

Lighting up Warsaw



LightOn



CPI Property Group



CPI Property Group (CPIPG) Polska is a leading commercial real estate owner and manager. Its portfolio has a combined area of almost 800,000 sqm and a total value of almost EUR 2 billion. It has been active on the Polish market since 2013.

Owner

Developer

Asset Manager

Property Manager

CPI Property Group



**30+
years**

In the European real estate market across the **office, retail, residential, and hospitality sectors**

The leader on the Polish market and a strong European player



Office buildings in Warsaw with a combined area of **+499,000 m²** and a value of almost **EUR 1.5 billion**

18

The leading player on the **Warsaw office market**

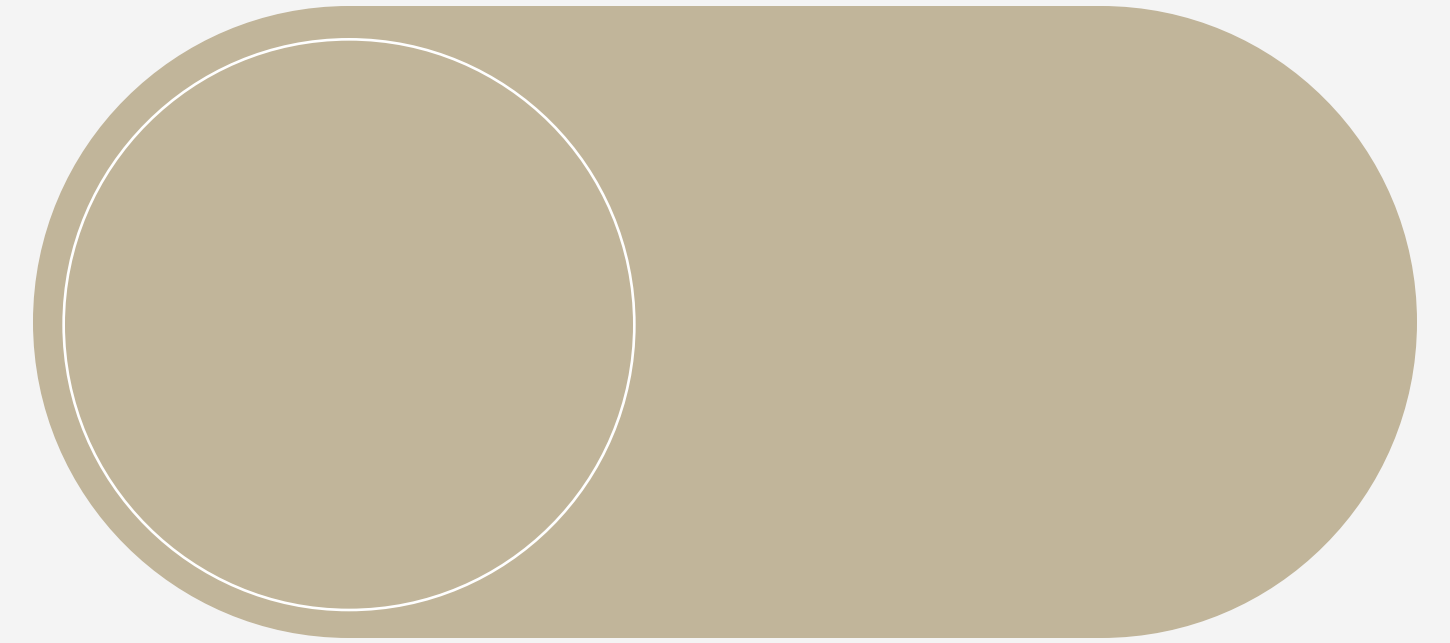


CPI Property Group



Portfolio value

**EUR 18.2
bln**



11

Countries
of operation

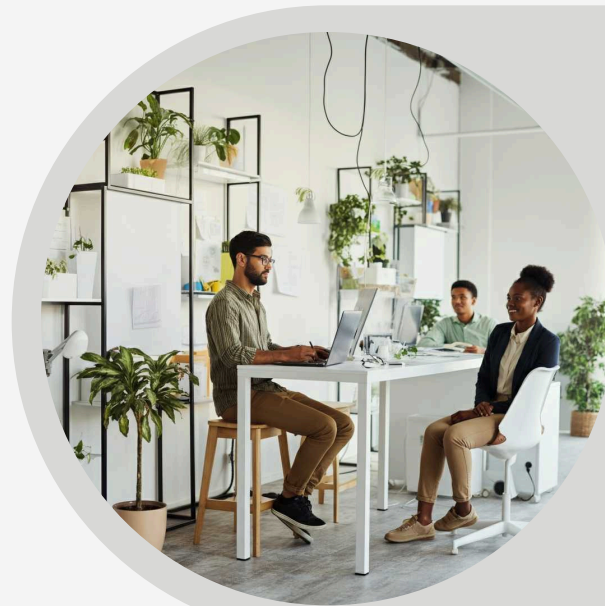


6th

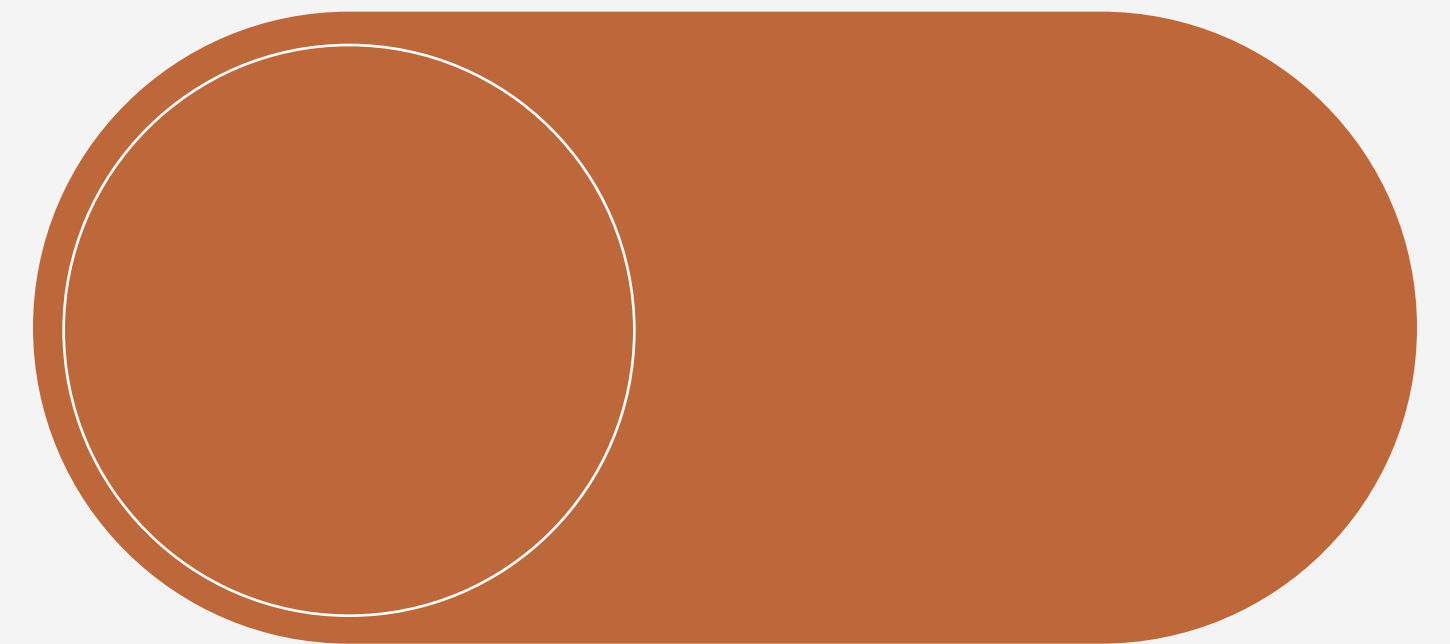
CPI Property Group
is the **sixth largest player**
in Europe

