

SASKI CRESCENT



Naturally,
your place

Completely new and surprising? **Naturally!**

Everyone appreciates convenience, exciting
architecture and prestigious locations

Have you ever thought about a workplace that is healthy,
comfortable and environmentally friendly, where people want
to work and stay? The new Saski Crescent will surprise you
from every perspective. Modernization and the key changes
and technology applied made it born again!

Its design is made up by top-quality materials combining
elegant black with the contrasting light of semi-precious
copper, creating, in the common areas, an inspiring world
of understated elegance and subdued timelessness.

Naturally,
your place



Visualization
of the new lobby

The new Saski Crescent? **Naturally!**



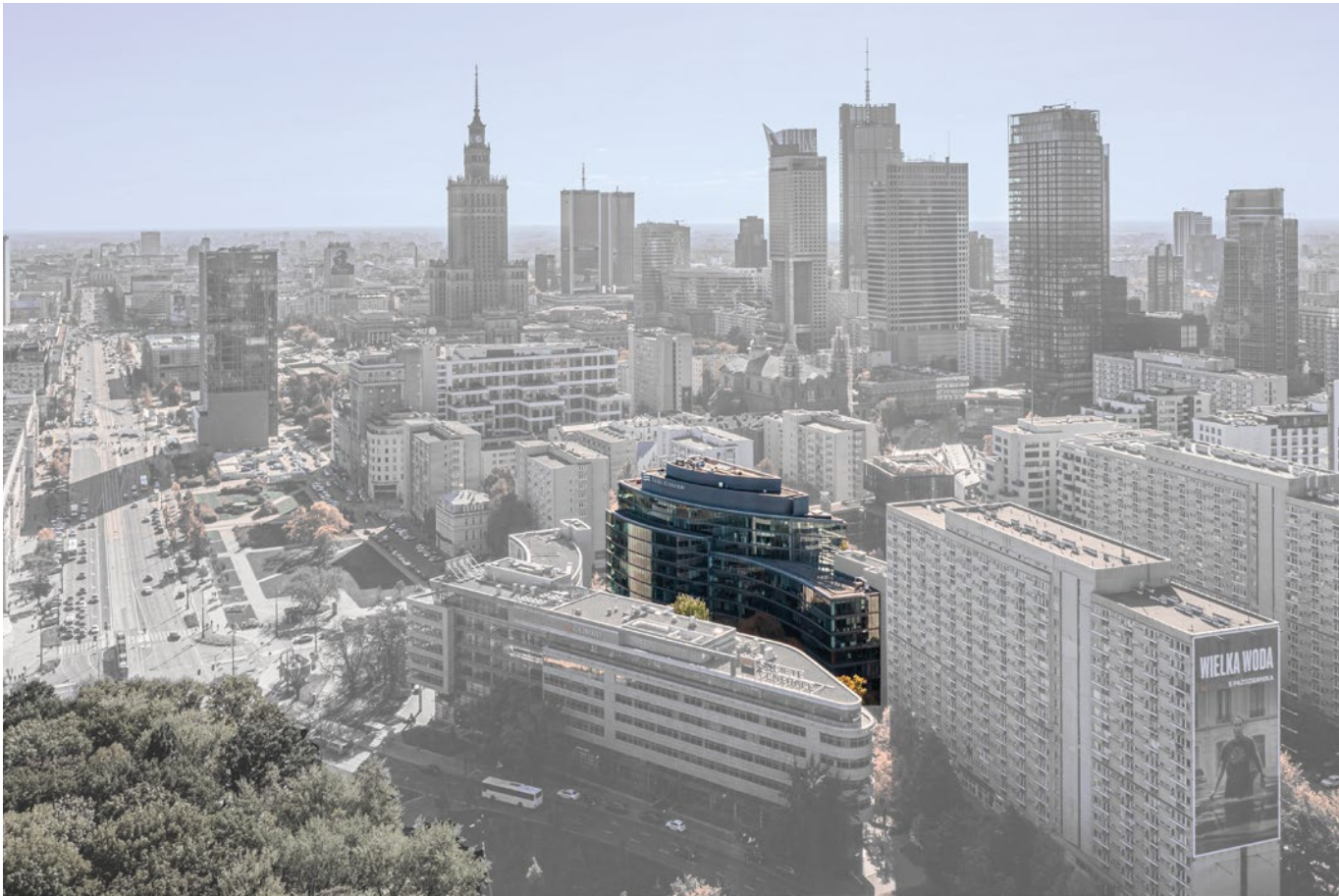
The new Lobby is a place
for coffee and a moment
to breathe.

