



Equal Business Park D

„Let Your Business Rise”

Designed & developed by



Cavatina
Group

Leading polish developer operating on major real estate markets

3 core business lines



1	2	3
Residential for sale & leased offices portfolio	Residential for sale	Residential for rent
 LOCAL • GLOBAL • HOLISTIC		CĀVARE
Public entity listed on  WARSAW STOCK EXCHANGE		
2 600 units residential for sale	7 600 units residential for sale	1 450 units residential for rent
150 000 sqm offices (sold)		
200 000 sqm leased offices portfolio		

Gdansk

Warsaw

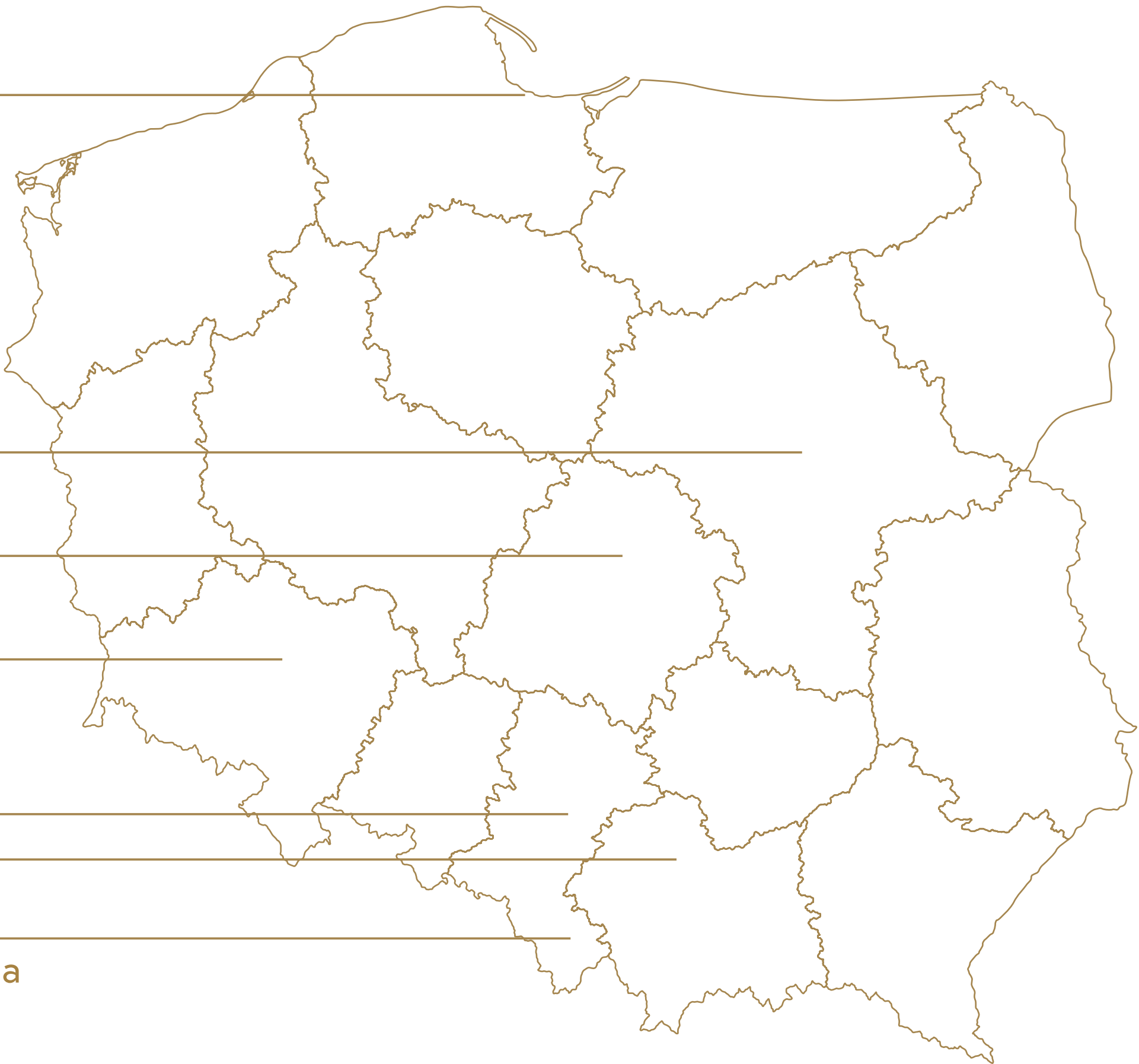
Lodz

Wroclaw

Katowice

Cracow

Bielsko - Biala



Most effective way to the growth & scaling business

Complementary chain of key competences kept within the capital groups

Land
Acquisition



Architectural
Design



Interior
Design



Sales
& Commercialisation



Construction
& Fit-Out



Finance
& Accounting



Ownership
management

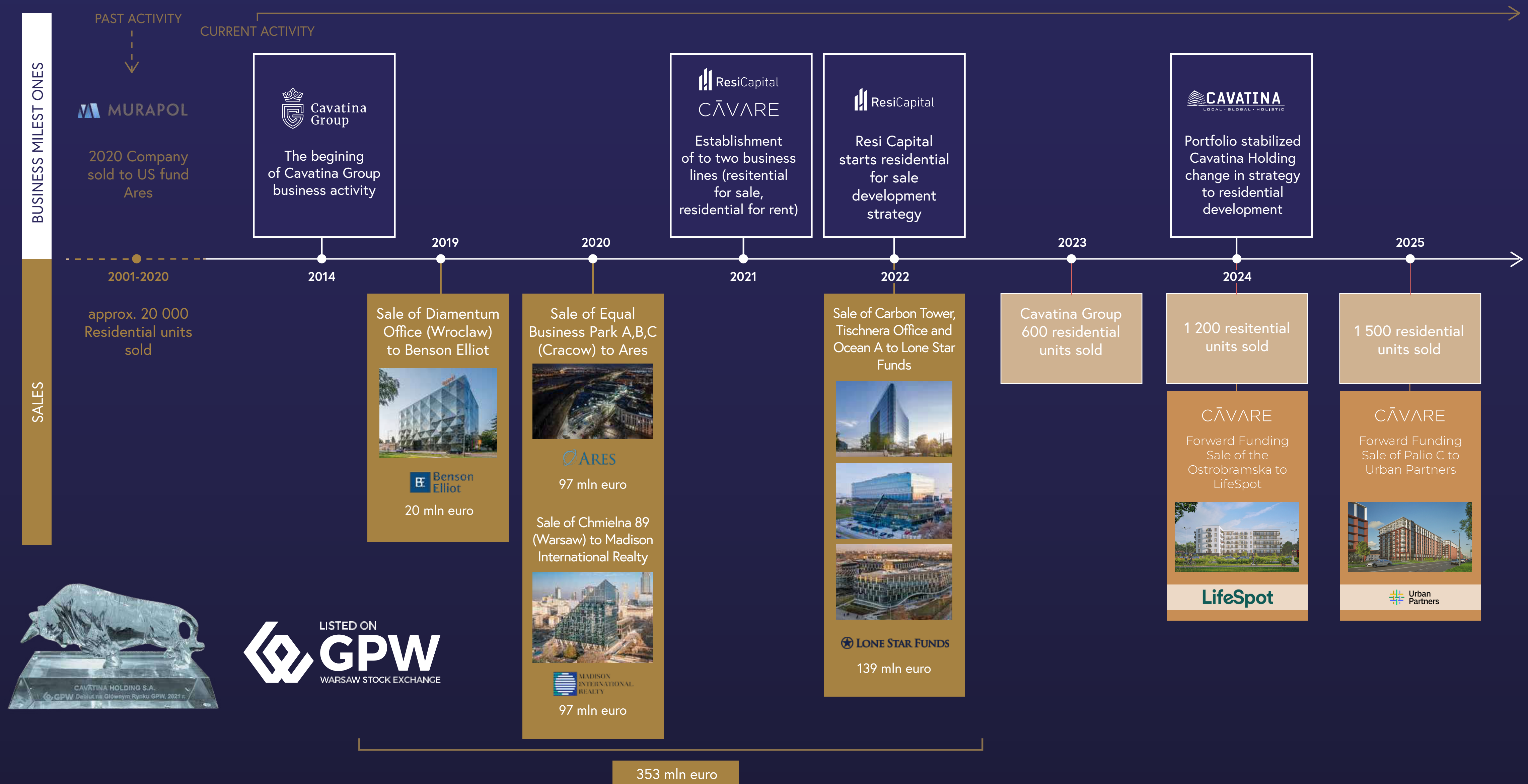


Legal
& administration



Marketing, Branding
& Public Relations

Our history and track record of successful rapid growth



CRACOW

city of the future

Ranked one of the most technologically advanced „cities of the future“. 2nd largest city in Poland, Kraków has become a city with more and more innovative and creative initiatives in a number of fields. Until recently it attracted people with the legend: treasury of Polish heritage, European Capital of Culture, a city bustling with events and rich in unique collections, which organises fantastic festivals. To these advantages, however, purely economic, or even business, arguments have been added: Today, Krakow is a place where it is not only worth, but – according to current trends – necessary to organise business meetings or congresses.



INVESTMENT Highlights



Strategic location with great accessibility secured by car and public transport – direct vicinity to Cracow Podgorze train station (local urban trains) and bus coach terminal.



