

Erste Group completes EUR 40mn investment for Sirius Offices in Belgrade

- **New business complex occupies an area of 18,500 square meters gross* of office space and 230 parking spaces, built in the first phase of the construction**
- **Strabag signed a lease agreement for 4,000 square meters**

Erste Bank a.d. Novi Sad first tenant to move into the new business complex

In the presence of business partners, Erste Group officially opened Sirius Offices business complex in Belgrade for tenants who are expected to enter the building soon. Erste Bank Serbia is the first tenant to move into the new business complex, which will become its main business center in Belgrade. Beside Erste Bank, Strabag d.o.o Beograd has been secured as a second large anchor tenant, renting 4,000 square meters office space. The first phase of the investment is worth EUR 40 million and the complex occupies an area of 18,500 square meters gross* of office space. Besides office premises, Sirius Offices includes a restaurant, a shop and 230 parking places.

The complex Sirius Offices is located in the business part of New Belgrade, at the corner of Bulevar Milutina Milankovića and Antifašističke Borbe Street, with excellent infrastructural connections to other parts of the city. The guiding idea of the Sirius project was environmental sustainability, so the building has been constructed according to the highest environmental standards in order to provide ideal working conditions and optimise tenants' costs. The complex will be certified by BREEAM** guidelines, and will comply with strict energy efficiency requirements, ensuring minimal energy consumption for heating and cooling, as well as use of renewable and recycled materials. High quality of Sirius Offices has been ensured by construction concern STRABAG.

"Being the business and leisure heart of Serbia, Belgrade has seen the need for more high-quality and well-located business centers in the city. The Sirius Offices project is in line with our strategy to scale up in high-growth cities across Central and Eastern Europe, such as Belgrade, where Erste Bank Serbia has established a firm foothold. So far, we have financed various projects in Serbia, office and apartment complexes as well as retail parks. Sirius Offices business complex, with its 18,500 square meters gross of office space and 230 parking spaces, is the latest one, and we believe it will provide the highest levels of comfort, energy efficiency and convenience to tenants as well as visitors. The attractiveness of the project is already proven by a current prelease ratio of more than 2/3 of lettable space", stated Richard Wilkinson, Richard Wilkinson, Head of Commercial Real Estate at Erste Group Bank AG.

Slavko Caric, CEO of Erste Bank Serbia said: *"The Sirius Offices's ambiance was designed in line with a modern approach to the banking business, which is rapidly changing and adapting to clients and employee's needs. Clients of Erste Bank branch on the ground floor can expect a totally new banking experience. "*

In addition to this, the branch will be equipped with a drive-in ATM and a 24/7 self-service zone. Another novelty for Belgrade is the possibility for companies (legal entities) to deposit cash money at the ATM located within the premises of Erste Bank branch. All of this will enable faster use of standard services for the bank's customers and free the branch employees' time for more advisory.

The second phase of the Sirius Offices project will entail the construction of 12,500 square meters gross and additional 160 parking spaces.

***square meters gross:** surface area determined by the finally constructed construction elements that form it (eg. facade walls, fences terrace ...)

****BREEAM:** is the world's foremost environmental assessment method and rating system for buildings

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