The location of your dreams?

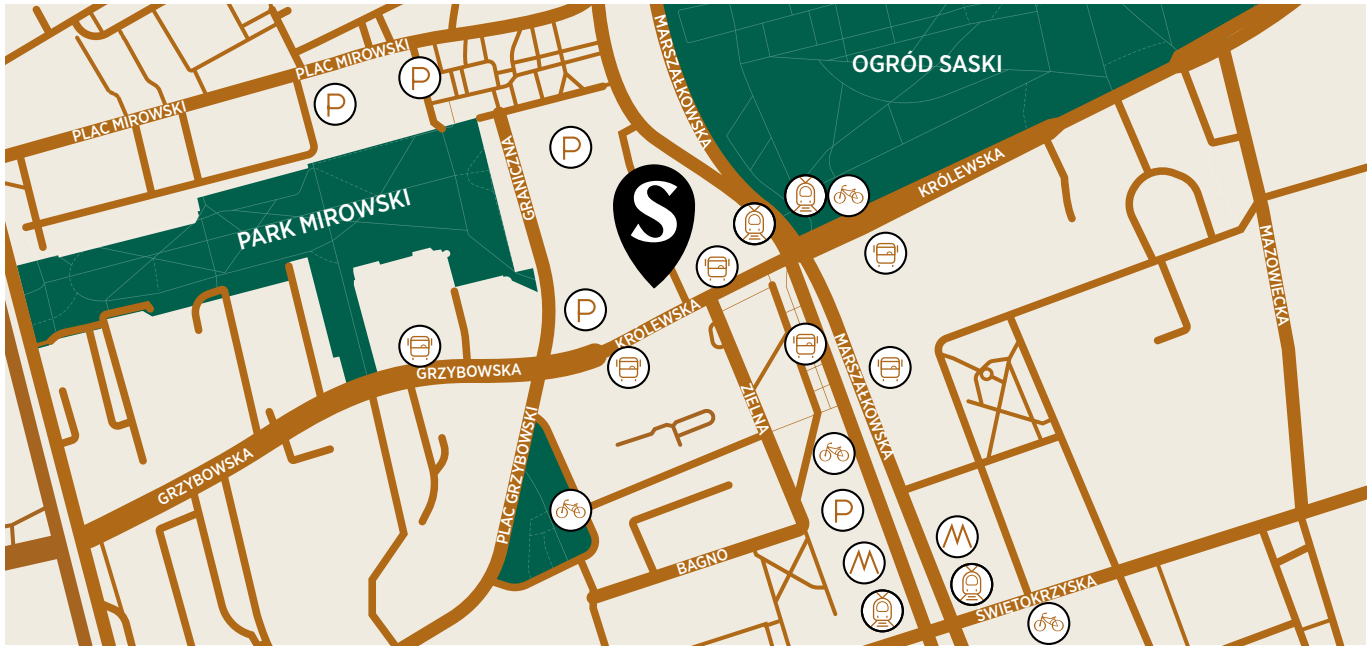
Naturally!

It is hard to find such a location in the very center of the capital, in the heart of the Śródmieście district at Marszałkowska Street, with excellent access (numerous tram and bus lines and a 5-minute walk to a station with two intersecting subway lines).

And at the same time, literally right next door stretches the beautiful, historic, overflowing with greenery Saxon Garden (Ogród Saski), where you can take a breather in between classes, do some work out in nature or recharge your batteries after an intense day.