Modern, class A office building with high quality technical specification, unique design, intelligent building solutions and BREEAM certification.



Strong occupancy level and sustainable income.



Situated in proximity to Kazimierz district Equal Business Park D provides convenient access to a diverse range of amenities including wide range of restaurants, pubs and shops.



Office rents at an attractive, sustainable level resulting in a very attractive capital value per sq m.



Attractive lot size ensuring high liquidity.





Equal
Business
Park D

Exceptional BUILDING

10 763 sq m (94%)

space rented

PROPERTY

Fact sheet

The Equal Office Park D is a modern, A-class office building developed in 2021 and offering approximately 11 500 sq m of leasable space. The building boasts a contemporary architectural style, incorporating glass facades, openable windows and energy-efficient design elements.

The facility provides access to about 175 parking spaces. Equal's distinguishing features are large and effective floor areas, low coefficient of common areas, The area of a typical floor is about 2 200 sq m. The building has been equipped with technical solutions such as air conditioning, smoke detectors, suspended ceilings and access control.

Name	Equal Office Park D
Adress	Wielicka 28 Street, Cracow
Total GLA (sq m)	11 445
Above Ground Levels	6
Parking Places	175
Occupancy Ratio (by GLA)	94%
Current Annual NOI (EUR)	2,03 mln



WAULT	4,2 years
Avg. Headline Rent (EUR / sq m)	14,6
Main Tenants	Cavatina Group, Teleperformance, Mostostal Krakow, Farutex, Uniqa
Green Certification	BREEAM Very Good
Title	Freehold
Developer	Cavatina
Vendor	Cavatina

TENANCY

Overview

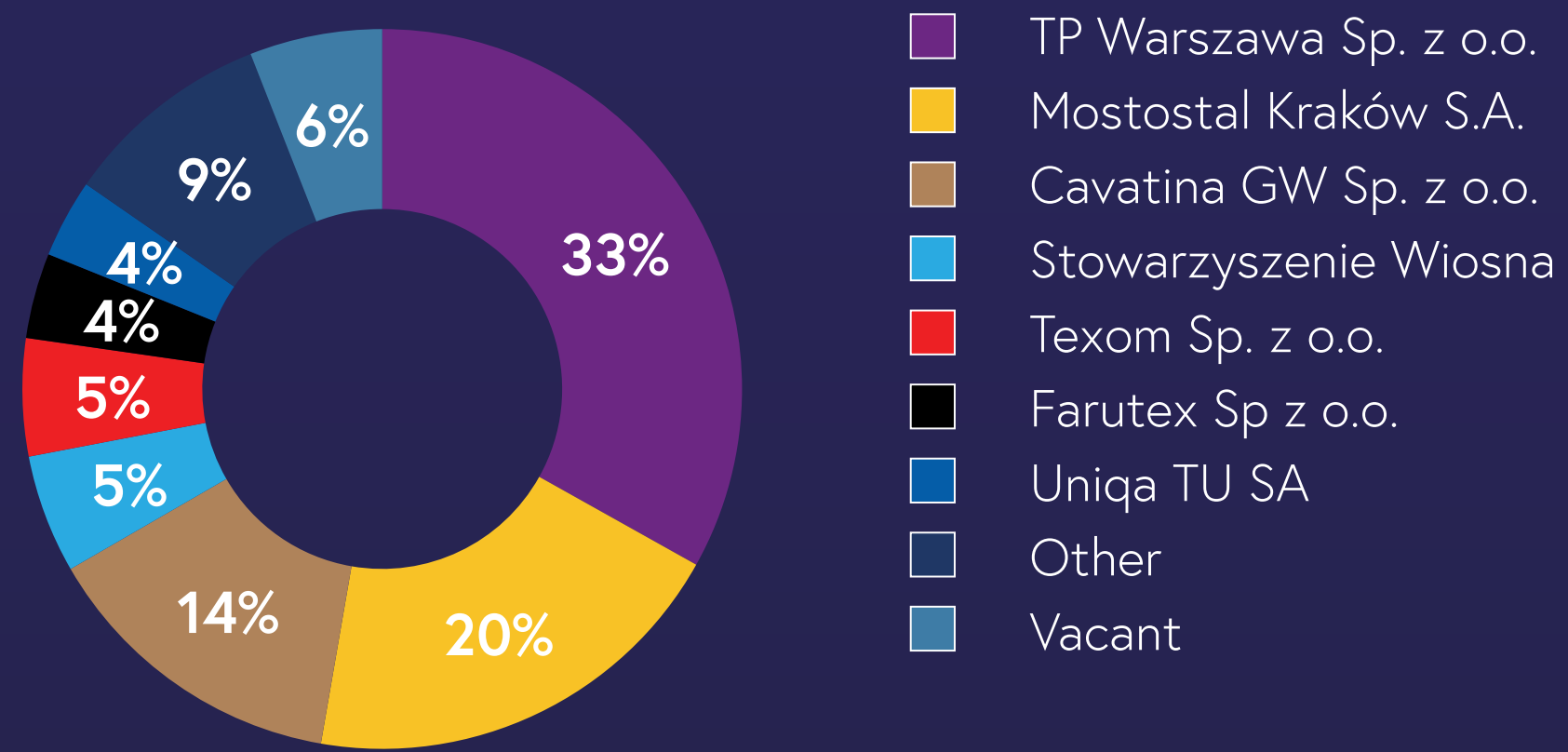
The Equal Office Park D is currently occupied at a rate of ca. 94% and generates an annual income of EUR 2,04 million, when fully leased the income would increase up to EUR 2,16 million.

