Cavatina Group
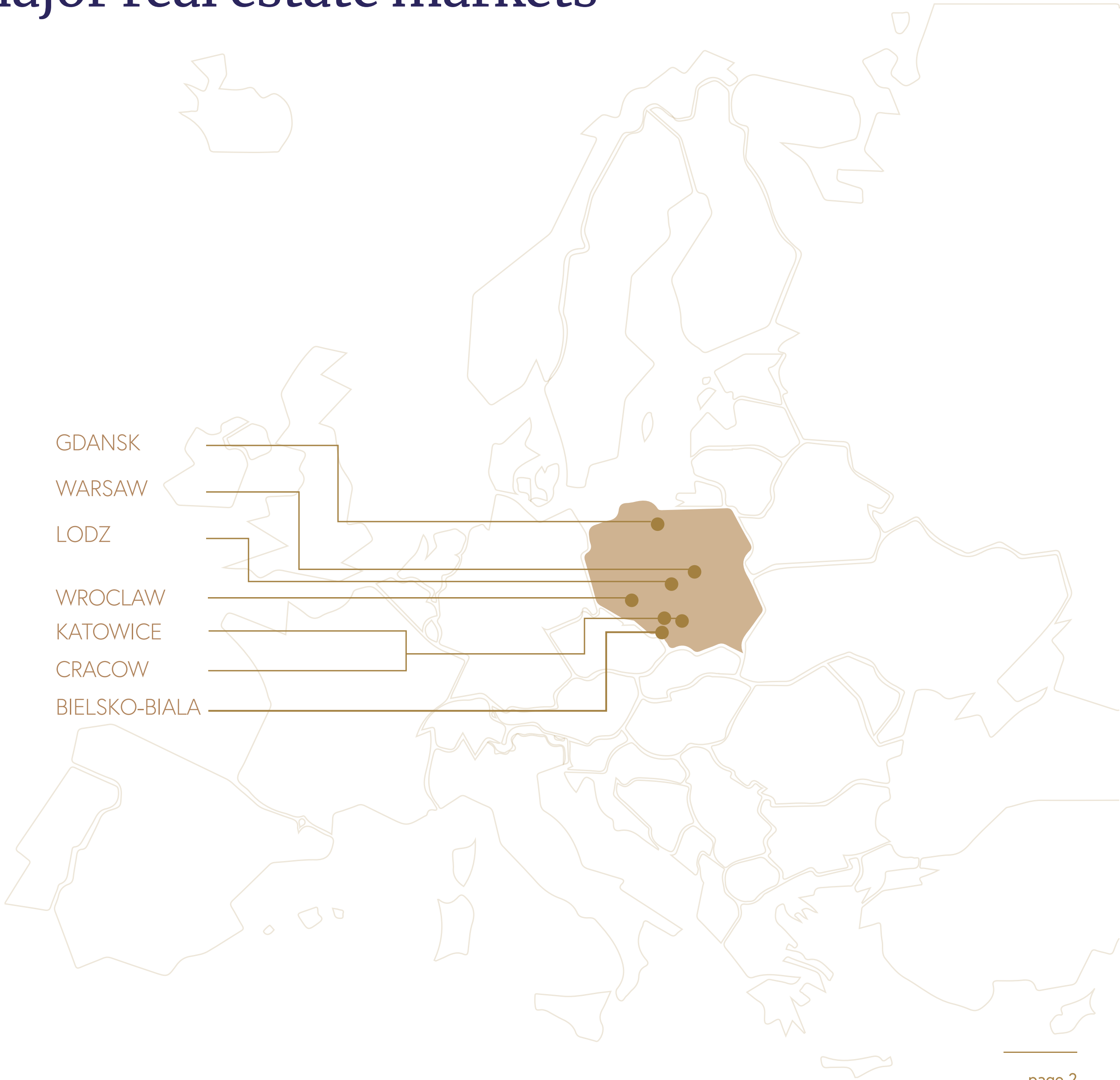
CAVATINA
LOCAL · GLOBAL · HOLISTIC

ResiCapital

CĀVARE

Business model, strategy & investment portfolio

2025

Leading polish developer operating on major real estate markets

3 core business lines

1

Residential for sale & leased portfolio offices

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Public entity listed on

WARSAW STOCK EXCHANGE

2 900 units
residential for sale

150 000 sq m
offices (sold)

200 000 sq m
leased offices porftolio

2

Residentials for sale

ResiCapital

3 950 units
residential for sale

3

Residentials for rent

CĀVARE

2 140 units
residential for rent

GDANSK
WARSAW
LODZ
WROCLAW
KATOWICE
CRACOW
BIELSKO-BIALA

Most effective way to the growth & scaling business
Complementary chain of key competences kept within the capital group

01

**Acquisition
& Commercialisation**

02

**Architectural
and Interior Design**

03

**General Contracting
& Fit-Out**

04

**Finance
& Accounting**

05

**Law
& administration**

06

**Marketing
& Public Relations**

Our history and track record **of successful rapid growth**

CĀVARE

BUSINESS MILESTONES

MURAPOL

2020 COMPANY SOLD TO US FUND ARES

Cavatina Group

THE BEGINNING OF CAVATINA GROUP BUSINESS ACTIVITY

ResiCapital

ESTABLISHMENT OF TO TWO BUSINESS LINES (RESIDENTIAL FOR SALE, RESIDENTIAL FOR RENT)

