grupa unibep 75 1950 2025

POLISH CAPITAL, SECURITY, EXPERIENCE

ABOUT THE UNIBEP GROUP

For years, Unibep SA has been working with various investors – the military, other uniformed services, and military academies – who are directly or indirectly responsible for Poland's security. We are a company listed on the Warsaw Stock Exchange, with a majority of shares held by Polish families for whom national security and development are among the highest values.

Unibep SA's Potential

The Unibep Capital Group currently employs around 1,650 people, about 70 percent of whom are engineers, specialists of various kinds, and management personnel. We operate in many sectors of the construction industry, with the key areas being general construction (various types of buildings, including military facilities), infrastructure construction (roads, bridges, crossings, etc.), and modular construction – a technology often used by the U.S. Army.

Unibep SA applies modern technologies that enable efficient execution of construction projects:

- General construction – We have the knowledge, experience, and competencies to construct warehouses, barracks, and other buildings, including specialized facilities that serve all uniformed services.
- Modular construction – Utilizing factory-prepared structural components with a high degree of readiness. Modules are delivered to the construction site as complete units – entire rooms, their parts, or independent functional segments. The main advantages of this technology are rapid project delivery and the ability to build both permanent and temporary facilities, which, due to their quality, can function as permanent buildings. Additionally, the option to relocate facilities allows for flexible adaptation to changing investor needs.
- Earth-shell structures – As part of infrastructure construction, we build animal crossings using this type of structure. Due to the thick layer of soil covering them, such structures can also serve as shelters or warehouses, which we can construct quickly and with high quality.

Experience

We have the knowledge and many years of experience working with uniformed services. Our portfolio includes, among others:

- At the request of the Border Guard, we completed over an 80-kilometer section of the barrier on the Polish-Belarusian border.
- We are currently constructing a 180-kilometer road along the barrier for the Border Guard – designed to accelerate and facilitate patrol movement along the border.
- We are working on the Polish-Ukrainian border crossing in Shehyni.
- We built a warehouse for the 18th Logistics Regiment in Łomża.
- We constructed the NSM Missile Production and Service Center in Zielonka.
- We are building a new military unit in Czarna Białostocka.
- We are carrying out an investment for the DZSW subunit in Tomaszów Mazowiecki.
- We signed an agreement with the Military Property Agency to build three barracks and a mess hall at the Powidz Garrison.
- For the Military University of Technology in Warsaw, we completed the Radio Scientific and Teaching Center, and are currently building the Innovation and Cybersecurity Center. We have also signed a contract to build a third project – an educational building for training candidates for professional military service.

Unibep SA meets all the requirements imposed on contractors for such projects:

- We apply high standards on all projects, confirmed by certificates, and continuously improve processes to minimize environmental impact during construction.
- We comply with ethical standards, fire regulations, occupational health and safety, and environmental protection rules.

Unibep SA – A Reliable Partner

Unibep SA is a joint-stock company with majority Polish capital, listed on the Warsaw Stock Exchange since 2008. It is one of the largest general contractors in Poland, with a history dating back to 1950.

We are a trustworthy and dependable business partner with 75 years of experience on the market. We have the knowledge and expertise to manage various construction projects and the human resources to undertake ambitious military and uniformed service projects.

We invite you to collaborate with us.

3
COMPANIES

form the Unibep Capital Group

1,644
EMPLOYEES

work in the Unibep Group (as of Q2 2025)

200
CONSTRUCTION

projects completed in the last 10 years

75
YEARS

on the market

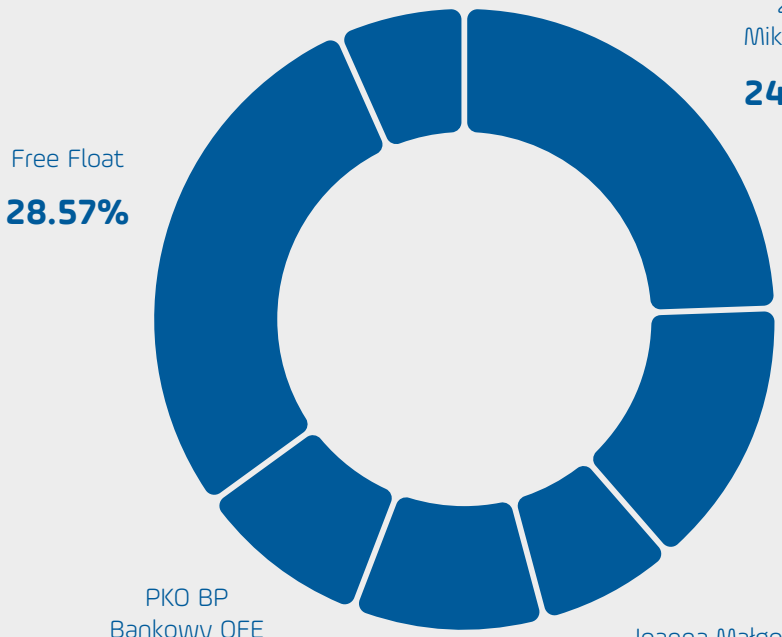
COOPERATION

Membership in organizations and associations provides the Unibep Group with a forum for exchanging ideas and an opportunity to strengthen the company's market position. Through cooperation with the organizations listed below, we build value for both the community and our stakeholders.

- Polish Association of Construction Employers
- Polish Construction Cluster
- Association of the Polish Export Construction Cluster
- Federation of Polish Entrepreneurs
- Economic Chamber of Energy and Environmental Protection
- Nuclear Energy Association PZPB-Atom
- Polish-Ukrainian Chamber of Commerce

SHAREHOLDING STRUCTURE

Unibep SA is a company with majority Polish capital, listed on the Warsaw Stock Exchange since 2008.



CERTIFICATES

The high quality of management at Unibep SA, based on international standards and best practices, is one of the company's key hallmarks. This has been confirmed by numerous awards and management system certificates.

Unibep SA continues to rise in both industry and national rankings. The company regularly receives awards and distinctions, as well as references directly from our clients. In its pursuit of continuous internal improvement and market position strengthening, Unibep SA manages the quality of the investment construction process in accordance with the international **ISO 9001** standard, placing client and legal requirements at the forefront for all managerial and operational personnel.

In the construction industry, beyond the trust between investor and contractor, ensuring safety during work processes is critical. Without it, customer satisfaction cannot be achieved, nor can a lasting competitive advantage be built. For this reason, Unibep SA also manages occupational health, safety, and the protection of employees and other parties involved in the investment construction process according to **ISO 45001**.

Unibep SA is committed to minimizing its environmental impact, which is reflected in its **ISO 14001** certification (Environmental Management System).