TOTAL RENT	EUR per annum
Office	1 900,723
Other	1 945
Parking	133 089
Total	2 035,757
Vacant	126 204
Total (fully-let)	2 161,961



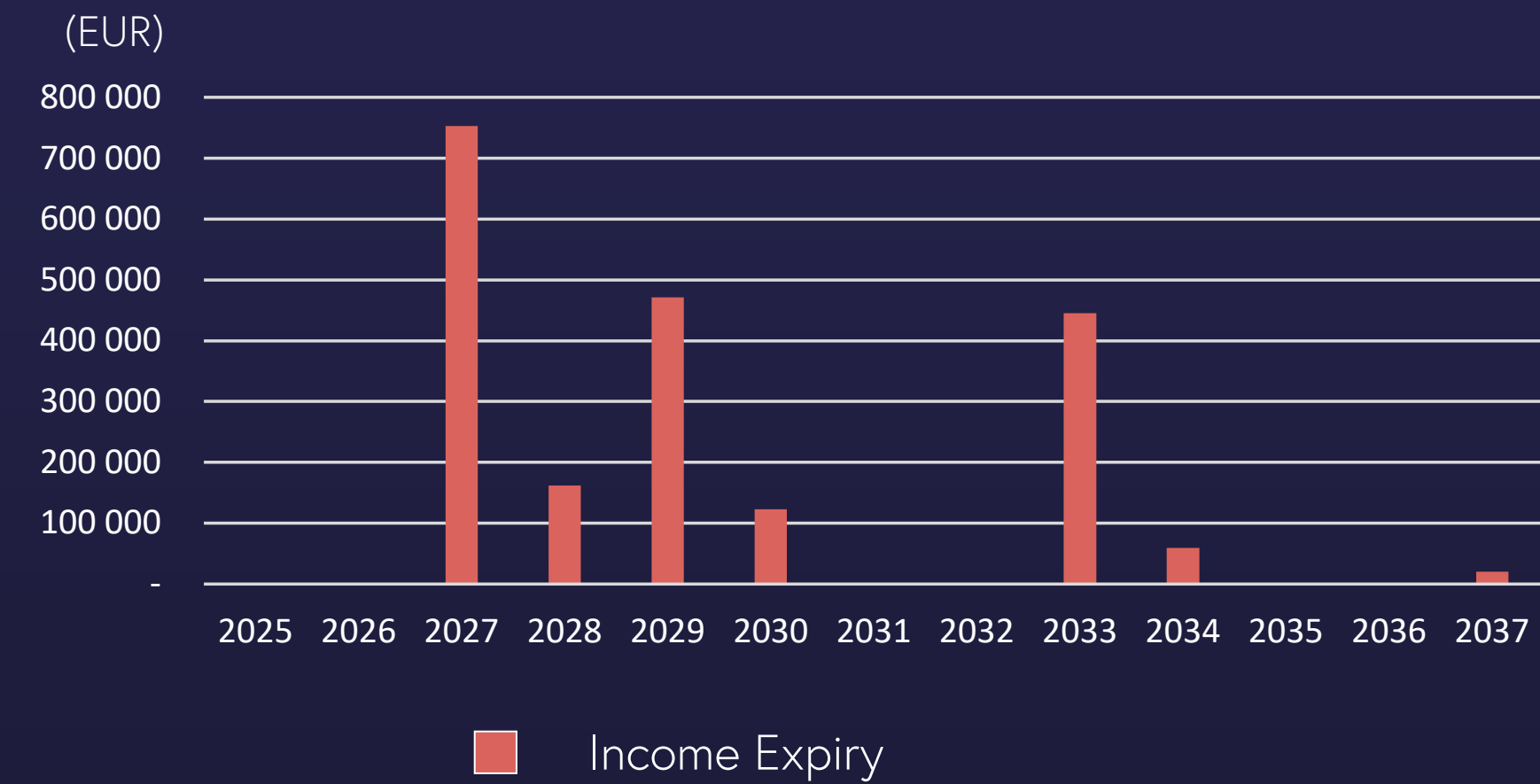
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GLA Breakdown



The average unexpired lease term within Equal Office Park D is 4,24 years.

Expiry profile



Key TENANTS



**Cavatina
Group**

1 503 sq m

Cavatina Group is a Polish developer handling the full investment process, from design to construction and leasing. It delivers modern residential and office projects across Poland.



Teleperformance

3 573 sq m

Teleperformance is a global provider of customer experience management, technical support, and back-office services. It also specializes in content moderation and uses AI technologies to enhance service efficiency and quality.

mostostal
kraków

1 880 sq m

Mostostal Kraków is a Polish company specializing in steel structures and industrial construction. It carries out infrastructure and industrial projects both in Poland and internationally.

FARUTEX

414 sq m

Farutex is a leading food distributor for the HoReCa sector in Poland. It offers nearly 10 000 products with fast, countrywide delivery and culinary consultancy.



UNIQA

380 sq m

UNIQA is an insurance company providing a wide range of services including property, life, and vehicle insurance. It also offers investment solutions, pension plans, and health coverage for individual and business clients.

DISTANCES

by public transport

Minutes

10

Museum of Contemporary Art Bagry Lake
Main Railway Station
Galeria Krakowska Mall
Train station

