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**LIXA D welcomes a new office tenant**

**A dynamically growing fintech company has leased nearly 2,600 m2 of office space in the   
LIXA D building, which is being erected as part of an office complex near the Warsaw’s Daszyński Roundabout. The new tenant will occupy over 25% of the building’s commercial space.**

*‘I am very pleased with signing the lease. It means that another new technology company, occupying as much as 25% of the LIXA D building, has joined our tenant roster. Closing of this transaction proves that the LIXA complex meets the expectations of the most demanding clients. During the negotiation process, we were focused on the tenant’s needs, which translated into efficient closure of the deal and reaching an agreement. We are looking forward for our new tenant to move into its newly finished office. This is clear evidence that the LIXA development meets the highest standards in terms of space arrangement, technical equipment and location, as well as the offer of the service and retail outlets located on the ground floor of the buildings,’* said **Marta Zawadzka, Leasing Director at Yareal Polska***.*

The offices of the new tenant in LIXA D will be arranged on 2,600m2 of space located on   
the 4th and 5th floor of the building. The company will move into the office building at the end of 2024.

The LIXA D office building is the last building being erected as part of the largest office complex in the Yareal Polska’s portfolio. It is being developed on the west side of the publicly accessible LIXA City Gardens walkway, tying the entire complex together. LIXA D will deliver nearly 10,000 m2 of modern office space to the Warsaw market and will be ready to welcome tenants at the turn of the Q1 and Q2 of 2024.

The LIXA D building fits perfectly with Yareal Polska’s ESG-compliant sustainable development strategy. The project is powered by electricity from renewable sources. In addition, some of the environmentally-friendly, energy-saving solutions applied in the development include low-emission concrete and low-carbon recycled aluminium aimed at reducing the carbon footprint, and rainwater collection to irrigate vegetation. LIXA D as well as other parts of the complex will feature tilt windows, which will allow access to fresh air and, at the same time, help limit the use of air conditioning. What is more, high-speed energy recovery elevators, as well as modern LED lighting will be installed in LIXA D.

The underground part of the last stage of LIXA (including 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, will have a total of 217 parking spaces. Some of them will be equipped with electric car chargers. Racks as well as showers and lockers are provided for tenants biking to work.

The LIXA office campus is being developed in stages in the Warsaw business hub in the centre-adjacent part of the Wola district, just a short walking distance from the Rondo Daszyńskiego metro station. The campus was designed by a renowned architectural studio HRA Architekci. Both the existing buildings and the 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. Once the LIXA D office building is completed, LIXA will form a complex of five buildings with a total area of 77,000 m2.

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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.