

(Current Report No. 21/2024)**15/03/2024****Acquisition of Real Propertys by Issuer's Subsidiary**

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

The Management Board of the Issuer inform that on 15 March 2024 the Issuer's subsidiary, namely, Develia Warszawa Sp. z o.o., based in Wrocław, made the following agreements:

- A real property sale and purchase agreement with entities not related to the Issuer, under which the subsidiary acquired the ownership right to a developed parcel of land, plot number 41, situated in Warsaw at 20 Sochaczewska street and having the total area of 1.1081 sq. m, for a total net price of PLN 19,509,750.00 plus VAT, i.e. a total gross price of PLN 23,996,992.50;
- A real property sale and purchase agreement with an entity not related to the Issuer, under which the subsidiary acquired the ownership right to an undeveloped parcel of land, plot number 39/1, situated in Warsaw at Sochaczewska street and having the total area of 0.6245 ha, for a total net price of PLN 10,304,250.00 plus VAT, i.e. a total gross price of PLN 12,674,227.5;
- A real property sale and purchase agreement with entities not related to the Issuer, under which the subsidiary acquired the ownership right to an undeveloped real property, plot number 40, situated in Warsaw at Sochaczewska street and having the total area of 0.2137 ha, for a total net price of PLN 3,526,050.00 plus VAT, i.e. a total gross price of PLN 4,337,041.5;

The subsidiary intends to use all the aforesaid real properties for an investment project with a usable floor area of approx. 11,900 sq. m, comprising residential premises to be built as multi-family development.

It is envisaged that sales for this investment project will commence in Q3 2025.

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 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 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.