The implementation of the Quality, OHS, and Environmental Management System using a process-based approach was a strategic decision made by Unibep SA's leadership to enhance management effectiveness and increase customer satisfaction by consistently and systematically meeting their expectations.

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Unibep SA

Unihouse SA

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THE POTENTIAL OF THE UNIBEP GROUP

The Unibep Group has significant potential stemming from its established market position and diversified operations.

Unibep is active in many construction segments, including **general, road, energy, and industrial construction,** both in Poland and abroad. The Group is also expanding in **modular and prefabricated construction**, as well as in **real estate development**.

Feliks Nowowiejski Academy of Music in Bydgoszcz
31,522 m^2 total area; 168,013 m^3 volume; 24.7 m building height

Primary School No. 3 in Pruszków
50 modules; 3 floors; approx. 2,600 m^2 usable area

UHT milk processing plant (Mlekovita) in Wysokie Mazowieckie
12,607 m^2 area; 206,579 m^3 volume; 18.74 m building height

Biomass boiler house in Orzysz
2,529 m2 area; 14,276 m^3 volume; 538 m^2 biomass storage area

Design and construction of S61 expressway
Section: Szczuczyn – Ełk South Interchange

NSM (Naval Strike Missile) Anti-Ship Missile Service Center with external infrastructure in Zielonka

Investor: **Military Electronic Works SA (Wojskowe Zakłady Elektroniczne SA)**

Construction of a technical-office building and three warehouse buildings with accompanying infrastructure.

Najważniejsze dane:

BUILDING B
- Building area: 1,405.31 m^2
- Net area: 1,187.35 m^2
- Volume: 8,999.53 m^3

BUILDING C
- Building area: 101.93 m^2
- Net area: 84.02 m^2
- Volume: 514.75 m^3

BUILDING D
- Building area: 93.82 m^2
- Net area: 77.69 m^2
- Volume: 473.79 m^3

BUILDING E
- Building area: 249.00 m^2
- Net area: 223.03 m^2
- Volume: 1,518.90 m^3

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Radio Science and Technology Center of the Military University of Technology in Warsaw

Investor: **Military University of Technology (Wojskowa Akademia Techniczna)**

The construction of the Radio Science and Education Center lasted 2 years and 5 months. The result is a modernist, **three-story building with nearly 3,000 m² of usable floor area**, located near the Institute of Communication Systems of the Military University of Technology. A distinctive feature of the building is its **15-degree inclined glass façade**, designed on the southern side.

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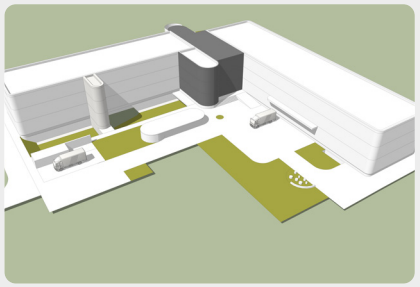
Innovation and Cybersecurity Center of the Military University of Technology in Warsaw



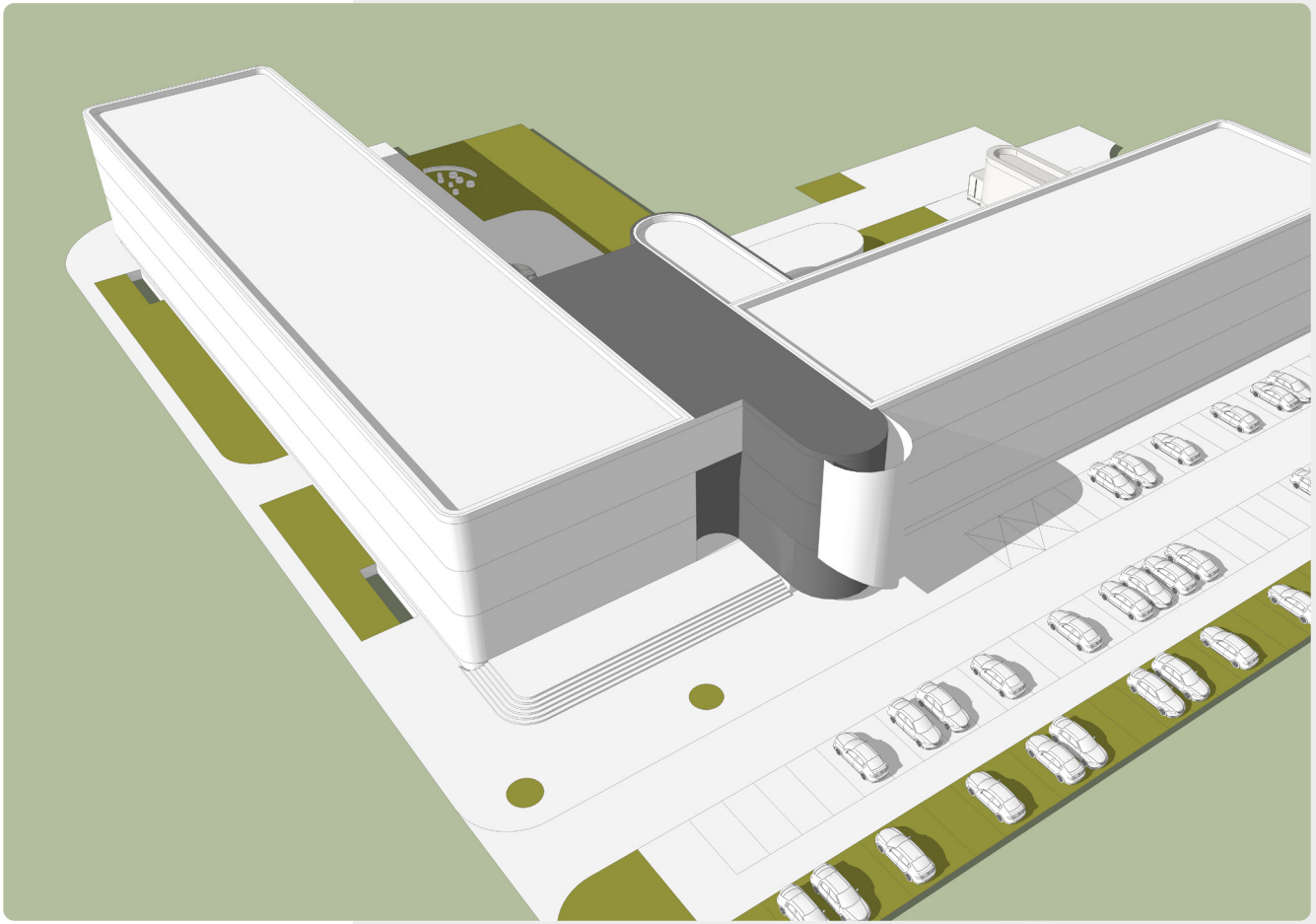
Investor: **Military University of Technology (Wojskowa Akademia Techniczna)**
UNDER CONSTRUCTION

The Innovation and Cybersecurity Center will consist of two four-story sections connected by a glass link. **The usable area of the building will be nearly 9,500 m².**

Section A will house the Cybersecurity Expert Training Center of the Ministry of National Defense.

Section B will be occupied by the Cybernetics Department of the Military University of Technology.

The building will be characterized by a modern architectural form combined with high functionality of the interior spaces.



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Reconstruction of the international road border checkpoint "Shehyni" on the Ukrainian-Polish border (Lviv Oblast)

Investor: **State Customs Service of Ukraine**
Under construction

Stage One:
- Development of the executive design.

Stage Two:
Construction of a new section of the border crossing on the exit side from Ukraine, including:
- Construction of new buildings and inspection pavilions,
- Construction of a new roof over control zones,
- Construction of new external utility networks,
- Construction of new infrastructure, roads, and parking lots.

Stage Three:
Modernization of the existing border crossing, including:
- Renovation of existing buildings and the roof over the control zones,
- Construction of new inspection pavilions,
- Construction of new external utility networks,
- Construction of new infrastructure, roads, and parking lots.

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Feliks Nowowiejski Academy of Music in Bydgoszcz

fot. Adam Kujawski

fot. Adam Kujawski

Inwestor: **Ministry of Culture and National Heritage**

UNDER CONSTRUCTION

The new seat of the Academy of Music will become the main building of the university in Bydgoszcz, where all functions related to academic activity will be centralized. The building will include four concert halls, three auxiliary halls, classrooms, a restaurant, and a student dormitory. The entire facility is being built on a 3-hectare site. Importantly, the building has been designed to passive building standards, with a strong emphasis on the use of renewable energy sources and maximum energy efficiency.

fot. Adam Kujawski

Key data:

- 24.7 m in height
- 23,314.40 m^2 usable area
- 31,521.87 m^2 total area
- 168,012.93 m^3 volume
- 7 above-ground floors
- 2 underground floors
- 125 parking spaces

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Galeria Północna in Warsaw

Investor: **Globe Trade Centre**

Galeria Północna is a modern fourth-generation shopping center located in Warsaw. Its rooftop garden makes it a true green lung of the Białołęka district.

Key data:

- 49,206 m^2 land area
- 202,000 m^2 total floor area
- 66,208 m^2 leasable area
- 837,500 m^3 volume
- Over 240 service premises
- 4 above-ground floors
- 2 underground floors
- 1,959 parking spaces
- 160 bicycle parking spaces

Awards and certificates:

- LEED Certificate (Leadership in Energy & Environmental Design).
- Construction of the Year 2017 (First-degree award) in the PZITB competition.

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Design and construction of the S61 expressway

Section: Szczuczyn – Ełk South Interchange

Investor: **General Directorate for National Roads and Motorways, Olsztyn Branch**

The S61 expressway is part of the international E67 route connecting Central Europe with Scandinavia. The objective of this investment project was to create the "Via Baltica" transportation corridor serving international traffic in the Poland–Lithuania–Latvia–Finland direction.

Key data:

- Construction of a dual carriageway expressway section approx. 23 km long.
- Construction of two road interchanges.
- Construction of pedestrian and bicycle infrastructure.
- Construction of emergency turnarounds on the expressway.
- Construction of a drainage system for the road and engineering structures.
- Construction of culverts, including those integrated with passages for small animals or amphibians.

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Construction of the road interchange in Porosły

Intersection of Gen. F. Kleeberga Street (National Road No. 8) with Voivodeship Road No. 676 (John Paul II Avenue)

Investor: **City of Białystok**

The implementation of the project ensured the connection of Generals' Route, Independence Route, and the expressway toward Warsaw, completing Białystok's inner ring road. The Porosły road interchange is a key element of the region's road network not only for Białystok but also for the entire Podlaskie Voivodeship. The redeveloped sections of National Road No. 8 and Voivodeship Road No. 676 constitute the only transportation link between the Podlaskie region and central and southwestern Poland.

Key data:

- Comprehensive construction of bridge structures M3 and M4 with retaining walls.

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MODULAR CONSTRUCTION

Fast, sustainable, smart.

Unihouse SA is a pioneer in Poland's market for manufacturing modern modular buildings using timber-frame technology. The structures produced by the company are extremely versatile and perfectly suited for diverse types of investment projects.

Capacity:

- **Production of 2,000 modules annually (approx. 45,000 m² of finished residential space), which equals: 18 barracks buildings for approx. 170 people, or 45 nurseries, or 30 kindergartens, or 800 apartments of approx. 55 m² each.**

Modular construction capabilities:

- Comprehensive single- and multi-story residential buildings,
- Independent hospitals and clinics,
- Isolation wards and medical points,
- Conference and briefing rooms,
- Canteens and kitchens,
- Public utility buildings,
- Military and tourist complexes.

Buildings can be easily expanded by adding more modules. They can also take any architectural form.

- **Modules are assembled and finished "turnkey" at the factory, equipped with lighting, bathroom and kitchen furniture, including household appliances.**

7.2 hectares

total area of the factory

19,000 square meters

of production space

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MAIN BENEFITS OF MODULAR TECHNOLOGY

SPEED
At least 50% shorter construction time.

ENERGY EFFICIENCY
Lower operating costs of modular buildings.

HIGH DEGREE OF PREFABRICATION
We deliver fully finished turnkey modules.

EFFICIENT TRANSPORT AND ASSEMBLY
Assembling the full structure of the building takes just a few days.

FIRE RESISTANCE
Confirmed by fire classification issued by ITB up to REI120.

MOBILITY OF MODULES
Facilities can be easily relocated and delivered to new sites without structural changes.