15

Galeria Kazimierz Mall
Bonarka City Center Mall
Expo Kraków
A4 Highway

20

Tauron Arena
Old Town

25

International Congress Center
Royal Castle
Balice Airport

ICE

15 min
by public
transport

Old Town

Kazimierz

Podgórze

Mocak

Zabłocie

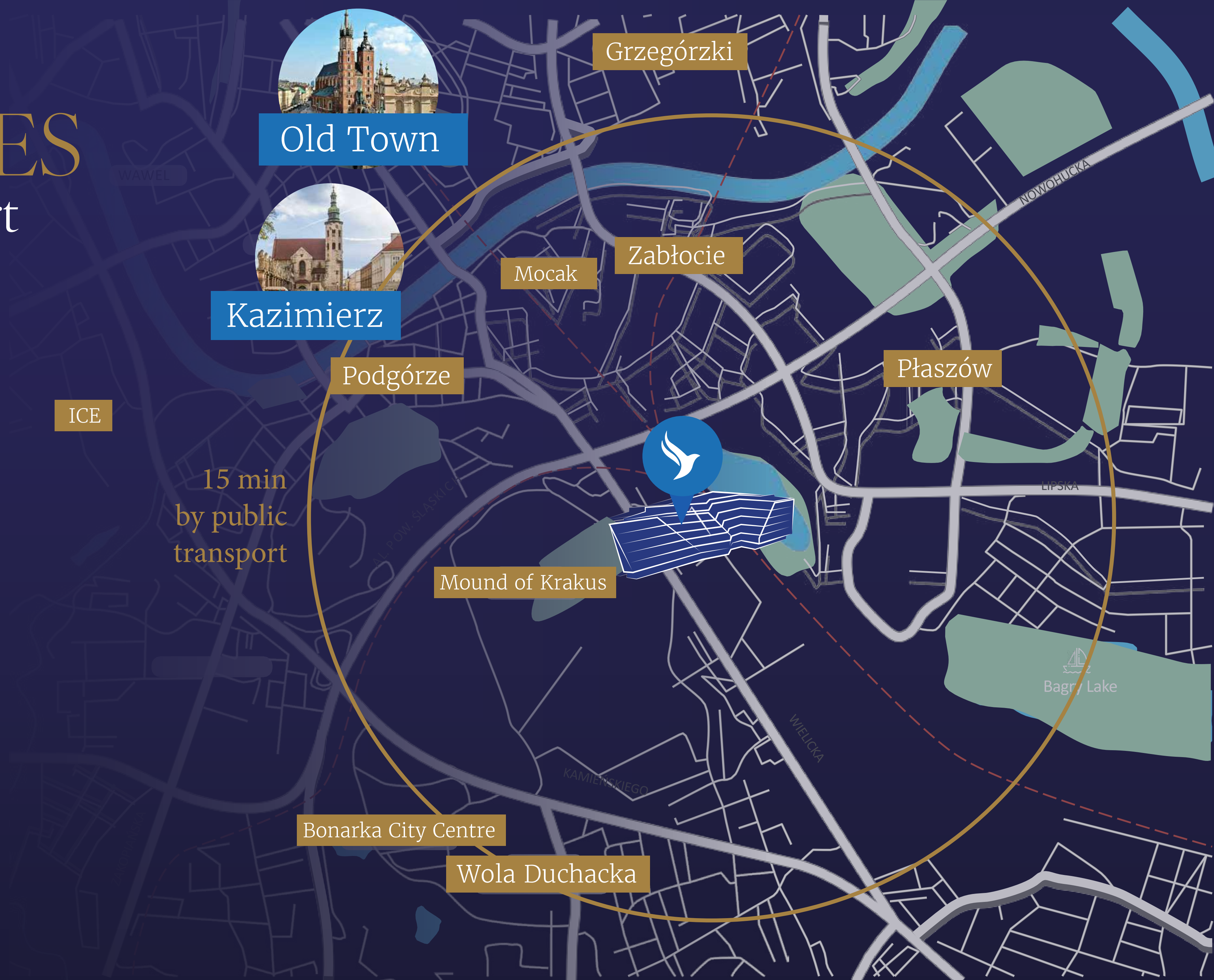
Grzegórzki

Płaszów

Mound of Krakus

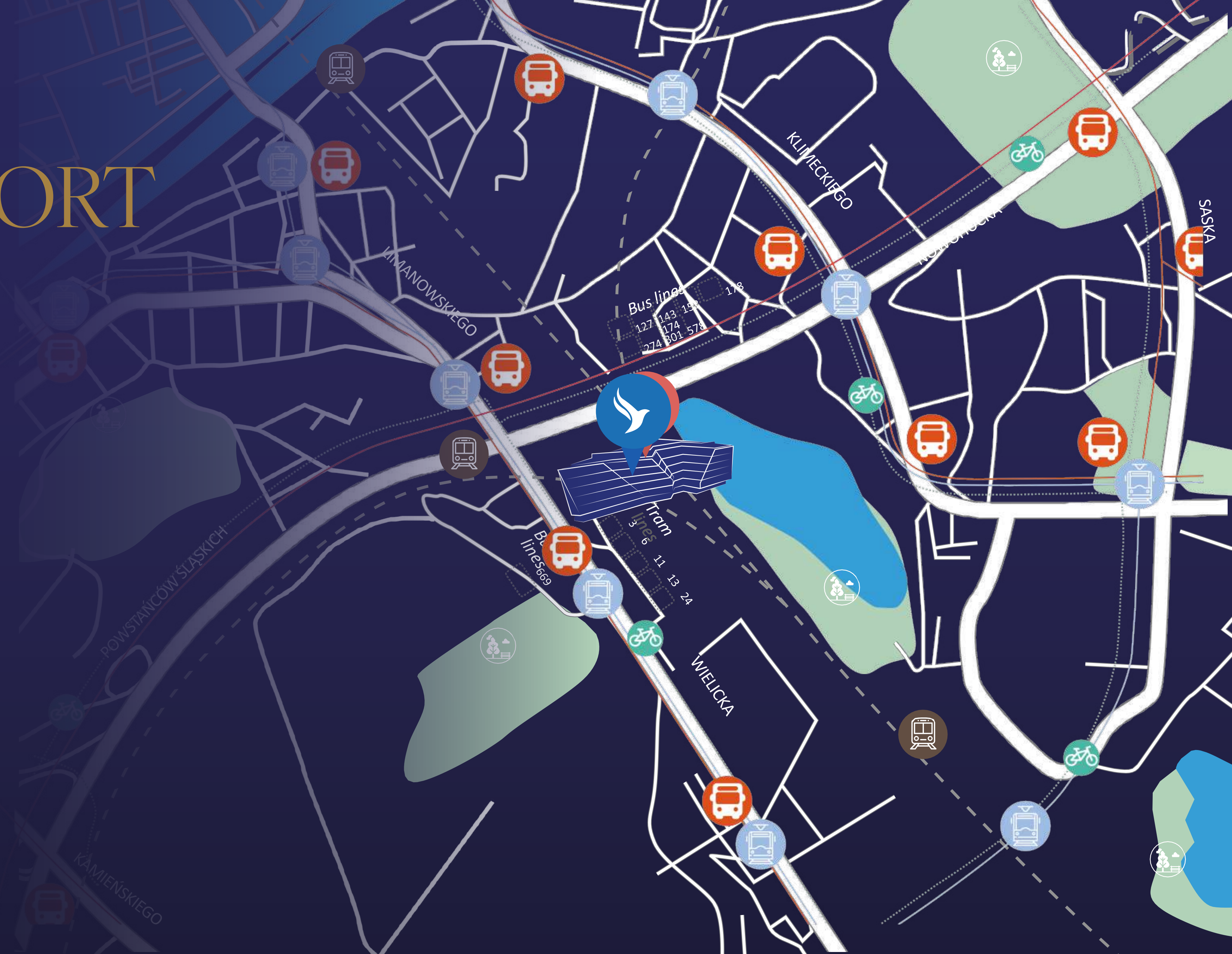
Bonarka City Centre

Wola Duchacka



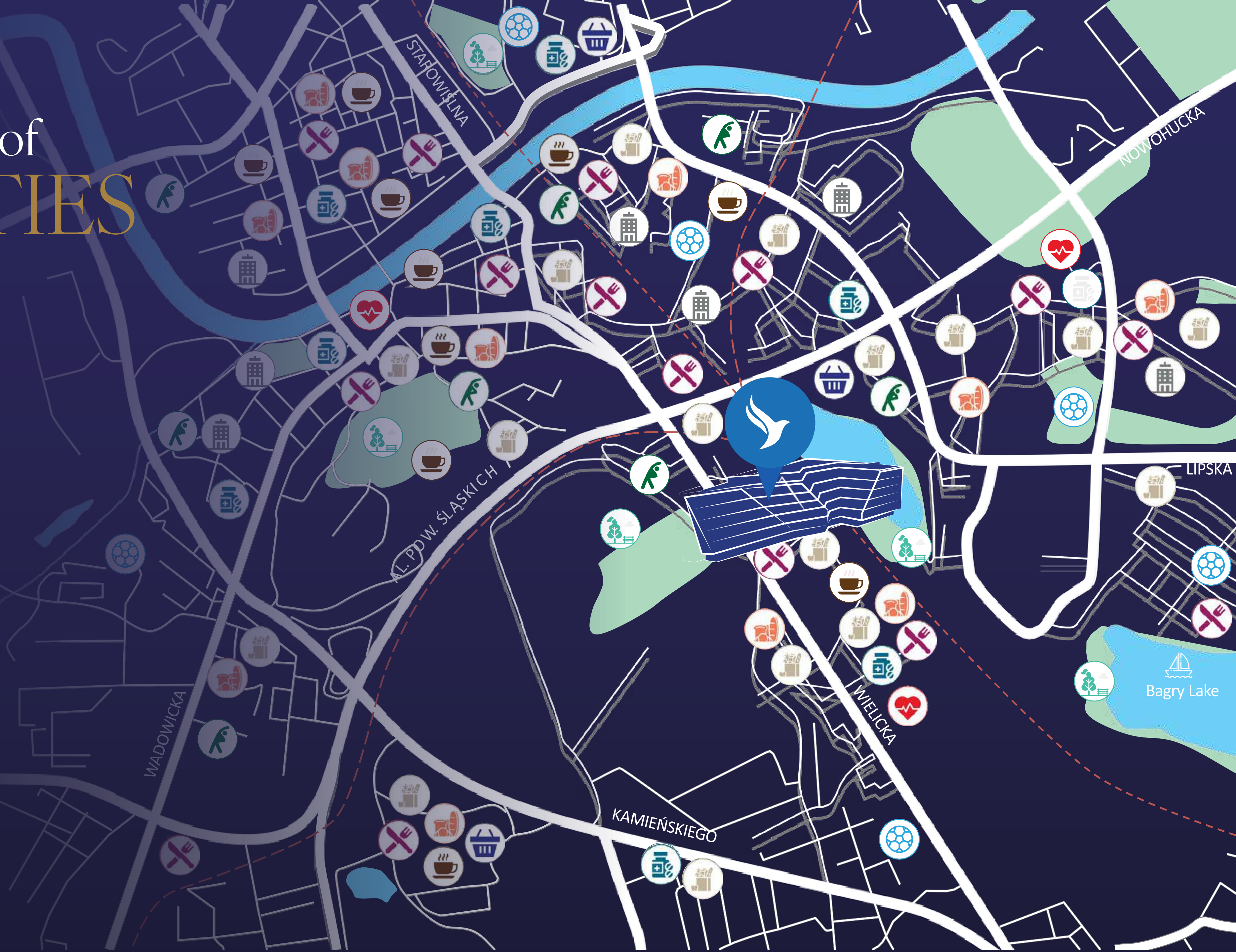
Public TRANSPORT

-  Tram stop
-  Bus stop
-  Train station
-  Bike path



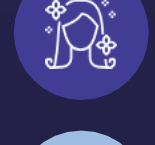
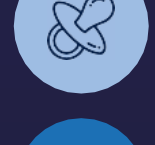
Large number of AMENITIES

-  Medical center
-  Pharmacy
-  Grocery store
-  Bakery
-  Hotel
-  Parks
-  Restaurant
-  Coffee shop
-  Fitness club
-  Sport venue



AMENITIES

in the complex

