

COMPLIANCE CERTIFICATE

Warsaw, 31 May 2023

HB REAVIS FINANCE PL 3 SP. Z O.O. BOND ISSUE PROGRAMME UP TO PLN 400,000,000

Re.: Series A bonds (the "Bonds")

We are referring to the terms and conditions of the Bonds issued by HB Reavis Finance PL 3 sp. z o.o. (the "**Terms and Conditions**"). This document is the Compliance Certificate. All capitalised terms used in this Compliance Certificate have the meaning as defined in the Terms and Conditions unless provided otherwise.

We hereby confirm that as at 31 December 2022, the amounts of the Indebtedness Ratio, the Net Indebtedness Ratio and the Equity to Assets Ratio are as follows:

1. Indebtedness Ratio: 0.524
2. Net Indebtedness Ratio: 0.489
3. Equity to Assets Ratio: 0.394

Indebtedness Ratio: Consolidated Financial Indebtedness: €1,015.9 million / Adjusted Consolidated Assets: €1,938.4 million

Net Indebtedness Ratio: (Consolidated Financial Indebtedness: €1,015.9 million - Aggregate amount of cash and cash equivalents: €67.2 million) / Adjusted Consolidated Assets: €1,938.4 million

Equity to Assets Ratio: Equity: €763.0 million / Adjusted Consolidated Assets: €1,938.4 million

We hereby confirm that:

- a) no Event of Default has occurred and is not continuing; and
- b) no Change of Control has occurred.

For and on behalf of the Issuer:



Mgr. Peter Andrašina

Member of the Management Board