



grupa
unibep

wiedza pasja zaufanie





Mission, vision, strategy

Unibep SA in Bielsk Podlaski is now one of the most important construction companies in the country and the largest Polish exporter of building services. The company achieved this success through the knowledge, passion and determination its of owners and excellent staff.

Unibep SA is a company with Polish capital. Our mission is to carry out construction projects in the domestic and international markets in accordance with the highest global quality standards, taking into account the principles of sustainable construction, guided by the principles of professional ethics and attention to user comfort and satisfaction.

We build our action strategy on values such as cooperation, respect, tolerance, high levels of skill and integrity.

We think boldly, we act wisely. Since 1950



The Management Board of Unibep SA (from left to right) Sławomir Kiszycki, Vice President of the Management Board, Financial Director, Leszek Gołąbiecki, President of the Management Board, Krzysztof Mikołajczyk, Vice President of the Management Board, Construction Director

Unibep Group's business is highly diversified. We operate in various segments of the construction industry. We are a general contractor in Poland and abroad (we operate on the Belarusian and Ukrainian markets), we have the largest modular home factory in Poland (we sell them mainly to Scandinavian countries), we operate in the road construction industry (we build roads mainly in the Podlaskie Voivodeship), and through our company Budrex, we build engineering structures throughout the country. We also conduct development activities in Warsaw, Poznań, Radom and Bielsko Podlaskie.

Knowledge, passion, trust - these are the values that guide our work. Always.

We have been in the market for

70 years 

1,510

Employees working for UNIBEP SA
including about 600 engineers

24,000

Apartments built by us

18,000 built, 6,000 under construction

Unibep SA in numbers

Milestones. The history of Unibep

1 April 1950

Powiatowe Przedsiębiorstwo Budowlane (County Construction Company) was founded in Bielsk Podlaski.

2000

The company becomes part of the Budimex Group

2002

Persons related to the President, Jan Mikołuszko, bought shares in Unibud SA

2004

Unihouse company was founded, with the aim of production and sales of precast concrete detached houses

2004

Operations launched on the Russian market

2006

The company's logo and name changed to Unibep SA

2008

Unibep SA makes its Warsaw Stock Exchange debut

2008

Unidevelopment Sp. z o.o. was founded for real estate develop

2009

Entering the road construction segment, purchase of Makbud Sp. z o.o.

2009

The merger of the Unibep Group; Makbud Road Branch in Łomża and Unihouse Production Branch in Bielsk Podlaski were established

2009

First contract on the Norwegian market (modular construction)

2009

Representative office on the Belarusian market is launched

2012

Unidevelopment transformed into a joint stock company

2015

Unibep SA becomes the 100 percent shareholder of Budrex-Kobi Sp. z o.o.

2017

First contract of Unihouse on the Swedish market (modular construction)

2018

Entering the Ukrainian market

2018

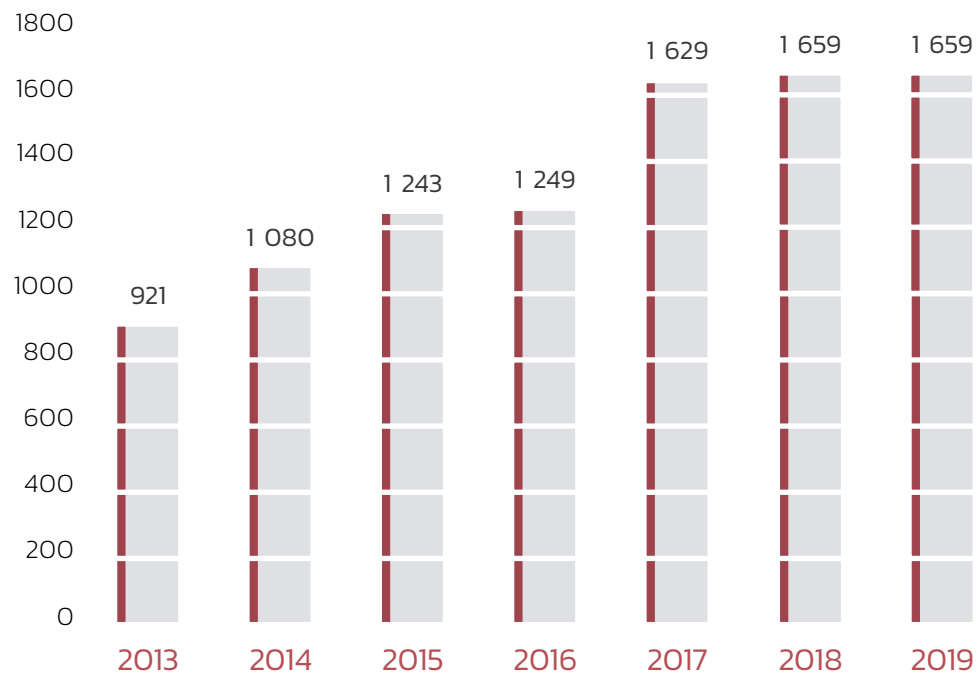
The Road Branch changed to the Infrastructure Branch

2019

New Warsaw offices of Unibep SA and Unidevelopment SA

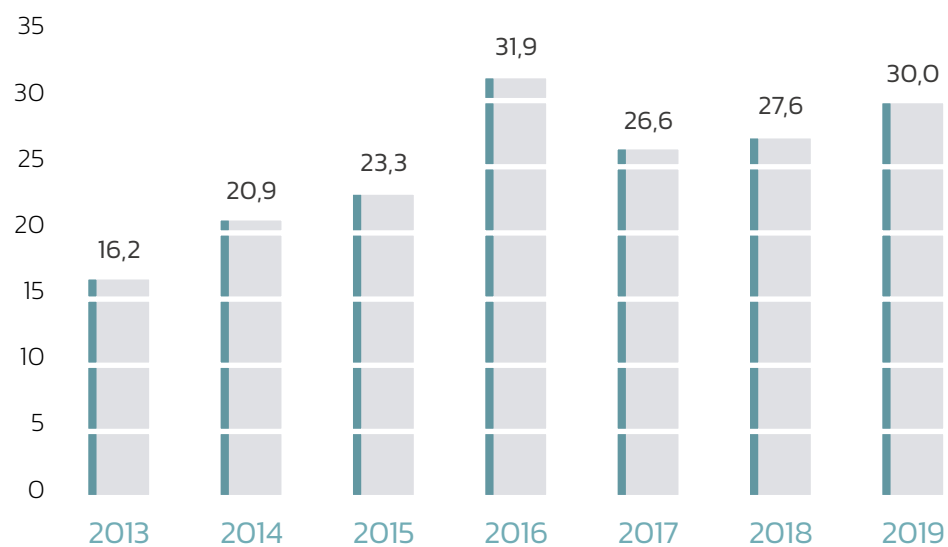
2019

Unihouse becomes a joint-stock company



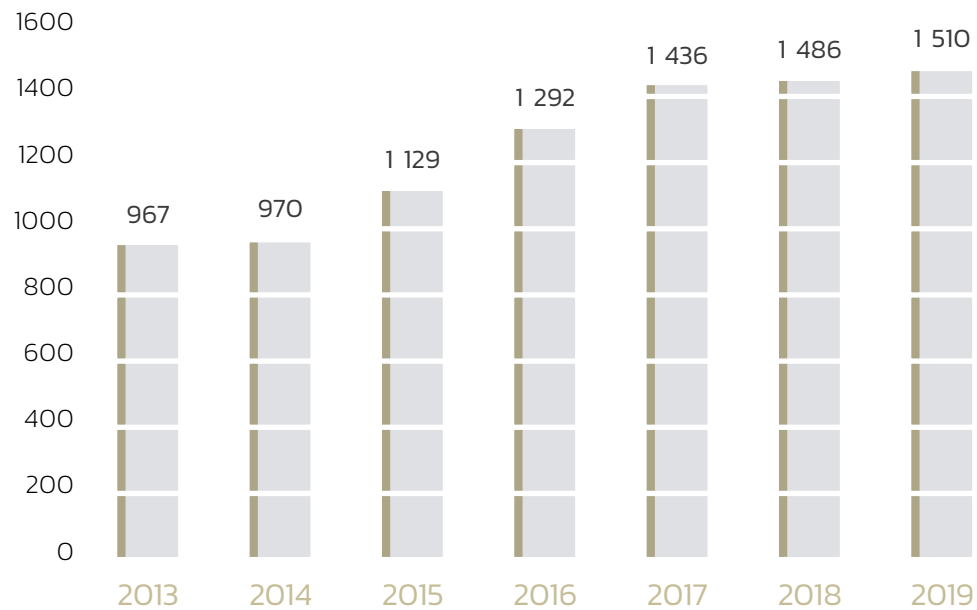
Net revenue

(in PLN million)



Net profit

(in PLN million)



Employment

(number of employees)



Unibep SA holds first and second degree industrial safety certificates issued by **The Internal Security Agency**.

