

Sfera Retail Park

Grodzisk Mazowiecki, Poland 2026

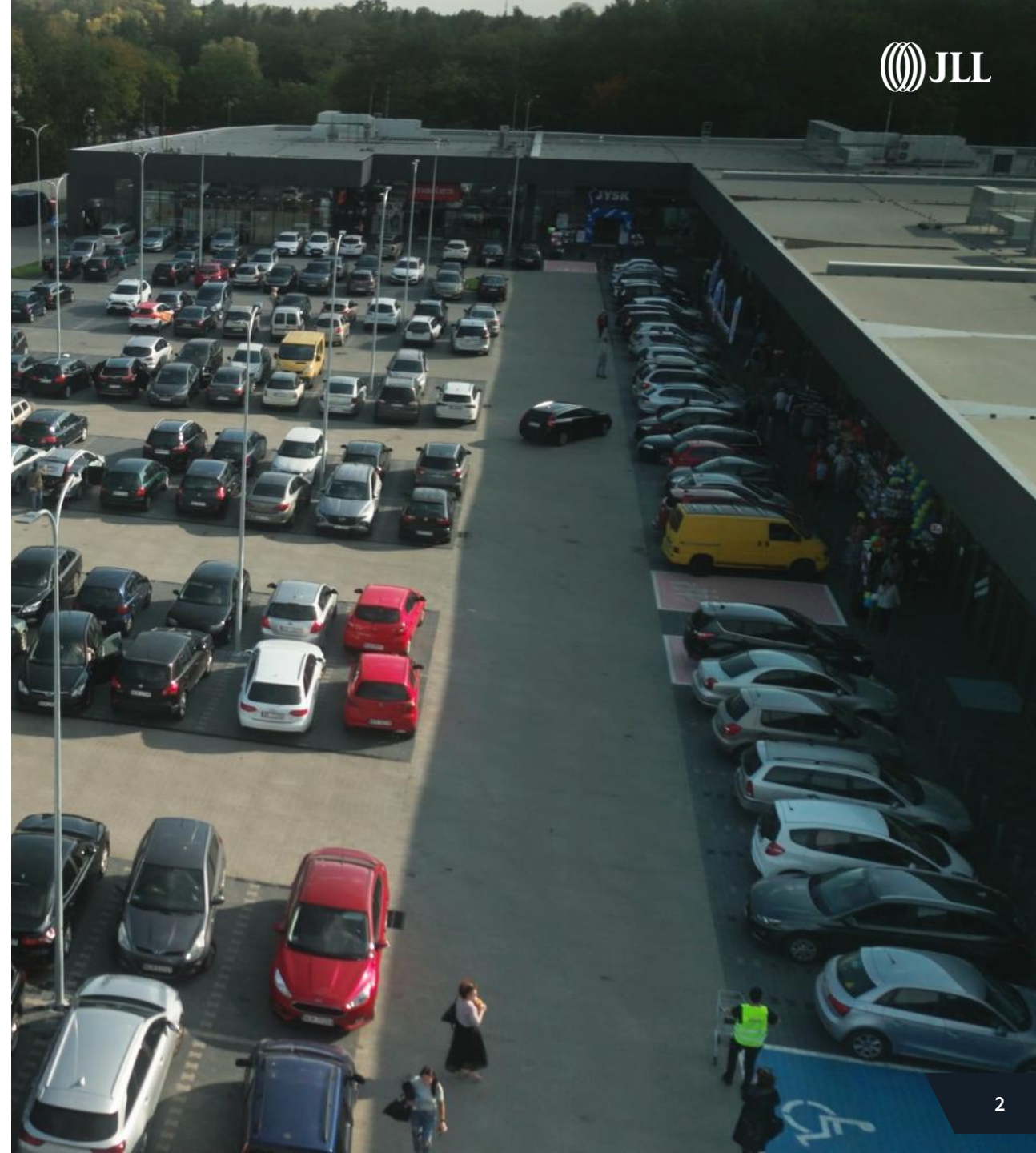


Introduction

Jones Lang LaSalle sp. z o.o. (“JLL”) has been mandated by GHRE Sp. z o.o. (the “Seller”) to offer to investors (“Investors”) the opportunity to acquire Sfera Retail Park (the “Property”), situated in central Poland, approximately 40 km southwest from Warsaw.

This Investment Brief provides the basic information for investors to analyze and evaluate the presented investment opportunity.

All communication shall be arranged through JLL only. A full list of contacts working on this transaction is available at the end of this Brief.



- 01** Opened in 2023 Sfera Park is a modern **grocery anchored retail park** offering **11,000 sqm** GLA (20 units).
- 02** **Well-balanced, attractive tenant mix**, composed of international and national brands such as **Biedronka, RTV Euro AGD, Sinsay, Woolworth, Martes Sport, New Yorker, Tedi, Pepco, Rossmann, Jysk**, amongst others.
- 03** **Conveniently positioned in Grodzisk Mazowiecki** along Żyrardowska Street, within the dynamic Warsaw metropolitan area, the retail park benefits from accessibility via the **A2 motorway, S8 expressway** and regional road network. Sfera Park capitalizes on its proximity to major commercial corridors connecting Warsaw, Żyrardów, and surrounding suburban communities. **Grodzisk will be the beneficiary of development of Central Communication Port** in Baranów commune, only 15 km away.
- 04** Within a **10-minute drive**, the primary catchment includes approximately **53,000 residents**. The secondary catchment area, **10 – 20-minute** drive time, covers a population of around **109,000 people**. The total population within the 20-minute drive time is approximately **162,000 residents**.
- 05** **Almost fully-let asset** (99% as of January 2026).
- 06** Potential annual **NOI of ca. EUR 1.5 million** at full occupancy. Average rent of **EUR 12.13 / sqm/ month**.
- 07** Long WAULT of **3.9** by income (as of January 2026). Biedronka (food anchor) lease secured **until 2038**.
- 08** Attractive average unit size of ca. **550 sqm**.
- 09** **Freehold** title to the land.
- 10** On-site complimentary **parking** with capacity for **350 vehicles**, ensuring convenient customer access.