Królewska 16
is a prestigious address











- Metro
- Tram stop
- Bus stop
- Car park
- Veturilo

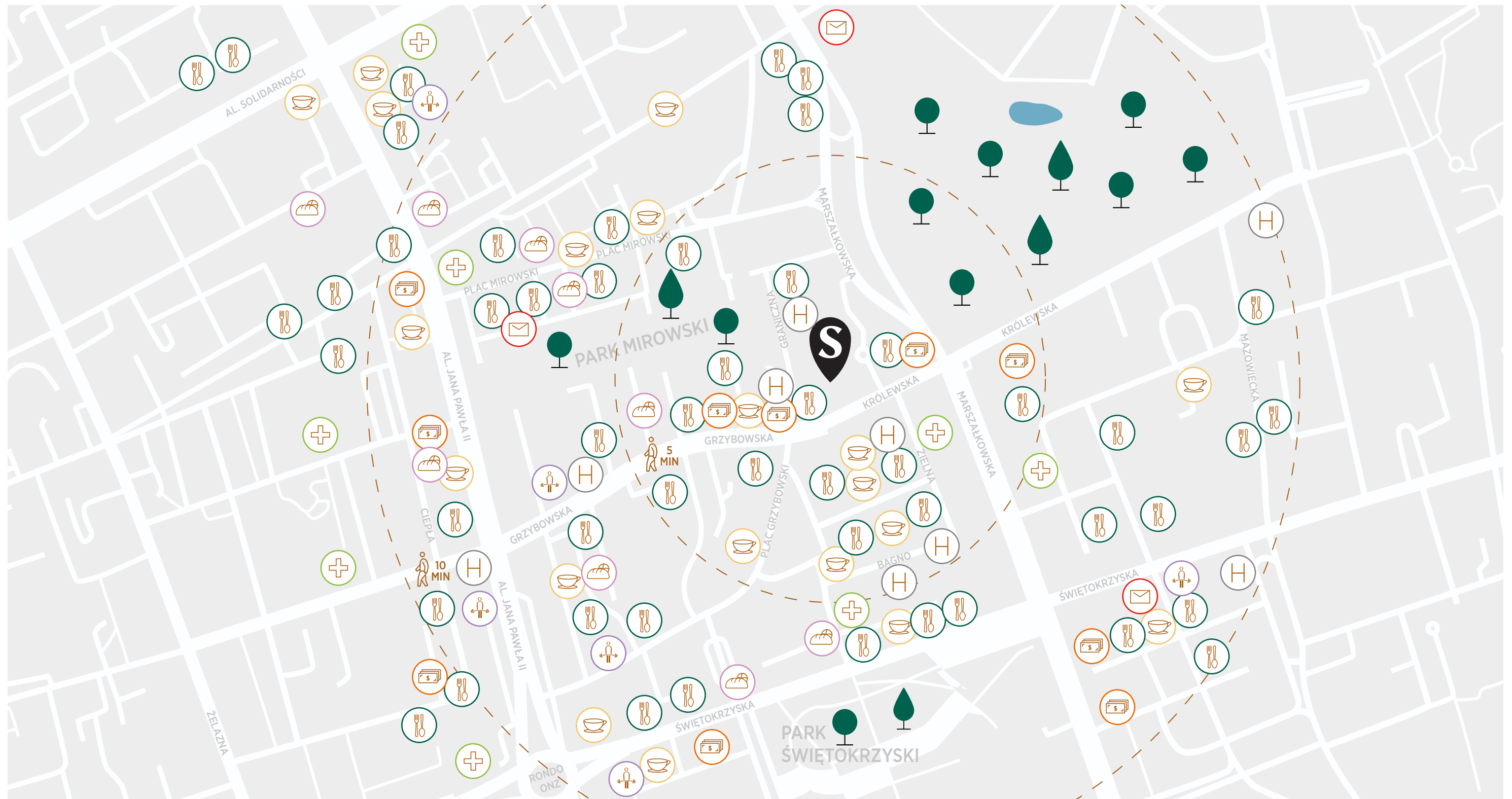
Travel time:

- Old Town
4 min
- Central Railway Station
5 min
- Złote Tarasy
5 min
- Okęcie Airport
20 min

- In the vicinity of cultural facilities and the historic part of the city
- Elegant and timeless architecture
- Direct access to all means of transport
- Energy of the city and cultural life at your fingertips
- Mirowski Park a few minutes' walk away
- Saxon Garden in the immediate vicinity

Everything a few minutes' walk away? **Naturally!**

- | | | | |
|---|---|--|---|
|  Restaurants |  Post office |  Fitness |  Grocery store |
|  Cafés |  Bank |  Pharmacy |  Hotel |



The new Saski Crescent? **Naturally!**



Combination of original
spaces with elegance
and comfort.

More environmentally friendly?

Naturally!

What we do for the planet, we do for ourselves. That's why in the building we used state-of-the-art environmentally friendly solutions. Solar panels powering common areas or energy-efficient LED lighting are just some examples.

In spring and summer, you can relax among the lush greenery on the accessible green roof and taste the honey produced by the bees living there in hives.

The low carbon footprint of the building is guaranteed by 100% green energy.