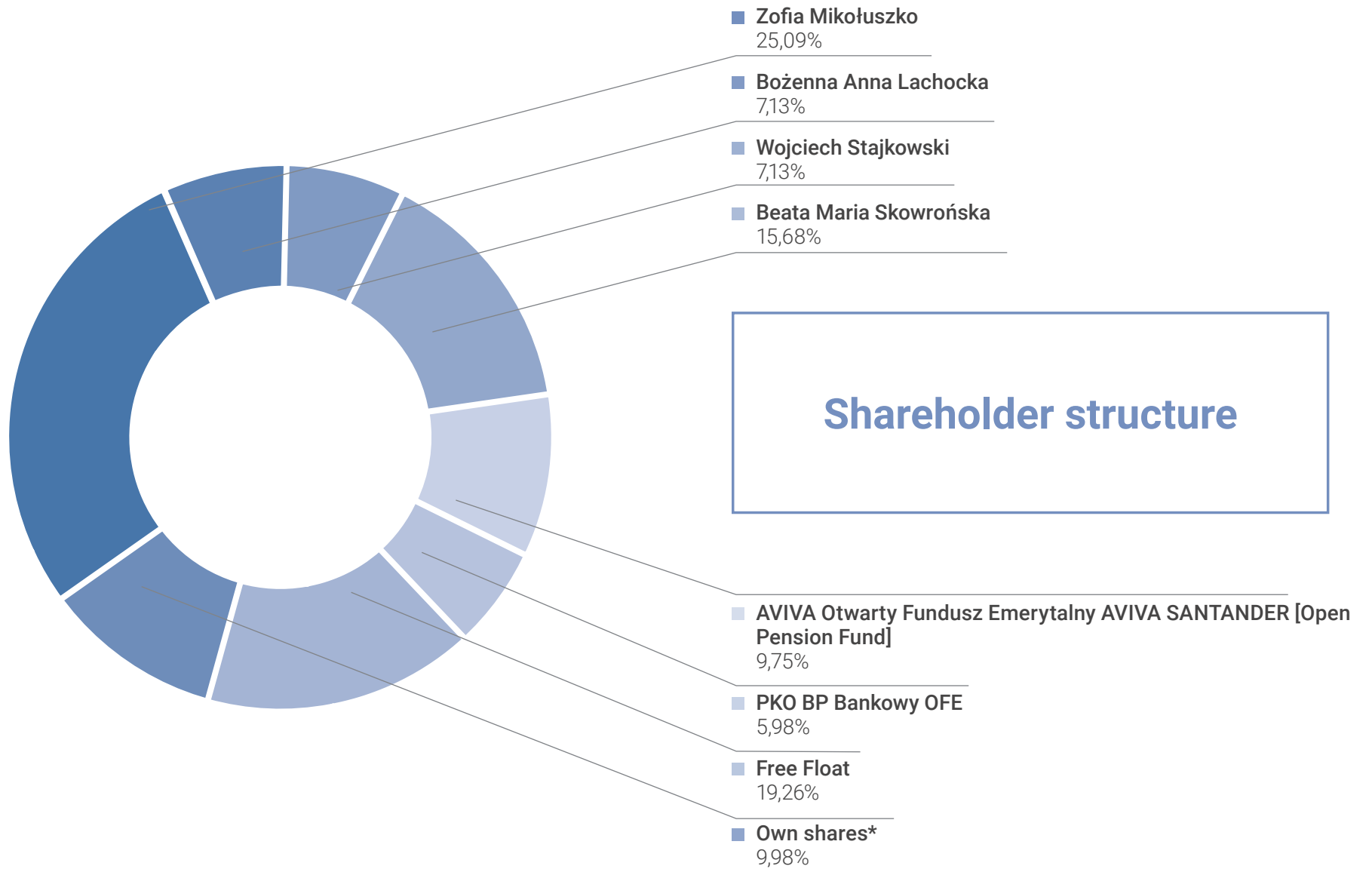
This means that the company has full capacity to protect classified information and holds a first and second-level “**NATO Secret**” and “**NATO Confidential**” for the North Atlantic Treaty Organisation, as well as the second-degree certificate marked with a clause “**UE/EU Secret**” and “**UE/EU Confidential**” for the European Union.

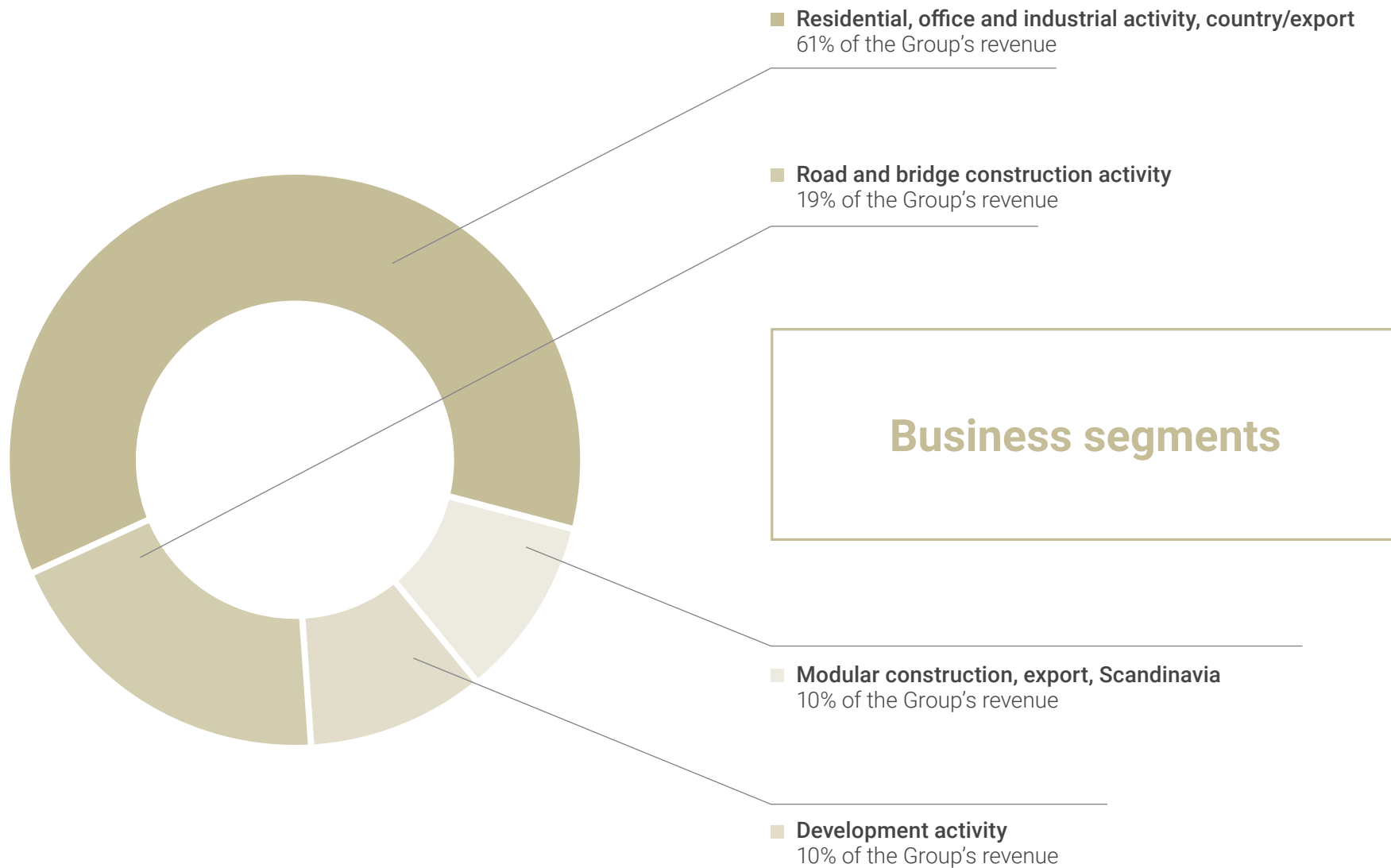
Certificates

The high quality management of Unibep SA, based on international standards and good management practices, is an important showcase of the company, which was confirmed by numerous management system awards and certificates.

We have implemented a quality management system according to ISO 9001:2015 and an occupational health and safety management system according to the conditions specified in BS OHSAS 18001:2007. Additionally, we have a management system certificate meeting the requirements of the ISO 14001:2015 Environmental Management System standard, which covers the following scope: Design, manufacture and assembly of buildings made of modules and panels of wooden and wooden-steel construction.