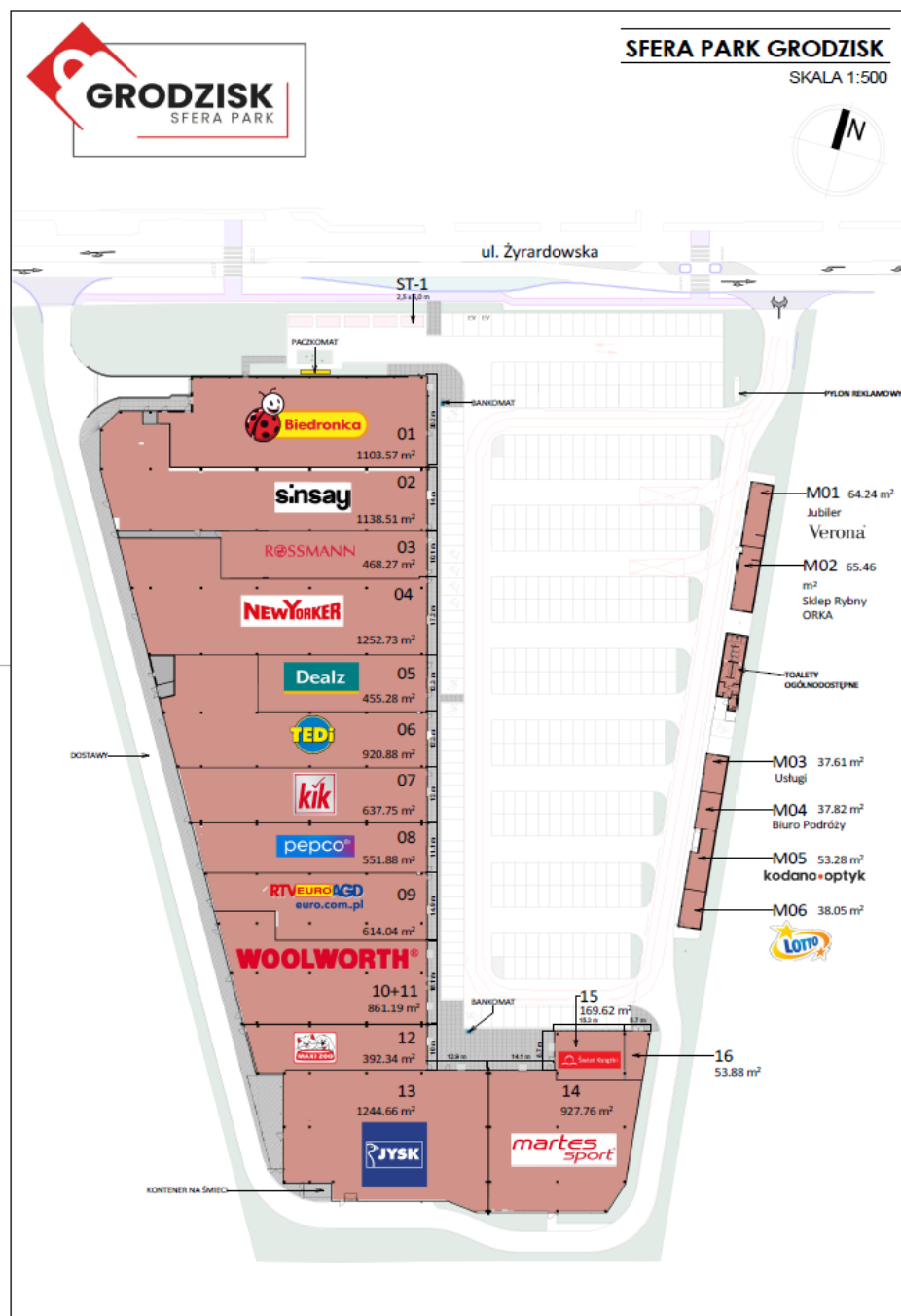
Property Key Facts

Property Data

Name	Sfera Park
Address	Żyrardowska 14, 05-825 Grodzisk Mazowiecki
Website	grodzisksferapark.pl
Opening date	2023
GLA (sqm)	11,000 sqm
Occupancy	99%
No of retail units	20
Key tenants	Biedronka, RTV Euro AGD, Rossmann, New Yorker, Sinsay, Martes Sport, Jysk, Pepco, Tedi, KiK, Woolworth, Maxi Zoo
Parking places	350
Land tenure	Freehold
Catchment (20 min drive)	ca. 162,000
WAULT (by income)	3.9
Average rent	12.13 €/sqm/month
NOI	ca. €1.5 million



Site Plan



Grodzisk Mazowiecki: a well-positioned opportunity within Warsaw metropolitan area

- Situated approximately **40 km southwest of Warsaw** in the Mazovian Voivodeship, Grodzisk Mazowiecki is a key city in central Poland.
- The city's strategic location is enhanced by excellent transportation links. It's positioned on the Warsaw-Vienna Railway line and serves as **the final stop for the Warsaw Commuter Rail**.



- Road **connections to Warsaw**, Żyrardów, Błonie, and Mszczonów are complemented by **the nearby A2 motorway to the north and the S8 expressway to the south**.
- The site occupied by Sfera Park Grodzisk retail park is in the western part of the city, along Żyrardowska Street, a regional road leading to Żyrardów and Skierniewice. The property's immediate **surroundings feature a mix of commercial and residential developments**.





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