The Issuer has conducted the internal analyses and simulations in relation to the planned transaction, whose purpose was to verify the profitability and effectiveness of the investment. The Issuer's Management Board would like to point out that the calculations below are estimates and were made based on subjective assumptions and they do not constitute the forecast of results.

Issuer's assumptions to the financial model

Macroeconomic assumptions:
- base inflation HICP at level of 2%
- EUR/PLN exchange rate: PLN 4.10
- effective income tax rate: 19%
- EURIBOR 3M:
  - 0.78% to 06.2016,
  - 2.05% from 07.2016 to 12.2023

Assumptions regarding Sky Tower object:

- the cash flows forecasted for 10-year period, after which the residual value of the investment is set. Discount as of 1 January 2014;
- acquisition of a real estate co-financed by long-term investment credit at the level of EUR 56,899,000;
- the discount rate assumed by the Management Board for the analysed investment: 9.5%;
- target level of vacancies:
  - retail space: 5% GLA,
  - office space: 5% GLA;
- the assumed level of commercialisation achieved in 12.2015 considering the rent grace periods and potential fitting out costs
- level of rent rates during the period of validity of the given lease agreements indexed by HICP indicator;
- target level of additional revenues generated by the real estate at the level of PLN 590.000 per month;
- leasable area (GLA):
  - office space: 18.629 m2,
  - retail space: 29.825 m2;
- yield rates adopted for the period after the forecast:
  - office space: 7%,
  - retail space: 6.75%;
- repayment of the outstanding balance of liabilities of the value of PLN 171.757.000 on 31.12.2023.

The measurement of effectiveness of the investment under the discounted cash flows method is presented below. The choice of the method was determined by the intention to include the impact of aforementioned assumptions on the level of cash flows generated by the real estate in the future determining the value of the acquired enterprise.

Selected financial parameters in the forecast period during the years 2014-2023

	2013	2014P	2015P	2016P	2017P	2018P	2019P	2020P	2021P	2022P	2023P	TOTAL
PRICE	-270,000											
ATCF [ths PLN]		4,602	10,727	14,179	11,598	13,898	16,243	16,718	17,088	15,919	16,198	137,020
discounted ATCF [ths PLN]		4,398	9,796	12,374	9,673	11,077	12,372	12,168	11,886	10,483	10,289	104,516
NOI [ths PLN]		28,666	35,208	39,010	37,161	39,306	41,593	42,209	42,874	42,285	42,337	*39,047**

*average value

Source: The Issuer

Summary after the forecasted period

assumed net operating profit (NOI) monthly after the forecasted period [ths EUR]	860.5
assumed NOI annually after the forecasted period [ths PLN]	42,337
assumed balance of liabilities at the end of 2023 [ths PLN]	171,757
discounted net residual value* [ths PLN]	188,449
discounted cash flows after tax (*ATCF*) + discounted net residual value [ths PLN]	**293,066**

* - after repayment of outstanding balance of liabilities .

Source: The Issuer