- › **ISO 9001:20015** (Unibep SA)
- › **ISO 9001:20015** (Unihouse)
- › **Environmental Management System Certificate ISO 14001:2015**
- › **First degree Industrial Safety Certificate**



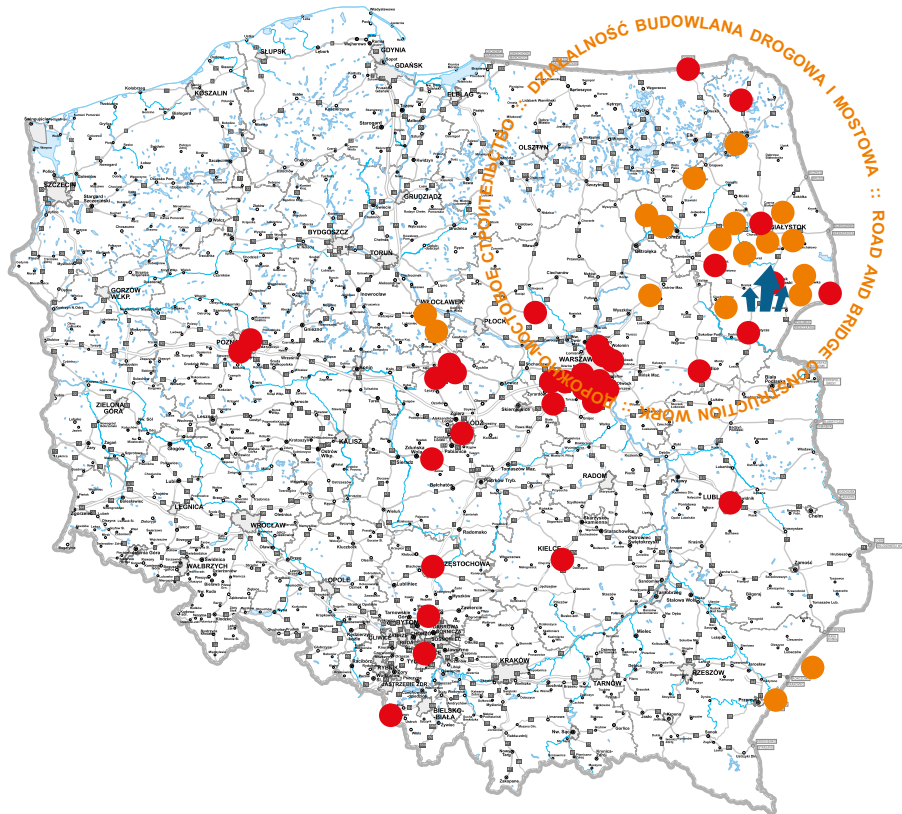




We are an international company

EUROPE - legend:

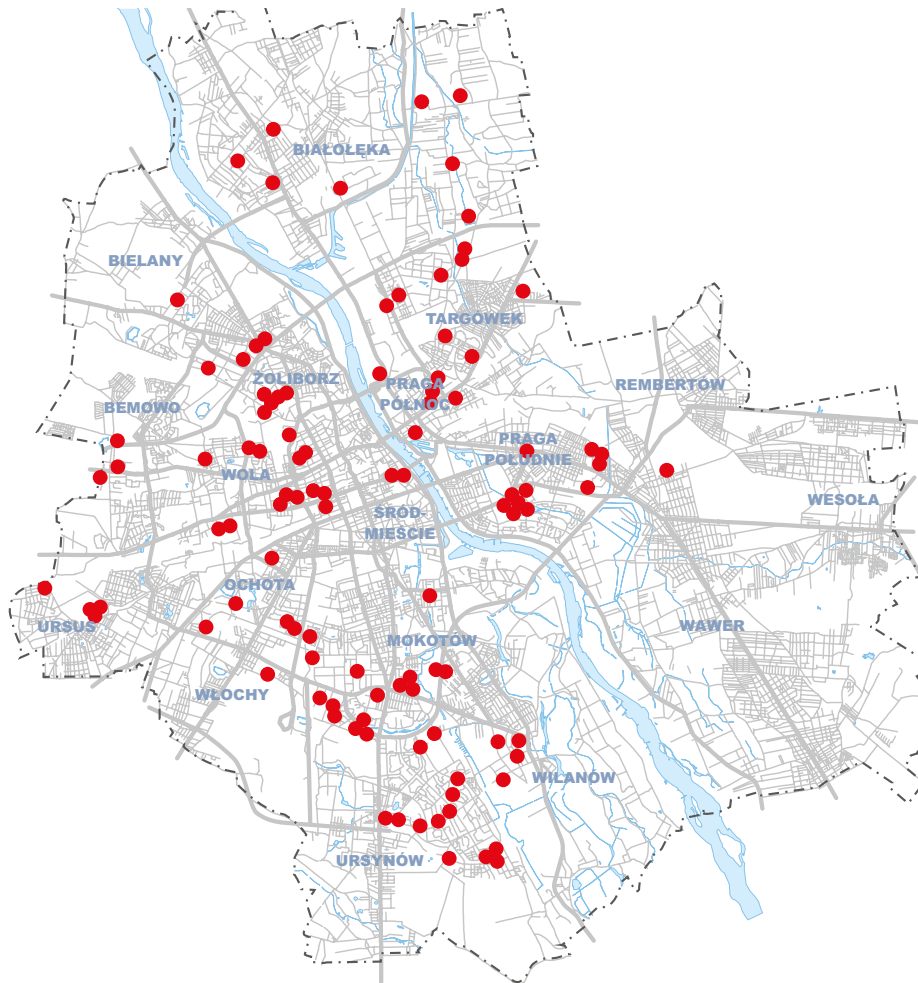
- residential, office and industrial construction
- modular construction
- real estate development activity
- places of commemoration



We carry out public and private procurement

POLAND - legend:

- building construction activity
- road and bridge construction activity
- 🏢 company's headquarters



Leader in the Warsaw market

We are the leader when it comes to construction in the residential segment, on the largest market in the country - the Warsaw market.

18,000 apartments built

6,000 apartments under construction

WARSAW - legend:

● selected investments in Warsaw (since 2010)

› GENERAL CONTRACTING

18



› INDUSTRIAL BUILDINGS

50



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› OFFICE BUILDINGS

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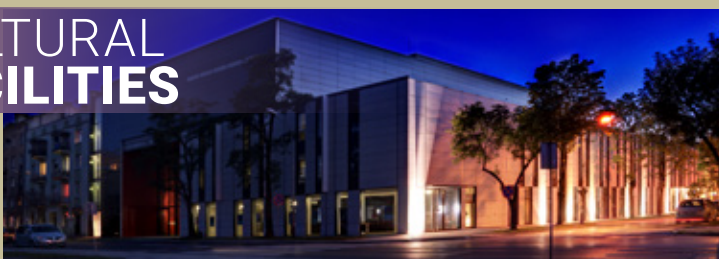
› MODULAR CONSTRUCTIONS

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› CULTURAL FACILITIES

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› ROAD AND BRIDGE CONSTRUCTION

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GENERAL CONTRACTING

Residential buildings





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construction

Aura Sky in Warsaw

Investor: **Mill-Yon Group**

Description of the building(s):

- › **85 m** tall
- › **361** apartments
- › **21,808 m²** usable floor space
- › **36,949 m²** total area
- › **165,651 m³** capacity
- › **26** above-ground floors
- › **1** underground floor
- › **408** parking spaces



Rondo Wiatraczna in Warsaw

Investor: **Dantex Sp. z o.o. Sp. k.**

The place where the Rondo Wiatraczna roundabout is located today, appears on the maps of the capital for the first time after World War I. Until 1952 there was a train station to Jabłonowo here, but it wasn't until after 1960 that the square started to be called Rondo Wiatraczna. In 1977 the Universam Grochów Shopping Centre was built here. The creation of the shopping mall with the Społem store restored within it, cultivated the commercial tradition of this place.

Description of the building(s):

- > **460** apartments
- > **56** retail and service premises
- > **11,000 m²** of retail space
- > **1,500 m²** of office space
- > **18** above-ground floors
- > **1** underground floor
- > **656** parking spaces



Słodowiec City in Warsaw

Investor: **Kaliope Sp. z o.o.**, belonging to **Turret Development Group**

The Słodowiec City development is a modern building made of the highest quality materials, reaching from 8 to 10 floors. It has three underground floors, where there are storage rooms and parking spaces. A great advantage of the investment is undoubtedly the green courtyard, which has a playground, benches and bicycle racks. On the ground floor of the building, there are a number of service premises.

Description of the building(s):

- › 777 apartments
- › 33,409 m² usable area
- › 295,855 m³ volume
- › 8–11 above-ground floors
- › 3 underground floors
- › 799 parking spaces



Residential complex “Dom pod Zegarem” in Warsaw

Investor: Dom Development

Description of the building(s):

- › 226 apartments
- › 9 service premises
- › 15,876 m² usable space for apartments
- › 28,486 m² total surface area above-ground
- › 9,397 m² total surface area underground
- › 635 m² usable service space
- › 113,144 m³ volume
- › 8–11 above-ground floors
- › 3 underground floors
- › 236 parking spaces



Osiedle Saska residential neighbourhood in Warsaw

Investor: : Dom Development SA

Description of the building(s):

- › 6 buildings (A, B, C, D, E, F)
- › 1,581 apartments
- › 92,192 m² usable space for apartments
- › 4,857 m² usable service space
- › 700,597 m³ volume
- › 7–14 overground floors
- › 2 underground floors
- › 1,762 parking spaces



Osiedle Cybernetyki 17 residential neighbourhood in Warsaw

Investor: Dom Development

Description of the building(s):

- > 621 apartments
- > 12 service premises
- > 34,296.33 m² usable floor space
- > 63,720.06 m² total area
- > 991.67 m² service area
- > 169,80.04 m³ volume
- > 6–8 above-ground floors
- > 1 underground floor
- > 686 parking spaces



“Mozaika Mokotów” residential neighbourhood in Warsaw

Investor: Layetana Development Polska Sp. z o.o.

