

Commission assessment EUCA seat selection – Poland (Warsaw)

<i>‘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.’</i>		
	Member State answer	Commission assessment
Description	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>The application indicates that Warsaw is located at the EU’s external borders, that its location allows EUCA staff to work closely with maritime, air, and land border challenges and that it is supported by an experienced customs administration, that would allow EUCA to operate effectively.</p> <p>The application indicates that Warsaw offers direct flight connections to other EU Member States, candidate countries and partners. It indicates that Warsaw offers modern infrastructure with secure office spaces featuring advanced cybersecurity solutions. It provides information about the quality of life, cost of living, access to public transport, green spaces, and educational institutions in Warsaw. It provides information about Warsaw’s academic ecosystem and available workforce, indicating that it offers career opportunities for families of EUCA staff.</p> <p>It indicates that Warsaw’s proximity to Frontex presents opportunities for synergies, expertise sharing and operational coordination.</p>
Summary	<b>The application indicates that Warsaw is located at the EU's external borders and provides information on the availability of direct flight connections to EU Member States, candidate countries, and partners. It indicates that Warsaw offers modern infrastructure with secure office spaces and advanced cybersecurity, access to public transport, green spaces and educational institutions. It indicates that the proximity to Frontex provides opportunities for synergies.</b>	

<b>Criterion 1 – ‘The date on which EUCA can become operational on site after the entry into force of the Regulation’</b>		
Sub criteria	Member State answer	Commission assessment
<b>Building 1</b>		
<b>Availability of the premises</b>		
1) Address of the proposed premises (Building 1)	23 Jana Pawła II Avenue, 00-854 Warsaw	The application indicates that the address of Premises 1 is UPPER ONE, located 23 Jana Pawła II Avenue, 00-854 Warsaw.
2) General description of the proposed premises	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	The application indicates that ‘UPPER ONE’ is located at the intersection of two districts in Warsaw’s business centre, offering access to public transport, including

	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>nearby metro, bus, tram and city rail stops, with easy access to local and international travel.</p> <p>It indicates that the premises feature a hotel with conference space, nearby accommodation and dining options, and are integrated into the urban environment. It indicates that UPPER ONE utilizes sustainable energy solutions, achieving LEED Platinum certification for efficiency and sustainability.</p> <p>The application indicates that UPPER ONE offers high standard security solutions both as regards physical infrastructure and IT, that it will feature a reception desk and a security room on site, staffed 24/7, monitoring the building and outdoor area, with possibility restrict access to unauthorized persons.</p> <p>It also indicates that UPPER ONE provides adaptable office spaces, ensuring comfort and well-being with WELL certification, green relaxation areas, and facilities for disabled persons.</p>
3) Timeline of the availability of the premises (before fit-out and necessary adaptation works)	<p>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.</p> <p>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.</p> <p>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-</p>	<p>The application indicates that ‘UPPER ONE’ will be ready for handover to EUCA after fit-out in September 2027, and that part of the space is expected to be available by mid-2027. It also indicates that the Warsaw office market offers short-term interim accommodation of office premisses if they are needed until UPPER ONE is fully adapted to EUCA’s requirements.</p> <p>The application provides information about the office real estate market in Warsaw, about its compliance with the required standards and about its accessibility via metro, tram, rail and road. It also provides information about the availability of buildings</p>

	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.	with LEED/BREEAM certifications, energy-efficient systems and premium amenities.
4) Estimated time needed for fit-out and adaptation works (expressed in months)	6	The application indicates that 6 months is the estimated time needed for fit-out and adaptation works.
<b>Organisation of the premises</b>		
<i>The size of the EUCA's premises should be at least 6 000 m<sup>2</sup> 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.</i>		
1) Total surface of the premises (expressed in m <sup>2</sup> )	6278	The application indicates that the total surface of the premises is 6 278 m <sup>2</sup> .
2) Staff capacity (expressed in maximum number of staff)	430	The application indicates a maximum staff capacity of the premises of 430 staff.
3) Availability of a dedicated meeting room for the executive board (10-15 seats)	Yes	The application indicates the availability of a dedicated meeting room for the executive board of 10-15 seats.
4) Availability of a dedicated Management Board room in the secure zone (60-70 seats + at least 30-40 seats in the back)	Yes	The application indicates the availability of a dedicated Management Board room in the secure zone of 60-70 seats + at least 30-40 seats in the back.
5) Availability of 'secure room'	Yes	<p>The application indicates the availability of a 'secure room' and the availability of state-of-the-art technological infrastructure ensuring the highest level of physical and digital security, allowing highly sensitive data to be handled by EUCA.</p> <p>It indicates the readiness to meet security precautions that exceed the average level, and that the building offers a high level of adaptability.</p> <p>It also indicates that a secure room will be constructed based on EUCA's needs, and that it will be equipped with customized security features and corresponding access restrictions, including advanced physical and cyber protection.</p>
5.1) Description of the security features of the 'secure room' (size and security measures applied)	<p>All properties proposed for EUCA boast state-of-the-art technological infrastructure ensuring the highest level of physical and digital security.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
6) Availability of a medium-sized room (30-35 seats)	Yes	The application indicates the availability of a medium-sized room of 30-35 seats.
7) Availability of multiple small-sized rooms (10-15 seats)	Yes	The application indicates the availability of 15 small-sized rooms for 10-15 persons.
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	The application indicates that state-of-the-art meeting and videoconference facilities are available in all the meeting rooms.
9) Availability of a lounge area for lunch and/or dinner catering	Yes	The application indicates the availability of a lounge area for lunch and/or dinner catering.
<b>Specific technical requirements for Data Hub, data analysis, risk management and crisis management activities.</b>		
10) Availability of a dedicated, secured and restricted area for 'data management' task (for at least 115 staff)	Yes	The application indicates the availability of a dedicated, secured and restricted area for 'data management task' for at least 115 staff.

11) Availability of a 24/7 crisis response cell (situation room with capacity for 30 persons)	Yes	The application indicates the availability of a 24/7 crisis response cell.
12) Availability of at least two (and ideally three) operational facilities (secure and isolated operational rooms)	Yes	The application indicates that the availability of more than 2 secure and isolated operational rooms serving as operational facilities.
12.1) If yes, how many operational analysis facilities are there? (*)	More	
13) Availability of a call centre, incident management and service desk facilities in the secured and restricted area	Yes	The application indicates the availability of a call centre, incident management and service desk facilities in the secured and restricted area.
14) Description of the availability and capacity of EU sovereign and highly available telecommunications and networking infrastructure with operational redundancy	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Power resilience is ensured by dual feeds, UPS capacity and generator support,</p>	<p>The application indicates that the proposed premises 1 offer highly available and fully redundant telecommunication infrastructure meeting the required standards.</p> <p>It indicates that the IT cabling, as well as the active and passive network components (such as structured cabling, sockets, distribution points) will be implemented during fit-out. The application indicates that it is also possible to install a dedicated subscriber telephone exchange.</p> <p>The application indicates that premises 1 are designed to ensure high resilience of telecommunications services. The application also indicates that ICT systems can be easily installed through available cable routes, that can also be expanded. The connecting operators with the tenant can be fully tailored, providing a secure and resilient configuration.</p> <p>The application indicates that the site supports multiple independent fibre entry paths, which provides physical route diversity and reduces the likelihood of single-point failures. A main optical fibre highway is located in the immediate vicinity of the building connecting the site directly to EU Member States, providing numerous high-capacity data transmission routes and reliable redundancy.</p> <p>The application indicates that the location benefits from efficient connectivity to regional Internet Exchange Points, which provides improved routing stability, reduced carrier dependency and high availability.</p> <p>The application indicates that fibre optics will be installed and connected to a telecommunications room designed for multiple operators, ensuring carrier diversity and robust redundancy, to provide access to high-capacity regional and international fibre routes, supporting scalable bandwidth and long-term growth, and multiple EU-based Tier-1 and Tier-2 operators will allow multihoming and ensure continuity of services in the event of disruptions affecting one provider.</p> <p>The application indicates that power resilience is ensured by dual feeds, UPS, and generator support for uninterrupted operations and that infrastructure will allow low-latency connectivity to major EU cloud providers, supporting scalable bandwidth, to ensure reliability and resilience for EUCA’s operations.</p>

	<p>enabling uninterrupted operations for mission-critical workloads.</p> <p>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.</p> <p>The combined features of the site ensure the reliability, performance and resilience needed to support EUCA's sensitive and security-critical operations.</p>	
15) Description of the available cloud-based data storage network solutions	<p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p>	<p>The application indicates that the required cloud-based data storage and network solutions will be installed in premises 1.</p> <p>It indicates that structured cabling, distribution points, sockets and backbone routes necessary to support any cloud connectivity model selected by EUCA will be provided, and the availability of the cloud of the Polish Ministry of Finance's IT Centre (CIRF) which could support EUCA.</p> <p>The application also indicates that while the final configuration of active equipment and cloud services will be determined by EUCA, all passive elements will be prepared, certified and ready for integration.</p>
16) Internal archives capacity of the premises	Yes	The application indicates that the internal archives capacity of the premises is 200 m <sup>3</sup> .
16.1) Archives volume (expressed in m <sup>3</sup> ) (*)	200	
17) Number of parking spaces (inside and outside) - available for EUCA	38	The application indicates that there are 38 parking spaces and 220 bike parking spaces (inside and outside) available for EUCA.
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	The application indicates that it is possible to extend office space in its original premises or the nearby area by 5 200 m <sup>2</sup> .
19.1) Surface for possible extensions (expressed in m <sup>2</sup> ) (*)	5200	
20) Are the premises EMAS verified?	No	The application indicates that the premises are not EMAS verified.
21) Description of the premises' sustainability. If not EMAS certified, description of additional national/international sustainability certifications	<p>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 &amp; Shell v4 version on Platinum level.</p> <p>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</p>	<p>The application indicates that the premises 1 will have a LEED (Leadership in Energy and Environmental Design) certification, certified in the LEED BD + C Core &amp; Shell v4 version on Platinum level.</p> <p>It also indicates that premises 1 is designed and constructed in line with the requirements of the European taxonomy in terms of energy efficiency and emission reduction.</p>