ResiCapital

RESI CAPITAL STARTS RESIDENTIAL FOR SALE DEVELOPMENT STRATEGY

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PORTOFOLIO STABILIZED, CAVATINA HOLDING CHANGE IN STRATEGY TO RESIDENTIAL DEVELOPMENT

Cavatina Group

| 2001 - 2020 | 2014 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |

~20 000 RESIDENTIAL UNITS SOLD

SALE OF DIAMENTUM OFFICE (WROCLAW) TO BENSON ELLIOT

Benson Elliot

20 mln euro

SALE OF EQUAL BUSINESS PARK A,B,C (CRACOW)

ARES

97 mln euro

SALE OF CHMIELNA 89 (WARSAW) TO MADISON INTERNATIONAL REALTY

MADISON INTERNATIONAL REALTY

97 mln euro

SALE OF CARBON TOWER, TISCHERA OFFICE AND OCEAN A TO LONE STAR FUNDS

LONE STAR FUNDS

139 mln euro

CAVATINA GROUP 600 RESIDENTIAL UNITS SOLD

1200 RESIDENTIAL UNITS SOLD

EXPECTED RESIDENTIAL UNITS SALES 1500 - 2000 UNITS

SALES

353 mln euro

Investment portfolio

6 850
apartments for sale

150 000 sq m
offices (sold)

200 000 sq m
leased offices porftolio

Residential for sale & offices

Katowice, mixed-use

Global Office Park

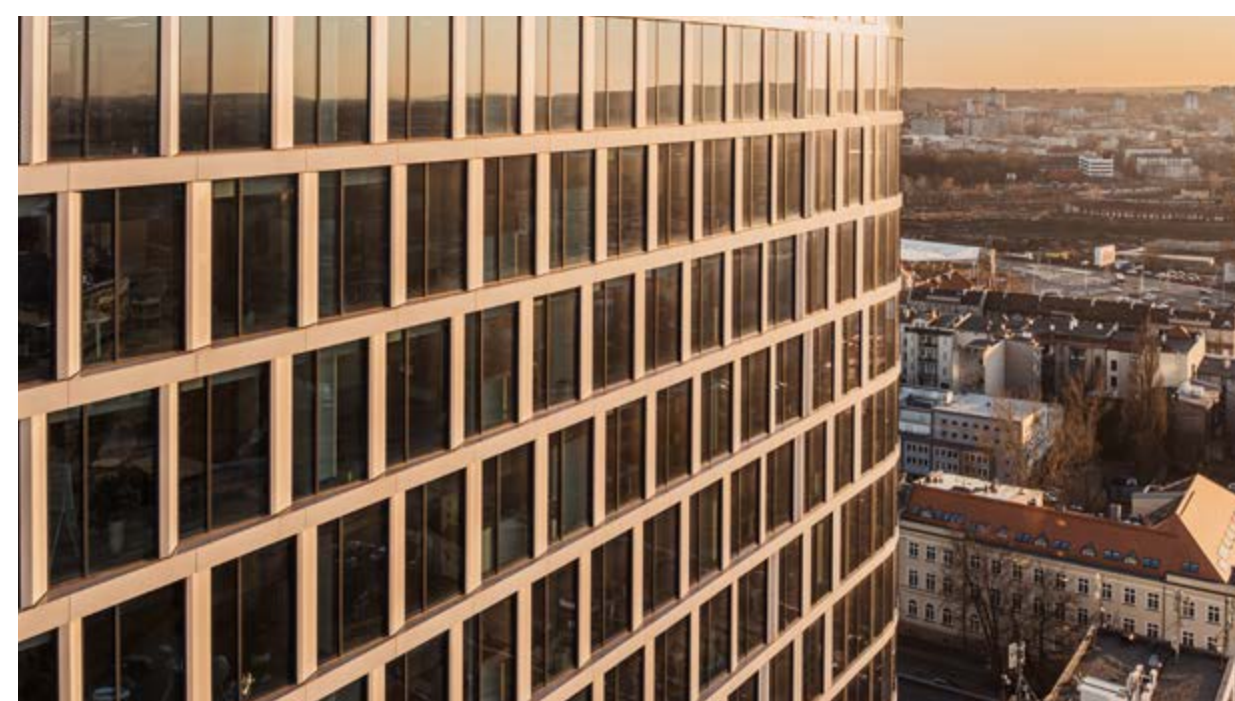|	
Building A1	27 500 sqm
Building A2	27 800 sqm
Building C	4 050 sqm