Description of the building(s):

- › 4 stages
- › 484 apartments
- › 32,079 m² usable space for apartments
- › 6–9 above-ground floors
- › 1 underground floor



Artystyczny Żoliborz in Warsaw

Investor: Dom Development SA

Description of the building(s):

- › 5 buildings (F, J, K, L, M)
- › 754 apartments
- › 45,978 m² usable space for apartments
- › 697 m² usable service space
- › 5-7 above-ground
- › 1-2 underground storeys
- › 967 parking spaces



» REAL ESTATE DEVELOPMENT

Residential
buildings



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Dom Awangarda in Warsaw

Investor: **Unidevelopment SA**

Dom Awangarda is located at ul. Szczęśliwicka in Warsaw. It is a six-storey building with a green outdoor area, relating in style to the modernist buildings found in this part of Warsaw.

The building has 313 flats with areas ranging from 27 m² to 142 m². All apartments have a terrace, balcony, loggia or - in the case of ground floor apartments - a garden.

Dom Awangarda was built near the Warszawa Zachodnia railway station, the Blue City shopping mall and the main transport routes of Ochota, providing, among other things, easy access to public transport. Nearby, just 300 m from the investment property, there is West Park (Park Zachodni), which is perfect for relaxation and physical activity.

Description of the building(s):

- > **313** apartments
- > **9** commercial premises
- 18,843 m²** usable floor space
- > **617 m²** service area
- > **7** above-ground floors
- 1** underground floor
- 302** parking spaces in the underground car park and 30 above-ground spaces (including 1 for the disabled)



Marywilska Osiedle Kameralne in Warsaw

Investor: **Unidevelopment SA**

Marywilska Osiedle Kameralne is in an interesting, minimalist architectural style, with varied forms. Flexibly designed flats allow for free arrangement of space by future residents. The green areas have been designed to promote relaxation within the development. The recreational areas, surrounded by the neighbourhood buildings, give children and parents a sense of security.

Description of the building(s):

- › **333** apartments
- › **17,708 m²** usable space for apartments
- › **6** above-ground floors
- › **1** underground floor
- › **334** parking spaces



Ursa Development in Warsaw

- several stages

Investor: **Unidevelopment SA** and **CPD SA**

The Ursa development is located in the heart of Warsaw's Ursus district and is only 9 kilometres from the centre of Warsaw.

The current infrastructure provides convenient access to other parts of the city and an easy exit from the capital. Here, architecture does not dominate the environment - it complements it. Together with CPD SA, several stages of this large development project were built: Ursa Smart, Ursa Park, Ursa Home.

The characteristics of the properties:

- › approx. **1,500** flats - completed and under construction



Osiedle Nowych Kosmonautów development in Poznań

Investor: **Unidevelopment SA**
Undergoing completion

Description of the building(s):

- › 3 stages
- › 344 apartments
- › 17,375 m² usable space for apartments
- › 1,360 m² service area
- › 12–14 above-ground floors
- › 1–2 underground floors
- › 335 parking spaces



Cooper residential neighbourhood in Warsaw

Investor: **Unidevelopment SA**
Undergoing completion

Within the neighbourhood, there are six recreational zones for children and their parents and guardians.

Description of the building(s):

- › 2 stages
- › 227 apartments
- › 13,141 m² usable space for apartments
- › 4 above-ground floors
- › 1 underground floor
- › 341 parking spaces



Fama Jeżyce in Poznań

Investor: **Unidevelopment SA**
Undergoing completion

Description of the building(s):

- › 251 apartments
- › 11 commercial premises
- › 140,750 m² usable space for apartments
- › 646 m² service area
- › 8 above-ground floors
- › 1 underground floor
- › 256 parking spaces



» COMMERCIAL FACILITIES





Galeria Północna in Warsaw

Investor: **Globe Trade Centre**

Galeria Północna is a modern, fourth-generation shopping centre located in Warsaw.

The area of about 64,000 m², houses over 200 shops and boutiques of Polish and foreign flagship brands. Additionally, there is a garden on the roof, making it a real green zone for Białołęka. Elements such as the outdoor gym and skate park, playgrounds for children or squares with fountains and elements of small architecture, perfectly fit the building into the green spaces of the northern part of Warsaw.

Description of the building(s):

- › 49,206 m² land area
- › 202,000 m² total area
- › 66,208 m² rental area
- › 837,500 m³ volume
- › over 240 service premises
- › 4 above-ground floors
- › 2 underground floors
- › 1,959 parking spaces
- › 160 bicycle parking spaces



Awards and certificates

- › LEED (Leadership in Energy & Environmental Design) certificate awarded to buildings that save resources and have a positive impact on the health of residents.
- › Construction of the year 2017 (1st prize) in the PZITB competition.



Source: GTC SA

Shopping and Service Centre “Galeria Alfa” in Białystok

Investor: **A-JWK MANAGEMENT Sp. z o.o. S.K.A.**

Alfa Gallery combines tradition with modernity. The unique character of the investment property, is that two historic buildings have been incorporated into the modern building. These are the remnants of Becker's factory. One of them, visible from the outside from ul. Świętojańska, is the so-called Merkury, where shops are located on the bottom, and the upper floors are designated for office space. The second building is the stables from 1911, visible from the inner hall of the centre. There is a café in them.

Description of the building(s):

- › **86,000 m²** total area
- › **36,600 m²** rental area
- › **383,931 m³** volume
- › **157** retail and service premises
- › **757** parking spaces

Awards and certificates

- › First place in the “Platinum Drill” competition 2009 in the category of “Reconstructions and Modernisations”.
- › Crystal Brick in the “HOUSE 2009” competition for the best construction project in the category of “Cultural and Service Facilities”.



LivinnX student accommodation in Krakow

Investor: **Golub GetHouse**

The place where the accommodation was built is the building of the former Telpod factory - a producer of electronic components, consisting of seven floors. Students have 710 beds available in 290 modern furnished residential units with a very large common area full of facilities for each resident. Thanks to its location, the dormitory is well connected with the most important universities in Krakow, as well as providing good access to cultural and service infrastructures such as museums, clubs, restaurants, etc.

Description of the building(s):

- › **21,384 m²** total area
- › **16,948 m²** usable area
- › **3,073 m²** built-up area
- › **91,916 m³** volume
- › 7 above-ground floors
- › 1 underground floor
- › **43** outdoor parking spaces
- › **29.08 m** high



Modernisation of Plac Wolności and Rynek Zduński in Kutno

Investor: **City of Kutno**
In progress

The project provides for the construction of a multifunctional building in the area of the existing car park. This facility will combine the function of an open garage with that of a city square and accompanying service facilities.

The investment also includes the development of the Zduński Market and ul. Teatralna. The new surface will be made of stone slabs, elements of small architecture (benches, rubbish bins, lighting) and fountains. An additional feature will be a wall with a water cascade from ul. Zamenhofa side.



SPORTS FACILITIES

AQUA LUBLIN



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Aqua Lublin in Lublin

Investor: **Lublin County**

Aqua Lublin is the newest and the biggest swimming complex in Eastern Poland. The main part of the facility is an Olympic-size swimming pool 50 m long, equipped with a movable bottom and 10 tracks. The advanced technology of the Olympic-size pool enables it to be divided into two parts and to organise tournaments over a distance of 25 m. An additional attraction is the relaxation zone: jacuzzi, rapid river, slides, water playground, as well as the gym and fitness club.

Description of the building(s):

- > **7,000 m²** built-up area
- > **14,000 m²** net area
- > **97,000 m³** volume
- > **2,240 m²** water surface
- > **2,100** spectator seats
- > **185** parking spaces



Awards and certificates

- > Crystal Brick - award in the category of Sports and Recreation Facilities

Multifunctional sports and entertainment hall in Częstochowa

Investor: **Częstochowa City Hall**

The "design and build" formula

The Częstochowa Sports Hall can accommodate over 7,000 fans on the permanent stands and about 2,000 people on the main arena. Its multi-functionality allows for stage, fair and seminar events to be held there. It meets the requirements of international federations: FIVB, FIBA, EHF. The applied technical and technological solutions make the facility spacious, comfortable, accessible to the disabled, and above all safe (CCTV, DSO, SAP sprinkler installation, access control system).

