Member State application to host the EU Customs Authority (EUCA)

Fields marked with * are mandatory.

☑ I have read the information on processing and protection of your personal data (EU Survey).

Privacy statement

privacy_statement_EU_Survey_EUCA.pdf

Applicant Member State

* Member State

- ○ AT - Austria
- ○ EE - Estonia
- ○ IT - Italy
- ○ PT - Portugal
- ○ BE - Belgium
- ○ FI - Finland
- ○ LV - Latvia
- ○ RO - Romania
- ○ BG - Bulgaria
- ○ FR - France
- ○ LT - Lithuania
- ○ SK - Slovakia
- ○ HR - Croatia
- ○ DE - Germany
- ○ LU - Luxembourg
- ○ SI - Slovenia
- ○ CY - Cyprus
- ○ EL - Greece
- ○ MT - Malta
- ○ ES - Spain
- ○ CZ - Czechia
- ○ HU - Hungary
- ○ NL - Netherlands
- ○ SE - Sweden
- ○ DK - Denmark
- ○ IE - Ireland
- ● PL - Poland

* Main contact person in charge

███████████

* Email

███████████████

* Backup person in charge

████████

'When selecting the location, the co-legislators have agreed that they will ensure that, given the nature of EUCA, the location enables the Authority to fully execute its tasks and powers, to recruit highly qualified and specialised staff and to offer adequate training opportunities.'

Description

2000 character(s) maximum

Warsaw offers the best vantage point from which to understand the EU's external borders. EUCA staff will work closely with the challenges associated with maritime, air and land border crossing points, supported by an experienced customs administration. This environment will ensure EUCA gets off to a dynamic start and operates effectively.

Warsaw is also a major communications hub. Direct flights connect the city with EU Member States, candidate countries and key partners, with most capitals reachable in under 2.5 hours. The airport is located near the city centre and is easily accessible by public transport. This ensures convenient travel for EUCA staff and visitors.

The city offers modern, secure infrastructure. Warsaw provides high-standard office space built with the latest technologies and advanced cybersecurity solutions. The buildings Poland offers for the EUCA headquarters ensure the security and convenience of its operations.

Warsaw is clean, safe and sustainable. Nearly 90% of residents are satisfied with living here, appreciating the efficient public transport system, cultural and recreational facilities, and the abundance of green spaces. Warsaw combines high quality of life with a low cost of living.

Education is another of its strengths. Warsaw has an extensive network of schools, including international schools and the Accredited European School. The city boasts one of the most active academic ecosystems in Europe, fostering innovation and openness.

The city thus provides a highly skilled workforce. EUCA will benefit from a large pool of specialists from around the world, as the city's labour market attracts expats. The city also offers excellent career opportunities for the families of EUCA's employees.

Warsaw is also home to Frontex. This proximity offers exceptional opportunities for synergy, shared expertise, cooperation in addressing joint training needs, and operational coordination. These synergies translate into measurable savings.

CRITERION 1

'The date on which EUCA can become operational on site after the entry into force of the Regulation'

Building 1

Availability of the premises

Should there be more premises proposed, please see at the end of the survey.

1) Address of the proposed premises (Building 1)

23 Jana Pawła II Avenue, 00-854 Warsaw

2) General description of the proposed premises

2500 character(s) maximum

UPPER ONE is located at the intersection of two dynamically developing districts that form the business centre of Warsaw. It is situated at one of the city's main avenues, pulsating with life and providing excellent access to all forms of public transport. The second metro line station is only a 5-minute walk from UPPER ONE. Bus, tram and city rail stops are also located in the building's vicinity.

UPPER ONE is situated within a walking distance from the main international train station. A bus and city rail stop with a direct connection to the main international airport of Warsaw is nearby. This location offers easy access to both local and international travel.

The complex will feature a hotel with a conference space. The choice of other accommodation and conference venues close to the building is abundant, as is the restaurant and catering offer.

The UPPER ONE building sets the highest standards on the office market in Poland. It stands out with its bold architecture and unconventional approach to integrating its architecture into the existing urban fabric.

UPPER ONE is characterized by the use of modern solutions and sustainable energy sources on an unprecedented scale to reduce operating costs and the building's impact on the environment. The building meets the highest efficiency and sustainability standards as confirmed by the LEED Platinum certification.

The building offers high standard security solutions extending to both physical infrastructure and IT technologies. It will feature a reception desk and a security room on site, which will be staffed 24/7. Both the building and the adjacent outdoor area will be monitored. Access to the nearby street can be restricted to unauthorized persons by dedicating one of the building's entrances to EUCA only.

The building offers high level of adaptability to EUCA's needs. This includes arrangement and fit-out process as well as specific security requirements. Among other things, it will be possible to separate each office floor into distinct usable zones and to further separate the dedicated zones on a particular floor according to EUCA's needs.

The WELL certification confirms that the building's design is intended to ensure the comfort and well-being of those who work in it. The complex offers green relaxation areas and a wide range of dining options. The building is equipped with facilities for disabled persons, confirmed by the 'Barrier-free facility' certificate issued by Integration Foundation.

3) Timeline of the availability of the premises (before fit-out and necessary adaptation works)

1000 character(s) maximum

Date or estimated period.

The UPPER ONE will receive its occupancy permit in March 2027. The premises will be ready for handover to the tenant after the fit-out in September 2027, with part of the space expected to be available already by mid 2027.

If office premises are needed until UPPER ONE is fully adapted to EUCA's requirements, the Warsaw office market offers numerous properties where short-term interim accommodation with flexible lease conditions is available immediately.

Warsaw boasts one of the largest and most advanced office real estate markets in Central Europe, with over 6 million square meters of modern space across well-connected business districts. Excellent accessibility via metro, tram, rail and road links ensures smooth daily operations. High-standard buildings with LEED/BREEAM certifications, energy-efficient systems and premium amenities make Warsaw a reliable choice for discerning tenants. EUCA will find a great home here, even before its dedicated, tailored office is fully ready.

4) Estimated time needed for fit-out and adaptation works (expressed in months)

Please introduce only numbers.

6

Organisation of the premises

The size of the EUCA's premises should be at least 6.000 m² gross floor area above ground. The Commission proposal provided for a EUCA staff of 250 Full Time Equivalents. The final number of staff will depend on the outcome of the negotiations and may increase.

1) Total surface of the premises (expressed in m²)

Please introduce only numbers.

6278

2) Staff capacity (expressed in maximum number of staff)

Please introduce only numbers.

430

3) Availability of a dedicated meeting room for the executive board (10-15 seats)

◉ Yes

○ No

4) Availability of a dedicated Management Board room in the secure zone (60-70 seats + at least 30-40 seats in the back)

with a total surface of 240-280 sqm

◉ Yes

○ No

5) Availability of 'secure room'

for treating classified information

- ⦿ Yes
- ○ No

5.1) Description of the security features of the 'secure room' (size and security measures applied)

1000 character(s) maximum

> All properties proposed for EUCA boast state-of-the-art technological infrastructure ensuring the highest level of physical and digital security.
> The landlord of UPPER ONE is fully aware that highly sensitive data would be handled by EUCA, and that the expected requirements for security precautions exceed the average level. The building offers high level of adaptability as the landlord agrees to take that into consideration at the construction and fit-out stage.
> A secure room will be constructed in UPPER ONE in accordance with EUCA's guidelines and requirements. It will be equipped with customized security features and corresponding access restrictions based on EUCA's specific requirements.
> These security measures can include advanced physical and cyber protections such as biometric or encrypted-card access, acoustic insulation with soundproof walls and laminated security glass and sealed doors.

6) Availability of a medium-sized room (30-35 seats)

- ⦿ Yes
- ○ No

7) Availability of multiple small-sized rooms (10-15 seats)

- ⦿ Yes
- ○ No

7.1) If yes, how many?

    15

8) Availability of state-of-the-art meeting and videoconference facilities in the meeting rooms

- ⦿ Yes, in all of them
- ○ Yes, in some of them
- ○ No, in none of them

9) Availability of a lounge area for lunch and/or dinner catering

○ Yes

○ No

Specific technical requirements for Data Hub, data analysis, risk management and crisis management activities

10) Availability of a dedicated, secured and restricted area for 'data management' task (for at least 115 staff)

⊙ Yes

○ No

11) Availability of a 24/7 crisis response cell (situation room with capacity for 30 persons)

⊙ Yes

○ No

12) Availability of at least two (and ideally three) operational facilities (secure and isolated operational rooms)

⊙ Yes

○ No

12.1) If yes, how many operational analysis facilities are there?

○ Two

○ Three

⊙ More

13) Availability of a call centre, incident management and service desk facilities in the secured and restricted area

⊙ Yes

○ No

14) Description of the availability and capacity of EU sovereign and highly available telecommunications and networking infrastructure with operational redundancy.

5000 character(s) maximum

The availability and capacity of EU sovereign and highly available telecommunications and networking infrastructure with operational redundancy depends, amongst others, on the **site resiliency**, **performance, site proximity to Optical Fiber Highways**, and **internet presence**.

- Indicators for site resiliency are: support multiple fiber entry routes, physical route diversity to enhance operational resilience, access to a broad ecosystem of Tier 1 & 2 carriers or local internet service providers, and power supply backup.
- Indicators for performance are: low-latency connectivity to major cloud providers and high-capacity and scalable bandwidth.
- Indicators for site proximity to Optical Fiber Highways are: proximity to major regional and international optical fiber routes and the support of high-capacity and scalable bandwidth.
- Indicators for internet presence is the location near an Internet Exchange Point.

The proposed location offers highly available and fully redundant telecommunications infrastructure designed to meet the standards required for EUCA. All IT cabling and active and passive network equipment will be implemented as part of the adaptation works carried out strictly in line with EUCA's technical guidelines. This includes the full installation of passive components (structured cabling, sockets, distribution points) and a dedicated subscriber telephone exchange, if it is required by EUCA for the administrative functions of the facility. The building is designed to ensure high resilience of telecommunications services. Cable routes have been planned in the building for the complete backbone cabling of ICT systems ensuring that such systems can be easily installed and expanded. Cabling connecting operators with the tenant will be designed and installed during the fit-out phase, ensuring a fully tailored, secure and resilient configuration.

The site supports multiple independent fibre entry paths, enhancing physical route diversity and mitigating single-point failures. A major optical fibre highway runs directly adjacent to the building boundary. The site benefits from proximity to key regional and international optical routes linking Warsaw with other EU Member States, with this network still expanding. Thanks to its strategic location, this site offers multiple pathways for high-capacity data transmission and ensures redundancy.

The site also benefits from efficient connectivity paths to regional Internet Exchange Points. Warsaw is home to major Internet Exchange Points (IXPs) with data centres located in the vicinity of the building proposed for the seat of EUCA. This strengthens the overall internet presence of the location, enabling improved routing stability, reduced dependency on individual carriers and ensuring high availability for EUCA's digital services.

Fibre optic cables will be brought into the building and routed to the main telecommunications room, located on level –1. The room has been designed to accommodate the equipment of at least four operators, ensuring carrier diversity and robust redundancy. This configuration provides immediate access to high-capacity regional and international fibre routes, supporting scalable bandwidth and long-term growth. The presence of multiple EU-based Tier-1 and Tier-2 operators allows multihoming and ensures continuity of services even in the event of disruptions affecting one provider.

Power resilience is ensured by dual feeds, UPS capacity and generator support, enabling uninterrupted operations for mission-critical workloads.

The infrastructure enables low-latency connectivity to major cloud providers operating within the EU, high-capacity symmetrical links, and bandwidth scalability. The proposed conditions allow EUCA to choose and configure connections according to operational needs. The structured cabling system will be implemented according to EUCA's specifications and will support high throughput for data-intensive tasks, secure digital communication and real-time replication between systems.

The combined features of the site ensure the reliability, performance and resilience needed to support EUCA's sensitive and security-critical operations.

15) Description of the available cloud-based data storage network solutions.

1000 character(s) maximum

Cloud-based data storage and network solutions will be enabled through a complete passive infrastructure installed in UPPER ONE in accordance with EUCA's technical requirements.

As part of the fit-out works, the landlord will provide structured cabling, distribution points, sockets and backbone routes necessary to support any cloud connectivity model selected by EUCA (including connections to EU-based sovereign cloud providers, public or private).

One of the available private clouds is the cloud of the Ministry of Finance's IT Centre (CIRF). The Data Processing Centre located in Radom, about 100 km from Warsaw, is being expanded with a new server room to meet the growing needs of the ongoing digitalisation of public services. In the future, it could also support EUCA's operations.

The final configuration of active equipment and cloud services will be determined by EUCA, while the landlord ensures that all passive elements are prepared, certified and ready for integration.

