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## Verdispar developing a green business center in Zagreb

Verdispar International, the Norwegian-based property investment management company – on behalf of Scandinavian private and institutional investors – is starting the development of Ozonia Business Garden on Savska Street in Zagreb, Croatia. It will be the first green business center in Croatia, distinguished by its high energy efficiency and healthier space for people to work in.

In addition to offices, the Ozonia Business Garden will house the first Accor hotel in Croatia. A hotel management agreement was recently signed between the project company, managed by Verdispar International, and the Accor Group. The hotel and office center are scheduled to open in 2013.

Construction is expected to begin within the next 12 months. The project consists of three towers, of which one will be the hotel and the other two will be office towers. The exclusive leasing agent and a consultant for the hotel operator search is CB Richard Ellis.

The conceptual design of Ozonia Business Garden was developed by architect Ante Anin at the firm of AJF Projekt.

Accor's four-star Novotel hotel will have 148 modern and functional rooms as well as a bar, restaurant, spa and wellness center.

"The project in Zagreb is only a beginning of our investments in Croatia. This partnership is a big step for Accor in Croatia, a country with a huge development potential. The hotel has a great location at the very center of Zagreb and is the first Croatian green office development," says Bruno Couldry, executive director of Accor for Central and East Europe. The Accor hotel group is the biggest in Europe and one of the three biggest in the world, comprising 4,000 hotels in 100 countries.

Verdispar is pleased to become a partner with the Accor hotel group. "I hope this investment is only a beginning of new generation of modern green buildings in the region," says Edin Alisic, Director for Southeast Europe at Verdispar. "Since it will be located at the edge of Zagreb's business district and on an important city road, the project will become a landmark."

### **About Verdispar** ([www.verdispar.com](http://www.verdispar.com))

Verdispar International, part of the Norwegian-based investment firm Verdispar Holding AS, is a leading provider of comprehensive property investment and management services within the real estate sectors of the Baltic countries, Central Europe and Southeastern Europe. Established in 2006 in Oslo, the company has offices in Norway, Stockholm (Sweden), Vilnius (Lithuania), Bratislava (Slovakia) and Zagreb (Croatia). Verdispar's business concept is to create and manage property investments (commercial & residential property development and cash flow-generating property investment projects) for international individual and institutional investors.

The property development portfolio that Verdispar International manages on behalf of Scandinavian individual and institutional investors comprises more than 2 million sq. m (21.5 million sq. ft.) of

commercial and residential real estate in Lithuania and Croatia to be developed within 2-5 years. The current property investment portfolio of developed, cash flow-generating projects for Verdispar's clients comprises more than 130,000 sq. m (1.4 million sq. ft.) of retail, logistics and industrial premises in Lithuania.

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