	<p>certification is a significant achievement that demonstrates a commitment to environmental sustainability. It results in benefits like lower operating costs and enhanced marketability.</p> <p>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.</p>	
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 for people with disabilities	<p>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.</p> <p>UPPER ONE has also been certified with:</p> <p>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.</p> <p>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 &amp; 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.</p> <p>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.</p> <p>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.</p>	<p>The application indicates that premises 1 will meet the requirements of the Manual of Standard Building Specifications, which will also be taken into account during finishing and fit-out works.</p> <p>The application indicates that the premises 1 has been certified with the following certificates:</p> <p>1. WELL CERTIFICATE:</p> <p>2. LEED CERTIFICATE: LEED (Leadership in Energy and Environmental Design) BD + C Core &amp; Shell v4 version on Platinum level.</p> <p>3. "BUILDING WITHOUT BARRIERS" certificate by the Integration Foundation, certifying that the building has been adapted to the needs of people with disabilities and meets high accessibility standards.</p> <p>The application indicates that the premises 1 have also received ‘Best Market Practice’ status according to an independent ESG assessment.</p>
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 affective response	<p>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.</p> <p>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</p>	<p>The application indicates that the physical and digital infrastructure of premises 1 allow EUCA to meet the required EU cybersecurity standards and operate secure, resilient, and compliant ICT environments. It also indicates that its design supports certified protocols for data protection, access control, and continuous monitoring, while allowing EUCA to deploy its own security solutions.</p> <p>It indicates the availability of dedicated spaces for telecommunication and ICT systems, including a main telecommunications room sized to host multiple operators</p>

	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>and ensure full redundancy. It also indicates the possibility to customize secure rooms for sensitive information with controlled access mechanisms.</p> <p>It indicates that cable routes and backbone pathways are integrated into the building design to ensure a separate and resilient network architecture.</p> <p>It indicates the availability of multiple fibre entry points and proximity to optical routes to enhance service continuity and that the set-up allows EUCA to choose multiple operators for redundant connectivity, supported by structured cabling and backup power systems.</p> <p>It indicates that the facility supports controlled access zones, secure storage, and dedicated monitoring spaces, facilitating strict access controls and secure data workflows and that the infrastructure allows continuous monitoring and incident response integration, providing a secure foundation for EUCA to comply with cybersecurity legislation and achieve high standards of digital protection and operational continuity.</p>
24) Other	<p>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.</p> <p>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.</p>	<p>The application provides additional information about the advantages of choosing Premises 1, indicating how they comply with EUCA’s standards, as well as further descriptions of the premises, including the available of three ground-floor entrances, customizable analysis areas and archive zones for secure document storage.</p> <p>It indicates that the premises are under construction and that operational analysis facilities can be tailored to specific needs, offering EUCA the ability to scale or reconfigure operations as required.</p> <p>It also provides information about the availability of sustainable features such as geothermal energy, heat pumps, and air ionisation. It indicates that the building’s</p>



	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The total area of the building is 36,050 square meters. This provides opportunities for EUCA to grow and expand within UPPER ONE.</p> <p>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.</p> <p>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.</p>	<p>design includes speedy double-deck lifts, improving circulation, with a total area of 36,050 m<sup>2</sup> accommodating EUCA’s growth.</p> <p>It indicates that the Premises 1 are centrally located, providing public and air transport access, alongside various accommodation and conference options.</p>
<b>Financial terms</b>		
1) Description of the financial terms	<p>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.</p> <p>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.</p> <p>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</p>	<p>The application indicates that the rent of the office space amounts to EUR 29.50/ m<sup>2</sup> / month and the rent for the parking spaces to EUR 280/ space / month, subject to an indexation based on Eurostat’s Harmonized Index of Consumer Prices.</p> <p>It indicates that in case of a lease of 5 years, a discount equal to 4 months' rent for the office space will be offered, and that in case of a lease of 5 years, EUCA will receive a budget for fit out amounting to EUR 750/ m<sup>2</sup>.</p> <p>The application indicates that maintenance fees amount to approximately EUR 6.60/ m<sup>2</sup> / month and that EUCA will be required to pay for utilities according to their consumption.</p>



	<p>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.</p> <p>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.</p> <p>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.</p>	<p>It indicates that the proposed lease term is 10 years, with a minimum lease term of 5 years and that all amounts are quoted net of VAT.</p> <p>The application indicates that Poland will provide financial support amounting to PLN 55 million (approximately EUR 12.9 million) which will be distributed to EUCA in tranches within the first five years. It indicates that this contribution may be used at EUCA's discretion and corresponds approximately to the rent for the office space for the first 5 years of the agreement.</p>
2) Monthly rental cost (expressed in EUR)	30	The application indicates that the monthly rental cost is EUR 30/m <sup>2</sup> and that Poland intends to cover the rent for 5 years (see conditions above).
3) Does the applicant Member State intend to cover the rent?	Yes	
3.1) Will the applicant Member State cover the rent? (*)	For a given period of time	
3.2) If for a given period of time, for how many years? (*)	5	
4) Monthly maintenance costs (expressed in EUR/m <sup>2</sup> )	7	The application indicates that the monthly maintenance costs are EUR 7/m <sup>2</sup> and that Poland intends to cover the maintenance costs for 5 years.
5) Does the applicant Member State intend to cover the maintenance costs?	Yes	
5.1) Will the applicant Member State cover the maintenance costs? (*)	For a given period of time	
5.2) If for a given period of time, for how many years? (*)	5	
6) Fit-out costs (expressed in EUR/m <sup>2</sup> )	700	The application indicates that the fit-out costs are 700 EUR/m <sup>2</sup> and that Poland intends to cover the fit-out costs.
7) Does the applicant Member State intend to cover the fit-out costs?	Yes	
8) Does the applicant Member State intend to cover the cost of future upgrade and extension?	Depends	The application indicates that Poland's intention to cover the cost of future upgrade and extension depending on the actual needs and requirements of EUCA and that they can be agreed with the landlord once the demand and its scope is established.
8.1) Financial conditions of future upgrades and extensions	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)	10	The application indicates that the duration of the lease is 10 years.
10) Financial conditions of termination before the end of the lease	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.	The application indicates that under Polish civil law, the lease agreement can be entered into for an indefinite or fixed period of time, and that lease agreements

	<p>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.</p> <p>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.</p>	<p>concluded for a fixed period of time can be terminated only under the condition specified in the agreement.</p> <p>The application indicates that the lease of the office should be concluded for a fixed period of time.</p>
11) Other	<p>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.</p> <p>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).</p>	<p>The application provides information which summarises information provided above from 1) to 10).</p>
Summary criterion 1	<p><b>The application indicates the availability of ‘UPPER ONE’, located at 23 Jana Pawła II Avenue, 00-854 Warsaw., as premises 1 which offers 6 278 m<sup>2</sup> and can host 430 staff. The application indicates that the premises will be available (after fit-out) in September 2027 and that the estimated time for fit-out and adaptation works is 6 months.</b></p> <p><b>The application indicates the availability of a dedicated meeting room for the executive board of 10-15 seats, a dedicated Management Board room in the secure zone of 60-70 seats + at least 30-40 seats in the back, a medium-sized room of 30-35 seats, 15 small-sized rooms of 10-15 seats. It indicates that state-of-the-art meeting and videoconference facilities are available in all of the meeting rooms. A lounge area for lunch and/or dinner catering is available as well as a dedicated, secured and restricted area for ‘data management task’ for at least 115 staff, a 24/7 crisis response cell, 3 secure and isolated operational rooms serving as operational facilities, a call centre, incident management and service desk facilities in the secured and restricted area. It indicates the availability of 200 m<sup>3</sup> of internal archives capacity, 38 parking spaces and 220 bike parking spaces (inside and outside) available for EUCA. It also indicates the possibility for extension of office space by 5 200 m<sup>2</sup>. The applications indicates that the premises are not EMAS verified and that they will comply with the Manual of Standard Building Specifications. It indicates that the premises have been received a WELL CERTIFICATE, a LEED CERTIFICATE and a BUILDING WITHOUT BARRIERS’ certificate.</b></p> <p><b>The application indicates that a ‘secure room’ will be constructed according to EUCA’s needs and that premises 1 offer physical and digital infrastructures which allow EUCA to meet EU cybersecurity standards. It indicates that this will ensure high telecommunications resilience, support multiple independent fibre entry paths, and comply with the required cloud-based data storage and network solutions. It indicates the availability of dedicated spaces for telecommunication and ICT systems as well as the availability of multiple fibre entry points and proximity to optical routes. It also indicates that the premises support controlled access zones, secure storage, and dedicated monitoring spaces and that the infrastructure allows continuous monitoring and incident response integration.</b></p> <p><b>The application indicates that the monthly rental cost is EUR 29.5 / m<sup>2</sup> for the office areas (corresponding to a total monthly rent of EUR 185 201 for 6 278 m<sup>2</sup>), and EUR 280 / unit for the parking spaces and that the monthly maintenance costs are EUR 7 / m<sup>2</sup> and the fit-out costs are EUR 700 / m<sup>2</sup>. The application indicates that Poland will provide a financial support amounting to approximately EUR 12.9 million, corresponding to the rent for 5 years and that the duration of the lease is 10 years.</b></p>	

Criterion 2 – ‘Accessibility of the location’		
Sub criteria	Member State answer	Commission assessment

