<Variables/>

PRESS RELEASE

23 February 2023

**CA Immo starts renovation of Saski Crescent office building in the centre of Warsaw**

* **Eco-friendly and smart – the building is renovated according to BREEAM, WELL Core & Shell and WiredScore certification standards**
* **Focus on high tenant comfort and energy efficiency**
* **Renovation will be completed in Q1 2024**
* **Showroom will open for visitors from March 2023**

**Climate change and mobile working have redefined the requirements for holistic building quality. With the redesign of Saski Crescent, CA Immo is responding to these changing conditions and creating sustainable, attractive space in the centre of Warsaw. The new Saski Crescent will be a modern boutique building that combines the advantages of a renowned location with green solutions for energy efficiency at the highest level. The entire renovation will be completed in 2024.**

The Saski Crescent office building, located in a prime location in Warsaw, at the intersection of Marszłakowska and Królewska streets, will offer more than 15,000 sqm of modern office space after renovation. Together with the neighbouring Saski Point office building, which is also part of the CA Immo portfolio, it forms an ensemble in a prime inner-city location.

**Andrzej Mikołajczyk, Managing Director at CA Immo in Poland:** „Successively increasing the energy efficiency of the building stock is one of the biggest challenges for the real estate sector. With the planned renovation of Saski Crescent, we will be able to offer the Warsaw office market a completely new and attractive product, while at the same time taking another step towards achieving CA Immo's climate targets. The boutique character of the building, its prestigious location, the surrounding greenery and proximity to the park, convenient connections to Warsaw's public transportation network, and the green solutions for optimised energy efficiency, which also enable savings in operating costs, are unique assets of this project. In addition, the new Saski Crescent will offer attractive common areas that tenants can use for less formal meetings and exchanges. In this modernization project, we are focusing on those elements that bring the greatest benefit to both our tenants and the environment.”

**BREEAM, WELL and WiredScore certifications for proof of outstanding building quality**

In line with CA Immo’s strategic focus on class A, green office buildings, modernization of Saski Crescent aims at both people’s comfort and functionalities supporting environmentally and climate-friendly building operation. Modernized systems like a state-of-the-art digital Building Management System (BMS), Smart Meters and new technological solutions for optimal ventilation quality, overall thermal comfort and energy-efficient lighting are expected to lead to a significant increase of building energy efficiency and tenant comfort. The renovation process is designed to lead to a 30% reduction in Primary Energy Demand (PED) of the building, resulting in an energy consumption which is 40% below Europe average specified by the deepki ESG Index (index-esg.com). The planned reduction in PED is in line with the Technical Screening Criteria for renovation of existing buildings as defined by the EU Taxonomy Regulation.

Like all CA Immo properties in Poland, Saski Crescent is 100% powered by renewable electricity. On site renewable energy will be additionally generated through the installation of photovoltaic panels on the roof.

In addition, CA Immo will implement a new, functional design for the common areas of the building. With the building's users in mind, CA Immo will introduce new services like a small gym, as well as facilities for cyclists and electric car users. Saski Crescent will be certified according to BREEAM (Excellent level) and WELL Core & Shell standard. By using smart digital solutions that support efficient use of the building, CA Immo is also aiming for WiredScore certification. In a next step, the neighbouring Saski Point office building will also be converted in a similar way.

**CA Immo opens new showroom**

From March, CA Immo will be offering a showroom designed to give an impression of the functionality, flexibility and design of the building space. On display will be room and equipment examples for modern state-of-the-art offices, such as a conference room, various options for modern work areas, a relaxation area and a café.

**Angelika Buchwald, Senior Consultant at CBRE,** the consulting firm supporting CA Immo in the commercialization process of the Saski Crescent building: "The traditionally accepted key factors in the office selection process, such as location and price, are now joined by others. A company's headquarters is increasingly expected to encourage employees to come to the office, and is an important tool in employer branding activities. On top of that, functionality and a good interior ambience are also important. The showroom at Saski Crescent will be a space that presents current best practices in design."

**Paul Ayre, director of vsf-creative**, the architectural office responsible for the design of the interiors: “As well as demonstrating the potential for flexible and focused office environments, the new common areas will communicate the direction that the building’s forthcoming refreshment and repositioning will take. Blending a warmth of welcome with a sharp and memorable modernity, we are bridging the gap between office and club hotel interiors, blending robust functionality with a very personal tactility”.

Potential tenants and real estate consultants will be able to visit the showroom as early as March 2023. All modernization work at the Saski Crescent building will be completed in Q1 2024.

For further information, please visit nowysaski.pl

Media contact in Poland:

**Linkleaders**

**Magdalena Ossowska**

**Senior Consultant**

Mobile: **+ 48 502 556 846**

e-mail: [Magdalena.Ossowska@linkleaders.pl](mailto:Magdalena.Ossowska@linkleaders.pl)