

Warsaw, June 28<sup>th</sup>, 2018

### Elektrownia Powiśle - a New Energy for Warsaw

The beautiful and historic space of the former Powiśle power plant will be renovated and given back to the residents of Warsaw. It will become a must-see and must-be spot in the capital city - the first project of its kind in Poland that merges leisure and entertainment activities with complementary shopping typical for modern, futuristic shopping centres in the most energetic and aspiring markets around the world.

Elektrownia Powiśle is a project developed by European Property Investors Special Opportunities 4 (EPISO 4), an opportunity Fund advised by Tristan Capital Partners and White Star Real Estate. The opportunity to take a historic foundation and complement it with modern architecture has given stimulus to one of the most interesting and innovative examples of revitalization in Europe. The location in trendy Powiśle, a district that has been experiencing a real renaissance for many years, plays a very important role. The ubiquitous greenery and proximity of the Vistula River attract crowds of Varsovians. The capital's life is centred here on the 4.5km renovated embankment from Gdański Bridge to Port Czerniakowski - an already established tourist area filled with a wide range of fashionable restaurants, cafés, bars and food trucks. There is no better place for such a prestigious project than Powiśle.

This unique setting will be complemented with an equally unique mix of integrated functions. The investment, which spans around 55,000 m<sup>2</sup>, will consist of office, retail, gastronomic and residential spaces, as well as a five-star boutique hotel.

The beating heart of Elektrownia Powiśle is its centrepiece - a leisure and entertainment driven shopping space with 28 restaurants, cafés, bars and 3 large piazzas for outdoor events (17,000 m<sup>2</sup>). Elektrownia Powiśle is the answer to the current needs and expectations of retailers and customers. Far from a typical shopping centre, Elektrownia Powiśle will resemble high-street retail, where concept and pop-up stores, as well as famous designers and world-leading brands that are not yet present in Poland, will find their home.

In the gastronomic zone, situated in the revitalized historic space, dozens of diverse culinary concepts will be created, including - among others - 18 restaurants in an international food hall, 10 additional restaurants and an organic food market.

Elektrownia will soon become a venue for socializing with many events happening on the three spacious green piazzas. Everyday cultural and sports activities will take place there - concerts, events, outdoor cinema showings and exhibitions from local galleries. The project will fit into the bustling vibe of Powiśle and become another trendy place for Warsaw residents and tourists that appreciate greenery intricately combined with culture and entertainment. Following the newest trends that can already be seen in innovative retail centres around the world, Elektrownia Powiśle will bring leisuretainment into the Polish real estate market.

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# ELEKTROWNIA

## POWIŚLE

Two Class-A office buildings have been already completed. The third office building is still under construction. In both historical buildings—the boiler house and the machine room where retail space is to be located—work on reinforced concrete structures inside the historic buildings is underway, enabling implementation of the new architectural division.

The development also includes the construction of 100 luxury loft apartments for rent. As for the residential part, above-ground construction started in May 2018. A boutique 150-room hotel will complement the multifunctional nature of the investment. It will be targeted towards both business guests and tourists who expect more than just a place to stay. Completing of the boutique hotel is planned for the end of 2020.

The revitalization of Elektrownia Powiśle began in 2016. The ground-breaking took place in May last year. Grand opening of the redeveloped power plant with retail and food & beverage part is scheduled for the spring 2019. Individual parts of the multifunctional project will be finished and delivered in stages.

In the immediate vicinity are the Copernicus Science Centre and its Discovery Park, the beautifully restored Vistula embankment, the University of Warsaw Library, the Academy of Fine Arts, the temporary Museum of Modern Art, the Faculty of Modern Languages and Applied Linguistics, and popular restaurants and cafés.

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