

Gray International is one of the Polish market leaders for urban regeneration projects, inner city shopping centres and large mixed-use urban schemes. The company offers a full range of services for the commercial real-estate sector, all gathered under one roof – starting from financing and project development, through planning and supervising construction of the building, down to the marketing, public relations and leasing process.

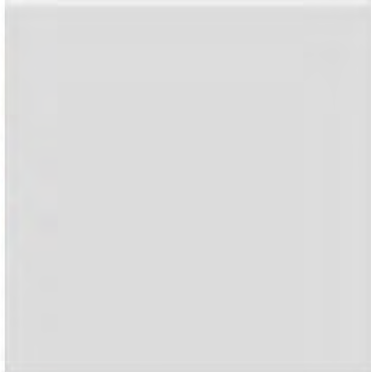
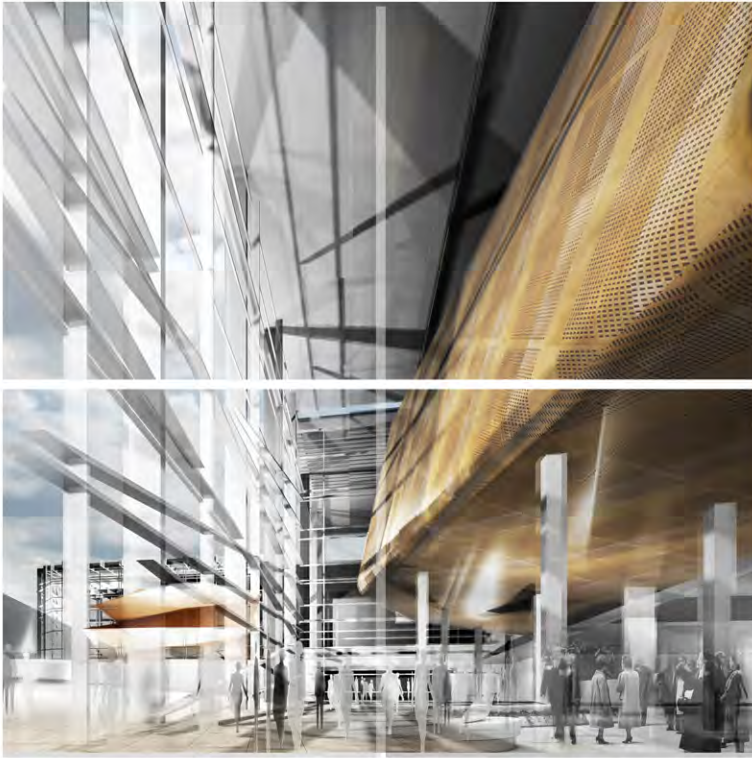
The close interconnection of all areas of expertise within a single company assures that the finished buildings meet the highest standards in terms of their requirements. Established in Paris in 1988, Gray International brought to Poland a track record of over 20 years' experience on the very competitive French real estate market.

Its history in Poland is more recent, but still dynamic: the Warsaw-based company, with regional offices in Gdańsk and Lublin, focuses primarily on retail development and urban strategy for large regeneration projects. In only six years in Poland, Gray International has managed to build up a development pipeline of more than 800 million Euro.

The company's objective is to become the market leader in urban strategy, combining quality with their own design, and to crystallize Gray International's large pipeline into premium value assets, ensuring a high level of integration with the immediate community surrounding the projects.

For fifteen years, Gray International's architects have led the way in sustainable urban planning as an acknowledgement of the responsibility they owe to themselves, their neighbours, and to past, present, and future generations. They are championing the move towards sustainable, retail-led urban regeneration. They perfectly understand and are able to reconcile the needs of investors and users, so as to deliver exciting projects which are successful from the economic, environmental and social perspective.

Each project is a new challenge for Gray International. To build a new program is to act with passion and to decide with reason. Enjoying the confrontation of ideas with the down-to-earth reality, Gray International's team always keeps in mind the strengths of the concept and the difficulties of carrying it out. Experience has shown that nothing extraordinary ever happens where there is no passion involved.



The "Meeting of Cultures" cultural centre is a unique project to be built with the help of EU funds on the basis of an investment from 1974. The following concept has been prepared for an international competition aimed at completing and modernizing an investment which for over 30 years has been known as the "Theatre under Construction". The project provides for a cultural complex that will be the largest in Poland and one of the largest in Europe. It will combine spaces devoted to theatre, music, exhibitions and multimedia. Innovative architectural and urban solutions, thoughtfully combining functionality with symbolism, have produced a cultural centre which will aspire to a regional symbol in the eyes of Europe – a place of live dialogue between different cultures and a magnet for artists and their audiences.

## GRAY INTERNATIONAL

URBAN STRATEGY & FINANCIAL ENGINEERING

### SERVICES OFFERED:

#### URBAN STRATEGY

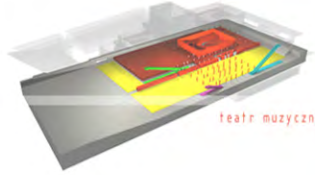
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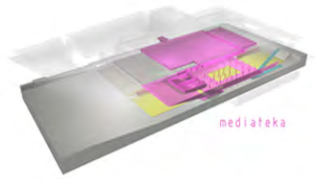
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Centrum Spotkania Kultur



teatr muzyczny

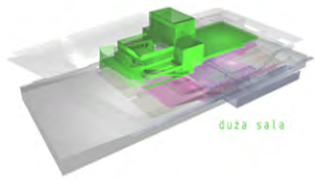


mediateka

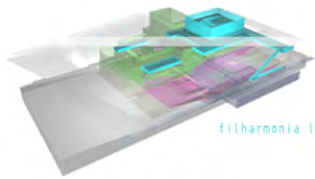


SCALE OF THE SQUARE

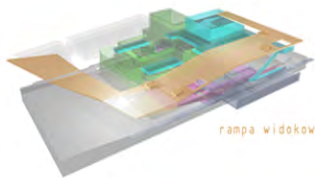
pracownie dekoracji



duza sala

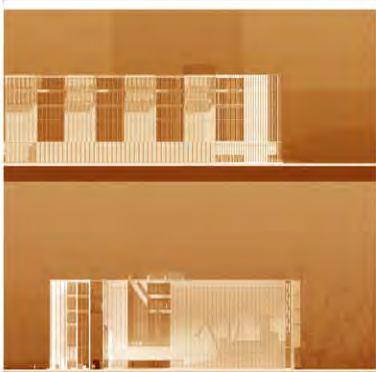


filharmonia lubelska



rampa widokowa





The project won second prize in a highly prestigious international competition.

The most extraordinary element of this project is a wall of litracon, which, during the day, resembles from the outside an ordinary wall of rough grey concrete. In the night, the wall becomes transparent and from the distance it looks as if it were made of a translucent material. Pierced by a million optical fibres, the wall constitutes a very poignant symbol of abolishing and dematerializing the concrete of communism by members of the Solidarity movement.

