



Warsaw, 28<sup>th</sup> April 2020

Press Release

## **JTI's Global Business Service center moves into Norblin Factory**

**JTI Polska (a member of the Japan Tobacco International group) has signed a lease agreement with Capital Park Group for 8,500 sq m of the Norblin Factory modern offices located in Warsaw's new business center, City Center West. The office will seat JTI's Global Business Service (GBS) center, which will support JTI's operations worldwide. GBS employees will move to the new office in the second quarter of 2021.**

The new offices of **Global Business Service center will seat 850 employees of GBS** and will be located on three levels of the building. JTI's staff will also have access to a terrace on the roof of the building. The contract with JTI Polska is currently Norblin's largest lease agreement.

*– Global Business Service Center is yet another strategic investment of JTI in Poland. We are currently recruiting GBS employees, and choosing Norblin Factory for GBS main office was well-considered, emphasizes Paulo Lopes, JTI GBS Warsaw Delivery Centre General Manager. JTI is a top employer globally and in Poland – this year we were again ranked nr 1 in the Top Employers Poland certification. Norblin factory provides us high quality office, tailored for our needs, and great location in city center, which strengthens our Top Employer position – he adds.*

Similarly to other office development projects in the Capital Park Group's portfolio, Norblin Factory will feature the proprietary OFFICE PLUS concept, implemented across the Group's projects to tailor office space to the needs of tenants. The concept is based on top quality architecture, green solutions, sustainability, the quality of surroundings, promotion of sport, exercise, art and culture in common spaces, and a wide range of services – in short, OFFICE PLUS is about turning workplaces into enjoyable working environments.

*– The Norblin Factory is a special place. We are constantly working to ensure that our investment is not just another development project on the map of Warsaw - emphasizes Kinga Nowakowska, Operations Director and Member of the Management Board at Capital Park Group. Our intention is to create a modern, comfortable office space, as well as a vibrant and lively place to be enjoyed after working hours thanks to its entertainment offer, food & beverage, services, retail, cultural events and wellness – adds Nowakowska.*

The tenants of the revitalized Norblin Factory will include BioBazar (1,800 sq m), a boutique cinema with seven viewing rooms (3,300 sq m), a foodhall with over 20 catering concepts (3,200 sq m), Piano Bar with live music (408 sq m), as well as numerous restaurants.

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The Norblin Factory will offer 65,000 sq m of usable area, out of which 41,000 sq m will be the office area. The remaining 24,000 sq m will be a compilation of several functions: entertainment, restaurants, services, retail, culture and wellness. For convenience of the visitors and workers of the complex, Norblin will offer a 4-level underground parking with 720 car parking spaces and 200 dedicated places for bikes. The buildings will feature 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 the Norblin Factory revitalization project. PRC Architekci developed the design of the complex. Warbud SA is the main contractor and subcontractors include Soletanche Polska, Maat4 as well as TKT Engineering. Monument Service supervises all heritage conservation works on objects of historical value. The project is financed by loans from Pekao SA Bank (EUR 99.3 million) and the European Investment Bank (EUR 60 million).

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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 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 213,000 sqm and a market value of PLN 1,8bn, of which 79% are properties located in Warsaw, the most promising commercial real estate market in Central and Eastern Europe.

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