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## **PHN Completes a Key Milestone in the Construction of the KOLEJ NA 19 Housing Estate in Warsaw**

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**One of the four buildings of the KOLEJ NA 19 housing estate, located in the nearby part of the Wola district, has been symbolically topped out, which means that the stage of construction works has been completed. Of the 148 apartments offered in this development, 65 percent have already found their owners.**

KOLEJ NA 19 is a cozy premium housing estate located in Warsaw's fast-growing Wola district, at ul. Kolejowa 19, close to the very center of the capital. Unibep, the development's general contractor, has just finished the shell and core phase by symbolically topping out the first of the four residential buildings that make up KOLEJ NA 19. The construction is scheduled to be completed and the first apartments handed over to owners in the third quarter of 2024.

*"Today we are completing a key milestone of construction of the housing estate at 19 Kolejowa Street in Warsaw, one of four currently being built by the PHN Group in Poland. The residential segment is an important segment that diversifies and strengthens our financial performance. To date, we have delivered more than 1,000 apartments and are steadily building a strong position in the competitive housing market, enhancing PHN brand recognition in several cities in Poland: Warsaw, Łódź and Wrocław,"* says Marcin Mazurek, President of the Management Board of Polski Holding Nieruchomości S.A.

The KOLEJ NA 19 estate consists of four buildings with a total usable area of 7,200 sqm, offering 148 apartments, a unit with a service function and an underground garage. The buildings are designed with the most demanding customers in mind, and the estate's unusual architecture stands out against its immediate surroundings. Two- and three-room units prevail in the estate, and all apartments

will have balconies, terraces or loggias.

One of the advantages of KOLEJ NA 19 are the carefully planned common areas both inside and outside the buildings. The originally existing greenery has been supplemented with plants, trees, shrubs and lawns, which will be watered with rainwater collected into special retention tanks. A rest area with benches and hammocks, a children's playground and bicycle parking spaces are also planned for the common area. In addition, solar lamps will be installed in the estate, and the pathways to the staircases and some of the walking alleys will be lined with CO<sub>2</sub>-absorbing photocatalytic anti-smog panels. Full infrastructure for installing electric car chargers has been provided for electric car owners, which will allow 28 such devices to be installed in the underground garage.

*"The KOLEJ NA 19 estate in Warsaw is the next stage of our cooperation with the investor, Polski Holding Nieruchomości. The symbolic topping out of the building, the construction of which began in June 2022, means that the construction phase has been completed. As a general contractor with nearly 75 years of experience in the construction industry with regard to preparing and implementing residential projects, we are confident that this time, too, we will meet the requirements and expectations of the investor and customers,"* said Krzysztof Mikołajczyk, Construction Director, Vice-President of the Management Board, Unibep.

*"We also believe that together we will deliver more construction projects not only in the residential segment,"* added Dariusz Blocher, President of the Management Board, Unibep.

PHN Group's new project is perfectly located, next to the new Warsaw business center being built in the former industrial area at Rondo Daszyńskiego. Thanks to its proximity to the Rondo Daszyńskiego metro station of the M2 line, numerous tram and bus lines and the Rapid Urban Rail (SKM) station, it is well connected to the city center and other districts of Warsaw. In the area, there are numerous medical care facilities, educational institutions (schools, kindergartens), shopping malls with restaurants, as well as museum facilities.

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## **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 more than 150 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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