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Press Release

#### JDE Peet’s joins Diuna

**Diuna office complex in Syrena Real Estate portfolio, has welcomed a new tenant - JDE Peet’s (JDEP). The company has taken 900 sqm in the Warsaw office building. Warsaw-based design studio BIT Creative is responsible for the interior design of the new office.**

JDE Peet’s is the world's leading pure-play coffee and tea company, serving approximately 4,100 cups of coffee or tea per second. JDE Peet's unleashes the possibilities of coffee and tea in more than 100 markets with a portfolio of over 50 brands including L’OR, Peet’s, Jacobs, Senseo, Tassimo, Douwe Egberts, OldTown, Super, Pickwick and Moccona. The new tenant occupies 900 sqm in Diuna. JDE Peet’s was represented by Colliers in the commercialization process.

*- We are seeing a steady increase in interest in Diuna from new companies that appreciate the metamorphosis that our complex has undergone. We are very pleased that another company from JDE Peet's joins the group of Diuna's tenants, which, like us, is close to the concern for employee welfare and ESG aspects that we implement in the complex"* comments **Ewa Lubanska, Leasing Director at Syrena Real Estate**.

Adapting the interiors to the needs of the new tenant and creating optimal working conditions was entrusted to the experienced **studio BIT Creative**.

Diuna, formerly known as Marynarska Business Park, has undergone a huge metamorphosis thanks to the efforts of Syrena Real Estate and PineBridge Benson Elliot. The office complex in Warsaw's Służewiec district has been brought up to current market standards, and the changes made included revitalizing the outdoor areas and remodeling the entrance lobbies of the four buildings. The 6,000 sq.m. concrete parking lot was transformed into
a into a public park with 50 trees, 96 species of shrubs, a stream and an educational pavilion. In addition, new co-working spaces and a conference center with a meeting and exercise room have been introduced. The complex has also been equipped with a new bicycle zone with full infrastructure for single-track enthusiasts. In the process of modernization at Diuna office complex, a number of solutions were introduced that significantly improved its energy efficiency. Carbon dioxide concentration-dependent ventilation control, VAV ventilation systems and airflow control **have had a significant impact on reducing carbon dioxide emissions, which were reduced by 827 tons in 2023**. **Diuna has also achieved certifications: BREEAM In-Use in the new v6 system at Excellent level, Well HSR and WiredScore at Silver level.**

The main designer of the new look of Dune is **architectural studio MJZ**, the green project was developed by **iGreen Landscape Architecture**, the design of the new interiors is the work of **Loskiewicz Studio**. **Reesco Group is** responsible for the remodeling, and **cmT is** responsible for project management**.**

With a total usable area of 46,000 sq.m., the companies headquartered here include: Accord, NewCold, Colgate, Daikin Europe, Eurocash, Ford, JDE, Oceanic, S.C Johnson, FOUNDEVER, Business Lease, Leasing Team and WDX. The complex also houses a LUX MED clinic and a café and bakery I highly recommend. The complex has 1,200 parking spaces in three underground parking garage levels.

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#### Syrena Real Estate is a dynamic private Polish company operating in the commercial real estate market since 2016. It focuses on direct investment 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. Siren Real Estate manages a real estate portfolio with a total area of 110,000 sqm and a market value of €435 million. It specializes in value-add projects. The company's flagship projects include the revitalized post-modern HOP office building located on Chmielna Street in Warsaw (14 thousand sq. m.) and the Diuna office complex - formerly Marynarska Business Park (46 thousand sq. m.).