

Acquisition of the complex of office buildings located in Kraków known as “Rondo Business Park”

The Board of Directors of Globalworth Poland Real Estate N.V. (the “**Company**”) hereby announces that on 26 March 2019 the entity controlled by the Company, acting as the purchaser (the “**Purchaser**”) and the German open-ended real estate investment fund known as CS PROPERTY DYNAMIC, under liquidation, represented by an entity authorised to act for the benefit of the fund, acting as the seller (the “**Seller**”), concluded a sale and purchase agreement regarding the acquisition by the Purchaser of in particular (i) the ownership title to the complex of office buildings located in Kraków known as “Rondo Business Park” (the “**Buildings**”) and (ii) the perpetual usufruct rights to the lands on which the Buildings are located (the “**Lands**”), as well as (iii) other rights related to the Buildings and/or the Lands (jointly the “**Property**”) (the “**Agreement**”).

The GLA (*gross leasable area*) of the office premises in the Buildings (the “**Office Premises**”) amounts to the total of 17,766 sqm, the annual contracted total rental income of the Office Premises generated by the occupancy ratio of approximately 90% amounts to approximately EUR 3.0 million, and their WALT (*weighted average lease term*) is nearly 4.5 years. The Office Premises are multi-tenanted, with a range of tenants including Capgemini, UPC, CRIF and LUX MED.

The gross asset value consideration for the acquisition of the Property was set at EUR 37,000,000, subject to customary adjustments including rent free periods and tenant incentives. The payment to the Seller for the acquisition of the Property was set at EUR 32,672,815.

Under the Agreement, the parties granted each other standard representations and warranties as well as the Seller granted the Purchaser indemnities on terms and conditions which are customary for this type of transaction.

The transaction was financed from the Company’s existing cash resources which were made available to the Company under the existing loan agreement dated 16 April 2018, as further extended by increasing of the available funds, concluded with an affiliate of the main shareholder of the Company, i.e. Globalworth Finance Guernsey Limited (the “**Loan Agreement**”) (the Company informed about the conclusion of the Loan Agreement on 16 April 2018 in the current report no. 9/2018).