



2021 was your year

– Olivia community's year.

It's you, your employees and co-workers who we focused on.

It's very important for us to take care of people working in companies of Olivia. It's you who make this place unique. The community that we create is Olivia's great distinguishing feature and advantage. That is why last year we did our best to create plenty of opportunities for you to be able

to develop personally and professionally, share passions and interests, take care of mutual relations, health, well-being – all in Olivia Business Centre.

We also put great importance on the highest safety standards.

We are glad that, despite difficult circumstances, we are still together and we can do so much for the common good.

2021 was the year of many opportunities – let's experience it once again.



Table of contents

3 | Community

- My Olivia app
- Our groups
- Sport
- Olivia Create
- Olivia Choir
- Olivia Prize

7 | Wellbeing

- Olivia Garden

8 | Art. Education.

- Olivia Art
- Inspirations
- HR Club in Olivia
- ABSL Summit

10 | Comfort and safety

- WELL certificate
- We put our trust in experts
- Our additional solutions

12 | Responsibility and sustainable development

13 | Commercialisation

14 | We are presenting @Home

15 | Together we can do more

- Show your heart
- Olivia Neighborhood Budget
- Local initiatives
- We're not slowing down

You are the most important

MyOlivia app

In Olivia you can do so much more. As **Very Important Residents**, thanks to **MyOlivia app** launched in 2021, you have the access to many attractions, conveniences, and special offers:

- you can enter the viewing platform free of charge,
- you can visit Olivia Garden for free and benefit from special offers,
- you can check current menu in our restaurants,
- you can read latest news in "Olivia News",
- with your app you can participate in numerous sports activities, workshops, and any attractions in Olivia for free.

We are continuously working on the development of MyOlivia app and soon we will present further conveniences e.g. parking fees.



You get informed even faster

In 2021 we introduced display screens in all buildings. Thanks to them you are up to date with all news. Every community has its own communication tools and so do we. You can find us on [Facebook](#), [Instagram](#) and [LinkedIn](#). You can also subscribe to our [newsletter](#) or join **one of our groups**. Feel free to join us!

Moja Olivia

Running

Volleyball

Olivia Yacht Club

Photography

Expeditions

Board-game

RPGs Club

We share passion. United by sports.

We did our best to make you feel that Olivia is your place and that here you can act together and the way you want to. We were running, playing volleyball (created a beach volleyball court too), we were hiking and cycling. We were doing fitness, yoga, breathing exercises, and we were playing drums. We had a good time during Summer on the Patio, Olivia Festival and a weekend event – Olivia Flavours. Do you remember that...



Energa Team won the 1st Olivia and O4 Coworking **Volleyball Tournament**. The 2nd was Bayer Service Center Gdańsk team before the team made up of participants from EPAM/ K&M Design/ Polish-Norwegian Chamber of Commerce, that took 3rd place.



the Yacht Club organised several cruises around the Bay of Gdańsk.



12

12 photography workshops and an amazing exhibition created out of passion of the members of Olivia Photography Club are behind us,



the **Running Club** ran Gdańsk Half Marathon, Ultras Oliwski run, Garmin Ultra Race, Independence Run in Kosakowo and mountain run in Tri-City Landscape Park,



30

the **Expeditions Club** (Wyprawy OBC) took over 30 trips: walking and cycling trips after work and on weekends,



Create Olivia

We want to know what you feel when you look at Olivia Centre and what are your needs. We want you to feel that Olivia changes the way you want it to change. You create Olivia's community and influence the functionality of the place where you spend a large portion of your day.

As part of Create Olivia #1 in 2021 you submitted several dozen ideas. You chose the winner. Therefore... **Your massage chair is waiting for you in Olivia Garden.**

Olivia Choir

Undoubtedly, a distinguishing feature of our centre is... our choir! It brings together the representatives of several Olivia's companies who have music in their hearts. This year the choir gave concerts e.g. in Olivia Garden, during Olivia Festival or during Christmas Market in Oliwa. It also shot its first video clip. It is planning to prepare a debut album. We keep our fingers crossed!

Listen:



„Olivia Centre is a place for people with passion. Whether you want to develop your professional skills, your sports or artistic interests or maybe social activities – you will surely find people willing to cooperate among us. You can start with one of Ambassador Clubs and undertake suggested activities; but you can also come to us with your own idea and become the ambassador of your passions in Olivia's community!”