Residential units
Global Apartments
663 apartments

BREEAM®

Outstanding Sustainable Building Certification

Katowice, offices

Grundmanna Office Park

Building A   20 800 sqm

Residential units
Grundmanna Apartments
374 apartments

BREEAM®

Outstanding Sustainable Building Certification

Cracow, offices

Equal Business Park
49 284 sqm

Building D   11 450 sqm

Building A, B & C sold

BREEAM®

Outstanding Sustainable Building Certification
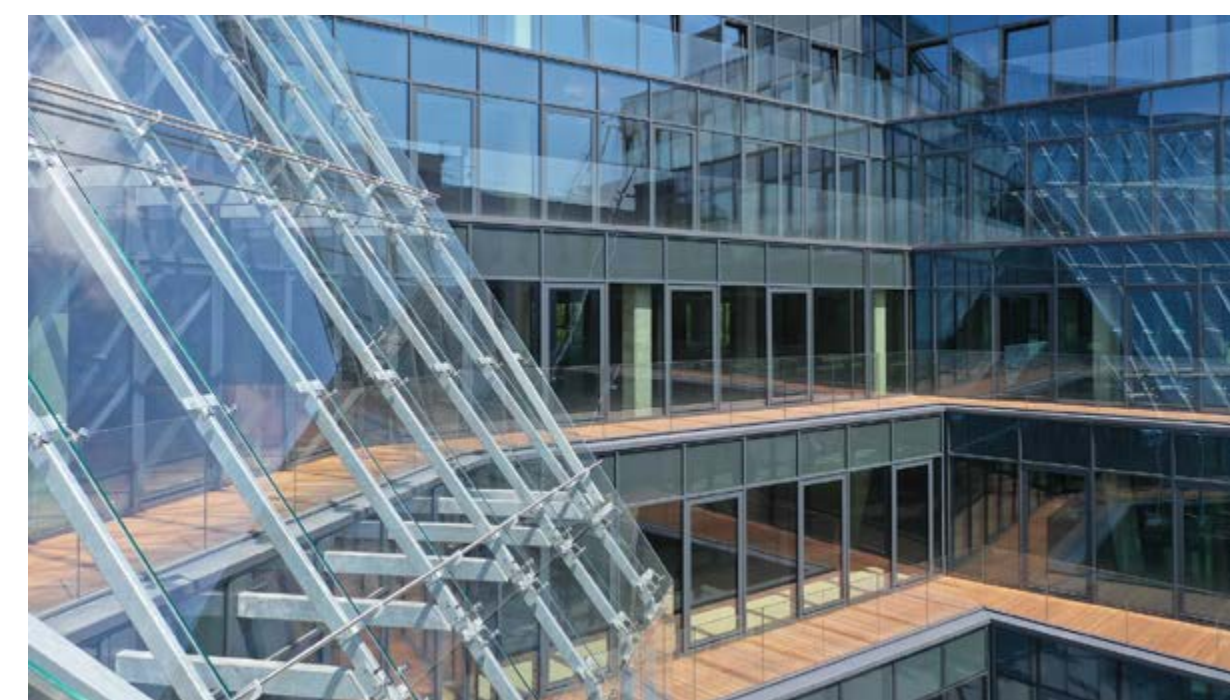
Cracow, offices

