



VON DER HEYDEN GROUP

PRESS RELEASE

## ANDERSIA TOWER - the winner of “Construction Oscar 2007”!

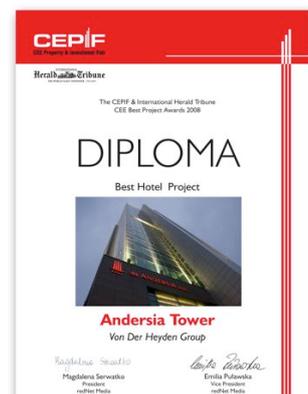
Warsaw/Poznan, June 5, 2008

Von der Heyden Development, the service consultancy arm of **Von der Heyden Group (VDHG)** is pleased to announce that Von der Heyden Group has received for its **Andersia Tower** mixed-use development project the **First Prize in the most prestigious construction Contest in Poland “Budowa Roku 2007” (“Building of the Year 2007) organized by the Polish Association of Civil Engineers and Construction Technicians (PZITB), the Ministry of Infrastructure and the General Office of Building Control (GUNB).**



The independent and highly qualified Jury examined all buildings for the whole year to prepare a short list and finally choose the winners of the “Construction Oscars” out of the whole Poland. Among nine categories including: office, public use, residential, industrial, warehouse, revitalization, retail, railway and road constructions, and a final list of 49 buildings, **Andersia Tower took the First Prize in the “Public Use Buildings” Category.** The Awards’ Ceremony took place on June 2, 2008 at the headquarters of the Polish Federation of Engineering Associations (NOT) in Warsaw.

Except for the above, Von der Heyden Group’s Andersia Tower has recently received another prestigious Award in the whole Central and Eastern Europe region: **“The Best Hotel Project 2008”** in a **competition organized by the CEPIF (Central Eastern European Property and Investment Fair) and International Herald Tribune.** The best development projects were chosen in 7 different categories: office, retail, warehouse, hotel, residential, revitalization and mixed-use. The voting process took part in 2 stages: on-line voting by real estate market participants who decided on the short list and finally during the CEPIF Fairs. The winners in each category were announced at the CEPIF Gala Party on May 14, 2008 in Warsaw.



*“Winning “Budowa Roku 2007” award for our project Andersia Tower in Poznan is certainly another highlight in our long history and presence in Poland. We are very proud of this distinction as it’s based on the probably most unbiased jury and selection process in the entire country. I am sure that this will support also the long term commercial success of both the Office component which is fully let as well as the Hotel which is successfully run by Ibb Hotels”*

– said Mr **Sven von der Heyden**, Chairman of Von der Heyden Group.

Mr **Adam Trybusz**, Managing Director for Poznan of Von der Heyden Group said: *“It’s a special award and we appreciate it very much! The jury was utmost scrupulous and diligent and the moment of granting the award by the Head of the General Office and Building Control must make an impression on everybody. Another exam for us and by no means less important is to be confirmed by the real estate market participants and that is CEPIF Award: “The Best Hotel Project 2008”. What’s more to add having been verified by professionals and the market?”*



**Andersia Tower** (sold in 2008 to DEKA Immobilien for more than Euro 80 mln. with a total development area 42.668 sqm) was a **Joint Venture between Von der Heyden Group (VDHG) and the City of Poznań**, located in the heart of Poznan, Poland. It perfectly blends into the environment with the 1st phase of the Anders Square development, Poznan Financial Centre (“Intelligent Building 2001” Award, developed by VDHG as well) but also with the neighboring Stary Browar Development. After PFC, Andersia Tower is again a perfect proof that private & public partnership can work well.

**Andersia Tower is the tallest building in Poznań (102,1m) and the first mixed-use development with both hotel (4 star de-luxe, located on the first 9 floors of AT) and office functions (class A, upper levels).** The turn-key developer’s product was practically **fully leased up while still under construction.**

**The office part is today 100% let** and houses prestigious tenants such as: Franklin Templeton Investments Poland, Ernst & Young, IKB Leasing, Pannatoni Development. **The hotel part makes the high-class 4-star hotel** with 171 rooms, suits with an executive floor, presidential suite, retail outlets, restaurants, extensive conference centre and banquet & ball rooms for up to 800 people, swimming pool, fitness club and a steam bath. **The IBB Andersia Hotel is operated by IBB Hotels** that has been successfully operating, e.g. Grand Hotel Lublinianka, Poland.



As the state-of-the-art technology was applied in building construction and **some solutions were used in Poland for the very first time**, there is no doubt that Andersia Tower can be rated as **one of the very few really intelligent buildings**. It conforms to the most strict standards of *intelligent facilities* as well as set-up standards performed by Von der Heyden Group in its European projects.

Andersia Tower was **designed applying the top quality materials**, natural materials have been used (marble, wood, combination of natural stone and Venetian plaster). **The hotel part is comparable with the standard of a five star hotel both in terms of finishes, amenities and size of the rooms.** It was vital for the investor to offer a unique hotel product and a particular focus was put on the interior design and high quality and comfortable hotel equipment.

**Some innovative interior design solutions for the first time in Poznan and partly in Poland have been introduced.**

The building complies with the sustainability idea in many ways, none of the materials used is by any means hazardous to health. Building Management System guarantees **energy saving management**

**of the building** and quick intervention in case of malfunctions or emergency. **The building has no boiler room, so there is no air pollution.** The swimming pool technology is based on **electrolysis of salt.** This materially improves the environmental aspect and both hotel and SPA guests are not bothered with chlorine substances and unpleasant smell.

**Architect:** Pracownia Architektoniczna Ewy i Stanisława Sipińskich Sp. z o.o.

**General Contractor:** HOCHTIEF Polska Sp. z o.o., “zero stage” performed by Warbud S.A.

**Hotel Interior design:** PRC Architekci Sp. z o.o.

**Project Manager:** Grupa Inwestycyjna Probuild Sp. z o.o.



### **Von der Heyden Group**

A pan-european developer founded in 1989. VDHG during nearly 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 programme in real estate valued at well over **275 million Euro**. In 2008 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 2008.

More information on Von der Heyden Group and its projects implemented so far:

[www.vdhgroup.com](http://www.vdhgroup.com)

[www.andersiahotel.pl](http://www.andersiahotel.pl)

[www.andersia.pl](http://www.andersia.pl)

[www.lublinianka.com](http://www.lublinianka.com)

[www.libertycorner.pl](http://www.libertycorner.pl)

[www.pfc.pl](http://www.pfc.pl)

[www.ibbhotels.com](http://www.ibbhotels.com)

[www.timanyachting.com](http://www.timanyachting.com)

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