Maciej Olszewski

the Head of Communication Department





Olivia Prize

Every year your companies and your employees implement projects worth highlighting and appreciating. As part of Olivia Prize competition, seven amazing managers from Olivia chose and awarded the best ones. **We received 46 applications.** They prove that you are the part of amazing ideas and implementations. We are proud that so much is going on with and thanks to our Residents – that is thanks to you.

You could win the award for:



a significant,
global event,



a project implemented on
the premises of our centre,



your company's social engagement
or public-spirited activities of your
employees.

Olivia Prize 2020 went to VTS Group, p-beep and EPAM Systems. Congratulations once again and **we invite you to participate in this year's edition!**



Olivia Garden: meetings are in our nature

Many of us have longed for this moment. For the opening of **Olivia Garden** – an absolutely unique place that has been created with you in mind. It's 8,720 m³ of green areas with **3000 plants of 150 species from 4 continents!** The garden is the heart of Olivia and we believe that it helps you take care of your hearts because we have many plants that ionize and purify the air. We created Olivia Garden in the spirit of biophilic design, a concept that is based on the belief that urban development projects shouldn't deprive people of their roots – that is nature.

Do you know that...

- we used 120 assimilation lamps that imitate daylight so that plants in Olivia Garden can grow, bloom, bring fruits, and give you joy every single day and every season,
- the garden is equipped with an innovative climate control technology that makes it possible to "control weather" in the garden and ensure optimal conditions for people and plants,
- in the garden you will find many patterns and forms which are biomorphic, i.e. relating to shapes and textures that are present in nature; construction poles have a tree-bark structure (created manually),
- plants have different needs that is why we divided the garden into **13 separate zones** with mini ecosystems so that plants from different parts of the world have optimal conditions to grow and bloom.

meetings are
in our **nature**



Olivia Garden with an award

The project of Olivia Garden was appreciated by the jury of the 20th edition of CIJ Awards Poland. It won in the category Best Interior Design/ Exterior Design. The distinction in the competition that has been one of the most important events in the real estate sector for many years is a great honour for us. The Olivia Garden complemented our concept of a modern business centre in which we follow Residents' needs and at the same time we are open to the city and its residents.

Olivia Art

For years, in Olivia we have been presenting the works of Tri-City artists. In 2021 as part of Olivia Art you could admire the works of your colleagues in Olivia Star. Final photo exhibition in lobby of Olivia Star is the result of six-month-long work of our Photography Club. The exhibition will be displayed till the end of January. [See.](#)



Inspirations

In Olivia you met Dominika Bettman, CEO of Siemens Polska, economist, promoter of sustainable development, corporate social responsibility, and professional activation of women.

You also had the chance to meet Monika Reszko, business psychologist, author

of many publications, studies, development programmes and of the book titled MINDSET szefa.

You were exploring the subject of health as part of Psychologia jest OK (in English "Psychology is ok") series and took part in #Pinktober project. You also learnt the secrets of brain and listened to Wojciech Glac, PhD – neurobiologist and promoter of science from the Faculty of Biology at the University of Gdańsk. [See.](#)

HR Club in Olivia

The **largest group of HR experts in Pomerania** met 7 times in 2021 to share knowledge and experience. What were the addressed topics? Experts discussed, among other things, the untapped potential of pandemic, communication and cooperation, reconstruction of organisational culture after coming back to offices or modern solutions for HR and business. They also tried to dispel HR myths in the age of fighting for employees.

These are the experts from Olivia Centre who shared their knowledge: Marta Moksa, O4 Coworking Managing Director; Askaniusz Sawicki, HR Director EMEA at Ricoh Business Services Poland; Ievgen Berezenko, Director, Head of EPAM Spain at EPAM Systems; Michał Krzpekowski, Senior Administration Manager at EPAM Systems/Proxy.

„The mission of HR Club is to support its members in shaping the highest work standards and HR competencies in the age of digitisation and changes in the labour market resulting from the pandemic. All based on modern solutions and trends. Our overriding objective is the creation of space for conversations, the exchange of professional experience and international knowledge.”

Małgorzata Gwozdz

HR Director



ABSL Summit

For many years we have been focusing on employees' well-being by implementing projects dedicated to their professional and personal development, engaging in social activities, ecology and good neighbourly relations. **Hamish Potts and Bogusław Wieczorek** shared their experience within this subject area during ABSL Summit conference on the basis of the "Olivia Centre: Where Business Meets Community" case study. They proved

that it is possible to create a vibrant and engaged Community of Residents that can achieve much more when acting together.