Public transportation		
1) Description of the access to air and rail transport linking the location with European capitals	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Warsaw also offers convenient international road connections.</p> <p>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.</p>	<p>The application indicates that the premises 1 are located in the centre of Warsaw, that they are accessible by air and rail, and situated a few minutes’ walk from Warsaw’s Central Station. It indicates that the railway allows links to major Polish cities and European capitals, including direct connections to Berlin, Budapest, Prague, Vilnius, Vienna, Bratislava and Kyiv.</p> <p>It indicates the availability of the Warsaw Chopin Airport, situated approximately 9 km from premises 1, reachable via rail and bus lines, at affordable prices, and that the airport can also be reached by car or taxi.</p> <p>It indicates that the Chopin Airport offers direct flights to the capitals of most EU Member States, candidate and partner countries, including the UK, Norway and Switzerland and that Warsaw also offers convenient international road connections. It indicates that most capitals are reachable in under 2.5 hours.</p> <p>It indicates that a dedicated rail link brings passengers from the airport to Warsaw Central in just over 20 minutes and that the airport can also be reached by direct bus lines that usually run every 10 minutes.</p>
2) Availability and types of public transport connections from the closest international airport to the premises	Train, Bus	The application indicates that train and bus connections are available from the closest international/national train station to the premises.
Frequency of train connections (expressed in minutes) (*)	15	The application indicates that the frequency of train connections is 15 minutes, and the duration is 24 minutes.
Duration of train connections (expressed in minutes) (*)	24	
Frequency of bus connections (expressed in minutes) (*)	10	The application indicates that the frequency of bus connections is 10 minutes, and the duration is 21 minutes.
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	Tram, Bus	The application indicates that tram and bus connections are available from the closest international/national train station to the premises.
Frequency of tram connections (expressed in minutes) (*)	2	The application indicates that the frequency of tram connections is 2 minutes, and the duration is 2 minutes.
Duration of tram connections (expressed in minutes) (*)	2	
Frequency of bus connections (expressed in minutes) (*)	10	

Duration of bus connections (expressed in minutes) (*)	2	The application indicates that the frequency of bus connections is 10 minutes, and the duration is 2 minutes.
4) Other	<p>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.</p> <p>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.</p> <p>UPPER ONE is adjacent to major metro, tram and bus lines enabling easy access to Warsaw's wider metropolitan transport system.</p> <p>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.</p>	The application provides additional information about Warsaw's public transport system, including on satisfaction surveys and access from premises 1 to the transport system and transport links across Europe.
<b>Accommodation facilities in the vicinity of the premises (within 3 km)</b>		
1) Number of 3 star hotels in the vicinity of the premises	16	The application indicates the presence of 16 three-star hotels in the vicinity of the premises.
2) Number of 4 star hotels in the vicinity of the premises	38	The application indicates the presence of 38 four-star hotels in the vicinity of the premises.
3) Number of 5 star hotels in the vicinity of the premises	14	The application indicates the presence of 14 five-star hotels in the vicinity of the premises.
4) Description of available facilities for events and conferences outside EUCA premises	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>The application indicates that the location of premises 1 offers quick access to many conference venues in Warsaw, including hotels, stadiums and exhibition halls.</p> <p>It indicates that the nearest conference facility is a five-star hotel 50 meters away, featuring 12 high-standard conference rooms for gatherings of up to 500 people with audio-visual equipment and high-speed internet, offering also a large ballroom of 455 m<sup>2</sup> with a stage, LED screen, and a sound system for hybrid meetings.</p>
5) Other	The location of UPPER ONE makes it possible to benefit from a variety of accommodation and conference venues available in Warsaw.	The application provides further information about the availability of accommodation and conference venues in Warsaw, including 3 hotels within 50 meters as well as restaurants, cafés and retail outlets nearby.

	<p>Three hotels within 50 meters offer convenience for guests visiting EUCA and enable it to host events outside its own premises.</p> <p>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.</p>	
<b>Summary criterion 2</b>	<p><b>The application indicates the availability of train connections (15 min frequency and 24 min duration) and of bus connections (10 min frequency and 21 min duration) from the closest international airport to the premises and the availability of bus connections (10 min frequency and 2 min duration) and of tram connections (2 min frequency and 2 min duration) from the closest train station. It indicates that Warsaw Chopin Airport operates direct flights to all EU Member States capitals (most under 2.5 h) and most candidate countries.</b></p> <p><b>The application indicates in the vicinity of the premises the presence of 16 three-star hotels, 38 four-star hotels and 14 five-star hotels. It indicates that Warsaw offers access to many conference venues, including a conference facility in a five-star hotel 50 meters away.</b></p>	

<b>Criterion 3 – ‘Existence of adequate education facilities for the children of EUCA’s staff’</b>		
<b>Sub criteria</b>	<b>Member State answer</b>	<b>Commission assessment</b>
1) Number of nurseries	381	The application indicates the presence of 381 nurseries.
2) Language options offered by nurseries	French, German, Spanish, English, Polish	The application indicates that English, French, German, Polish and Spanish are the languages offered by the nurseries.
3) Additional information concerning nurseries (names, location, capacity, language options offered, etc.)	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Surveys conducted among parents using Warsaw public facilities show that over 90% are satisfied or highly satisfied with nursery care in Warsaw.</p>	<p>The application indicates that the city of Warsaw is implementing free nurseries across all districts, comprising over 380 facilities serving around 15 500 children. It states that the majority of international nursery offering bilingual Polish-English education, and that other options include French, German, Polish and Spanish. It indicates that some nurseries offer Chinese or Japanese as a third language.</p> <p>It indicates that nurseries in Warsaw provide personalised attention with native-speaking teachers, that access is ensured throughout Warsaw, and that both public and private sectors offer numerous enrolment options.</p> <p>It also indicates that surveys indicate over 90% parental satisfaction among the users of nursery care in Warsaw.</p>

<p>4.1) Availability and number of multilingual, European-oriented schooling (including European, European accredited and international schools)</p>	<p>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.</p> <p>There are 1,789 educational institutions in Warsaw – public and non-public – attended by nearly 382,587 students. These facilities include:</p> <ul style="list-style-type: none"> <li>· 880 kindergartens and 103 kindergarten points,</li> <li>· 423 primary schools,</li> <li>· 377 secondary schools.</li> </ul> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Foreign language teaching in Warsaw's schools mainly focuses on English, French, Spanish and German.</p>	<p>The application indicates that Warsaw offers extensive public and non-public educational infrastructure, providing bilingual and international education.</p> <p>The application indicates that Warsaw hosts 1 789 educational institutions, attended by 382 587 students, including 880 kindergartens, 423 primary schools, and 377 secondary schools.</p> <p>It indicates the presence of an accredited European School, which primarily serves children of Frontex’s staff, offering multilingual, multicultural education from pre-school to the European Baccalaureate.</p> <p>The application also indicates the availability of several international schools with foreign-accredited programmes, such as the British and American Curricula and the International Baccalaureate, often collaborating with diplomatic missions. It indicates that public and non-public schools in Warsaw offer foreign language teaching mainly in English, French, Spanish and German, and provide for multilingual, European-oriented schooling.</p>
<p>4.2) Language options offered by the European, European accredited and international schools (*)</p>	<p>Italian, French, German, Spanish, English, Polish</p>	<p>The application indicates that English, French, German, Italian, Polish and Spanish are the languages offered by the European accredited and international schools.</p>
<p>4.3) Additional information concerning European, European accredited and international schools (names, location, capacity, language options offered, etc.) (*)</p>	<p>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.</p> <p>A particularly important argument is the functioning of an accredited European school in the capital of Poland, namely:</p> <ul style="list-style-type: none"> <li>· Jan Kułakowski International European Primary School in Warsaw</li> <li>· Jan Kułakowski International European High School in Warsaw – International European School*Warsaw.</li> </ul>	<p>The application indicates that Warsaw's educational offerings is available to the international community. It indicates that Warsaw provides a multilingual environment, recognized curricula, and integration activities for foreign students.</p> <p>The application provides information about the accredited European school in Warsaw, which contains a Primary school and a High School, providing free multilingual and multicultural education from kindergarten to the European Baccalaureate, with options for mother tongue instruction in selected EU languages.</p> <p>The application also informs about the availability of 13 international schools focusing on English, French, German and Spanish.</p>



	<p>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).</p> <p>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.</p> <p>International schools in Warsaw include:</p> <ul style="list-style-type: none"> <li>· Lycée Français de Varsovie</li> <li>· Willy Brandt Polish-German School for Meeting and Dialogue (Deutsch-Polnischen Begegnungsschule Willy-Brandt-Schule)</li> <li>· The British School Warsaw</li> <li>· Thames British School Warsaw</li> <li>· British Primary School of Wilanów</li> <li>· Polish British Academy of Warsaw</li> <li>· The Canadian School of Warsaw</li> <li>· Akademeia High School</li> <li>· International American School of Warsaw (IAS)</li> <li>· American School of Warsaw (ASW)</li> <li>· Monnet International School</li> <li>· International School of Warsaw (ISW)</li> <li>· International Trilingual School of Warsaw</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>· 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).</li> <li>· 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.</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>· additional free Polish language lessons</li> <li>· preparatory classes</li> <li>· support for students and parents by intercultural assistants.</li> </ul>	<p>It also indicates that Warsaw's educational network comprises public and non-public schools offering foreign language instruction, featuring 138 international branches and 102 bilingual schools, with teaching primarily in English, French, German and Spanish. It indicates that Warsaw schools offer additional Polish language lessons, preparatory classes, and intercultural support for students and parents.</p>
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5) Number of higher education facilities (university level or equal)	97	The application indicates the presence of 97 higher education facilities of university level or equal.
6) Language options offered by the higher education facilities	French, German, Spanish, English, Polish	The application indicates that French, German, Spanish, English and Polish are the languages offered by the higher education facilities.
7) Description of higher education facilities (Universities and academic disciplines)	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>The application indicates that key universities in Warsaw include the University of Warsaw, Warsaw School of Economics, Warsaw Medical University, Warsaw University of Technology, and Warsaw University of Life Sciences, along with the College of Europe. It indicates that Warsaw offers foreign language curricula combined with international student life.</p> <p>It indicates that Poland follows the Bologna system for degrees, ensuring diploma recognition across Europe, and that Warsaw offers diverse study and networking opportunities to over 260 000 students, including 20 000 foreigners.</p> <p>The application indicates that universities and research centres in Warsaw work closely with companies on innovative projects.</p>
8) Other	<p>Public schools and universities in Poland are generally free. Private institutions usually charge tuition fees.</p> <p>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.</p>	<p>The application indicates that public schools and universities in Poland are generally free while private institutions usually charge tuition fees.</p> <p>It also provides information about the availability of international language institutes.</p>
Summary criterion 3	<p><b>The application indicates that Warsaw's primary school system includes 381 nurseries offering English, French, German, Polish and Spanish languages. It indicates the presence of a European accredited school, containing a primary school and a high school, providing free multilingual and multicultural education from kindergarten to the European Baccalaureate, with mother tongue instruction in selected EU languages. It provides information on the availability of 13 international schools offering education in English, French, German and Spanish. The application also provides information on the presence of 97 higher education facilities offering education in English, French, German, Polish and Spanish. It finally indicates that Warsaw offers study and networking opportunities to over 260 000 students, including 20 000 foreigners.</b></p>	