---

16) Internal archives capacity of the premises

- ◉ Yes
- ○ No

16.1) Archives volume (expressed in m³)

Please introduce only numbers.

200

17) Number of parking spaces (inside and outside) - available for EUCA

Please introduce only numbers.

38

18) Number of bike parking spaces (inside and outside) - available for EUCA

220

19) Possibilities for extension of office space in its original premises or the nearby area

- ◉ Yes
- ○ No

19.1) Surface for possible extensions (expressed in m²)

Please introduce only numbers.

5200

20) Are the premises EMAS verified?

The EU Eco-Management and Audit Scheme (EMAS) is a premium management instrument developed by the European Commission for companies and other organisations to evaluate, report, and improve their environmental performance.

○ Yes

◉ No

21) Description of the premises' sustainability. If not EMAS certified, description of additional national/international sustainability certifications.

1000 character(s) maximum

The premises are designed to meet the highest sustainability standards, which is confirmed with LEED (Leadership in Energy and Environmental Design) certification. The UPPER ONE project will be certified in the LEED BD + C Core & Shell v4 version on Platinum level.
This certification (from the U.S. Green Building Council) is granted in recognition of exceptional sustainability performance. It requires meeting rigorous standards for energy, water, waste reduction, and indoor environmental quality. Obtaining the certification is a significant achievement that demonstrates a commitment to environmental sustainability. It results in benefits like lower operating costs and enhanced marketability. UPPER ONE building is also designed and constructed in line with the requirements of the European taxonomy in terms of energy efficiency and emission reduction. The landlord agrees that the tenant may verify the premises' compliance with the EMAS - EU Eco-Management and Audit Scheme standard.

22) Description of the general compliance with the **Manual of Standard Building Specifications** of the premises including for environmental, security and safety standards as well as for accessibility standards for people with disabilities

2000 character(s) maximum

The building will be delivered to meet and exceed the requirements of EUCA as defined in the Manual of Standard Building Specifications, and the requirements as set out in the criteria for seat selection. The requirements will be also taken into account during finishing and fit-out works that will be performed for EUCA and customized to its needs and requirements.
UPPER ONE has also been certified with:
 1. WELL CERTIFICATE: WELL is a leading international standard that evaluates how a building supports the health, comfort and overall well-being of its occupants. In UPPER ONE, attention is mainly focused on the health of users, taking care of air quality, and comfort, using high-quality finishing materials.
 2. LEED CERTIFICATE: LEED (Leadership in Energy and Environmental Design) is a leading certification system for modern buildings and areas designed according to the principles of sustainable development. The UPPER ONE project will be certified in the LEED BD + C Core & Shell v4 version on Platinum level. The certificate confirms that the UPPER ONE is more energy and resource efficient, generates less waste and uses less energy, water and other resources.
 3. "BUILDING WITHOUT BARRIERS" certificate by the Integration Foundation, which certifies that the building has been adapted to the needs of people with disabilities and meets high accessibility standards. The building without barriers certificate is a clear indication that the facility is friendly and adapted to the needs of people with various disabilities: wheelchair users, the blind, partially sighted or deaf. It is also a confirmation of its adaptation to the needs of elderly people, people with reduced mobility or traveling with young children.
The UPPER ONE office building project has also received "Best Market Practice" status according to an independent ESG assessment that places it among the best sustainable practices in Europe.

23) Description of the digital security and connectivity features with regard to physical and digital infrastructure, in particular those allowing EUCA to comply with relevant

cybersecurity standards and legislation and for all core facilities to implement certified protocols for end-to-end encryption of data, enforce access controls and deploy advanced systems for continuous issue detection, timely reporting and effective response.

3000 character(s) maximum

The building provides a state-of-art physical and digital infrastructure that enables EUCA to meet all relevant EU cybersecurity standards and operate secure, resilient and fully compliant ICT environments. Its design supports the implementation of certified protocols for end-to-end data protection, controlled access and continuous monitoring, while ensuring that EUCA can deploy its own security solutions.

The facility will include dedicated spaces for telecommunications and ICT systems, including a main telecommunications room sized to host multiple operators and ensure full redundancy. Such dedicated spaces can also be allocated within the rented space for EUCA purposes. The possibilities of customization of premises for EUCA's purposes include installation of secure rooms for handling sensitive information. These rooms will be protected through controlled access mechanisms and can be further adapted to fully comply with EUCA's security requirements.

Cable routes, passive infrastructure and backbone pathways are already integrated into the building design, ensuring a secure, segregated and resilient environment for EUCA's network architecture. Multiple fibre entry points and proximity to major optical routes, including major regional and international optical fibre routes, strengthen continuity of service and reduce dependency on any single provider.

The building's setup allows EUCA to select several operators, enabling redundant, sovereign connectivity. The building provides the passive elements - structured cabling, distribution points, conduit space and operator access points - required to support secure, high-capacity transmission and any encryption or segmentation models EUCA chooses to implement. Backup power systems, secured risers, and secured data shafts help maintain integrity and availability during power outages or incidents.

Although EUCA will provide and operate its own digital security solutions, the building ensures that all necessary conditions are in place for their effective deployment. The layout supports controlled access zones, secure storage for equipment, dedicated spaces for monitoring and operations, and physical separation between administrative and technical areas. These features allow EUCA to enforce strict access controls, implement secure data workflows and apply certified end-to-end encryption protocols. The building infrastructure also allows EUCA to install and operate continuous monitoring and problem detection systems without any restrictions.

The building's design facilitates timely reporting and effective incident response by ensuring uninterrupted connectivity, stable power supply and easy integration of EUCA's own cybersecurity tools.

The building provides a secure, resilient and adaptable foundation that fully supports EUCA in achieving compliance with EU cybersecurity legislation and operating with the highest standards of digital protection, access control and operational continuity.

24) Other

3000 character(s) maximum

For any other relevant information related to criterion 1.

UPPER ONE is the perfect combination of high security standards, flexibility to meet EUCA's requirements, and a prime location in the centre of Warsaw.

A major strategic advantage of the UPPER ONE building is that it is at the stage of construction, which gives EUCA the exceptional opportunity to shape the premises precisely around its operational and security requirements. This project allows EUCA's specifications to be incorporated directly into the construction phase. This means that all secure areas, access-controlled zones, ICT rooms and any special protective features can

be integrated into the building's core structure from the outset. Such early integration significantly enhances security and ensures that the facility is built from the ground up to meet EUCA's stringent standards.

UPPER ONE features three independent ground-floor entrances, including one on Ciepła Street that can be dedicated exclusively to EUCA if needed. This enables EUCA to establish its own secure entry path and implement high-security visitor's control system. Each floor of the building can function as an independent access zone, and additional sub-zones can be configured within each level.

Operational analysis facilities can also be tailored to specific needs. The layout supports the creation of three or more such areas, offering EUCA the ability to scale or reconfigure operations as required. The landlord can also introduce dedicated archive zones within the leased premises, ensuring appropriate conditions for classified or long-term document storage.

Beyond flexibility and security, the building incorporates advanced environmental and user-centric features that support resilience, and staff well-being. UPPER ONE prioritizes ecology and energy efficiency through the use of geothermal energy. Heat pumps powered by underground exchangers provide sustainable heating and cooling, significantly reducing operating costs. The ventilation system includes adiabatic humidification to minimize energy consumption, and air ionization technology, which reduces viruses, fungi and bacteria while neutralizing allergens and odours, supporting a healthier and more productive work environment.

Additional user comfort is ensured by eight fast double-deck lifts capable of serving two floors at once, improving circulation and reducing wait times even at peak occupancy.

The total area of the building is 36,050 square meters. This provides opportunities for EUCA to grow and expand within UPPER ONE.

UPPER ONE is situated at one of the city's main avenues providing excellent access to all forms of public transport and variety of accommodation and conference venues available in Warsaw. It also enjoys exceptional connectivity by both air and rail – a key advantage for travellers from across Europe.

Together, these elements offer a rare combination of security-ready design, operational versatility and modern comfort, creating a future-proof environment aligned with the needs of EUCA.

Financial terms

1) Description of the financial terms

2000 character(s) maximum

Lease agreement:

Rent for the office space amounts to EUR 29.50 per square meter of gross leasable area per month. The rent for the parking spaces is EUR 280 per space per month.

The rent is subject to indexation which will apply from 1 January of each calendar year. The indexation rate will be based on the HICP (Harmonized Index of Consumer Prices) published by Eurostat for the previous year.

Assuming a lease term of 5 years, the tenant will receive a discount equal to 4 months' rent for office space. The exemption does not apply to parking spaces.

Assuming a lease term of 5 years, the tenant will receive a budget for fit out in the amount of EUR 750 per square metre of the tenant's space.

The maintenance fees have been estimated at approximately EUR 6.60 per square metre of gross leasable area per month.

In addition to the rent and maintenance fees, the tenant will be required to pay for utilities according to their consumption.

The lease term proposed by the landlord is 10 years, with a minimum lease term of 5 years.

All the above amounts are quoted net of VAT, which shall be applied at the applicable statutory rate.

Financial contribution of Poland:

Poland will provide financial support to EUCA. The financial assistance offered by Poland will enable EUCA to get up and running quickly and start operating at its new headquarters in accordance with the timetable provided for in the new Union Customs Code.

The financial support will take form of a financial contribution amounting to PLN 55 million, which translates currently to approximately EUR 12.9 million. The contribution will be distributed to EUCA in tranches within the period of five years. It may be used at EUCA's discretion, for instance to cover the lease related cost. The amount of the financial contribution offered by Poland corresponds approximately to the rent for the office space calculated in accordance with the terms and conditions set out above for the first 5 years of the agreement.

2) Monthly rental cost (expressed in EUR)

Please introduce only numbers.

30

3) Does the applicant Member State intend to cover the rent?

- ⦿ Yes
- ○ No

3.1) Will the applicant Member State cover the rent?

- ○ Indefinitely
- ⦿ For a given period of time

3.2) If for a given period of time, for how many years?

Please introduce only numbers.

5

4) Monthly maintenance costs (expressed in EUR/m²)

Please introduce only numbers.

7

5) Does the applicant Member State intend to cover the maintenance costs?

- ⦿ Yes
- ○ No

5.1) Will the applicant Member State cover the maintenance costs?

- ○ Indefinitely
- ⦿ For a given period of time

5.2) If for a given period of time, for how many years?

Please introduce only numbers.

```
5
```

6) Fit-out costs (expressed in EUR/m²)

Please introduce only numbers.

```
700
```

7) Does the applicant Member State intend to cover the fit-out costs?

- ⦿ Yes
- ○ No

8) Does the applicant Member State intend to cover the cost of future upgrade and extension?

Please provide more information in the following question on the financial conditions of future upgrades and extensions.

- ○ Yes
- ○ No
- ⦿ Depends

8.1) Financial conditions of future upgrades and extensions

1500 character(s) maximum

Financial conditions of future upgrades and extensions depend on the actual needs and requirements of EUCA. Once the demand and its scope is established, the financial conditions can be negotiated and agreed with the landlord.

9) Duration of the lease (expressed in years)

Please introduce only numbers.

```
10
```

10) Financial conditions of termination before the end of the lease

1000 character(s) maximum

Property lease agreements can be entered into for an indefinite or fixed period of time. Parties to a lease agreement decide freely on the duration of the agreement.

Fixed-term contracts are generally characterized by high stability and limited termination rights. In accordance with Polish civil law lease agreements concluded for a fixed period of time can be terminated only if the agreements provide for such a possibility, and on the conditions specified therein.

Usually lease agreements, such as the lease of office premises for EUCA's seat, are concluded for a fixed period of time. This type of contract is also proposed for the UPPER ONE building. Therefore, any further possibilities for terminating the lease are subject to the parties' negotiations in the final agreement.

11) Other

For any other relevant information related to this topic.

> The lease term preferred by the landlord is 10 years, with a minimum lease term of 5 years. In case of a longer lease, more favourable financial conditions may apply.
>
> The Polish government offers financial contribution amounting to PLN 55 million, which translates currently to approximately EUR 12.9 million (as indicated above). It will be distributed to EUCA in tranches within the period of five years. This contribution may be used at EUCA's discretion, for instance to cover the cost related with the lease agreement. Considering the proposed contribution of the Polish government and the timeline of its distribution, it has been indicated above that Poland intends to cover the rent related costs during the period of 5 years (up to the amount of the above-mentioned financial contribution).