## GRAY INTERNATIONAL

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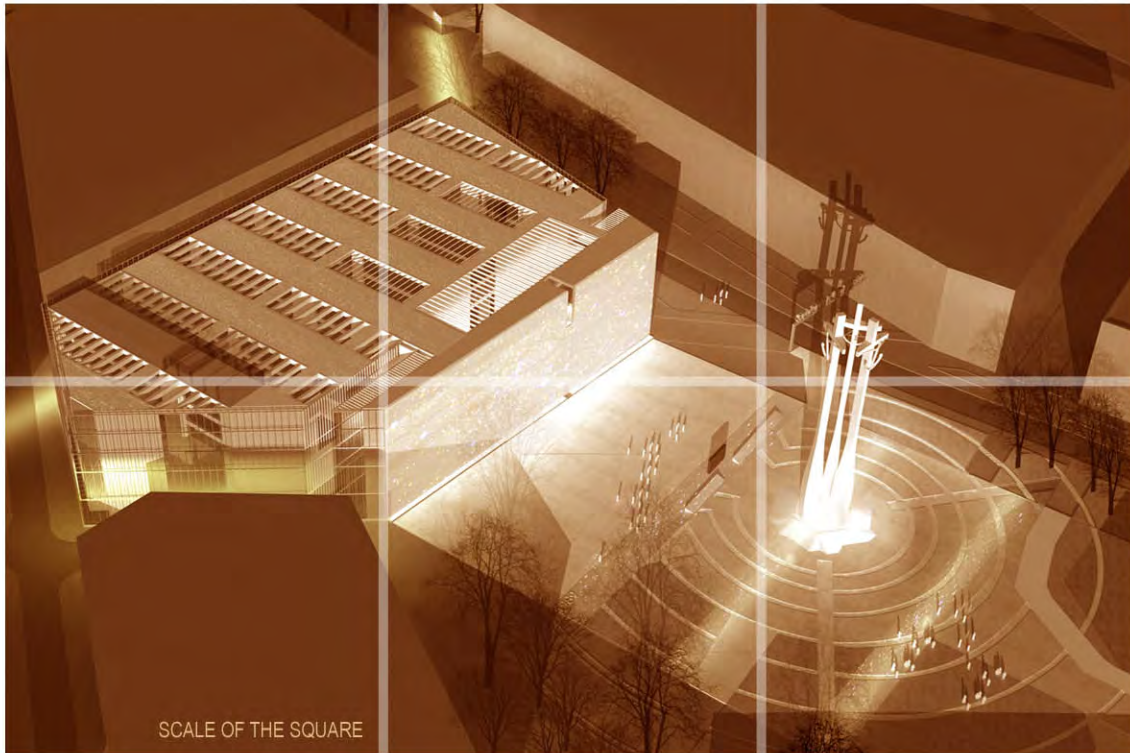
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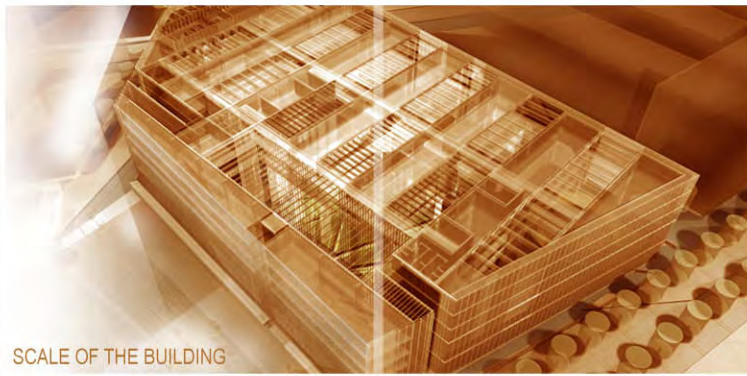
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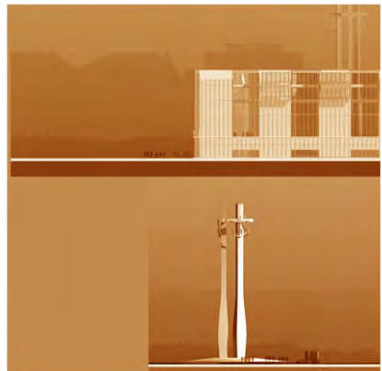
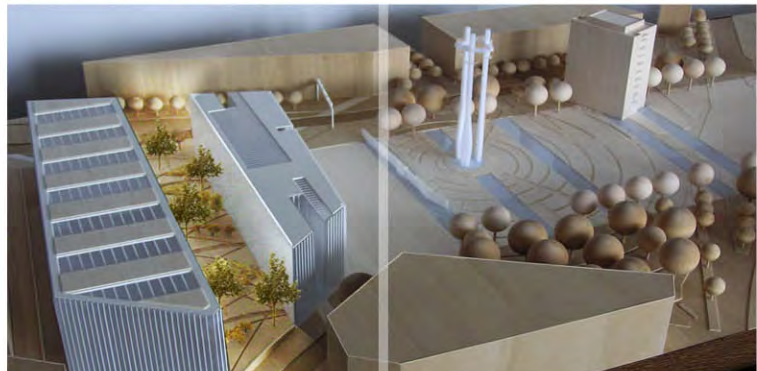
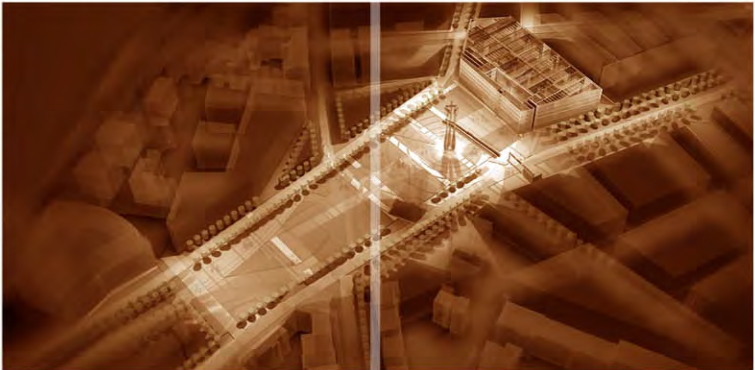
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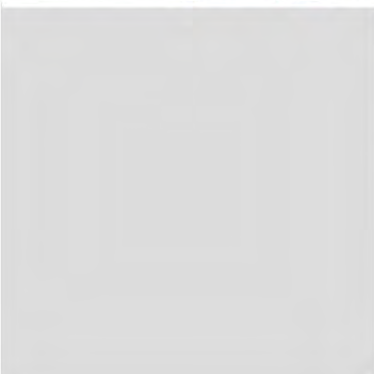


SCALE OF THE BUILDING



# GDAŃSK

# GRANARY ISLAND



The year 2009 will focus on the Granary Island in Gdansk – the first genuine water-front project in Poland. Situated in the very heart of Gdansk, the 50,000 GLA Gallery on Island project is a mixed-use development that reflects the latest trends of urban regeneration. It is also a perfect example of respect for the local spirit combined with a modern approach to retail, leisure, culture and lifestyle. Gray International together with the French architect S. Fiszler are the authors of Master Plans for the whole island, covering an area of 30 hectares.