<b>Criterion 4 – ‘Appropriate access to the labour market, social security and medical care for both children and spouses’</b>		
<b>Sub criterion</b>	<b>Member State answer</b>	<b>Commission assessment</b>
1) Number of hospitals available in the vicinity of the premises	56	The application indicates the presence of 56 hospitals in the vicinity of the premises.
2) Description of access to medical care (access to hospitals and other medical facilities, doctors, spoken languages, etc.)	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>The application indicates that Warsaw has 56 hospitals, including state, regional, city, and private institutions, including the Warsaw Southern Hospital, opened in 2021. Its indicates that there are over 100 municipal primary care institutions, outpatient clinics, and a variety of private providers. It also indicates the availability of high-quality dental services.</p> <p>The application indicates that the Warsaw Medical Chamber has over 35 000 doctors, with consultations often available in foreign languages, including Bulgarian, Dutch, English, Finnish, French, German, Spanish or Swedish.</p> <p>It indicates the availability of an application, available in English, offering access to health information.</p>
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.)	<p>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.</p> <p>The scope of services includes:</p> <ul style="list-style-type: none"> <li>• guaranteed healthcare services,</li> <li>• supply of orthopaedic devices and aids,</li> <li>• reimbursable medicines.</li> </ul> <p>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</p>	<p>The application indicates that persons insured in EU/EFTA Member States are entitled to necessary medical care in Poland under the European Health Insurance Card (EHIC), that spouses and children are eligible on the same terms as insured employees, and that services include guaranteed healthcare, orthopaedic devices, aids and reimbursable medicines.</p> <p>The application also provides information about the availability of specialised facilities for paediatric care and healthcare for women.</p> <p>It indicates that Warsaw implements health prevention initiatives like the 'Healthy Student', that private healthcare providers in Warsaw offer diverse services, often included as employee benefits, and can extend coverage to family members, providing additional convenience alongside public healthcare.</p>

	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
<p>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</p>	<p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Data indicates a growing shortage of specialists in areas such as finance and</p>	<p>The application indicates that Warsaw had an unemployment rate of 1.6% in September 2025, compared to the EU's unemployment rate of 6%.</p> <p>The application also indicates that Warsaw houses 429 business service centres with 111 500 specialists, that nearly 20% of employees in Poland are foreigners, that over 300 000 foreigners are employed in Mazovia, and that 96% of foreign talent in Warsaw speaks English. It indicates that there is a shortage of skills in finance, IT, law, engineering, logistics, and healthcare.</p>

	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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>The application indicates that Warsaw offers a system to support expats and families during relocation and professional integration, publishing job offers in English for non-Polish language positions.</p> <p>The application indicates the availability of public offices, NGOs and cultural organisations providing integration programmes, career counselling, language courses and legal advice. It provides information that global employment agencies in Warsaw offer career counselling and headhunting for multilingual positions, helping foreigners obtain identification numbers and open bank accounts.</p> <p>It indicates that English is the main language in international corporations and tech companies in Warsaw.</p>
6) Other	<p>Warsaw combines competitive salaries compared to the rest of the CEE region with an exceptionally high quality of life.</p> <p>At the same time, the city is perceived as safe and friendly, thanks to the availability of green areas and various forms of recreation.</p> <p>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.</p>	The application provides further information about salaries in Warsaw.
<b>Summary criterion 4</b>	<b>The application indicates that Warsaw has 56 hospitals, including state, regional, city, and private institutions and over 100 municipal primary care institutions, outpatient clinics, and a variety of private providers. The application indicates that the Warsaw Medical Chamber has over 35 000 doctors, with consultations sometimes available in Bulgarian, Dutch, English, Finnish, French, German, Spanish or Swedish. The application also provides information about the availability of specialised facilities for paediatric care and healthcare for women.</b>	

	<p><b>The application indicates that Warsaw houses 429 business service centres with 111 500 specialists, that nearly 20% of employees in Poland are foreigners It indicates that there are over 300 000 foreigners employed in Mazovia, and that Warsaw offers support to expats and families during relocation and professional integration, publishing job offers in English for non-Polish language positions and that a variety of organisations provide integration programmes. It indicates that there is a shortage of skills in finance, IT, law, engineering, logistics and healthcare.</b></p>
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<b>‘Geographical balance’</b>		
	<b>Member State answer</b>	<b>Commission assessment</b>
Description	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>The application indicates that the principle of geographical balance reflects the belief that EU institutions should reflect its diversity, potential, and community character. It highlights the potential of Central and Eastern Europe for the benefit of the entire EU and indicates that choosing Warsaw as the seat of the EUCA would lead to a more diversified and representative face of the European Union.</p> <p>The application indicates that the Central European Land Border Expert Team (CELBET) was seated in Warsaw and that Frontex is seated in Warsaw.</p> <p>It indicates that establishing the EUCA in Warsaw would contribute to realizing the untapped potential of Central and Eastern Europe for the benefit of the entire EU.</p>
Summary	<p><b>The application indicates that Frontex has its seat in Warsaw. It indicates that the principle of geographical balance reflects the belief that EU institutions should reflect its diversity, potential, and community character and refers to the potential of Central and Eastern Europe in that regard. It also indicates that the Central European Land Border Expert Team (CELBET) was seated in Warsaw.</b></p>	

<b>Any benefits granted in addition to Protocol 7</b>		
	<b>Member State answer</b>	<b>Commission assessment</b>

1) Does the applicant Member State offer additional privileges?	Yes	The application indicates that Poland offers additional privileges as it offers the establishment of a special Relocation Task Force responsible for the relocation programme for employees and their families, support in dealing with authorities, the labour market and education, and practical support. It indicates that it also offers courses organized by the National Tax Academy, providing education facilities free of charge for EUCA employees.
1.1) If yes, which ones? (*)	<p>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.</p> <p>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.</p>	

Headquarters Agreement		
Applicant Member State's commitment to confirming the conditions included in the application in a future headquarters agreement with EUCA (!)	Yes	The application indicates that Poland commits to confirm the conditions included in the application in a future headquarters agreement with EUCA.

Do you propose other premises (2)?		
Do you propose other premises (2)?	Yes	
Criterion 1 – ‘The date on which EUCA can become operational on site after the entry into force of the Regulation’		
Sub criteria	Member State answer	Commission assessment
<b>Building 2</b>		
<b>Availability of the premises</b>		
1) Address of the proposed premises (Building 2)	31 Żwirki i Wigury Street, 02-091 Warsaw	The application indicates that the address of Premises 2 is 31 Żwirki i Wigury Street, 02-091 Warsaw.
2) General description of the proposed premises	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The complex of Lipowy Office Park buildings is now in the process of comprehensive retrofitting to meet the latest standards of sustainable development.</p>	<p>The application indicates that Lipowy Office Park (building A) is a 9-storey office building located between Warsaw's city centre and the main international airport situated 2 km away, and with a railway station and bus stops in walking distance. It indicates that the building is in walking distance from the new Frontex building.</p> <p>The application indicates that the building is equipped with advanced technical systems and that it is in the process of being retrofitted to meet the latest standards of sustainable development. It indicates that the building will be certified BREEAM at level “Excellent” and that it would be possible to rent the entire building exclusively for EUCA with high adaptability to EUCA's needs.</p> <p>It also informs about the availability of nearby accommodation and conference centres.</p>



	<p>The building will be certified BREEAM at level “Excellent”, proving the highest efficiency and sustainability standards.</p> <p>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.</p> <p>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.</p> <p>The building’s location also allows to benefit from the rich offer of accommodation and conference centres situated within a walking distance.</p>	
3) Timeline of the availability of the premises (before fit-out and necessary adaptation works)	The building is now available and ready for adaptation work to begin for EUCA's needs.	The application indicates that the building is available now and ready for adaptation work to begin.
4) Estimated time needed for fit-out and adaptation works (expressed in months)	12	The application indicates that 12 months is the estimated time needed for fit-out and adaptation works.
<b>Organisation of the premises</b>		
<i>The size of the EUCA’s premises should be at least 6 000 m<sup>2</sup> 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.</i>		
1) Total surface of the premises (expressed in m <sup>2</sup> )	6570	The application indicates that the total surface of the premises is 6 570 m <sup>2</sup> .
2) Staff capacity (expressed in maximum number of staff)	400	The application indicates a maximum staff capacity of the premises is of 400 staff.
3) Availability of a dedicated meeting room for the executive board (10-15 seats)	Yes	The application indicates the availability of a dedicated meeting room for the executive board of 10-15 seats.
4) Availability of a dedicated Management Board room in the secure zone (60-70 seats + at least 30-40 seats in the back)	Yes	The application indicates the availability of a dedicated Management Board room in the secure zone of 60-70 seats + at least 30-40 seats in the back.
5) Availability of ‘secure room’	Yes	<p>The application indicates that there is a ‘secure room’ and that all the properties proposed for EUCA have state-of-the-art technological infrastructure ensuring the highest level of physical and digital security.</p> <p>It indicates that a secure room will be prepared in accordance with EUCA's requirement and that it will be equipped with customized security features and corresponding access restrictions.</p>
5.1) Description of the security features of the ‘secure room’ (size and security measures applied)	<p>All the properties proposed for EUCA boast state-of-the-art technological infrastructure ensuring the highest level of physical and digital security.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
6) Availability of a medium-sized room (30-35 seats)	Yes	The application indicates the availability of a medium-sized room of 30-35 seats.