Description of the building(s):

- › **21,264 m²** total area
- › **16,997 m²** usable area
- › **9,381 m²** built-up area
- › **925 m²** service area
- › **1,420 m²** area for movement
- › **182,368 m³** volume
- › **58 m x 38 m** arena size
- › **7,100** spectator seats, including:
240 for VIPs, 56 in the VIP boxes,
23 spaces for the disabled
- › **410** parking spaces
- › **100 m** long
- › **70 m** wide
- › **23 m** high

Awards and certificates

- › Second prize in the PZITB "Construction of the Year 2012" competition
- › Third prize in the "Platinum Drill 2012" competition in the "Public Utility Building" category



» CULTURAL FACILITIES





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The Świętokrzyska Philharmonic Concert Hall & Cultural Centre in Kielce

Investor: **Świętokrzyska Philharmonic in Kielce**

The building was built in an exceptionally short time, which included the demolition of the former prison building standing on a plot of the land. Organising the construction was complicated because the plot is only seven metres bigger than the building itself and it is surrounded by busy streets.

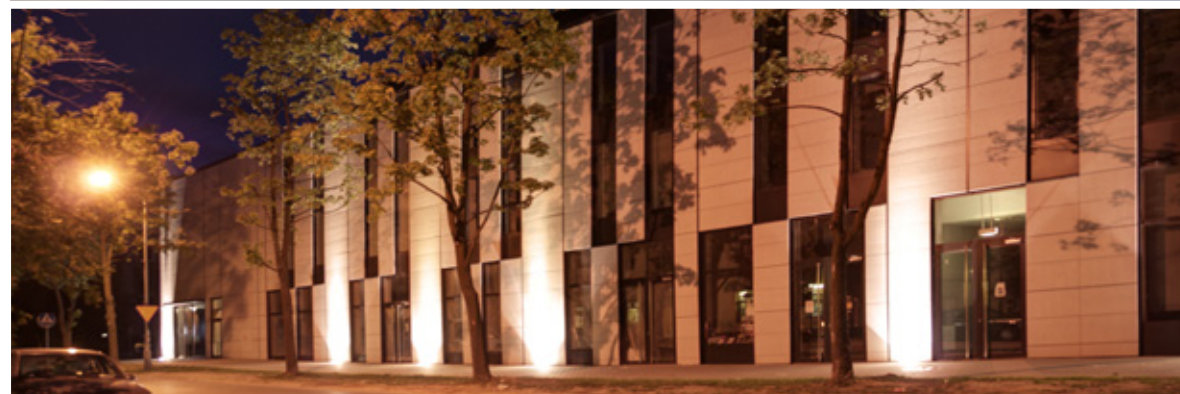
The building has been equipped with complex , and at that time rarely used in Poland, acoustic solutions, e.g. stairs to dampen the sound of heels, and chairs in the auditoriums are an acoustic element.

Charakterystyka obiektu:

- › **82,809 m³** volume
- › **21,009 m²** total area
- › **13,670 m²** usable area
- › **3,258 m³** built-up area
- › **515 + 200** spectator seats
- › **96** parking spaces
- › **4** above-ground floors
- › **3** underground floors

Awards and certificates

- › Construction of the Year in the PZITB competition.
- › Golden Drill in the Platinum Drill Competition in the category of "Public Utility Building"



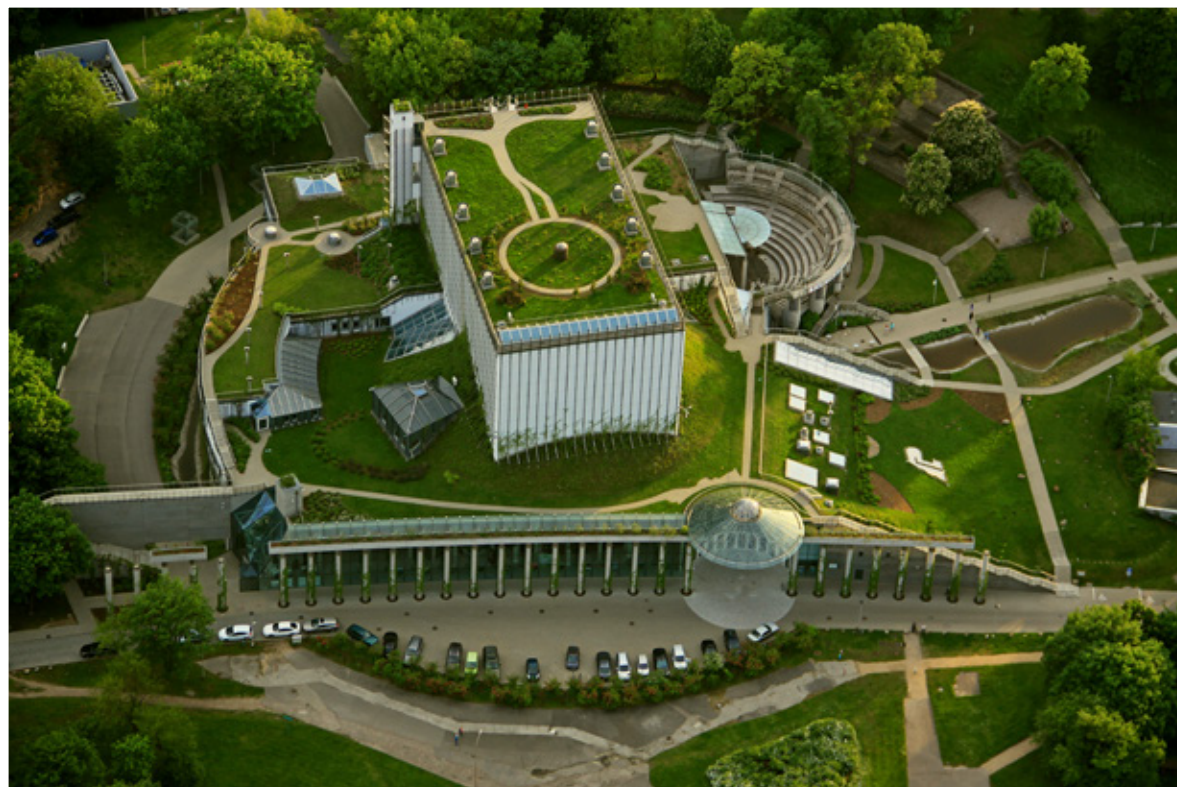
Podlaska Opera House and Philharmonic Concert Hall – the European Arts Centre in Białystok

Investor: **Marshal's Office of Podlaskie Voivodeship**

The building impresses with its size, lightness and clarity of form, integrated into the area of Białystok. The roof, covered with vegetation, and viewing terraces and green areas around the opera house, form a city park, a place of rest and in the summer - a space for observing the sky. The interior – constructed of glass, concrete, steel and wood – creates a space perfectly blending into the green landscape of the city, combining the advantages of traditional opera with the multi-functionality of contemporary art centres.

Description of the building(s):

- › **16,109 m²** total area
- › **9,425 m²** usable area
- › **1,954 m²** service area
- › **6,303 m²** buildings
- › **108,868 m³** volume
- › **759-984** spaces for spectators



INDUSTRIAL BUILDINGS



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Fabryka Proszków Mlecznych Mlekovita 3 (milk powder factory) in Wysokie Mazowieckie

Investor: Spółdzielnia Mleczarska (Dairy Cooperative) Mlekovita

One of the largest and most modern factories of this kind in Europe. It consists of up to 11 buildings (raw material reception building, wet process building, tall building containing three dryers, palletisation building, warehouse, expedition, technical building with social facilities, one-storey silo building in the tall dryer building, reception office, pumping station, boiler room). This is the second Mlekovita investment carried out by Unibep SA.

Description of the building(s):

- > 16,190 m² built-up area
- > 57,149 m² usable area
- > 27,200 m² total area
- > 223,760 m³ volume
- > 10,490 m² road surfaces
- > 38 m the height of the tallest production building

Awards and certificates

- > Construction of the year 2017 in the PZITB competition



Rosti Poland production plant in Białystok

Investor: **Rosti Poland Sp. z o.o.**

Warehouse building with production, office and administrative section, together with communication system and car parks, and necessary technical infrastructure at ul. Myśliwska 18 in Białystok. The scope of works also included the construction of an exit road from ul. Kuronia.

Description of the building(s):

- › **13,838 m²** built-up areas
- › **14,556 m²** usable area
- › **219,400 m³** volume

Awards and certificates

- › Second prize in the PZITB "Construction of the Year 2012" competition
- › Third prize in the "Platinum Drill 2012" competition in the "Public Utility Building" category



Comprehensive expansion of the flexographic printing house in Parzniew, Poland

Investor: **Formika Sp. z o.o.**

Expansion of the existing printing house building, including the construction of a social building and a warehouse.

