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Skanska Property Poland

Skanska Property Poland has been present on the Polish market with development of commercial projects for more than 10 years. With a track record of developing attractive office projects first in Warsaw but - since a few years ago - also in several other Polish cities as Wrocław and Katowice, company is one of leading players on a market. Skanska Property Poland is - along with Skanska Property Czech Republic and Skanska Property Hungary - part of Skanska Commercial Development Europe, one out of 14 business units within Skanska, focused on the operations in the large metropolitan areas in Czech Republic, Hungary and Poland. Company's mission is to initiate and develop real estate projects such as office buildings and logistical facilities.

Skanska S.A.

Skanska is the leader on the Polish construction market. We build buildings, roads, bridges and hydraulic engineering facilities. We participate in PPP projects, such as A1 Motorway, which is a key road project in Europe. Our major projects include Złote Tarasy, Bridge Tysiąclecia in Wrocław, water reservoir Świnna Poręba and football stadium in Kielce.

Press Release

Opening of Deloitte House developed by Skanska

Warsaw, June 9th, 2009

On June 9th the official opening of Deloitte House, the first GreenBuilding in Poland, is made by Gunnar Haglund, Business Promotion Counsellor from the Embassy of Sweden together with Nicklas Lindberg, CEO of Skanska Property Poland.

Deloitte House constitutes the next stage of the highly successful Atrium complex developed by Skanska along al. Jana Pawła in the city centre of Warsaw. This modern A-class office building offers 20.000 square meters office space on 14 levels and a 3-storey underground parking lot for more than 200 vehicles. 95% of the building is already leased.

The building is the seventh project developed by Skanska in cooperation with Kazimierski&Ryba architects. Among the advantages one may find the localization and functionality. The open floor plan, without any internal columns, enables an efficient and flexible design of interiors and excellent access of daylight. A raised floor system ensures full flexibility in cabling distribution. According to Skanska's ecological policy, Deloitte House is conveniently located near the city communication centers: in only 3 minutes one can get to the Central Railway Station, in 7

to the nearest underground station. There are also 15 bus lines and 5 tram lines running nearby. In that way Skanska encourages tenants to leave their cars at home and come to work by public transport.

Deloitte House is the first and so far only Polish commercial building awarded the GreenBuilding certificate by the European Commission. GreenBuilding is a program of the European Commission which was launched in early 2005 in order to improve the use of potential energy savings in non-residential buildings. A certified building must meet the condition of at least 25% saving on energy against the energy norms in the given country. Deloitte House not only meets the requirements but has - according to calculations made by external consulting company ProBe - 32,5% lower consumption of energy than is required by the Polish norms.

Many leading companies has chosen Deloitte House for their offices: Deloitte, King Sturge, Skarbnica Narodowa, Nordea Bank, AIG Bank, Skanska Property Poland, HRS, Delta Optical. In the building there is also the first Green Branch - unique eco bank unit of Deutsche Bank. For lunch users can visit Street restaurant at the ground floor.



Deloitte House building developed by Skanska

Press Release

Facts

Sustainable solutions in Skanska's office:

- Air conditioning system based on chilled beams. Among advantages of using this system there are: lower amount of electricity required to run it and very comfortable indoor climate conditions,
- Taps with movement sensors allow to cut water use by 40% and double flush toilets by 60%,
- Furniture made of wood with PEFC certificate and carpets partially made of recyclable materials,
- Separate bins for plastic, glass, metal and batteries and special bicycle stands.

Skanska's environmental certifications for offices

Skanska has trained employees to lead the LEED design and certification process. Special courses and exams allow Katarzyna Zawodna - Environmental and Marketing Coordinator of Skanska Property Poland - to become a LEED Accredited Professional. There are only 9 other LEED APs in Poland and around 350 in Skanska group. Accreditation of the training is performed through the Green Building Certification Institute, an independent organization charged with administrating and monitoring this process.

Skanska has completed approximately 70 LEED Certified projects in the US and one project each in Finland and the Czech Republic. Currently, the first LEED projects in Sweden are being developed.

In Poland, LEED is another step taken by Skanska in the area of green office space development after the introduction of GreenBuilding Programme.

So far seven Skanska projects, including Deloitte House in Warsaw, have achieved an EU GreenBuilding rating, which means at least 25-percent lower energy use than what is prescribed in national standards. In addition to energy, LEED covers wider environmental impact. LEED Certification and the EU GreenBuilding rating can be applied in parallel.

Skanska's policy is based on the environmental friendly activities. The entire Group is environmentally certified in accordance with ISO 14001 since 2002.

About LEED

The LEED (Leadership in Energy and Environmental Design) System is a voluntary system for developing high-performance, sustainable buildings. LEED promotes environmental solutions for sustainable site development, water savings, energy efficiency, materials and resources selection and indoor environmental quality.

Through fulfilling and documenting specified demands, buildings can receive LEED Green Building Certification. The aforementioned areas are assessed and points assigned. In the updated version, LEED 2009, reduced energy consumption and greenhouse gases are assigned increased weight and will comprise 31 percent of the total assessment.

LEED Green Building classification can be attained at four levels: LEED Platinum, LEED Gold, LEED Silver and LEED Certified, depending on the number of points attained. Renovation projects can also be certified.

The LEED System was developed by the U.S. Green Building Council (USGBC), a nonprofit membership organization with a vision of a sustainable built environment. Its membership includes corporations, builders, universities, government agencies, and other nonprofit organizations. USGBC is dedicated to expanding green building practices and education through its LEED Green Building Rating System™.

Specially certified persons, designated LEED Accredited Professionals (LEED APs) are responsible for leading and advising with regard to green building. These persons are trained and accredited by the Green Building Certification Institute (GBCI). In the US, about 10 percent of newly constructed buildings attain LEED certification. California has the most (about 1,900 buildings), while New York, Texas and Washington also have many (>500) LEED Certified buildings.

Skanska has carried out about 70 LEED projects in the US. The local offices in New York, Atlanta and Seattle are LEED Certified. Skanska has some 350 LEED Accredited Professionals. Skanska's Elizabeth Heider is a member of the Board of the U.S. Green Building Council.

Skanska has also completed LEED projects in Finland and the Czech Republic. More about LEED and USGBC at www.usgbc.com.

