

Current Report No. 15 / 2024

Subject: Conclusion of the final purchase contract for the Gdańsk Logistics Center property.

Following the Current Report No. 14/2024 of 31.07.2024 the Management Board of ULMA Construcccion Polska S.A. with its registered office in Koszajec (hereinafter the "Issuer") hereby informs that on 26 August 2024 concluded with the seller, Oviedo Investment sp. z o.o. sp.k. with its registered office in Warsaw (with KRS number: 0000640191) final purchase contract, under which the Issuer purchased a developed land property in Gdańsk, at Budowlanych St. 25, consisting of land plot with a total area of 28.214 m², with the land register reference GD1G/00233164/2 (the "Property").

The purchase price of the Property agreed in the contract, together with all buildings and existing technical infrastructure located on the Property, amounts to **PLN 26.250.000** net (in words: twenty-six million two hundred and fifty thousand zlotys), plus VAT. The final contract contains standard provisions for this type of transaction regarding warranties and declaratons of the seller and the buyer refer to liability of the parties and does not differ from other such contracts.

The Issuer financed part of the purchase price of the Property obtaining for this purpose an **investment loan** from ING Bank Śląski S.A. **in the amount of PLN 20.000.000**. The terms of the loan agreement do not differ from market conditions for this type of transaction:

- repayment period up to 60 months from the date of signing the contract,
- interest cost based on WIBOR 1M plus the bank's fixed margin,
- loan repayment security in the form of a promissory note with a promissory note declaration and a mortgage in the amount of PLN 30.000.000 established on the purchased Property.

The remaining part of the purchase price of the Property, including VAT, was covered by the Issuer from its own resources.

Legal basis: Article 17 (1) 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) and repealing Directive 2003/6/EC of the European Parliament and of the Council and Commission Directives 2003/124/EC, 2003/125/EC and 2004/82/EC (OJ EU L No. 173).

Date: 26. 08. 2024

Signatures: Magdalena Prędotą – Member of the Management Board
Krzysztof Orzełowski – Member of the Management Board