Of **standing assets**
are office properties

45%



A corporate culture based
on sustainable values with
an **ESG-oriented** strategy





Business in a new light



A bright past



Prosta 69 was formerly the site of the J. Grimau High Melting-Point Metalworks Polam factory, which specialised in the production of tungsten lightbulb filaments **for the lighting industry**. It is a significant part of the industrial heritage of Warsaw's Wola district.

A new chapter



The LightOn office building casts new light on the historical identity of Warsaw's Wola district. Its name and architecture pay tribute to the industrial heritage of Prosta 69. Modern technological solutions are seamlessly combined with user-friendly infrastructure and a mixed-use environment, creating a space that supports work, living, and leisure.



LightOn in numbers

H12029
comes into use

23,679 m²
GLA

13 storeys
including 4 additional
in the dominant
section

670 m²
office space on the
top floors

112+104
parking spaces

2,200 m²
standard floor
area

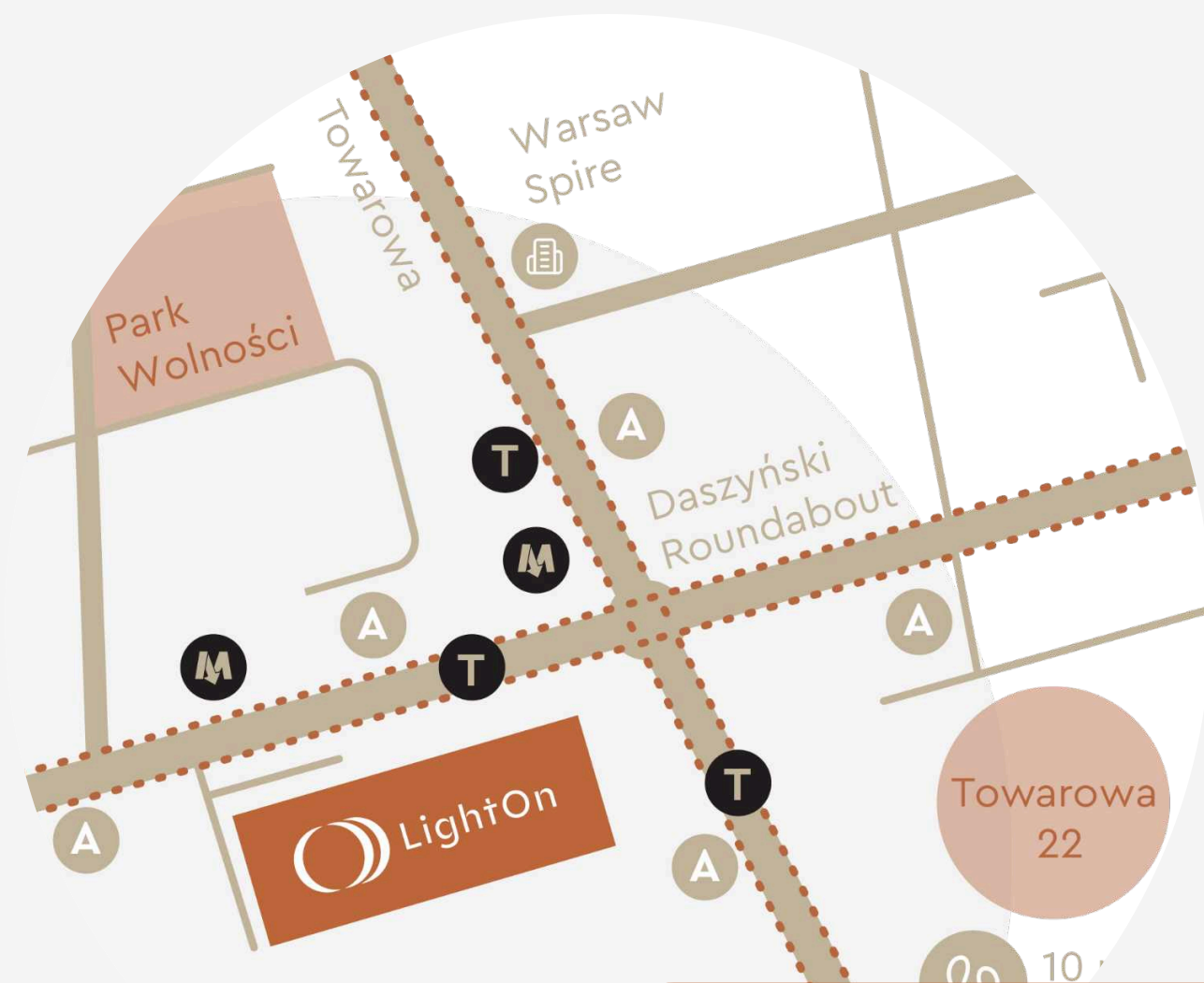




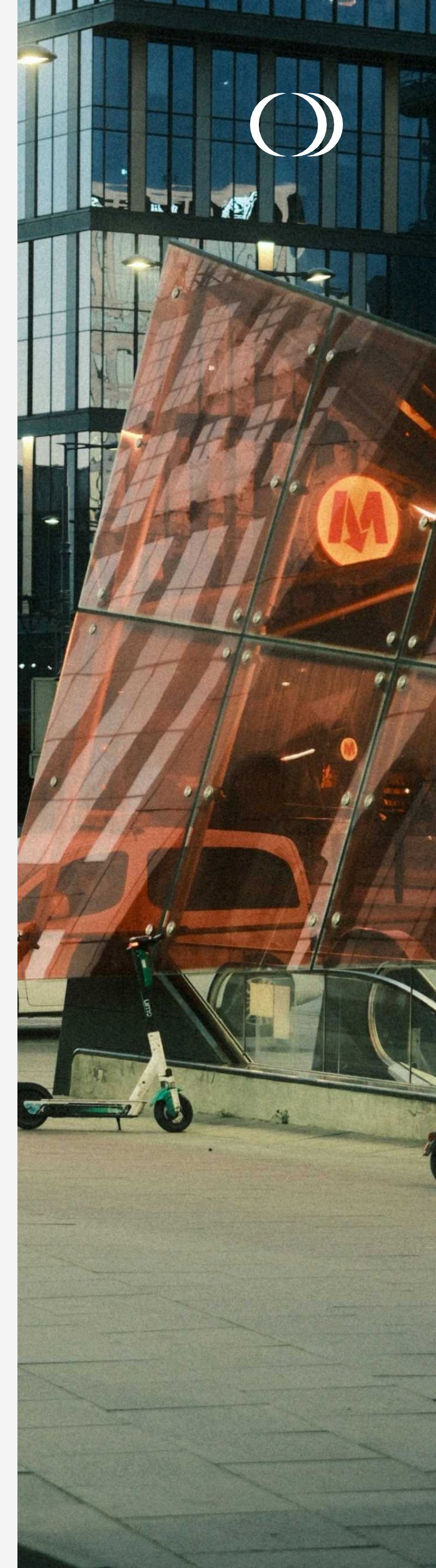
A metre from the metro

Location next to the metro










The LightOn office building is being built directly next to the entrance to the Rondo Daszyńskiego metro station. The building benefits from its location. It is surrounded by some of the city's main arterial roads with access to an extensive range of travel options including the metro, and cycle paths. It is near to the city centre and the surroundings provide a full range of services and amenities.

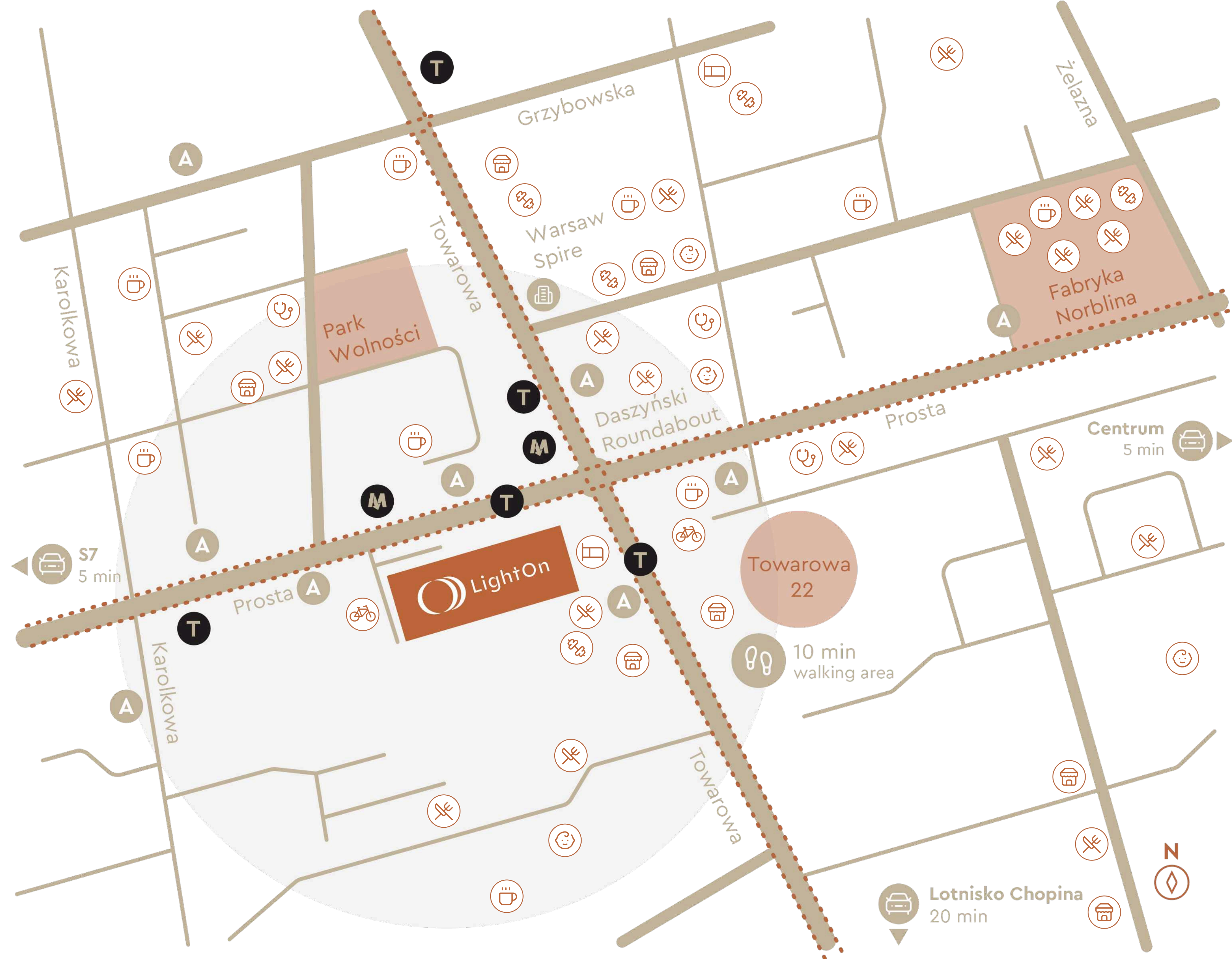


Daszyński Roundabout



Urban Aura

-  Hotel
-  Medical clinic
-  Pre-school
-  Gym
-  Shop
-  Restaurant
-  Café
-  Bus/Tram
-  Metro station



