

**Investment Proposal for a Mixed-Use
Development — Gryfny Nikisz /
Katowice / Poland**

GNW

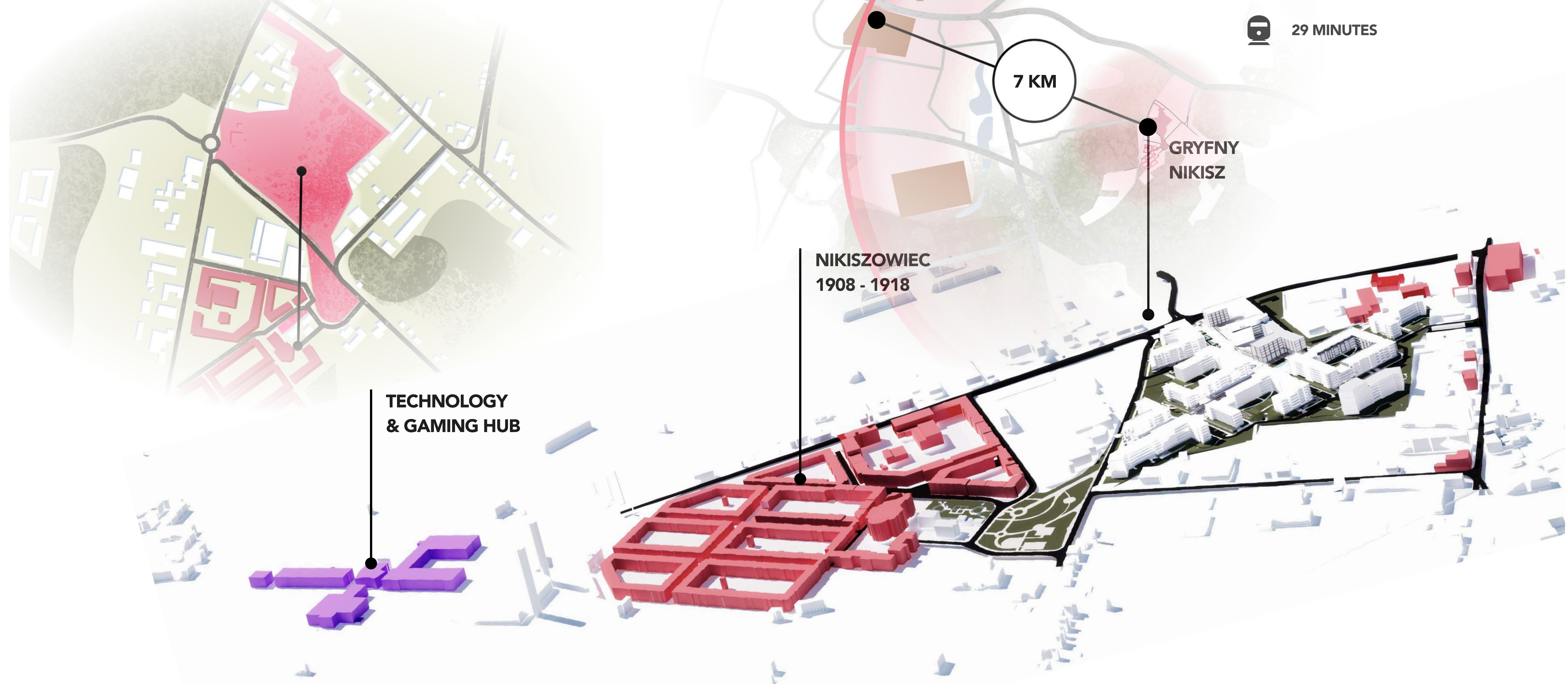
GRYFNY NIKISZ HOLDING

DESIGNED BY

**SR
DR** STUDIO

SITE LOCATION AND LOCAL VICINITY

Synergy of human centered dwelling, heritage & technology



KATOWICE
MARKET SQUARE

7 KM

GRYFNY
NIKISZ

NIKISZOWIEC
1908 - 1918

TECHNOLOGY
& GAMING HUB

 12 MINUTES

 26 MINUTES

 29 MINUTES

SUSTAINABLE URBAN DESIGN

Self-sufficient district



Investment scenarios

We are delivering a large-scale urban revitalisation project in Katowice, one of Poland's fastest-growing metropolitan areas.