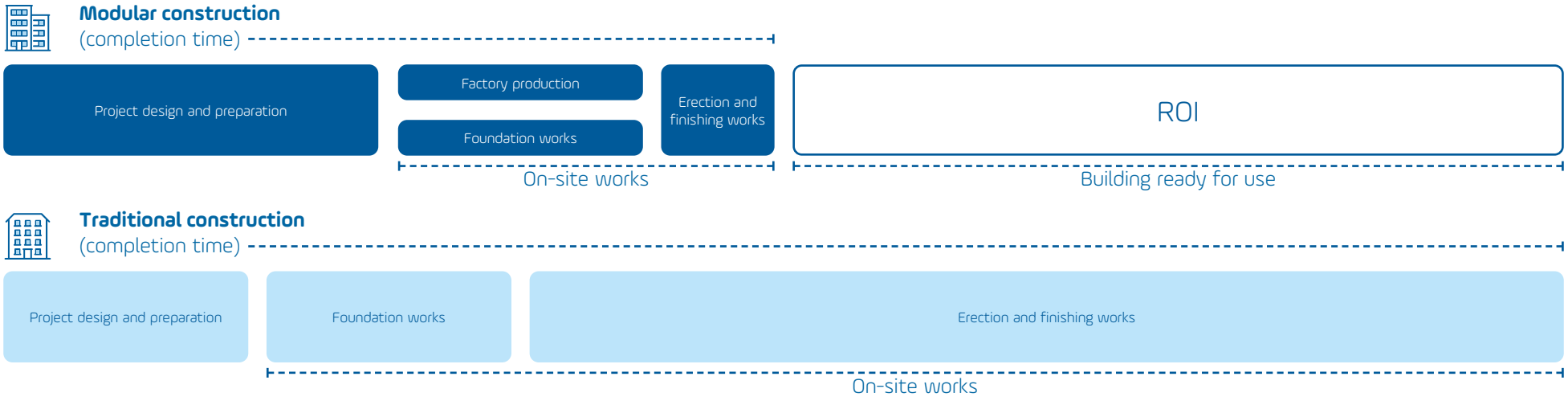
FLEXIBLE EXPANSION
The modular system allows for gradual or immediate extension with new segments.

ACOUSTICS
Double inter-module partitions filled with mineral wool ensure high acoustic comfort, confirmed by testing.

THERMAL INSULATION
Thermal transmittance coefficients exceed WT2021 requirements.

RELIABILITY
Consistent production and independence from weather conditions.

TIMELINE – TECHNOLOGY COMPARISON



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Primary School No. 3 in Pruszków

Investor: **Municipality of Pruszków**

The new school building was built using 50 modules, with assembly completed in just 5 days. As a result, the school's usable area increased by about 2,600 m, allowing the creation of additional classrooms, an expanded common area, a larger teachers' lounge, a library, and a canteen with kitchen facilities. This expansion not only meets current educational needs but also creates a friendly and inspiring environment for students and teachers. The project, combining rapid implementation with high-quality finishes, serves as a model of efficiency and innovation in educational construction.

Key data:

- 1 building
- 50 modules
- 3 floors
- approx. 2,600 m² usable area

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HeimdalsPorten Residential Complex in Trondheim, Norway

Investor: **Rostendal AS**

The HeimdalsPorten investment represents a unique combination of modernity, ecology, and functionality. It includes four innovative modular wooden residential buildings, offering fully finished, move-in-ready living spaces.

The entire complex comprises two buildings with 7 above-ground floors and two more with 8 floors. In total, HeimdalsPorten offers 200 apartments, catering to the diverse needs of future residents.

Key data:

- 4 buildings
- 200 apartments
- 455 modules
- 11,935 m^2 usable residential area

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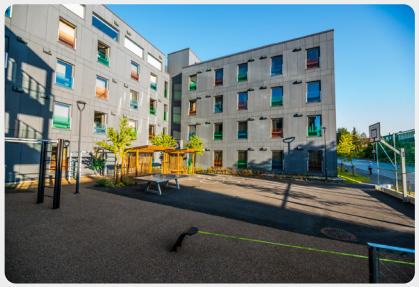
Sample Modular Building



Example: **"Nardobakken Modular Dormitory, Trondheim, Norway"** Completed by Unihouse SA.

Key data:

- 1 building
- 176 modules
- 256 dormitory rooms
- 5,275 m^2 net area

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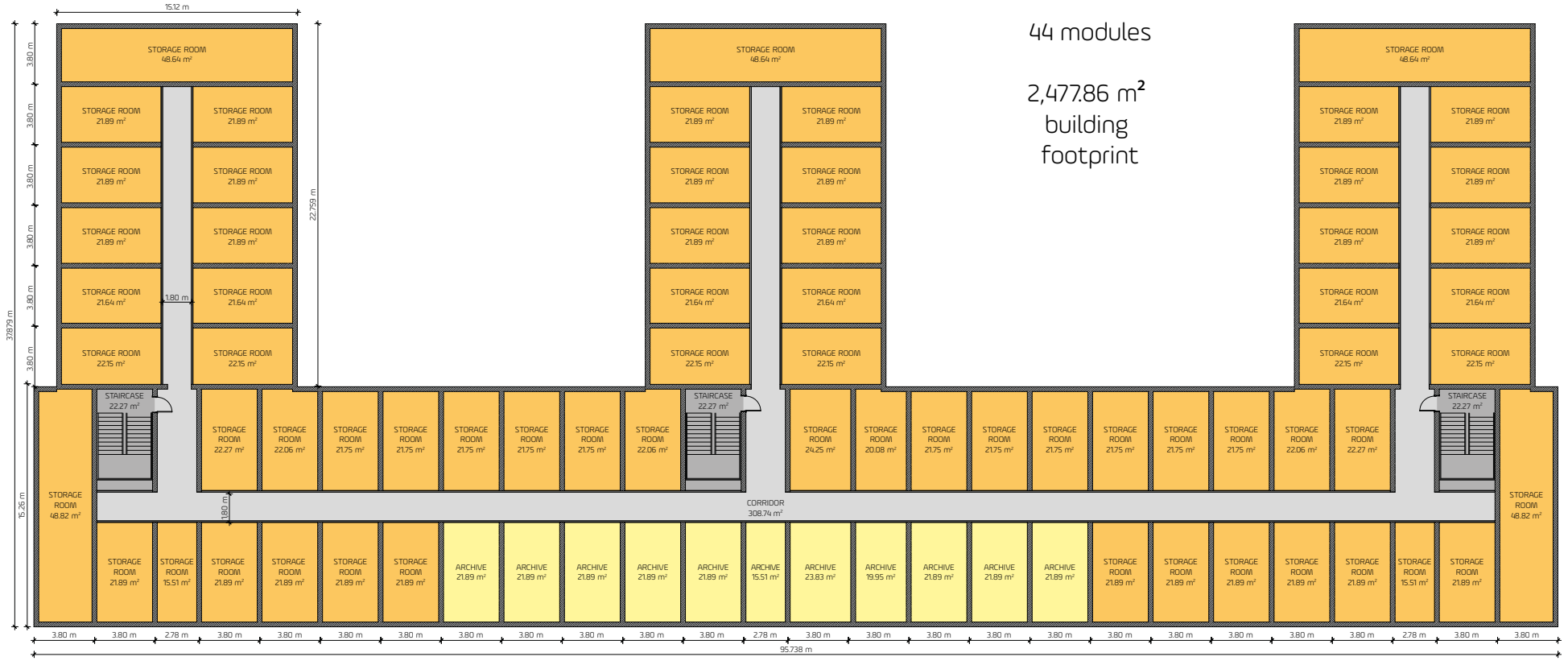
SAMPLE MODULAR BUILDING
LEVEL -1