CRITERION 2

'Accessibility of the location'

Public transportation

1) Description of the access to air and rail transport linking the location with European capitals

> Located in the very heart of Warsaw, UPPER ONE enjoys exceptional connectivity by both air and rail – a key advantage for business travellers and delegates from across Europe.
>
> The building is situated just a few minutes' walk from the city's central rail hub, Warszawa Centralna (Warsaw Central Station). Warsaw Central Station can also be easily reached by bus or tram that operate every 1.5 minute during rush hours.
>
> The railway enables seamless links to major Polish cities and European capitals. Direct train connections link Warsaw with Berlin, Budapest, Prague, Vilnius, Vienna and Bratislava. There is also a direct train from Warsaw to Kyiv, the capital of Ukraine, which is one of the EU candidate countries.
>
> The city's primary international gateway, Warsaw Chopin Airport, is approximately 9 km from UPPER ONE and reachable via a dedicated rail link that brings passengers from the airport to Warsaw Central in just over 20 minutes. It can also be easily reached by direct bus lines that usually run every 10 minutes. The regular tickets for the public transport in Warsaw cover also the connections to the airport making the transport not only accessible, but also affordable. The airport can also be reached fast by car or taxi.
>
> Chopin Airport offers direct flights to the capital cities of all EU Member States. Only connections to Bratislava and Nicosia require an additional train or bus journey, which takes no longer than an hour. Direct flights are also available to all candidate countries (except Ukraine, where only a train connection is currently available) and partner countries, including the UK, Norway and Switzerland. Most of the capitals are reachable in under 2.5 hours.
>
> Warsaw also offers convenient international road connections.
>
> These rail, road and air connections create a truly pan-European transport network: travellers can arrive directly to Warsaw from abroad and then reach UPPER ONE within minutes, reducing transit time and enhancing productivity.

2) Availability and types of public transport connections **from the closest international airport to the premises**

between 1 and 4 choices

- ☑ Train
- ☐ Metro
- ☐ Tram
- ☑ Bus

Frequency of **train** connections (expressed in minutes)

15

Duration of **train** connections (expressed in minutes)

24

Frequency of **bus** connections (expressed in minutes)

10

Duration of **bus** connections (expressed in minutes)

21

3) Availability and types of public transport connections **from the closest international/national train station or other transport hub to the premises**

between 1 and 4 choices

- ☐ Local train
- ☐ Metro
- ☑ Tram
- ☑ Bus

Frequency of **tram** connections (expressed in minutes)

2

Duration of **tram** connections (expressed in minutes)

2

Frequency of **bus** connections (expressed in minutes)

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10
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Duration of **bus** connections (expressed in minutes)

```
2
```

4) Other

1500 character(s) maximum

For any other relevant information related to this topic.

Warsaw stands out for its efficient public transport, which makes traveling comfortable and convenient. Buses, trams, city rail, and the metro form a coherent network, making daily commutes to work easy. Public transport operates 24 hours a day and is a viable alternative to cars. This is confirmed by studies in which 90% of Warsaw residents declare that they are satisfied with the public transport system in the capital.
UPPER ONE, located in the heart of Warsaw, guarantees seamless connectivity and effortless commuting. EUCA in UPPER ONE will benefit from immediate and direct access to the city's entire public transport network, including a major metro interchange, plus a vast network of bus, tram and city rail connections - ensuring rapid travel from any part of the city.
UPPER ONE is adjacent to major metro, tram and bus lines enabling easy access to Warsaw's wider metropolitan transport system.
UPPER ONE's prime location offers fast, reliable and convenient transport links across Europe, making it an ideal base for international institutions or meetings involving guests from around the world.

Accommodation facilities in the vicinity of the premises (within 3km)

1) Number of 3 star hotels in the vicinity of the premises

Please introduce only numbers.

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16
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2) Number of 4 star hotels in the vicinity of the premises

Please introduce only numbers.

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38
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3) Number of 5 star hotels in the vicinity of the premises

Please introduce only numbers.

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14
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4) Description of available facilities for events and conferences outside EUCA premises

1000 character(s) maximum

UPPER ONE's location in the city centre of Warsaw provides easy and quick access to several hundred conference venues in Warsaw, including hotels, stadiums and exhibition halls.

The nearest conference facility is located in a 5* hotel 50m away from UPPER ONE building. The hotel offers 12 high-standard conference rooms, which are suitable for small meetings and gatherings of up to 500 people. Its important advantage is the possibility of organizing meetings in rooms with natural light.

Each room is carefully equipped with state-of-the-art audio-visual equipment for presentations and speeches. High-speed internet guarantees a stable connection and allows the use of online technology during events.

A ballroom with an impressive area of 455 square meters and a height of almost 6.5 meters is also available for potential conferences and presentations. It is equipped with a stage, an impressive LED screen and a sound system for possible hybrid meetings.

5) Other

500 character(s) maximum

For any other relevant information related to this topic.

The location of UPPER ONE makes it possible to benefit from a variety of accommodation and conference venues available in Warsaw.

Three hotels within 50 meters offer convenience for guests visiting EUCA and enable it to host events outside its own premises.

The location is further enhanced by a wide range of amenities nearby. A large selection of restaurants, cafés and retail outlets are just steps away, placing every convenience directly at the fingertips of EUCA, its employees and guests.

CRITERION 3

'Existence of adequate education facilities for the children of EUCA's staff'

1) Number of nurseries

Please introduce only numbers.

381

2) Language options offered by the nurseries

- ☐ Bulgarian
- ☐ Estonian
- ☐ Irish
- ☐ Portuguese
- ☐ Croatian
- ☐ Finnish
- ☐ Italian
- ☐ Romanian
- ☐ Czech
- ☑ French
- ☐ Latvian
- ☐ Slovak
- ☐ Danish
- ☑ German
- ☐ Lithuanian
- ☐ Slovenian
- ☐ Dutch
- ☐ Greek
- ☐ Maltese
- ☑ Spanish
- ☑ English
- ☐ Hungarian
- ☑ Polish
- ☐ Swedish

3) Additional information concerning nurseries (names, location, capacity, language options offered, etc.)

2000 character(s) maximum

The city cares for families with children, which is why a program of free nurseries is being implemented in all districts. The city continuously invests in the construction and modernization of existing facilities to ensure the highest possible level of education for its youngest residents.

The ecosystem of nurseries available in Warsaw is extensive with several bilingual and multilingual options. Across the city, there are over 380 nurseries serving approximately 15,500 children.

Many institutions offer language classes, as well as bilingual or trilingual care. The majority of international pre-school institutions offer bilingual Polish - English education. Other language options include education in Spanish, French or German. In some places, Chinese or Japanese are offered as third language. These nurseries serve children from very young ages, often grouped in small class sizes for personalized attention and with native-speaking teachers.

Location-wise, many nurseries are situated in well-connected districts in Warsaw. However, in each city district there are several nurseries which ensures convenient access to nursery care regardless of where you live in Warsaw.

While exact capacity numbers vary by facility, with the significant number of nurseries offered by both the public system and the private sector, international families have multiple options for enrolment.

Surveys conducted among parents using Warsaw public facilities show that over 90% are satisfied or highly satisfied with nursery care in Warsaw.

4.1) Availability and number of multilingual, European-oriented schooling (including European, European accredited and international schools)

2000 character(s) maximum

Warsaw has an extensive educational infrastructure, covering both the public and non-public sectors. This offer includes international and bilingual education adapted to the needs of foreign students and families of employees of international institutions.

There are 1,789 educational institutions in Warsaw – public and non-public – attended by nearly 382,587 students. These facilities include:

· 880 kindergartens and 103 kindergarten points,
· 423 primary schools,
· 377 secondary schools.

An accredited European school - International European School Warsaw – has been operating in Warsaw for 5 years. It is an official educational institution offering teaching in the European Schools system, aimed primarily at children of employees of Frontex, Representation of the European Commission and the Office of the European Parliament.

The school provides multilingual and multicultural education from pre-school level to the European Baccalaureate. Its mission is to develop a sense of European community while respecting the national and cultural identity of students.

There are several international schools in Warsaw, providing education at various levels - from kindergarten, through primary school to secondary school. These institutions implement educational programs accredited by foreign educational institutions, such as the British Curriculum, American Curriculum, International Baccalaureate (IB) and national programs of France and Germany. Some of them work closely with diplomatic missions.

The Warsaw educational network also includes public and non-public schools in the Polish education system, which provide teaching partially or entirely in foreign languages. They operate either in the form of international branches or bilingual classes.

Foreign language teaching in Warsaw's schools mainly focuses on English, French, Spanish and German.

4.2) Language options offered by the European, European accredited and international schools

- [ ] Bulgarian
- [ ] Estonian
- [ ] Irish
- [ ] Portuguese
- [ ] Croatian
- [ ] Finnish
- [x] Italian
- [ ] Romanian
- [ ] Czech
- [x] French
- [ ] Latvian
- [ ] Slovak
- [ ] Danish
- [x] German
- [ ] Lithuanian
- [ ] Slovenian
- [ ] Dutch
- [ ] Greek
- [ ] Maltese
- [x] Spanish
- [x] English
- [ ] Hungarian
- [x] Polish
- [ ] Swedish

4.3) Additional information concerning European, European accredited and international schools (names, location, capacity, language options offered, etc.)

5000 character(s) maximum

Warsaw's inclusive and diverse educational offer, open to the needs of the international community, makes it an attractive place for families from different countries. A multilingual educational environment, the availability of recognized curricula and activities supporting the integration of foreign students are an important asset of the city in the context of the location of EU institutions.

A particularly important argument is the functioning of an accredited European school in the capital of Poland, namely:

· Jan Kułakowski International European Primary School in Warsaw

· Jan Kułakowski International European High School in Warsaw – International European School*Warsaw.

The school has been in operation for several years now. It is where children of employees of European Union institutions are offered free multilingual and multicultural education – from kindergarten to the European Baccalaureate (EB). Learning takes place within selected language sections (currently Polish and English), while pupils whose mother tongue is a language other than Polish or English have the opportunity to attend classes in their mother tongue (applies to selected EU languages).

The educational offer for children growing up in international environments is complemented by numerous international schools operating in Warsaw. Foreign language teaching in Warsaw's schools mainly focuses on English, French, Spanish and German.

International schools in Warsaw include:

· Lycée Français de Varsovie

· Willy Brandt Polish-German School for Meeting and Dialogue (Deutsch-Polnischen Begegnungsschule Willy-Brandt-Schule)

· The British School Warsaw

· Thames British School Warsaw

· British Primary School of Wilanów

· Polish British Academy of Warsaw

· The Canadian School of Warsaw

· Akademeia High School

· International American School of Warsaw (IAS)

· American School of Warsaw (ASW)

· Monnet International School

· International School of Warsaw (ISW)

· International Trilingual School of Warsaw

The Warsaw educational network also includes public and non-public schools operating in the Polish education

system, which provide teaching partially or entirely in foreign languages:

· International branches: there are a total of 138 international branches in 16 schools, including: 4 primary schools (non-public) and 12 secondary schools (3 public and 9 non-public). They teach in foreign languages, including on the basis of recognized programmes such as the International Baccalaureate (IB).

· Bilingual classes: there are 102 schools with bilingual classes in Warsaw, including 64 primary schools and 38 secondary schools. In total, there are 551 bilingual classes, including 9,756 students. Bilingual teaching is mainly conducted in English, French, Spanish and German.

In response to the growing number of foreign pupils (in 2025: 12.06% of all pupils in Warsaw schools, i.e. approx. 46,000 pupils), a number of adaptation activities are being carried out in primary and secondary schools:

· additional free Polish language lessons

· preparatory classes

· support for students and parents by intercultural assistants.

5) Number of higher education facilities (university level or equal)

Please introduce only numbers.

97

6) Language options offered by the higher education facilities

- ☐ Bulgarian
- ☐ Estonian
- ☐ Irish
- ☐ Portuguese
- ☐ Croatian
- ☐ Finnish
- ☐ Italian
- ☐ Romanian
- ☐ Czech
- ☑ French
- ☐ Latvian
- ☐ Slovak
- ☐ Danish
- ☑ German
- ☐ Lithuanian
- ☐ Slovenian
- ☐ Dutch
- ☐ Greek
- ☐ Maltese
- ☑ Spanish
- ☑ English
- ☐ Hungarian
- ☑ Polish
- ☐ Swedish

7) Description of higher education facilities (Universities and academic disciplines)

2000 character(s) maximum

Poland has over 650 years of academic tradition. Warsaw is Poland's largest academic centre and a vibrant hub for science, innovation, and career development.

Warsaw is home to the country's key universities: the University of Warsaw, the Warsaw School of Economics, Warsaw Medical University, the Warsaw University of Technology, and the Warsaw University of Life Sciences. Warsaw is also home to the College of Europe, which is the oldest and one of the most renowned educational institutions specializing in postgraduate European studies.