Ocean Office Park
51 306 sqm

Building B	28 600 sqm
Building D	4 750 sqm

Residential units
Ocean Apartments
120 apartments

BREEAM®

Outstanding Sustainable Building Certification
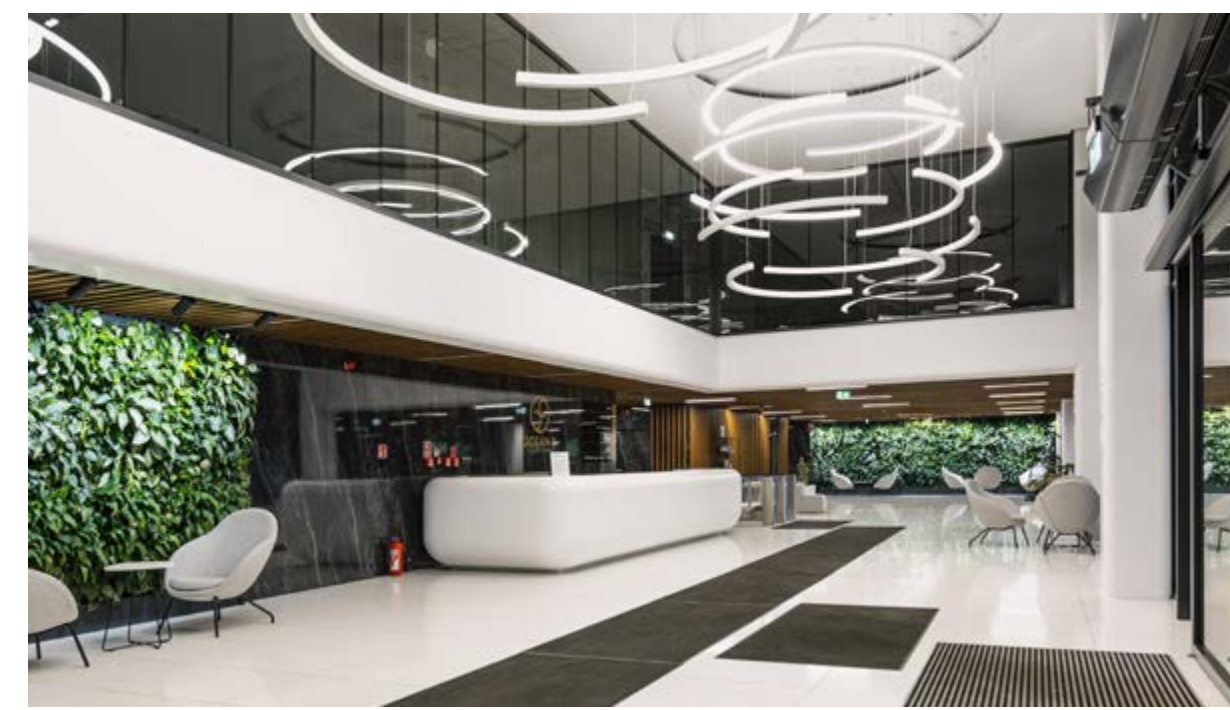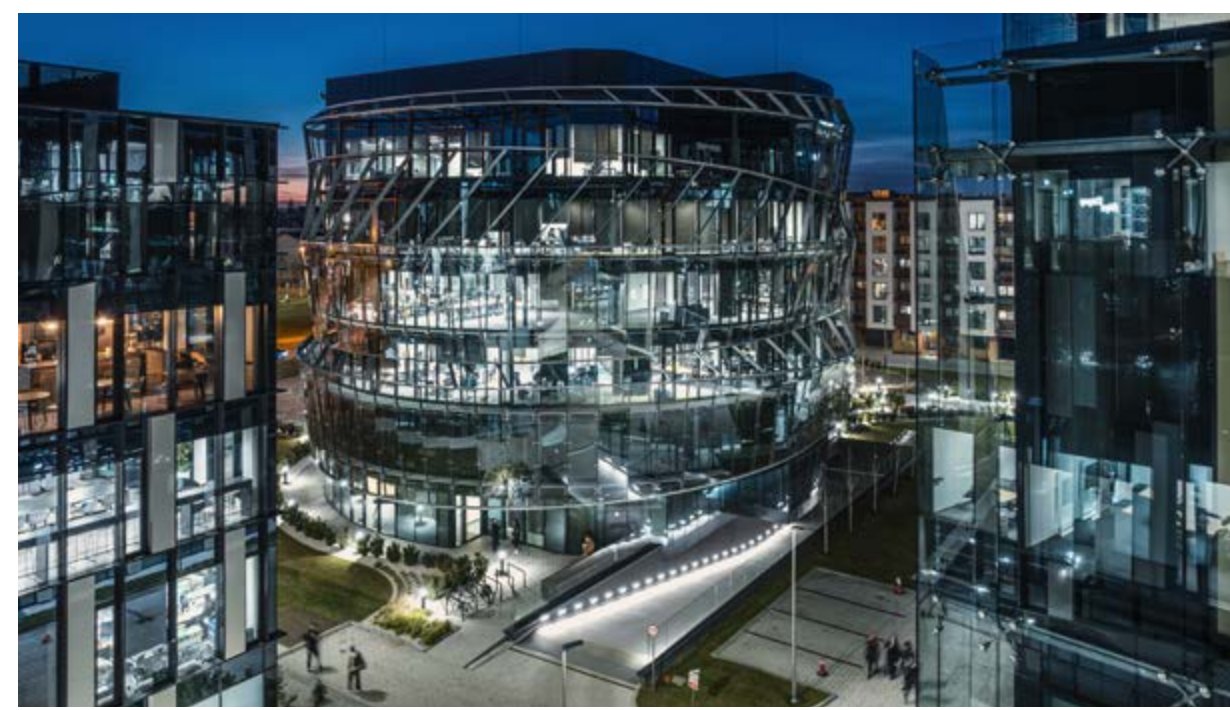
Wroclaw, mixed-use