Description of the building(s):

› **10,074 m²** built-up area

The office building:

- › **226 m²** built-up area
- › **620 m²** usable area
- › **2,712 m³** volume

Production and warehouse building

- › **4,484 m²** built-up area
- › **4,727 m²** usable area
- › **46,052 m³** volume



Bravilor Bonamat Production and Storage Plant in Białystok

Investor: **Bravilor Bonamat Sp. z o.o.**

"Design and build" formula

The production building with office, technical and production and storage sections, together with communication system, parking spaces, fire system tank and fire water pumping station building.

Description of the building(s):

- > **11,640 m²** usable area
- > **11,240 m²** built-up area
- > **117,918 m³** volume
- > **52** parking spaces
- > **151 m** long
- > **78 m** wide
- > **13.5 m** high



Logistics centre with a transshipment terminal in Łapy

Investor: **Kontrast Krzysztof Koc**

The terminal is the only place of its kind in this part of the country. There are already several facilities of this type in Poland, but the one near Białystok is distinguished by the complex range of services, not only those related to the handling and storage of containers. Clients can take advantage of a wide range of logistics services - from renting warehouse space and pallet spaces to unloading container and sending the goods to the final customer.

Description of the building(s):

- › 10,074 m² built-up area
- › 9,913 m² usable area
- › 15,737 m³ volume
- › 8,441 m² designed storage yard
- › 11,517 m² designed squares, roads, sidewalks, bands
- › 23,666 m² greenery
- › 147 m long
- › 72.5 m wide
- › 13 m high



Wastewater treatment plant in Łask

Investor: **Miejskie Przedsiębiorstwo Wodociągów i Kanalizacji Sp. z o.o. in Łask**

The extension and modernisation of the sewage treatment plant in Łask has been co-financed by the European Union from the Cohesion Fund under the Operational Programme Infrastructure and Environment OPI&E 2014-2020.

The project included increasing the capacity of the facility to the average daily water requirement 8,000 m³/d and comprehensive solutions for sludge management with a biogas extraction installation and a combined heat and power system for the needs of sewage treatment plant.

The works encompassed:

- › Demolition of old buildings
- › Rebuilding and modernisation of facilities with delivery and assembly of technological equipment
- › Construction of new facilities with delivery and assembly of technological equipment



» OFFICE BUILDINGS



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General
contracting

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Real estate
development
activities

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Commercial
facilities

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Sports
facilities

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facilities

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Office building Class A Ogrodowa Office in Łódź

Investor: **WX Office Development 2 Sp. z o.o.**
part of **Warimpex Group**

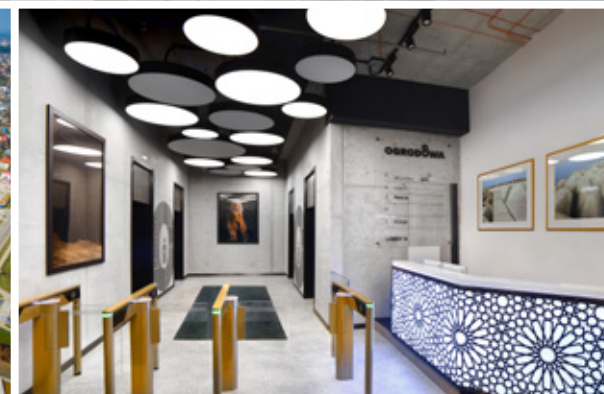
The building has been designed with respect to the existing surrounding buildings, while taking into account the highest quality standard and using the latest available technologies. Ogrodowa 8 Office is a combination of aesthetic values and functional spatial solutions. A number of so-called „green solutions” were also used in the building to enable, among other things, efficient use of energy.

Description of the building(s):

- › 24,986 m² total area
- › 14,506 m² usable area
- › 5,967 m² service area
- › 2,172 m² area for movement
- › 87,451 m³ volume
- › 6 above-ground floors
- › 2 underground floors
- › 185 parking spaces
- › 65.60 m long
- › 57.20 m wide
- › 22.36 m high

Awards and certificates

- › BREEM certificate at the “Very Good” level



Class A office building Domaniewska Office Hub in Warsaw

Investor: Spółka PHN SPV 2 Sp. z o.o.

The modern 7-storey office building "Domaniewska Office Hub" was built at ul. Domaniewska 37C. The architecture of the building fits perfectly into the business landscape of Mokotów in Warsaw. It is a complex containing two independent buildings, the structures of which have been combined. The 'cut out' ground floor along with a small number of storeys give the design an air of lightness. The office building is distinguished by a square in front of the entrance to the buildings and a courtyard with greenery and pieces of small architecture. Tenants will have a two-storey underground car park at their disposal.

Description of the building(s):

- › 44,876 m² total area
- › 36,784 m² usable area
- › 2,455 m² service area
- › 169,125 m³ volume
- › 7 above-ground floors
- › 2 underground floors
- › 431 parking spaces

Awards and certificates

- › Golden Eagle of the Polish Construction Industry in the "Investor/Investment" category
- › Construction of the Year 2015 (1st prize) in the PZITB competition
- › BREEAM "Excellent" Certificate



Office building – Class A

Carpathia Office House in Warsaw

Investor: GD&K Investment Sp. z o.o. & s-ka Projekt Cicha sp. k.

Carpathia is an elegant, attractive six-storey office building, designed according to the class A standard. Located in the city centre, in the up-and-coming Powiśle district – close to major business institutions as well as representative streets of Warsaw – with Nowy Świat / Krakowskie Przedmieście, located within just a ten-minute walking distance from Carpathia.

Description of the building(s):

- > 6,962 m² total area
- > 6,108 m² usable area
- > 850 m² built-up area
- > 1,400 m² underground car park area
- > 24,221 m³ volume
- > 6 above-ground floors
- > 2 underground floors
- > 36 parking spaces
- > 48.5 m long
- > 24 m wide
- > 27 m high

Awards and certificates

- > Nomination for Warsaw Acupuncture
- > BREEAM Very Good Certificate



Class A office building – Business Centre Okęcie (Aeropark D) in Warsaw

Investor: GTC Aeropark Sp. z o.o.

A modern, interesting A-class office building with 7 above-ground storeys and 25 m tall, with two underground storeys with a separate garage with its own entrance. Storeys from the first to the sixth floor are office spaces suitable for open-plan use or they can be divided into smaller office rooms. In the underground part, there are also technical rooms to enhance administration of the building.

Description of the building(s):

- › 18,457 m² total area
- › 16,682 m² usable area
- › 8,783 m² office space
- › 7,142 m² garage space
- › 68,928 m³ volume
- › 7 above-ground floors
- › 2 underground floors
- › 208 parking spaces

Awards and certificates

- › Second prize in the PZITB „Construction of the Year 2012” competition
- › Third prize in the “Platinum Drill 2012” competition in the “Public Utility Building” category



FOREIGN MARKETS



Triniti shopping and entertainment complex in Grodno

Republic of Belarus

Investor: **Triniti Invest Sp. z o.o.**

Triniti is a multifunctional complex located in Grodno. There are more than 200 commercial facilities such as, grocery stores and builders' merchants, shops for household appliances, clothing and footwear, sports equipment, children's products, jewellery, cosmetics and perfumes, and includes service facilities such as restaurants and cafés.

Most of the space is occupied by recreational areas. The entertainment area has 8 cinema screens, an ice rink, a bowling alley, billiards hall and a children's play area. The complex also includes a business centre.

Description of the building(s):

- > 155,134 m² total area, including:
- > 7 576 m² office space
- > 82,558 m² mall space
- > 65,000 m² parking space
- > 64,000 m² gross rental area
- > 85,000 m² gross built-up area
- > 925,000 m³ volume
- > 2,125 parking spaces
- > 350 m long
- > 151 m wide
- > 9–23 m high



Multimodal Industrial and Logistics Complex “Bremino-Orsha” in Bolbasovo, Republic of Belarus

Investor: **Bremino Group Sp. z o.o.**

The facility provides logistics infrastructure and production facilities, as well as services for companies (customs representatives, forwarders, banks, insurance companies and others). It is designed to handle logistics chains, including: receipt and storage of raw materials and components in the customs control zone and public warehouses; transport of raw materials and components to production sites; transport of finished products to temporary and public warehouses.

Description of the building(s):

- › **190,000 m²** warehouse area
- › **280,000 m²** industrial premises
- › **10,000 m²** production hall space
- › **2,700 m²** administrative building area
- › **210** parking spaces for lorries
- › **65,000 m²** parking area



Multifunctional complex “Aqua-Minsk” in Minsk, Republic of Belarus

Investor: **Municipal Unitary Cultural and Sporting Enterprise
“Aqua-Minsk”**

It is the most modern medical and sports facility in the Republic of Belarus. The investment consists of turnkey sports and recreation facilities and a medical centre.

The “Aqua-Minsk” tennis centre is a new, modern tennis centre in Belarus. There are 19 tennis and badminton courts, modern fitness rooms, a hotel with a rehabilitation complex, an 18-metre swimming pool (equipped with a bottom adjustment system), a jacuzzi, Russian, Finnish, Mediterranean saunas and a massage parlour.

