

New DHL terminal

DHL Express Poland has launched a modern distribution terminal in Gorzów Wielkopolski. The project is the latest of the company's investments in development of a national logistics network. The new facility can handle five million pieces of mail per day, 400 percent more than the previous facility in Gorzów. The warehouse space occupied is 1,000 sqm and the facility employs 30 people.

ProLogis' new tenant

ProLogis has announced that it signed a lease agreement with a large visual communications material distributor for 12,600 sqm of warehouse and distribution space at ProLogis Park Ulice in the Czech Republic. At the client's request, ProLogis would not reveal the name of the new tenant. The logistics park currently comprises over 97,000 sqm.

(Real Estate Newsletter)

Retail construction

Plaza Centers builds in Kielce

The company has announced its plans to develop a new 35,000 sqm retail and entertainment center

Developer Plaza Centers has revealed more details of its Plaza retail and entertainment project that it will develop in Kielce, in south-central Poland.

The center will be located on the city's ul. Zagnańska, on a plot the company bought last year from bus services firm PKS Kielce. It will deliver 35,000 sqm of space and will cost approximately €90 (zł.400) million.

The 30,000-sqm plot has already been cleared of its existing structures and the architectural design will be ready in the second half of this year. Construction will begin early next year and the center will open in 2012.

"It will be the most modern center in the region and will reflect the most recent trends in the construction of retail projects with a separate entertainment section," said Agnieszka Cymerman, leasing

department director at Plaza Centers Polska. She added that work on the project was progressing according to schedule and that talks with prospective tenants were underway.

The Plaza project will include a number of domestic and international brand shops as well as service outlets, a multi-screen cinema, a bowling area, billiard rooms, cafes and restaurants. It will also include 1,200 parking spaces. According to the company, Kielce has huge economic and retail potential and the city currently does not offer a sufficient number of high-quality modern retail and entertainment centers.

Present in the CEE region since 1996, Plaza Centers has so far invested over €200 (zł.900) million in Poland and is planning on spending another €300 (zł.1,350) million by 2012. The company is currently developing four large retail and entertainment projects in the country. Since October 2007, Plaza Centers has been listed on the Warsaw Stock Exchange.

Adam Zdrodowski

Illumination

Improving through lighting

Lokale Immo­bil­ia talked to Zbigniew Klonowski, president of event-engineering firm Trias, about outdoor city illumination and the state of the lighting market in Poland

Zuzanna Napiórkowska: Is it possible to revitalize a city through building illumination? Zbigniew Klonowski: Let's start by saying that we have two types of building illumination. We see the first type on Polish streets and this concerns lamps placed on the sidewalks or on buildings which light them, very often with different colors. The second type of illumination is not present in Poland yet. It consists of placing light-emitting diodes on elevations, which gives the effect of self-shining buildings. An additional asset of such types of illumination is that the building may transform into a picture or video screen at night.

Is lighting an element of architecture?

Of course, illumination has an influence on architecture itself, since it offers the opportunity to accentuate some parts of the elevation, like sculptures or other important elements. Thanks to illumination they may also be seen at night, which is important, especially for tourists. An unkempt, old and gloomy building may also become a work of art.

Is the permanent illumination we are talking about also present in Polish cities other than Warsaw?

I would say that there is a lot of white light in Polish cities. For example, the brick walls in Toruń and the old town in Opole are illuminated with white light. I would also say that it's a step in the right direction, the beginning of the development of the illumination market.

Which kind of illumination is the most popular?

We've been noticing technological changes going in the direction of light-emitting diodes. First, because diode illumination is energy-saving and this is very important, especially now when the costs connected with energy consumption are huge. Secondly, LED illumination lasts a few dozen years without the need to change LED lamps. But as I said, we don't have such projects in Poland yet.



Zbigniew Klonowski of Trias sees the future in light-emitting diodes

What other benefits would such lightning offer?

When it comes to trends in design, another advantage of light-emitting diodes appears to be that we may put many different colors in one frame and, thanks to that, change the colors of buildings according to the time of the day or occasion. It allows lighting to be very creative and I think all the new trends will revolve around that. An example of this may

"A building may be changed into a work of art, it may display paintings, graphics, drawings or inscriptions"

be the illumination of underground parking areas. It will be possible to adapt the artificial light to natural light according to weather conditions. This will be more convenient, especially for drivers.

As for buildings, the most spectacular illumination we can see is in the United States and Hong Kong. And as I said before, a building may be changed into a work of art, it may display paintings, graphics, drawings or inscriptions. A building becomes a giant video-screen.

When can we expect light-emitting diode projects in Poland?

I think that the first such projects will appear within two years. Of course, not on such a scale as in Hong Kong. But I'm convinced that once LED appears in Poland, it will be more and more commonly used.

How much does a lighting installation cost?

The cost depends on two elements. The first is the type of lamps used, and their costs may vary from zł.1,500 to zł.2,500 for each lamp. Second, there's also a question of assembly, wiring system, and costs of installation. The cost of basic illumination for a single building may start from a few dozen thousand zloty. Considering larger buildings, we can talk about sums reaching a few hundred thousand or even millions of zloty.