## GRAY INTERNATIONAL

URBAN STRATEGY & FINANCIAL ENGINEERING

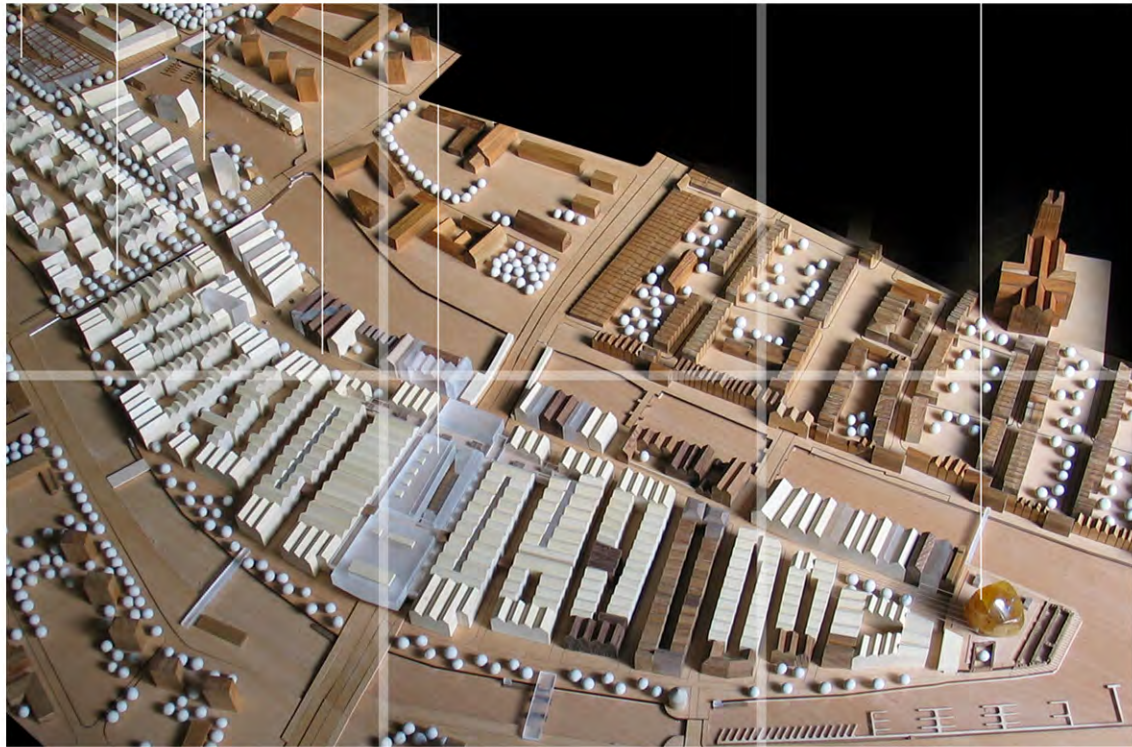
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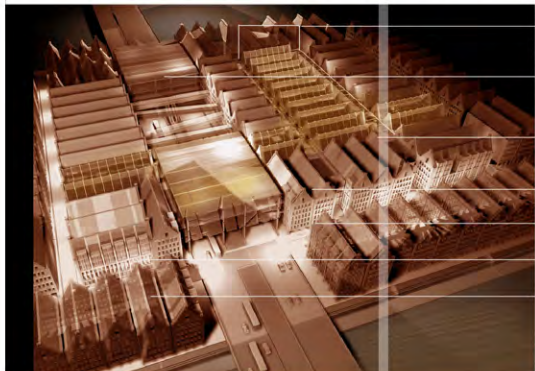
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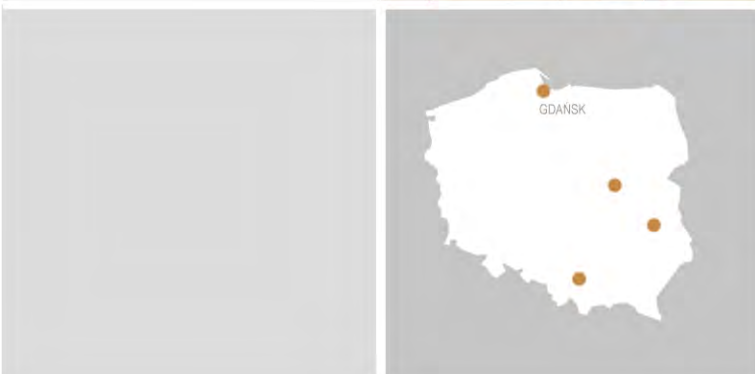
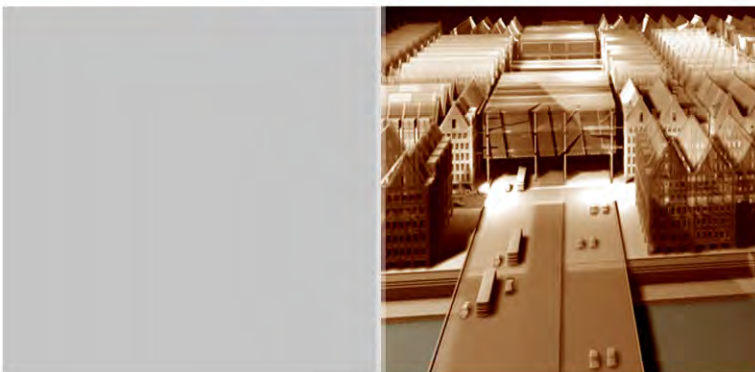
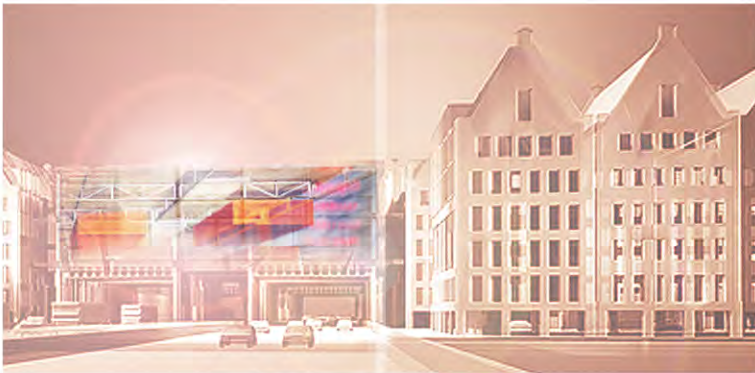


- KIERUNEK SÓPOT, GOŃNIA
- ĆŁOWIANKA
- STARE MIASTO
- KOŚCIÓŁ MARIACKI
- KIERUNEK OBWODNICA
- GALERIA NA WYSPIE
- KIERUNEK WARSZAWA
- KIERUNEK ŁÓDŹ
- BASTIONY



- ZACHOWANIE HISTORYCZNEJ SIATKI ULIC
- PRZECIĘCIE TRASY SZYBSKIEGO RUCHU
- PRZESTRZENNE SOLIŚNIE WYSPI SPICERZOWY
- ŁOŻYŚCIE DROGOWE NAWIĄZUJĄCY DO
- ISTOTNYCH ZAGRODZENI
- PIATA ELEWACJA WIZJONĄ Z WIEŻY
- KOŚCIÓŁA MARIACKIEGO
- WYRÓZNIENIE BASTIONU BRONIA
- W WYPODZIWIENIE ELEMENTU
- KOMPOZYCJA GALERII
- ODWROTCENIE CHARAKTERU
- SPACEROWISKA ULICY CHARAKTERU
- WYOFANIE PRZEZI GALERII W STOSUNKU
- DO MOTYLAWY
- OTWIERCZENIE SPACEROWISKA NAJ
- MOTYLAWY





The 50,000 GLA Gallery on Island is an extraordinary project for a top-rank, inner-city commercial gallery for shopping, services, and entertainment, located on the Granary Island in the very heart of Gdańsk, next to the Old Town – the biggest tourist attraction in the city. The investment site is located off European road E77, a fast route between Warsaw and Tricity and close to a train station what will make it easily accessible. Thanks to its location, Gallery on Island will attract not only people from the city and the region, but also tourists who visit Gdańsk and its Old Town. Program and architecture of Gallery on Island are tailored to the unique investment site. This multifunctional facility, located in the historic old town of a major Polish tourist attraction, will employ only the best materials and solutions, as befits the showcase of a new, revitalized Gdańsk city centre.