Quorum Office Park

Building A	16 200 sqm
Building D	18 200 sqm

Residential units
Quorum B - 640 apartments
Quorum C - 340 apartments

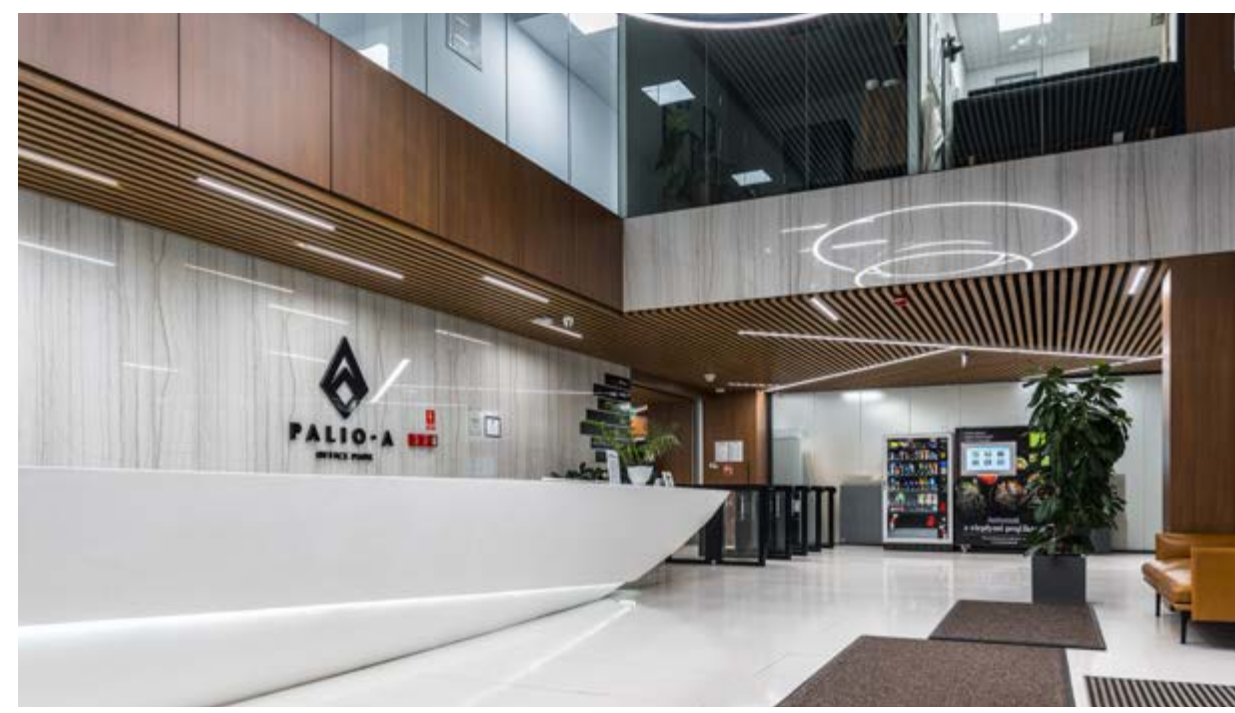**BREEAM®**

Outstanding Sustainable Building Certification
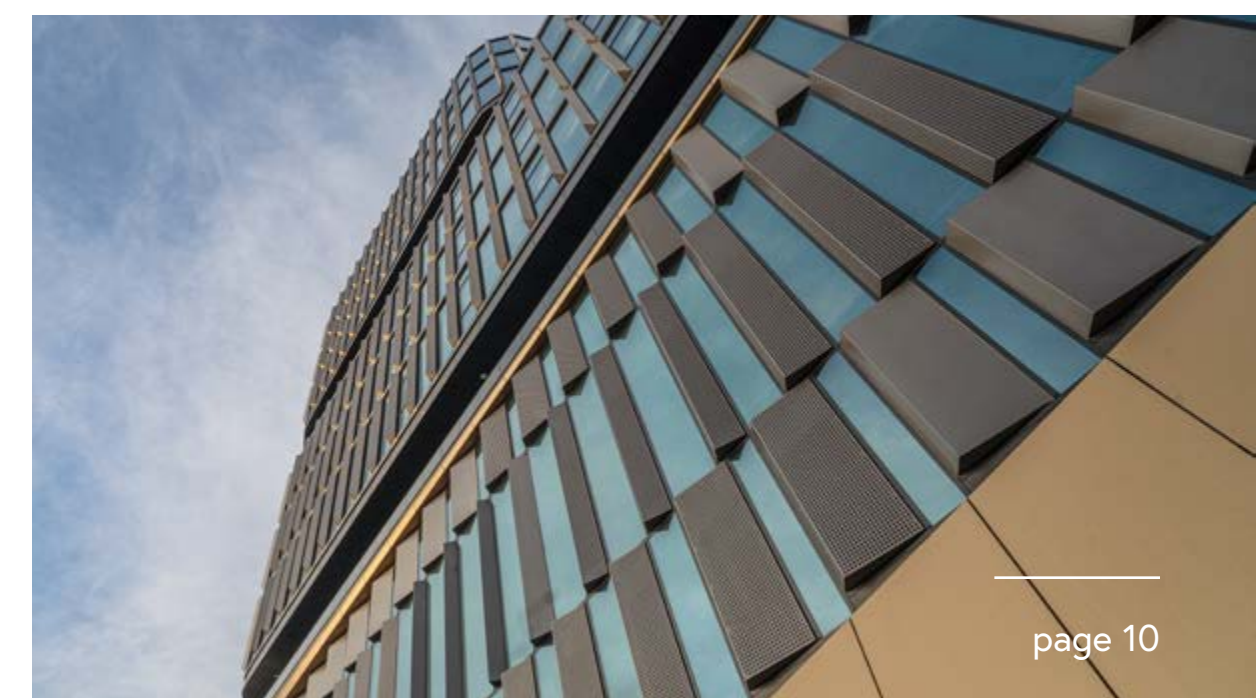
Gdansk, mixed-use

