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Statement of Polski Holding Nieruchomości S.A.

in connection with the speech of MPs

Katarzyna Lubnauer and Krystyna Szumilas

With reference to the speech of MPs Katarzyna Lubnauer and Krystyna Szumilas of 17 January this year on the sale of the real estate located in Warsaw at ul. Łowicka 39A, we would like to give the following explanations.

Polski Holding Nieruchomości S.A. (PHN S.A.) is a company that manages, builds, sells and buys real estate.

This property has been for sale since 2015. In previous years, sales procedures were conducted both in the form of tender negotiations and tenders, which did not lead to the completion of the transaction. The last tender began in September 2022 and no bid was submitted. Then, once again, the company published information about the sale, with the indicated deadline for submitting bids (30 November 2022). As part of this procedure, several bids for the purchase of the property in question were submitted, including from the Polska Wielki Projekt Foundation. The bid submitted by the Foundation was the most advantageous of the proposals received in this proceeding. The sale of real estate by PHN is carried out in accordance with the procedures in force in the company, with due diligence and under market conditions.

All sales processes carried out by PHN take place on competitive market conditions and comply with the transparent procedures of our company.

The PHN Group's portfolio comprises more than 150 real estate assets with a market value of approx. PLN 3.6 billion, which makes the company one of the largest real estate companies in Poland.

PHN Group consistently increases the value of its assets and increases efficiency. From the end of 2015 to 30 September 2022, the fair value of properties belonging to the PHN Group increased by approx. 75%, i.e. by over PLN 1.5 billion (from PLN 2,038.65 million to PLN 3,569.38 million).

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