**ADARA joins the tenant roster at Oxygen Park in Warsaw**

Warsaw, 14 May 2024

**ADARA, an exclusive distributor of cosmetic ingredients of the renowned German manufacturer EVONIK, has decided to move into Oxygen Park. The company has leased 366 sqm. of modern office space located at the 4th floor of Building A in the Warsaw complex owned by Golden Star Group.**

PPU ADARA Sp. z o.o. has been operating in the Polish market for 35 years. ADARA offering is dedicated to the cosmetics industry, including cutting-edge technology and marketing solutions as well as comprehensive advisory services related to formulating products. As the exclusive distributor, ADARA works closely with its business partner, a leader in providing responsible solutions and production methods, promoting certified raw materials sourced from renewable sources.

ADARA will move into Oxygen Park in September 2024. Its office space will be located at the 4th floor of Building A and will cover almost 366 sqm. of space. The term of the lease is seven years. ADARA was represented by Newmark Poland in the negotiation process.

**Magdalena Ruta, Head of Asset Management, Golden Star Estate**, said: ‘*Our primary goal as the owner of advanced office buildings is to provide our tenants with the most welcoming and comfortable working environment that perfectly meets their needs. This new lease is a proof of the effectiveness of our strategy. We are happy that Oxygen Park offers space sought by modern companies, both in terms of the applied technologies as well as the building’s overall quality and solutions it offers. I would like to welcome ADARA as the new tenant of Oxygen Park’.*

Oxygen Park is a modern office complex, located directly on Aleje Jerozolimskie in Warsaw’s business district. The project consists of two six-storey buildings with a total leasable area of over 18,000 m2. The fully glazed façade guarantees maximum access to daylight, and tilt windows enable ventilation of the rooms. The layout of each floor permits the introduction of flexible office solutions tailored to the needs of even the most demanding tenants. The environment-friendly solutions applied in the complex have been confirmed with a BREEAM certificate at the “Very Good” level.

In addition to top-quality office space, Oxygen Park’s tenants also have at their disposal a green patio with a relaxation zone, a canteen, and retail and service outlets. The project also features 162 parking spaces in the underground garage, bicycle racks and locker rooms with showers.

Thanks to its location on one of Warsaw’s key thoroughfares, the complex can be conveniently reached from any place in Warsaw and surroundings, by car or public transport, including Warsaw Commuter Rail (WKD) (proximity of the WKD Raków rail station). The complex is just 7 km from both Warsaw Chopin Airport and the city centre. An additional advantage of Oxygen Park’s location is the proximity of several shopping malls, including Reduta and Blue City, as well as Leclerc and Makro supermarkets.

The architectural design of Oxygen Park was created by the renowned studio JEMS Architekci. The project was delivered in 2013. In addition to ADARA, the tenants at Oxygen Park include such companies as Agfa, DiaSorin, Eurotronic, Parker Hannifin, PHINIA, Sodexo and Nieruchomości Plus.

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**About Golden Star Group**

Golden Star Group is an investment company that has been operating in the global real estate market for 20 years. Combining international experience and industry expertise, Golden Star Group focuses on acquiring real estate and adding value to its acquisitions through lease and management. The company specializes in high-return investments in the retail, office and luxury hospitality segments.

Golden Star Group’s portfolio includes projects with a total value exceeding EUR 1.5 billion, in Germany, the Netherlands, Poland and Czechia. The Polish portfolio includes Konstruktorska Business Center, Oxygen Park,
JK 55 and LIM Centre in Warsaw and DOT Office in Kraków.

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