Palio Office Park

Building A	16 500 sqm
Building B	7 700 sqm

BREEAM®

Outstanding Sustainable Building Certification

Bielsko-Biala, mixed-use

Cavatina Hall

Building A	7 850 sqm
Building B	4 900 sqm

BREEAM®

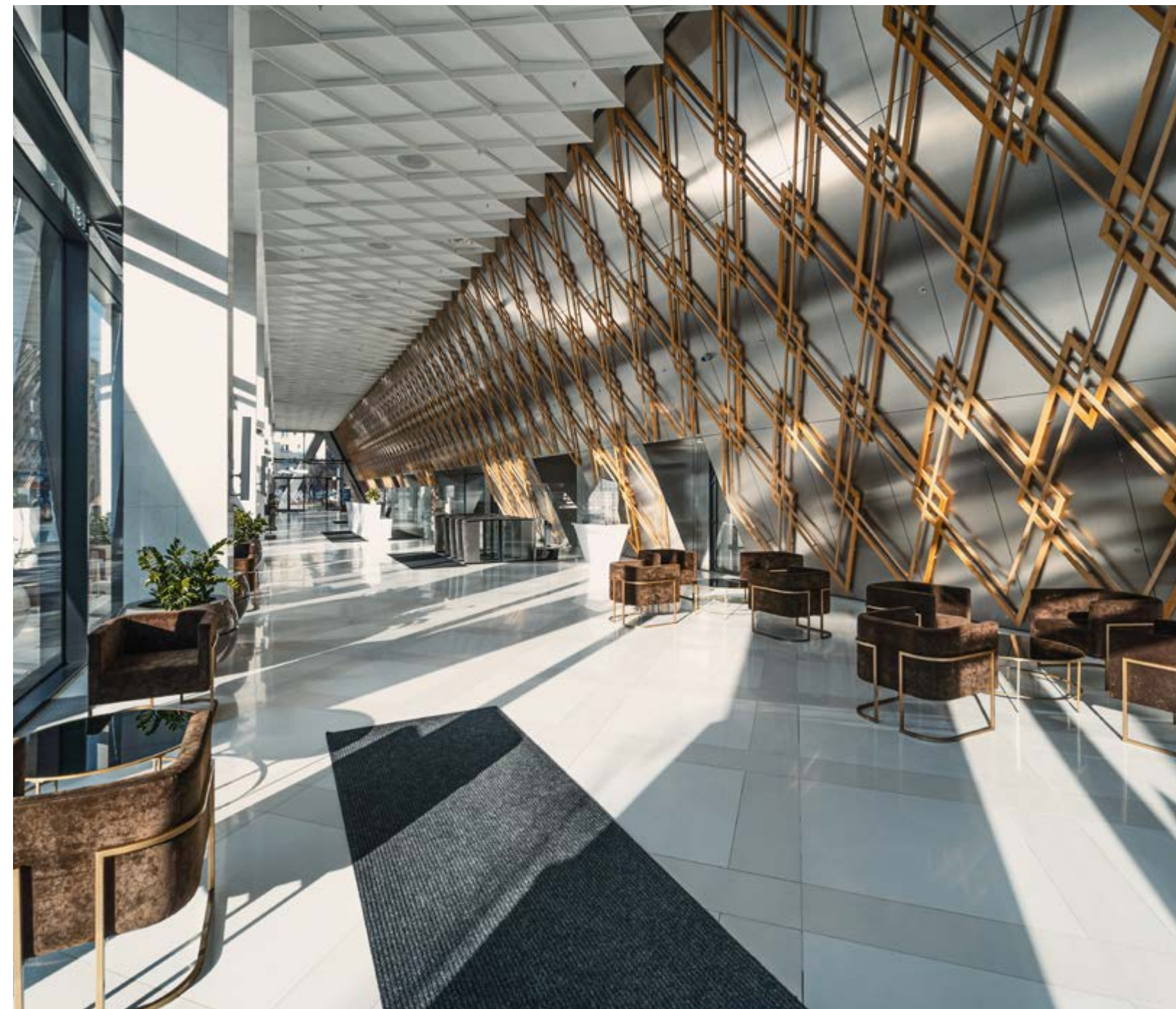**Outstanding** Sustainable Building Certification
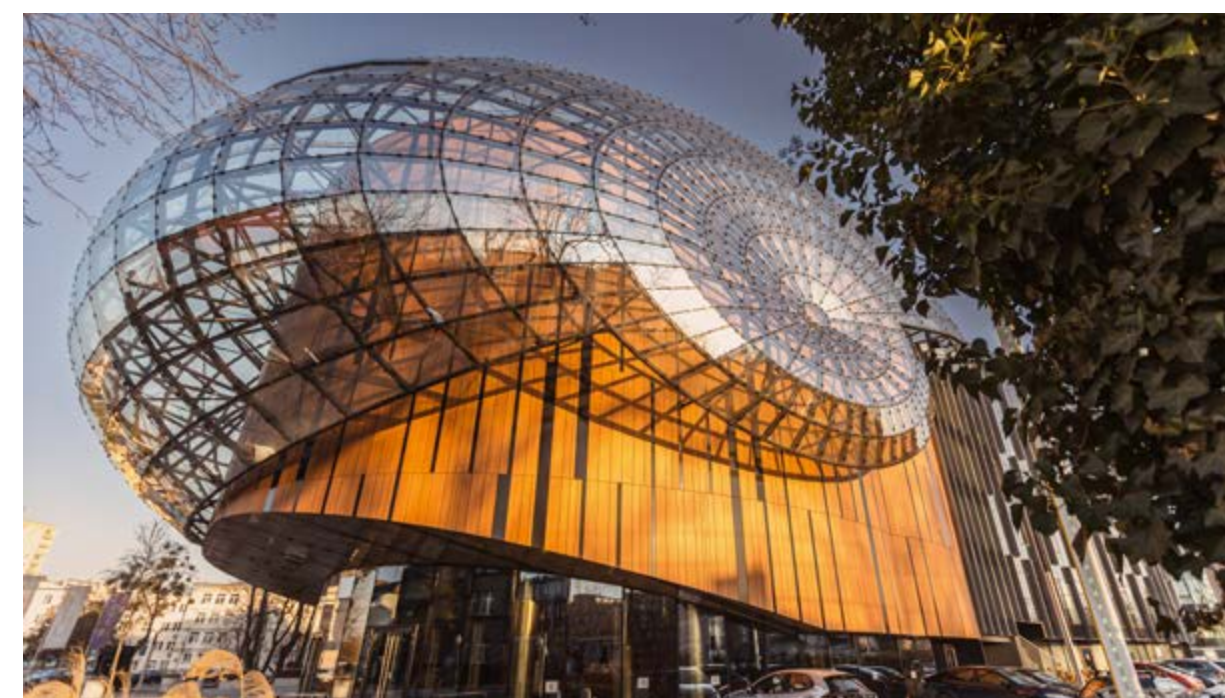
Warsaw, office

