

Subject: Conclusion of a preliminary property purchase agreement in connection with the activities of the Gdańsk Logistic Center.

The Management Board of ULMA Construcción Polska S.A. with its registered office in Koszajec (hereinafter the "Issuer") hereby informs that on 31 July 2024 concluded with the seller Oviedo Investment sp. z o.o. sp.k. with its registered office in Warsaw (KRS number: 0000640191) a preliminary property purchase agreement under which the Issuer committed to purchase from the seller a developed land property in Gdańsk, at Budowlanych St. 25, Pomeranian Voivodeship, consisting of land plot No. 36/8 with a total area of 28.214 m², with the land register reference GD1G/00233164/2 kept by the District Court Gdańsk – Północ in Gdańsk ("**Property**"). 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 purchase price of the Property by the Issuer agreed in the preliminary agreement, 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 at the rate applicable as of the date of the conclusion of the final contract. Under the preliminary agreement, the Issuer paid the gross amount of PLN 1.614.375 (in words: one million six hundred fourteen thousand three hundred seventy-five zlotys), as a down payment.

The purchase price was preceded by the preparation of an appraisal report and an analysis of other offers on the local property market, and it is a compromise between the market price of the property and its replacement value. The replacement value is a potential cost that the company would have to take into account if it decided to purchase another property and adapt it to its own needs in a manner identical to or similar to the present condition of the Property.

The parties plan to conclude the final contract on 16 September, 2024. The Preliminary Property Purchase Agreement contains standard statements and warranties in this type of transaction, and the legal and factual status of the Property raises no doubts. The terms of the Preliminary Property Purchase Agreement do not differ from the terms commonly used for this type of contracts.

The Issuer decided to finance the purchase price of the Property in such a way that the nominal amount of PLN 20.000.000 will be obtained from a bank loan, and the remaining part of the price, including VAT, will be covered from own resources.

The Property has been used by the Issuer under a lease agreement continuously since 2015, it is adapted to the needs of Issuer and has proven itself as a logistics center. The Management Board considered it justified to secure the place of business in question as the ULMA Logistics Center for future years and decided to purchase the Property before the end of the lease agreement, which will be dissolved on the date of conclusion of the final contract.

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.*

Date: 31. 07. 2024

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