Warsaw is a leading academic centre and home to 97 universities, where the curriculum is also taught in foreign languages. As one of the most dynamic capitals in Europe, Warsaw combines world-class universities, modern research centres, and a vibrant international student community.

Poland uses the Bologna system, offering 3-year bachelor's degrees, 2-year master's degrees, and doctoral studies, with some fields, such as medicine and law, offering long-term programmes lasting approximately five to six years. This structure ensures full recognition of diplomas and smooth mobility throughout Europe.

With over 260,000 students, including more than 20,000 foreigners, Warsaw is one of Europe's largest centres of higher education, offering opportunities to study, conduct research, and network with like-minded peers from around the world. The city is home to many public and private universities, as well as specialist schools in fields such as art, medicine, economics, engineering, and social sciences.

Warsaw is rapidly developing as a centre for technology, finance, creative industries, and sustainable development, supporting innovation and entrepreneurship. Universities and research centres work closely with companies on innovative projects, giving students the opportunity to participate in meaningful, future-oriented initiatives.

8) Other

500 character(s) maximum

For any other relevant information related to this topic.

Public schools and universities in Poland are generally free. Private institutions usually charge tuition fees. Warsaw is also an important centre for extracurricular education with offerings for foreigners. There are numerous international institutes here such as the French Institute, the Goethe Institute, the Cervantes Institute, the British Council, the Cambridge School of English, the Chinese Language Institute, or the Korean Cultural Centre.

CRITERION 4

'Appropriate access to the labour market, social security and medical care for both children and spouses'

1) Number of hospitals available in the vicinity of the premises

Please introduce only numbers.

56

2) Description of access to medical care (access to hospitals and other medical facilities, doctors, spoken languages, etc.)

2000 character(s) maximum

There is a total of 56 hospitals in Warsaw, including state, regional and city hospitals as well as private institutions. Among the most modern hospitals is the Warsaw Southern Hospital, a municipal investment project opened in 2021, alongside new facilities at two other hospitals.
This is complemented by over 100 municipal primary care institutions, outpatient clinics as well as numerous prevention and health care institutions located throughout the entire city. There is also a number of private healthcare providers offering medical services.
Poland is also recognised for offering high-quality dental services, supported by modern equipment, well trained specialists and strong clinical standards. The city offer attracts a growing number of international patients, reflecting the competitiveness and reliability of its medical and dental care.
The Warsaw Medical Chamber has over 35,000 doctors of various specializations providing medical care of the highest standard. The primary language of consultation is Polish, but it is easy to find doctors who provide medical consultations in foreign languages, including English, German, French, Spanish, Finnish, Dutch, Bulgarian, or Swedish.
One of the conveniences of the healthcare system in Poland is the Internet Patient Account (IKP), a free application from the Ministry of Health that provides access to the most important health information. It gives quick and secure access to information about one's health, the health of one's children, or the health of a

person who has granted the IKP account holder appropriate authorisation. Thanks to the IKP, one can receive e-prescriptions and e-referrals via text message or email, and check information about vaccinations, hospital stays and sick leave (e-sick leave). The application is also available in English.

3) Description of access to medical care and social security for EUCA children and spouses not covered by the EU Staff Regulations (benefits, conditions, assistance, etc.)

2000 character(s) maximum

Persons insured in EU/EFTA member states are entitled to necessary medical care. Healthcare services are provided to them on the same terms as for persons insured in Poland, as confirmed by the European Health Insurance Card (EHIC). Children and spouses are entitled to medical care on the same terms as employees if they are insured in EU/EFTA member states.

The scope of services includes:
• guaranteed healthcare services,
• supply of orthopaedic devices and aids,
• reimbursable medicines.

Warsaw offers family-friendly healthcare supported by some of Poland's most advanced paediatric institutions. At the heart of this system is the Children's Memorial Health Institute (CZD), the country's largest and most specialised paediatric hospital. The Medical University of Warsaw complements this with its University Children's Hospital and its highly regarded paediatric clinics, which offer strong academic expertise and modern diagnostic facilities.

Warsaw also provides high-quality women's healthcare, with leading centres such as the Warsaw Medical University Hospital and St. Sophia's Hospital, which are renowned for their excellent obstetrics and neonatal units. The city's maternity hospitals are consistently ranked among the best in Poland, making Warsaw a reliable choice for women and families.

Warsaw also runs educational and health prevention programmes. The 'Healthy Student' programme, which is currently being implemented in selected schools, is one such example. Its aim is to provide students with knowledge about healthy lifestyles and how to care for their health.

There is also a selection of private healthcare providers available in Warsaw, offering a wide range of medical services. Employers in Warsaw often offer subscriptions to private medical facilities as an employee benefit. These can be extended to cover spouses and children. Private healthcare complements the public system, offering employees greater choice and convenience.

4) Situation of the national labour market and its capacity to offer international job opportunities (number and capacity of international companies acting in the region) for children and spouses of EUCA staff

2000 character(s) maximum

The Warsaw labour market is one of the strongest and most stable in Europe, making it an ideal environment for the families of EUCA employees. It has a record low unemployment rate, which was only 1.6% in September 2025, while in the EU the unemployment rate was 6% during the same period. Such a low unemployment rate reflects the high and constant demand for skilled workforce.

A key advantage of Warsaw is its status as a leading international business centre in Central and Eastern Europe (CEE). The city is a leader in the modern business services sector (SSC/BPO/IT), which forms the core of the international working environment. The scale is significant - Warsaw is home to 429 service centres employing 111,500 specialists (data do 1 quarter of 2025).

The labour market in Warsaw is dynamic. The capital attracts multiple local and international investments and specialist from around the world. Nearly 20% of employees in Poland are foreigners, and research shows that 96% of foreign talent in Warsaw speaks English, which contributes to the creation of work environments where English is the language of communication. There are already over 300,000 foreigners employed in Mazovia, most of whom live in the Warsaw agglomeration.

For spouses and children of EUCA's employees, this means access to a broad and receptive labour market that actively seeks specialists with international experience and foreign language skills.

The Warsaw labour market is open to foreigners. They can find work even without the knowledge of Polish. The labour market in the capital shows a constant demand for specialist skills.

Data indicates a growing shortage of specialists in areas such as finance and international accounting, IT, law and compliance, engineering, logistics and healthcare. This confirms the city's readiness to provide attractive career paths for the families of EUCA's employees.

5) Availability of services assisting expatriates and foreign nationals in seeking jobs

2000 character(s) maximum

Thanks to its vast experience in attracting international corporations and specialists, Warsaw has a mature ecosystem designed to support expats and their families at every stage of relocation and professional integration. It is also standard practice to publish job offers in English for positions that do not require knowledge of Polish.

Warsaw has a Department for Foreigners at the Mazovian Provincial Office, which provides relevant information. The City Hall also runs a comprehensive support centre for foreigners at the Warsaw Family Assistance Centre, which offers Individual Integration Programs, career counselling, legal advice, Polish language courses, vocational training, assistance in dealing with official matters.

A similar role is played by non-governmental organizations operating in Warsaw, such as the Multicultural Centre in Warsaw or the Foreigners Integration Centre of the HumanDoc Foundation. This area is also supported by social, cultural, and self-help organizations for diasporas from specific countries, operating mainly in the capital, e.g., Varsovie Accueil for the French and Francophone community or Com.It.Es. Polonia for the Italian community.

Key global employment and headhunting agencies have their offices in Warsaw. Specialized HR companies provide employers with career counselling, direct search, and headhunting services for multilingual positions. They also have experience in filling specialist positions.

Foreigners emphasize the ease of completing key formalities, such as obtaining an identification number required for public services, opening a bank account (possible in English), or renting an apartment.

The most important factor is the nature of the labour market itself. In hundreds of international corporations, SSC/BPO centres, and technology companies, English is the dominant business language. This allows foreigners to find high-paying specialized jobs without having to know Polish, which is key to quick professional adaptation.

6) Other

500 character(s) maximum

For any other relevant information related to this topic.

Warsaw combines competitive salaries compared to the rest of the CEE region with an exceptionally high quality of life.

At the same time, the city is perceived as safe and friendly, thanks to the availability of green areas and various forms of recreation.

Studies show that nearly 90% of residents rate life in Warsaw positively. Safety in public spaces is highly rated. Residents feel safe, even at night, which testifies to the effective work of municipal services.

'Geographical balance'

Description

2000 character(s) maximum

> Principle of geographical balance has long guided decisions on the location of European Union institutions and agencies. It reflects the belief that EU institutions should reflect its diversity, potential, and community character. Choosing Warsaw as the seat of the EUCA would be a natural step towards a more diversified and representative face of the European Union. It would be an expression of a mature institutional policy that treats geographical balance not as a symbolic gesture but as a real tool for strengthening the unity and effectiveness of the EU.
> Warsaw is a city where the balance between European experience and the fresh perspective of the Central European region takes on a concrete dimension. It is also a city where security and border management is a priority.
> Poland's commitment to international cooperation and European integration, coupled with its rapid economic growth, confirms that it is an ideal location for the sustainable and innovative development of a new EU agency. Having the experience of being the seat of EUCA's precursor – Central European Land Border Expert Team (CELBET) – Warsaw offers favourable environment for rapid development, effective operation and full realization of EUCA's tasks.
> Warsaw is also the seat of Frontex. When it comes to border security, the work of EUCA and Frontex will be complementary. The location of these two agencies next to each other is not only an expression of geographical balance, but also a pursuit of efficiency, effectiveness, and savings.
> Establishing the EUCA in Warsaw would contribute to realizing the untapped potential of Central and Eastern Europe for the benefit of the entire EU. This potential, stemming from the unique location and experience of this part of the EU, Poland in particular, allows for increased efficiency and productivity of the new agency. As such, it would represent a geographical balance that works in the best interests of the entire EU.

Any benefits granted in addition to Protocol 7

1) Does the applicant Member State offer additional privileges?

- ◉ Yes
- ◯ No

1.1) If yes, which ones?

1000 character(s) maximum

> 1. Establishment of a special Relocation Task Force which will be responsible for the relocation programme for employees and their families, support in dealing with authorities, the labour market and education, and practical support.
> 2. Offer of courses organized by the National Tax Academy; the National Tax Academy will provide education facilities (rooms or education centres) free of charge for EUCA employee training purposes.

Headquarters Agreement

*Applicant Member State's commitment to confirming the conditions included in the application in a future headquarters agreement with EUCA

- ⦿ Yes
- ○ No

- -

Do you propose other premises **(2)**?

Please fill in the survey concerning premises 2 - only for criteria 1 and 2.

- ⦿ Yes
- ○ No

CRITERION 1

'The date on which EUCA can become operational on site after the entry into force of the Regulation'

Building 2

Availability of the premises

Should there be more premises proposed, please see at the end of the survey.

1) Address of the proposed premises (Building 2)

31 Żwirki i Wigury Street, 02-091 Warsaw

2) General description of the proposed premises

2500 character(s) maximum

Lipowy Office Park (building A) is a prominent nine-storey office building offering high-quality office space. It is an ideal location for a public institution seeking prestige, security, and exceptional accessibility.
The Lipowy Office Park building is located between the Warsaw's city centre and the capital's main international airport. The city railways station and bus stops are located within a short walk, ensuring effortless mobility within the city and to the airport, which is just over 2 km away.
The area is one of the most secure in Warsaw, neighbouring the National Police Headquarters (in a next door building) and located close to military and intelligence facilities. The building is situated within a walking distance from the Frontex's new headquarters offering unique possibility of direct cooperation between the agencies thanks to the physical proximity.
For many years Lipowy Office Park hosted headquarters of one of the largest Polish banks. The building was constructed with premium materials and equipped with advanced technical systems meeting highest security standards of the financial institutions.
The complex of Lipowy Office Park buildings is now in the process of comprehensive retrofitting to meet the

latest standards of sustainable development. The building will be certified BREEAM at level "Excellent", proving the highest efficiency and sustainability standards.

Lipowy Office Park offers the possibility for EUCA to rent the entire building exclusively by EUCA. This option further increases the security and comfort of EUCA's operations.

The building offers high level of adaptability to EUCA's needs. This includes arrangement and fit-out process as well as specific security requirements. This also includes the possibility of adapting the building for use as a fully-fledged data centre.

The building's location also allows to benefit from the rich offer of accommodation and conference centres situated within a walking distance.

3) Timeline of the availability of the premises (before fit-out and necessary adaptation works)

1000 character(s) maximum

Date or estimated period.

The building is now available and ready for adaptation work to begin for EUCA's needs.

4) Estimated time needed for fit-out and adaptation works (expressed in months)

Please introduce only numbers.

12

Organisation of the premises

The size of the EUCA's premises should be at least 6.000 m² gross floor area above ground. The Commission proposal provided for a EUCA staff of 250 Full Time Equivalents. The final number of staff will depend on the outcome of the negotiations and may increase.