Chmiena 89
25 524 sqm

project sold

BREEAM®

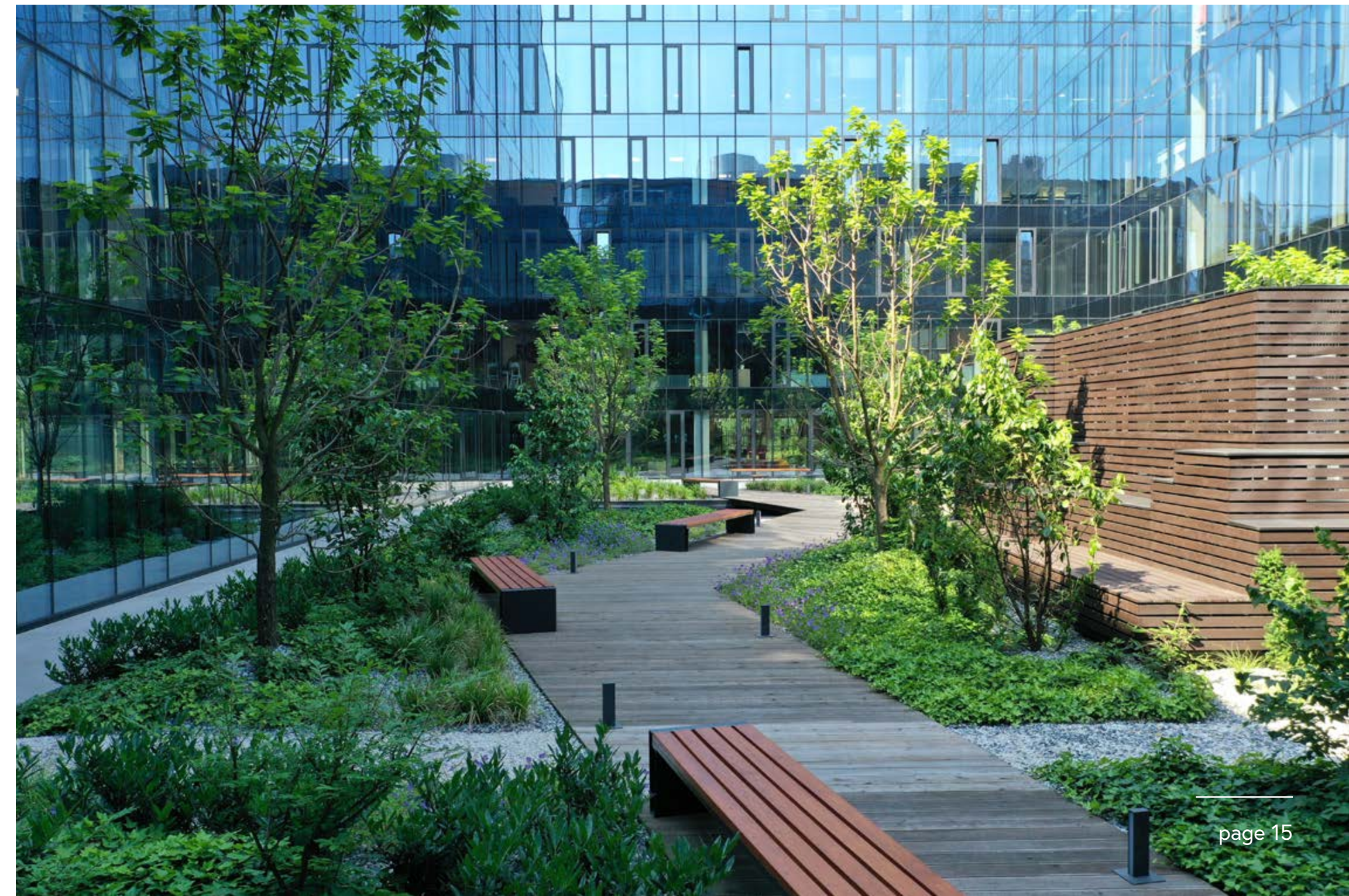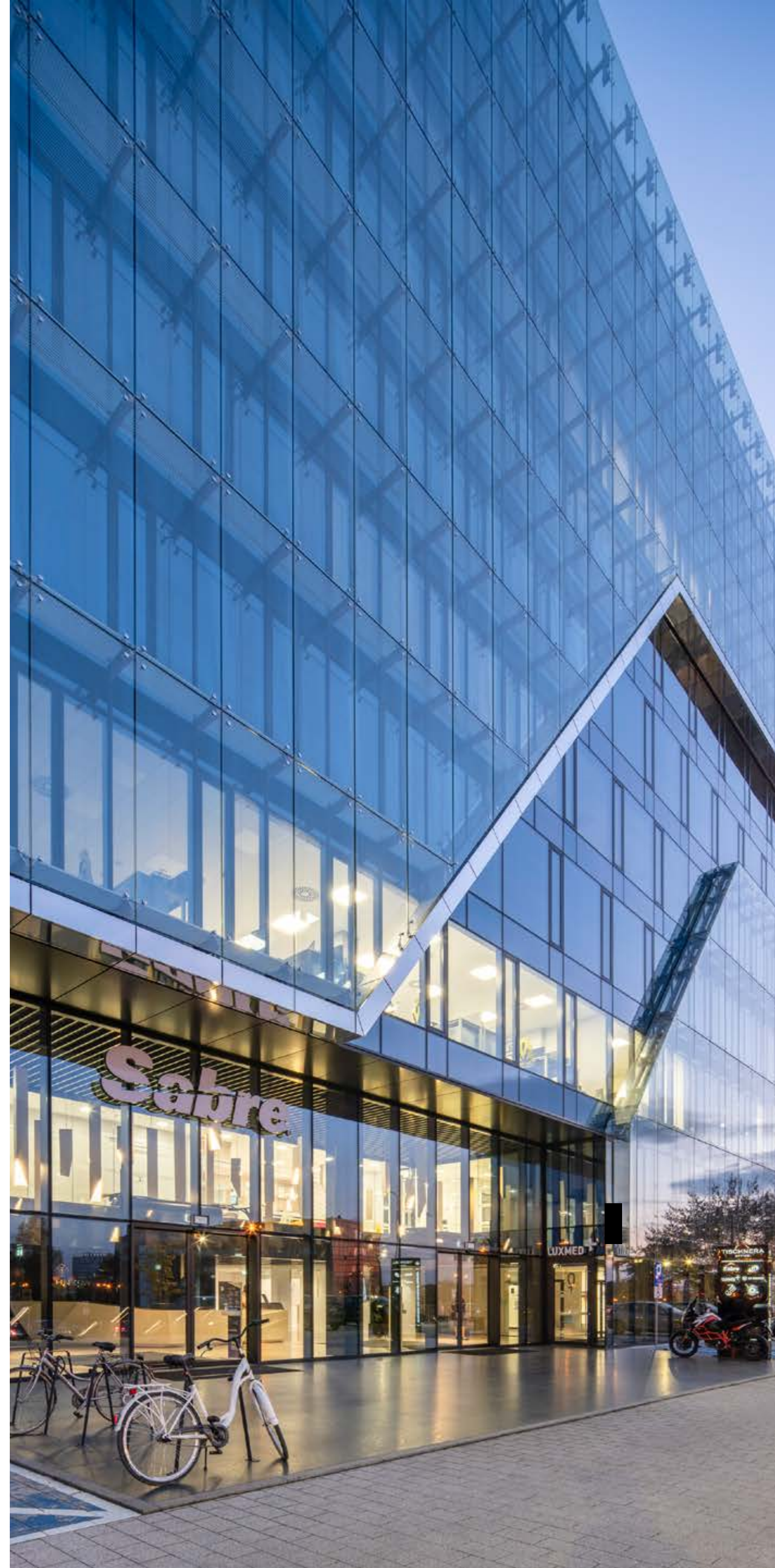**Outstanding** Sustainable Building Certification

