09 March 2022

Announcement regarding the situation in Ukraine

NUPEH CZ s.r.o. being an issuer of the bonds (the **Issuer**), ISIN CZ0003524795 and a member of New Ukraine PE Holding Limited Group (the **Group**) hereby informs that starting from 24 February 2022 Ukraine is under military attack by the Russian Federation. Ukraine has introduced a state of emergency and martial law.

At the moment, the Group is keeping reasonable control of all of its real estate properties in the country (the **Properties**) except for West Gate Logistic warehouse complex. However, the Group's day-to-day operation have become difficult to perform due to the closure of most the Properties, interruptions in communication, ongoing reallocation of our head office, and evacuation of part of the Group's personnel to safe places.

On 3 March 2022, West Gate Logistic warehouse complex was partially damaged in shelling and fire, so one of its buildings is likely to be destroyed. Other Properties owned by the Group, as far as the Issuer is aware, are without any material damage.

As long as a part of the Properties is now located near the active combat zones, we are not able to provide any forecast of how the situation will develop in the near future.

We expect your understanding and support in such challenging time for Ukraine and all of us.

The ability of the Issuer to pay coupons pursuant to the terms of the bonds is not imminently jeopardized.

Yours faithfully,

For and on behalf of **NUPEH CZ s.r.o.**

Natalia Zolotarova

Executive Director