-  Grocery store
-  Park & relax zone
-  Restaurant
-  Coffee shop
-  Book store
-  Parcel locker
-  Beauty salon
-  Nursery
-  Parkings
-  Shower
-  City hall





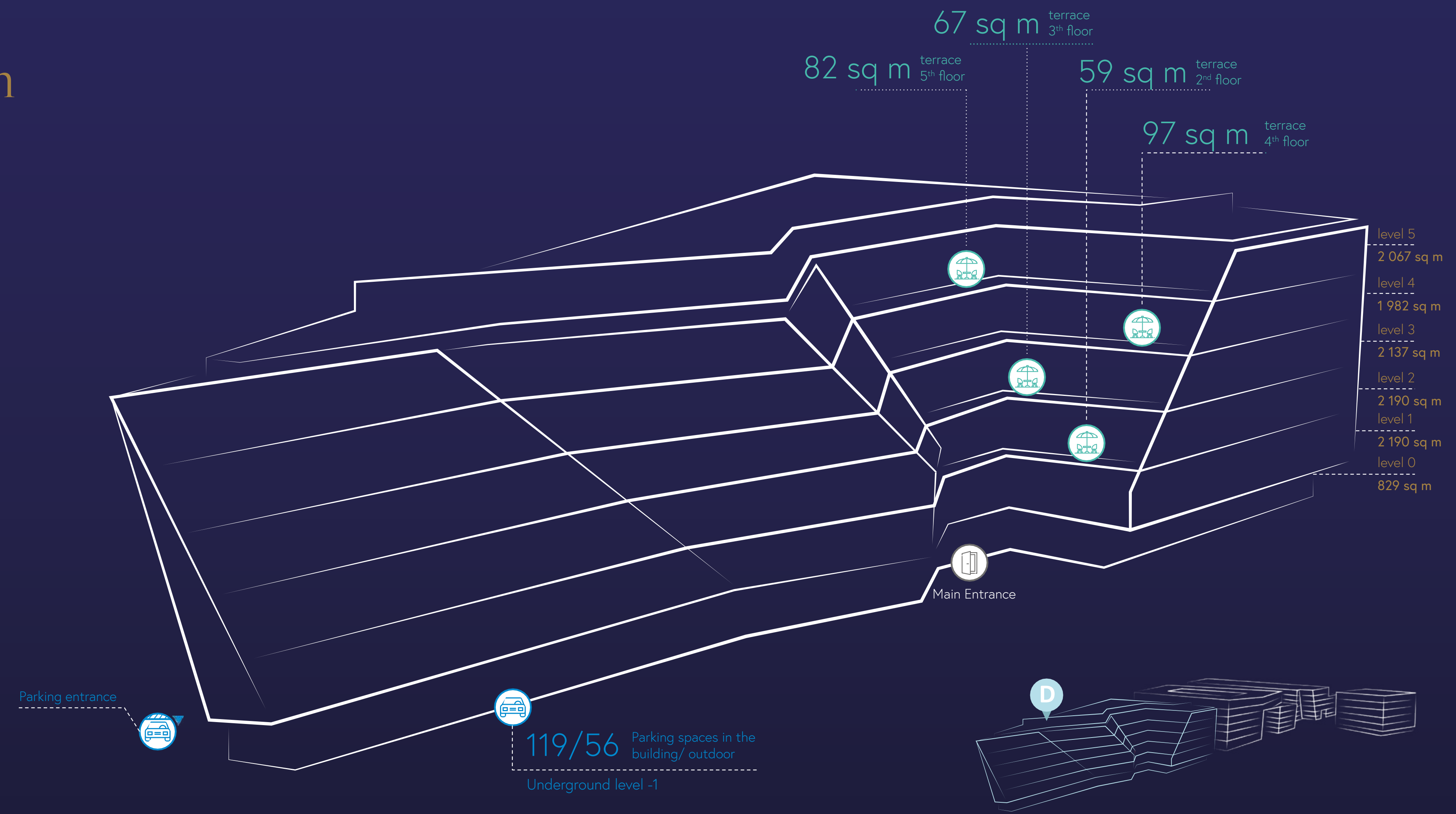
BUILDING D

11 445 sq m
total office GLA

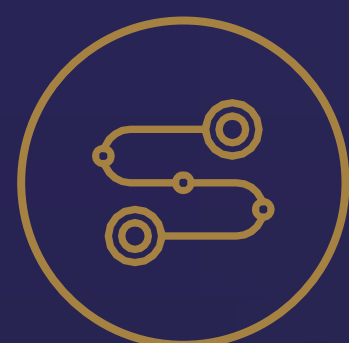
305 sq m
total terraces area

6,1 %
add-on factor

6
levels



FULL CONVENIENCE FOR CYCLISTS



Arrive to the complex by one
of the many available bike paths



Park in one of available bicycle spaces.
A secure spot for your bike



Freshen up in the shower & change rooms.
Start the day in style.





Equal
Business
Park D

Space plan arrangement 5th FLOOR

Desk size: 140x60 cm | 186
10,03 sq m / workstation

Desk size: 140x60 cm | 243
7,52 sq m / workstation

Gross area of the premises:

