<Variables/>

DRAFT

26 April 2023

**Showroom space at Saski Crescent is open and stunning! [new interior photos available]**

• The showroom of the modernized Saski Crescent office building has been officially opened to guests.

• The multifunctional space showcases the building's technical capabilities, ESG solutions, and the latest design trends.

• The entire facility renovation will be completed in the first quarter of 2024.

**A comprehensive modernization of the Saski Crescent office building, located in the center of Warsaw and owned by CA Immo, is currently underway. The renovation, which began in the first quarter of this year, aims to increase the building's energy efficiency and give it a modern boutique character. An indication of these changes is the showroom space that is now open. The elegant and daring interiors reflect the latest design trends and building technologies, inspiring the creation of a flexible, sustainable and friendly working environment.**

While almost the entire building is undergoing transformation, a showroom has been created on nearly 500 square meters, which serves as a showcase for the new concept of Saski Crescent. The thoroughly modern and functional space showcases the latest possibilities in adapting office spaces and is already repositioning this property among other Warsaw Class A real estate.

**Functional business lounge**

The showroom includes: conference rooms, workstations supporting various forms of work organization, a relaxation area, and a café with an impressive bar. The rooms give the place a prestigious, artistic, and distinctive atmosphere. Anthracite, copper, wood, and ubiquitous green dominate the interior, touched with some strong color accents.

The CA Immo showroom project also focuses on ergonomics in the work environment and the current needs of office workers. The warm character of the interior and the range of available solutions – mobile phone booths or focus areas – are just as important as the rest areas and collaboration spaces, allowing you to feel comfortable here and adapt your workplace to individual habits acquired during recent years of hybrid work.

Paul Ayre and his architectural firm, vsf-creative, are responsible for both the showroom project and the new shared spaces in the building.

**A solid frame for office needs**

In addition to refreshing Saski Crescent's functional and visual level, CA Immo is heavily investing in solutions that affect the pro-environmental aspects and operating costs. The result is expected to be up to a 30% reduction in the building's primary energy demand (PED), which means a 40% lower consumption compared to the European average defined by the deepki ESG Index (index-esg.com). The direction of the changes is in line with the strategy of the entire CA Immo Group, which focuses on sustainable development and minimizing the carbon footprint of its investment portfolio.

For example, the building's automation control system will be modernized as part of the ongoing work. Ventilation systems will also be modernized. The property owner plans to install energy-efficient elevators with a central management system and expand the bicycle infrastructure.

**Aleksandra Niziołek, Technical Asset Manager at CA Immo**: "The systems and materials available on the market offer virtually unlimited possibilities for arranging office space. In the showroom, we showed the full range of solutions that we can tailor to the expectations and budget of our tenants. What the core of the building will offer to all companies is the high quality of implemented technologies and their environmental and cost-effectiveness. Our goal is for Saski Crescent to dazzle not only for a moment with its energy efficiency and design, but also to remain competitive in the long term."

**Green modernization of the building with history**

The Saski Crescent office building, offering 15,000 sqm of rental space, is already fully powered by electricity from renewable sources. After the modernization process is completed, energy will be additionally generated by installing photovoltaic panels on the roof of the building. CA Immo will also certify the investment in the BREEAM and WELL systems, and by using intelligent digital solutions to support facility management and operation, the company will also apply for the still new WiredScore certificate on the Polish real estate market.

**Kamila Piekarska, Asset Manager at CA Immo:** "For companies implementing sustainable development strategies, the office should be a natural extension of the business vision. Climate protection, employee well-being, and digitization – these are the elements that determine the value and attractiveness of commercial real estate. Undertaking the modernization of one of the most recognizable buildings in Warsaw, we want to create a sustainable space with a rich history, where business meets ecology and innovation."

CA Immo plans to modernize Saski Point, an office building located right next to Saski Crescent in the next step.

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)