## GRAY INTERNATIONAL

URBAN STRATEGY & FINANCIAL ENGINEERING

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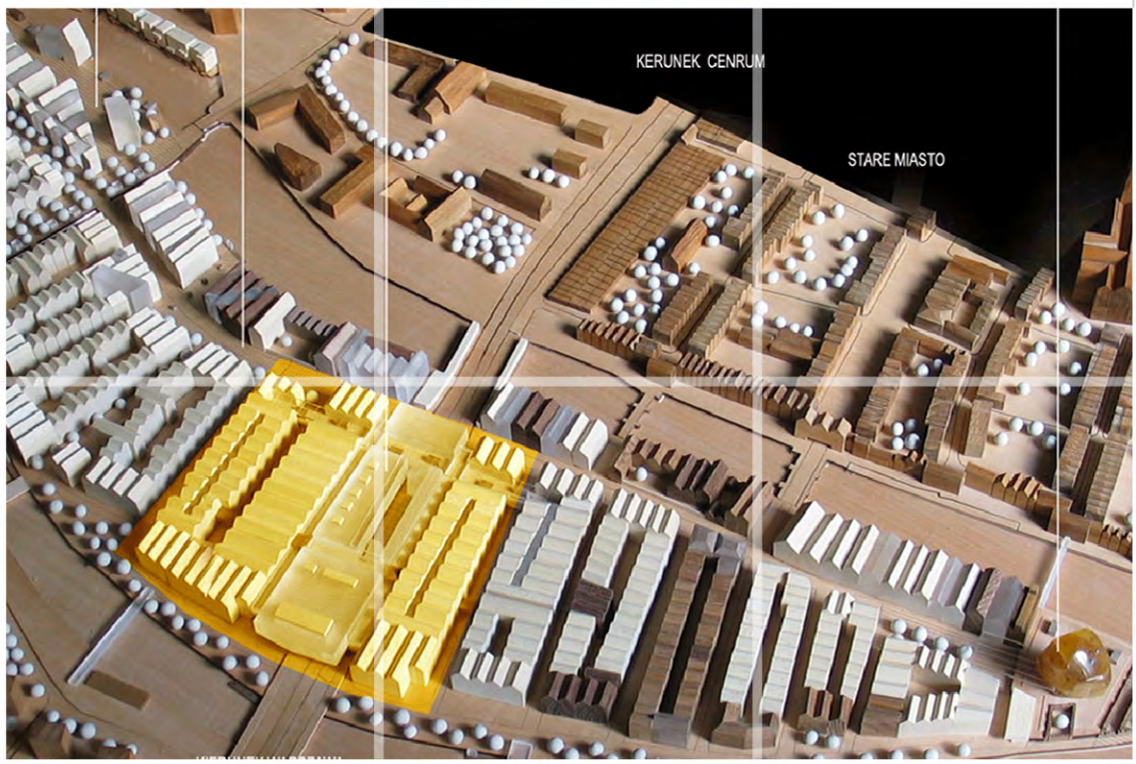
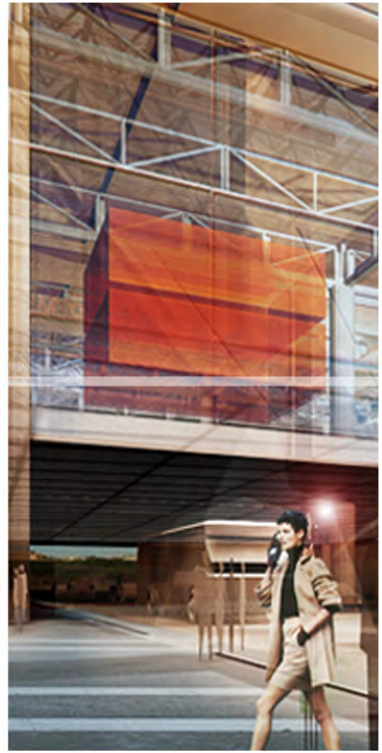
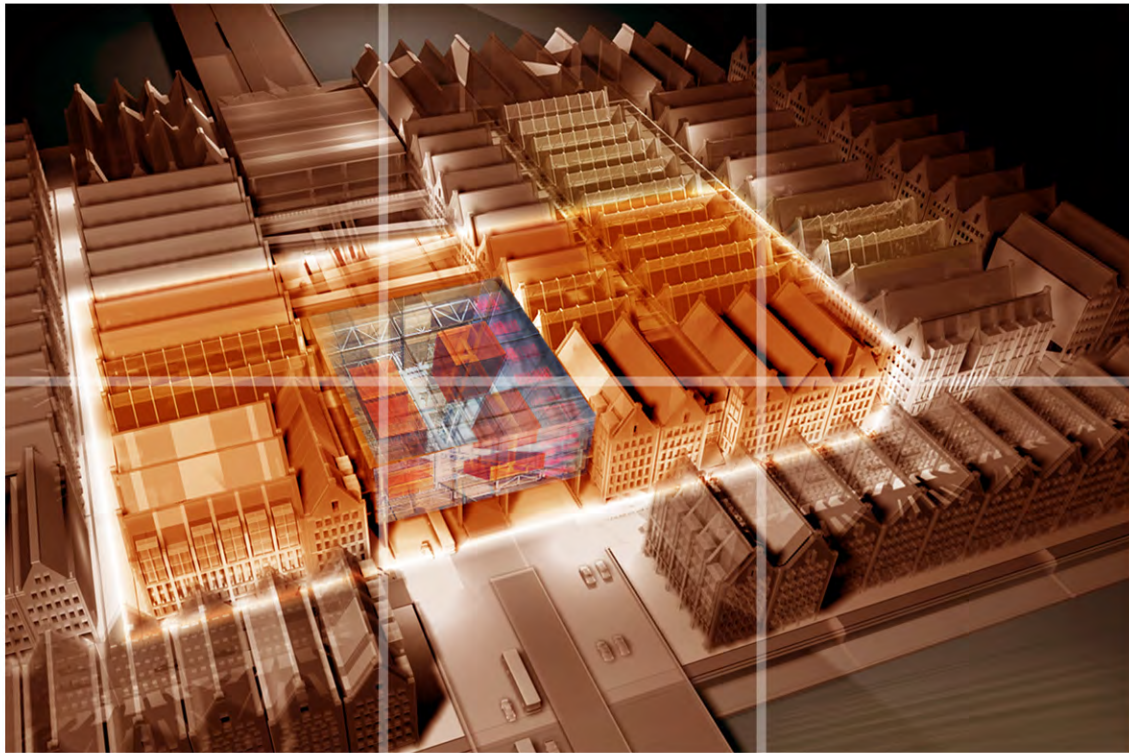
#### URBAN STRATEGY

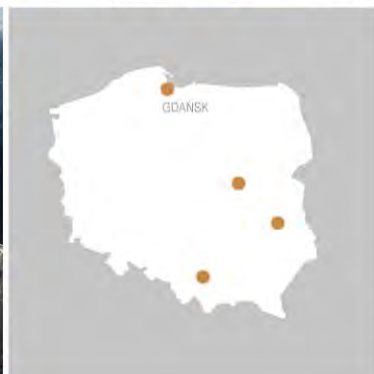
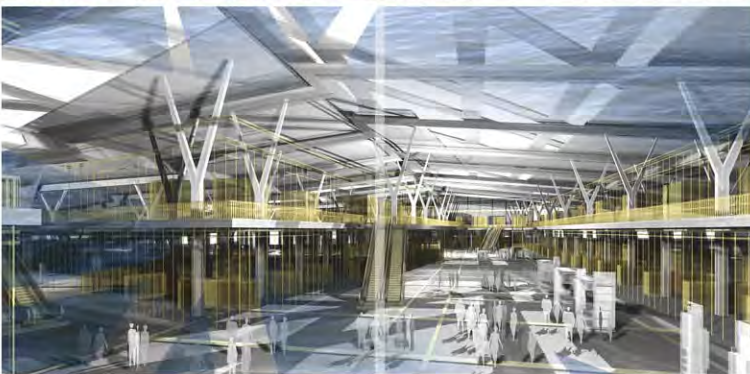
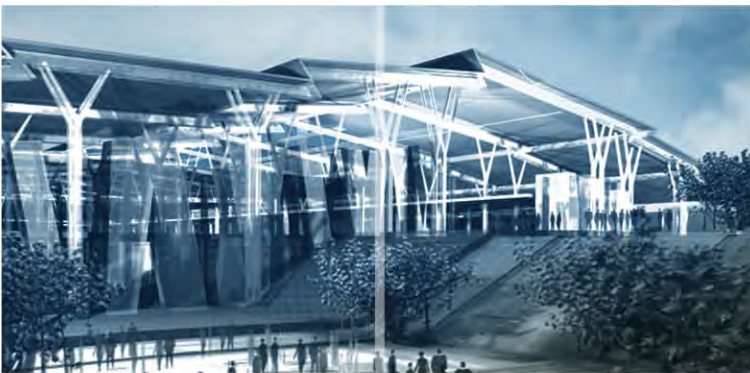
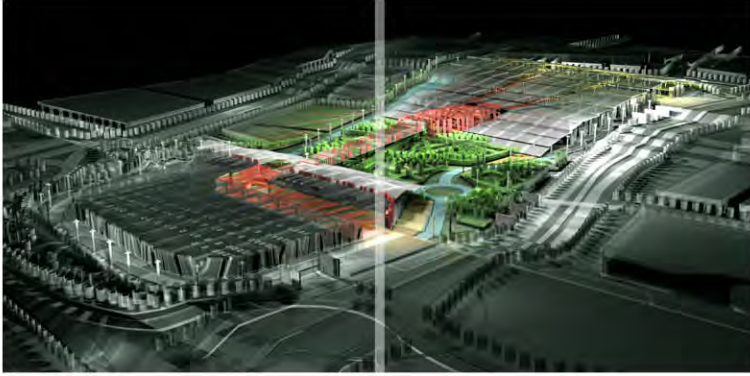
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Neptuncity project is a multifunctional third-generation shopping centre to be built in Gdańsk, in its fastest growing part in terms of residential development, just off the busy E77 road. The unique value of Neptuncity project lies in the synergy between its location and program, as well as a competitive edge over its current and future rivals. The program and architecture of Neptuncity have been designed to meet both present and future needs of local people.

