

**Arcona Capital Central European Properties, a.s.**  
Politických vězňů 912/10  
110 00 Prague 1 – Nové Město  
Czech Republic

In Prague on 1<sup>st</sup> June 2021

**Letter of intent - offer to buy-out of shares**

Dear all,

The company Middle Europe Opportunity Fund II N.V., with its registered seat at De entree 55, 1101BH Amsterdam, the Kingdom of the Netherlands, registered with the Commercial register under file No. 08142236 (hereinafter the "**MEOF II**"), is an owner of (i) 953 pcs of ordinary registered documentary share with value of CZK 1.000 per share, serial number C0001 – C0953, issued as the collective document no. –H004- and (ii) 487 pcs of ordinary registered documentary shares with value of CZK 1.000 per share, serial number C7759-C8245, issued as the collective document no. –H009– (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 1440/26343 on the share capital of the Company and the issue price of the Shares has been paid up.

By the means of this letter, MEOF II would like to offer the Company to buy-out all the Shares for total purchase price of CZK 14 361 646.

Please, let us know if our offer is of interest to the Company until 31.12.2021.

Yours sincerely,



on behalf of Middle Europe Opportunity Fund II N.V.

Arcona Capital Fund Management B.V., liquidator

Guy St. John Barker, director