Major transport hub



Driving time

6 min

Warsaw
Main Station

8 min

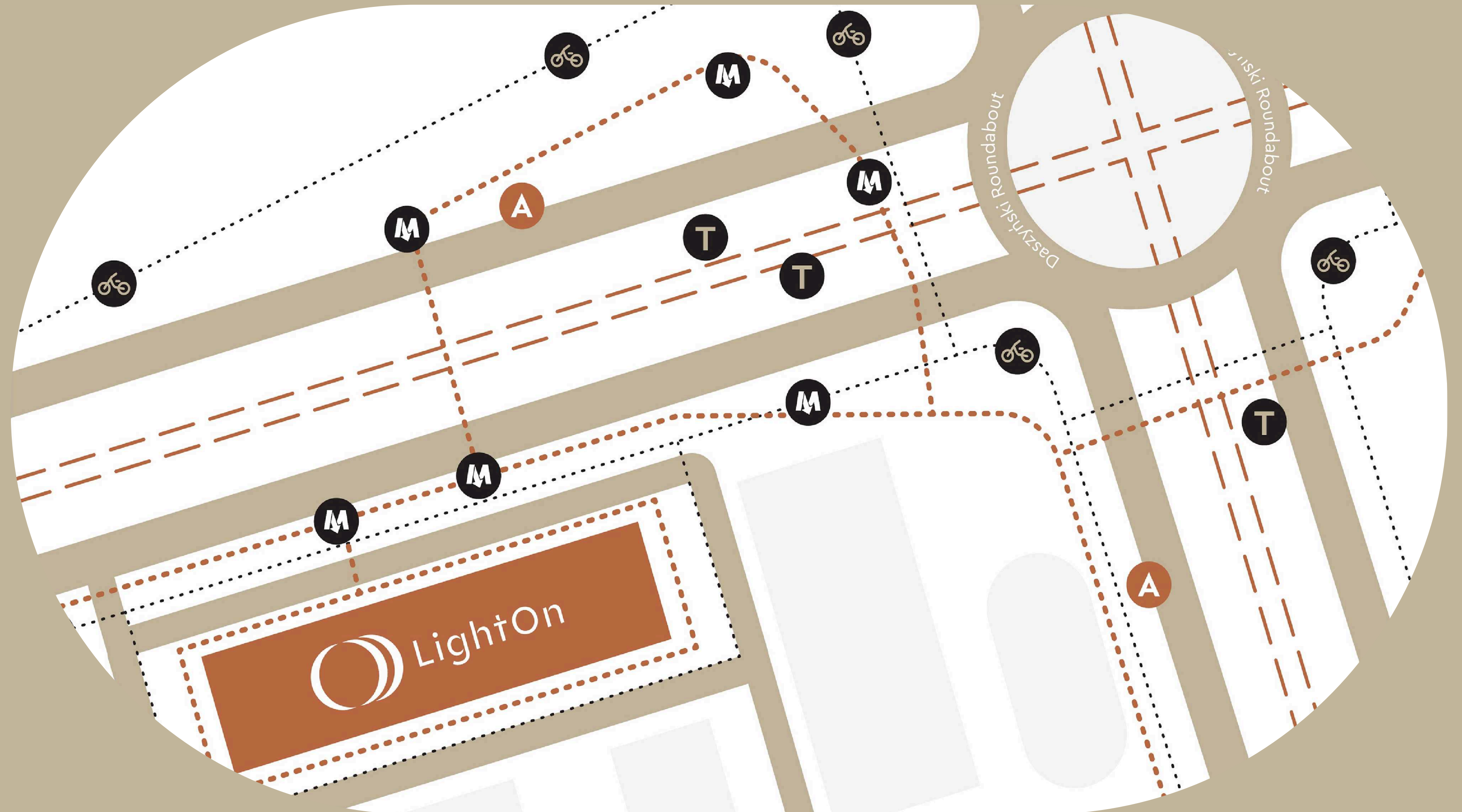
Palace of Culture and Science (PKiN)
Warsaw Central Station