■ 1 982 sq m





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Park D



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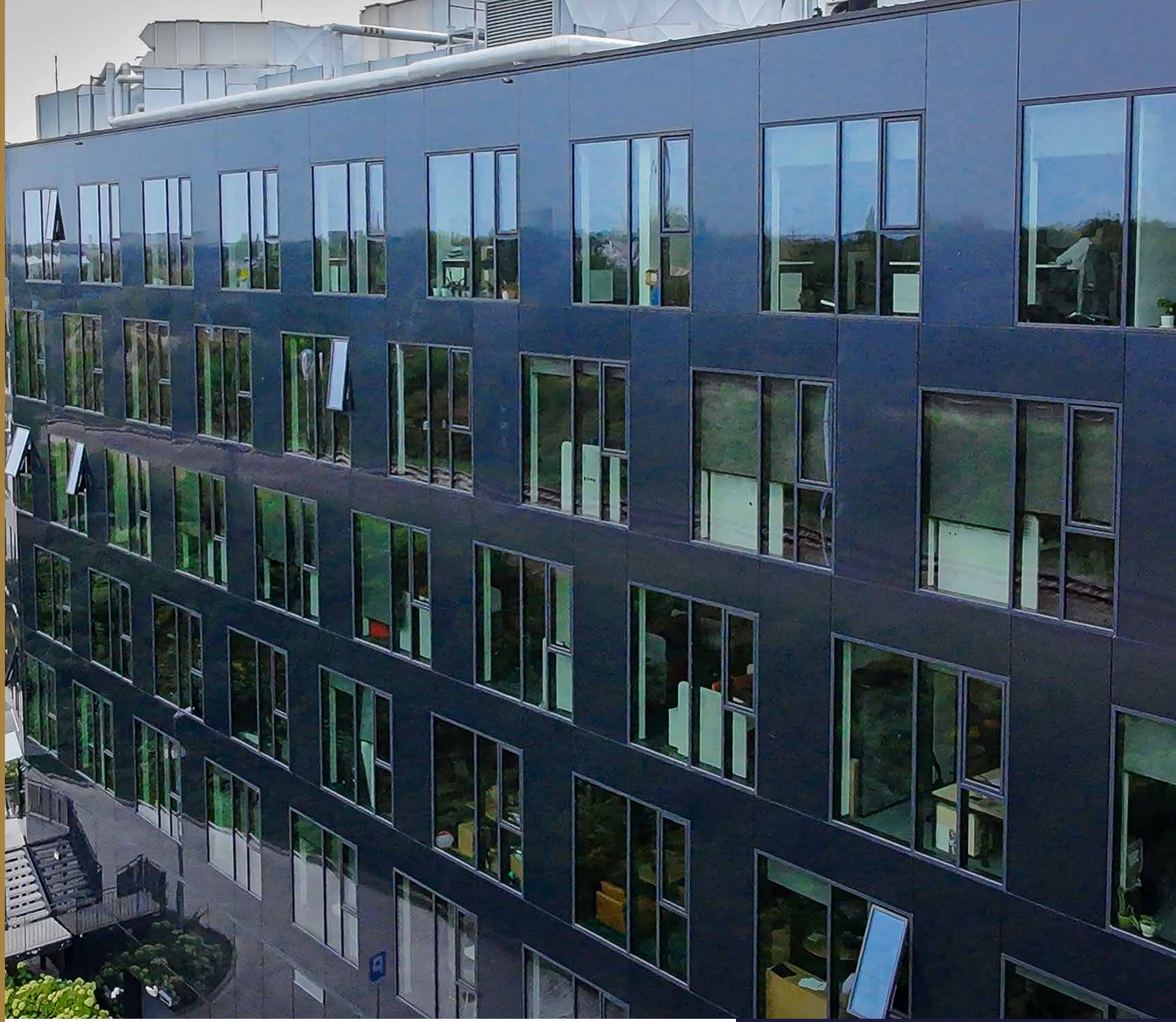




304 sq m of terraces



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Technical STANDARDS



Unit height 2,85 m



Energy-efficient
lighting



Equal
Business
Park D



2,80 tall window
module



Floor boxes



Structured cabling



Wall-to-wall carpets



Raised floor and
suspended ceilings

BREEAM®

Very Good



WE CARE FOR GREEN

Cavatina leads the whole investment process responsibly and with respect to the environment. We aim to provide comfort and healthy work environment for our tenants. Thanks to this approach we mitigate energy and water consumption and ensure high energy efficiency of the buildings since the early design stage and throughout the whole development process.

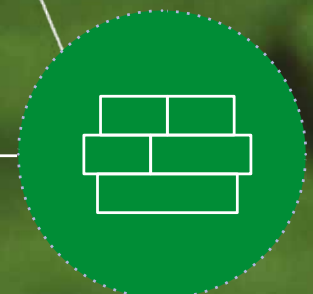
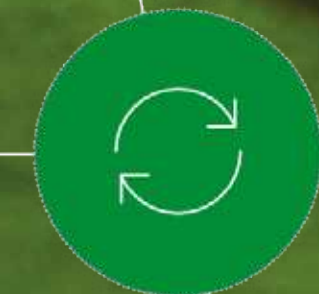
20% more fresh air inside buildings thanks to the implementation of modern ventilation systems.

LED lighting in common areas reduces energy consumption by approx 45%.

Monitoring of energy and water consumption synchronized with the BMS.

Segregation of waste by group during and after construction

Construction materials in the S&C and fit-out phase are sourced from local certified suppliers.

