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Press Release

The new Warszawa Zachodnia station opens tomorrow

The new Warszawa Zachodnia (Warsaw West) railway station is ready for passengers' use just one year after its construction process begun. The building, which has an area of approx. 1,300 sq m, is located in the immediate vicinity of Aleje Jerozolimskie street in Warsaw, enabling residents from Ochota, Włochy and Mokotów districts to quickly and easily reach the station. The landmark new station's striking design including a distinctive glass dome is the result of an efficient collaboration partnership between PKP S.A., Xcity Investment, and HB Reavis, an international developer group.

As of tomorrow, people travelling from the Warszawa Zachodnia railway station will be able to access this brand new building, situated at Aleje Jerozolimskie street, closer to the tracks where local connections are available. The scheme will expand on the previous facility at Tunelowa street, which will continue to serve passengers. Due to its location, the new railway station will be more easily accessible by public means of transportation.

'This is our first investment undertaken in collaboration with PKP S.A. and we hope that it is not the last as the Warszawa Zachodnia station is great success. Within less than 12 months since construction works began, the building is now ready for use. Without a doubt, passengers will appreciate its striking design, impressive glass dome and surroundings, which already look attractive but will make even more of an impact once the adjacent office buildings are completed,' said Stanislav Frnka, CEO of HB Reavis Poland.

The conceptual design of the investment was conceived by FS&P ARCUS; its most distinct features include the 500 sq m glass dome over the main entrance and 20 m high clock tower, boasting a dial with a diameter of 3.5 m. The new railway station is located almost entirely underground. The hall situated on level -1 features 6 ticket windows and 2 ticket machines, where both railway and public transportation tickets are available. A McDonald's restaurant, Relay kiosk, Matras bookshop, currency exchange bureau and two ATMs will be available to passengers. There are 33 'kiss & ride' parking places directly at the entrance to the station, on level 0, where drivers may leave their cars for up to 15 minutes free of charge. A paying underground car park will be available from late 2016 when the first stage of the office complex West Station, adjacent to the station, will be delivered.

'Together with HB Reavis, we have created a destination where passengers can wait for a train in modern, comfortable conditions, while having a cup of coffee and reading



a newspaper. The station has been built in accordance with the latest trends; the space is effectively planned and functional,' said Jarosław Bator, Member of the Management Board of PKP S.A. and added: 'With the development of Warszawa Zachodnia station, we have expanded space available for passengers who can still use the existing facility at Tunelowa street. The new station is primarily intended to handle local connections used by people who commute to work in Warsaw every day from surrounding towns. I firmly believe that many drivers will soon start using trains instead of cars, making the commute to their offices quicker and more comfortable'.

The new building has full disabled access – the height of ticket windows has been reduced to wheelchair height, there are paths with tactile paving, assisting the blind and visually impaired, adapted toilets and designated parking spaces in front of the station, as well as lifts and escalators throughout the building. Issues related to the adaptation of the future station to the needs of people with reduced mobility have been verified in an audit carried out by "Integracja" Association.

The construction of the new railway station building has also contributed to the regeneration of the surrounding area. As part of the investment, the intersection of Aleje Jerozolimskie and Sokołowskiego 'Grzymały' streets has been modified, enabling considerable improvement of traffic flow on Aleje Jerozolimskie street.

West Station, a modern office complex, is being developed in the direct vicinity of the Warszawa Zachodnia station. Two 14-storey office buildings will offer a total of 68,400 sq m of Grade A office space. The first stage of the investment will be commissioned in Q3 2016, whereas the second one in Q4 2017. Tenants of the buildings will include, among others, companies of the PKP Group, i.e. PKP S.A., PKP Informatyka and PKP Intercity, as well as service outlets, including a Carsan car wash and Friends café.

About HB Reavis

HB Reavis is an international real estate developer founded in 1993 in Bratislava, Slovakia. It operates in the key markets of Central and Eastern Europe (Poland, Czech Republic, Slovakia, Hungary), the United Kingdom and in Turkey. The operations have so far yielded a total of 820,000 sq m of modern offices, shopping and entertainment spaces in addition to logistics facilities, and a further 1 million sq m of developments are in the planning, permit or construction stages. HB Reavis relies on a fully integrated business model covering development, construction, property and investment management. The group has total assets of EUR 1.83 billion, with a net asset value of EUR 1.024 billion. With more than 440 professionals, HB Reavis is one of the market leaders in commercial real estate in Europe. HB Reavis' strong market position has been confirmed through numerous awards, such as the CEE Quality Award in the "Developer of the Year in CEE, 2015" category and the "Office Developer of the Year, CEE" title in the Eurobuild Awards. For more information, please visit <http://www.hbreavis.com/>.

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