Corridor
Staircase
Archive
Storage room
Armory
Duty officer's room
Duty officer's quarters
Soldier's quarters – 1-person (professional service)
Soldier's quarters – 2-person (professional service)
Soldier's quarters – 3-person (conscripts)
Soldier's quarters – 4-person (conscripts)
Laundry/drying room
Women's restroom
Men's restroom
Washroom
Office space
Training room
Memorial room

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SAMPLE MODULAR BUILDING
LEVEL 0

Corridor
Staircase
Archive
Storage room
Armory
Duty officer's room
Duty officer's quarters
Soldier's quarters – 1-person (professional service)
Soldier's quarters – 2-person (professional service)
Soldier's quarters – 3-person (conscripts)
Soldier's quarters – 4-person (conscripts)
Laundry/drying room
Women's restroom
Men's restroom
Washroom
Office space
Training room
Memorial room

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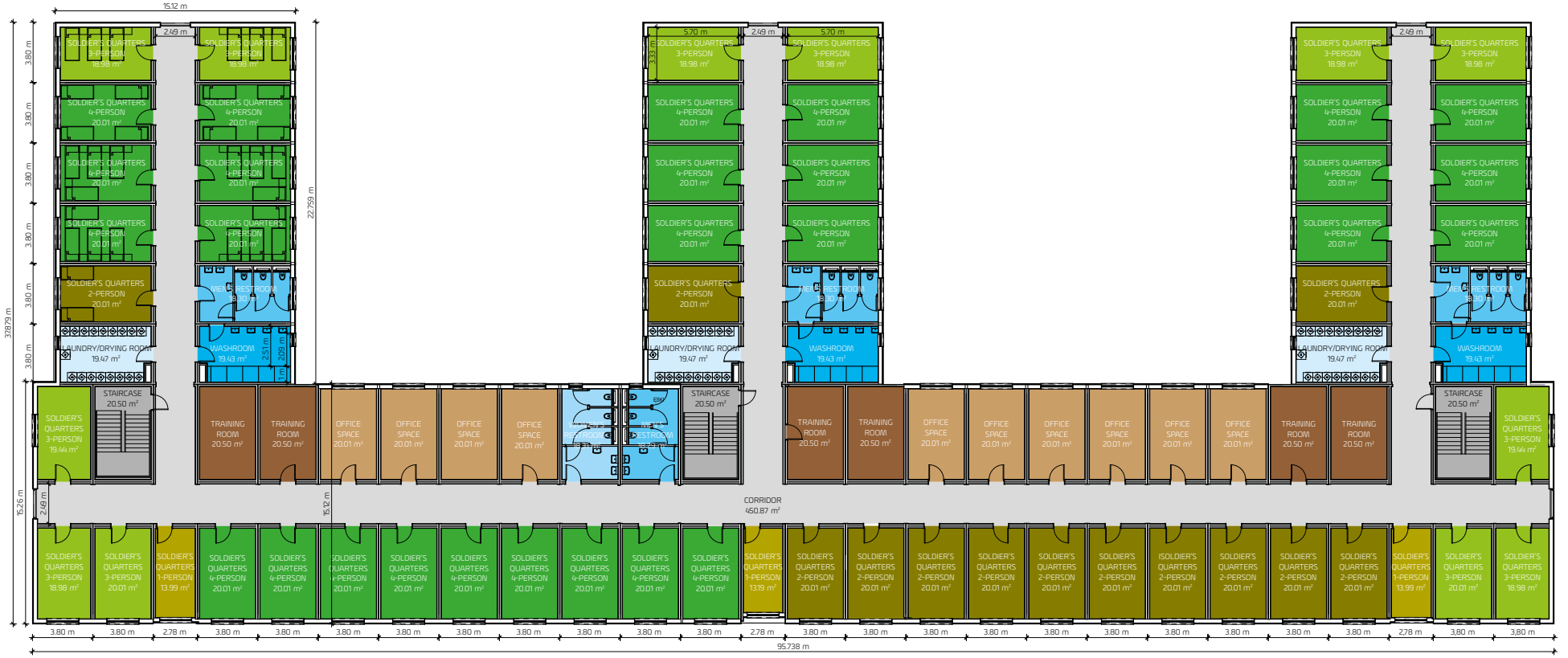
SAMPLE MODULAR BUILDING
LEVEL +1 / +2 / +3



- Corridor
- Staircase
- Archive
- Storage room
- Armory
- Duty officer's room
- Duty officer's quarters
- Soldier's quarters – 1-person (professional service)
- Soldier's quarters – 2-person (professional service)
- Soldier's quarters – 3-person (conscripts)
- Soldier's quarters – 4-person (conscripts)
- Laundry/drying room
- Women's restroom
- Men's restroom
- Washroom
- Office space
- Training room
- Memorial room

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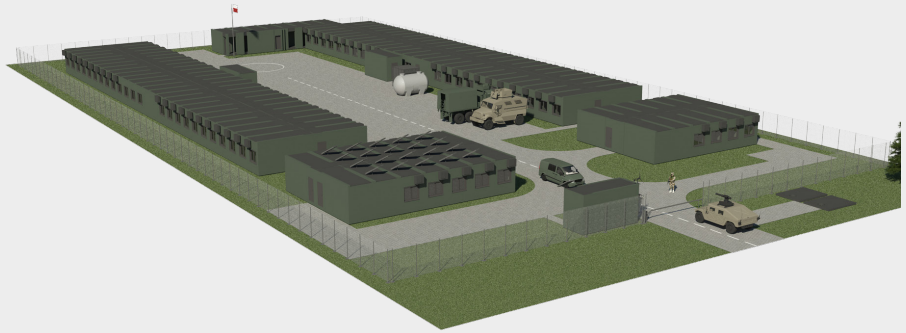
Sample Modular Military Complex



A modern barracks infrastructure designed for functionality, mobility, and soldier comfort. The facility is adapted for long-term accommodation, with the possibility of rapid relocation or expansion. The complex meets strict military requirements for safety, ergonomics, and the organization of daily life.

The complex includes:

- Accommodation units for **200 soldiers and officers**.
- Food storage, kitchen, and dining hall.
- Guardhouses, armories, infirmary, and isolation rooms.
- Water and sewage tanks, water treatment station, well.
- Fuel tank, power generator.
- Parking and maneuvering area.