7) Availability of multiple small-sized rooms (10-15 seats)	Yes	The application indicates the availability of 15 small-sized rooms of 10-15 seats.
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	The application indicates that state-of-the-art meeting and videoconference facilities are available in all meeting rooms.
9) Availability of a lounge area for lunch and/or dinner catering	Yes	The application indicates the availability of a lounge area for lunch and/or dinner catering.
<b><i>Specific technical requirements for Data Hub, data analysis, risk management and crisis management activities.</i></b>		
10) Availability of a dedicated, secured and restricted area for ‘data management’ task (for at least 115 staff)	Yes	The application indicates the availability of a dedicated, secured and restricted area for ‘data management task’ for at least 115 staff.
11) Availability of a 24/7 crisis response cell (situation room with capacity for 30 persons)	Yes	The application indicates the availability of a 24/7 crisis response cell.
12) Availability of at least two (and ideally three) operational facilities (secure and isolated operational rooms)	Yes	The application indicates the availability of more than 2 secure and isolated operational rooms serving as operational facilities.
12.1) If yes, how many operational analysis facilities are there? (*)	More	
13) Availability of a call centre, incident management and service desk facilities in the secured and restricted area	Yes	The application indicates the availability of a call centre, incident management and service desk facilities in the secured and restricted area.
14) Description of the availability and capacity of EU sovereign and highly available telecommunications and networking infrastructure with operational redundancy	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>The application indicates that the proposed premises offer a fully redundant telecommunication infrastructure tailored to EUCA's requirements. It indicates that all IT cabling and active and passive network equipment will be implemented as part of the adaptation works, including the installation of passive components (structured cabling, sockets, distribution points) and, if required, a dedicated subscriber telephone exchange.</p> <p>It indicates that to ensure resilience of telecommunications services cable routes are run in the building's vertical sections, creating the backbone of the ICT systems, that the proposed premises features category 6 structured LAN cabling and supports multiple independent fibre entry paths.</p> <p>The application indicates that the site is connected to two 10 Gb/s fibre optic links with the option for EUCA to connect its own fibre optic cable. It indicates that the site is located near key regional and international optical routes and major Internet Exchange Points (IXPs) in Warsaw, and ensures redundancy, scalable bandwidth, and efficient connectivity, and that it supports low-latency connectivity to major cloud providers and enables multihoming with multiple EU-based Tier-1 and Tier-2 operators.</p> <p>The application indicates that power resilience is ensured by dual feeds, UPS capacity, and generator support, allowing uninterrupted operations for mission-critical workloads. It indicates that the premises can potentially support a data centre, with an initial concept design confirming feasibility.</p>

	<p>routing stability, reduced dependency on individual carriers and ensuring high availability for EUCA’s digital services.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The combined features of the site provides the reliability, performance and resilience needed to support EUCA’s sensitive and security-critical operations.</p>	
15) Description of the available cloud-based data storage network solutions	<p>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.</p> <p>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).</p> <p>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.</p> <p>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</p>	<p>The application indicates that cloud-based data storage and network solutions will be enabled through a passive infrastructure on the premises, and as part of the fit-out works, necessary infrastructure will be provided to support any cloud connectivity model selected by EUCA.</p> <p>It indicates that the cloud of the Ministry of Finance's IT Centre will be available and that the Data Processing Centre located in Radom is being expanded and could support EUCA’s operations.</p>
16) Internal archives capacity of the premises	Yes	The application indicates that the internal archive capacity of the premises is 200 m <sup>3</sup> .
16.1) Archives volume (expressed in m <sup>3</sup> ) (*)	200	
17) Number of parking spaces (inside and outside) - available for EUCA	150	The application indicates that there are 150 parking spaces and 250 bike parking spaces (inside and outside) available for EUCA.
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	The application indicates that it is possible to extend office space in the original premises or the nearby area by 3 184 m <sup>2</sup> .
19.1) Surface for possible extensions (expressed in m <sup>2</sup> ) (*)	3184	
20) Are the premises EMAS verified?	No	The application indicates that the premises are not EMAS verified.
21) Description of the premises' sustainability. If not EMAS certified, description of additional national/international sustainability certifications	<p>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.</p> <p>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.</p> <p>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.</p>	<p>The application indicates that the transaction follows an office repositioning strategy adapting older office buildings to modern environmental, social, and corporate governance (ESG) market demands.</p> <p>It indicates that the renovation will be carried out according to the BREEAM "Excellent in Use" certification requirements, which include the planning of green technological developments, modernization of HVAC systems, LED lighting technology, and water-saving bathroom fixtures, and that it is also possible to install solar panels on the site.</p>
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 for people with disabilities	<p>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.</p> <p>The building will undergo a retrofitting. The renovation will be carried out according to the BREEAM "Excellent in Use" certification requirements.</p> <p>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.</p> <p>The solutions in the premises which are accessible for persons with reduced mobility include:</p> <ul style="list-style-type: none"> <li>• access control mechanisms in security checkpoint,</li> <li>• toilets,</li> <li>• dedicated parking spaces,</li> <li>• various parts of the building's communal and office areas using corridors and routes which are accessible for persons with reduced mobility,</li> <li>• doors to communal and office areas,</li> <li>• lifts between all of the levels of the building.</li> </ul> <p>Certification "Building without barriers" can be obtained as a confirmation of the facilities being fit for persons with disabilities.</p>	<p>The application indicates that the building will comply with the Manual of Standard Building Specifications and EUCA's seat selection requirements, and that retrofitting will align with BREEAM "Excellent in Use" certification requirements.</p> <p>It also indicates that accessibility for disabled persons is integrated into the design and that the building can obtain a "Building without barriers" certification, affirming its suitability for persons with disabilities.</p> <p>The application indicates that accessible solutions include security checkpoints, toilets, dedicated parking spaces, and communal and office areas, all accommodating reduced mobility individuals, plus lifts serving all levels.</p>
23) Description of the digital security and connectivity features with regard to physical and digital infrastructure, in particular those allowing EUCA to	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	The application indicates that the physical and digital infrastructure of premises 1 allow EUCA to meet the required EU cybersecurity standards and operate secure, resilient, and compliant ICT environments. It also indicates that its design supports

<p>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 affective response</p>	<p>certified protocols for end-to-end data protection, controlled access and continuous monitoring, while ensuring that EUCA can deploy its own security solutions.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>certified protocols for data protection, access control, and continuous monitoring, while allowing EUCA to deploy its own security solutions.</p> <p>It indicates the availability of dedicated spaces for telecommunication and ICT systems, including customizable secure rooms for sensitive information with controlled access mechanisms.</p> <p>It indicates that cable routes and backbone pathways are integrated into the building design to ensure a separate and resilient network architecture.</p> <p>It indicates the availability of multiple fibre entry points and proximity to optical routes to enhance service continuity and that the set-up allows EUCA to choose multiple operators for redundant connectivity, supported by structured cabling and backup power systems.</p> <p>It indicates that the facility supports controlled access zones, secure storage, and dedicated monitoring spaces, facilitating strict access controls and secure data workflows and that the infrastructure allows continuous monitoring and incident response integration, providing a secure foundation for EUCA to comply with cybersecurity legislation and achieve high standards of digital protection and operational continuity.</p> <p>It indicates that the landlord has confirmed that the location also meets the requirements for creating a data centre in the building.</p>
<p>24) Other</p>	<p>Lipowy Office Park is an optimal combination of security, flexibility and availability.</p> <p>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</p>	<p>The application provides information, which summarises the content of previous boxes.</p>

	<p>building is also situated near the airport area which is a no-drone zone.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	
<b>Financial terms</b>		
1) Description of the financial terms	<p>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.</p> <p>The rent is subject to indexation which will apply from 1 January of each calendar</p>	<p>The application indicates that the rent of the office space amounts to EUR 18 / m<sup>2</sup> /month and the rent for the parking spaces to EUR 100 / space / month, subject to indexation based on Eurostat’s Harmonized Index of Consumer Prices.</p>

	<p>year. The indexation rate will be based on the HICP published by Eurostat for the previous year.</p> <p>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.</p> <p>Additionally, storage space is available at a price of EUR 9 per square metre. The size is to be confirmed at a later stage.</p> <p>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.</p> <p>The maintenance fees have been estimated at approximately EUR 6.60 per square metre of gross leasable area per month.</p> <p>In addition to the rent and maintenance fees, the tenant will be required to pay for utilities according to their consumption.</p> <p>The lease term proposed by the landlord is 10 years.</p> <p>All the above amounts are quoted net of VAT, which shall be applied at the applicable statutory rate.</p> <p>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.</p> <p>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.</p>	<p>It indicates that in case of a lease of 10 years, a discount equal to 10 months' rent for the office space will be offered.</p> <p>The application indicates that storage space (size to be confirmed later) is available at EUR 9/m<sup>2</sup>, and that maintenance fees amount to approximately EUR 6.60/m<sup>2</sup> / month and that EUCA will be required to pay for utilities according to their consumption.</p> <p>It indicates that the proposed lease term is 10 years and that all amounts are quoted net of VAT.</p> <p>The application indicates that Poland offers the same financial support as for premises 1 (see above, point 1).</p>
2) Monthly rental cost (expressed in EUR)	18	The application indicates that the monthly rental cost is EUR 18/m <sup>2</sup> and that Poland intends to cover the rent for 5 years.
3) Does the applicant Member State intend to cover the rent?	Yes	
3.1) Will the applicant Member State cover the rent? (*)	For a given period of time	
3.2) If for a given period of time, for how many years? (*)	5	
4) Monthly maintenance costs (expressed in EUR/m <sup>2</sup> )	7	The application indicates that the monthly maintenance costs are EUR 7/ m <sup>2</sup> and that Poland intends to cover the maintenance costs for 5 years
5) Does the applicant Member State intend to cover the maintenance costs?	Yes	
5.1) Will the applicant Member State cover the maintenance costs? (*)	For a given period of time	
5.2) If for a given period of time, for how many years? (*)	5	

