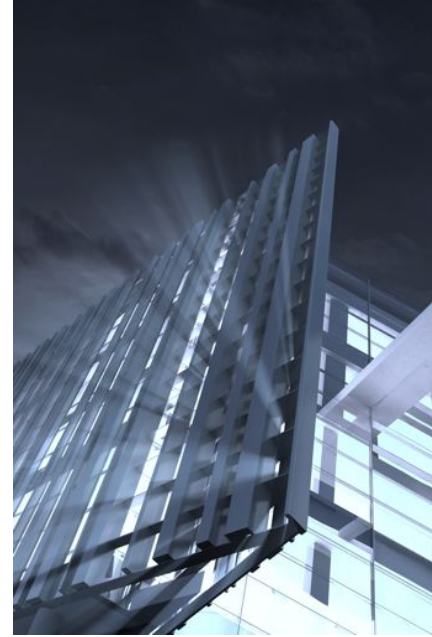
- Location:** Plac Andersa, heart of Poznań
- Estimated investment value:** Euro 33 mln
- Usable area:** 14.000 m<sup>2</sup>
- Rentable area:** high class offices in 5 storey building (11.200m<sup>2</sup>, each floor of 2.800 m<sup>2</sup>)  
ground floor – prime retail space (2.300 m<sup>2</sup>)
- 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:** Grupa Inwestycyjna Probuild Sp. z o.o.
- General Contractor:** PORR (Polska) S.A.
- Exclusive Agent and Financial Advisor:** Knight Frank Sp. z o.o.



## More on Andersia Business Centre, project participants and surrounding:

**Andersia Business Centre (ABC)** combines modern office and retail functions and constitutes **the third phase of Anders Square development**. It will provide a representative frontage for Krolowa Jadwiga Street and a perfect opportunity for a new office in the heart of business in Poznan.

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.

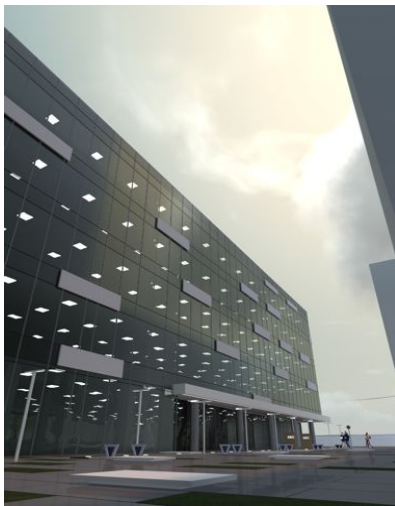


For the realization of ABC development project, a special purpose company, Andersia Business Centre Sp. z o.o. has been established.

Andersia Business Centre (ABC) will be a high class, 5 storey above ground, office complex located in front of the PFC and Andersia Tower Building in the very centre of Poznan, 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 Sipinsky who had also designed the previous two phases. Probuild Sp. z o.o. acts as Project Manager. Knight Frank is the exclusive agent and financial advisor.

The ABC building will harmonically complete the Anders Square development, still to be followed by two more Towers in 2013/2014, closing the gap between the Novotel Hotel and aforementioned new developments. 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 Poznan Financial Centre, Andersia Tower and a neighbouring Stary Browar, ABC will add even more life to this office, hotel and retail centre in Poznan.



## 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 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](http://www.vdhgroup.com)  
[www.ibbhotels.com](http://www.ibbhotels.com)  
[www.lublinianka.com](http://www.lublinianka.com)  
[www.libertycorner.pl](http://www.libertycorner.pl)  
[www.andersiahotel.pl](http://www.andersiahotel.pl)

ANDERSIA BUSINESS  
CENTRE From vision  
to reality

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