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**More companies choose LIXA E**

**A leading manufacturer of aluminum systems in Europe, Aluprof SA, has joined the tenant roster in the LIXA E building. The 340 m2 of modern space located on the ground floor of the building will house the company’s office and Aluprof’s first showroom in Warsaw. The LIXA E building has also been chosen by the medical communications agency Unique Work for its new headquarters. The company has leased nearly 285 m2 of space, also on the ground floor. Next to the company’s office, there will be a state-of-the-art recording studio. The newest office building of Yareal Polska’s flagship investment is already more than 70% commercialized.**

The LIXA E office building was erected as part of an office campus near the Daszyński Roundabout in Warsaw. It was developed on the west side of the public walkway LIXA City Gardens, tying together the entire LIXA complex, which will ultimately consist of five buildings with a total area of 77,000m2. The LIXA E building has delivered nearly 18,000 m2 of modern office space to the Warsaw market.

*“We are very pleased to have entered into more agreements at LIXA E and are happy to welcome Aluprof SA and Unique Work among the tenants of our office project. These companies being attracted to LIXA and their planned space arrangements depict perfectly well the multi-functionality of our complex. Very well-connected, with excellent visitor accessibility and exposure, it is an ideal location not only for traditional offices, but also for spaces such as a showroom or recording studio. I am confident that our new tenants will appreciate the comfortable environment offered by LIXA for business development,”* said **Marta Zawadzka, Leasing Director at Yareal Polska***.*

Aluprof SA is part of Grupa Kęty SA. The company is one of the leading manufacturers of aluminum systems in Europe. It has subsidiaries in several European countries, as well as in the United States. With more than 70 years of experience, Aluprof SA has continuously been accommodating more than 1,900 clients from various industries.

The ground floor of LIXA E will be home to Aluprof SA’s office and the first Warsaw showroom for this recognized brand. It will be a place where architects, manufacturers and clients alike will have the opportunity to see Aluprof products in attractive arrangements. The lease agreement for 340 m2 of space in the LIXA E office building was signed for seven years. Brookfield Partners advised the tenant in the negotiation process.

The leading medical communications agency Unique Work has also chosen LIXA E. The company has many years of market experience and specializes in comprehensive marketing services for entities in the medical, pharmaceutical or Healthcare & Beauty sectors.

Unique Work has leased premises of 285 m2 in area at LIXA. They will house the company’s office and a state-of-the-art recording studio. Unique Work was advised in the negotiations with Yareal Polska by Patron Brokers, and the lease agreement was entered into for five years.

The LIXA E building was delivered in January 2024; like the remaining parts of the complex, it was completed in accordance with a sustainability strategy that puts ESG standards at the forefront. During the construction of the office building, only electricity from renewable sources (onshore wind farms) was used. The same sources of energy will power the building during its operation later on. Among others, 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 office building is designed with openable windows, which will reduce the use of air conditioning while still providing fresh air; high-speed energy recovery passenger lifts were installed inside the building, along with modern LED lighting. Rainwater will be collected to irrigate shrubs, perennials and lawns in public gardens. An ornamental pond will be created in the courtyard, where water mist will be sprayed on hot days.

The LIXA office campus is being developed in stages in the Warsaw business hub in the Wola district near the city centre, just a short walking distance from the Rondo Daszyńskiego metro station. The campus was designed by the renowned architectural studio HRA Architekci. Both the existing buildings and the last LIXA D office building under construction are certified under the BREEAM green building system, with an Excellent rating. In addition, the LIXA development was awarded the WELL Health-Safety certificate, confirming its high standard of safety procedures.

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**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:

– Plac Kaszubski Residence – an honourable mention in the competition for the Award of the Chair of the City Council for the best Investment of the Year 2023 in Gdynia “Czas Gdyni” in the category “Architecture”.

– 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.

**Brookfield Partners** advises on office space change processes and on renegotiating lease agreements. Brookfield Partners as an independent consulting firm has been in operation for 13 years. It is the largest firm in Poland that represents exclusively office tenants, thus avoiding a conflict of interest. The company is present in 11 cities in Poland. Since 2021, Brookfield Partners has been the exclusive representative for Poland of Exis Global, an international organization of commercial real estate advisors dedicated exclusively to representing tenants. The partners of Exis Global provide best-in-class services solely for tenants around the world, and consistently achieve the best results for their clients. Brookfield Partners is the owner of Poland’s largest website with office space listings, Officelist.pl.

**Patron Brokers** is one of Poland’s leading consulting firms, specializing in the exclusive representation of office, warehouse and retail space tenants. Patron Brokers consultants support tenants in acquiring new space, consolidations and renegotiations of lease agreements.