Our comprehensive urban, architectural, and commercial master plan is creating a new standard for city living, encompassing a full range of uses: residential, office, retail, services, and public areas. The result is a 15-minute city model that delivers the highest quality of life within a sustainable investment framework.

We welcome partnerships with real estate market participants, institutional investors, operators, and investment funds. Below, we outline possible partnership models.

Scenario 1: Partial acquisition of the investment

- This scenario puts a complete development package in your hands: the land and a detailed urban-architecture master plan, full design documentation, building permits etc.
- The acquirer assumes full control over the delivery of a specifically selected project phase while benefiting from significantly reduced risk exposure.
- The package includes fully completed design work with an approved planning consent, together with synergies from adjacent delivery phases and access to existing infrastructure.
- This scenario enables the acquirer to accelerate time to market.
- This model is designed for developers and investors seeking fully prepared schemes within an established planning framework.

Scenario 3: Joint Venture (SPV)

- In this scenario the investor acquires a significant stake (minimum 30%) in the SPV, while we retain an active project design and management role.
- The parties take equity positions in an agreed ratio and jointly establish the governance and decision-making structure.
- Our team provides ongoing project management, design oversight, and local market expertise.
- Depending on the agreed terms, the partner may assume the role of lead developer, manage commercialisation under their own brand, or operate under a co-branding arrangement.
- This model may appeal to developers and operators with established market experience who value the involvement of an experienced local team while retaining control over the process. It is equally suited to international funds seeking entry into the Polish market through a proven local partner, without the need to establish their own operational structure.

Scenario 2: Contractual partnership

- This scenario involves partner contracting selected project components at the pre-development stage (pre-sale).
- The partner-investor selects a specific development scope (e.g., a PRS building, student housing, retail, or office scheme).
- The finished asset can be delivered to an agreed specification and at a predefined stage of completion (e.g., shell & core or turnkey). Delivery is managed by a highly experienced team utilising established construction partners. The investor benefits from our extensive development and delivery track record without the need to establish in-house capabilities in this area, allowing them to focus on subsequent commercialisation.
- This model is designed for asset operators and investment institutions seeking a completed asset to a defined specification, with minimized planning and delivery risk.

Scenario 4: Dedicated investment vehicle

- The scenario involves the project take over by a dedicated investment vehicle focused on the living sector.
- Investment objective: to achieve scalable exposure to a portfolio of urban assets generating predictable income and capital growth. Under this model, the capital investor remains a passive participant.
- The process is managed by an autonomous, dedicated management structure led by an experienced team responsible for development, delivery, and construction management.
- The project encompasses a scalable portfolio of residential functions (PRS, student housing, senior living) complemented by services, retail, and social infrastructure, creating a cohesive urban ecosystem highly resilient to market cycles. The multi-phase structure allows for phasing and risk management, generating long-term stable rental income and income from the sale of some apartments.
- The project can be structured in accordance with SFDR requirements (Article 8 or 9) and international ESG standards, with clearly defined KPIs for energy efficiency, emission reduction, and social impact. Selected components can be designed using an affordable housing formula.

Gryfny Nikisz – an urban and social venture with the ambition to create a new city district of the future, set within one of Europe's most authentic and recognizable cultural landscapes.



**Capital requirements
from plan to delivery**

Find out more.

**www.gnh.estate
biuro@gnh.estate**

GNH

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GNH sp. z o.o. is a spv established to manage the "gryfny nikisz" project in katowice.

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