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PIOTRKOWSKA 155 RECEIVES ITS BUILDING PERMIT

Piotrkowska 155, the commercial complex integrated with a Hampton by Hilton hotel, has just received the final building permit. This will be the city's highest office building at 76 metres high with 19 storeys and over 25,000 sq.m. of office and commercial space located in the centre of Łódź. Master Management Group is the developer, administrator and leasing agent of the investment.

The Piotrkowska 155 complex is made up of three buildings: a 19-storey office building integrated with a 7-storey hotel and a 5-storey office building. The Hampton by Hilton hotel block will offer 149 rooms. The two other buildings (19 and 5 storeys) will have A+ class office space of 21,000 sq.m. and 4,000 sq.m. of commercial space. The hotel and the tallest office building in Łódź will sit on a common floor plate of 2,000 sq.m. with shops, cafes and restaurants on the ground floor and medical and fitness centres above.

The hotel has already received a building permit and the first phase of the works related with preparing the investment plot is underway. Today the investor received a building permit for the other buildings of the complex. Construction works will start in November and the opening is planned for Q1 2018.

A business centre in a convenient location

Piotrkowska 155 will be located in a new public transportation hub in the centre of Łódź. This will ensure that people working in the building and using the complex's wide offer of retail services will have a perfect connection with every district of Łódź, as well as surrounding cities.

Piotrkowska street is one of the fastest developing parts of Łódź and we are delighted that the retail, office and hotel complex will be built next to our new transportation hub, connecting Łódź to the rest of Poland. Piotrkowska 155 will be an important point on the business map of our city – Hanna Zdanowska, President of Łódź commented.

Modernity, comfort and ecology

Piotrkowska 155 was designed to fulfil the highest standards of sustainable development to minimize the building's impact on the environment and to meet the requirements of BREEAM certification. Innovative technologies applied across the complex will not only ensure good working conditions but also reduce maintenance costs. Cars, pedestrians and commuters will have easy street-level access to all buildings and commercial units with separate entrances. There will also be an underground parking lot with over 130 spaces with an entrance on Kościuszki street. All

technical plant and equipment will be controlled and monitored by a fully networked building management system.

Piotrkowska 155 will be a central point for local businesses, the people of Łódź and visitors to the city. We want Piotrkowska 155's stunning design, environmental-friendliness and wide range of facilities to be something that everyone in Łódź is proud of – says Justyna Drużyńska-Krystosiak, Director of Office Operations, Master Management Group.

George Mula, Chairman of Integrated Finance Group Sp. z o. o. and a director of Bacoli Properties Sp. z o. o., the SPV which owns the site, representing the investor, added *"We are delighted with the help and co-operation we have received from the City Administration in realising this landmark project in the very heart of the City opposite the new Piotrkowska Centrum Tram hub. This is allowing us to create a hotel from the powerful Hilton stable complemented by what will be the tallest and we believe, the best office building in the City."*

The investor and owner of the plot is Bacoli Properties. Master Management Group is the developer, administrator and leasing agent of the Piotrkowska 155. The project was developed by PRC Architekci from Warsaw. For more information about the investment visit www.mmgm.pl.

Master Management Group (MMG) is an investor, developer, leasing agent and asset manager of retail and office property located throughout Poland. The company has many years of experience in the market (celebrating its 10th anniversary this year) and a team of experts who worked for international development, consulting and property management companies, as well as investment funds. As a result, MMG successfully implements independent projects and cooperates with leading developers and investors.

The company has been a local partner for the world's largest institutional funds and property investment organizations such as: Blackstone, Marcol Group, Europa Capital and CPI. On behalf of these global leaders, MMG sources local retail property investments and provides ongoing support in a full scope of asset and property management services after acquisition through to exit.

Currently MMG manages over 75,000 m² of retail space including: Brama Mazur in Elk, Galeria Niwa in Oświęcim, Galeria Orkana in Lublin and Galeria Sandomierz. Additionally, it is responsible for leasing commercial space in the multifunctional office and retail complex which will be located at Piotrkowska 155 street in the new Public Transport Hub in Łódź city centre. The company also manages CPI's Polish office portfolio (including Central Tower and Prosta 69). The latest project in the MMG portfolio is Galeria Młociny – a modern retail complex with 220,000 m² of total area, which is being developed in the Bielany district of Warsaw.

For more information on the company visit: www.mmgm.pl

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