

Current Report No. 22/2018, dated 12 July 2018

The acquisition of “Spektrum Tower” building in Warsaw

The Board of Directors of Globalworth Poland Real Estate N.V. (the “**Company**”) hereby announces that on 12 July 2018 an entity controlled by the Company, acting as the purchaser (the “**Purchaser**”) and ERE III fourteen S.à r.l., an entity controlled by Europa Fund III LP, acting as the seller (the “**Seller**”), concluded a share purchase agreement regarding the purchase of 100% of the shares in Spektrum Tower sp. z o.o. (the “**Target**”) (the “**Agreement**”), holding the legal title to the real property located in Warsaw and to the “Spektrum Tower” building located thereon (the “**Building**”).

The Building’s GLA (*gross leasable area*) amounts to c. 29,500 sqm, the annual contracted rental income of the Building generated by the occupancy ratio of c. 93% amounts to c. EUR 6.3 million, and its WALT (*weighted average lease term*) is approximately 5 years. The building is multi-tenanted and has over 60 tenants.

The price for the shares in the Target (the “**Shares**”) was calculated on the basis of the consideration as being approximately EUR 101 million (the “**Consideration**”) adjusted, *inter alia*, to the Targets’ debt and working capital positions and is subject to further post-closing adjustments based on, *inter alia*, the final debt and working capital positions of the Target. The Consideration may be adjusted due to retained amounts.

As part of the transaction, the price for the Shares paid by the Purchaser at closing amounted to approx. EUR 2.3, all the existing loans in the amount of approx. EUR 35 million granted by the Seller to the Target have been repaid (and subrogated by the Purchaser) and the existing facility agreement (for the purchase of the Building and the Target’s capital expenditures) granted to the Target by BerlinHyp AG has been repaid by the Purchaser and all security established in connection therewith has been released.

Under the Agreement the Seller grants standard representations and warranties as well as indemnities to the Purchasers which are customary for this type of the transaction.

Pursuant to the Agreement, the Seller undertook to carry out and settle the outstanding fit-out works with respect to the Building and to procure the removal of certain defects in the Building identified by the Purchaser.

Legal basis: Art. 17 section 1 MAR – inside information.

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