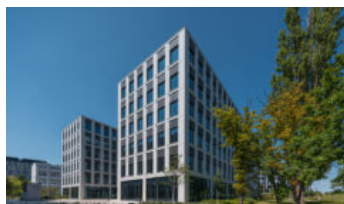
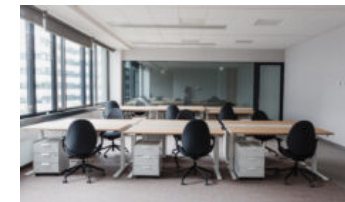



Stara Rzeznia

B10

K2

Waterfront

Property	Stara Rzeznia	B10	K2	Waterfront
Localization	Poznań, Garbary 101/111	Wrocław, Bolkowska 3	Gdynia, Kielecka 2	Gdynia, ul. Waszyngtona 13a, 13b, 17
Status	Completed	Completed	Completed	Completed
Certificate of occupancy	2025	2022/2023	2022	2024
Buildings	1	1	1	2
Floors above ground level	3	6	6	5
Gross lettable space	728.00 m ²	14,157.02 m ²	11,457.57 m ²	25,884.00 m ²
Net leasable area	728.00 m ²	14,157.02 m ²	11,457.57 m ²	25,884.00 m ²
Net available area	728.00 m ²	13,642.69 m ²	10,950.91 m ²	25,215.13 m ²
Common area factor	N/A %	3.77 %	4.63 %	4.39-4.88 %
Number of parking spaces	8	313	136	121
Minimum rent period	1 year	5 years	5 years	5 years
Base rent	18.00 EUR/m ² /month	15.00 EUR/m ² /month	16.00 EUR/m ² /month	To negotiate
Exploitation fee	On request	On request	On request	On request
Garage rent	100.00 EUR/place/month	65.00 EUR/place/month	90.00 EUR/place/month	90.00 EUR/place/month



Property	Business Garden Warszawa	Business Garden Poznan	Business Garden Wroclaw	Ready Flex
Localization	Warszawa, Żwirki i Wigury 14, 16, 16a, 16b, 16c, 18, 18a	Poznań, Pastelowa 2,4,6,8,12	Wroclaw, Legnicka 48	
Status	Completed	Completed	Completed	Completed
Certificate of occupancy	2012/2017	2019	2019	Yes
Buildings	7	5	6	Not Applicable
Floors above ground level	7/6	6	6/14	Not Applicable
Gross lettable space	88,714.15 m ²	46,278.00 m ²	78,297.04 m ²	Not Applicable
Net leasable area	88,714.15 m ²	46,278.00 m ²	78,297.04 m ²	104,072.03 m ²
Net available area	76,375.90 m ²	44,813.00 m ²	76,785.74 m ²	91,492.76 m ²
Common area factor	3.00-4.69 %	3.07-3.38 %	2.81-3.50 %	Check the offer
Number of parking spaces	1,302	900	954	Check the offer
Minimum rent period	5 years	5 years	5 years	12 months
Base rent	17.00 EUR/m ² /month	14.75 EUR/m ² /month	14.50 EUR/m ² /month	Check the offer
Exploitation fee	On request	29.00 PLN/m ² /month	28.00 PLN/m ² /month	On request
Garage rent	150.00 EUR/place/month	70.00 EUR/place/month	65.00 EUR/place/month	Check the offer