

**IMMOFINANZ Group lays foundation stone
for the *Nimbus* office building in Warsaw**

With *Nimbus*, IMMOFINANZ Group is developing its first office project in Warsaw. The foundation stone was laid today on 16 May 2013. On site were representatives from IMMOFINANZ, the general contractor Porr and the architect's office Bose International. *Nimbus* is a prime office building with over 19,000 sqm of rentable space that allows for flexible office design, green terraces and high service orientation. Construction started in December last year, and the project is scheduled for completion in August 2014. The outstanding construction costs amount to approx. EUR 35 million.

"Poland is one of IMMOFINANZ Group's key markets and counts as one of those Central European countries where we focus on the development of high-quality offices and retail projects. With almost 200,000 sqm of rentable space, we are already one of the largest investors in Warsaw's office market", comments **Eduard Zehetner, CEO of IMMOFINANZ Group**. "Today, we are laying the foundation stone for *Nimbus*, and a third of the office space has already been rented."

Franz Scheibenecker, Managing Director of the general contractor Porr Bau GmbH: "At the moment, around 80 people are working on *Nimbus*. Due to their commitment, we are on time despite the harsh winter and will therefore be able to complete the project by August 2014. Porr Polska is proud to realise the third building at this prominent location and to continue the good cooperation with IMMOFINANZ."

Marek Tryzybowicz, Architect at Bose International Planning and Architecture: "We design all our properties with a view on the prevalent surroundings. Regarding *Nimbus*, the context is urban, which means: many office buildings, hardly any green areas and few trees. Our intention was to create a warm contrast. Above all, the 'green' aspect was important to us. We therefore decided in favour of a design that allows for natural light and a bright working atmosphere with its transparent glass elements and terraces."

***Nimbus* – a modern prime office building with high service orientation**

Nimbus is located on the Jerozolimskie office corridor at the intersection with the central business district, and offers good connections to the public transportation network. The project highlights include balconies and terraces that offer tenants attractive green areas. In addition, the facade with its expansive glass areas creates a friendly, timeless atmosphere with optimal daylight – and, in this way, provides optimal working conditions. Flexible floor plans allow for individually designed working concepts.

Compliance with the highest construction standards and the use of high-quality materials will maximise the efficiency of building operations, whereby the focus will be placed on the reduction of operating costs as well as energy and water consumption. *Nimbus* has already been registered with LEED and plans call for gold certification.

Additional information on this project can be found on the website: www.nimbus-office.pl

On IMMOFINANZ Group

IMMOFINANZ Group is one of the leading listed property companies in Europe. The company is included in the leading ATX index of the Vienna Stock Exchange and listed on the Warsaw Stock Exchange. Since its founding in 1990, the company has compiled a high-quality property portfolio that now comprises more than 1,810 investment properties with a carrying amount of approx. EUR 10.49 billion. As a "real estate machine" the company concentrates on linking its three core business areas: the development of sustainable, specially designed prime properties in premium locations, the professional management of these properties and cycle-optimised sales. IMMOFINANZ Group concentrates its activities in the retail, office, logistics and residential segments of eight regional core markets: Austria, Germany, Czech Republic, Slovakia, Hungary, Romania, Poland and Russia. Further information under: <http://www.immofinanz.com> | <http://blog.immofinanz.com> | <http://properties.immofinanz.com>

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