1) Total surface of the premises (expressed in m²)

Please introduce only numbers.

6570

2) Staff capacity (expressed in maximum number of staff)

Please introduce only numbers.

400

3) Availability of a dedicated meeting room for the executive board (10-15 seats)

● Yes

○

No

4) Availability of a dedicated Management Board room in the secure zone (60-70 seats + at least 30-40 seats in the back)

with a total surface of 240-280 sqm

- ◉ Yes
- ○ No

5) Availability of 'secure room'

for treating classified information

- ◉ Yes
- ○ No

5.1) Description of the security features of the 'secure room' (size and security measures applied)

1000 character(s) maximum

> All the properties proposed for EUCA boast state-of-the-art technological infrastructure ensuring the highest level of physical and digital security.
> For many years Lipowy Office Park hosted headquarters of one of the largest Polish banks meeting highest security standards set for financial institutions. The building next door is currently being prepared for use by the National Police Headquarters. This confirms the possibility of implementing solutions that ensure the highest safety standards in this complex.
> In the building a secure room will be prepared in accordance with EUCA's guidelines and requirements. It will be equipped with customized security features and corresponding access restrictions based on EUCA's specific requirements.
> The landlord is fully aware that highly sensitive data would be handled here, and that the expected requirements for security precautions exceed the average level. S/He agrees to take that into consideration at the adaptation and fit-out stage.

6) Availability of a medium-sized room (30-35 seats)

- ◉ Yes
- ○ No

7) Availability of multiple small-sized rooms (10-15 seats)

- ◉ Yes
- ○ No

7.1) If yes, how many?

15

8) Availability of state-of-the-art meeting and videoconference facilities in the meeting rooms

- ◉ Yes, in all of them
- ○ Yes, in some of them
- ○ No, in none of them

9) Availability of a lounge area for lunch and/or dinner catering

- ◉ Yes
- ○ No

Specific technical requirements for Data Hub, data analysis, risk management and crisis management activities

10) Availability of a dedicated, secured and restricted area for 'data management' task (for at least 115 staff)

- ◉ Yes
- ○ No

11) Availability of a 24/7 crisis response cell (situation room with capacity for 30 persons)

- ◉ Yes
- ○ No

12) Availability of at least two (and ideally three) operational facilities (secure and isolated operational rooms)

- ◉ Yes
- ○ No

12.1) If yes, how many operational analysis facilities are there?

- ○ Two
- ○ Three
- ◉ More

13) Availability of a call centre, incident management and service desk facilities in the secured and restricted area

◉ Yes

◎ No

14) Description of the availability and capacity of EU sovereign and highly available telecommunications and networking infrastructure with operational redundancy.

5000 character(s) maximum

The availability and capacity of EU sovereign and highly available telecommunications and networking infrastructure with operational redundancy depends, amongst others, on the **site resiliency**, **performance, site proximity to Optical Fiber Highways**, and **internet presence**.

- Indicators for site resiliency are: support multiple fiber entry routes, physical route diversity to enhance operational resilience, access to a broad ecosystem of Tier 1 & 2 carriers or local internet service providers, and power supply backup.
- Indicators for performance are: low-latency connectivity to major cloud providers and high-capacity and scalable bandwidth.
- Indicators for site proximity to Optical Fiber Highways are: proximity to major regional and international optical fiber routes and the support of high-capacity and scalable bandwidth.
- Indicators for internet presence is the location near an Internet Exchange Point.

The proposed location offers highly available and fully redundant telecommunications infrastructure designed to meet the operational standards required for EUCA. All IT cabling and active and passive network equipment will be implemented as part of the adaptation works carried out strictly in line with EUCA's technical guidelines. This includes the full installation of passive components (structured cabling, sockets, distribution points) and a dedicated subscriber telephone exchange, if it is required by EUCA for the administrative functions of the facility. The building is designed to ensure high resilience of telecommunications services. Cable routes are run in the building's vertical sections, creating the backbone of the ICT systems. The building has category 6 structured LAN cabling.

The site supports multiple independent fibre entry paths, enhancing physical route diversity and mitigating single-point failures. The main fibre optic routes run adjacent to the building. The complex is now connected to two fibre optic links (10 Gb/s). The tenant has the right to freely choose the operator. It is possible also for EUCA to connect its own fibre optic cable.

The site benefits also from proximity to key regional and international optical routes linking Warsaw with other EU Member States, with this network still expanding. Thanks to its strategic location, this site offers multiple pathways for high-capacity data transmission and ensures redundancy.

The site further benefits from efficient connectivity paths to regional Internet Exchange Points. Warsaw is home to major Internet Exchange Points (IXPs) with data centres located in the vicinity of the building proposed for the seat of EUCA. This strengthens the overall internet presence of the location, enabling improved routing stability, reduced dependency on individual carriers and ensuring high availability for EUCA's digital services. The available configuration of fibre optic links provides immediate access to high-capacity regional and international fibre routes, supporting scalable bandwidth and long-term growth. The presence of multiple EU-based Tier-1 and Tier-2 operators allows multihoming and ensures continuity of services even in the event of disruptions affecting one provider.

The infrastructure enables low-latency connectivity to major cloud providers, high-capacity symmetrical links, and bandwidth scalability. The proposed conditions allow EUCA to choose and configure connections according to operational needs. The structured cabling system will be implemented according to EUCA's specifications to support high throughput for data-intensive tasks, secure digital communication and real-time replication between systems.

Power resilience is ensured by dual feeds, UPS capacity and generator support, enabling uninterrupted operations for mission-critical workloads. Due to the large amount of energy supplied to the building, the landlord has analysed the possibility of creating a data centre in the building and already has an initial concept design confirming the possibility of creating such a centre at the location.

The combined features of the site provides the reliability, performance and resilience needed to support EUCA's sensitive and security-critical operations.

15) Description of the available cloud-based data storage network solutions.

1000 character(s) maximum

Cloud-based data storage and network solutions will be enabled through a complete passive infrastructure in Lipowy Office Park. The building was considered for a data centre which confirms the adaptability of the location for the use of data storage network solutions.

As part of the fit-out works, the landlord will provide necessary infrastructure to support any cloud connectivity model selected by EUCA (including connections to EU-based sovereign cloud providers, public or private). One of the available private clouds is the cloud of the Ministry of Finance's IT Centre. The Data Processing Centre located in Radom is being expanded with a new server room to meet the growing needs of the ongoing digitalisation of public services. In the future, it could also support EUCA's operations.

The final configuration of active equipment and cloud services will be determined by EUCA, while the landlord ensures that all passive elements are prepared, certified and ready for integration

16) Internal archives capacity of the premises

- ◉ Yes
- ○ No

16.1) Archives volume (expressed in m³)

Please introduce only numbers.

200

17) Number of parking spaces (inside and outside) - available for EUCA

Please introduce only numbers.

150

18) Number of bike parking spaces (inside and outside) - available for EUCA

250

19) Possibilities for extension of office space in its original premises or the nearby area

- ◉ Yes
- ○ No

19.1) Surface for possible extensions (expressed in m²)

Please introduce only numbers.

3184

20) Are the premises EMAS verified?

The EU Eco-Management and Audit Scheme (EMAS) is a premium management instrument developed by the European Commission for companies and other organisations to evaluate, report, and improve their environmental performance.

○ Yes

◉ No

21) Description of the premises' sustainability. If not EMAS certified, description of additional national/international sustainability certifications.

1000 character(s) maximum

The transaction follows Futureal's "Office Impact Strategy" office repositioning strategy. Under this strategy, older office buildings are transformed to meet modern environmental, social, and corporate governance (ESG) market demands.

This strategy aligns with the concept of a circular economy in office design. Compared to demolition for new investments, retrofitting requires lower demand for new materials, which in turn reduces the carbon footprint and the amount of waste sent to landfill.

The renovation will be carried out according to the BREEAM "Excellent in Use" certification requirements. Accordingly, several green technological developments are planned, modernization of HVAC systems, LED lighting technology, and water-saving bathroom fixtures. Green energy supply could be also secured including solar panels on site.

22) Description of the general compliance with the **Manual of Standard Building Specifications** of the premises including for environmental, security and safety standards as well as for accessibility standards for people with disabilities

2000 character(s) maximum

The building will be delivered in accordance with the specifications outlined in the Manual of Standard Building Specifications, as well as the requirements for seat selection. This will ensure that it at least meets, if not exceeds the requirements of EUCA. These requirements will also be taken into account during the finishing and fit-out works performed for EUCA, which will be customized to meet its needs.

The building will undergo a retrofitting. The renovation will be carried out according to the BREEAM "Excellent in Use" certification requirements.

Construction works were designed taking into consideration accessibility and use for disabled persons. The building includes one access route and one entrance door, which are accessible for persons with reduced mobility.

The solutions in the premises which are accessible for persons with reduced mobility include:

• access control mechanisms in security checkpoint,

• toilets,

• dedicated parking spaces,

• various parts of the building's communal and office areas using corridors and routes which are accessible for persons with reduced mobility,

• doors to communal and office areas,

• lifts between all of the levels of the building.

Certification "Building without barriers" can be obtained as a confirmation of the facilities being fit for persons with disabilities.

23) Description of the digital security and connectivity features with regard to physical and digital infrastructure, in particular those allowing EUCA to comply with relevant cybersecurity standards and legislation and for all core facilities to implement certified protocols for end-to-end encryption of data, enforce access controls and deploy advanced systems for continuous issue detection, timely reporting and effective response.

3000 character(s) maximum

The building provides a state-of-art physical and digital infrastructure that enables EUCA to meet all relevant EU cybersecurity standards and operate secure, resilient and fully compliant ICT environments. Its design supports the implementation of certified protocols for end-to-end data protection, controlled access and continuous monitoring, while ensuring that EUCA can deploy its own security solutions.

The facility includes dedicated spaces for telecommunications and ICT systems. The possibilities of customization of premises for EUCA's purposes include installation of secure rooms for handling sensitive information. They can be protected by means of controlled access mechanisms and can be further adapted to fully comply with EUCA's security requirements.

Cable routes, passive infrastructure and backbone pathways are already integrated into the building design, ensuring a secure, segregated and resilient environment for EUCA's network architecture. Multiple fibre entry points and proximity to major optical routes, including major regional and international optical fibre routes, strengthen continuity of service and reduce dependency on any single provider.

The building's setup allows EUCA to select several operators, enabling redundant, sovereign connectivity. The building provides passive elements - structured cabling, distribution points, conduit space and operator access points - required to support secure, high-capacity transmission and any encryption or segmentation models that EUCA chooses to implement. Backup power systems, secured risers, and secured data shafts help maintain integrity and availability during power outages or incidents.

Although EUCA will provide and operate its own digital security solutions, the building ensures that all necessary conditions are in place for their effective deployment. The layout supports controlled access zones, secure storage for equipment, dedicated spaces for monitoring and operations, and physical separation between administrative and technical areas. These features allow EUCA to enforce strict access controls, implement secure data workflows and apply certified end-to-end encryption protocols. The building infrastructure also allows EUCA to install and operate continuous monitoring and problem detection systems without any restrictions.

The building's design facilitates timely reporting and effective incident response by ensuring uninterrupted connectivity, stable power supply and easy integration of EUCA's cybersecurity tools.

The building provides a secure, resilient and adaptable foundation that fully supports EUCA in achieving compliance with EU cybersecurity legislation and operating with the highest standards of digital protection, access control and operational continuity.

The landlord has analysed the possibility of creating a data centre in the building and has already produced an initial concept design confirming that the location also meets the requirements for such a centre.

24) Other

3000 character(s) maximum

For any other relevant information related to criterion 1.

Lipowy Office Park is an optimal combination of security, flexibility and availability.

It is located in one of the most secure areas in Warsaw. The neighbouring institutions include the National Police Headquarters (next door building) as well as military and intelligence institutions, which guarantees that the neighbourhood is proven. The building is also situated near the airport area which is a no-drone zone. Additionally, the size and availability of the building offers the possibility of EUCA being the sole tenant should EUCA be interested in such a solution. This option further increases the security and comfort of its operations.

The building is situated within a walking distance from the Frontex's new headquarters that should be operating already in 2029. This offers unique possibility of direct cooperation between the agencies. Synergy that can be achieved in the area of shared expertise, cooperation in addressing joint training needs, and operational coordination due to this physical proximity will also translate into measurable savings.

As the building is vacant now and subject to retrofitting, it is possible to fully adapt it to EUCA's needs. This includes implementation of the requirements and guidelines related to secure areas, access-controlled zones, ICT rooms, sensitive rooms and any special protective features.

