

Warsaw, 26 August 2025

Press release

CeMat A/S Obtains New Zoning Decision for Self-Storage Project on Arkuszowa Street in Warsaw

CeMat A/S announces that it has obtained an individual zoning decision for a new self-storage development located on Arkuszowa Street in Warsaw, in the immediate vicinity of the planned S7 expressway. The plot is situated just 150 metres from the planned interchange, ensuring excellent visibility and convenient access for both individual and business customers.

The new decision allows for the construction of a building with a lettable area ranging from 1,950 to 3,180 sqm, fully dedicated to self-storage use.

Key advantages of the project:

Market potential – the self-storage segment in Poland remains at an early stage compared to Western European markets, yet offers strong growth prospects.

Strategic diversification – the investment aligns with the company’s strategy of converting existing warehouse assets into smaller formats, delivering stable and recurring revenues.

Synergy with core operations – the project complements the company’s primary residential development business with service-based, income-generating assets, supporting long-term value creation.

CeMat entered the self-storage market in 2023 with the launch of its dedicated online platform www.cematbox.com, enabling customers to conveniently rent storage units. The company’s current operations, with close to 1,869 sqm of lettable area already in use, confirm the validity of this strategy and reflect the growing demand for such services in the Polish market.

“The dynamic growth of the self-storage sector in Poland opens up new opportunities for us. The zoning decision for the Arkuszowa Street project marks another step in building a stable portfolio of income-generating assets, complementing our core residential development business dedicated to individual homebuyers,” commented Jarosław Lipiński CEO CeMat A/S.

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The new zoning decision replaces the plot's previous hotel-related designation, while remaining consistent with the service function permitted under the earlier decision. The company does not intend to adjust the valuation of the property, which was already reclassified as inventory in 2022.

Cemat A/S

Jaroslav Lipinski
CEO

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