

(Current Report No. 59/2022)**Date: 23 November 2022****Co-operation with The Heart S.A. Started under JV (Joint Venture) Agreement****Legal basis:** Article 17(1) of MAR - inside information

With reference to (i) Current Report No. 48/2022 of 25 July 2022 relating to a joint venture co-operation agreement signed by the Issuer and (ii) Current Report No. 58/2022 of 14 November 2022 pertaining to the UOKiK (the Polish Office of Competition and Consumer Protection) President's decision to consent to concentration, the Management Board of Develia S.A. (the "**Issuer**") inform about closing a transaction today, under which THE HEART S.A. ("**Heart**") has joined a special purpose vehicle which will operate in collaboration with Heart to develop a real property support system, including an IT platform designed for managing real properties and tenants and a mobile application for tenants.

Further co-operation between the Issuer and Heart regarding the development of the real property and tenant support IT platform will continue under the terms and conditions set out in the joint venture co-operation agreement signed by the Issuer, as communicated by it in the Current Report No. 48/2022 of 25 July 2022.

The information on the commencement of collaboration with Heart pursuant to the joint-venture cooperation agreement is, according to the Issuer, 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 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 Regulation (EU) No. 596/2014 of the European Parliament and of the Council.