6) Fit-out costs (expressed in EUR/m <sup>2</sup> )	700	The application indicates that the fit-out costs are EUR 700/m <sup>2</sup> and that Poland intends to cover the fit-out costs.
7) Does the applicant Member State intend to cover the fit-out costs?	Yes	
8) Does the applicant Member State intend to cover the cost of future upgrade and extension?	Depends	The application indicates that Poland intends to cover the cost of future upgrades and extensions depending on the actual needs and requirements of EUCA to be negotiated once the demand and scope is established.
8.1) Financial conditions of future upgrades and extensions	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)	10	The application indicates that the duration of the lease is 10 years.
10) Financial conditions of termination before the end of the lease	<p>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.</p> <p>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.</p> <p>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.</p>	Th application indicates the financial conditions as the same as indicated for premises 1.
11) Other	<p>The lease term proposed by the landlord is 10 years.</p> <p>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.</p> <p>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).</p>	The application provides information which essentially summarises information provided above from 1) to 10).
Summary criterion 1	<p><b>The application indicates the availability of Lipowy Office Park (building A), located at 31 Żwirki i Wigury Street, 02-091 Warsaw, as premises 2 which offers 6 570 m<sup>2</sup> and can host 400 staff. The application indicates that the premises are immediately available and that the estimated time for fit-out and adaptation works is 12 months.</b></p> <p><b>The application indicates the availability of a dedicated meeting room for the executive board of 10-15 seats, a dedicated Management Board room in the secure zone of 60-70 seats + at least 30-40 seats in the back, a medium-sized room of 30-35 seats, 15 small-sized rooms of 10-15 seats. It indicates that state-of-the-art meeting and videoconference facilities are available in all meeting rooms. It indicates that a lounge area for lunch and/or dinner catering is available as well as a dedicated, secured and restricted area for 'data management task' for at least 115 staff, a 24/7 crisis response cell, more than 3 secure and isolated operational rooms serving as operational facilities, a call centre, incident management and service desk facilities in the secured and restricted area. It indicates the availability of 200 m<sup>3</sup> of internal archives capacity, 150 parking spaces and 250 bike parking spaces (inside and outside) available for EUCA. It also indicates the possibility for extension of office space by 3 184 m<sup>2</sup>. The applications indicates that the premises are not EMAS verified and that they will comply with the Manual of Standard</b></p>	



	<p><b>Building Specifications and that and that retrofitting will align with BREEAM "Excellent in Use" certification requirements. It also indicates that accessibility for disabled persons is integrated into the design of the building.</b></p> <p><b>The application indicates that there is a ‘secure room’ and that the proposed premises offer a fully redundant telecommunications infrastructure tailored to EUCA's requirements. Further, it indicates, that the building’s set up allows EUCA to select multiple operators for redundant connectivity, supported by structured cabling and backup power systems and that the facility accommodates EUCA's security solutions with controlled access zones, secure equipment storage, and dedicated monitoring areas. The application indicates that the building will comply with the required cloud-based data storage and network solutions, will meet the highest sustainability standards and that the premises 2 offer advanced physical and digital infrastructure, meeting EU cybersecurity standards. It also indicates that the premises facilitate uninterrupted connectivity and integrates cybersecurity tools, supporting EU cybersecurity compliance and high standards of protection. It indicates that the site is also suitable for a data centre, with an initial design confirming feasibility.</b></p> <p><b>The application indicates that the monthly rental cost is EUR 18/m<sup>2</sup> for the office areas (corresponding to a total monthly rent of EUR 118 260 for 6 570 m<sup>2</sup>), and EUR 100/unit for the parking spaces. The monthly maintenance costs are EUR 7/m<sup>2</sup> and the fit-out costs are EUR 700/m<sup>2</sup>. The application indicates that Poland will provide a financial support amounting to approximately EUR 12.9 million, corresponding to the rent for 5 years. The duration of the lease is 10 years.</b></p>
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<b>Criterion 2 – ‘Accessibility of the location’</b>		
<b>Sub criteria</b>	<b>Member State answer</b>	<b>Commission assessment</b>
<b>Public transportation</b>		
1) Description of the access to air and rail transport linking the location with European capitals	<p>Lipowy Office Park offers outstanding connectivity, making it an excellent base for EUCA operations.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p> <p>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</p>	<p>The application indicates that the premises 2 are located 2 km from Warsaw Chopin Airport, accessible in 6 minutes by city rail and reachable by bus, with public transport covering airport connections. It indicates that Warsaw’s main railway station can be reached with a city rail within 16 minutes, and the West Station within 9 minutes and that Warsaw’s Central Station can be reached by bus or tram. It indicates that the railway allows links to major Polish cities and European capitals, including direct connections to Berlin, Budapest, Prague, Vilnius, Vienna, Bratislava and Kyiv.</p> <p>It indicates the availability of the Warsaw Chopin Airport, reachable via rail and bus lines, at affordable prices, and that the airport can also be reached by car or taxi.</p> <p>It indicates that the Chopin Airport offers direct flights to the capitals of most EU Member States, candidate and partner countries, including the UK, Norway and Switzerland and that Warsaw also offers convenient international road connections. It indicates that most capitals are reachable in under 2.5 hours.</p> <p>The application provides a description of flight and train connections to EU Member States, candidate and partner countries, identical to the description provided for premises 1.</p>

	<p>hours.</p> <p>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.</p>	
2) Availability and types of public transport connections from the closest international airport to the premises	Train, Bus	The application indicates that train and bus connections are available from the closest international/national train station to the premises.
Frequency of train connections (expressed in minutes) (*)	15	The application indicates that the frequency of train connections is 15 minutes, and the duration is 6 minutes.
Duration of train connections (expressed in minutes) (*)	6	
Frequency of bus connections (expressed in minutes) (*)	10	
Duration of bus connections (expressed in minutes) (*)	11	The application indicates that the frequency of bus connections is 10 minutes, and the duration is 11 minutes.
3) Availability and types of public transport connections from the closest international/national train station or other transport hub to the premises	Local train, Bus	The application indicates that local train and bus connections are available from the closest international/national train station to the premises.
Frequency of local train connections (expressed in minutes) (*)	15	The application indicates that the frequency of local train connections is 15 minutes, and the duration is 16 minutes.
Duration of local train connections (expressed in minutes) (*)	16	
Frequency of bus connections (expressed in minutes) (*)	10	The application indicates that the frequency of bus connections is 10 minutes, and the duration is 15 minutes.
Duration of bus connections (expressed in minutes) (*)	15	
4) Other	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	The application provides information about Warsaw's public transport system identical to the information provided as regards premises 1 and summarises information provided above under 1) to 4).
<b>Accommodation facilities in the vicinity of the premises (within 3 km)</b>		
1) Number of 3 star hotels in the vicinity of the premises	8	The application indicates the presence of 8 three-star hotels in the vicinity of the premises.
2) Number of 4 star hotels in the vicinity of the premises	12	The application indicates the presence of 12 four-star hotels in the vicinity of the premises.

3) Number of 5 star hotels in the vicinity of the premises	1	The application indicates the presence of 1 five-star hotel in the vicinity of the premises.
4) Description of available facilities for events and conferences outside EUCA premises	<p>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.</p> <p>At the beginning of next year, two new hotels with modern accommodation and conference facilities will open in the vicinity of the building.</p> <p>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.</p>	<p>The application indicates that premises 2 and its surrounding area includes event and conference facilities, including a nearby Business Centre and Business Garden with fully equipped conference rooms and flexible event spaces, and that two new hotels with conference facilities will open in 2026 in the vicinity of premises 2.</p> <p>It also provides information about the availability of hotels and conference centres towards the city centre and the airport.</p>
5) Other	<p>The location of Lipowy Office Park makes it possible to benefit from a variety of accommodation and conference venues in Warsaw.</p> <p>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.</p> <p>The location is further enhanced by a wide range of amenities. A selection of restaurants and retail outlets can be found in the neighbourhood.</p> <p>The complex is located next to a modern and quiet residential area.</p>	The application provides further information about the availability of accommodation and conference venues in Warsaw, including 2 hotels within 500 meters as well as nearby restaurants and retail outlets.
Summary criterion 2	<p><b>The application indicates that from the closest international airport to the premises, the availability of train connections (15 min frequency and 6 min duration) and of bus connections (10 min frequency and 11 min duration); from the closest trains station, of local train connections (15 min frequency and 16 min duration) and of bus connections (10 min frequency and 15 min duration). It indicates that Warsaw Chopin Airport operates direct flights to all EU Member States capitals (most under 2.5 h) and most candidate countries, and that Warsaw is connected by direct train to major European capitals (such as Berlin, Budapest, Prague, Vilnius, Vienna and Bratislava).</b></p> <p><b>The application indicates in the vicinity of the premises the presence of 8 three-star hotels, 12 four-star hotels and 1 five-star hotels. It indicates that Warsaw offers access to many conference venues, including business complexes such as the Garden Business Centre and Business Garden in the vicinity of the premises.</b></p>	

Do you propose other premises (3)?		
Do you propose other premises (3)?	Yes	
Criterion 1 – ‘The date on which EUCA can become operational on site after the entry into force of the Regulation’		
Sub criteria	Member State answer	Commission assessment
Building 3		
Availability of the premises		
1) Address of the proposed premises (Building 3)	67 Prosta Street, 00-838 Warsaw	The application indicates that the address of Premises 3 67 Prosta Street, 00-838 Warsaw.
2) General description of the proposed premises	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.	The application indicates that the proposed premises 3 ‘Skyliner II’, is a high-rise office building in Warsaw's new business district located at the intersection of key thoroughfares, with access to public transport, connecting directly with Warsaw's main train station and airport.

