



Reservations and risks

The developer is the company Dekpol Pszenna Sp. z o.o. sk., being a part of Dekpol SA Group, and the general contractor of the investment is Dekpol S.A., listed on the market of the Stock Exchange in Warsaw. Completion of the construction has been planned as at the II quarter of 2020.

The client buying the real estate in the framework of Aparthotel Grano in prospect buys a separate premises with an own, separate Mortgage Register maintained for the premises. High level of safety of the purchase is guaranteed most of all by the payment system 20/40/40, which means that the client pays 80% of the value of the premises purchased only after construction of the facility. The applied settlements system results in that the construction is not carried out from the customers' funds. Additionally, the process of the construction itself and compliance with the construction works timetable is monitored by an external Project Monitor (appointed by the institution financing the construction undertaking) that quarterly reports on the course of the works.

Reservation concerning the possibility of selection of the form of the premises Purchase Agreement

The clients while purchasing of the premises, in accordance with their choice conclude the Preliminary Purchase Agreement in the form: written or Notarial Deed (with an entry of a claim to the III section of the Mortgage Register).

Reservation concerning the projected return rate

Calculations concerning the annual return rate from the net price of the investment amounting to 8.5% are of advertising and demonstrative character only and do not constitute an offer in the meaning of Art. 66 of the Civil Code. The calculations were based on the assumptions: price for premises hire PLN 315 net for a night and 73% occupancy in a year's scale (that is 255 days) with the assumption of the catalogue value of all the premises at the level of PLN 67 702 000. These calculations may differ from the real parameters arising from the agreements.

Reservation as to the amount of the guaranteed rent

The amount of the guaranteed rent amounts to 5% (five percent) of the net purchase price of the apartment, paid under the terms stipulated in the preliminary agreement.

Risk concerning a particular investment result

The buyer has to take into account the possibility of a drop of value of the real estate purchased over time, as well as not obtaining of a determined investment result, in relation with the engaging in the condo system, and the materials do not constitute any recommendation for concluding of the agreements.

Reservation concerning the contents on the web page

The page and the visualisations are of demonstrative character; the contents thereon may be amended. The information included on the page does not constitute an offer in the meaning of the Civil Code.

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