The **11th ABSL Summit conference** was inaugurated by ABSL Welcome Cocktail in Olivia Star. Speakers and participants talked, among other things, about development and inclusive working environment that supports adaptation and employees' development. There were many subjects to discuss because last year's

ABSL Summit focused on the vision of sustainable business.

The most attention was paid to a human being, and such issues as remote working, balance between private and professional life, well-being were discussed. Participants talked about equality, a sense of belonging, reskilling and upskilling, as well as about the importance of the quality of life in cities for regional development.

Hamish Potts

ESG Officer | Olivia Business Centre

Bogusław Wieczorek

Board Representative for Public Relations
Olivia Business Centre



Certificate WELL

Your safety, while maintaining the highest level of our services, is top priority in Olivia Business Centre. Every day we engage in many activities for optimal protection of people and property and routine maintenance of our properties. All that is done for you to work in the best possible conditions.

WELL health-safety rating certificate

We underwent a restrictive analysis carried out by **600 experts from International Well Building Institute (IWBI)**, including virologists, scientists, architects, designers, business leaders, specialists in the field of construction, real estate and WELL construction standard, a leading global platform for the development of healthy buildings and spaces. They checked the safety of the users of our office buildings, as well as solutions that improve the quality of life within Olivia Centre, also in the context of the pandemic.

We achieved the highest result possible when it comes to IWBI certification. 25 out of 25 points in 22 basic categories and 3 new ones connected with innovations. Such a result was achieved for the first time! The appreciated solutions included for example:

- as one of the first office centres in the world we implemented the ion air purification technology,
- we used active titanium coatings that create surfaces free of pathogenic microorganisms,
- we improved the level of air filtration from G4 to F7 class, which is the highest available.

„Olivia Centre is therefore the safest workspace in the world. It's one of our biggest successes in 2021 and at the same time the proof of the highest quality of our services and technologies being implemented. Air ionisation is used in the most prestigious facilities in the world, such as the White House, Harvard University and Presidential Palace in Abu Dhabi.“



Konrad Danecki

Investor's Supervision Manager

We put our trust in experts

With great pride and satisfaction, we learned that Monika Pietrzak-Borowska, the Head of the Property Maintenance Department in Olivia, made the top five in the **Top Woman in Real Estate** competition in Facility Management category.

Security Department Employees were additionally trained and recertified within the scope of first aid. Now they can take effective rescue actions before the arrival of medical services.

„At the end of the year ¾ of employees from the Security Department in Olivia was certified rescuers. Some of them had the opportunity to help people in real life, using their skills, fortunately, outside Olivia. Moreover, we were continuously improving procedures and measures that we developed at the beginning of the pandemic. We also changed the operator of physical protection services; we replaced the leader of the regional market with the leader of the global market.”

Rafał Reclaw
the Head of Security Department



Our additional solutions

- we implemented a modern parking system, as well as new technologies and standards, for example verification of vehicles based on their licence numbers or entering with the use of access cards,
- we enriched key deposit with a notification system; only authorised persons can take and return keys, they are also informed every time keys are handed over,
- we implemented solutions that optimise the quality of the image from cameras,
- we optimised the utilities' consumption and in this way we improved the functioning of some building equipment and installed devices that compensate reactive energy,
- we upgraded the Building Management System (comfort control system) that enables us to react in real time to the changes of external and internal conditions. All this to ensure optimal functioning of every facility in terms of cost-effective solutions, comfort and safety.



ESG (Environmental, Social and Governance)

2021 was the year of ecology. We carried out initiatives that raise ecological awareness of employees of Olivia Centre's companies and our business hub's Residents. We participated in numerous actions that contributed to the promotion of good practices within the scope of ESG, for example **Clean Baltic Sea, Green Transformation, Earth Hour, and World Wildlife Day.**

At the end of the year Olivia Business Centre joined the **United Nations Global Compact (UNGC)** in order to strengthen its commitment to taking care of our environment and its resources. Since its establishment in 2000, UN Global Compact has been carrying out actions to protect our environment and human rights, to fight corruption, as well as in aid of decent and legal work. Currently, it brings together more than 13 thousand companies and 3 thousand non-business entities that are publicly engaged in creating sustainable future.



Stable funding of Olivia Centre project

Long-term Olivia's cooperation with commercial banks, including the biggest banks in Polish market, as well as further bond issues that usually end with oversubscription (the number of people who wanted to buy them exceeded the number of bond issues available) results in safe and diversified structure of the funding of Olivia Centre project.