## GRAY INTERNATIONAL

URBAN STRATEGY & FINANCIAL ENGINEERING

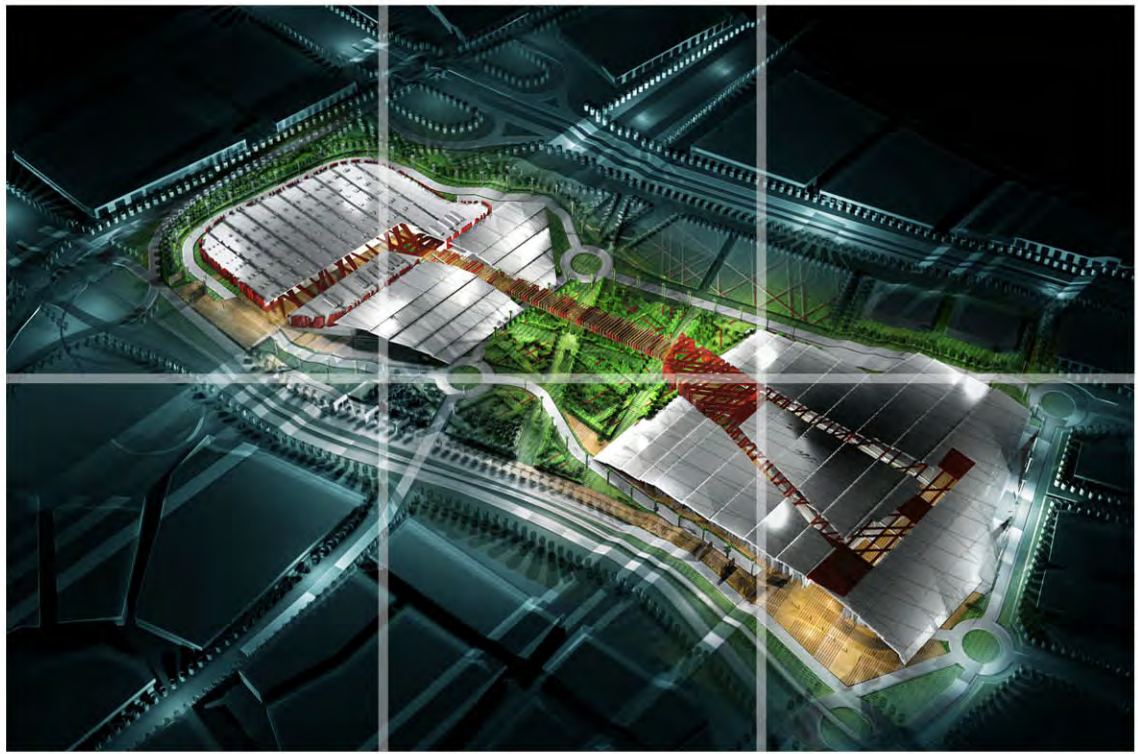
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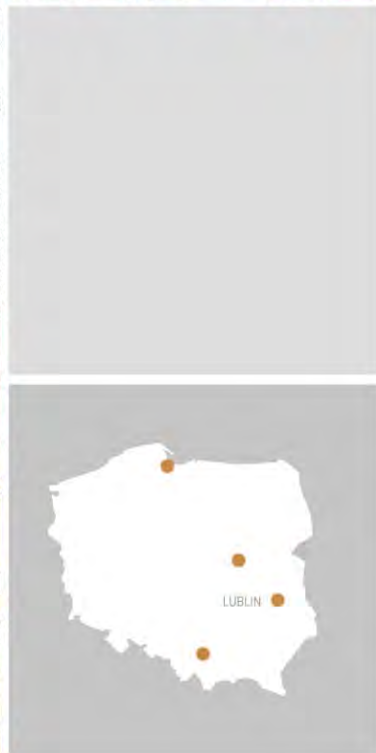
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# LUBLIN

# FELICITY



Designed as the largest regional centre in the eastern part of Poland, Felicity is a genuine urban development project by the developers/planners Gray International. Felicity scheme is aiming to bring life into an entire post-industrial district by setting up 220,000 sq.m. of shopping, leisure, and cultural and economic activities on a site of 20 ha. Felicity centre features a state-of-the-art architectural design and has the potential to form a new, 21st century landmark of the city. Additionally, large public spaces will also be suitable for concerts and special events.

## GRAY INTERNATIONAL

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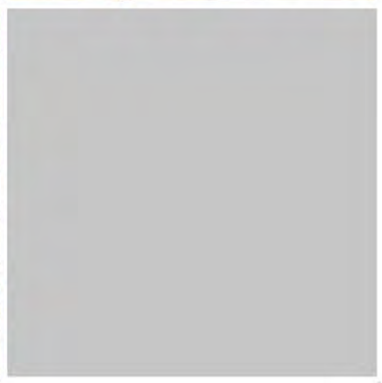
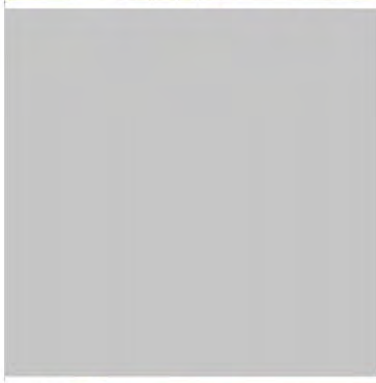
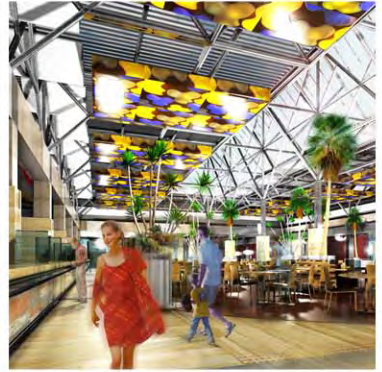
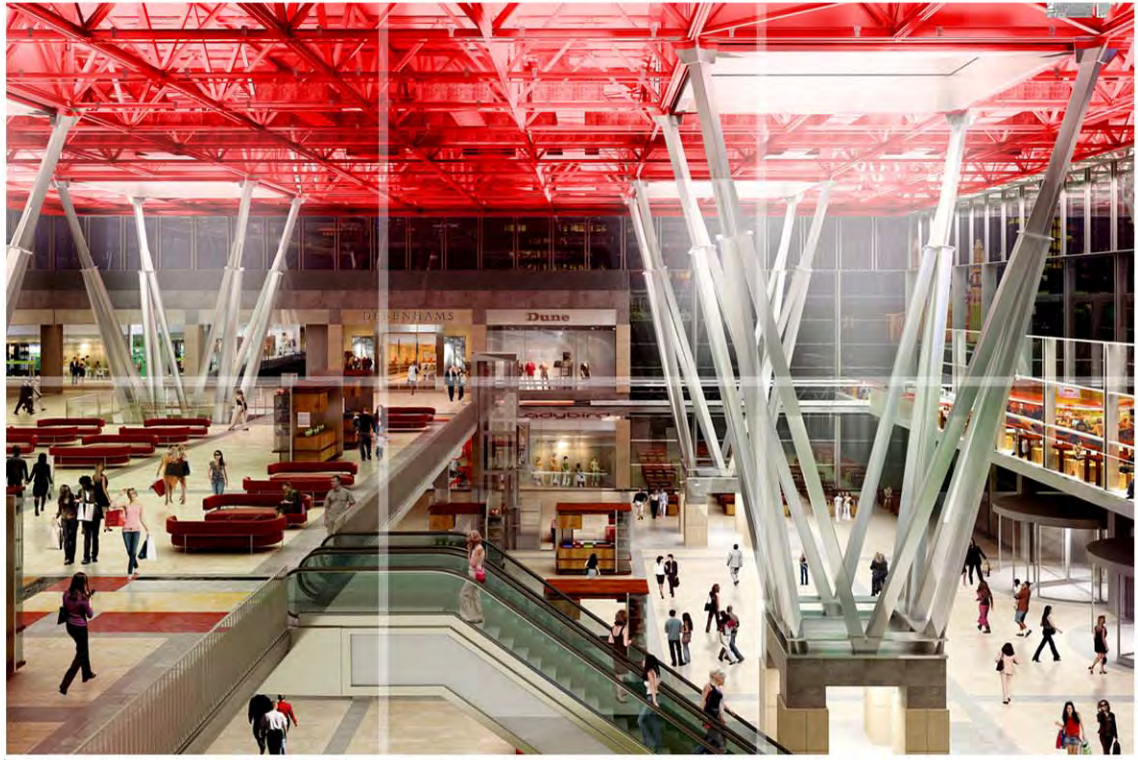
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Only five minutes by car separates Lublin's Old Town from the LPH investment site, covering 31 hectares. The best asset of this location is its proximity to one of the main roads between Lublin city centre and the future Świdnik Airport. The area is now the only location in the entire city where a large project such as a factory outlet, business park or a logistics centre can be constructed.

