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Press release

Modern extension emerges over the Norblin Factory

The revitalization process of the former Norblin, Buch Brothers and T. Werner Factory in Warsaw's Wola district has entered the next phase. In the former factory area, works are currently underway on the overground part of the first of two new office buildings. Its construction reached 10 meters in height, which is the second of the seven planned floors of the modern extension. The opening of the entire complex is planned for H2 2021.

The construction site at Żelazna Street changes day by day, and progress can be seen with the naked eye. After many months of intensive and extremely demanding works carried out underground and with the protection of historic buildings, the flagship investment of the Capital Park Group—Norblin Factory—now emerges to the surface. The main contractor, Warbud, has completed works on the main structural elements of the underground part of the buildings. The works related to laying the foundation slab are also close to finishing, as the total concreting of the slab at level - 4 has been scheduled for mid-February. Currently, in the project's underground part, last works related to the construction of vertical elements are still underway, columns and walls of the underground part of the buildings are erected, and the ceilings are concreted in places where the penetration holes were left. All structural works carried out below the surface are to be completed by June.

– In the coming months, the revitalization process of the Norblin Factory will gather pace, as the works above the ground level—proving how spectacular the investment is—are already in full swing – says Sylwia Filewicz, Head of Development & Construction Department at Capital Park Group. – Currently, over 300 people from seven subcontractors work at the construction site, including carpenters, steel fixers, bricklayers, installers and construction workers finishing earthworks. Everyone strives to make this historic post-industrial area the pride of our capital city. Here, the history of this place can be seen at every step, which is why our work must be carried out with particular precision, care and attention also now when we start the next breakthrough stage of works already in the above-ground part. Historic buildings will soon receive new brick walling, new ceilings and roofs. What's more, at the beginning of May, we are going to start facade works, and antique machines will return to the site of the former factory.

The construction of the first ceiling over buildings B-2, B-8 and B-9, which were a part of the technological line of the former Walcownia Metali Warszawa, is currently underway. In the first building there was a pipe hall, also known as a drawing room. Pipes and wires were pulled out in it. Second building formed a complex of halls of the mechanical and forging department – 1000-ton presses – of the etching house, while the other served as a complex of finishing halls. A BioBazar and a food hall will find its place here, once the revitalization



process is completed. The concreting of the entire ceiling over these buildings is planned for the end of February, and the shell state of the entire newly designed building will be achieved in the second half of July. It is the first above-ground ceiling constructed over historic buildings. The conservation and restoration works of historic machines and devices are also at an advanced stage, the first of which are to appear at the Norblin Factory as early as May. As one of the first, the hydraulic accumulator compensation unit with a total weight of about 67 tons will return to its original place.

– We are preparing to start strictly conservation and restoration works on ten historic buildings. They will include, among other things, the stucco work for buildings, replacement of carpentry and metalwork, as well as fit-out works, e.g. plastering of building interiors, and conservation works on brick courses. We are starting this spring. Almost 40 people specializing in conservation have been working at the investment site, and in a key phase the team dedicated to these activities will grow to 100 people – says Artur Setniewski, Director of the Open Museum of the Former Norblin Factory.

The Norblin Factory will offer over 66,000 sq.m. of usable area, out of which 40,000 sq.m. will be the office area. The remaining 26,000 sq.m. will be a compilation of several functions: restaurants, entertainment, culture, services and shopping. Among the tenants operating in this area, there will be a boutique cinema, BioBazar, the food market with certified organic products, a food hall with over 20 restaurant concepts, Piano Bar with live music, and a restaurant located on the building's highest floor with a view over the center of Warsaw. For convenience of the visitors and workers of the complex, a 4-level underground parking with 720 car parking spaces and 200 dedicated places for bikes will be provided. The buildings will have a number of eco-friendly solutions – the project was pre-certified with BREEAM "Very Good" rating in the design phase. To commemorate the history of the plants at Żelazna Street, the investor has created the Open Museum of the Former Norblin Factory. Everyone who will use the offices, commercial, service or restaurant area in the future will be given a chance to experience the history of this place. Hence the concept of an open museum, which will expand throughout the entire complex.

Capital Park Group is the investor and initiator of revitalization of the Norblin Factory. PRC Architekci is a company responsible for preparation of the design, Warbud SA is the main contractor, cooperating with such companies, as Soletanche Polska, Maat4 and TKT Engineering. Monument Service supervises all conservation works on monuments.

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Capital Park is a recognized public real estate investment company with extensive experience on the Polish market listed on the Warsaw Stock Exchange since December 2013. The Group has built a prime quality real estate portfolio consisting of modern class A office and retail assets, including mainly Eurocentrum Office Complex and Royal Wilanów, and is currently developing a flagship revitalisation project – Norblin Factory in central Warsaw. The Group manages a portfolio of properties with a total area of 302,000 sqm and a market value of PLN 2.5bn, of which 87% are properties located in Warsaw, the most promising commercial real estate market in Central and Eastern Europe.