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40 stories above ground and 155 meters high – this is the height of the taller SKYSAWA building, PHN – flagship project. The tower, which is the showpiece of the complex, has just received the occupancy permit. Just a few weeks ago, PHN received the occupancy permit for its second office project – the INTRACO Prime building.

Construction works on the project began in late June 2019. In September 2020, the construction of the lower part of the complex was completed. The construction of the above-ground part of the tower took a year, and floors from +17 to +40 were built at a record pace – in just 150 days. In July 2021, the SKYSAWA tower reached its target height. In April 2021, SKYSAWA was connected to the Rondo ONZ metro station.

“At Świętokrzyska 36, exactly 36 months ago, we started the construction of the SKYSAWA tower, promising to complete the works within 3 years. Obtaining the occupancy permit is therefore a confirmation that despite numerous turbulences related to the coronavirus pandemic and the war in Ukraine, we met the declared deadline. The dynamics with which successive floors of the SKYSAWA tower went up was record-breaking and I am very proud to announce that we managed to maintain the pace of construction until the very end,” said **Marcin Mazurek**, President of the Management Board of Polski Holding Nieruchomości S.A.

The scale of the investment, which was the construction of SKYSAWA, is best reflected by the tonnage of construction materials used (3,372 tons of steel, 66,290 tons of concrete, 1,108 tons of glass) and the workers involved – at the peak moment there were about 500 people working at the construction site.

“The SKYSAWA project coming to an end was a huge challenge for us. Conducting complex construction in the center of the capital, next to a metro station, under the conditions of an ongoing pandemic and the associated difficulties – limited availability of workers and materials – was an ambitious undertaking. With all the

*more satisfaction I can now say that we rose to the challenge. It was possible thanks to our experienced team, good cooperation with the investor and the consortium partners – TKT Engineering, ELIN,” said **Dariusz Wietrzyński**, Board Member of PORR S.A., the general contractor of SKYSAWA.*

SKYSAWA, the construction of which commenced in June 2019, was being built in the very center of Warsaw at ul. Świętokrzyska 36. Thanks to its central location at Rondo ONZ, it is one of few projects in Warsaw connected directly with the Rondo ONZ metro station via an underground passage. In January 2022, PHN finalized a multi-year agreement signed in December 2021 with PKO Bank Polski to lease the entire area of the SKYSAWA complex. The space is scheduled to be delivered to the tenant in the first half of 2023.

About the SKYSAWA project

SKYSAWA is a state-of-the-art office and commercial complex with an area of ca. 34,550 sq.m. Its construction began at the end of June 2019. The key asset of the project is its excellent location — in the very center of the capital, right by Rondo ONZ, in the quarter of Świętokrzyska, Twarda, Mariańska and aleja Jana Pawła II streets. SKYSAWA is one of the few buildings in Warsaw that will have a direct connection to a metro station. The tower has been awarded the BREEAM Interim certificate at the highest level (Outstanding), while the lower part of the complex has been awarded the BREEAM Final certificate also at the highest level (Outstanding). Polski Holding Nieruchomości is the investor of the SKYSAWA complex. The consortium of PORR, TKT Engineering and ELIN is responsible for project implementation. The Polish branch of the international group of consultants, Gleeds Polska, is supervising the construction.

Polski Holding Nieruchomości Group

Polski Holding Nieruchomości (PHN) is one of the largest groups in the Polish commercial property sector in terms of the market value of its portfolio. The Group's portfolio comprises over 156 real estate assets with a market value of

approx. PLN 3.5 billion. PHN's operations are concentrated in Warsaw and Poland's major regional cities, including Poznań, Łódź, Katowice, Cracow, Wrocław, and the Tri-City area. The company has many years' experience in the following sectors: office, commerce and logistics, in both real estate management and investment project implementation. PHN has been listed on the Warsaw Stock Exchange since February 13, 2013.

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