All the work was carried out with “barrier-free” technology to ensure a comfortable stay for people with disabilities.

Description of the building(s):

- › **32,225 m²** total area of the structure
- › **15,178 m²** built-up area
- › **24,420 m²** total area
- › **189** parking spaces
- › **2** sports halls with stands for the audience and remaining infrastructure
- › an additional building with the administrative and hotel area, and a wellness centre with a swimming pool



Victoria Hotel in Minsk, Republic of Belarus

Investor: **Stolica Biznes-Centr Kup**

The hotel was created using the “design, build and equip” formula. The Victoria Hotel is a four-star original facility, which offers air-conditioned rooms in the vicinity of the St. Simon and St. Helena Churches in Minsk, the National Art Museum of the Republic of Belarus and the Minsk-Arena complex.

Description of the building(s):

- › 256 rooms
- › 4* standard
- › 37,699 m² total space
- › 22,287 m² usable area
- › 28,517 m² hotel space
- › 4,000 m² service area
- › 9,108 m² parking space in the above-ground garage
- › 7,365 m² road and pavement surfaces
- › 103,097 m³ volume
- › 17 above-ground floors
- › 1 underground floor
- › 362 parking spaces



Retroville retail and leisure complex with business centre in Kiev, Ukraine

Investor: **OOO "MARTIN"**
Under construction

The complex will consist of a shopping centre with 250 retail and service points, an eight-screen multiplex, a food court area and a children's zone. The office section will include, among other things, a coworking space, medical centre and conference rooms. Next to the building, will be the largest one-level above-ground car park in Kiev for 3,600 cars, a petrol station and an event space.

Description of the building(s):

- › 118,991 m² total area
- › 91,864 m² gross rental area

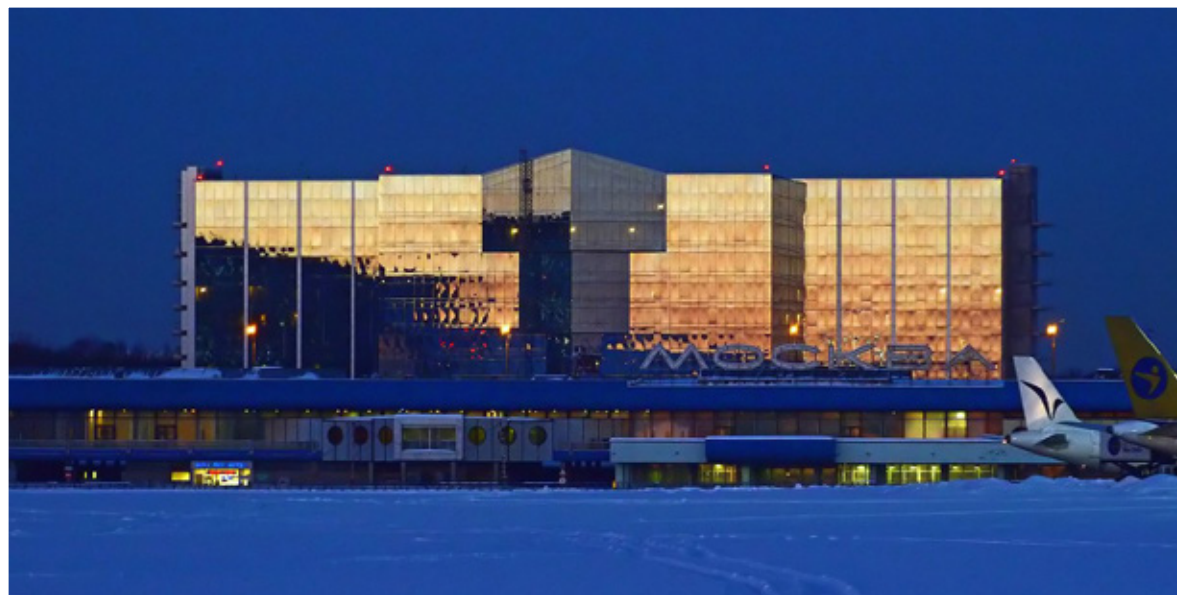


DoubleTree by Hilton Hotel Vnukovo Airport at Vnukovo Air- port in Moscow, Russia

Investor: Wnukowskie Hotele SA

Description of the building(s):

- › 440 rooms
- › 4* standard
- › 35,141 m² usable area of the building
- › 11,510 m² hotel space
- › approx. 3,200 m² service area
- › 154,450 m² volume
- › 64 parking spaces



Multifunctional complex, Clover City Center in Kaliningrad, Russia

Investor: RGS NEDWIZHMOST Sp. z o.o.

The Clover City Center multifunctional complex is located in the business and historical centre of Kaliningrad and includes modern class A offices, a shopping and entertainment centre, a fitness centre, Radisson Hotel Kaliningrad and an underground car park. The floors of the building are variable and consist of 2-3 floors in the commercial area and 8-9 floors in the office and hotel area. The hotel offers 178 standard rooms and suites.

Description of the building(s):

- › 48,500 m² usable area
- › 14,417 m² hotel space
- › 13,170 m² service area
- › 11,540 m² office space
- › 200,000 m³ volume
- › 280 parking spaces



Airportcity St. Petersburg in St. Petersburg, Russia

Investor: **Avielen AG OAO**
Turnaround time: **18 months**

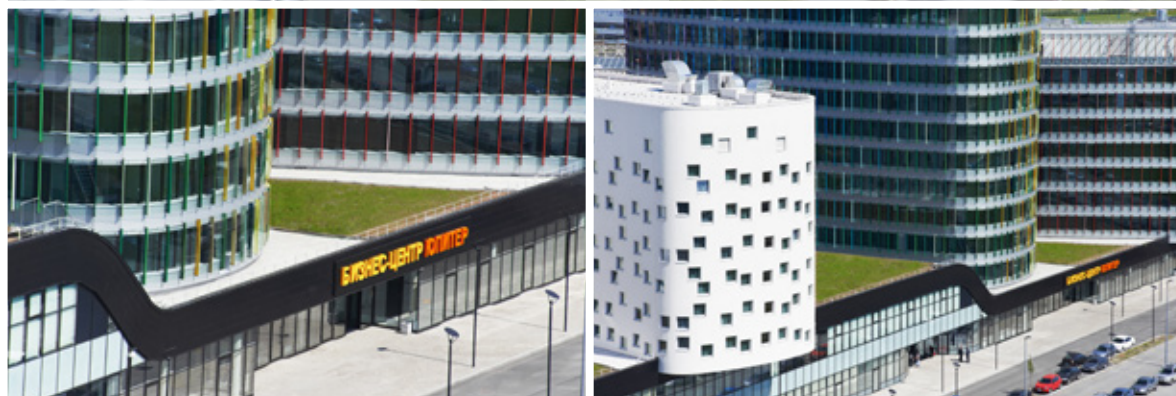
The investment project included creating the 4* „Crowne Plaza St. Petersburg Airport” hotel and two class-A office buildings of class A (Jupiter-1, Jupiter-2), forming the „MFC AIROPRTCITY St. Petersburg” business centre hub. The facility meets European standards in every respect. The favourable location of the complex in the immediate vicinity of the Pulkovo airport and close to the ring road eliminates transportation problems, allowing easy access to any part of the city, including the historic centre.

Description of the building(s):

- › 294 rooms
- › 4* standard
- › 71,968 m² usable area
- › 21,600 m² hotel area
- › 15,060 m² service area
- › 34,000 m² office space
- › 329,386 m³ volume
- › 10,502 parking spaces

Awards and certificates

- › “The Best Congress Hotel in St. Petersburg” - awarded by Russian Business Travel & MICE Award
- › Gold bricks in the CRE AWARDS competition
- › The best class A office building in the CRE St. Petersburg & Federal Awards competition



MODULAR CONSTRUCTIONS





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Sports facilities

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Industrial facilities

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Road and bridge construction

Persaunet student accommodation in Trondheim | Norway

Investor: Heimdal Bolig AS

Description of the building(s):

- > 3 buildings
- > 127 units
- > 89 apartments
- > 4,802 m² usable area



Kaldnes Brygge residential development in Tønsberg | Norway

Investor: Kaldnes Brygge AS

Description of the building(s):

- > 4 buildings
- > 203 units
- > 199 apartments
- > 8,142 m² usable area



Miljøbyen Granåsen residential development in Trondheim | Norway

Investor: Heimdal Bolig AS

Description of the building(s):

- › 2 buildings
- › 76 units
- › 54 apartments
- › 2,498 m² usable area



Slinningen Brygge in Alesund | Norway

Investor: NHR Eiendom AS

Description of the building(s):

- > 1 building
- > 45 units
- > 21 apartments
- > 2,807 m² usable area



Dregsethvegen development Stjørdal | Norway

Investor: **Seljedalen AS**

Description of the building(s):

- > 3 buildings
- > 72 modules
- > 39 apartments
- > 4,200 m² usable area



Mieszkania Mickiewicza residential development in Bielsk Podlaski | Poland

Investor: **Unidevelopment SA**

Mieszkania Mickiewicza is a housing development distinguished by simple modernist architecture, expressed in the geometric shapes of the building and a minimalist but extremely aesthetic finish. It is a place that perfectly fits in with the pace and quality of life of modern society - the need to rest from the hustle and bustle and, at the same time, with perfect connections to every part of the city.