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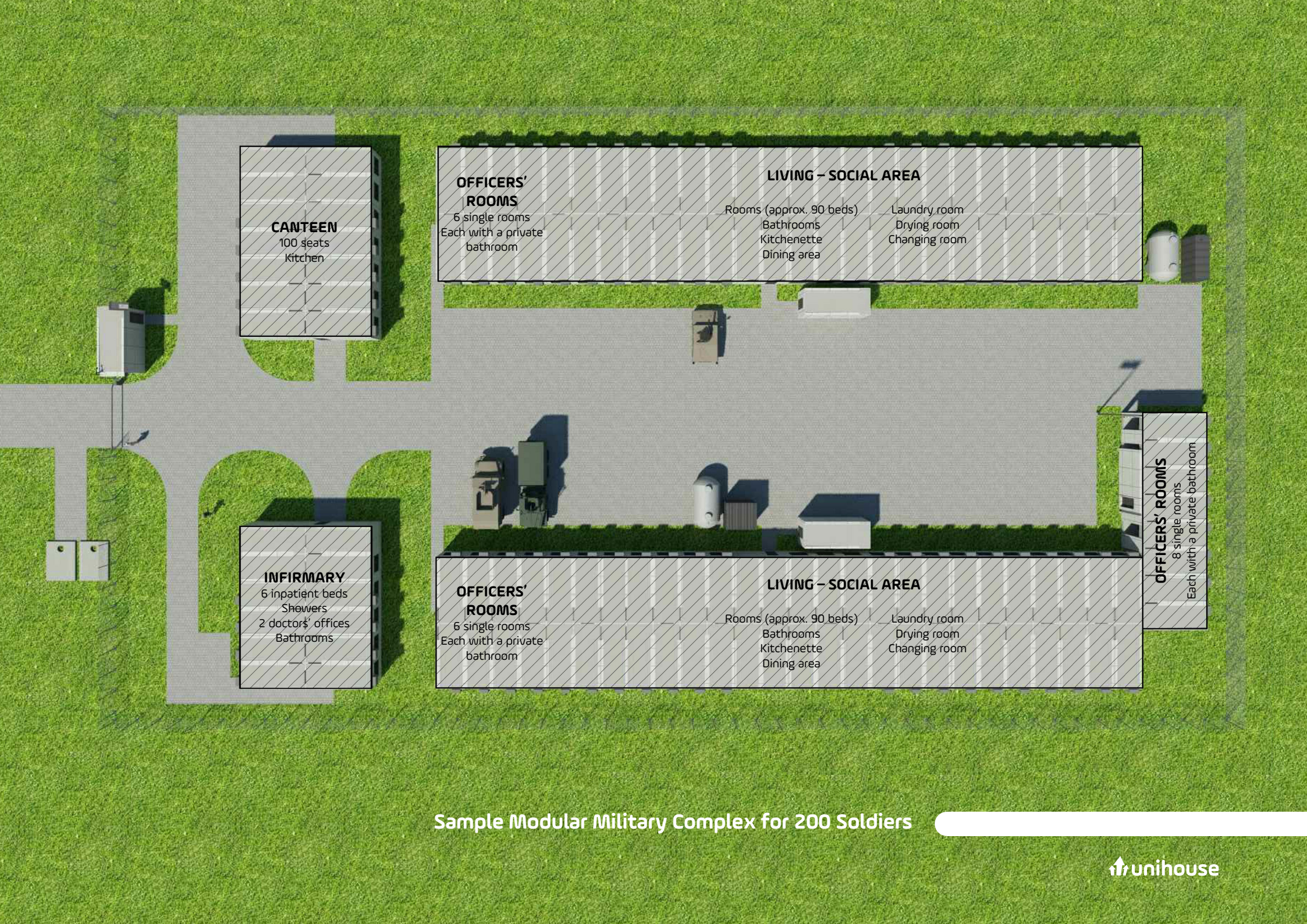

Sample Modular Military Complex for 200 Soldiers

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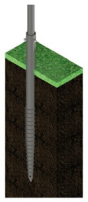
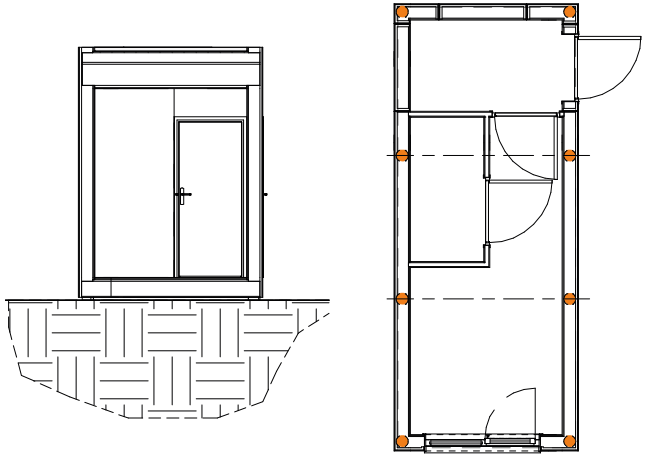
INDEPENDENT FOUNDATION

Weight: 1 module – 44.1 kN = 4,500 kg

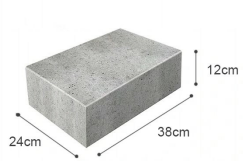
Variety of foundation options: ground screws, concrete blocks, or any other suitable method.

