

**Current Report No:** 17/2025

**Release Date:** 25/02/2025

**Subject:** Conclusion of a conditional agreement for the sale of real estate unrelated to the Issuer's core business

**Legal basis:** Article 17(1) – of MAR confidential Information

**Text of the report:**

The Management Board of ACTION S.A. (hereinafter also as: the "*Issuer*", "*Company*"), with reference to current report no. 40/2024 of 25/04/2024, informs that on 25/02/2025 the Company concluded a conditional agreement for the sale of the Issuer's real estate located in Zamienie at Arakowa street, which is the subject of perpetual usufruct, designated as cadastral plot no. 23/9 (land and mortgage register no. WA5M/00428871/4) with a total land area of 4,960 square meters, after its separation from cadastral plot 23/2 ("Property").

The Purchaser of the Property is a legal person conducting business activity. The total sale price of the Property is PLN 5.32 million net (increased by VAT).

The sales agreement was concluded on the condition that the municipality's right of first refusal would not be exercised. The deadline for exercising the right of first refusal expires within one month from the date of receipt of notification of the content of the sales agreement, i.e. around the end of March 2025. In the event of failure to exercise the right of first refusal or ineffective expiry of the deadline for exercising the right of first refusal, the agreement transferring ownership of the property will be concluded within 14 days from the date of one of these events.

The Company will inform in a separate announcement about the conclusion of the promised sales agreement.

In the opinion of the Company's Management Board, the sale of the Property will not adversely affect the Company's operating activities because it was not used by the Company commercially. The Issuer informs about the conclusion of the above-mentioned agreement due to the type of the asset being sold.