Warsaw, 9 February 2023

Press Release

#### International Players Take On Marynarska Business Park

#### Syrena Real Estate has signed lease agreements for more than 6,000 sq.m. of office space in the Marynarska Business Park complex. The company which manages the complex of four buildings in Warsaw’s Służewiec district has extended leases with existing tenants, Ford Polska and Accord Healthcare Polska, and signed two new leases with NewCold and a confidential tenant who will occupy nearly 4,000 sq.m. in one of the buildings.

**The Marynarska Business Park remains the headquarters of the Polish branch of Ford**, which leases over **1,000 sq.m.** in the complex. Ford designs, manufactures, sells and services a range of connected commercial vehicles, SUVs, and passenger cars. The company strengthens its leadership position in vehicle electrification, invests in mobility development, autonomous driving systems, and services for connected vehicles, and provides financial services through Ford Motor Credit Company. It employs around 176,000 people in plants around the world.

**A lease of 860 sq.m. of office space has been extended with Accord Healthcare Polska**, a global manufacturer and distributor of pharmaceutical products. It operates in 85 countries around the world, helping to improve patient access to primary healthcare. Accord’s portfolio covers key areas such as oncology, cardiology, neurology, psychiatry, diabetes, pain management, and gastroenterology.

**NewCold has chosen the Marynarska Business Park complex** and will occupy **450 sq.m.** of office space. NewCold is a service provider in cold chain logistics and invests in large highly automated state-of-the-art freezers. The company provides advanced logistics services worldwide and aspires to be a key link in the supply chain for major food chains.

**The second new tenant which has signed a lease with Syrena Real Estate for nearly 4,000 sq.m of office space remains confidential.**

“*The extension of cooperation with our tenants corroborates that the Marynarska Business Park excels as a professional yet friendly space for business. We are delighted that companies such as Ford and Accord appreciate the complex in every respect and remain our tenants. We have signed office space leases with new tenants, NewCold and a tenant who remains confidential due to the nature of its business. It will occupy 4,000 sq.m. in one of the buildings,*” **said Ewa Lubańska, Leasing Manager at Syrena Real Estate.** “*At the same time, we are commercialising space on the ground floor of our office buildings. We want new food and retail concepts to complement the offer of the Luxmed clinic and the Gorąco Polecam bakery and patisserie to the advantage of both our tenants and the local community,*” **said Ewa Lubańska**.

**The Marynarska Business Park** is a complex of 4 office buildings with a total usable area of **46,000 sq.m.** As of 2020, the project has been in the portfolio of Syrena Real Estate and PineBridge Benson Elliot. The complex has gained a new **conference centre** with rooms for meetings and co-working. A car park located on 3 underground levels offers a total of **1,300 parking spaces** for tenants and visitors at the office buildings, with electric vehicle charging stations coming soon. The underground level features a new bicycle zone with spaces for 120 bikes, a changing room with showers, and eight charging stations for electric bicycles. The Marynarska Business Park is certified as Excellent by BREEAM In Use 2015. The complex will apply for further certifications once the upgrade is complete: Breeam In-Use in the new v6 system, WELL certificate, WELL Health & Safety and WIREDSCORE. The developer is also working with the Integration Foundation to make the project as accessible as possible to people with disabilities.

**The ongoing revitalisation of the Marynarska Business Park complex** is a continuation of Syrena Real Estate and PineBridge Benson Elliot’s strategy of giving new life to older office buildings. The proprietary modernisation programme for the Służewiec complex is being implemented in the spirit of ESG and covers three areas: the surroundings of the buildings, the common areas of the office buildings, and the heat and air conditioning ventilation systems. After extensive redevelopment, the outdoor patio will be transformed from a concrete desert into a green park of 6,000 sq.m. with hills overgrown by trees and native vegetation. There will be areas for rest and relaxation. The lobbies of the buildings will have an elegant look with artistic giant sculptures as a common design element. New ventilation systems will reduce electricity consumption, while the regulation of water flow will make it possible to significantly reduce water consumption.

The chief designer of the new look of the Marynarska Business Park is **Pracownia Architektoniczna MJZ**. The greenery project was developed by **iGreen Architektura Krajobrazu**. The interior design is the work of **Łoskiewicz Studio**. The **Reesco Group** is responsible for the redevelopment, and **cmT** for project management.

**Video statement by Witold Zatonski, Partner at Syrena Real Estate on the Marynarska Bisiness Park development:** <https://www.youtube.com/watch?v=hIStz_QiZ_k&t=1s>

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#### Syrena Real Estate is a dynamic Polish private company operating in the commercial real estate market since 2016. It focuses on direct investments and property management for foreign investors. The company cooperates with renowned international investors, including Pinebridge Benson Elliot, Morgan Stanley Real Estate Investing, and Starwood Capital. Syrena Real Estate manages a property portfolio with a total area of 105,000 sq.m. and a market value of € 425 million. It specialises in value-added projects. The company’s flagship projects include the revitalised post-modern HOP office building on Chmielna Street in Warsaw (14,000 sq.m.) and the office complexes Marynarska Business Park (46,000 sq.m.) and Metropolitan (38,000 sq.m.).