

(Current Report No. 69/2021)**29/12/2021****Acquisition of Real Estate by Issuer**

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

The Management Board of DEVELIA S.A. ("the Issuer") inform, in relation to the Current Report no. 66/2021 of 15th of December 2021, that on 29/12/2021 the Company, acting as the Purchaser, entered into transfer and sales agreements in the form of a notarial deed, under which real estates located in Kraków at Centralna street (the "Real Properties"), was purchased from an entity which was not related to the Issuer. The total price for both Real Properties at the date of the agreement was made amounted to PLN 195,000,000.00 net, plus VAT due at a rate of 23 per cent, i.e. an amount of PLN 239,850,000.00 gross.

The subject of agreements are an ownership right to land having the area of 5.8957 ha (the "Real Property One") and a perpetual usufruct right to land having the area of 2.5609 ha (the "Real Property Two"). The price for the Real Property One amounted to PLN 152,000,000.00 net, plus VAT due at a rate of 23 per cent, i.e. an amount of PLN 186,960,000.00 gross (the "Price for Real Property One"). Pursuant to the provisions of the agreement, the Price for Real Property One will be paid in instalments, the amount and payment date of which are set out in the agreement. The Price for Real Property One will be subject to indexation, if necessary, in relation to the portion that was not paid, provided that the reason for indexation occurs, under the terms and on the dates stipulated in the agreement. The price for the Real Property Two amounted to PLN 43,000,000.00 net, plus VAT due at a rate of 23 per cent, i.e. an amount of PLN 52,890,000.00 gross (the "Price for Real Property Two").

The Company intends to use the Real Properties for an investment project with approx. 1897 residential premises. It is envisaged that sales for this investment project will commence in Q2 2023.

This report has been published due to the fact that the event in question is of relevance to the Company's business.

According to the Management Board of the Issuer, this Current Report constitutes inside information within the meaning of 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 relation to 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 Regulation (EU) No. 596/2014 of the European Parliament and of the Council.