

ELEKTROWNIA

POWIŚLE

Warsaw, January xx, 2019

12 months filled with good energy at Elektrownia Powiśle

Beginning of new year is always a good time to sum up the past year, but also to define plans and set up goals for the next 12 months. 2018 at Elektrownia Powiśle was full of intensive work and dynamic development of the project. All was done to make sure that this year heart of Warsaw will beat here, giving positive energy to everyone. Here, the prewar history will meet the modern design and wide retail and entertainment offer, being an answer to the changing needs and expectations of customers – both purchasing and social ones. In 2019, a new star will shine on Warsaw's map – a place like no other in the city.



Dariusz Domański, Associate Partner, Development and Leasing Director, White Star Real Estate said: "Elektrownia Powiśle is a unique project for all of us. We put whole our heart into it and we can't wait for its opening. For a several months, we have been observing day by day how the space is changing and developing, so it can open soon and give new energy to all our clients. When it comes to the revitalization process, we want to keep as much of the historical elements as possible and present them with a modern twist. We pay great attention to the history this place has in Warsaw and we want to keep its importance, that is why we decided to leave the original name – Elektrownia Powiśle, which represents the essence of the entire project and functions it will fulfill. We are convinced that we will give a lot of good energy to Warsaw".

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Last 12 months were full of intensive works at Elektrownia Powiśle to make sure that this year its revitalized interiors will be filled with unique and positive energy, like no other place in Warsaw has. The unique Polish and foreign brands like COS, Marc O'Polo Denim, Elementy Wear, Warsaw Concept Store and Optique Exclusive will open their stores here. Pop-up and concept stores customers can find in Elektrownia Powiśle will remind them of the retail high streets around the world, making shopping an unforgettable experience.

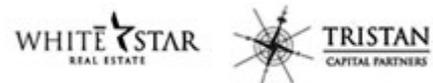
Elektrownia Powiśle will also be the place, where clients can find over 40 restaurants serving cuisines from all over the world. Fresh products, original flavors mixed together with a unique interior design are the recipe for an outstanding Food Hall, which soon will steal hearts of the most demanding customers. There will be several food concepts in the area, including 18 restaurants serving dishes from different countries in the Food Hall zone and more than 10 fine dining restaurants. This concept fits perfectly into the global trends of slow life – focusing on quality time spend with family and friends. Time that brings joy and wonderful culinary experiences to the customers. This combination of open gastronomic space and traditional restaurants will appeal to both, younger and slightly older, clients of Elektrownia Powiśle. Such a concept gives also a bigger flexibility in selection of tenants, thanks to which Food Hall guests can enjoy its regularly changing offer. Restaurants that will be present in Elektrownia Powiśle with their offer are, among others, Tel Aviv Urban Food, Soul Food, Pełną Parą, Trufla, Quattro Canti, YE YE Mex Food, Torro and ice cream shop – Na końcu tęczy.

An absolutely unique concept, never present before in the Polish market, is the Beauty Hall offering complete beauty and wellness services in one place. Divided into 3 zones, the 1,500 sqm. area, will allow customers to benefit from a wide range of beauty and skincare treatments, dedicated to both women and men. Anyone wanting to take care of her or his appearance and well-being, can use the offer of cosmetic stands, nail bar, brow bar, a hairdresser or a barber shop, as well as massages, depilation studio and cosmetic treatments, located in a separate, intimate part of Beauty Hall. The first tenants of this unique concept are: Warszawska Izba Lodrów, Duda Hair Design and Nail & Beauty Bar.

Elektrownia Powiśle, which is the multifunctional project, includes also a newly built office complex located within the development. All three office buildings, offering nearly 22,000 sqm. of the A class office space, are almost entirely leased to tenants. Companies that moved their headquarters to Elektrownia Powiśle, among others, are: Dentons, Guess, Douglas Polska, ING Business Shared Services, ALD Automotive, CI Games, White Star Real Estate and SuperDrob. The project also includes luxury apartments for rent and a boutique hotel.

Last year, Elektrownia Powiśle already became famous for its fashion events and entertainment it offered to people, reaching a status of a unique place on the city's map, long before its opening. In the summer, Elektrownia invited clients for outdoor cinema and the Fan zone. Autumn was filled with fashion and two big events, which took place the industrial interiors of the property: the Paprocki & Brzozowski wedding collection show and a new event on the Warsaw fashion map – Warsaw Fashion, during which a specially designed Unique Bazaar area was created and offered a selection of

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exceptional products to customers. Other, cyclically organized, events in Elektrownia Powiśle were: The Breakfast Market and Grand Bazaar, the fairs of Polish designers. Both events are very popular among the residents of Warsaw. At the end of the year, everyone had a chance to celebrate a New Year's Eve Party together with Wujaszek Liestyle, the Flirtini DJ duet and the Martini brand. And it's not all – Elektrownia Powiśle still wants to surprise and attract crowds, giving Warsaw a new energy.

Dariusz Domański, Associate Partner, Development and Leasing Director, White Star Real Estate adds: "Elektrownia Powiśle is a mixed-use project, bringing together several functions like retail, entertainment, food & beverage, as well as office and residential and that is why I am convinced that everyone can find something interesting and inspiring here. Unique fashion brands, pop-up and concept stores, restaurants serving cuisine from all over the world, the innovative concept of Beauty Hall, exciting events – the heart of Warsaw will beat stronger this year thanks to the new energy flowing straight from Powiśle".

Cushman & Wakefield and JLL are leasing agents for Elektrownia Powiśle.

Information about the investor (Tristan Capital Partners) and the developer (White Star Real Estate):

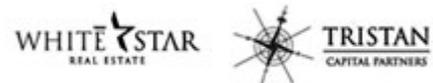
Tristan Capital Partners is an employee-controlled investment management boutique specialising in real estate investment strategies across the UK and Continental Europe. Tristan's pan-European real estate funds include core-plus and value-added/opportunistic strategies with total assets under management of over €10 billion. Tristan is the portfolio manager for core-plus funds Curzon Capital Partners III, Curzon Capital Partners IV, Curzon Capital Partners 5 LL, and for the private equity funds European Property Investors, LP, European Property Investors Special Opportunities, LP, European Property Investors Special Opportunities 3, LP and European Property Investors Special Opportunities 4 LP and European Property Investors Special Opportunities 5 LP. Tristan's headquarters are in London and it has offices in Luxembourg, Milan, Paris, Stockholm, Frankfurt, Madrid and Warsaw.

White Star Real Estate is a well-known, international real estate company with a first-class track record. Its team has been active in Central and Eastern Europe since 1997, leading the completion of over 50 development projects throughout the region. These projects include a large portfolio of landmark office buildings, as well as warehouse, retail, leisure and residential properties. White Star Real Estate is also an experienced asset and property manager, providing services to its clients for over 1.6 million square metres of commercial properties. White Star Real Estate is part of White Star Group, a holding company established to provide real estate management services and to make real estate and private equity investments primarily in Central and Eastern Europe.

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