

Warsaw, 8 July 2024

Press Release

Apsys Polska has established itself on the residential market - Solea development finalised

Apsys Polska has completed the sale of flats in its first development on the residential market - Solea Mieszkania przy Wyścigach in Warsaw. All residential units have already found buyers. The handover stage of the flats is currently underway.

The development received an occupancy permit in Q1 2024. Solea is a boutique project of prestigious character, developed in accordance with the principles of sustainable development. The estate is a complex of two buildings located in Warsaw's Mokotów district, at the intersection of Bartłomiej and Bokserska Streets, near the Służewiec Race Track. The project comprises 91 functional flats of varied size (from 25 to over 140 sqm) and one commercial unit. All units are distinguished by their above-standard height - from 2.8 m to over 3 m. Each flat has outdoor space: a balcony, terrace or garden. Residents will also enjoy green common areas and an internal patio with seating areas, as well as additional amenities such as a 24-hour doorman, a children's playground and underground parking.

The Solea Housing at the Races development is a successful debut on the residential market for Apsys Polska, a manager and developer of commercial projects that has been active in the real estate industry for more than 25 years. For the Solea development, it collaborated with developer SK Management as part of the Gilmerton consortium. Thanks to this project, a partially decommissioned, post-industrial site has been transformed into an attractive new green space that will serve its residents.

- We went beyond the boundaries of the commercial market with the belief that modern construction can change cities for the better. From the beginning, we wanted our hallmark in the residential segment to be meeting sustainability criteria at every stage of the development. In the case of Solei, this approach, while still in the project phase, translated, among other things, into the BREEAM certification, the use of low-emission building materials, the high quality and durability of the finishes and the careful, harmonious design. Our new venture also proved to be a very good decision from a business perspective. The sale of all the flats is proof that such projects are extremely popular with buyers and that our mission is needed ,' **says Cyril Plumecoq, member of the board of Apsys Polska and Director of the Operations Department.**

Sustainable housing estate, or what kind of housing estate?

One of Apsys Polska's priorities is to implement high environmental standards in every area of its business. This is evidenced, among other things, by the fact that more than 90% of the buildings managed by the organisation have BREEAM certificates. Solea is also a project that has been thought through in terms of energy efficiency and minimising environmental impact. It meets the rigorous criteria for creating sustainable spaces, which aim to seek harmony between man and nature. This innovative approach - sustainable design is still a relatively new trend in the housing market. Currently, the share of residential buildings in the total certified space in Poland is only 2 per cent (data from the Polish Green Building Association). Solea, already at the design stage, received a BREEAM Pre-Construction certificate at the Very Good level.

The investment is distinguished by the rich greenery on the patio and around the buildings, designed according to the concept of biodiversity and in accordance with the criterion of oxygen efficiency, i.e. the ability to clean the air naturally. The project is complemented by green areas on the roofs, fulfilling aesthetic and thermal insulation functions.

The estate is equipped with solutions such as solar panels on the roofs, intelligent lighting systems, anti-smog pavements around the buildings, electric vehicle charging points at each parking space and bicycle racks, among others.

The sustainable character of the estate is matched by the high quality of the finishes. The representative lobby and common areas are finished with durable, natural materials: stone, ceramics, glass and metal. The visual effect is also enhanced by decorative details on the façade and in the common areas, as well as by large glazings, thanks to which the interiors of the flats are filled with natural light.

A place that is friendly to everyone

Apsys Poland's first residential development has been created with the aim of building a diverse and open community. The wide range of flats - from 1-room studios to 6-room flats - responds to the needs of different groups of customers, including active young people, couples planning to buy their first flat together or families with children looking for a comfortable place to live for many years. Thanks to the wide variety of square metres and functionalities, the units have proved attractive both from the point of view of people buying for themselves and for rent.

*- In line with the Apsys philosophy expressed in the slogan 'Together, a different city is possible', we have achieved our goal of integrating the new development into the existing urban fabric while enhancing the quality of public space. Solea Mieszkania przy Wyścigach was our first residential development, hence we established cooperation with partners specialising in this segment. We carried out the project in consortium with a local, experienced residential developer, thus avoiding the typical mistakes of debutants. We entrusted the general contracting to a company that we value for its established position on the Warsaw market and its efforts to reduce the environmental impact of the construction. With the developer's support, we assimilated all aspects of the construction process in the new segment, which allowed us to develop the best operating model for the future. The Solea project was a valuable lesson for us. It has given us a better understanding of the specifics of the housing market and its needs, and has allowed us to see a new field of action in which we can use our expertise in, for example, building certification or urban regeneration. We will remain faithful to a design based on sustainability, localism and attention to detail in every subsequent development, ' concludes **Cyril Plumecoq**.*

Warsaw-based FineTech Construction was the general contractor for the project. Fiszer Atelier 41 studio was responsible for the architectural concept.

Further projects in the pipeline

Drawing on the experience gained from the Solea Mieszkania przy Wyścigach project, Apsys Polska is continuing its activities in the residential market. Currently under construction are the investments in Wrocław: Ogrody Staromiejskie and Nowa Stawowa, which are being built as part of the revitalisation of post-industrial areas in the city centre. Both projects are further examples of Apsys' commitment to creating new, inspiring urban spaces that combine aesthetic and functional values and become modern places to live, responding to the dynamically changing needs of city dwellers.

APSYS is one of the leading commercial real estate operators in Poland and France. The company carries out activities in the commercial real estate segment, mixed-use projects and residential investments. The company was founded in 1996 and acts as an investor, developer, leasing agent, project manager and property manager. Thanks to its many years of experience and expertise, all activities, regardless of the size and location of individual properties, are tailored to their specific characteristics. The organisation's largest investments in Poland include Posnania in Poznań and Manufaktura in Łódź. APSYS Poland currently manages more than 800,000 sq.m. GLA in 15 retail facilities located in 12 major cities. Apsys also manages residential developments - Solea Mieszkania przy Wyścigach in Warsaw's Mokotów district

and Ogrody Staromiejskie and Wrocław Loftly in the centre of Wrocław. Apsys Poland also operates a foodhall in Poznań. For more information: www.apsys.pl.