

Warsaw, 25 June 2021 r.

From:
Europi Property Group AB
c/o Brunswick Real Estate
Jakobsgatan 6
111 52 Stockholm, Sweden

To:
Capital Park S.A.
ul. Franciszka Klimczaka 1
02-797 Warsaw, Poland
("Company")
and
Polish Financial Supervision Authority
ul. Piękna 20
00-549 Warsaw
Post office box no 419

NOTIFICATION

Dear Sir or Madam,

Europi Property Group AB with registered office in Stockholm, Sweden ("Europi"), acting pursuant to Article 69 section 1 point 1 of the Act dated on 29 July 2005 on Public Offerings, Conditions Governing the Introduction of Financial Instruments to Organized Trading and on Public Companies (the "Act on Public Offering") hereby submit this notification.

1. DATE AND TYPE OF EVENT THAT LEADS TO A CHANGE IN THE SHAREHOLDING TO WHICH THE NOTIFICATION RELATES

The basis for this notification is the execution of transactions of the purchase of the Company's shares on the regulated market on 22 June 2021.

2. THE NUMBER OF SHARES HELD PRIOR TO THE CHANGE IN THE SHAREHOLDING AND THE PROPORTION OF THE COMPANY'S SHARE CAPITAL REPRESENTED BY THOSE SHARES, AS WELL AS THE NUMBER OF VOTES ATTACHED TO THOSE SHARES AND THE PROPORTION OF THE VOTING RIGHTS HELD

Before 22 June 2021, Europi held directly 17,671,008 (in words: seventeen million, six hundred seventy one thousand and eight) shares of the Company, which represented 16.31% of the total number of shares in the share capital of the Company and entitled to exercise 17,671,008 (in words: seventeen

million, six hundred seventy one thousand and eight) of the voting rights at the general meeting of the Company, equal to 16.31% of the total voting rights.

3. THE CURRENT NUMBER OF SHARES HELD AND THE PROPORTION OF THE COMPANY'S SHARE CAPITAL REPRESENTED BY THOSE SHARES, AS WELL AS THE NUMBER OF VOTES ATTACHED TO THOSE SHARES AND THE PROPORTION OF THE VOTING RIGHTS HELD

In the result of the execution of transactions on 22 June 2021, Europi holds directly 21,937,593 (in words: twenty one million, nine hundred thirty seven thousand, five hundred ninety-three) shares of the Company, which represent 20.25% of the total number of shares in the share capital of the Company and entitle to exercise 21,937,593 (in words: twenty one million, nine hundred thirty seven thousand, five hundred ninety-three) of the voting rights at the general meeting of the Company, equal to 20.25% of the total voting rights.

4. SUBSIDIARIES OF THE SHAREHOLDER THAT MAKES THE NOTIFICATION WHICH HOLD THE COMPANY'S SHARES

Europi does not have any subsidiaries holding shares in the Company.

5. ENTITIES REFERRED TO IN ARTICLE 87 SECTION 1 POINT 3 LETTER C OF THE ACT OF PUBLIC OFFER

Entities referred to in Art. 87 section 1 point 3 letter c) of the Act on Public Offering do not exist.

6. FINANCIAL INSTRUMENTS REFERRED TO IN ARTICLE 69B SECTION 2 OF THE ACT ON PUBLIC OFFERING

Europi does not hold any financial instruments referred to in Article 69b section 2 of the Act of Public Offering.

7. THE NUMBER OF VOTES FROM SHARES CALCULATED PURSUANT TO ARTICLE 69B SECTION 3

Europi does not hold any financial instruments referred to in Article 69b section 3 of the Act of Public Offering.

8. THE TOTAL NUMBER OF VOTES AS INDICATED PURSUANT TO ARTICLE 69 SECTION 4 POINT (3), (7), AND (8) AND ITS PERCENTAGE SHARE IN THE GENERAL NUMBER OF VOTES.

The total number of votes as indicated pursuant to Article 69 section 4 point (3), (7), and (8) of the Act on Public Offering held by Europi equal to 21,937,593 (in words: twenty one million, nine hundred thirty

seven thousand, five hundred ninety-three) of the voting rights at the general meeting of the Company, which give 20.25% of the total voting rights.

With regards,

EUROPI PROPERTY GROUP AB

