

Record-breaking lease on the Polish office market at Mennica Legacy Tower

Parties to the largest lease transaction in the history of the Polish office sector included Golub GetHouse and Mennica Polska SA, investors in the Warsaw-based Mennica Legacy Tower and mBank, which ultimately leased 45,600 sq m of the investment. One of the most modern and largest office buildings, it was fully commercialised a few months before the completion of construction works.

Mennica Legacy Tower, a skyscraper constructed at the intersection of Prosta and Zelazna streets in Warsaw, will also be home to the new Warsaw headquarters of mBank. In addition to office space, mBank also rented a conference centre and service space on the ground floor of the West Building, where it will create its flagship branch for clients.

'Thanks to this considerable transaction, we will create a space that ensures the highest comfort for our customers and business partners, as well as guarantees our employees the most comfortable work conditions,' said **Jacek Popiołek, Director of the mBank Real Estate Management Department.**

'We are extremely pleased that mBank's headquarters will be located at Mennica Legacy Tower. Signing the largest contract in the history of the Polish office market, including over 45,000 sq m, is the best confirmation of the excellent quality of the skyscraper, and for us it is a special reason for pride. We thank mBank for its trust, which gives us motivation to work harder on subsequent projects, setting completely new standards on the market,' said **Cezary Jarzabek, Founder and President of the Board of Golub GetHouse.**

During the negotiation process, Golub GetHouse was supported by the law firm Greenberg Traurig Grzesiak sp.k. and consulting firm Colliers International, while mBank was advised by the law firm KM Partners Komorowska Michaliszyn Kancelaria Radców Prawnych i Doradców Podatkowych sp.p. and the consulting company Cresa.

mBank is the fourth largest bank in Poland in terms of balance-sheet total. It specializes in mobile banking. It was also the first online bank in Poland. It provides services to customers countrywide, as well as in the Czech Republic and Slovakia.

Mennica Legacy Tower

The 140-metre-high Tower with the neighbouring 43-metre-high Western Building will offer a total of 65,630 sq m of modern office space. The project was designed by the renowned Chicago-based architecture firm Goettsch Partners, which decided to work with the well-established design consultants Epstein.

The Mennica Legacy Tower will combine unique architecture, the latest technologies, functionality and top-quality. Both buildings will feature advanced technological systems increasing the continuity and reliability of the buildings' systems as well as improving the security of tenants. The Mennica Legacy Tower will also feature the latest mobile technologies enabling users to communicate with the building using a smartphone and a mobile app.

The tenants of the Mennica Legacy Tower, apart from mBank's headquarters, will also host offices belonging to Golub GetHouse and Mennica Polska SA. In turn, the world leader in coworking space, WeWork, became the sole tenant of the Western Building. The unique offer

of the complex will be enhanced by retail and service spaces, which will be developed, among others, by the MEET & EAT restaurant concept and Zdrofit fitness club.

The entire project will be completed in line with the demanding requirements of the BREAAAM international environmental certificate with an “Outstanding” rating.

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Golub GetHouse is a real estate, investment and development company with over 55 years’ experience in the real estate market in the United States and Europe. In Poland, Golub GetHouse has so far developed several office buildings including the Warsaw Financial Center, the International Business Center, the Warsaw Corporate Center, and the PRIME Corporate Center, which is the ex headquarters of Raiffeisen Bank Polska. Currently, in a joint venture with Mennica Polska S.A., Golub GetHouse is developing the Mennica Legacy Tower at the junction of Prosta and Żelazna streets in Warsaw. Golub GetHouse also invests in rental apartments and student housing projects.