

**(Current Report No. 66/2021)****15/12/2021****Preliminary Conditional Real Property Sale and Purchase Agreement and Conditional Real Property Sale and Purchase Agreement Made by Issuer**

Legal basis: Article 17(1) of MAR - inside information

The Management Board of Develia S.A. (the "Issuer") inform that on 15/12/2021 the Company, acting as the purchaser, entered into a preliminary conditional sale and purchase agreement (the "Preliminary Agreement") and a conditional sale and purchase agreement (the "Conditional Agreement") under which real properties located in Kraków at Centralna street (the "Real Properties") were purchased from an entity which was not related to the Issuer. The total price for both Real Properties fixed as at the date the agreement was made amounted to PLN 195,000,000.00 net, plus VAT due, i.e. an amount of PLN 239,850,000.00 gross.

Under the Preliminary Agreement, an ownership right to land having the area of 5.8957 ha (the "Real Property One") was acquired. The price for the Real Property One amounted to PLN 152,000,000.00 net, plus VAT due, i.e. an amount of PLN 186,960,000.00 gross (the "Price for Real Property One"). Pursuant to the provisions of the Preliminary Agreement, the Price for Real Property One will be paid in two instalments, the amount and payment date of which are set out in the said agreement. The Price for Real Property One will be subject to indexation, if necessary, in relation to the portion that was not paid on the date of the Real Property One Transfer Agreement, provided that the reason for indexation occurs, under the terms and on the dates stipulated in the Preliminary Agreement.

Under the Conditional Agreement, a perpetual usufruct right to land having the area of 2.5609 ha (the "Real Property Two") was acquired. The price for the Real Property Two amounted to PLN 43,000,000.00 net, plus VAT due, i.e. an amount of PLN 52,890,000.00 gross (the "Price for Real Property Two").

The Real Property Transfer Agreement, in pursuance of the Preliminary Agreement and the Conditional Agreement, will be made by the Parties immediately after the conditions set out in the said agreements have been met, namely, upon receipt of a declaration on waiver of the pre-emption right relating to the Real Property Two, which is referred to in Article 109(1)(2) of the Real Estate Management Act of 21 August 1997, by 26 January 2022.

This report has been published on account of the significance of the event in question, and specifically, given the value of the transaction and the Company's business.

According to the Issuer, this Current Report constitutes inside information within the meaning of the Article 7 of the MAR.

Legal basis: Article 17(1) in conjunction with Article 7(1a), (2), (3) and (4) of the Regulation of the European Parliament and of the Council (EU) No. 596/2014 of 16 April 2014 on market abuse (the Market Abuse Regulation) repealing Directive 2003/6/EC of the European Parliament and of the Council and Commission Directives 2003/124/EC, 2003/125/EC and 2004/72/EC (the "MAR") in conjunction with Article 2 and 3 of the Commission Implementing Regulation (EU) 2016/1055 of 29 June 2016 laying down implementing technical standards with regard to the technical means for appropriate public disclosure of inside information and for delaying the public disclosure of inside information in accordance with the Regulation (EU) No. 596/2014 of the European Parliament and of the Council.