„Olivia became even more attractive both thanks to unique offices overlooking the sea or beautiful forests in the hills and extraordinary offer available for free for all Residents. The offer includes for example Olivia Garden, observation deck with a terrace and a restaurant at the top of Olivia Star. We are attractive also thanks to many services needed on everyday basis such as medical centres, fitness centres, schools, kindergarten, nursery, cafeterias, cafes, bars and huge car parks for Residents and Guests.”

Maciej Kotarski
Leasing Director

Commercialisation

2021 was the second best year in the history of Olivia; 36 thousand square metres of signed contracts, including 18 thousand square metres of newly covered area and 10 thousand square metres occupied by new companies.

Just like in the previous years, agreement renewals played the major role. It's very important for us because it shows that we are attractive for you, our Residents who develop and plan your future here.

We are also glad that we managed to attract so many new Residents in such difficult times: AMS, Nethansa, PBS Connect International, Speednet and Taylor Shipping Solutions. Thank you for your trust and welcome! We are also happy with new services such as Cordia apartment showroom and Zdrowa Krowa restaurant that is not open yet.



We are presenting **@Home**

At the beginning of 2022 the construction of the latest investment of Olivia Centre and its international partner Kajima Properties will be completed. We will be offering long-term apartment rental. It's a response to your inquiries and needs.

Why is @Home so unique?

- thanks to a modern investment process it's one of the most ecological residential buildings in Tri-City ,
- every @Home apartment is fully equipped and furnished. The author of the project is our award-winning Design Anatomy design office,
- fully-serviced apartments, smooth online selection and booking process, clarity of settlements, transparency of contractual arrangements, efficient technical support,
- building supervisor available on site,
- benefits and functional solutions that improve the comfort of life,
- communing with art every day, SEIKON's murals on the façade and in building's common areas.

Find out how large-format painting is created and listen to the interview with the artist. [Click here!](#)

More: www.athomeliving.pl

„We believe that planned amenities for our tenants resulting from the synergy with Olivia Centre, refined and modern premises design, possibility to adjust accessories to your preferences, as well as the set of complementary products will meet the expectations of young and professionally active people who care about comfort and high quality of the space rented. The offer can be also a complementary measure for companies that rent space in Olivia Centre and relocate employees in connection with recruitment processes among personnel from Poland and abroad.”

Ewa Nowicka

Sales Director @Home



Together we can do **more!**

Show your heart

We continued **“Show your heart”** action. On the façade of Olivia Star, we illuminated a huge, red heart and in this way we thanked all people engaged in the fight against coronavirus.

Olivia Neighborhood Budget

It's our programme that supports social initiatives of residents of Oliwa district. The aim of this programme is to develop the potential of our district, modernise common area, and support activities that unite community of Oliwa. We believe that good neighbourhood means joint development and new perspectives for all residents and employees in Oliwa.

We would like to remind you the winners of the 2nd edition of the Oliwa Neighbourhood Budget. Here are the projects we are financing together with the founder of Fundacja Wspólnota Gdańska, Andrzej Stelmasiewicz.

- **“Christmas Festival on the Oliwa Market”**
(Inicjatywa Miasto Association),
- **“Sports and educational path”**
(Jan Parandowski Primary School no 35 with Sports Departments in Gdańsk),
- **“Tai Chi in Oliwa”**
(Park On Associations).



Local initiatives

Together with you we participated in numerous actions and projects that support Oliwa district and Gdańsk. These included:



**Participatory Budget
Gdańsk 2022**



**Elderly Parade
(Parada Seniora)**



**Charitable Christmas Market
in Oliwia Star**



**Charitable JUMP HIGH FOR SANTA
CLAUS volleyball tournament**
organised by Bayer



A Drop of Energy
we have donated blood
45 times already



#Pinktober
a project organised by
Energa volunteers

We're **not** **slowing** down!

2022 is waiting for us! **We're not slowing down**

Taking into account your enthusiasm and involvement, we decided to continue the development of Olivia Community in 2022. We want to get to know your expectations and needs better in order to create an even better place for work and rest.

We are planning additional sports activities, trekking events, hiking trips,

exhibitions, and concerts. We will be doing our best to support your initiatives so that we can share passions and interests, develop personally and professionally through projects in which you will be willing to participate actively.

„One sphere of our activities shall include “technical” needs of Olivia’s Companies, that is amenities in office spaces and additional solutions that improve the comfort of work. The second one includes all initiatives that strengthen relations between Residents and their Employees. We want to be there for you and be your partner in creating everyday life in Olivia and developing companies.”

Katarzyna Szymańska
Resident Relations Director