Operational Analysis facilities can also be tailored to specific needs. The layout supports the creation of three or more such areas, offering EUCA the ability to scale or reconfigure operations as required. The landlord can also introduce dedicated archive zones within the leased premises, ensuring appropriate security and environmental conditions for classified or long-term document storage.

This adaptability applies also to the data centre requirements. The landlord has already verified the possibility of creating a data centre in the building. An initial concept was designed which opens also broad possibilities for EUCA in this respect.

In addition, the building is highly accessible. On the one hand, in terms of the building's readiness for adaptation work, it is currently empty and the tenant can start finishing work immediately. On the other hand, the building is in a great location. The complex is situated between the city centre and the international airport. The airport is just over 2 kilometres away, and can be reached quickly by public transport or car.

There are bus and tram stops right next to the building. Direct bus and train connections link the building to both the international airport and the railway station. Numerous hotels and conference centres are within walking distance. The location is convenient for easy travel within the city, but also for international travel.

Together, these elements offer a rare combination of security-ready design, operational flexibility and availability that would meet the needs of EUCA and support its effective operations

Financial terms

1) Description of the financial terms

2000 character(s) maximum

Lease agreement:

Rent for the office space amounts to EUR 18 per square meter of gross leasable area per month. The rent for the parking spaces is EUR 100 per space per month.

The rent is subject to indexation which will apply from 1 January of each calendar year. The indexation rate will be based on the HICP published by Eurostat for the previous year.

Assuming a lease term of 10 years, the tenant will receive a discount equal to 10 months' rent for office space. The exemption does not apply to parking spaces.

Additionally, storage space is available at a price of EUR 9 per square metre. The size is to be confirmed at a later stage.

Assuming a lease term of 10 years, the tenant will receive a budget for fit out in the amount of EUR 700 per square metre of the tenant's space.

The maintenance fees have been estimated at approximately EUR 6.60 per square metre of gross leasable

area per month.

In addition to the rent and maintenance fees, the tenant will be required to pay for utilities according to their consumption.

The lease term proposed by the landlord is 10 years.

All the above amounts are quoted net of VAT, which shall be applied at the applicable statutory rate.

Financial contribution of Poland:

Poland will provide financial support to EUCA. The financial assistance offered by Poland will enable EUCA to get up and running quickly and start operating in accordance with the timetable provided for in the new Union Customs Code.

The financial support will take form of a financial contribution amounting to PLN 55 million, which translates currently to approximately EUR 12.9 million. The contribution will be distributed to EUCA in tranches within the period of five years. The amount of the financial contribution offered by Poland corresponds approximately to the rent for the office space and for the parking spaces and maintenance cost calculated in accordance with the terms set out above for the first 5 years of the agreement.

2) Monthly rental cost (expressed in EUR)

Please introduce only numbers.

18

3) Does the applicant Member State intend to cover the rent?

◉ Yes

◯ No

3.1) Will the applicant Member State cover the rent?

◯ Indefinitely

◉ For a given period of time

3.2) If for a given period of time, for how many years?

Please introduce only numbers.

5

4) Monthly maintenance costs (expressed in EUR/m²)

Please introduce only numbers.

7

5) Does the applicant Member State intend to cover the maintenance costs?

◉ Yes

◯ No

5.1) Will the applicant Member State cover the maintenance costs?

○ Indefinitely

◉ For a given period of time

5.2) If for a given period of time, for how many years?

Please introduce only numbers.

5

6) Fit-out costs (expressed in EUR/m²)

Please introduce only numbers.

700

7) Does the applicant Member State intend to cover the fit-out costs?

◉ Yes

○ No

8) Does the applicant Member State intend to cover the cost of future upgrade and extension?

Please provide more information in the following question on the financial conditions of future upgrades and extensions.

○ Yes

○ No

◉ Depends

8.1) Financial conditions of future upgrades and extensions

1500 character(s) maximum

> Financial conditions of future upgrades and extensions depend on the actual needs and requirements of EUCA. Once the demand and its scope is established, the financial conditions can be negotiated and agreed with the landlord.

9) Duration of the lease (expressed in years)

Please introduce only numbers.

10

10) Financial conditions of termination before the end of the lease

1000 character(s) maximum

Property lease agreements can be entered into for an indefinite or fixed period of time. Parties to a lease agreement decide freely on the duration of the agreement.

Fixed-term contracts are generally characterized by high stability and limited termination rights. In accordance with Polish civil law, lease agreements concluded for a fixed period of time can be terminated only if the agreements provide for such a possibility, and on the conditions specified therein.

Usually lease agreements, such as the lease for office premises for EUCA's seat, are concluded for a fixed period of time. This type of contract is also proposed for the Lipowy Office Park building. Therefore, any further possibilities for terminating the lease are subject to the parties' negotiations in the final agreement.

11) Other

1000 character(s) maximum

For any other relevant information related to this topic.

The lease term proposed by the landlord is 10 years.

The Polish government offers financial contribution amounting to PLN 55 million, which translates currently to approximately EUR 12.9 million (as indicated above). It will be distributed to EUCA in tranches within the period of five years. This contribution may be used at EUCA's discretion, for instance to cover the cost related with the lease agreement. The amount of the financial contribution offered by Poland corresponds approximately to the rent for the office space, for the parking spaces and maintenance cost calculated in accordance with the terms set out above for the first 5 years of the agreement.

Considering the proposed contribution of the Polish government and the timeline of its distribution, it has been indicated above that Poland intends to cover the rent related costs during the period of 5 years (up to the amount of the above-mentioned financial contribution).

CRITERION 2

'Accessibility of the location'

Public transportation

1) Description of the access to air and rail transport linking the location with European capitals

2000 character(s) maximum

Lipowy Office Park offers outstanding connectivity, making it an excellent base for EUCA operations.

The building sits minutes from Poland's key transport hubs. The city's primary international gateway, Warsaw Chopin Airport is just over 2 km away. It can be reached within only 6 minutes by city rail. It is also easily reachable by bus. Regular tickets for public transport in Warsaw also cover the connections to the airport, making the transport not only accessible, but also affordable. The airport can also be reached fast by car or taxi. Warsaw Chopin Airport offers direct flights to the capital cities of all EU Member States. Only connections to Bratislava and Nicosia require an additional train or bus journey, which takes no longer than an hour. Direct flights are also available to all candidate countries (except Ukraine, where only a train connection is currently available) and partner countries, including the UK. Most of the capitals are reachable in under 2.5 hours.

The building also has excellent connections by city rail and bus to the railway stations. The main railway station of Warsaw can be reach with a city rail within just 16 minutes, while the West Station is only 9 minutes away. Warsaw Central Station can also be easily reached by a bus or a tram.

The railway enables seamless links to major Polish cities and European capitals. Direct train connections link

Warsaw with Berlin, Budapest, Prague, Vilnius, Vienna and Bratislava. There is also a direct train from W

For road travel, the property provides quick access to Warsaw's ring road, ensuring smooth onward routes to the European motorway network. Nearly one third of the capitals of other Member States can be easily reached from Warsaw in less than 8 hours.

These road, rail and air connections create a truly pan-European transport network: travellers can arrive directly to Warsaw from abroad and easily reach Lipowy Office Park within minutes, reducing transit time and enhancing productivity.

2) Availability and types of public transport connections **from the closest international airport to the premises**

between 1 and 4 choices

- ☑ Train
- ☐ Metro
- ☐ Tram
- ☑ Bus

Frequency of **train** connections (expressed in minutes)

15

Duration of **train** connections (expressed in minutes)

6

Frequency of **bus** connections (expressed in minutes)

10

Duration of **bus** connections (expressed in minutes)

11

3) Availability and types of public transport connections **from the closest international/national train station or other transport hub to the premises**

between 1 and 4 choices

- ☑ Local train
- ☐ Metro
- ☐ Tram
- ☑ Bus

Frequency of **local train** connections (expressed in minutes)

15

Duration of **local train** connections (expressed in minutes)

16

Frequency of **bus** connections (expressed in minutes)

10

Duration of **bus** connections (expressed in minutes)

15

4) Other

1500 character(s) maximum

For any other relevant information related to this topic.

> Warsaw stands out for its efficient public transport, which makes traveling convenient. Buses, trams, city rail, and the metro form a coherent network, making daily commutes to work easy. Public transport operates 24/7 and is a viable alternative to cars. This is confirmed by studies in which 90% of Warsaw residents declare that they are satisfied with the public transport system in the capital.
> Lipowy Office Park, located just between the city centre and the main international airport of Warsaw, guarantees seamless connectivity and effortless commuting. Its convenient location near the tram and bus stops means that EUCA will benefit from immediate and direct access to the city's entire public transport network, ensuring rapid travel from any part of the city. The main international airport of Warsaw is just over 2 kilometers from the building.
> It is also a prime location for car travels. The property provides quick access to Warsaw's ring road, ensuring smooth travel to onward routes to the European motorway network.
> Lipowy Office Park's prime location offers fast, reliable and convenient transport links across Europe, making it an ideal base for international institutions or meetings involving guests from around the world.

Accommodation facilities in the vicinity of the premises (within 3km)

1) Number of 3 star hotels in the vicinity of the premises

Please introduce only numbers.

8

2) Number of 4 star hotels in the vicinity of the premises

Please introduce only numbers.

12

3) Number of 5 star hotels in the vicinity of the premises

Please introduce only numbers.

4) Description of available facilities for events and conferences outside EUCA premises

1000 character(s) maximum

Lipowy Office Park on Żwirki i Wigury Street and its surrounding area boasts a high concentration of professional event and conference facilities. The immediate vicinity offers modern business complexes such as the Garden Business Center and Business Garden with fully equipped conference rooms and flexible event spaces suitable for training, workshops, and conferences.

At the beginning of next year, two new hotels with modern accommodation and conference facilities will open in the vicinity of the building.

Further out, towards the city centre and towards the airport, an even wider selection of hotels and conference centres is available. They offer with conference rooms, training rooms, and modular rooms available for booking on request, typically with audio-visual equipment, catering, and offering hybrid conference connections.

5) Other

500 character(s) maximum

For any other relevant information related to this topic.

The location of Lipowy Office Park makes it possible to benefit from a variety of accommodation and conference venues in Warsaw.

Two hotels within 500 meters of the building are there for potential guests visiting EUCA or as host venues for events held outside EUCA's own premises.

The location is further enhanced by a wide range of amenities. A selection of restaurants and retail outlets can be found in the neighbourhood.

The complex is located next to a modern and quiet residential area.

Do you propose other premises **(3)**?

Please fill in the survey concerning premises 2 - only for criteria 1 and 2.

◉ Yes

◯ No

CRITERION 1

'The date on which EUCA can become operational on site after the entry into force of the Regulation'

Building 3

Availability of the premises

Should there be more premises proposed, please see at the end of the survey.

1) Address of the proposed premises (Building 3)

67 Prosta Street, 00-838 Warsaw

2) General description of the proposed premises

2500 character(s) maximum

Skyliner II is a modern high-rise office building in one of the new business districts of Warsaw. It is the second phase of the Skyliner complex. The building was designed by Warsaw based award winning architectural firm who, among other projects, have worked on the Museum of Modern Art in Warsaw.

Skyliner is located at the intersection of two important city thoroughfares. Right next to the building there is a metro station as well as tram and bus stops, and the city railway station is within walking distance. They offer direct connections to Warsaw's main international train station and the airport, ensuring easy mobility.

Thanks to the building's location, the tenants can benefit from the rich offer of accommodation and conference centres available in Warsaw. The district is known for its vibrant life, offering a wide range of dining options, retail outlets and services.

The project stands out for its comprehensive approach to ESG integration. With a keen focus on technological advancements, it promises to deliver benefits in energy and water efficiency. Moreover, its commitment to prioritizing user well-being and comfort reflects a holistic understanding of sustainability, ensuring a positive impact on both people and the environment.

The project has been designed having in mind workplace strategies that can benefit from natural light. Up to 97% of the facility's area meets the requirements set by BREEAM regarding access to daylight.

Three floors of rooftop gardens will help mitigate the urban heat island effect and promote energy efficiency by providing natural insulation. They can be utilized as relaxation areas, promoting mental well-being and a connection to nature within an urban environment. The terraces can serve as a rest area or function as an event space.

The building also offers high standard security solutions extending to both physical infrastructure and IT technologies. The interior will feature a reception desk and a security room on site, which will be staffed 24/7. The building and the adjacent outdoor area will be monitored.

The venue offers high level of adaptability to EUCA's needs. This includes the arrangement and fit-out processes, as well as specific security requirements. It will be possible to separate each office floor into distinct usable zones and to further separate the dedicated zones on a particular floor according to EUCA's needs.