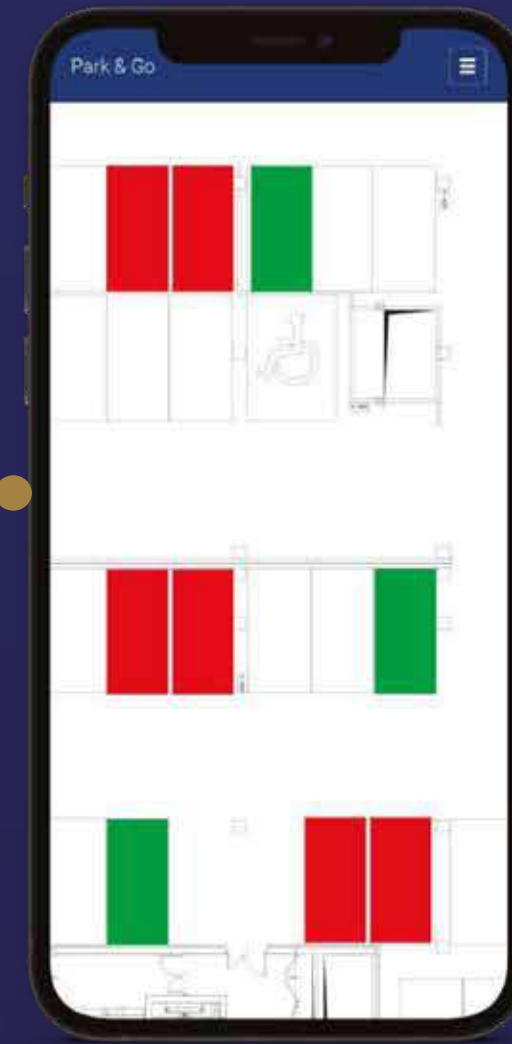


EASILY MANAGED

BASIC



**Guest registration
and visitor
management**

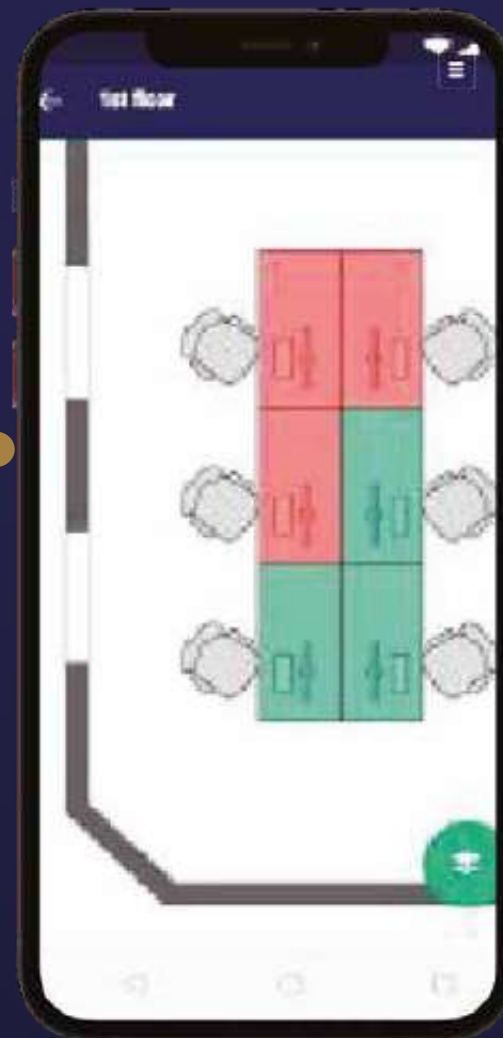


**Parking
booking system**



**Mobile remote
access**

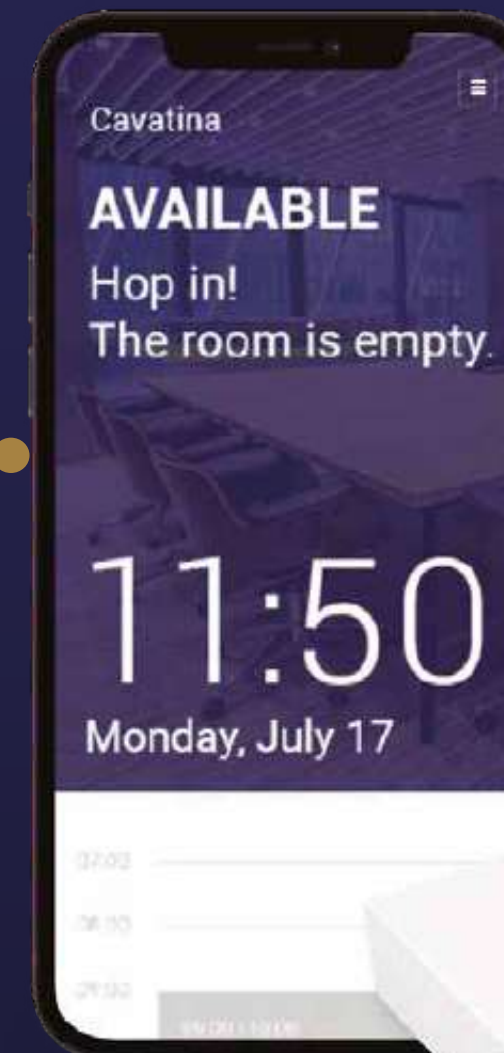
ADDITIONAL



Desks with IoT
Dedicated occupancy
workstation sensors



**Office space
utilization**
Additional flexibility
regarding office
space utilization.



**Room reservation
with IoT Sensors**
Manage all conference
rooms from your mobile.



LEADERS

in the market

350 000 sq m

build projects

10

active projects

7

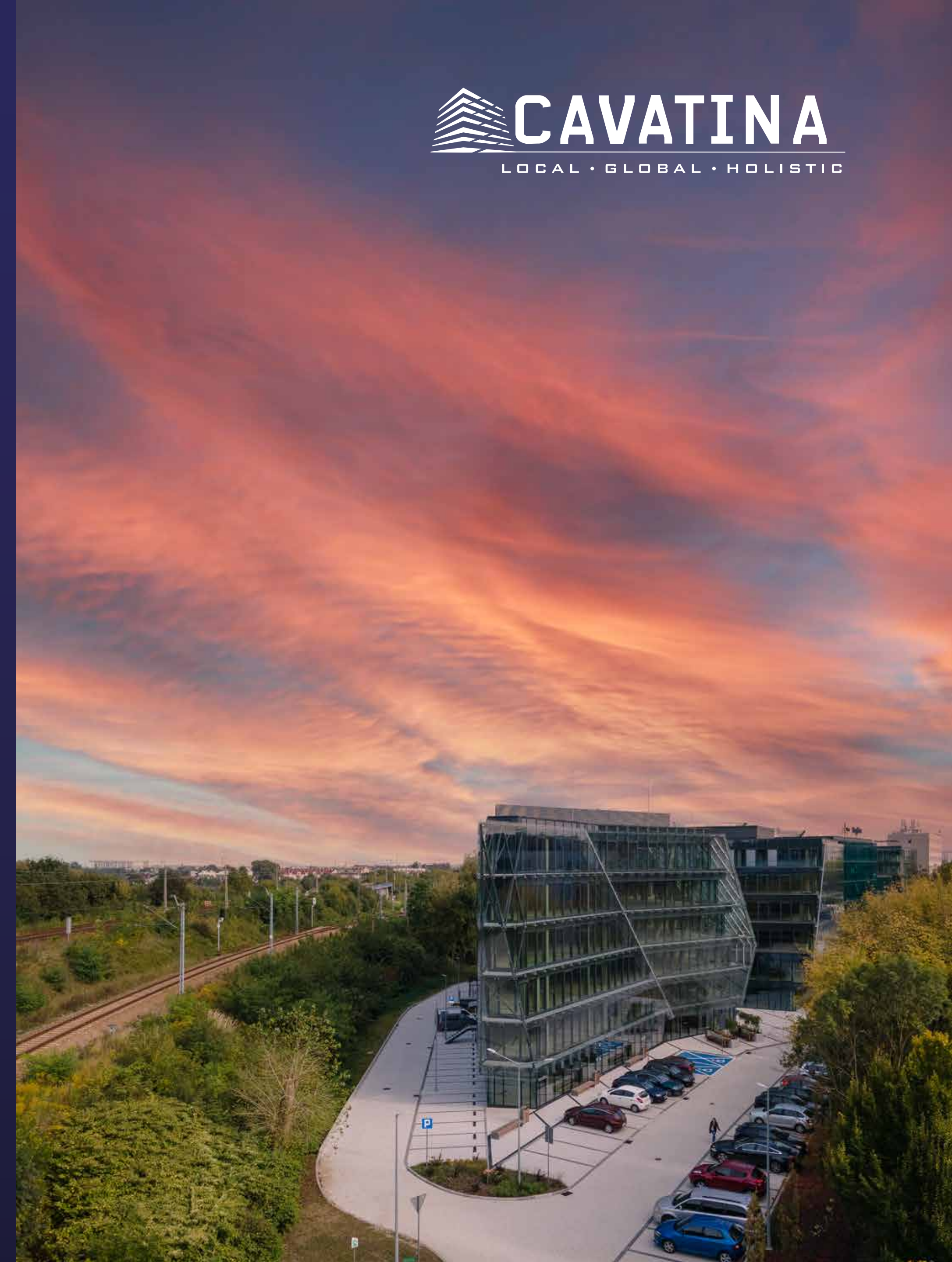
biggest polish cities

12

international awards

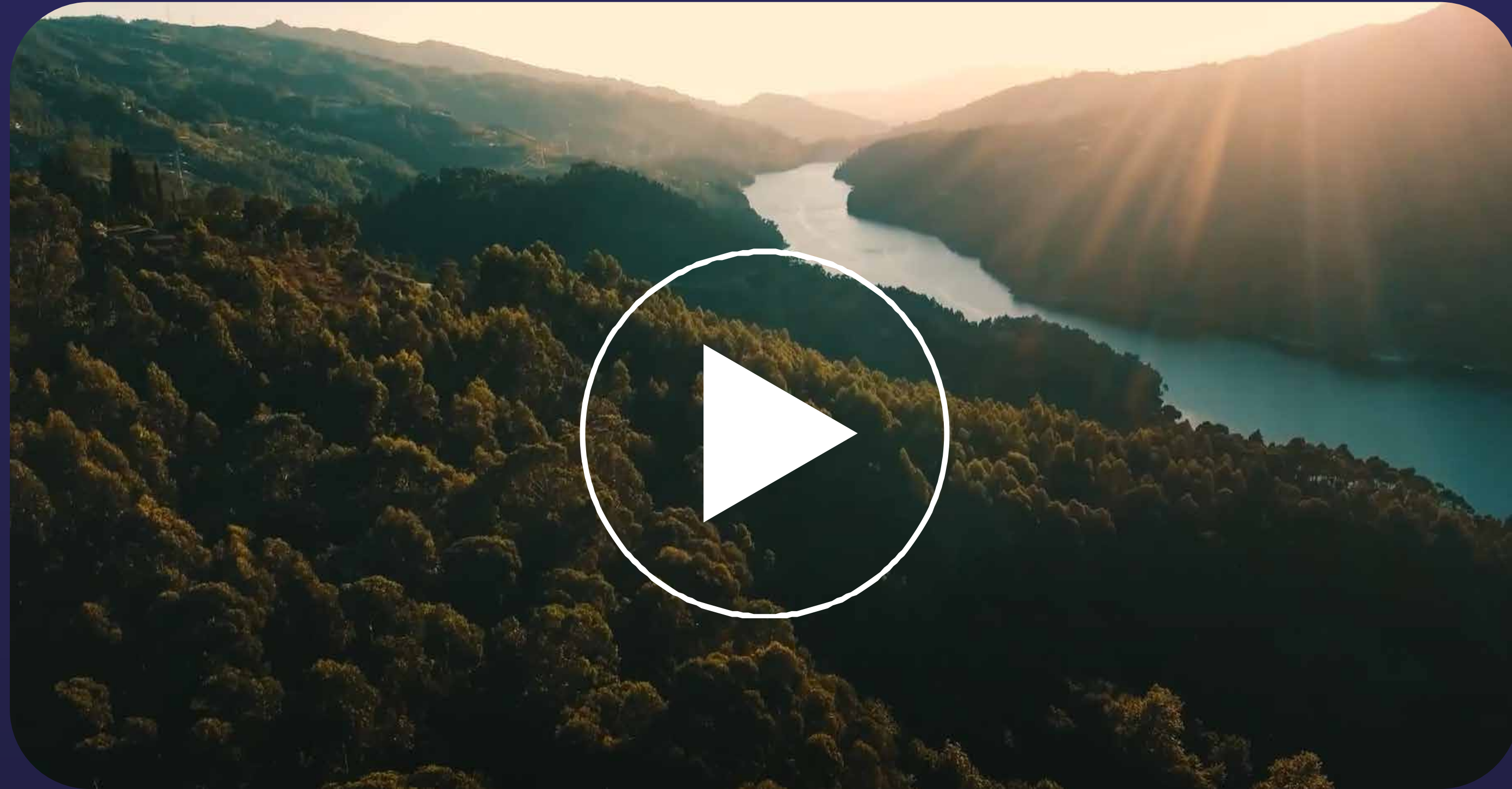
The Cavatina commenced operations in 2015 in Cracow. By 2025, Cavatina Holding has successfully sold 150 000 sq m of office space and manages a leased office portfolio of 200 000 sq m. The Group's residential offer includes projects at various stage of development with around 7 000 apartments for sale and 2 000 units for rent. Cavatina has its own architectural studio and a general contractor covering the full scope of investment process.

Cavatina Holding is successfully implementing multifunctional investments in the largest Polish cities. The developer's modern, technologically advanced buildings attract not only prestigious tenants, but also investors. Efficient commercialization of facilities, highest quality of architecture and great location are just a few factors that encourage new owners to invest in Cavatina's projects.



AWARDS





WATCH OUR VIDEO



ESG REPORT CAVATINA GROUP

Full Report
[click to learn more](#)



CAVATINA HALL

Music is emotion. We give them space. At Cavatina Hall, we act holistically, offering audiences exposure to music from all corners of the world in a comfortable space.

We also open our interiors to young talents and interesting ideas. We delight in music and good company, which is why we create this place as open to everyone.



CAVATINA STUDIO

Cavatina Studio is the heart of the Cavatina Hall facility. It is responsible for the realization of concerts and recordings on the main stage through the use of a direct connection to the hall, which makes it possible to realize recording sessions with large ensembles of musicians, combined broadcasts from the concert hall for television and the Internet – in technically and acoustically favorable conditions.



