

The intended acquisition of Quattro Business Park in Cracow

The Board of Directors of Globalworth Poland Real Estate N.V. (the “**Company**”) hereby announces that, following the completion of the main phase of the due diligence and reaching agreement on the main terms of the transaction documentation, it has decided to proceed with the transaction involving the purchase, through its controlled company (the “**Purchaser**”), from SOF-10 Quattro NL B.V. (the “**Seller**”) of 100% of the shares in Blackwyn Investments spółka z ograniczoną odpowiedzialnością (the “**Target**”), holding the legal title to an office building complex under the name of Quattro Business Park in Cracow, located at Aleja Generała Tadeusza Bora-Komorowskiego 25 in Cracow, Poland (the “**Property**”).

The price for the shares in the Target will be calculated on the basis of the amount of EUR 139,000,000 (the “**Consideration**”) adjusted to the Target’s cash, debt and working capital position. Within the transaction, the Purchaser may either repay or refinance the existing bank loan granted by Bank Polska Kasa Opieki S.A. Furthermore, pursuant to the information provided by the Seller as at the date hereof, the Property’s GLA (gross leasable area) amounts to 60,200 m², the annual contracted rental income of the Property generated by the occupancy ratio of 99% amounts to EUR 10.7 million and WALT (weighted average lease term) amounts to 3 years. Tenants include Capgemini, Google and Luxoft.

The Company hereby informs that the main terms of the transaction have been agreed. The transaction is subject to finalising the transaction documentation and agreeing the remaining conditions between the parties, including the purchase price for the shares (to be calculated taking into account the Consideration), obtaining internal corporate consents and obtaining the decision of the President of UOKiK on granting clearance to the transaction.

The Company will announce any potential further steps in relation to the transaction in separate current reports.

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