100% energy from RES



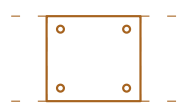
Apiaries on the roof



LED lighting



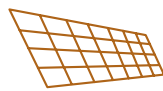
Electric vehicle chargers



Eco-concrete around the building



Rainwater installation for watering flowers



Photovoltaic panels



Complete infrastructure for cyclists

Certification:



A completely new standard? **Naturally!**



Air conditioning



Suspended ceiling



Lifting floor



Carpeting



Smoke and fire
detector



Building
management
system



Optical fiber



High-speed
elevators



App



Automatic
window blinds



Sprinklers



Access control



Use of rainwater



IT wiring



Monitoring
and security



The new Saski Crescent? **Naturally!**



The eco-friendly approach
makes every part of the
building feel good.

ESG - care for health and the environment?

Naturally!

Modernity is all about taking care of the health and comfort of the people working in the office building. To achieve this, we used state-of-the-art technological solutions.

Here you will be able to enjoy features such as freshly filtered water, constant air parameters or smart office technologies.

The building will also have common areas supporting activity and personal development, which will include a gym and facilities for cyclists.



Functionality

The modernization of the Saski Crescent building is aimed at both human comfort and functionality, supporting environmentally and climate-friendly operation of the building.

BMS

Modernized systems, such as a state-of-the-art digital building management system (BMS), smart meters, and new technologies ensuring optimal ventilation quality, overall thermal comfort and energy-efficient lighting, are expected to lead to significant improvements in the building's energy efficiency and tenant comfort.

30%

The renovation process is expected to lead to a 30% reduction in the building's primary energy demand (PED), resulting in energy consumption 40% below the European average as defined by the Deepki ESG Index (index-esg.com).

Taxonomy

The planned PED reduction is in line with the Technical Screening Criteria for the renovation of existing buildings set forth in the EU Taxonomy Regulation.



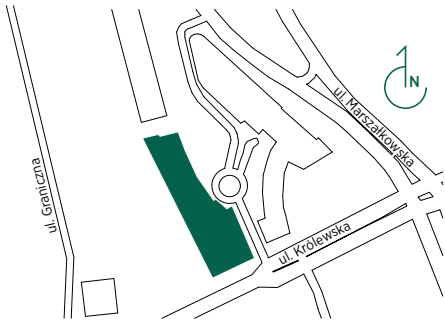
The new Saski
Crescent?
Naturally!



Sophisticated elegance can
be encountered even
at elevators.

Flexible work space? Naturally!

Saski Crescent consists of 10 floors above ground, 2 underground and 2 technical floors. The area of a typical floor is approx. 2,000 sqm. The building is distinguished by a low common area ratio and the floor layout allows maximum flexibility of arrangement and efficiency.



Situational map

Sample arrangement,
2,000 sqm



- office space
- meeting rooms
- other spaces

SASKI CRESCENT

15,300 sqm
GLA

10
Floors

approx.
2,000 sqm
Area of a typical floor

Sample arrangement,
2,000 sqm



Sample arrangement,
1,000 sqm



- kitchen/café
- toilets

What else will the New **Saski Crescent** surprise you with?



Saski Crescent
app



Minigym



Building
bicycles



Biodiversity



Filtered drinking water
directly from the tap



Green roof



CA IMMO in **numbers**

CA Immo is an international real estate group with its headquarters in Vienna and branches in six Central European countries. Its core business is the leasing, management and development of high-quality office buildings. Founded in 1987, CA Immobilien Anlagen AG today controls real estate assets worth some EUR 6.3 billion in Germany, Austria and Eastern Europe. CA Immo is listed on the Vienna Stock Exchange as part of the ATX main index.

Warsaw is one of the Group's main markets. CA Immo has been present on the Polish market since 2001, and its portfolio currently includes Warsaw office properties offering more than 155,000 sqm. GLA located primarily in the Central Business District (COB), as well as in Ochota and Mokotów districts.

CA Immo's investments in Warsaw include: Warsaw Spire B and C, Postępu 14, Warsaw Towers, Bitwy Warszawskiej Business Center, Sienna Center, Saski Crescent and Saski Point, with a total value of more than EUR 567 million. CA Immo is committed to maintaining the properties' modern and sustainable character. All of CA Immo's facilities in Warsaw are certified, among others, under the international BREEAM multi-criteria assessment system, and the certificates held are renewed periodically.

For more information, visit: <https://www.caimmo.pl/pl/>

1987

Year established

2001

Year of entry into the Polish

Euro 6,3 billion

Value of assets

155 000 sqm of GLA

Area of the properties in Warsaw

Euro 567 billion

Value of the properties in Warsaw





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 **CA IMMO**