

03 GRU. 2021

Amsterdam, 1 December 2021

Notifying party:

MIRELF VI B.V.

De Cuserstraat 93
1081 CN Amsterdam, the Netherlands
(hereinafter referred to as the “**Notifying Party**”)

Komisja Nadzoru Finansowego
(Polish Financial Supervision Authority)
ul. Piękna 20
00-549 Warsaw, Poland

Capital Park S.A.
ul. Franciszka Klimczaka 1
02-797 Warsaw, Poland
(the “**Company**”)

NOTIFICATION

Acting on behalf of the Notifying Party, pursuant to Article 69 Section 1 Item 1 in conjunction with Article 69 Section 2 Item 2 of the Act on Public Offering and Conditions Governing the Introduction of Financial Instruments to the Organized Trading System and Public Companies of 29 July 2005 (consolidated text: Dz. U. of 2021, Item 1983) (the “**Public Offering Act**”), we hereby give notice of the direct acquisition by the Notifying Party of 7,052,993 (seven million fifty-two thousand nine hundred ninety-three) shares in the Company, corresponding to 7,052,993 (seven million fifty-two thousand nine hundred ninety-three) votes at the Company’s general meeting, representing approximately 6.51% of shares in the Company’s share capital and in the total number of votes at the Company’s general meeting resulting from the completion of the merger procedure of the Notifying Party and its direct subsidiary Patron Townsend S.à r.l. with its registered office in Luxembourg, the Grand Duchy of Luxembourg (“**Patron**”) (the “**Merger**”) as a result of which on 1 December 2021 Patron was merged into the Notifying Party and ceased to exist.

Immediately prior to the Merger the Notifying Party held directly 71,964,356 (seventy-one million nine hundred sixty-four thousand three hundred fifty-six) shares in the Company’s share capital, corresponding to 71,964,356 (seventy-one million nine hundred sixty-four thousand three hundred fifty-six) votes at the Company’s general meeting, representing approximately 66.43% of the shares in the Company’s share capital and in the total number of votes at the Company’s general meeting, and together with its direct subsidiary Patron, the Notifying Party held jointly 79,017,349 (seventy-nine million seventeen thousand three hundred forty-nine) shares, corresponding to 79,017,349 (seventy-nine million seventeen thousand three hundred forty-nine) votes at the Company’s general meeting, representing approximately 72.94% of the shares in the Company’s share capital and in the total number of votes at the Company’s general meeting. Patron was the only subsidiary of the Notifying Party that held any shares in the Company.

Upon the completion of the Merger and as at the date of this notification, the Notifying Party holds directly 79,017,349 (seventy-nine million seventeen thousand three hundred forty-nine) shares, corresponding to 79,017,349 (seventy-nine million seventeen thousand three hundred forty-nine) votes at the Company’s general meeting, representing approximately 72.94% of the shares in the Company’s share capital and in the total number of votes at the Company’s general meeting.

Upon the completion of the Merger and as at the date of this notification, the Notifying Party does not indirectly hold any shares in the Company.

As at the date of this notification, there are no direct or indirect subsidiaries of the Notifying Party that directly or indirectly hold any shares in the Company, or any financial instruments relating,

directly or indirectly, to shares in the Company referred to in Article 69 Section 4 Items 7 and 8 of the Public Offering Act.

The Notifying Party is not a party to any agreement on the transfer of the rights to exercise the voting rights vested in the Company's shares, within the meaning of Article 87 Section 1 Item 3 Letter c) of the Public Offering Act.

The Notifying Party does not hold any financial instruments already which after their maturity date entitle or oblige their holder unconditionally to acquire shares in the Company, to which rights to vote are attached, referred to in Article 69b Section 1 Item 1 of the Public Offering Act.

Pursuant to the side letter to the put and call option agreement dated 13 May 2019 entered in between the Notifying Party and CP Holdings S.à r.l. with its registered office in Luxembourg, the Grand Duchy of Luxembourg ("**CPH**") dated 28 September 2021 (the "**Side Letter**"), the Notifying Party is obliged to acquire up to 906,562 (nine hundred six thousand five hundred sixty-two) shares in the Company's share capital, corresponding to 906,562 (nine hundred six thousand five hundred sixty-two) votes at the Company's general meeting, representing approximately 0.84% of the shares in the Company's share capital and in the total number of votes at the Company's general meeting (the "**Additional Shares**") if any such Additional Shares are acquired by CPH within nine months from the execution of the Side Letter. Moreover, the Notifying Party will be entitled to acquire any Additional Shares acquired by CPH after the date falling nine months from the execution of the Side Letter. As at the date of this notification, the rights in relation to the Additional Shares remain unexercised.

The Notifying Party does not hold any other financial instruments related, directly or indirectly, to the Company's shares that give rise to any economic consequences similar to the consequences of the financial instruments specified in the preceding paragraph, referred to in Article 69b Section 1 Item 2 of the Public Offering Act.

As at the date of this notification and based on the maximum number of shares in the Company, which are Additional Shares, the number of shares in the Company which the Notifying Party is entitled to directly acquire or obliged to directly acquire under the Side Letter, calculated pursuant to Article 69b Section 2 of the Public Offering Act, amounts to 906,562 (nine hundred six thousand five hundred sixty-two) shares in the Company's share capital, corresponding to 906,562 (nine hundred six thousand five hundred sixty-two) votes at the Company's general meeting, representing approximately 0.84% of the shares in the Company's share capital and in the total number of votes at the Company's general meeting.

In aggregate and calculated pursuant to Article 69 Section 4 Item 9 of the Public Offering Act, as result of the Merger described above and based on the assumption that the number of Additional Shares in the Company as at the date of this notification will not change and that all Additional Shares will be subject to acquisition by the Notifying Party, the Notifying Party would hold directly 79,923,911 (seventy-nine million nine hundred twenty-three thousand nine hundred eleven) votes at the general meeting of shareholders of the Company constituting approximately 73.78% of the total number of votes at the Company's general meeting.

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