## GRAY INTERNATIONAL

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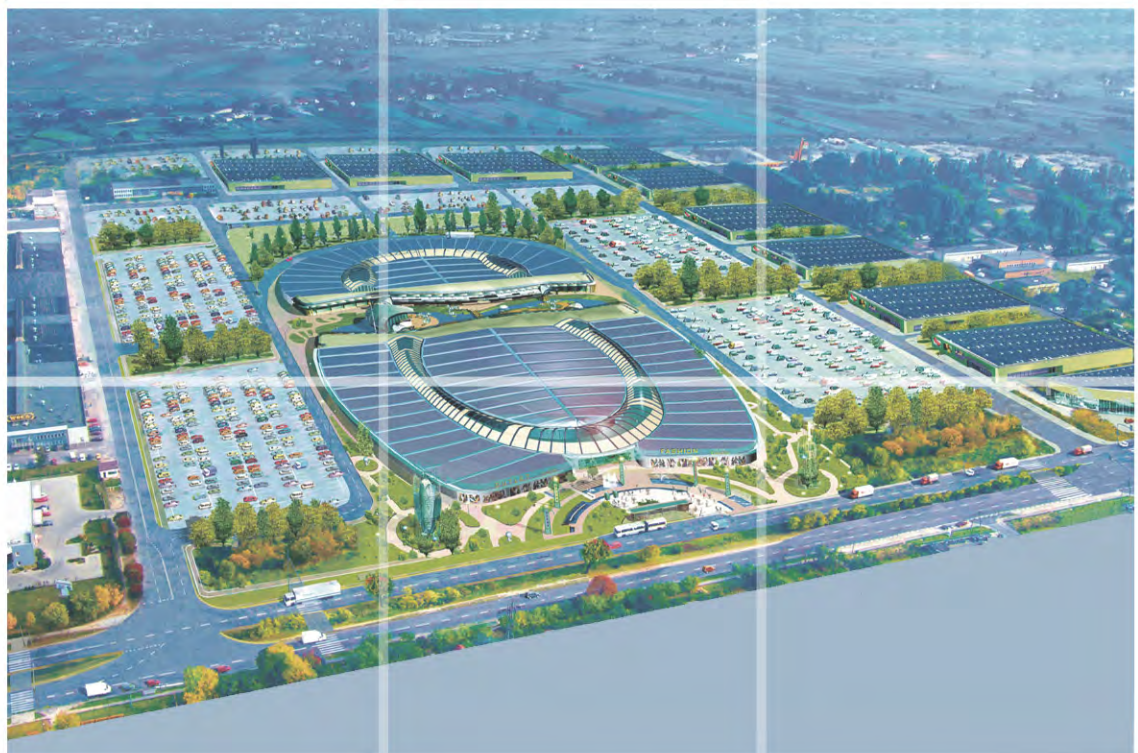
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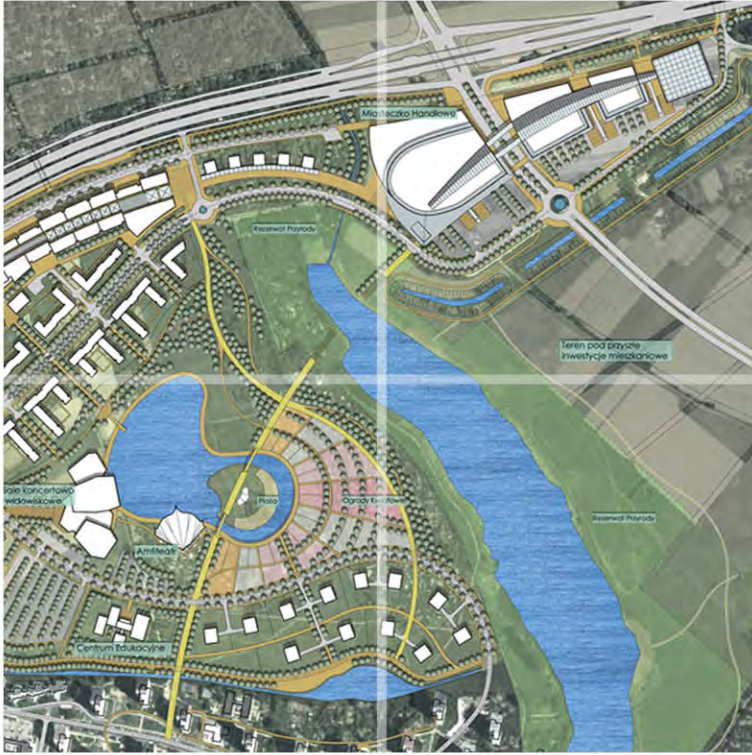
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A very interesting project which combines a multi-functional programme with a very special location in the Polish capital. A vast area of nearly 80 hectares allows the creation of a city within the city – with residential premises, retail, offices and public utility buildings such as a media centre, amphitheatre and an extraordinary project called “The City of Music”.

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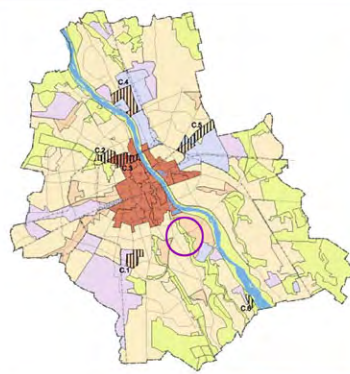
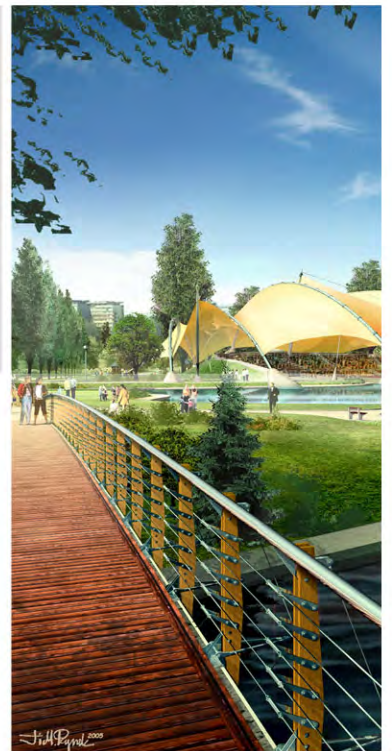
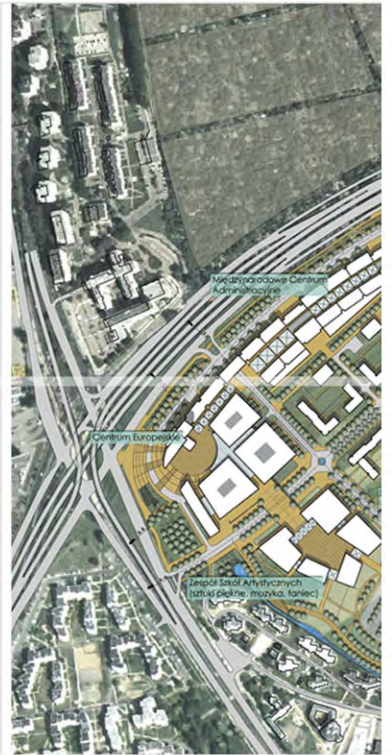
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On the basis of cooperation with town authorities who control strategically located investment sites, we will offer the possibility of participating in a project aimed at turning Krynica into number one tourist attraction on the coast and in the entire region.

Thanks to a comprehensive site development plan, prepared by Gray International in accordance with the expectations of Krynica authorities, future investors may be sure of the direction of development to be pursued in the neighbourhood and the entire town.

Each part of the project may be executed on its own, and its success will add to the synergy with the remaining elements of the project. The use of locations fitting in with the current spatial development has a centre-creating effect, which, being fundamental to the development of the town, has secured full approval of local authorities.

## GRAY INTERNATIONAL

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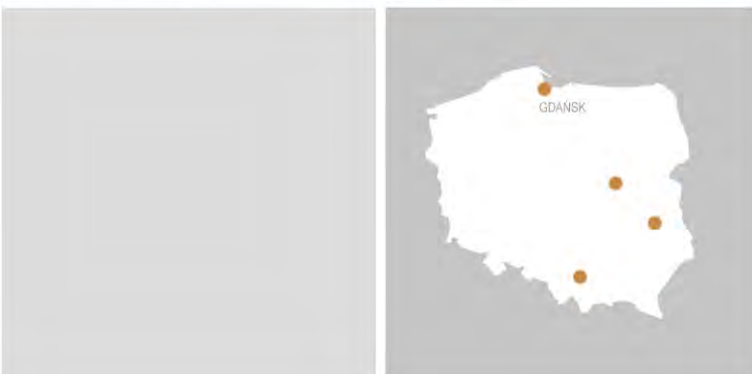
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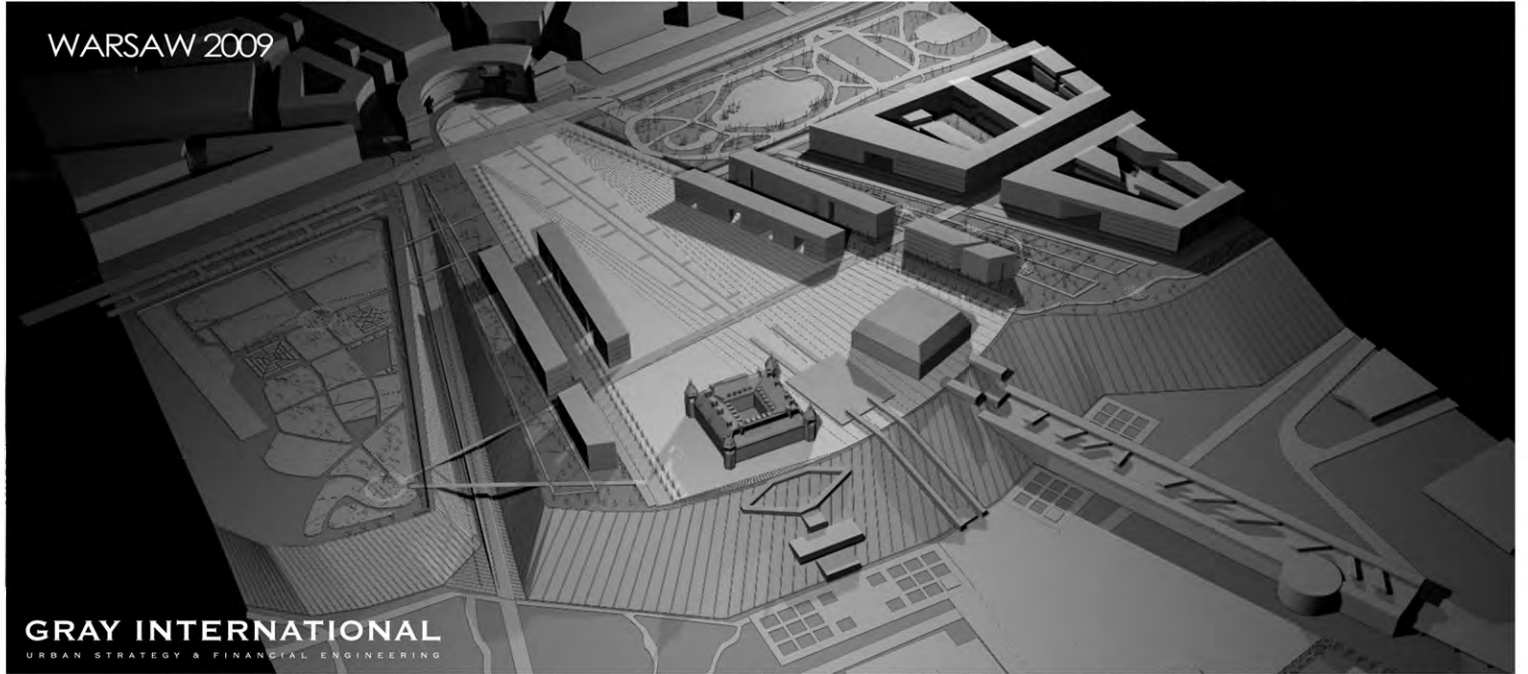


INTERNATIONAL ARCHITECTURAL COMPETITION  
MUSEUM OF THE HISTORY OF POLAND



PLAC DOLNY - MIEJSCE IMPREZ MASOWYCH

WARSAW 2009



**GRAY INTERNATIONAL**  
URBAN STRATEGY & FINANCIAL ENGINEERING



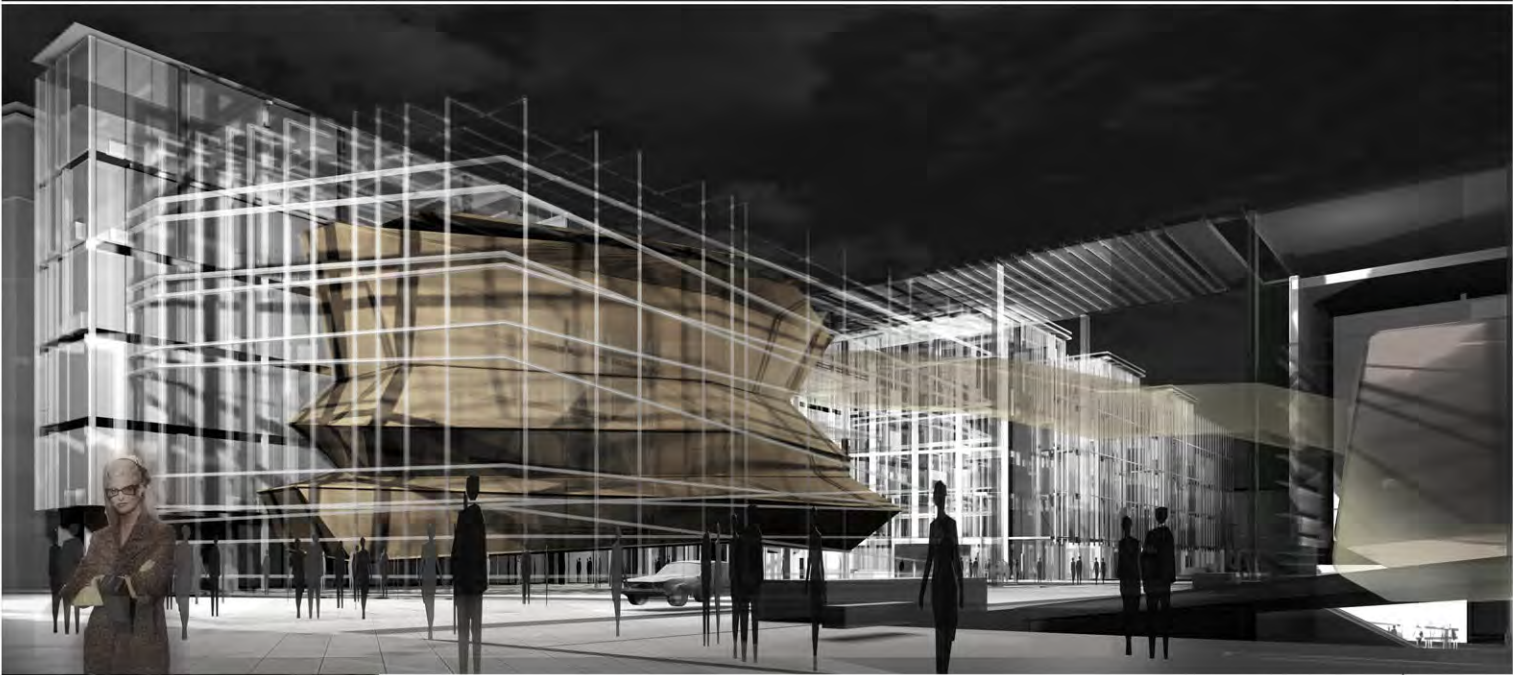
INTERNATIONAL ARCHITECTURAL COMPETITION  
LUBLIN CONFERENCE CENTRE AND  
THE SEAT OF THE MARSHAL'S OFFICE



