



Project Góraszka with the building permit

In January 2025, Ceetrus, the investor of Project Góraszka, obtained a building permit for a multi-purpose shopping and entertainment centre. Construction of the main building in Góraszka is scheduled to begin in 2026. NhooD Services Poland is responsible for the comprehensive management of this project.

The mixed-use investment, on which NhooD Services Poland is working, will be built in the eastern part of the Warsaw agglomeration. The main building within the Project Góraszka will offer nearly 40,000 sqm of retail space. Combined with the planned neighbouring places and the already operating Majaland Warsaw amusement park, will create a comfortable place for shopping and spending free time.

Construction of the main retail component of the Góraszka Project is scheduled to begin in 2026 and will take approximately two years. Once completed, customers will be able to enjoy retail and entertainment facilities, a modern food court, an Auchan hypermarket and a Leroy Merlin DIY store.

The total usable area of the investment in Góraszka, i.e. the main commercial buildings developed by partners, will cover an area of approximately 65,000 sqm GLA. The entire complex will also include a water park, drive-thru restaurants and a petrol station.

“We have reached an important milestone in the implementation of the multifunctional Project Góraszka, which will be a distinctive location in the eastern part of the Warsaw agglomeration. It will be a complex with an extremely rich and diverse range of retail, service, entertainment and catering options, which is what the residents expect. We are delighted to be one step closer to the completion of this important project and that we can count on the support of the local community and the authorities of the Wiązowna municipality. This is of great value to us,” says Anna Będkowska, Project Manager responsible for the implementation of the Project Góraszka.

Construction works

Construction work will be carried out in stages. In the first stage, technical infrastructure will be built throughout the investment area, including for the needs of partners who are co-creating the investment project.

The next stages will see the construction of a retail and service complex comprising commercial and service buildings with a total GLA of approx. 40,000 sqm, a hypermarket, food & beverage, and technical and road infrastructure. At the same time, construction will be carried out on neighbouring facilities belonging to partners, i.e. restaurants, a DIY store and a water park.

A resident- and environment-friendly investment

The investment in Góraszka is being carried out in accordance with the principles of sustainable development. NhooD Services Poland is committed to making it people- and environment-friendly, in line with the company's triple positive impact ESG strategy: People, Planet, Profit. In addition to the BREEAM Communities certificate received in 2024, which confirms that the project has a positive impact on the local community and the environment, the investor plans to obtain a BREEAM New



Construction certificate for the Project Góraszka. The investment is also participating in the MUQI (Mixed Use Quality Index) certification process, which assesses the quality of mixed-use investments. Construction of the investment is scheduled to begin in 2026.

Convenient location.

The Project Góraszka will be built in the vicinity of the S17 and S2 road junction. The convenient location of the investment and the existing expressway system will make it possible to comfortably reach it within a dozen or so minutes from both the southern and eastern districts of Warsaw, as well as neighbouring municipalities. Bus stops with four bays have been designed in the immediate vicinity of the development, and the determination of the bus lines that will stop there is part of ongoing discussions between the developer, representatives of the Wiązowna Municipality and the Warsaw City Road Authority.

The main investor in the commercial part of the development is Ceetrus.

ADDITIONAL INFORMATION**About Nhood Services Poland**

Nhood Services Poland provides comprehensive services for the commercial real estate industry to support its clients' activities and create vibrant spaces. The company's portfolio of services, within the Property & Asset Services (PAS), Development (DEV) and Resources, Fund & Investment (RFI) business lines, includes, among others, retail property management, retail space leasing, tenant representation, development process management, asset management, marketing, ESG and land sales for investment. The company comprehensively manages 25 shopping centres and malls with a total area of nearly 700,000 sq m. As a commercialiser, it represents 55 shopping centres.

The Nhood Services Poland team creates innovative, multifunctional projects on a unique scale, with numerous functions and in accordance with the principles of sustainable development. These are spaces that are friendly to local communities and adapted to the existing urban fabric. The company also undertakes other ambitious development projects and handles the sale of Ceetrus Polska's 160-hectare investment land, offering customers new business opportunities.

For more information, visit <https://nhood.pl> and <https://www.linkedin.com/company/nhoodservicespoland>

ABOUT CEETRUS

Ceetrus is a real estate company whose mission is to make properties thrive for and with their residents. The company invests in commercial properties, urban regeneration projects and mixed-use developments with the aim of building resilient cities and transforming places and regions in a sustainable way. Ceetrus builds partnerships to develop and nurture ecosystems through three strategic actions: maximising the utility of its assets, regenerating the environment, and researching new concepts and technologies for low-carbon construction. Ceetrus has a property portfolio worth over €8 billion and covering nearly 20 million m², comprising almost 300 commercial properties and 50 development projects in 10 countries. Ceetrus entrusts the management of its assets to the service company Nhood in order to revitalise, regenerate and transform its properties.

<https://www.ceetrus.com/en>

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