Description of the building(s):

- › **48** units
- › **4** above-ground floors
- › **2,526 m²** usable space for apartments



» ROAD AND BRIDGE CONSTRUCTION



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segments

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Construction of civil engineering structures on the A1 motorway

Section: Brzezcie - Kowal

Investor: **General Directorate for National Roads and Motorways - Bydgoszcz Branch**

Construction time: **approx. 16 months**

- › **5** compression bridge structures
- › **2** bridge superstructures with prefabricated beams
- › Reinforced concrete structure
- › Element of steel and concrete structure connected to the platform slab

Section: Kowal – Sójki

Investor: **General Directorate for National Roads and Motorways - Łódź Branch**

- › Comprehensive execution of **10** engineering structures

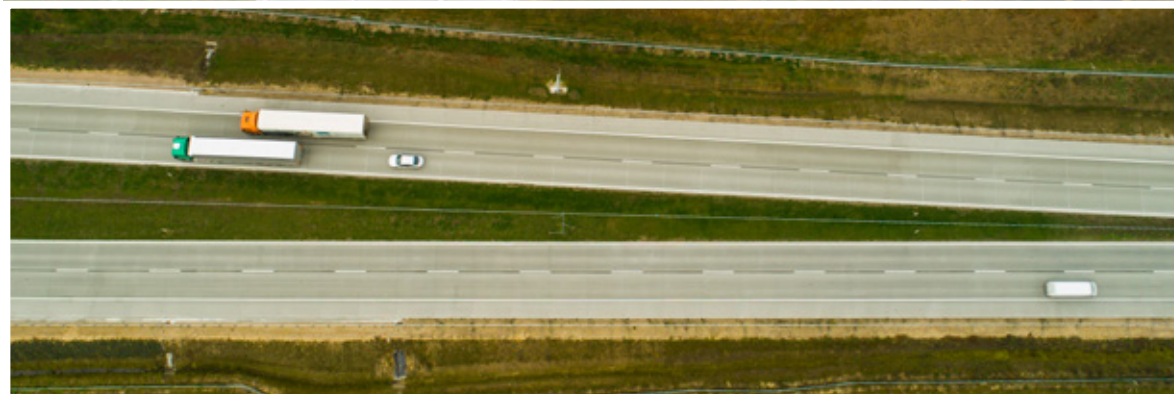


Extension of national road No. 8 Warsaw-Bialystok

Section 1b: "Poręba" network (without the junction) - Ostrów Mazowiecka bypass

Investor: **The General Directorate for National Roads and Motorways**

Scope of works: comprehensive execution of road works, bridges, engineering structures, as well as industry-related works on accompanying equipment within the investment.



Construction of a road junction in Porosły

ul. Gen. F. Kleeberga - DK No. 8
- DW No. 676 - al. Jana Pawła II

Investor: **City of Białystok**
Under construction

Complex execution of M3 and M4 bridge structures along with retaining walls.



Bridge structures and retaining walls along Trasa Niepodległości in Białystok, Poland

Investor: The city of Białystok

Scope of Works:

- › WD-1 and WD-2, Armii Krajowej flyover
- › Foot and bicycle bridge
- › Tunnel TD-5, Popiełuszki
- › WD-6 and WD-7, Wrocławska flyover
- › Foot and bicycle bridge
- › WD-10, Magnoliowa flyover
- › TD-11, Klepacka/Hetman tunnel
- › Retaining walls



Construction and extension of the regional road DW No. 676, including road engineering facilities and the necessary technical infrastructure

Section: Białystok - Supraśl together with the bypass for the towns of Ogrodniczki and Krasne

Investor: Podlaski Zarząd Dróg Wojewódzkich w Białymstoku / Podlaski Regional Road Administration in Białystok

Scope of Works:

- › Ground works
- › Substructures and surfaces
- › Finishing works
- › Downhill run underpasses
- › Horizontal traffic signage
- › Vertical traffic signage
- › Protective barriers
- › Noise barriers
- › Traffic Safety Equipment
- › Street elements
- › Roadside greenery
- › Farm access roads and side road access roads
- › Construction of the flyover
- › Construction (reconstruction) of culverts
- › Mud removal, purging and the restoration of damaged culvert parts
- › Retaining walls
- › Retaining walls on flyover access roads made of reinforced soil
- › Construction of a rainwater drainage system
- › Reconstruction of the water supply network
- › Reconstruction of the gas network
- › Construction of road lighting
- › Construction of a technological channel
- › Construction of cable ducts



The flyover in Krasne was built as part of the construction and extension of the DW No. 676 regional road along with road engineering facilities and the necessary technical infrastructure
 Section: Białystok - Supraśl along with the bypass for the towns of Ogrodniczki and Krasne

Investor: **Podlaskie Voivodship Roads Administration in Białystok**

Construction of the longest flyover in Podlasie in the city of Krasne and

- › **2 culverts**
 - 1 composite walkway, construction of retaining walls on flyover access roads
- › Construction of retaining walls, renovation of 4 culverts

A 10-beam span trestle bridge with a steel structure combined with a reinforced concrete platform slab. Total length of the flyover in the road axis 619.80 mb.



Bridge on the Narew River in Uhowo, Poland

Investor: **Podlaskie Voivodship Roads Administration in Białystok**

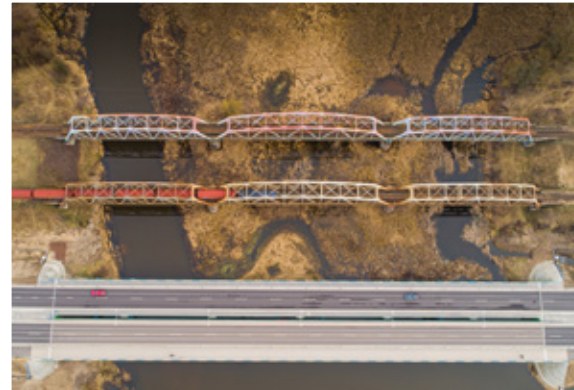
A new bridge was built over the Narew River:

- › Foundation in the form of driven piles and sheet pile walls
- › The supports for the new bridge were made of reinforced concrete, solid abutments as extreme supports, and pillars as intermediate supports
- › The supporting structure was made of a four-beam steel structure with a composite reinforced concrete slab

The existing bridge was also rebuilt:

- › The old composite slab of the system, with a steel structure, was demolished
- › A new composite slab was made with the existing steel structure

For both bridges, bicycle lanes were created, traffic safety elements were installed, access roads were made, the area around the buildings was strengthened and drained.



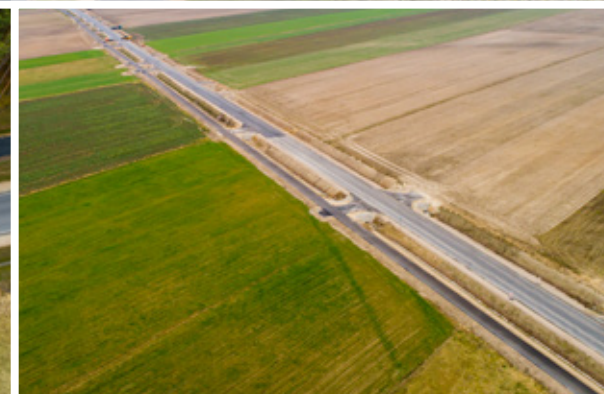
Construction and extension of the regional road DW No. 690, including road engineering facilities and the necessary technical infrastructure.

Section: Ciechanowiec – Ostrożany

Investor: **Podlaski Regional Road Administration in Białystok**
In progress

Scope of Works:

- › Reconstructing and widening the roadway of the regional road DW No. 690 to a 7 m width
- › Creation of a walking and cycling route with a bituminous surface – 3 m wide across the entire section
- › Reconstruction and construction of road access points – individual, public exits
- › Construction and reconstruction of road engineering structures – bridges and culverts
- › Construction and reconstruction of bus bays
- › Construction of pedestrian walkways in the bus bay area
- › Construction of a stand for the Regional Road Transport Inspectorate to control and weigh vehicles







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Pictures:

Unibep Group, Depositphotos (p. 65)

Fonts:

Google Fonts / Roboto

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Graphic design, composition and printing:

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First edition

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The logo for Unibep 70 is centered within a white square frame. It features a stylized icon of three upward-pointing arrows of increasing height on the left. To the right of the icon is the word "unibep" in a lowercase, sans-serif font. This is followed by a large number "70" where the "0" contains three diagonal lines. The entire logo is white against a light beige background.



wiedza pasja zaufanie

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