3) Timeline of the availability of the premises (before fit-out and necessary adaptation works)

1000 character(s) maximum

Date or estimated period.

Skyliner II building will receive its occupancy permit in the first quarter of 2027. The premises will then be ready for adaptation works and fit-out.

If office premises are needed until Skyliner II is fully adapted to EUCA's requirements, the Warsaw office market offers numerous properties where short-term interim accommodation with flexible lease conditions is available immediately.

Warsaw boasts one of the largest and most advanced office real estate markets in Central Europe, with over 6 million square meters of modern space across well-connected business districts. Excellent accessibility via metro, tram, rail and fast road links ensures smooth daily operations. High-standard buildings with LEED /BREEAM certifications, energy-efficient systems and premium amenities make Warsaw a reliable choice for discerning tenants. EUCA will find a great home here, even before its dedicated, tailored office is fully ready.

4) Estimated time needed for fit-out and adaptation works (expressed in months)

Please introduce only numbers.

> 6

Organisation of the premises

The size of the EUCA's premises should be at least 6.000 m² gross floor area above ground. The Commission proposal provided for a EUCA staff of 250 Full Time Equivalents. The final number of staff will depend on the outcome of the negotiations and may increase.

1) Total surface of the premises (expressed in m²)

Please introduce only numbers.

> 6612

2) Staff capacity (expressed in maximum number of staff)

Please introduce only numbers.

> 600

3) Availability of a dedicated meeting room for the executive board (10-15 seats)

- ⦿ Yes
- ○ No

4) Availability of a dedicated Management Board room in the secure zone (60-70 seats + at least 30-40 seats in the back)

with a total surface of 240-280 sqm

- ⦿ Yes
- ○ No

5) Availability of 'secure room'

for treating classified information

- ⦿ Yes
- ○ No

5.1) Description of the security features of the 'secure room' (size and security measures applied)

1000 character(s) maximum

All properties proposed for EUCA boast state-of-the-art technological infrastructure ensuring the highest level of physical and digital security.

The landlord of Skyliner II is fully aware that highly sensitive data would be handled by EUCA, and that the expected requirements for security precautions exceed the average level. The building offers high level of adaptability as the landlord agrees to take that into consideration at the construction and fit-out stage.

A secure room will be constructed in Skyliner II in accordance with EUCA's guidelines and requirements. It will be equipped with customized security features and corresponding access restrictions based on EUCA's specific requirements.

These security measures can include advanced physical and cyber protections such as biometric or encrypted-card access, acoustic insulation with soundproof walls, and laminated security glass and sealed doors.

6) Availability of a medium-sized room (30-35 seats)

- ⦿ Yes
- ○ No

7) Availability of multiple small-sized rooms (10-15 seats)

- ⦿ Yes
- ○ No

7.1) If yes, how many?

15

8) Availability of state-of-the-art meeting and videoconference facilities in the meeting rooms

- ⦿ Yes, in all of them
- ○ Yes, in some of them
- ○ No, in none of them

9) Availability of a lounge area for lunch and/or dinner catering

- ⦿ Yes
- ○ No

Specific technical requirements for Data Hub, data analysis, risk management and crisis management activities

10) Availability of a dedicated, secured and restricted area for 'data management' task (for at least 115 staff)

- ⦿ Yes
- ○

No

11) Availability of a 24/7 crisis response cell (situation room with capacity for 30 persons)

○ Yes

○ No

12) Availability of at least two (and ideally three) operational facilities (secure and isolated operational rooms)

○ Yes

○ No

12.1) If yes, how many operational analysis facilities are there?

○ Two

○ Three

○ More

13) Availability of a call centre, incident management and service desk facilities in the secured and restricted area

○ Yes

○ No

14) Description of the availability and capacity of EU sovereign and highly available telecommunications and networking infrastructure with operational redundancy.

5000 character(s) maximum

The availability and capacity of EU sovereign and highly available telecommunications and networking infrastructure with operational redundancy depends, amongst others, on the **site resiliency**, **performance, site proximity to Optical Fiber Highways**, and **internet presence**.

- Indicators for site resiliency are: support multiple fiber entry routes, physical route diversity to enhance operational resilience, access to a broad ecosystem of Tier 1 & 2 carriers or local internet service providers, and power supply backup.
- Indicators for performance are: low-latency connectivity to major cloud providers and high-capacity and scalable bandwidth.
- Indicators for site proximity to Optical Fiber Highways are: proximity to major regional and international optical fiber routes and the support of high-capacity and scalable bandwidth.
- Indicators for internet presence is the location near an Internet Exchange Point.

The proposed location offers highly available and fully redundant telecommunications infrastructure designed to meet the operational standards required for EUCA. All IT cabling and active and passive network equipment will be implemented as part of the adaptation works carried out strictly in line with EUCA's technical guidelines. This includes the full installation of passive components (structured cabling, sockets, distribution points) and a dedicated subscriber telephone exchange, if it is required by EUCA for the administrative functions of the facility. The building is designed to ensure high resiliency of telecommunications services. Cable routes have been planned in the building for the complete backbone cabling of ICT systems ensuring that such systems can be easily installed and expanded. Cabling connecting operators with the tenant will be designed and installed during the fit-out phase, ensuring a fully tailored, secure and resilient configuration.

The site supports multiple independent fibre entry paths, enhancing physical route diversity and mitigating single-point failures. Physical route diversity is ensured through separate underground conduits along the streets adjacent to the building. The site benefits from proximity to key regional and international optical routes linking Warsaw with other EU Member States, with this network still expanding. Thanks to its strategic location, this site offers multiple pathways for high-capacity data transmission and ensures redundancy.

The site further benefits from efficient connectivity paths to regional Internet Exchange Points. Warsaw is home to major Internet Exchange Points (IXPs) with data centres located in the vicinity of the building proposed for the seat of EUCA. This strengthens the overall internet presence of the location, enabling improved routing stability, reduced dependency on individual carriers and ensuring high availability for EUCA's digital services. Multiple fibre entry routes are available in the area. The tenant has the right to freely choose the operator. The available configuration of fibre optic links provides immediate access to high-capacity regional and international fibre routes, supporting scalable bandwidth and long-term growth. The presence of multiple EU-based Tier-1 and Tier-2 operators as well as local ISPs allows multihoming and ensures continuity of services even in the event of disruptions affecting one provider.

The infrastructure enables low-latency connectivity to major cloud providers operating within the EU, high-capacity symmetrical links, and bandwidth scalability. The proposed conditions allow EUCA to choose and configure connections according to operational needs. The structured cabling system will be implemented according to EUCA's specifications and will support high throughput for data-intensive tasks, secure digital communication and real-time replication between systems.

Power resilience is ensured by dual feeds, UPS capacity and generator support, enabling uninterrupted operations for mission-critical workloads. The building will have two separate electrical power connections and the capacity to install a tenant UPS to ensure 24/7 operations. Tenants can contract energy for their own purposes. Upon request, a special generator to meet tenant specifications can be installed.

The combined features of the site ensure the reliability, performance and resilience needed to support EUCA's sensitive and security-critical operations.

15) Description of the available cloud-based data storage network solutions.

1000 character(s) maximum

Cloud-based data storage and network solutions will be enabled through a complete passive infrastructure installed in Skyliner II in accordance with EUCA's technical requirements.

As part of the fit-out works, the landlord will provide structured cabling, distribution points, sockets and backbone routes necessary to support any cloud connectivity model selected by EUCA (including connections to EU-based sovereign cloud providers, public or private).

One of the available private clouds is the cloud of the Ministry of Finance's IT Centre. The Data Processing Centre located in Radom, about 100 km from Warsaw, is being expanded with a new server room to meet the growing needs of the ongoing digitalisation of public services. In the future, it could also support EUCA's operations.

The final configuration of active equipment and cloud services will be determined by EUCA, while the landlord ensures that all passive elements are prepared, certified and ready for integration.

16) Internal archives capacity of the premises

- ● Yes
- ○ No

16.1) Archives volume (expressed in m³)

Please introduce only numbers.

```
200
```

17) Number of parking spaces (inside and outside) - available for EUCA

Please introduce only numbers.

```
53
```

18) Number of bike parking spaces (inside and outside) - available for EUCA

```
217
```

19) Possibilities for extension of office space in its original premises or the nearby area

- ● Yes
- ○ No

19.1) Surface for possible extensions (expressed in m²)

Please introduce only numbers.

```
14000
```

20) Are the premises EMAS verified?

The EU Eco-Management and Audit Scheme (EMAS) is a premium management instrument developed by the European Commission for companies and other organisations to evaluate, report, and improve their environmental performance.

- ○ Yes
- ● No

21) Description of the premises' sustainability. If not EMAS certified, description of additional national/international sustainability certifications.

1000 character(s) maximum

Skyliner II is designed to meet the highest sustainability standards. While the building is not EMAS certified, it is planned to obtain the BREEAM Outstanding certification, one of the most recognized international environmental assessment methods.
The design incorporates energy-efficient systems, advanced HVAC solutions with heat recovery and modern

cooling system, LED lighting with motion and daylight sensors, as well as an Advanced Building Management System (BMS). This results in:
• 95% lower energy demand compared to Polish regulatory requirements;
• 56% less energy consumption compared to reference buildings (based on BREEAM model);
• 100% green energy sourced from a Polish photovoltaic farm;
• up to 55% water savings thanks to low-flow fixtures and intelligent irrigation.
Skyliner II also supports sustainable mobility with bicycle facilities and proximity to public transport. Green terraces and landscaping contribute to biodiversity and occupant well-being.

22) Description of the general compliance with the **Manual of Standard Building Specifications** of the premises including for environmental, security and safety standards as well as for accessibility standards for people with disabilities

2000 character(s) maximum

The building will be delivered to meet and exceed the requirements of EUCA as defined in the Manual of Standard Building Specifications, and the requirements as set out in the criteria for seat selection. The requirements will also be taken into account during the finishing and fit-out works that will be performed for EUCA and customized to its needs and requirements.
Skyliner II is designed to obtain BREEAM Outstanding certification, incorporating energy-efficient HVAC systems, LED lighting, water-saving fixtures, and green terraces to support biodiversity. Skyliner II offers raised floors and modular ceilings for flexible layouts, Building Management System (BMS) for monitoring and control of energy and HVAC systems.
Skyliner II is equipped with advanced fire safety systems, including addressable fire detection (SAP), sprinklers, smoke extraction, hydrants, and voice alarm systems (DSO). Two independent evacuation staircases are provided, and lifts include emergency intercoms. The premises feature access control (KD), CCTV monitoring.
Modern security solutions in the Skyliner II office building also extend to the electrical and power systems. Power redundancy is provided by two independent power sources, UPS and generators. The protection of the infrastructure in the building is multi-layered, ensuring a higher level of security for technical systems and better protection against cyber-attacks from both outside and inside the network.
The building is fully accessible for persons with reduced mobility. It includes barrier-free entrances, wide corridors and doors (≥90 cm), accessible toilets on all office floors, and elevators serving all levels.

23) Description of the digital security and connectivity features with regard to physical and digital infrastructure, in particular those allowing EUCA to comply with relevant cybersecurity standards and legislation and for all core facilities to implement certified protocols for end-to-end encryption of data, enforce access controls and deploy advanced systems for continuous issue detection, timely reporting and effective response.

3000 character(s) maximum

The building provides a state-of-art physical and digital infrastructure that enables EUCA to meet all relevant EU cybersecurity standards and operate secure, resilient and fully compliant ICT environments.
The multi-layered protection systems include electronic access control and CCTV surveillance. Reception and security monitoring rooms operate 24/7 for continuous supervision. The system also includes:
• a central security system protecting network traffic (firewall, IPS, antivirus, content filtering, VPN, etc.).

- next-generation firewalls which encompass prevention system signatures specialized in intrusion and providing ongoing threat updates, protection against malware, phishing, and data leaks (DLP), as well as fast service support.
- network segmentation (VLAN), which results in each company servicing building systems having a separate, secure subnet and access only to its own devices.
- remote access via VPN whereby partners connect via an encrypted tunnel only within the scope of their assigned permissions.

The buildings infrastructure and design supports the implementation of certified protocols for end-to-end data protection, controlled access and continuous monitoring, while ensuring that EUCA can deploy its own security solutions.

The facility will include dedicated spaces for telecommunications and ICT systems. Such spaces can be protected through controlled access mechanisms and can be further adapted to EUCA's security requirements, including the installation of secure rooms for handling sensitive information.

Cable routes, passive infrastructure and backbone pathways are already integrated into the building design, ensuring a secure, segregated and resilient environment for EUCA's network architecture. Multiple fibre entry points and proximity to major optical routes, including major regional and international optical fibre routes, strengthen continuity of service and reduce dependency on any single provider.

