

ISSUER NOTIFICATION

HB Reavis Finance PL 3 sp. z o.o with its registered office in Warsaw, ul. Postępu 14, entered in the register of entrepreneurs of the National Court Register kept by the District Court for the Capital City of Warsaw in Warsaw, XIII Commercial Division of the National Court Register, under KRS number 0000741386 (hereinafter referred to as the „**Issuer**“).

I. Information about the Re-Organization of the HB Reavis Group

The Issuer hereby notifies the holders of the series [SERIES] bonds issued by the Issuer (each hereinafter referred to as the „**Bondholder**“), that the HB Reavis Group, of which the Issuer is a part of (hereinafter referred to as the „**HB Reavis Group**“) has taken steps with an intention of corporate reorganization aimed at consolidating part of the HB Reavis Group's investment portfolio and separating a significant portion of its assets from the HB Reavis Group.

These assets include following projects: *Bloom Clerkenwell in United Kingdom, Agora Hub a Agora Tower in Hungary, DSTRCT in Germany, Forest Campus, Forest Tower, Varso 1, Varso 2 a Varso Tower in Warsaw and Nivy Tower in Slovakia* (hereinafter referred to as the „**Reorganization**“). The Issuer notifies that the assets that will be separated from the HB Reavis Group are subject to internal discussion within the HB Reavis Group and may change.

The reorganization is a strategic interest of the HB Reavis Group and is considered important for its further development and, ultimately, for the interests of the investors of the HB Reavis Group. (including the Bondholders).

Execution of the Reorganization is permitted in accordance with the Terms & Conditions of the Bonds. For the avoidance of doubt, the Reorganization will not cause the Issuer to default its obligations.

II. Repurchase and Bond Exchange Information with respect to certain issuers of the HB Reavis Group

In case of some issuers of certain bonds from the HB Reavis Group, it is possible that the implementation of the Reorganization may violate the terms and conditions of certain bonds arising from the relevant bond prospectuses. Therefore, some issuers of HB Reavis Group bonds have decided to repurchase such bonds (hereinafter referred to as „**Repurchases**“) in order to minimize the volume of bonds issued and outstanding that could be affected by a default event and to minimize the potential negative effects of a default event on such issuers, the HB Reavis Group and, ultimately, the relevant holders of such bonds.

Depending on the course and results of the Repurchases, the relevant issuers of HB Reavis Group bonds may, after or at the end of the Repurchases, make an offer to exchange bonds for unsecured fixed rate bonds, with the same or similar maturity and nominal value as the bonds originally issued by them (hereinafter referred to as the „**Bond Exchange**“). Such issuers of the HB Reavis Group reserve the right to extend, reopen, amend and / or terminate the Bond Exchange. For the avoidance of doubt, the relevant issuers of HB Reavis Group bonds do not undertake to perform a Bond Exchange or Repurchase.

As of today, the Issuer does not plan to repurchase or exchange the Bonds issued by the Issuer.

In Warsaw, 16.2.2022

With Regards,

HB REAVIS Finance PL 3 sp. z o.o.