Warsaw, 31 January 2024

**CONTACT**

Krzysztof Wielgus, Advanced PR

kwielgus@advancedpr.pl

+ 48 728 826 023

**LIXA E with use permit**

**The LIXA E office building, built as part of the office complex near Warsaw’s Daszyński Roundabout, has been granted a use permit. The building developed by Yareal Polska has provided the Warsaw market with almost 18,000 m2 of modern office space, designed and executed in line with the sustainable development strategy.**

The LIXA complex located in the business heart of Warsaw, in the close Wola district, is the largest project in the Yareal Polska’s office portfolio. Upon completion, the complex will comprise five buildings totalling 77,000 m2. LIXA E, which has just been granted a use permit, has been developed as part of the final phase of campus.

LIXA E, located on the west side of the public passage LIXA City Gardens and linking the entire complex, has provided the Warsaw market with almost 18,000 m2 of modern office space, highly popular amongst tenants already at this stage. The occupancy rate in the LIXA E building is over 70%, and Yareal Polska is conducting advanced talks with businesses interested in having their future seats at LIXA.

‘*We are more than happy that 1.5 years from breaking ground, we may announce that LIXA E, another building in the LIXA complex, has been granted the use permit*. *LIXA E perfectly answers the current expectations of tenants and fits the profile of a friendly workplace. The campus-like development, one of the biggest currently available in the market in terms of the floor area, i.e. 3,400 m2, hence giving the tenants freedom in arranging the space, offering numerous green areas, well-thought-out technology or functional solutions, including tilt windows, makes LIXA stand out. An eye-catching asset of our complex is also the LIXA City Gardens concept which is unique in the market. A wide and varied retail and F&B offer, including restaurants, pubs, bars, cafés or showrooms, makes it a vibrant place not only during the working day, but also after hours. We are delighted that our project is so well perceived by the tenants,’* said **Marta Zawadzka, Leasing Director at Yareal Polska**.

The LIXA E building, just like other parts of the complex, was delivered in line with the ESG-compliant sustainable development strategy. Both during the construction phase and subsequent operation, the building has been and will be powered by electricity from renewable sources only, i.e. onshore wind farms.

What is more, low-carbon concrete for the entire structure as well as recycled low-carbon aluminum on the façades of the complex were used. In addition, the tilt windows designed for the office building will allow limited use of air conditioning; high-speed energy recovery elevators, as well as modern LED lighting were installed inside the building. Rainwater will be collected to irrigate shrubs, perennials and lawns growing in public gardens. A decorative pond will be made in the courtyard, around which water mist will be sprayed on hot days.

The underground part of the final stage of LIXA (which includes LIXA D and E buildings), which is under construction right next to a representative pedestrian walkway forming a new passage between Kasprzaka and Giełdowa streets, offers a total of 217 parking spaces. Some of them are equipped with electric car chargers. Racks as well as showers and lockers are provided for tenants biking to work. With this particular stage of LIXA in mind, Yareal Poland has also renovated the neighbouring streets, including a part of one of the key arteries of Warsaw’s Wola district – Kasprzaka street. In spring, renovation of the entire Giełdowa street will begin.

The LIXA office campus was designed by the renowned architectural studio HRA Architekci. Both the existing buildings (including LIXA E) and the LIXA D office building under construction are certified according to the BREEAM green building system, with an Excellent rating. In addition, the LIXA development was awarded the WELL Health-Safety certificate, confirming that the complex meets the highest requirements for safety standards and procedures.

The last building comprising the LIXA complex (LIXA D office building) is still under construction.
LIXA D is scheduled to be commissioned at the turn of Q1 and Q2 2024.

\* \* \*

**YAREAL Polska** is a key player in the real estate development sector in Poland. The company belongs to YAM Invest Group and is managed by YAREAL Polska Holding with equity in excess of PLN 350 million. YAREAL Polska carried out a large number of real estate projects with a distinctive architectural style demonstrating its wide-ranging expertise in both the residential and the office markets. Quality, innovation, smooth customer relations and environmental commitment have become the company's DNA. Since November 2005, the company is a member of the Polish Association of Real Estate Developers.

Since 2005, 19 residential projects, 8 office projects with over 123 thousand square meters of total office space have been completed. Renowned architects and landscapers, indisputable locations, innovations and environmental performance grant our customers access to high quality standards and offer the best value for money.

YAM Invest Group provides long-term equity to YAREAL, so it can implement a selective strategy to secure the best real estate opportunities in a timely manner. Whatever the expectations, the budget or the lifestyle, YAREAL aims at offering access to high quality standards and customized support to its clients.

YAREAL's projects have been widely awarded by real estate professionals which constitutes a valuable sign of recognition and a substantial portion of the robust track record built over the past nearly twenty years. Significant awards:

– Nowogrodzka Square office building – Grand Prix and award in the “Architectural Award of the President of the City of Warsaw 2019” competition (“Best commercial building” category),

– Nowogrodzka Square office building – PLGBC award in the “Green building awards 2018” competition (“Best Certified Green Building” category),

– Konstancińska Residence apartment building – an award in the Domiporta poll – “Apartment of the Year 2014/2015,”

– Hoża 55 apartment building – Construction & Investment Journal “Residential Luxury Development of the Year” award in 2013,

– Oxygen Park office building – Construction & Investment Journal “ESSA Green Award” in 2013,

– Mokotowska Square office building – Eurobuild award for “New Office of the Year 2011, Poland,” Construction & Investment Journal award for “Best refurbishment/ expansion of the year 2011,” European Property Awards competition for “BREEAM Application In-Process,” CEE Quality Awards – main award for “Office Development of the Year,”

– Renaissance office building – Construction & Investment Journal award in the “Best Office Development in 2004” category.