

Warsaw, 16 February 2012

- **Infosys BPO Poland increases office space leased in the Green Horizon complex to 15,000 m²**
- **97% of office space in the building developed by Skanska already leased**

Skanska Property Poland has signed a contract for the lease of additional 2,300 m² of office space in the Green Horizon complex in Łódź. The tenant is planning to move to its new office located in the first phase of the Green Horizon complex in November 2012. 97% of office space in the building has already been leased. The construction of the first phase of Green Horizon (19,000 m²) started in the second quarter of 2011 and its completion is scheduled for the fourth quarter of 2012.

“We have decided to increase the volume of office space leased in the Green Horizon complex due to the fact that the growth forecasts for Infosys BPO Poland for the next few months have improved again. We are gaining new business contacts and we are expanding the scope of projects carried out so far. By the end of 2012 we are planning to increase the number of employees in our Łódź centre by at least 300. Moving our headquarters to Green Horizon will make it possible to consolidate all the departments of the company and further develop our business,” said Krystian Bestry, Managing Director of Infosys BPO Europe. *“We are not ruling out the possibility that in the near future we will again increase the office space leased by our company. Several new contracts are being finalised and most probably this will not be our last lease contract for office space signed in Łódź,”* added Krystian Bestry.

During the design process of Green Horizon special care was taken to meet the specific needs of BPO companies, which put great emphasis on security systems, and to guarantee maximum security standards for the data used by the tenant.

„We are pleased that Infosys BPO Poland has decided to sign with us another contract for the lease of office space in Green Horizon. This confirms that our building fulfils the requirements of Infosys and is able to ensure the necessary flexibility connected with the company’s growth. At the same time we are making every effort to guarantee the employees of Infosys a comfortable working environment, where innovative and environment friendly technologies will be applied,” said Marcin Łapiński, Regional Director at Skanska Property Poland.

Total leasable area of the Green Horizon complex amounts to 33 000 m². The transaction between Skanska Property Poland and Infosys BPO Poland was mediated by Cushman and Wakefield, one of the leading companies in the real estate sector. Apart from Infosys, a lease contract was signed with the building's general contractor, i.e. Skanska S.A. Green Horizon is the first office building in Łódź which will be LEED certified. The office scheme, which is being built according to the principles of sustainable development, has been already LEED precertified with the Gold rating. Green solutions implemented during its construction and design process will not only minimise the building's impact on natural environment, but due to innovative, energy efficient technologies, will allow tenants to reduce the operating costs. Maximum daylight access, adiabatic humidifiers, a parking lot with showers and changing rooms for cyclists are only some of the sustainable solutions ensuring tenants comfortable working conditions.

Green Horizon

Green Horizon is a modern class A office complex designed and built according to the principles of sustainable development. It is the first office building in Łódź to be LEED¹ certificated. Green Horizon will consist of two buildings, with a combined area of 33,000 m² (phase I of the investment – 19,000 m² and phase II – 14,000 m²). Large and well-designed office space will give tenants high flexibility in terms of interior arrangement. This modern, seven-storey office complex will offer a two-level underground car park with 395 parking places, parking space for bicycles, as well as showers and changing rooms. A commercial part totalling approximately 1,250 m² (phase I) is also to be opened in the Green Horizon complex, with stores, service points, catering facilities and a restaurant. The project was designed by Medusa Group. Skanska S.A is the general contractor, whereas Skanska Property Poland is responsible for the commercialisation of Green Horizon. The first agreements for the lease of space in phase I of the investment have been signed with Infosys BPO Poland and Skanska S.A. The construction of phase I started in the second quarter of 2011 and its completion is scheduled for the fourth quarter of 2012.

Location

Green Horizon will be located at Rondo Solidarności, where Gen. Palki Alley, one of the main transportation arteries of Łódź, meets Pomorska Street. The investment lies in the vicinity of the Faculty of Law and Administration of Łódź University. The buildings will be perfectly visible from any part of Rondo Solidarności, one of the focal points in the city. Furthermore, such location guarantees easy access to public transport (8 bus and 2 tram lines), which will be of great convenience for employees commuting from various parts of the Łódź agglomeration. Another asset of Green Horizon is its location near the exit from the city in the direction of a junction of roads leading to Warsaw and Poznań.

¹ **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.

Łódź is a city of great potential, lying in a region of Poland offering a wide range of investment possibilities. Location in the heart of the country makes Łódź a place from which all the business centres can be easily reached. A number of renowned BPO companies have decided to locate their operations centres in Łódź. The city is also an important railway junction. The works to build the high-speed railway connections Warsaw-Łódź-Berlin and Warsaw-Wrocław through Łódź are currently underway. The city also offers access to Władysław Reymont Airport for international flights. Numerous state and private universities guarantee a steady inflow of well-qualified staff. Furthermore, Łódź Special Economic Zone, was the only one in Poland to receive the prestigious European medal for providing services to investors and was the first to be awarded an ISO certificate.

Green solutions

Green Horizon, like other office projects developed by Skanska Property Poland, will apply for LEED and EU GreenBuilding² certificates. Such certification proves that green state-of-the-art technologies, resulting in significant reduction of operating costs, and thus savings for tenants, have been applied during the construction process. Certified buildings also guarantee top-quality work environment. Ensuring comfortable and optimal working conditions for the staff increases employees' productivity and improves their well-being. This will be achieved by providing maximal access to daylight, as well as by high precision of maintaining optimum air parameters, both in terms of humidity and the inflow of fresh air. Innovative solutions implemented during the design and construction of the Green Horizon complex contribute to energy efficiency of the buildings, create comfortable work environment and minimise its impact on natural environment. These solutions include:

- free cooling system (use of cool air from outside to lower temperature inside offices)
- adiabatic air humidifiers (use of cheaper thermal energy, with reduced impact on the environment)
- use of warm air from offices to heat the garage
- energy efficient lighting system (energy efficient fluorescent lamps, a system ensuring optimal energy use on the premises of the complex, motion sensors controlling lighting in common areas)
- use of regional materials in order to minimise the impact of their transport on the natural environment
- waterless urinals, water-saving fittings and toilets
- use of plants which do not require watering in open-air spaces

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 and the costs of energy consumption are lower by 30%.

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

² **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.

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

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 52,000 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 2010 totalled SEK 122 billion (EUR 13.6 billion)

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For more information on the company and its projects please visit www.skanska.pl