

NUPEH CZ s.r.o.

**secured bonds with fixed interest rate 5,90 % p.a.
in an expected aggregate nominal amount of up to CZK 700.000.000
with the possibility to increase the total nominal value up to CZK 1.050.000.000
due 2025**

*zajištěné dluhopisy s pevnou úrokovou sazbou 5,90 % p.a.
v předpokládané celkové jmenovité hodnotě 700.000.000 Kč s možností navýšení celkového
objemu emise do výše 1.050.000.000 CZK
splatné v roce 2023*

ISIN: CZ0003524795

(the “Bonds”)
(dále jen „Dluhopisy“)

ANNOUNCEMENT OF RESULTS OF PUBLIC OFFER

OZNÁMENÍ VÝSLEDKŮ VEŘEJNÉ NABÍDKY

The issuer of the Bonds, **NUPEH CZ s.r.o.** (the “Issuer”), announces that based on strong demand from investors the issued aggregate nominal amount of the Bonds is CZK 700.000.000. The Bonds are listed and traded on the Regulated Market of the Prague Stock Exchange.

Emitent Dluhopisů, společnost NUPEH CZ s.r.o.. (dále jen „Emitent“), oznamuje, že na základě silné poptávky investorů došlo k vydání Dluhopisů v celkové jmenovité hodnotě emise 700.000.000 Kč. Dluhopisy jsou kótovány a obchodovány na Regulovaném trhu Burzy cenných papírů Praha a.s., a.s.

Information about the Issuer

The Bonds are issued by NUPEH CZ s. r. o., a company founded for the purpose of the Bond issuance, fully owned by the Guarantor of the Bond issue, New Ukraine PE Holding Limited (NUPEH), which conducts business in accordance with the Cyprus law. NUPEH was founded in 2016 and it has the following shareholders: Dragon Capital Investments Limited (17%) and Dragon Capital New Ukraine Fund L.P. (36%) - both controlled by Tomas Fiala, and Ukrainian Redevelopment Fund L.P. (15%) and Sky Mundi S.À. R.L. (32%), controlled by US owners. At present, NUPEH holding owns and manages through its fully owned subsidiaries five commercial properties in Kiev and its surrounding area. They include Piramida shopping centre in Kiev, logistic sites East Gate Logistic and West Gate Logistic near Kiev and two modern office buildings Eurasia and Prime in Kiev’s business centre. The total value of the properties as at 31 December 2019 was determined by CBRE to be USD 183.8m. NUPEH’s source of income comprises income from leasing the mentioned properties. In 2019, Net Operating Income(1) from these properties reached USD 22.6m and as at 31 December 2019, the total occupancy rate was 97.4% and the total equity of NUPEH was USD 150.8m.

Terms which start with capital letters and which are not defined in this announcement have the meaning that is assigned to them in the Prospect of the Bonds, which is accessible on the

website of the Issuer at <http://www.nupeh-cz.com> and on the website of the Lead Manager at www.jtbank.cz in section *Important Information, Issuance of Securities*. The present announcement is published in the same manner as the Prospect and it cannot be read separately, but only together with the Prospect (and its potential appendices).

Pojmy začínající velkými písmeny nedefinované v tomto oznámení mají význam, který je jim přiřazen v Prospektu Dluhopisů, který je k dispozici na webových stránkách Emitenta <http://www.nupeh-cz.com>, a na webových stránkách Hlavního manažera na www.jtbank.cz, v sekci Důležité informace, Emise cenných papírů. Toto oznámení se uveřejňuje stejným způsobem jako Prospekt a nelze jej číst samostatně, ale pouze společně s Prospektem (a jeho případnými dodatky).

V Praze dne / In Prague on 30.10.2020