20 min

Warsaw
Chopin Airport

28 min

S7
expressway



Sustainable transport



Charging stations
for electric cars
and bicycles



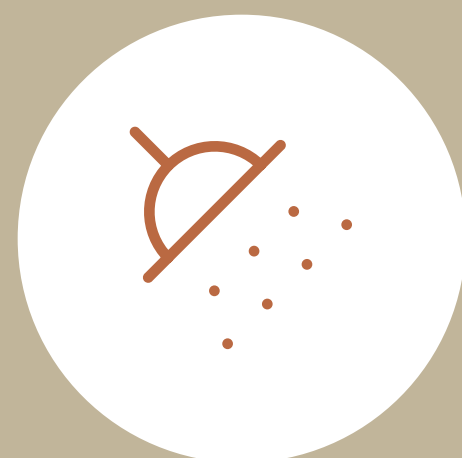
Bicycle path network



Indoor and outdoor
bicycle parking areas



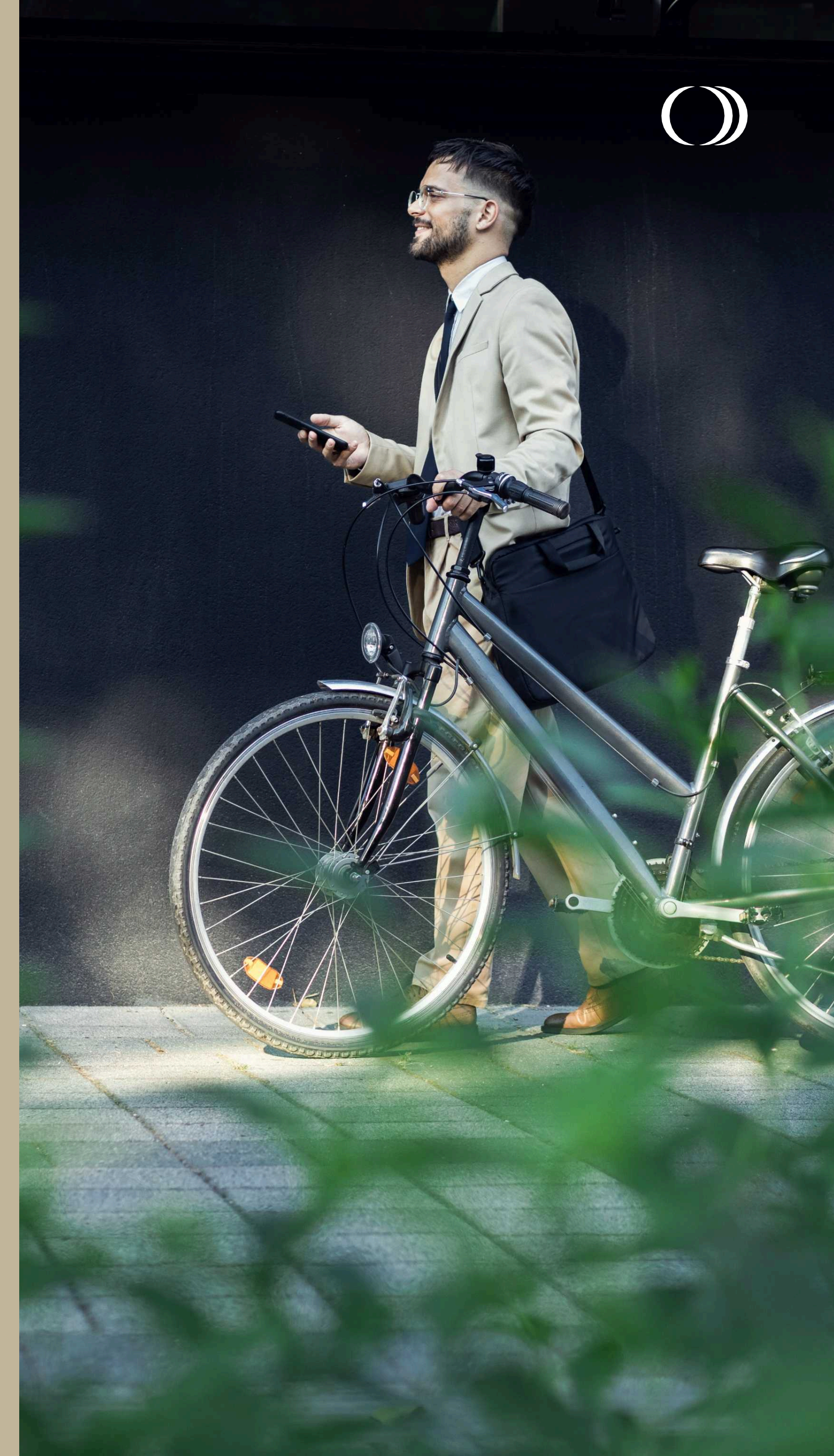
Lockable
changing rooms



Toilets with
showers



Bicycle repair station





Light up your full potential



Site plan



Medical services

Main entrance

Restaurant

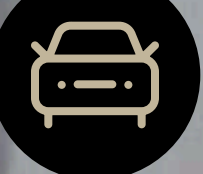
Café

Retail



D

Drop-off zone



Relaxation zone



Bicycle shelter





Ground floor





Ground floor



Building model



FLOORS 10-13

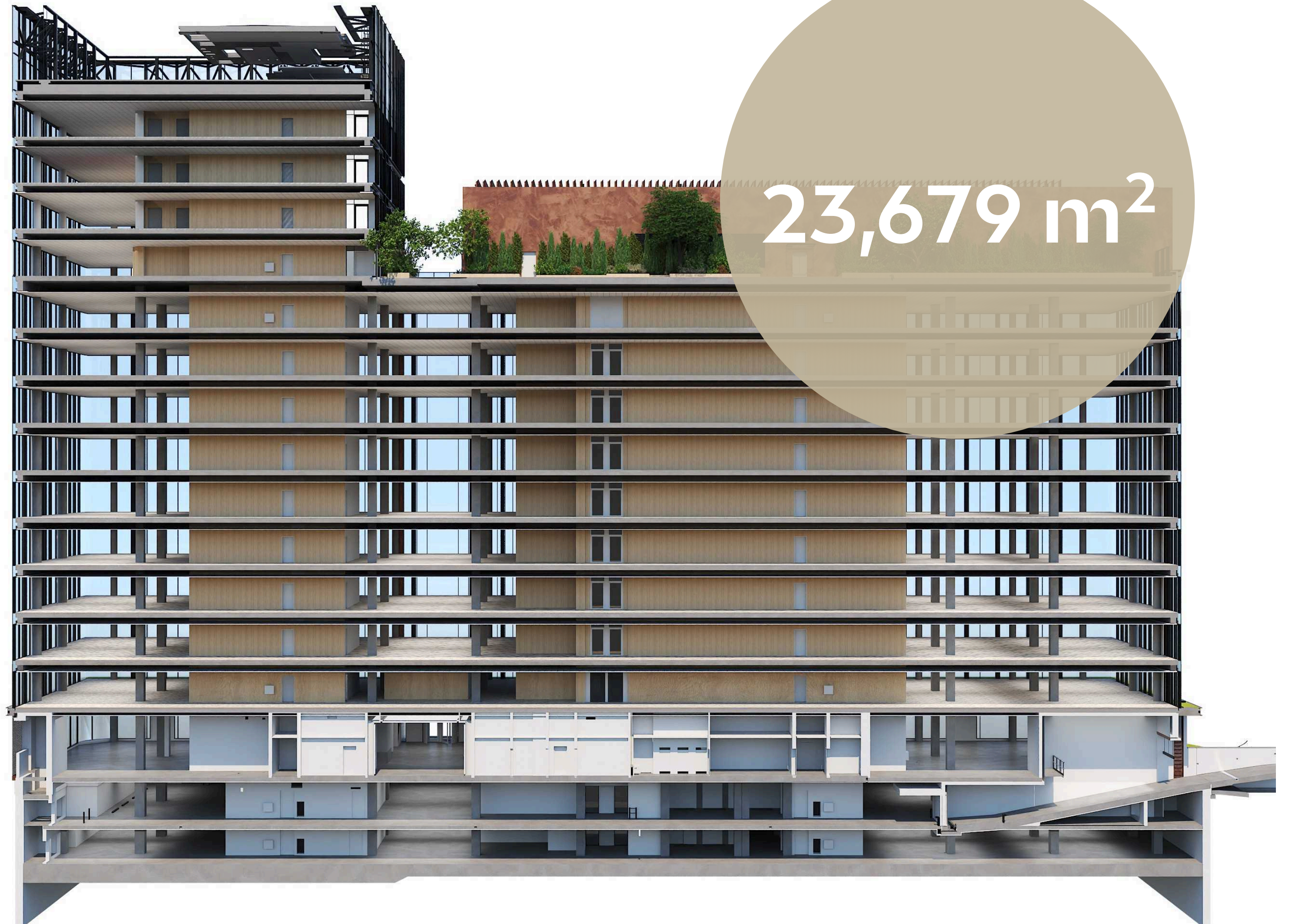
670 m²

FLOORS 2-9

2,200 m²

FIRST FLOOR 2,127 m²

GROUND FLOOR 1,270 m²



23,679 m²

Ground floor



Areas:

(I) 404 m², (II) 98 m², (III) 272 m², (IV) 496 m²

Net height:

4.0 m (5.15 m gross)

1,270 m²



First floor



Areas:

(I) 1,415 m², (II) 712 m²

Net height:

2.8 m

2,127 m²



General floor plan (2-9)



Area:

2,200 m²

Net height:

2.8 m

2,200 m²





Plan of the top storeys (10–13)

