

Press release

KINGSTONE RE Advises STRABAG Group on Acquisition of Landmark Office Tower in Gdańsk

- **Largest office building in Polish regional cities with 40,000 sqm of office space**
- **Purchase price of the property of EUR ca. 150 million - one of the largest transactions on the Polish commercial real estate market in 2026**
- **KINGSTONE RE exclusively sourced this prime asset for STRABAG Group's long-term portfolio, provided comprehensive transaction advisory, coordinated the process, and supported negotiations on the purchaser's side**
- **KINGSTONE RE expects increasing inflows of international capital into Poland**
- **KINGSTONE RE has been mandated with the long-term asset management of Olivia Star and supports STRABAG throughout the entire investment lifecycle**

Munich/Warsaw, 3 July 2026 – KINGSTONE Real Estate (KINGSTONE RE) has advised on and supported the acquisition of an office high-rise in Gdańsk by the Austrian STRABAG Group, acting as transaction advisor and coordinating the entire due diligence and transaction process. The trophy asset is the largest office building not only in the Tricity metropolitan area (Gdańsk, Gdynia, Sopot), but across all Polish regional cities.

The property, “Olivia Star”, rises to 180 meters, comprises 34 floors and offers approximately 40,000 square meters of premium office space. In addition, the building features extensive conference facilities, five restaurants, three bars and a publicly accessible observation deck (all within the Olivia Star Top concept). The occupancy rate stands at 98 percent. Major tenants include Nordea Bank, PwC and Olivia Star Top.

The seller and the project developer is Tonsa Commercial, an international real estate investor. The purchase price of the property amounts to ca. EUR 150 million, with the transaction structured as a share deal. Following the closing, KINGSTONE RE will provide long-term Asset Management for Olivia Star, supporting STRABAG in delivering its investment strategy and driving long-term value creation.

Philipp Schomberg, Co-Founder of KINGSTONE RE and CEO Poland, commented: “We are very pleased to have successfully closed this landmark transaction. For KINGSTONE RE and our activities in Poland, this represents a major milestone in our further growth strategy. We played a key role on the purchaser’s side, providing transaction advisory services with institutional standards, coordinating the entire investment process and leading the contractual and commercial negotiations on the purchaser’s side. Furthermore, leveraging our strong local network, we introduced Olivia Star to our investor STRABAG as an ideal match for their requirements regarding investment security, premium quality, and a shared long-term vision.”

Paweł Sobolewski, Managing Director Poland and Head of Fund Management at KINGSTONE RE, added: “We are currently observing growing interest from international investors in the Polish real estate market, particularly in the office segment. The yield spread compared to Western European markets still remains a key driver for international capital. Against the backdrop of Poland’s strong economic performance leading the European countries’ GDP forecast ranking, we expect further upward momentum in real estate pricing. Now is the time to invest in the institutional real estate sector in Poland and capture future value upside.”

Commenting on the next steps, Philipp Schomberg said: “KINGSTONE RE will continue to manage the onboarding process and establish institutional asset management structures. We will represent the investor locally as an exclusive operating partner and assume the role of asset manager for Olivia Star.”

The property is located at 472C Grunwaldzka Street in the Oliwa district of Gdańsk. Olivia Star is the landmark tower of the Olivia Centre complex, the largest business hub in Poland and one of the largest in CEE, comprising a total of seven buildings. The transaction solely relates to the Olivia Star tower, while the remaining six assets will remain under the ownership of the seller.

On the seller’s side, Greenberg Traurig and Pinsent Masons (legal transaction advisory) and Tax Advisor Magdalena Zamoyska (transactional tax advisory) acted as advisors. The purchaser was advised by Act Legal (legal and tax), Savills (technical due diligence) and Baker Tilly (financial due diligence).

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About KINGSTONE Real Estate

KINGSTONE Real Estate is an independent, family-run investment manager headquartered in Munich with offices in Poland, UK and the Benelux countries and a focus on real estate investments in these regions. We manage real estate portfolios of around EUR 1 billion in total.

Our strength lies in the structuring and management of customized investment solutions from portfolio management to property development for institutional and private investors – including insurance companies, pension funds, banks, foundations and family offices.

As an entrepreneurial company, we place particular emphasis on quality, transparency and a trusting, long-term partnership with our business partners.

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