

Arcona Capital Central European Properties, a.s.

for attention of **Mr. Guy St. John Barker**, Chairman of the Board of Directors
Politických vězňů 912/10
110 00 Prague 1 – Nové Město
Czech Republic

In Epe on 17 May 2021.

Letter of intent - offer to buy-out of shares

Dear Mr. Barker,

I, Aart Wensenk, born on [REDACTED] in [REDACTED], residing at [REDACTED], am an owner of 3 pcs of ordinary registered documentary share with value of CZK 25.000 per share, serial number A537 – A539 (hereinafter the "Shares") of the company Arcona Capital Central European Properties, a.s., with its registered office at Politických vězňů 912/10, Nové Město, 110 00 Prague 1, the Czech Republic, ID No.: 247 27 873, registered with the Commercial Register maintained by the Municipal Court in Prague under file No. B 16436 (hereinafter the "Company"). The Shares represent a business share of 75/26343 on the share capital of the Company and the issue price of the Shares has been paid up.

By the means of this letter, I would like to offer the Company to buy-out all the Shares for total purchase price of CZK 748.002.

Please, let me know if my offer is of interest to the Company until 31.12.2021.

Yours sincerely,

Aart Wensenk

19/2/21