Area:
670 m²

Net height:
2.8 m

670 m²





Terrace



Terrace





Lobby



Company

02

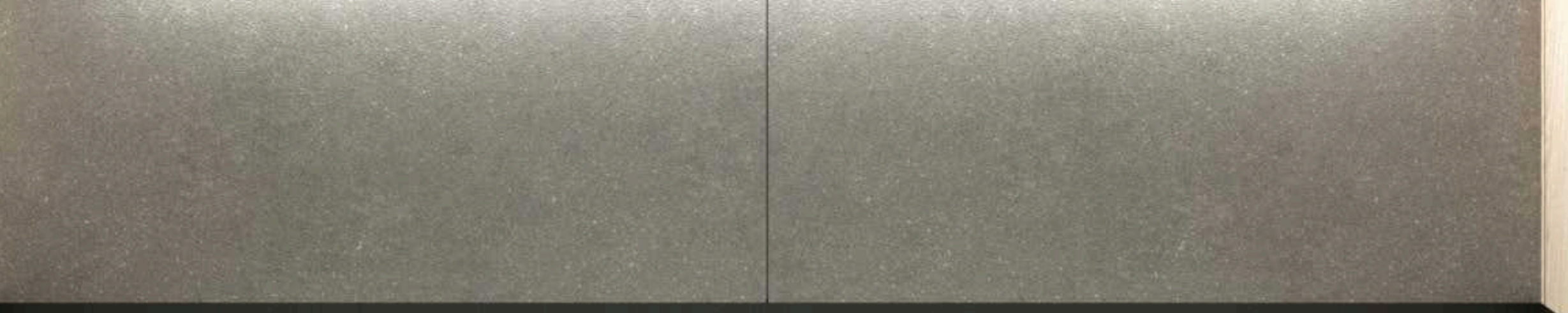
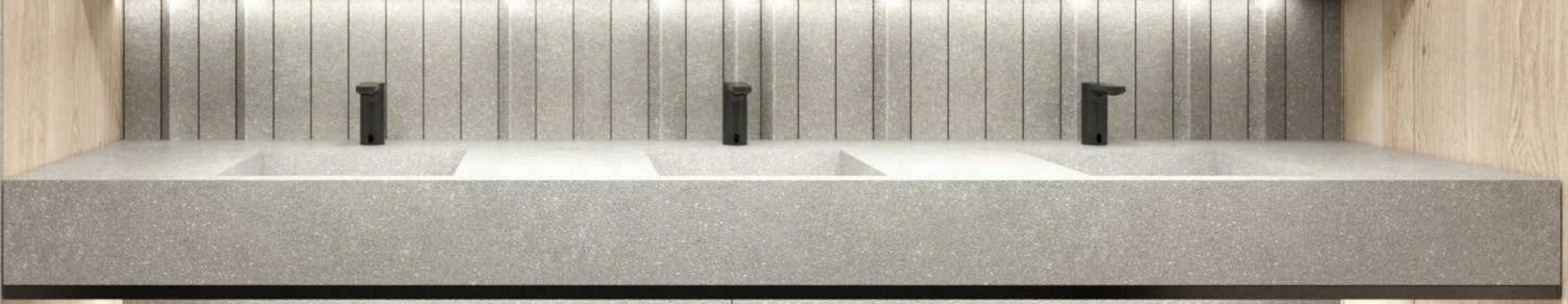
02

A

88

B

Elevator hall

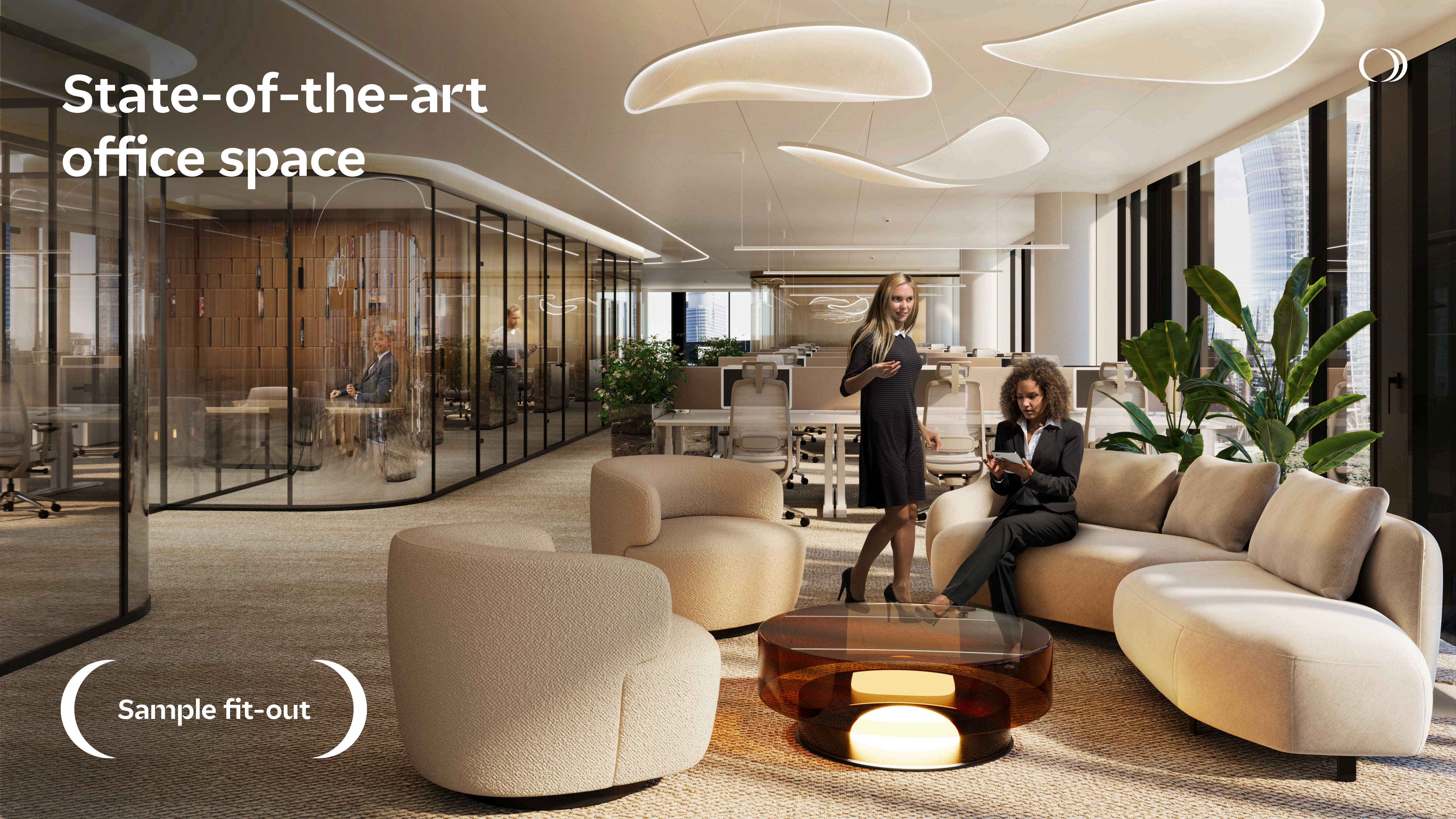


Toilets

State-of-the-art office space



Sample fit-out





Sample fit-out



Sample fit-out

Technical standard

Suspended ceiling

Efficient HVAC system

Height 2.8 m

Air exchange up to 60 m³/h per person

Openable panels

Full-height glazing

Built-in internal blinds

Raised floors



Goal:
Gold rating



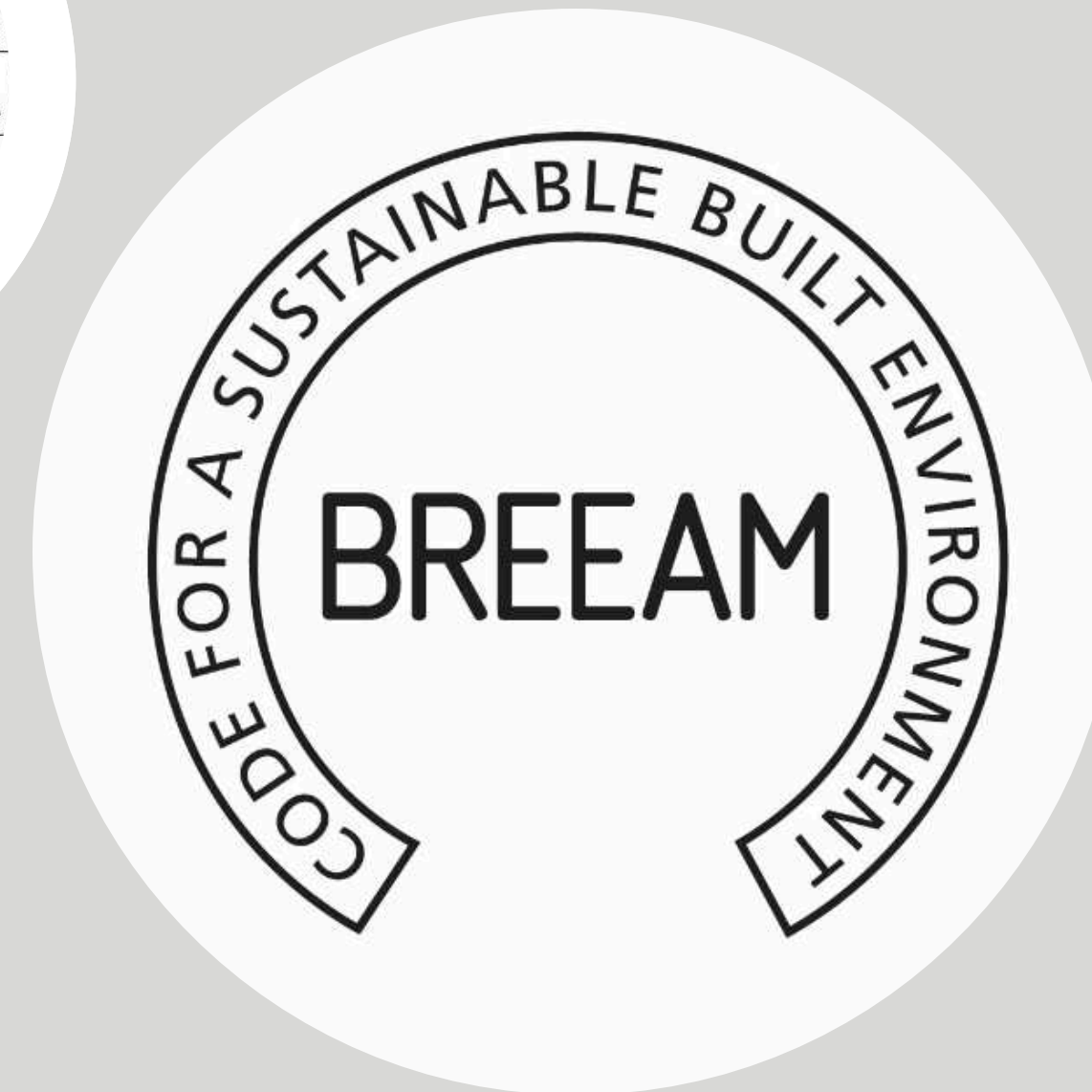
Platinum rating



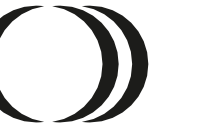
Goal:
Gold rating

International certification

National and international certifications will attest **to the highest building standards**

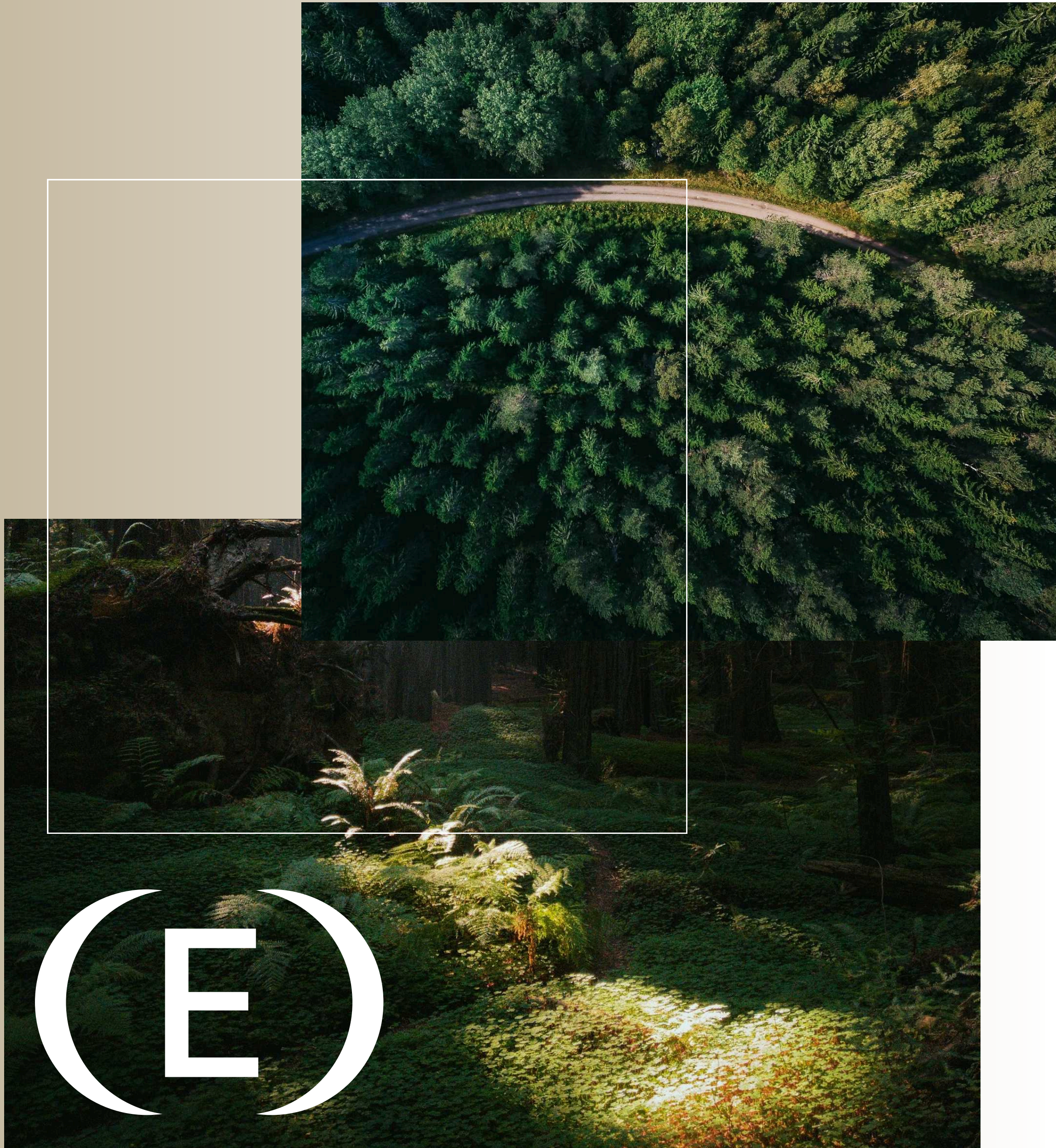


Goal:
Outstanding rating



Environmental

- Energy from renewable sources with a **guarantee of origin**
- **A photovoltaic installation**
- **Water-saving** fixtures and sanitary devices
- **Energy-efficient elevators** with low power consumption
- Efficient smart **ventilation and air conditioning** systems
- Regular testing of **drinking water quality**
- Technologies to facilitate **ESG** reporting
- **Sustainable transport** facilities
- More **green areas**

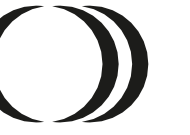




Social

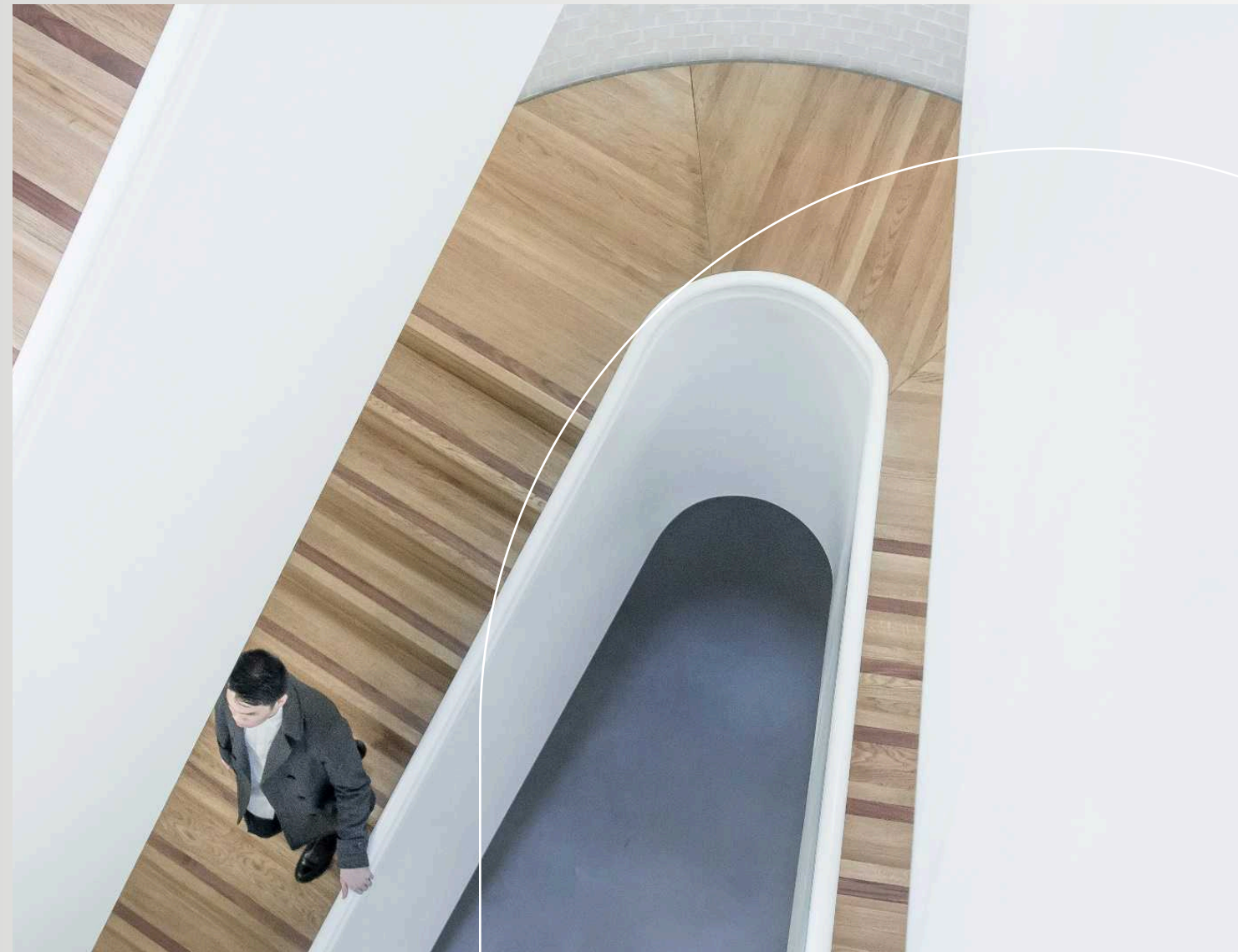


- High **thermal and acoustic comfort** throughout the building
- **Touchless entry** for enhanced safety and convenience
- Design solutions that promote **physical activity**
- Enhanced **GSM signal and free public Wi-Fi**
- **Fully accessible** for people with disabilities



Governance

- **Anti-corruption and anti-bribery** policy
- **Anti-money laundering and anti-terrorism** financing policy
- **Abuse reporting** policy
- Sanctions and **export control** policy
- **Order** policy
- **Human capital and labour relations** policy
- **Environmental protection and corporate social responsibility** policy
- Supplier code of **conduct**
- **EU Taxonomy**





Clear choice



A partnership for the future

The most enduring alliances are built by market leaders.

We believe that this office building to be constructed represents the beginning of such long-term partnerships.

Together
we can do more

We can build a lasting and rewarding partnership.

Together
we can do better

All solutions can be tailored to take into account individual needs and expectations.

Together
we can go further

Our excellent location and individual approach make it possible to ensure the comfort of your employees.



Rent modern office space in our new office building

Contact us for more information.



Agnieszka Ostrowska

Associate Director Leasing Office

+ 48 605 987 707

a.ostrowska@cpipg.com



Maciej Skubiszewski

Senior Leasing Manager

+ 48 605 840 401

m.skubiszewski@cpipg.com



Thank you

LightOn