

Warsaw, 22 June 2012

## **Skanska laid the cornerstone for the Malta House green office building in Poznań**

On 21 June, the cornerstone ceremony was held at the construction site of Malta House, the first office building in Poznań to be LEED-certified. The building will receive LEED environmental certification at the highest, Platinum level. Innovative solutions applied during the design and construction process will contribute to creating a comfortable work environment in the offices, at the same time reducing electricity and water consumption, thus lowering operating costs for the tenants. The building developed by Skanska Property Poland is located in the heart of Poznań, with excellent access to public transportation. Due to its unique location near the lake, Malta House has been designed with the utmost care to ensure that it fits perfectly with the surroundings. A green roof with a view over the lake and a garden in the patio will be additional assets of the project.

The cornerstone ceremony was held at the Malta House construction site on ks. Abpa Antoniego Baraniaka Street. The building's foundation act was signed by Jerzy Stępień, Deputy Mayor of Poznań, Waldemar Olbryk, President of Skanska Property Poland, Rafał Jaworowicz, Skanska S.A. Division Director, and Katarzyna Zawodna, Director of Region North, Skanska Property Poland. Apart from the foundation act, the front pages of Poznań daily newspapers dated 21 June were placed in a special nickel tube.

*„I am proud that Malta House, our first office project in Poznań, will meet the highest standards in terms of sustainable development. This exceptional location calls for an innovative project designed with care for the natural environment – this is what Malta House will be”,* said Waldemar Olbryk, President of Skanska Property Poland.

Jerzy Stępień, Deputy Mayor of Poznań present at the ceremony said: *“Access to high quality office space is an important factor increasing the investment attractiveness of Poznań for modern business sectors such as BPO, SSC or R&D. New buildings developed in line with top standards make it easier for new investors to arrive in our city and for those already present to grow their business”.*

Malta House was designed by Pentagram Architekci and Skanska S.A. will be the general contractor. The building will have 5 stories above ground level and two stories underground. The total leasable area will amount to 15,700 sqm. 272 parking spaces will be available for tenants. A parking lot will also be provided for bicycles, as well as changing rooms and showers for cyclists. The construction is scheduled for completion in the third quarter of 2013.

## Malta House

Malta House is a class A green office complex which is being developed in compliance with the principles of sustainable development. It will be the first LEED<sup>1</sup> precertified office building in Poznań with the highest Platinum rating. The total leasable space of Malta House will amount to 15 700 m<sup>2</sup>. 272 parking spaces will be available for tenants. A green roof with a view over Malta Lake and a garden in the patio will certainly be additional assets of the project. The building was designed by Pentagram Architekci. Skanska S.A. will be the general contractor, whereas Skanska Property Poland is responsible for the commercialisation of Malta House. The construction is scheduled for completion in the third quarter of 2013.

## Location

Malta House is being developed in the very heart of green Poznań, in ks. Abpa Antoniego Baraniaka Street. The superb location of the building on the shore of Malta Lake, amidst the most attractive recreational areas of the city, as well as excellent access to public transportation, are definite advantages of the project. Additionally, Malta House will neighbour the adjacent Galeria Malta shopping mall. As the building will be erected in an urban area, it will benefit from the existing infrastructure, including amenities such as nearby banks, restaurants, shops and various services. Due to its unique location near the lake, the building has been designed with the utmost care to ensure that it fits perfectly with the surroundings.

## Green solutions

Like other projects developed by Skanska Property Poland, Malta House will receive LEED and EU GreenBuilding<sup>2</sup> certificates. Innovative, intelligent technologies applied during the design and construction process will significantly reduce the building's operating costs, which in turn will result in savings for tenants. At the same time the building will offer an exceptional work environment, helping increase staff efficiency by ensuring comfortable working conditions. This will be achieved by minimising the amount of sharp sunlight and maintaining optimum parameters in terms of air humidity and fresh air supply. Furthermore, Malta House was designed to guarantee maximum daylight access and external views for at least 75% of working office space. Pioneer solutions implemented in the Malta House project, which have a positive effect on the complex's energy efficiency and working conditions, also minimising the impact of the building on natural environment, include:

- efficient air-conditioning based on fan-coils equipped with energy-saving engines
- free cooling (use of cool air from the outside to lower temperatures in the offices)
- façade with high insulation parameters with elements resembling a "saw", reducing heat intake on the eastern and western side of the building, simultaneously ensuring maximum access to natural daylight
- adiabatic air humidifiers (a system based on the use of water mist and cheaper thermal energy, with reduced impact on the environment)
- use of warm air from the offices to heat the garage
- materials with high reflection coefficient used on the building's roof to minimise the effect of creating "heat islands"

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<sup>1</sup> **LEED (Leadership in Energy and Environmental Design)** – a system of certification of sustainable buildings, developed by U.S. Green Building Council (USGBC), which offers the option of precertification, i.e. the possibility to verify still at the stage of design whether the initial project guidelines comply with LEED requirements. LEED criteria, used for building certification, were established in line with the principles of sustainable development and are constantly updated according to the latest technologies. These criteria include a number of factors, such as location of buildings, water efficiency, optimal energy consumption, materials and resources, indoor environment quality, as well as innovation and design.

<sup>2</sup> **EU GreenBuilding** – a certification system applied in Europe by the European Commission aimed at improving the energy efficiency and expanding the integration of renewable energies in non-residential buildings. The certificate confirms that a building uses 25% less energy compared to local regulations.

- energy efficient lighting system (energy efficient fluorescent lamps, motion sensors controlling lighting in common areas and toilets)
- modern Building Management System (BMS) ensuring optimum energy use in the complex
- low-emission finishing materials, which are safer for health
- use of wood with FSC certificates confirming that it comes from sustainable resources
- parking lot for bicycles, as well as changing rooms and showers for cyclists
- use of recycled, as well as local materials in order to minimise the impact of their transport on natural environment
- 8 charging stations for electric cars
- water-saving fittings and toilets

According to the results of research carried out in the United States, LEED certified buildings guarantee the reduction of operating costs by approximately 8-9% compared to referential buildings, with the costs of energy consumption lower by 30%.

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### **Skanska Property Poland**

*Skanska Property Poland is an innovative developer of green office buildings which create friendly environment for business growth. The company has been operating in Poland since 1997 and is part of the Skanska Group, world leader in project development and construction. The projects of Skanska Property Poland offer top-quality office space at great locations, which ensures success and satisfaction of tenants. The investments completed by the company include the first office buildings in Poland awarded the EU GreenBuilding certificate: Deloitte House and Marynarska Point in Warsaw and Grunwaldzki Center in Wrocław. All the investments of Skanska Property Poland will undergo both EU GreenBuilding and LEED certification processes confirming their compliance with the principles of sustainable development, optimal energy consumption and friendly work environment.*

### **Skanska Group**

*Throughout 125 years, Skanska has been a modern and innovative developer and contractor, building what society needs. Today, Skanska is one of the world's leading project development and construction groups with expertise in construction, development of commercial and residential projects and public-private partnerships. Based on its global green experience, Skanska aims to be the clients' first choice for Green solutions. The Group currently has 53,000 employees in selected home markets in Europe, in the US and Latin America. Headquartered in Stockholm, Sweden and listed on the Stockholm Stock Exchange, Skanska's sales in 2011 totalled SEK 123 billion.*

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For more information on the company and its projects please visit [www.skanska.pl](http://www.skanska.pl)