Investment portfolio

Sold offices

![Cavatina Group logo]

Cracow, offices

Tischnera Office
33 637 sqm

project sold

BREEAM®

Outstanding Sustainable Building Certification

Wroclaw, offices

Carbon Tower
19 128 sqm

project sold

BREEAM®

Outstanding Sustainable Building Certification

Wroclaw, offices

Diamentum Office
9 291 sqm

project sold

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Outstanding Sustainable Building Certification

Investment portfolio

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ResiCapital

Residential
for sale

Warsaw, residential

Liberty Residence

583 residential units

Bielsko-Biala, residential

Apartamenty Reytana

521 residential units

Cracow, residential

Ocean Apartments

120 residential units

Katowice, residential

Belg Apartments

510 residential units

Lodz, residential

WIMA
Widzewska
Manufaktura

750 residential units

Lodz, residential

Tuwima Apartments

600 residential units

Investment portfolio

2 140
apartments for rent

Residential for rent

Warsaw, residential for rent

Taneczna
282 units for rent

Warsaw, residential for rent

Ostrobramska
140 units for rent

project sold

CĀVARE

CĀVARE

Wroclaw, residential for rent

Quorum, Building E
150 units for rent

Cracow, residential for rent

Ludwin Park
372 units for rent

Kobierzynska
915 units for rent

CĀVARE

Gdansk, residential for rent

Palio Building C
337 units for rent

Palio Buildings E-F
234 units for rent

+60 international architecture & business awards

European Property Awards 2018-2019

Best office project

Chmielna 89, Warszawa

Property Design Awards 2022

The form of the office building

Cavatina Hall, Bielsko-Biała

Prime Property Prize 2021

Office building of the year

Ocean Office Park, Kraków

Prime Property Prize 2019

Office building of the year

Tischnera Office, Kraków

European Property Awards 2019-2020

Architecture of the office building

Global Office Park, Katowice

Warsaw Business Journal 2019

Office building of the year

Kraków

Long-term cooperation & trust
among foreign financial entities & investment funds

Berlin Hyp

HYPO NOE

ERSTE BANK

Raiffeisen Bank International

FIDERA

Benson Elliot

MADISON INTERNATIONAL REALTY

ARES

LONE STAR FUNDS

1 BLN EURO

Debt & financing acquired

Cavatina Group

Click to watch

Cavatina Group

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ResiCapital

CĀVARE

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