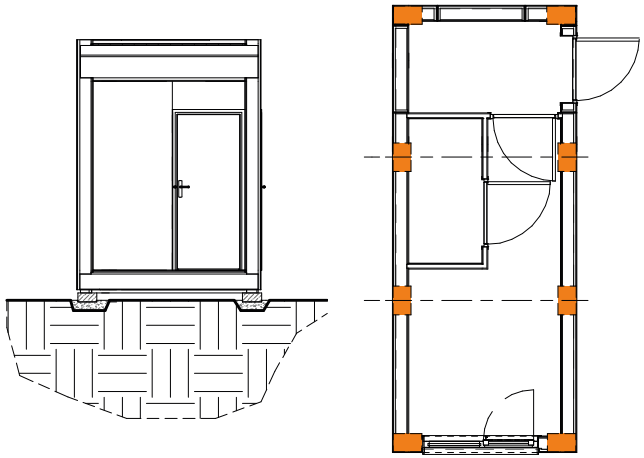
Ground screws





Concrete blocks

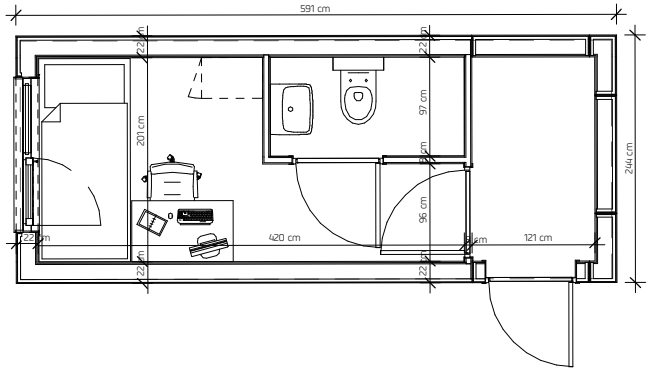


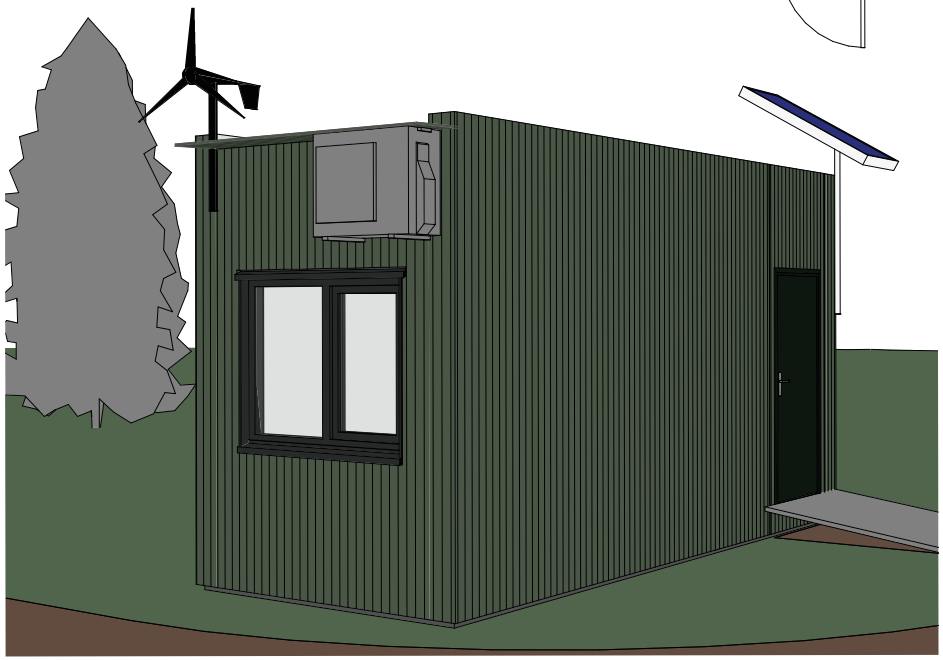


BASIC MODULE

Dimensions: width 244 cm / length 591 cm / height 335 cm

1. Partition heat transfer coefficients compliant with WT 2020: walls U = 0.20 W/m²K; roof U = 0.16 W/m²K; floor U = 0.15 W/m²K
2. NRO (non-fire-spreading)
3. REI 30–60 min
4. Weight: 4,500 kg





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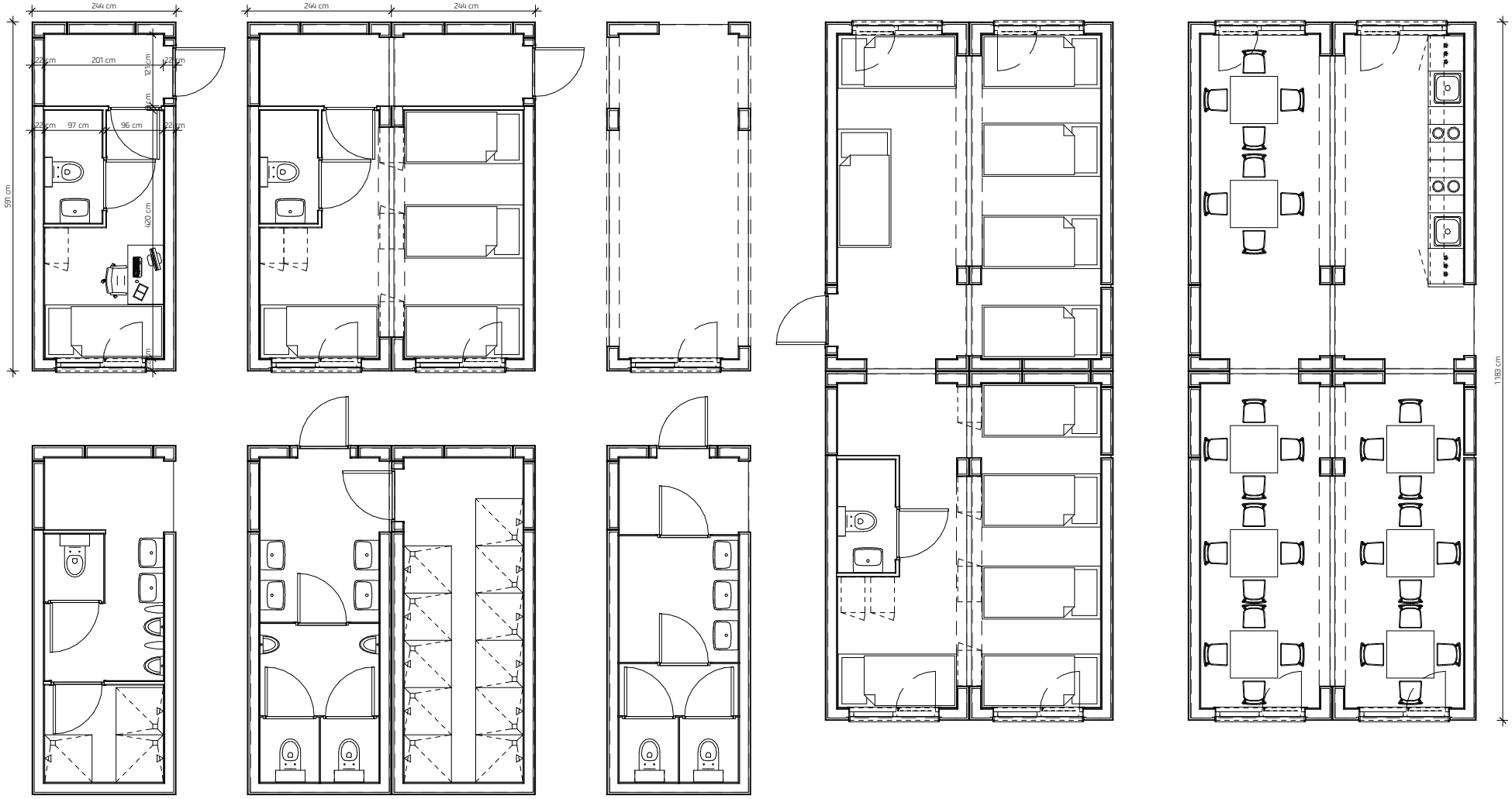
MODULAR SYSTEM

Modules can be combined into buildings and complexes of any size.

Modules can also be stacked to create two-story buildings.

The interior layout of the modules can be adapted to the client's needs.