The building's setup allows EUCA to select several operators, enabling redundant, sovereign connectivity. The building provides the passive elements required to support secure, high-capacity transmission and any encryption or segmentation models EUCA chooses to implement.

Backup power systems, secured risers, and secured data shafts help maintain integrity and availability during power outages or incidents. The building's design facilitates timely reporting and effective incident response by ensuring uninterrupted connectivity and stable power supply.

Although EUCA will provide and operate its own digital security solutions, the building ensures that all necessary conditions are in place for their effective deployment.

The building provides a secure, resilient and adaptable foundation that fully supports EUCA in achieving compliance with EU cybersecurity legislation and operating with the highest standards of digital protection, access control and operational continuity.

24) Other

3000 character(s) maximum

For any other relevant information related to criterion 1.

Skyliner II is distinguished by excellent connectivity, adaptability to the needs of EUCA and sustainability.
The building is located in the centre of Warsaw, at the crossroads of the city's main public transport routes, arterial roads and cycle lanes. This location provides convenient access to every part of the city. A direct bus and city rail connection provides fast and convenient transport to Warsaw's main international airport. The railway station can be easily reached by the metro and tram. This makes Skyliner II a convenient hub for international travellers.

The building's location provides convenient access to the city's accommodation and conference facilities, as well as a range of services available in the city. The nearest, state-of-the-art conference centre is located within the Skyliner complex, with the nearest hotels right next door.

The location also offers access to one of the most advanced telecom hubs in Poland. Multiple fibre entry routes are available in the area, with services provided by several Tier-1 and Tier-2 carriers and local ISPs.

At this stage of construction of the building it gives EUCA an exceptional opportunity to shape the premises precisely around its operational and security requirements. This project allows EUCA's specifications to be incorporated directly into the construction phase. This means that all secure areas, access-controlled zones, ICT rooms and any special protective features can be integrated into the building's core structure from the outset. Such early integration significantly enhances security and ensures that the facility is built from the ground up to meet EUCA's stringent standards.

Operational analysis facilities can also be tailored to specific needs. The layout supports the creation of three or more such areas, offering EUCA the ability to scale or reconfigure operations as required. The landlord can also introduce dedicated archive zones within the leased premises, ensuring appropriate conditions for classified or long-term document storage.

The total leasable and available space in the building amounts to 24 193,33 square meter (gross), which offers also room for extension of office space in Skyliner II.

Skyliner II is designed to meet the highest sustainability standards. The building incorporates energy-efficient solutions, such as HVAC systems, LED lighting, water-saving fixtures. The green terraces located at the upper floors support biodiversity. The building aims for BREEAM Outstanding certification, one of the most recognized international environmental assessment methods to confirm the practical implementation of the green solutions. All these elements offer a favourable environment aligned with the needs of EUCA, and which is also ready to adapt and grow with EUCA.

Financial terms

1) Description of the financial terms

2000 character(s) maximum

Lease agreement:
Rent for the office space amounts to EUR 27 per square meter of gross leasable area per month. The rent for the parking spaces is EUR 240 per space per month.
The rent is subject to indexation which will apply from 1 January of each calendar year. The indexation rate will be based on the HICP published by Eurostat for the previous year.
Assuming a lease term of 10 years, the tenant will receive a discount equal to 10 months' rent for office space. The exemption does not apply to parking spaces.
Assuming a lease term of 5 years, the tenant will receive a budget for fit out in the amount of EUR 600 per square metre of the tenant's space. The fit-out budget is increased to EUR 850 if the lease term is 7 years, and to EUR 1,000 if the lease term is 10 years.
The maintenance fees have been estimated at approximately EUR 5.90 per square metre of gross leasable area per month.
In addition to the rent and maintenance fees, the tenant will be required to pay for utilities according to their consumption.
The minimum lease term is 5 years; however, it can be concluded for a longer period of 7 or 10 years.
All the above amounts are quoted net of VAT, which shall be applied at the applicable statutory rate.

Financial contribution of Poland:
Poland will provide financial support to EUCA. The financial assistance offered by Poland will enable EUCA to get up and running quickly and start operating in accordance with the timetable provided for in the new UCC. The financial support will take form of a financial contribution amounting to PLN 55 million, which translates currently to approximately EUR 12.9 million. The contribution will be distributed to EUCA in tranches within the period of five years. It may be used at EUCA's discretion. The amount of the financial contribution offered by Poland corresponds approximately to the rent for the office space calculated in accordance with the terms set out above for the first 5 years of the agreement.

2) Monthly rental cost (expressed in EUR)

Please introduce only numbers.

27

3) Does the applicant Member State intend to cover the rent?

   ◉ Yes

   ○ No

3.1) Will the applicant Member State cover the rent?

   ○ Indefinitely

   ◉ For a given period of time

3.2) If for a given period of time, for how many years?

Please introduce only numbers.

| 5 |

4) Monthly maintenance costs (expressed in EUR/m²)

Please introduce only numbers.

| 6 |

5) Does the applicant Member State intend to cover the maintenance costs?

   ◉ Yes

   ○ No

5.1) Will the applicant Member State cover the maintenance costs?

   ○ Indefinitely

   ◉ For a given period of time

5.2) If for a given period of time, for how many years?

Please introduce only numbers.

| 5 |

6) Fit-out costs (expressed in EUR/m²)

Please introduce only numbers.

| 600 |

7) Does the applicant Member State intend to cover the fit-out costs?

   ◉ Yes

   ○ No

8) Does the applicant Member State intend to cover the cost of future upgrade and extension?

Please provide more information in the following question on the financial conditions of future upgrades and extensions.

- ○ Yes
- ○ No
- ● Depends

8.1) Financial conditions of future upgrades and extensions

1500 character(s) maximum

> Financial conditions of future upgrades and extensions depend on the actual needs and requirements of EUCA. Once the demand and its scope is established, the financial conditions can be negotiated and agreed with the landlord

9) Duration of the lease (expressed in years)

Please introduce only numbers.

> 5

10) Financial conditions of termination before the end of the lease

1000 character(s) maximum

> Property lease agreements can be entered into for an indefinite or fixed period of time. Parties to a lease agreement decide freely on the duration of the agreement.
>
> Fixed-term contracts are generally characterized by high stability and limited termination rights. In accordance with Polish civil law, lease agreements concluded for a fixed period of time can be terminated only if the agreements provide for such a possibility, and on the conditions specified therein.
>
> Usually lease agreements, such as the lease of office premises for EUCA's seat, are concluded for a fixed period of time. This type of contract is also proposed for the Skyliner II building. Therefore, any further possibilities for terminating the lease are subject to the parties' negotiations in the final agreement.

11) Other

1000 character(s) maximum

For any other relevant information related to this topic.

> The lease can be signed for a period of minimum of 5 years. The lease can be signed for a longer period of 7 or 10 years. In case of a longer lease, more favourable financial conditions may apply.
>
> The Polish government offers financial contribution amounting to PLN 55 million, which translates currently to approximately EUR 12.9 million (as indicated above). It will be distributed to EUCA in tranches within the period of five years. This contribution may be used at EUCA's discretion, for instance to cover the cost related with the lease agreement. Considering the proposed contribution of the Polish government and the timeline of its distribution, it has been indicated above that Poland intends to cover the rent related costs during the period of 5 years (up to the amount of the above-mentioned financial contribution).

CRITERION 2

'Accessibility of the location'

Public transportation

1) Description of the access to air and rail transport linking the location with European capitals

2000 character(s) maximum

> Located in the very heart of Warsaw, Skyliner II enjoys exceptional connectivity by both air and rail - a key advantage for international travellers.
> Warsaw Chopin Airport, the main international airport of Warsaw, is located about 8 km minutes from Skyliner II. It is easily reachable by city rail and bus. Regular tickets for public transport in Warsaw also cover the connections to the airport, making the transport not only accessible but also affordable. The airport can also be reached fast by car or taxi.
> Warsaw Chopin Airport offers direct flights to the capital cities of all EU Member States. Only connections to Bratislava and Nicosia require an additional train or bus journey, which takes no longer than an hour. Direct flights are also available to all candidate countries (except Ukraine, where only a train connection is currently available) and partner countries, including the UK, Norway and Switzerland. Most of the capitals are reachable in under 2.5 hours.
> Warsaw Central Station (Warszawa Centralna), the main hub for high-speed and international trains, is about 2 km from Skyliner II and reachable in less than 10 minutes by metro or tram. Warsaw Central Station can also be easily reached by bus or tram.
> The railway enables seamless links to major Polish cities and European capitals. Direct train connections link Warsaw with Berlin, Budapest, Prague, Vilnius, Vienna and Bratislava. There is also a direct train from Warsaw to Kyiv, the capital of Ukraine, which is one of the EU candidate countries.
> Warsaw also offers convenient international road connections. Nearly one third of the capitals of other Member States can be easily reached from Warsaw in less than 8 hours.
> These air, rail and road connections create a truly pan-European transport network: travellers can arrive directly to Warsaw from key hubs and then reach Skyliner II within minutes, reducing transit time and enhancing productivity.

2) Availability and types of public transport connections **from the closest international airport to the premises**

between 1 and 4 choices

- ☑ Train
- ☐ Metro
- ☐ Tram
- ☑ Bus

Frequency of **train** connections (expressed in minutes)

[ ]

> 15

Duration of **train** connections (expressed in minutes)

> 20

Frequency of **bus** connections (expressed in minutes)

> 10

Duration of **bus** connections (expressed in minutes)

> 16

3) Availability and types of public transport connections **from the closest international/national train station or other transport hub to the premises**

between 1 and 4 choices

- ☑ Local train
- ☐ Metro
- ☑ Tram
- ☑ Bus

Frequency of **local train** connections (expressed in minutes)

> 15

Duration of **local train** connections (expressed in minutes)

> 5

Frequency of **tram** connections (expressed in minutes)

> 8

Duration of **tram** connections (expressed in minutes)

> 6

Frequency of **bus** connections (expressed in minutes)

> 10

Duration of **bus** connections (expressed in minutes)

> 4

4) Other

1500 character(s) maximum

For any other relevant information related to this topic.

> Warsaw as a city stands out for its efficient public transport, which makes traveling comfortable and convenient. Buses, trams, city rail and the metro form a coherent network, making daily commutes to work easy. Public transport operates 24 hours a day and is a viable alternative to cars. This is confirmed by studies in which 90% of Warsaw residents declare that they are satisfied with the public transport system in the capital.
> Skyliner II, located in the heart of Warsaw, guarantees seamless connectivity and effortless commuting. EUCA in Skyliner II will benefit from immediate and direct access to the city's entire public transport network, including a major metro interchange, plus a vast network of bus, tram and city rail connections - ensuring rapid travel from any part of the city.
> The building is adjacent to major metro, tram and bus lines enabling easy access to Warsaw's wider metropolitan transport system.
> Skyliner II's prime location offers fast, reliable and convenient transport links across Europe, making it an ideal base for international institutions or meetings involving guests from around the world.

Accommodation facilities in the vicinity of the premises (within 3km)

1) Number of 3 star hotels in the vicinity of the premises

Please introduce only numbers.

> 20

2) Number of 4 star hotels in the vicinity of the premises

Please introduce only numbers.

> 37

3) Number of 5 star hotels in the vicinity of the premises

Please introduce only numbers.

> 13

4) Description of available facilities for events and conferences outside EUCA premises

1000 character(s) maximum

> Skyliner II's location in the city centre of Warsaw provides easy and quick access to several hundred conference venues in Warsaw, including hotels, stadiums and exhibition halls.
> The nearest conference facility is located in the next door complex Skyliner I building. Situated on the 41st and 42nd floors, the Look Up conference and event centre combines modern design with panoramic views of the capital. The lower floor is a modern conference and banquet space that can accommodate up to 100 people. The upper floor features a loft-style space that can accommodate up to 200 people.
> There are several high-standard venues in proximity of the building. They include Crowne Plaza Warsaw - The HUB, in the next door building, with a large conference space and 24 meeting rooms with the capacity up to

700 participants.

DoubleTree by Hilton Warsaw, located within a walking distance, beside multiple conference rooms offers an event space and a ballroom that can accommodate up to 2,000 guests.

5) Other

500 character(s) maximum

For any other relevant information related to this topic.

The location of Skyliner II makes it possible to benefit from a variety of accommodation and conference venues available in Warsaw. Many of them are located within walking distance from the building.
The attractiveness of the location is further enhanced by a wide range of amenities nearby. A large selection of restaurants, cafés and retail outlets are just steps away, placing every convenience directly at the fingertips of EUCA, its employees and guests.

Background Documents

Questions_Answers

Contact

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