	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>The application indicates that the area offers accommodations, conference centres, dining options, retail outlets, and services. It indicates that the building integrates ESG principles, focusing on energy and water efficiency and user well-being and benefits from natural light, with 97% of its area meeting BREEAM daylight requirements, featuring three floors of rooftop gardens for relaxation and energy efficiency.</p> <p>The application indicates that Skyliner II provides high-standard security with 24/7 monitoring and has adaptable spaces to meet EUCA's needs, allowing separation of office floors and zones according to requirements.</p>
3) Timeline of the availability of the premises (before fit-out and necessary adaptation works)	<p>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.</p> <p>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.</p> <p>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.</p>	<p>The application indicates that premises 3 (Skyliner II) will receive its occupancy permit in early 2027, after which it will be ready for adaptation works, estimated to take 6 months.</p> <p>The application indicates that in the meantime, Warsaw's office market offers numerous properties for short-term interim accommodation.</p>

4) Estimated time needed for fit-out and adaptation works (expressed in months)	6	The application indicates that the estimated time for fit-out and adaptation works is 6 months
<b>Organisation of the premises</b>		
<i>The size of the EUCA's premises should be at least 6 000 m<sup>2</sup> 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.</i>		
1) Total surface of the premises (expressed in m <sup>2</sup> )	6612	The application indicates that the total surface of the premises is 6 612 m <sup>2</sup> .
2) Staff capacity (expressed in maximum number of staff)	600	The application indicates a maximum staff capacity of the premises of 600 staff.
3) Availability of a dedicated meeting room for the executive board (10-15 seats)	Yes	The application indicates the availability of a dedicated meeting room for the executive board of 10-15 seats.
4) Availability of a dedicated Management Board room in the secure zone (60-70 seats + at least 30-40 seats in the back)	Yes	The application indicates the availability of a dedicated Management Board room in the secure zone of 60-70 seats + at least 30-40 seats in the back.
5) Availability of 'secure room'	Yes	The application indicates that there is a 'secure room' and that all the properties proposed for EUCA have state-of-the-art technological infrastructure ensuring the highest level of physical and digital security.  It indicates that a secure room will be prepared in accordance with EUCA's requirement and that it will be equipped with customized security features and corresponding access restrictions, and that 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.
5.1) Description of the security features of the 'secure room' (size and security measures applied)	<p>All properties proposed for EUCA boast state-of-the-art technological infrastructure ensuring the highest level of physical and digital security.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
6) Availability of a medium-sized room (30-35 seats)	Yes	The application indicates the availability of a medium-sized room of 30-35 seats.
7) Availability of multiple small-sized rooms (10-15 seats)	Yes	The application indicates the availability of 15 small-sized rooms of 10-15 seats.
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	The application indicates that state-of-the-art meeting and videoconference facilities are available in all meeting rooms.
9) Availability of a lounge area for lunch and/or dinner catering	Yes	The application indicates the availability of a lounge area for lunch and/or dinner catering.
<b>Specific technical requirements for Data Hub, data analysis, risk management and crisis management activities.</b>		
10) Availability of a dedicated, secured and restricted area for 'data management' task (for at least 115 staff)	Yes	The application indicates the availability of a dedicated, secured and restricted area for 'data management task' for at least 115 staff.
11) Availability of a 24/7 crisis response cell (situation room with capacity for 30 persons)	Yes	The application indicates the availability of a 24/7 crisis response cell.
12) Availability of at least two (and ideally three) operational facilities (secure and isolated operational rooms)	Yes	The application indicates the availability of more than 2 secure and isolated operational rooms serving as operational facilities.

12.1) If yes, how many operational analysis facilities are there? (*)	More	
13) Availability of a call centre, incident management and service desk facilities in the secured and restricted area	Yes	The application indicates the availability of a call centre, incident management and service desk facilities in the secured and restricted area.
14) Description of the availability and capacity of EU sovereign and highly available telecommunications and networking infrastructure with operational redundancy	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>The application indicates that the proposed premises 3 offers highly available and fully redundant telecommunications infrastructure meeting the required operational standards.</p> <p>The application indicates that the building is designed to ensure high resilience of telecommunications services, and IT cabling and active and passive network equipment will be implemented and will include structured cabling, sockets, distribution points, and potentially a dedicated telephone exchange, in line with EUCA's guidelines.</p> <p>The application indicates that premises 3 facilitate resilient ICT systems through planned cable routes for easy installation and expansion, that its supports multiple independent fibre paths to ensure physical route diversity and mitigate failures. It also indicates that physical route diversity is ensured through separate underground conduits along the streets adjacent to the building. It indicates that the location benefits from efficient connectivity to regional Internet Exchange Points.</p> <p>The application indicates the availability of multiple fibre entry routes in the area and that EUCA can freely choose the operator. It also indicates that the configuration of fibre optic links provides access to high-capacity regional and international fibre routes, supporting scalable bandwidth and long-term growth, and multiple EU-based Tier-1 and Tier-2 operators as well as local ISPs will allow multihoming and ensure continuity of services in the event of disruptions affecting one provider.</p> <p>The application indicates that infrastructure will allow low-latency connectivity to major EU cloud providers, supporting scalable bandwidth, to ensure reliability and resilience for EUCA's operations.</p> <p>It also indicates that power resilience is ensured by dual feeds, UPS, and generator support for uninterrupted operations and that the building will have 2 separate electrical power connections and the capacity to install a tenant UPS to ensure 24/7 operations.</p>



	<p>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.</p> <p>The combined features of the site ensure the reliability, performance and resilience needed to support EUCA's sensitive and security-critical operations.</p>	
15) Description of the available cloud-based data storage network solutions	<p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p>	The application provides information on the available cloud-based data storage network solutions for premises 3 which is identical to the information provided for premises 1.
16) Internal archives capacity of the premises	Yes	The application indicates that the internal archives capacity of the premises is 200 m <sup>3</sup> .
16.1) Archives volume (expressed in m <sup>3</sup> ) (*)	200	
17) Number of parking spaces (inside and outside) - available for EUCA	53	The application indicates that there are 53 parking spaces and 217 bike parking spaces (inside and outside) available for EUCA.
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	The application indicates that it is possible to extend office space in the original premises or the nearby area by 14 000 m <sup>2</sup> .
19.1) Surface for possible extensions (expressed in m <sup>2</sup> ) (*)	14000	
20) Are the premises EMAS verified?	No	The application indicates that the premises are not EMAS verified.
21) Description of the premises' sustainability. If not EMAS certified, description of additional national/international sustainability certifications	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• 95% lower energy demand compared to Polish regulatory requirements;</li> <li>• 56% less energy consumption compared to reference buildings (based on BREEAM</li> </ul>	<p>The application indicates that premises 3 (Skyliner II) is designed to achieve BREEAM Outstanding certification, featuring energy-efficient systems, advanced HVAC solutions with heat recovery, LED lighting with sensors, and an Advanced Building Management System.</p> <p>It indicates that it aims for 95% lower energy demand than Polish regulatory requirements, 56% less energy consumption compared to reference buildings, and uses 100% green energy from a Polish photovoltaic farm, and that water savings reach up to 55% through low-flow fixtures and intelligent irrigation</p>



	<p>model);</p> <ul style="list-style-type: none"> <li>• 100% green energy sourced from a Polish photovoltaic farm;</li> <li>• up to 55% water savings thanks to low-flow fixtures and intelligent irrigation.</li> </ul> <p>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.</p>	<p>It also indicates that the building supports sustainable mobility with bicycle facilities and proximity to public transport, as well as the availability of green terraces.</p>
<p>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 for people with disabilities</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>The application indicates that the building is designed to meet EUCA standards as defined in the Manual of Standard Building Specifications, aiming for BREEAM Outstanding certification with energy-efficient HVAC systems, LED lighting, water-saving fixtures, and green terraces.</p> <p>It indicates that the building features raised floors, modular ceilings, and a Building Management System for energy and HVAC monitoring, advanced fire safety systems including addressable fire detection, sprinklers, smoke extraction, hydrants, and voice alarms, with two evacuation staircases and lifts fitted with emergency intercoms.</p> <p>The application indicates that security features comprise access control and CCTV, with power redundancy via two independent sources, UPS, and generators and that the building is fully accessible for persons with reduced mobility.</p>
<p>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 affective response</p>	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• a central security system protecting network traffic (firewall, IPS, antivirus, content filtering, VPN, etc.).</li> <li>• 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.</li> <li>• network segmentation (VLAN), which results in each company servicing building systems having a separate, secure subnet and access only to its own devices.</li> </ul>	<p>The application indicates that the physical and digital infrastructure of premises 1 allow EUCA to meet the required EU cybersecurity standards and operate secure, resilient, and compliant ICT environments. It also indicates that its design supports certified protocols for data protection, access control, and continuous monitoring, while allowing EUCA to deploy its own security solutions.</p> <p>It indicates the availability of dedicated spaces for telecommunication and ICT systems, including a main telecommunications room sized to host multiple operators and ensure full redundancy. It also indicates the possibility to customize secure rooms for sensitive information with controlled access mechanisms.</p> <p>It indicates that cable routes and backbone pathways are integrated into the building design to ensure a separate and resilient network architecture.</p>

	<ul style="list-style-type: none"> <li>• remote access via VPN whereby partners connect via an encrypted tunnel only within the scope of their assigned permissions.</li> </ul> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>It indicates the availability of multiple fibre entry points and proximity to optical routes to enhance service continuity and that the set-up allows EUCA to choose multiple operators for redundant connectivity, supported by structured cabling and backup power systems.</p> <p>It indicates that the facility supports controlled access zones, secure storage, and dedicated monitoring spaces, facilitating strict access controls and secure data workflows and that the infrastructure allows continuous monitoring and incident response integration, providing a secure foundation for EUCA to comply with cybersecurity legislation and achieve high standards of digital protection and operational continuity.</p> <p>It indicates that the landlord has confirmed that the location also meets the requirements for creating a data centre in the building.</p>
24) Other	<p>Skyliner II is distinguished by excellent connectivity, adaptability to the needs of EUCA and sustainability.</p> <p>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.</p> <p>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</p>	<p>The application provides additional information, which essentially summarises the content of previous boxes.</p>

