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Email Address: pedro.duenas@dunacommerce.com

**FLORIDA PROFIT/NON PROFIT CORPORATION**

**Duna Property Group, Inc.**

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**ARTICLES OF INCORPORATION  
OF  
DUNA PROPERTY GROUP, INC.**

The undersigned, Incorporator has executed these Articles of Incorporation to establish a corporation (the "Corporation"), under the Florida Business Corporation Act (Chapter 607, Florida Statutes).

1. **Name.** The name of the Corporation is:

Duna Property Group, Inc.

2. **Principal Office and Mailing Address.** The address of the principal office and the mailing address of the Corporation is:

111 North Orange Avenue, Suite 800  
Orlando, Florida 32801

3. **Authorized Shares.** The Corporation is authorized to issue 10,000 shares of common stock having a par value of \$0.01 per share. No share shall be issued except upon payment to the Corporation of the par value of the share in cash or other consideration permitted by law as payment for shares.

4. **Bylaws.** The initial bylaws of the Corporation shall be adopted by the Incorporator or the board of directors. The power to alter, amend, or repeal any bylaw shall be vested in the shareholders, except to the extent delegated by the shareholders to the board of directors.

5. **Registered Agent and Office.** The name of the initial registered agent and the address of the initial registered office of the Corporation is:

Cross Street Corporate Services, LLC  
200 South Orange Avenue  
Sarasota, Florida 34236

6. **Initial Officers and Directors.** The names and addresses of the initial officers and directors of the Corporation are as follows:

Pedro A. Duenas Nagy - Director and President  
111 North Orange Avenue, Suite 800  
Orlando, Florida 32801


Jose Luis Duenas Nagy - Director and Secretary  
111 North Orange Avenue, Suite 800  
Orlando, Florida 32801

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**7. Incorporator.** The name and address of the Incorporator of the Corporation is:

Pedro A. Duenas Nagy  
111 North Orange Avenue, Suite 800  
Orlando, Florida 32801

**8. Effective Date.** The existence of the Corporation shall commence upon the filing of these articles by the Florida Department of State.Dated this 9 day of September 2022.

  
Pedro A. Duenas Nagy  
Incorporator

**ACKNOWLEDGEMENT OF REGISTERED AGENT**

By execution hereof, the undersigned accepts appointment as registered agent of the Corporation, is familiar with, and accepts, the obligations of that position.

IN WITNESS WHEREOF, the undersigned has executed this Acknowledgement of Registered Agent as of the Execution Date.

**CROSS STREET CORPORATE SERVICES, LLC,**  
a Florida limited liability company

By: 

Michael J. Wilson  
As its Vice President

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