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WE BUILD FOR UNIFORMED SERVICES

1. Construction of a multi-discipline warehouse with accompanying infrastructure in Łomża
2. Construction of a building complex with infrastructure in Orzysz for the needs of the Military Unit in Węgorzewo
3. Construction of a lightweight modular facility for the DZSW subunit in Tomaszów Mazowiecki
4. Execution of construction and installation works for a tactical training center under a "design and build" contract in Czarna Białostocka
5. NSM Missile Production and Service Center in Zielonka
6. Radio Science and Technology Center of the Military University of Technology in Warsaw
7. Innovation and Cybersecurity Center of the Military University of Technology in Warsaw
8. Construction of an educational building for the MUT to train candidates for professional military service – under a "design and build" contract in Warsaw
9. Barracks + Canteen (3 barracks buildings, 1 canteen building) – in the Powidz military complex
10. Construction of a container camp under a "design and build" system in Wielbark
11. Construction of an office and garage building with infrastructure in Białystok
12. Temporary container camp in Suwałki
13. Reconstruction of the "Shehyni" international road border checkpoint on the Ukrainian-Polish border (Lviv Oblast)

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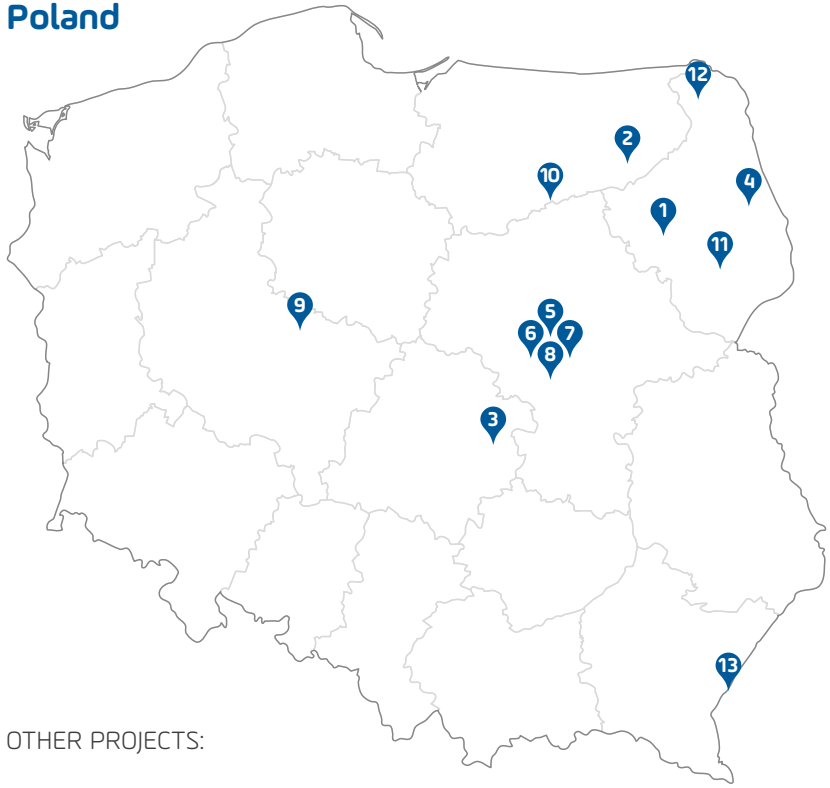
Poland



OTHER PROJECTS:

- Road construction along the Polish-Belarusian border
- Design and construction of stationary infrastructure with accompanying facilities in Podlaskie Voivodeship [Consortium: Unibep SA (Leader), Tytan Security Systems Ltd. (Partner), and ELNET Ltd. (Partner)]
- Construction of two garages in shell state with infrastructure for LEOPARD tanks in Warsaw
- Border security works for the Podlaskie Border Guard Unit, involving design and construction of a physical barrier on section no. 3
- Stationary infrastructure in Podlaskie Voivodeship
- Stationary infrastructure in Warmian-Masurian Voivodeship

REFERENCES

NSM (Naval Strike Missile) Anti-Ship Missile Service Center with external infrastructure in Zielonka

We are pleased to confirm that UNIBEP SA executed the project properly, in accordance with construction standards, meeting the Investor's expectations. The project was completed correctly, on time, and with excellent final results. The investment was carried out reliably, professionally, and with great commitment from a qualified engineering team, including the construction management. We recommend UNIBEP SA as a reliable partner and experienced General Contractor guaranteeing high quality and timely delivery.

Military Electronic Works SA

Construction of the Radio Science and Teaching Center building in Warsaw

The works were performed with due diligence, in accordance with construction standards, and while maintaining the highest OHS standards.

Military University of Technology

Construction of two garages in shell state with infrastructure for LEOPARD tanks in Warsaw

UNIBEP SA completed the task with due diligence and in accordance with construction standards, demonstrating the appropriate organizational and technical level.

AMW Sinevia Ltd.

Construction of a temporary container camp with necessary infrastructure under a "design and build" contract in Suwałki

The order was completed within the contractual deadline. The works were carried out with due diligence, in compliance with construction law, and properly completed.

Regional Infrastructure Board in Olsztyn

Construction of border security works for the Podlaskie Border Guard Unit

The consortium of UNIBEP SA and BUDREX Ltd. completed the design works and construction scope entrusted under Contract No. 5/BF/BTiZ/22 dated January 4, 2022, with due diligence, meeting all technical requirements specified in the contract and in compliance with applicable regulations.

During the project, the consortium demonstrated the necessary knowledge and experience, as well as high efficiency, professionalism, and excellent readiness to perform the entrusted works.

Border Guard

CONTACT:

Unibep SA, 3 Maja Street 19, 17-100 Bielsk Podlaski
tel. +48 85 731 80 00, e-mail: biuro@unibep.pl, **www.unibep.pl**

Piotr Kołodko, Director of Special Construction Projects
tel. +48 662 240 189, e-mail: pkolodko@unibep.pl
Robert Jelonek, Commercial Director of Special Construction Projects
tel. +48 694 419 688, e-mail: rjelonek@unibep.pl

Unihouse SA, Rejonowa Street 5, 17-100 Bielsk Podlaski
tel. +48 85 730 34 77, e-mail: info@unihouse.pl, **www.unihouse.pl**

EASTERN POLAND MARKET: Dariusz Stepaniuk, Key Account Advisor
tel. +48 728 394 915, e-mail: dstepaniuk@unihouse.pl
CENTRAL POLAND MARKET: Adam Chadaj, Key Account Advisor
tel. +48 507 414 236, e-mail: achadaj@unihouse.pl
WESTERN POLAND MARKET: Miłosz Konieczny, Key Account Advisor
tel. +48 691 526 890, e-mail: mkonieczny@unihouse.pl