	<p>nearest hotels right next door.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>All these elements offer a favourable environment aligned with the needs of EUCA, and which is also ready to adapt and grow with EUCA.</p>	
<b>Financial terms</b>		
1) Description of the financial terms	<p>Lease agreement:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>The application indicates that the rent of the office space amounts to EUR 27/m<sup>2</sup>/ month and the rent for the parking spaces to EUR 240/ space /month, subject to indexation based on Eurostat's Harmonized Index of Consumer Prices.</p> <p>It indicates that in case of a lease of 10 years, a discount equal to 10 months' rent for the office space will be offered. In indicates that in the case of a lease of 5 years, EUCA will receive a budget for fit out of EUR 600/ m<sup>2</sup> increased to EUR 850 if the lease term is 7 years, and to EUR 1 000 if the lease term is 10 years.</p> <p>The application indicates that maintenance fees amount to approximately EUR 5.90 / m<sup>2</sup> / month and that EUCA will be required to pay for utilities according to their consumption.</p> <p>The application indicates that the lease can be concluded for 5, 7 or 10 years.</p>

	<p>is 10 years.</p> <p>The maintenance fees have been estimated at approximately EUR 5.90 per square metre of gross leasable area per month.</p> <p>In addition to the rent and maintenance fees, the tenant will be required to pay for utilities according to their consumption.</p> <p>The minimum lease term is 5 years; however, it can be concluded for a longer period of 7 or 10 years.</p> <p>All the above amounts are quoted net of VAT, which shall be applied at the applicable statutory rate.</p> <p>Financial contribution of Poland:</p> <p>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.</p> <p>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.</p>	<p>It indicates that the proposed lease term is 10 years and that all amounts are quoted net of VAT.</p> <p>The application indicates that Poland offers the same financial support as for premises 1 and 2 (see above, point 1).</p>
2) Monthly rental cost (expressed in EUR)	27	The application indicates that the monthly rental cost is EUR 27/m <sup>2</sup> and that Poland intends to cover the rent for 5 years.
3) Does the applicant Member State intend to cover the rent?	Yes	
3.1) Will the applicant Member State cover the rent? (*)	For a given period of time	
3.2) If for a given period of time, for how many years? (*)	5	
4) Monthly maintenance costs (expressed in EUR/m <sup>2</sup> )	6	The application indicates that the monthly maintenance costs are EUR 6/m <sup>2</sup> and that Poland intends to cover the maintenance costs for 5 years.
5) Does the applicant Member State intend to cover the maintenance costs?	Yes	
5.1) Will the applicant Member State cover the maintenance costs? (*)	For a given period of time	
5.2) If for a given period of time, for how many years? (*)	5	
6) Fit-out costs (expressed in EUR/m <sup>2</sup> )	600	The application indicates that the fit-out costs are 600 EUR/m <sup>2</sup> and that Poland intends to cover the fit-out costs.
7) Does the applicant Member State intend to cover the fit-out costs?	Yes	
8) Does the applicant Member State intend to cover the cost of future upgrade and extension?	Depends	The application indicates that Poland intends to cover the cost of future upgrades and extensions depending on the actual needs and requirements of EUCA to be negotiated once the demand and scope is established.
8.1) Financial conditions of future upgrades and extensions	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)	5	The application indicates that the duration of the lease is 5 years.

10) Financial conditions of termination before the end of the lease	<p>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.</p> <p>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.</p> <p>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.</p>	The application indicates the financial conditions as the same as indicated for premises 1 and 2.
11) Other	<p>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.</p> <p>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).</p>	The application provides information which essentially summarises information provided above from 1) to 10).
Summary criterion 1	<p><b>The application indicates the availability of ‘Skyliner II’, located at 67 Prosta Street, 00-838 Warsaw, as premises 3 which offers 6 612 m<sup>2</sup> and can host 600 staff. The application indicates that the premises will receive its occupancy permit in early 2027, after which it will be ready for adaptation works, estimated to take 6 months.</b></p> <p><b>The application indicates the availability of a dedicated meeting room for the executive board of 10-15 seats, a dedicated Management Board room in the secure zone of 60-70 seats + at least 30-40 seats in the back, a medium-sized room of 30-35 seats, 15 small-sized rooms of 10-15 seats. It indicates that state-of-the-art meeting and videoconference facilities are available in all of the meeting rooms. A lounge area for lunch and/or dinner catering is available as well as a dedicated, secured and restricted area for ‘data management task’ for at least 115 staff, a 24/7 crisis response cell, more than 3 secure and isolated operational rooms serving as operational facilities, a call centre, incident management and service desk facilities in the secured and restricted area. It indicates the availability of 200 m<sup>3</sup> of internal archives capacity, 53 parking spaces and 217 bike parking spaces (inside and outside) available for EUCA. It also indicates the possibility for extension of office space by 14 000 m<sup>2</sup>. The applications indicates that the premises are not EMAS verified and that they will comply with the Manual of Standard Building Specifications.</b></p> <p><b>The application indicates that there is a ‘secure room’. It indicates that premises 3 offer highly available and redundant telecommunications infrastructure, ensuring resilience of services with structured cabling and potentially a dedicated telephone exchange, aligned with EUCA's guidelines. It indicates that the premises support multiple independent fibre paths for diversity, with efficient connectivity to regional Internet Exchange Points and that multiple fibre entry routes allow EUCA operator choice and multihoming among EU-based Tier-1 and Tier-2 operators for service continuity. It indicates that it facilitates low-latency connectivity to EU cloud providers, with dual feeds, UPS, and generator support ensuring power resilience for 24/7 operations. The application indicates that the building meets EU cybersecurity standards with multi-layered protection systems, advanced firewalls, and network segmentation, allowing EUCA to deploy its security solutions in line with legislation.</b></p> <p><b>The application indicates that the monthly rental cost is EUR 27/m<sup>2</sup> for the office areas (corresponding to a total monthly rent of EUR 178 524 for 6 612 m<sup>2</sup>), and EUR 240/unit for the parking spaces. The monthly maintenance costs are EUR 6/m<sup>2</sup> and the fit-out costs are EUR 600/m<sup>2</sup>. The application indicates that Poland will provide a financial support amounting to approximately EUR 12.9 million, corresponding to the rent for 5 years and that the duration of the lease is 10 years.</b></p>	

Criterion 2 – ‘Accessibility of the location’		
Sub criteria	Member State answer	Commission assessment
<b>Public transportation</b>		
1) Description of the access to air and rail transport linking the location with European capitals	<p>Located in the very heart of Warsaw, Skyliner II enjoys exceptional connectivity by both air and rail - a key advantage for international travellers.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>The application indicates that the premises 3 is located 8 km from Warsaw Chopin Airport, accessible by city rail and bus, with affordable public transport covering airport connections.</p> <p>The application indicates that Warsaw’s Central Station is located about 2 km from the building and can be reached within 10 minutes by metro or tram.</p> <p>The application provides information on flight and train connections to EU Member States, candidate and partner countries, identical to the information provided for premises 1 and 2.</p>
2) Availability and types of public transport connections from the closest international airport to the premises	Train, Bus	The application indicates that train and bus connections are available from the closest international/national train station to the premises.
Frequency of train connections (expressed in minutes) (*)	15	The application indicates that the frequency of train connections is 15 minutes, and the duration is 20 minutes.
Duration of train connections (expressed in minutes) (*)	20	
Frequency of bus connections (expressed in minutes) (*)	10	The application indicates that the frequency of bus connections is 10 minutes, and the duration is 16 minutes.
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	Local train, Tram, Bus	The application indicates that local train, tram and bus connections are available from the closest international/national train station to the premises.
Frequency of local train connections (expressed in minutes) (*)	15	The application indicates that the frequency of local train connections is 15 minutes, and the duration is 5 minutes.
Duration of local train connections (expressed in minutes) (*)	5	
Frequency of tram connections (expressed in minutes) (*)	8	The application indicates that the frequency of tram connections is 8 minutes, and the duration is 6 minutes.
Duration of tram connections (expressed in minutes) (*)	6	
Frequency of bus connections (expressed in minutes) (*)	10	The application indicates that the frequency of tram connections is 10 minutes, and the duration is 4 minutes.
Duration of bus connections (expressed in minutes) (*)	4	
4) Other	<p>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.</p> <p>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.</p> <p>The building is adjacent to major metro, tram and bus lines enabling easy access to Warsaw's wider metropolitan transport system.</p> <p>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.</p>	The application provides information about Warsaw's public transport system identical to the information provided as regards premises 1 and summarises information provided above under 1) to 4).
<b>Accommodation facilities in the vicinity of the premises (within 3 km)</b>		
1) Number of 3 star hotels in the vicinity of the premises	20	The application indicates the presence of 20 three-star hotels in the vicinity of the premises.
2) Number of 4 star hotels in the vicinity of the premises	37	The application indicates the presence of 37 four-star hotels in the vicinity of the premises.
3) Number of 5 star hotels in the vicinity of the premises	13	The application indicates the presence of 13 five-star hotels in the vicinity of the premises.
4) Description of available facilities for events and conferences outside EUCA premises	<p>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.</p> <p>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.</p>	<p>The application indicates that the location of premises 3 provides access to hundreds of conference venues in Warsaw, including hotels, stadiums and exhibition halls. It indicates that the nearest conference facility is located in the next door building and is situated on the 41st and 42nd floors, and that the lower floor is a conference and banquet space with room for 100 people and the upper floor space with room for 200 people.</p> <p>The application also provides information about the availability other venues in proximity of the building.</p>



	<p>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.</p> <p>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.</p>	
5) Other	<p>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.</p> <p>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.</p>	The application provides information about the availability of amenities nearby.
Summary criterion 2	<p><b>The application indicates that from the closest international airport to the premises, the availability of train connections (15 min frequency and 20 min duration) and of bus connections (10 min frequency and 16 min duration); from the closest trains station, of local train connections (15 min frequency and 5 min duration), of bus connections (10 min frequency and 4 min duration) and of tram connections (8 min frequency and 6 min duration). It indicates that Warsaw Chopin Airport operates direct flights to all EU Member States capitals (most under 2.5 h) and most candidate countries, and that Warsaw is connected by direct train to major European capitals (such as Berlin, Budapest, Prague, Vilnius, Vienna and Bratislava).</b></p> <p><b>The application indicates in the vicinity of the premises the presence of 20 three-star hotels, 37 four-star hotels and 13 five-star hotels. It indicates that the premises' location gives access to hundreds of conference venues in Warsaw, including hotels, stadiums and exhibition halls.</b></p>	