CAVATINA FILM PRODUCTION

The group has also developed in-house activities in film, resulting in the creation of Cavatina Film Production in 2016. It is engaged in the production and promotion of independent cinema, with the aim of supporting outstanding projects across various areas of cinematography.

F i d u c i a
FOUNDATION

FIDUCIA FOUNDATION

The Fiducia Foundation, established with the support of the Cavatina Group, is dedicated to fostering equal access to education, culture, and the arts for people facing social exclusion. It runs charitable initiatives, interdisciplinary research and education programs, and supports young artistic talents through training, recordings, and performances

HOLISTIC
THINK TANK

HOLISTIC THINK TANK

Holistic Think Tank, founded in 2021 with the support of the Cavatina Group, is a non-profit organization reimagining education. Its mission is to make schools spaces of self-discovery, dialogue, and cooperation, fostering agency, confidence, critical thinking, and social responsibility. In an age of AI and unlimited information, the organization emphasizes not only knowledge, but above all humanistic values.

HOLISTIC

HOLISTIC NEWS

Holistic News is a digital platform and quarterly magazine published by the Fiducia Foundation, initiated by the Cavatina Group. It explores people's place in the modern world through the lens of science, culture, education, and human values, offering thoughtful journalism guided by Truth and Goodness.

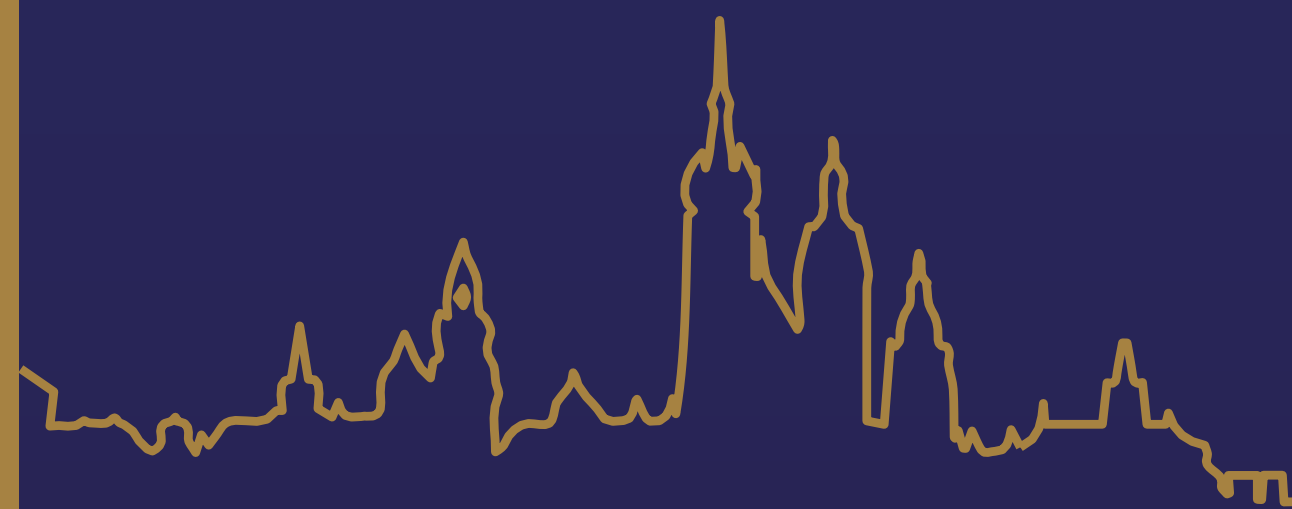


PENSIERI DI CAVATINA TIMELESS TUSCANY, CRAFTED BY CAVATINA

Pensieri di Cavatina is a boutique hotel by Cavatina, set within a historic 17th-century estate near Siena. Surrounded by rolling vineyards and centuries-old olive groves, the estate produces its own organic wines and extra virgin olive oil, continuing the traditions of the Tuscan land.

With 14 elegant rooms and a culinary team that transforms fresh local ingredients into dishes where innovation meets heritage, the hotel offers an experience that captures the true spirit of Tuscany — refined, authentic, and deeply connected to place.





Feel free
to contact us!



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