

Current Report No. 13 / 2024

Subject: Disclosure of delayed confidential information regarding the conclusion of a letter of intent in connection with the intention to purchase of the property.

The Management Board of ULMA Construccjon Polska S.A. (the "Issuer"), acting pursuant to Article 17 (1) in connection with Article 17(4) of the European Parliament and of the Council EU No. 596/2014 ("MAR Regulation") hereby makes public the following confidential information regarding the conclusion of a letter of intent between the Issuer and the company Oviedo Investment sp. z o.o. sp.k. with its registered office in Warsaw (with KRS: 0000640191), (hereinafter: the "Seller") regarding the intention to acquire a developed land in Gdańsk, Budowlanych St. 25, Pomeranian Voivodeship, consisting of land plot No. 36/8, Kw nr GD1G/00233164/2 kept by the District Court Gdańsk – Północ in Gdańsk, with a total area of 28.214 m2.

The public disclosure of the following confidential information has been delayed on 17 July, 2024 pursuant to Article 17 (4) of the MAR Regulation. In connection with the conclusion of a preliminary property purchase agreement there are no grounds to further delay confidential information.

The content of the delayed confidential information ("Confidential Information"):

The Management Board of ULMA Construccjon Polska S.A. (the "Issuer") hereby informs that a letter of intent was signed between the Issuer and the company Oviedo Investment sp. z o.o. sp.k. with its registered office in Warsaw (with KRS: 0000640191), (hereinafter: the "Seller") regarding the intention to acquire a developed land in Gdańsk, Budowlanych St. 25, Pomeranian Voivodeship, consisting of land plot No. 36/8, with the land register reference GD1G/00233164/2 kept by the District Court Gdańsk – Północ in Gdańsk, with a total area of 28.214 m2. The property is currently used by Issuer under the Lease Agreement concluded with the Seller for the purposes of running the ULMA Logistics Center in Gdańsk.

The price of purchase of the Property by the Issuer included in the letter of intent is PLN 26.250.000 net (in words: twenty-six million two hundred and fifty thousand zlotys). In accordance with the content of the letter of intent, the date of executing an agreement under which the ownership of the Property will be transferred has been scheduled until 15 September 2024. The agreement transferring ownership will be preceded by conclusion of a preliminary agreement.

The Management Board plans to finance the purchase of the Property in such a way that the amount of PLN 20.000.000 will be obtained from a bank loan, the terms of which will remain at the discretion of the Management Board and the remaining part of the price will be covered from own resources.

The letter of intent does not constitute a preliminary agreement within the meaning of the Civil Code and does not contain binding obligations to perform the activities described therein. However, the Issuer's Management Board considered this information to be confidential because, in its opinion, it can reasonably be expected that the Parties will reach a final agreement regarding the terms of purchase of the Property and the conclusion of an agreement obliging to transfer ownership of the Property.

Justification of the delay of publishing the Confidential Information

In the opinion of the Management Board of the Company, the delay in making Confidential Information public fulfilled the conditions specified in the MAR Regulation at the time the decision to delay was made.

Immediate disclosure of information about the negotiations regarding the purchase of the property constituted a risk of violating the Company's legitimate interests through a possible negative impact of such action on the course and outcome of the negotiation proces, it would worsen the Issuer's negotiating position and would reduce the likelihood of successful conclusion of negotiations.

The Management Board assessed that there were no circumstances indicating that the delay in making Confidential Information public could mislead the public opinion.

The Company has also ensured the appropriate protection of Confidential Information, in particular protection resulting from applicable legal provisions and internal procedures by ensuring appropriate information barriers introduced internally and in relations to third parties, including by concluding an appropriate confidentiality agreement and enforcing internal procedures for the circulation of confidential information. The Company has granted access to Confidential Information only to those persons whose access to this information was necessary for the performance of professional duties. All of the above persons have been entered on the insider list and have been duly instructed.

Promptly upon publication of this report, the Company, acting pursuant to Article 17 (4) of the MAR Regulation, will inform the Polish Financial Supervision Authority about delay in disclosure of the confidential information together with an indication of whether the conditions for such a delay have been met.

Legal basis: *Article 17 (4) of the Regulation of the European Parliament and of the Council (EU) No 596/2014 of 16 April 2014 on market abuse and repealing Directive 2003/6/EC of the European Parliament and of the Council and Commission Directives 2003/124/EC, 2003/125/WE and 2004/72/EC.*

Date: 31. 07. 2024

Signatures: Magdalena Prędoła – Member of the Management Board
Jacek Kuczewski – Proxy