LUBLIN 2009  
HONORARY MENTION



DEDECO  
STUDIO ARCHITETTURA  
GRAY INTERNATIONAL  
URBAN STRATEGY & FINANCIAL ENGINEERING





INTERNATIONAL ARCHITECTURAL COMPETITION  
EUROPEAN SOLIDARITY CENTER



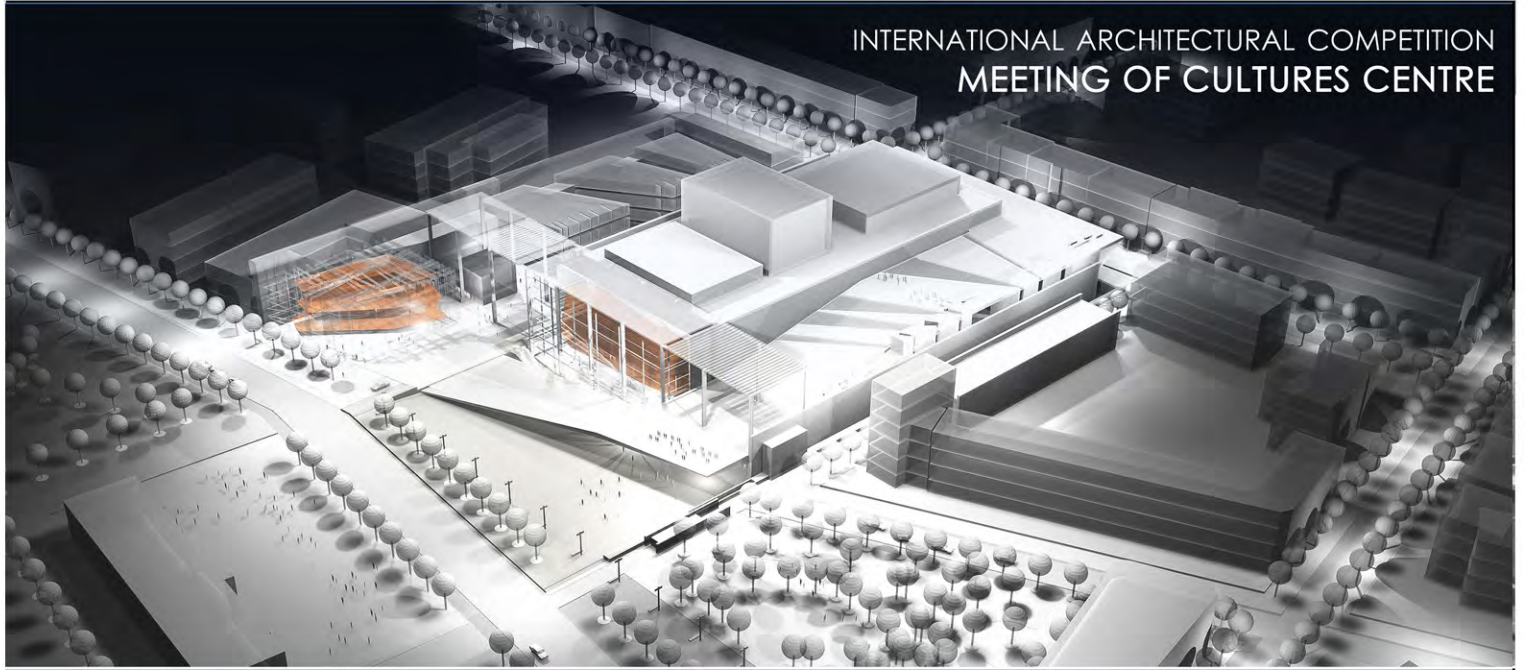
GDAŃSK 2007  
2nd PRIZE

**GRAY INTERNATIONAL**  
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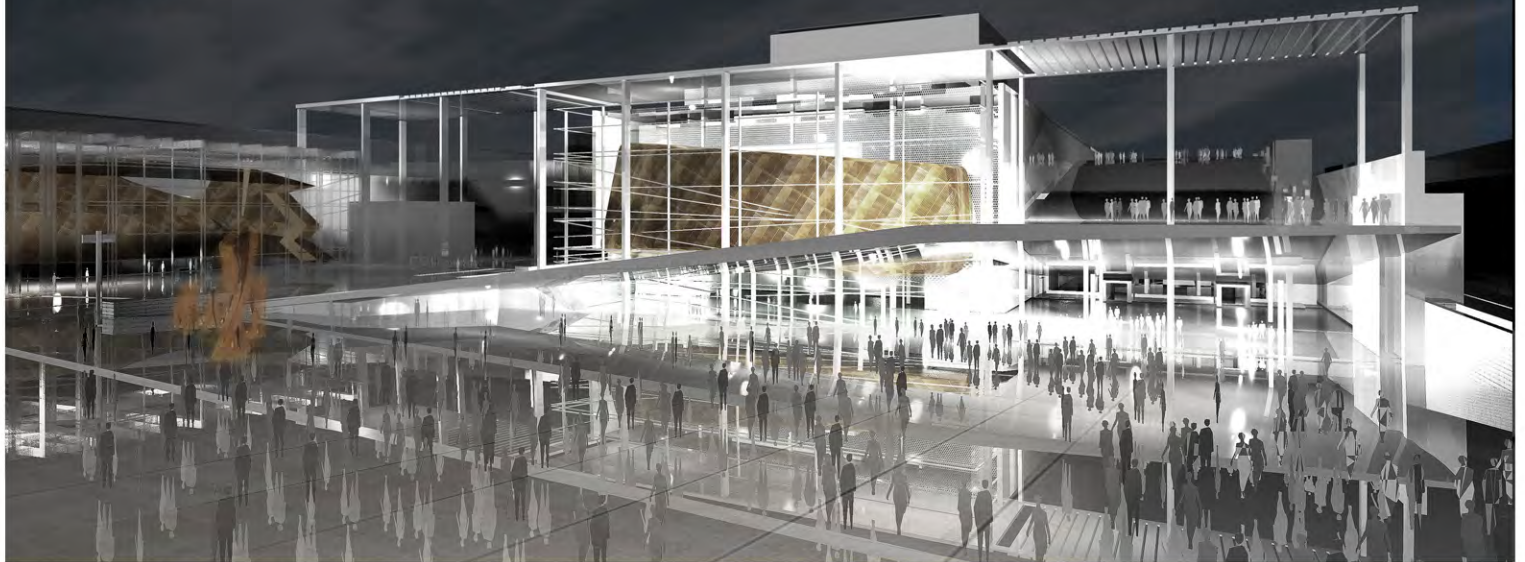
**STELMACH I PARTNERZY**  
BIURO ARCHITEKTONICZNE Sp. z o. o.



INTERNATIONAL ARCHITECTURAL COMPETITION  
MEETING OF CULTURES CENTRE



LUBLIN 2009  
2nd PRIZE



**GRAY INTERNATIONAL**  
URBAN STRATEGY & FINANCIAL ENGINEERING  
**DEDECO**  
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