**New quality of office buildings in Krakow and Katowice. KREO and Craft as the first in the regions to be certified under the SmartScore system**

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**The KREO and Craft office buildings under construction in Krakow and Katowice will be the first in regional cities in Central and Eastern Europe to receive the prestigious SmartScore certificate, confirming the high standard of intelligent solutions in office buildings and their position in comparison with other facilities. In addition, the office buildings will also be the first in their respective cities to be rated for technological advancement by the WiredScore certification team.**

SmartScore certification is still a novelty on the Polish office real estate market, and the first developer in the country to start certifying its office buildings within the system is Ghelamco. It was developed in 2021 by the US company WiredScore to evaluate buildings in terms of user functionality and degree of digitalization. The owners and users of the world’s most technologically advanced office buildings collaborated with the company on the project. The system allows to assess the standards of smart buildings and indicate how certified properties compare to other facilities.

*“Our projects have always gone hand in hand with advanced technology, high user comfort and cutting-edge solutions. The SmartScore certification system, although it has appeared on the Polish market relatively recently, is not new to us. Last year we certified our Warsaw skyscraper, The Bridge, and its functionalities were rated at the highest platinum level. We are known for innovation and environmental friendliness. We are committed to making Ghelamco’s proprietary solutions, such as Signal OS, available to tenants from different parts of the country. We are proud to be the first in Central and Eastern Europe to certify regional projects with SmartScore, and the first in Krakow and Katowice to apply for WiredScore certification, providing the highest level of comfort to local users,”* says **Jarosław Zagórski**, Commercial and Business Development Director, Ghelamco Poland.

*“ESG and smart solutions are integral parts of our business. We are successful in these fields by combining our passion for new technologies with concern for the society and the users of our buildings. It is the people – the users of our facilities – who motivate us to constantly seek new solutions and implement them at an ever higher level. With SmartScore and WiredScore certification, all tenants and users of our projects in the regions can rest assured that their building meets the highest technological standards,”* adds **Jarosław Fiutowski**, Member of the Management Board for ESG Strategy and Innovation, Ghelamco Poland.

During the certification of regional office buildings, solutions will be analyzed in relation to two main criteria. Functional technologies that affect user comfort and safety will be examined first. In the next stage, the certification team will evaluate technical foundations such as digital connectivity, governance and cybersecurity. Colliers, as the first company authorized to conduct SmartScore certification in Poland, will once again support Ghelamco in the process.

*“Once again, we are very impressed with how strategically Ghelamco approaches the development and implementation of technology in its properties. Going beyond Warsaw with the certification is strong evidence that smart solutions and well-designed technical and telecommunications infrastructure within the building are no longer add-ons, but are the very foundation of comprehensive building design for the future. SmartScore, in this case, not only provides confirmation of high quality, but also complements existing plans with the best global standards,”* says **Renata Hartle**, Technology Solutions Manager, Colliers, who is also the first SmartScore accredited professional in Central and Eastern Europe.

**KREO and Craft – new quality in the regions**

Krakow and Katowice are among the most dynamically developing business centers in Poland. The expansion of the business sector is also noticeable in the office rental market. Almost as many offices are already being built in the heart of Lesser Poland and Silesia as in Warsaw. The next step for the growth of regional business centers is the development of technological facilities and the introduction of international quality assurance certification.

Ghelamco’s newest projects in the regions, KREO and Craft, will be the first in their respective cities to be WiredScore certified. Krakow and Katowice will also stand out among other centers in Central and Eastern Europe, being the first regions with SmartScore certification. These are the next of the developer’s buildings that are being recognized internationally. In 2022, the Warsaw-based skyscraper, The Bridge, became the first, not only in Poland, but in all of Central and Eastern Europe, to be certified by SmartScore at the platinum level, receiving the maximum score.

The 8-storey KREO building will provide tenants with more than 24,000 sqm of state-of-the-art office space. The office building stands out with its elegant, timeless architecture and innovative solutions. A rooftop terrace will be available for users to enjoy the view of Krakow’s skyline. The building itself will have amenities for cyclists, including a parking lot for more than 70 bicycles, showers and lockers. Car users will benefit from more than 300 parking spaces in the underground garage and additional 24 spaces in front of the building. Electric car charging stations are also provided inside.

The 13-storey Craft is an environmentally-friendly building with an industrial character, located in the heart of Katowice, next to the Silesia City Center shopping mall. Its dynamic body with a terraced layout will be a distinctive point on the architectural map of the city. Craft will offer 26,700 sqm of top-class office space. The building’s facade will be covered with copper-coloured elements, giving it an industrial character referring to Katowice’s heritage. The unconventional design will provide six terraces, one of which will be on the roof of the building, providing a unique view of the city’s skyline. In addition, the building will include electric car charging stations as well 60 places for bicycles with amenities such as locker rooms and showers. A two-storey underground parking garage will accommodate 218 vehicles. Extra 28 places will be available in the above-ground one.

Like all Ghelamco projects, KREO and Craft will also be certified under the BREEAM and WELL systems, indicating the building’s level of comfort and environmental impact. Both office buildings will be completed later this year.

**ABOUT GHELAMCO POLAND**

Ghelamco Poland is a leader in the commercial real estate market in Poland and a pioneer in ESG, innovation and citygenic projects in the office market. Throughout its 32 years of activity as an investor, developer and general contractor, the company has established its leading position by delivering more than 1,200,000 sqm of first-class office, residential, retail and warehouse space. The sales volume of completed projects exceeds €1.3 billion. The company is part of Ghelamco - one of the largest international developers in Europe, operating in Belgium, France, the UK and Cyprus. In Poland, it carries out its investments in, among others, Warsaw, Krakow, Katowice, Łódź and Wrocław.

Ghelamco has been consistently setting the directions of the Polish real estate market for years. As the first developer in Poland, it certified its office buildings in the prestigious BREEAM system (2010), SmartScore and WiredScore (2022), and discovered the office potential of the capital's Wola district, creating the business centre of Warsaw in the vicinity of the Daszyńskiego roundabout. Its flagship investments such as Warsaw Spire, The Warsaw HUB and Warsaw UNIT have introduced a new quality to the Polish office market and shaped the contemporary skyline of the capital. The company is also active in the luxury and residential real estate market, where its most spectacular projects include the revitalisation of Warsaw's Foksal 13/15 residences.

As an ESG leader, Ghelamco aims to achieve full energy neutrality by 2025. By building its own photovoltaic farms, all of the developer's buildings will be powered by 100% clean energy. Ghelamco views sustainable construction in a broader perspective, actively working to shape urban space. A flagship example of this activity was the construction of plac Europejski in Warsaw and the establishment of the Sztuka w Mieście Foundation, which aims to improve the quality of public space in Polish cities.

Ghelamco's achievements have been recognised with a number of national and international awards, including the Developer of the Year title seventeen times and the MIPIM Awards statuette for Warsaw Spire as the best office building in the world.