Who are the biggest investors in illumination projects?

The main investors are cities, but we've also been talking to private investors who want their buildings to be more attractive or distinguished. In commercial building in general, illumination has been growing popular.

Have you been noticing a drop in interest in your services due to the economic environment?

Large investments take many years beginning with an idea, through a project and its realization, to a final effect. This market is not as nervous and does not react fast to such changes. I think that the crisis will not influence this sector. However, the slowdown is visible when it comes to investments in advanced projects. Here we can see that some projects are being withheld or postponed.

How does the competition on the market look?

It's a very young market, so it's hard to talk about the competition. There are a number of competing companies, but I hope that this number will grow and the market will develop. ●

Property-related stocks

| Security | Closing price on March 19 | % change (week) | 52-week low | 52-week high | % change (year) | Total shares | Market value (zł.mln) |
|-----------|---------------------------|-----------------|-------------|--------------|-----------------|--------------|-----------------------|
| OBOCTAVA | 1.55 | 22.05 | 1.22 | 3.57 | -57.06 | 125,843,667 | 195.06 |
| ATLASEST | 2.47 | -6.79 | 1.81 | 11.30 | -78.52 | 50,322,014 | 124.30 |
| BUDIMEX | 60.20 | 1.86 | 50.65 | 86.75 | -27.21 | 25,530,098 | 1,536.91 |
| DOMDEV | 19.80 | 4.05 | 14.80 | 77.25 | -73.60 | 24,560,222 | 486.29 |
| ECHO | 2.21 | 1.84 | 1.70 | 7.24 | -65.47 | 420,000,000 | 928.20 |
| ELBUDOWA | 129.50 | -1.89 | 127.00 | 207.00 | -33.42 | 4,747,608 | 614.82 |
| ENERGOPN | 9.37 | 5.76 | 6.20 | 14.65 | -24.01 | 23,827,044 | 223.26 |
| ERBUD | 22.80 | 0.00 | 19.88 | 90.00 | -74.58 | 12,571,025 | 286.62 |
| GANT | 10.84 | -1.45 | 7.70 | 45.58 | -72.91 | 15,329,900 | 166.18 |
| GTC | 14.10 | -2.76 | 10.85 | 41.50 | -61.03 | 219,372,990 | 3,093.16 |
| HBPOLSKA | 4.95 | -4.07 | 4.64 | 9.40 | -43.49 | 210,558,445 | 1,042.26 |
| IMMOEAST | 3.98 | 10.56 | 0.88 | 22.85 | -80.87 | 833,824,125 | 3,318.62 |
| JWCONSTR | 5.58 | -4.29 | 4.02 | 36.60 | -83.09 | 54,698,280 | 305.22 |
| LCCORP | 0.60 | 7.14 | 0.51 | 3.46 | -73.91 | 447,558,311 | 268.53 |
| MARVIPOL | 14.30 | 0.35 | 11.80 | 16.00 | N/A | 35,914,200 | 513.57 |
| MOSTALWAR | 45.98 | 7.63 | 36.34 | 63.40 | -22.85 | 20,000,000 | 919.60 |
| MOSTALZAB | 2.95 | 1.37 | 2.18 | 9.44 | -67.93 | 149,130,538 | 439.94 |
| NAFTA | 13.45 | 2.67 | 12.35 | 41.60 | -65.51 | 5,903,203 | 79.40 |
| ORCOGROUP | 15.70 | -7.65 | 15.70 | 211.10 | -92.61 | 10,943,866 | 171.82 |
| PANOVA | 13.30 | 3.10 | 12.20 | 39.99 | -66.58 | 8,000,000 | 106.40 |
| PBG | 198.50 | -2.98 | 175.30 | 331.00 | -38.92 | 13,430,000 | 2,665.86 |
| PLAZACNTR | 2.65 | 0.00 | 2.10 | 9.55 | -72.93 | 292,431,381 | 774.94 |
| POLAQUA | 13.96 | -0.64 | 10.49 | 78.65 | -80.61 | 27,500,100 | 383.90 |
| POLIMEXMS | 2.82 | 1.44 | 2.02 | 8.20 | -65.27 | 464,355,625 | 1,309.48 |
| POLNORD | 23.38 | -6.10 | 19.80 | 118.00 | -77.65 | 18,114,897 | 423.53 |
| PROCHEM | 14.37 | 2.72 | 13.03 | 63.70 | -77.49 | 3,900,000 | 56.04 |
| RONSON | 0.83 | 2.47 | 0.49 | 3.47 | -75.59 | 226,966,667 | 188.38 |
| TRAKCJA | 3.98 | 3.65 | 3.40 | 5.62 | N/A | 160,105,480 | 637.22 |
| UNIBEP | 3.67 | 11.21 | 3.00 | 10.99 | N/A | 33,927,184 | 124.51 |
| WARIMPEX | 5.18 | -7.50 | 4.85 | 24.80 | -77.28 | 36,000,000 | 186.48 |