**ANNOUNCEMENT**

– Lipowy Office Park Acquisition –

Budapest, 17 October, 2023

In accordance with the General Business Rules of XBond **Futureal Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság** (seat: 1082 Budapest, Futó utca 47-53. VII. em.; company registration number: Cg. 01-09-903759, hereinafter: “**Company**”) hereby publishes the following:

Futureal Group via one of its subsidiaries have acquired Lipowy Office Park complex in Warsaw.

Lipowy Office Park was developed in 2009 by Hochtief Development. It is composed of four class A office towers, which are located around the internal courtyard. The complex offers jointly approximately 40 000 sq. m of leasable area. Moreover, a two-level underground as well as aboveground garage was built within the investment. The complex is located in close proximity to Okecie airport on the way to CBD of Warsaw.

The new acquisition is part of Futureal Group’s Office Impact Strategy, retrofitting of older office assets and converting them into ESG modern market standards. Futureal will reposition Lipowy Office Park with focus on reduction of electricity, water and heating needs. Futureal Group also considers changing function on part of the office complex and to operate the asset after the refurbishment under Excellent in use BREEM certificate.

**Futureal Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság**