

**NOTICE
BY THE MANAGEMENT BOARD OF CAPITAL PARK S.A.
OF WARSAW
OF THE EXTRAORDINARY GENERAL MEETING**

Acting under Art. 399.1 of the Commercial Companies Code, the Management Board of CAPITAL PARK S.A. of Warsaw (the “**Company**”), hereby convenes an Extraordinary General Meeting of the Company (the “**General Meeting**” or the “**Meeting**”) and, to ensure compliance with Art. 402² in conjunction with Art. 402¹ of the Commercial Companies Code, presents the following information:

I. DATE, TIME AND PLACE OF THE GENERAL MEETING; DETAILED AGENDA FOR THE MEETING

The Company’s Management Board convenes the General Meeting for August 28th 2020, 12:00 noon, to be held in the Royal Wilanów Office Building, entrance B, 4th floor, at ul. Franciszka Klimczaka 1, Warsaw, Poland, with the following agenda:

1. Opening of the General Meeting.
2. Appointment of the Chairperson of the General Meeting.
3. Confirmation that the Meeting has been duly convened and has the capacity to pass resolutions.
4. Resolution to appoint the Ballot Counting Committee.
5. Resolution to approve the agenda.
6. Resolution to adopt the Remuneration Policy for members of the Management Board and Supervisory Board of Capital Park S.A. of Warsaw.
7. Closing of the Meeting.

II. RECORD DATE AND THE RIGHT TO PARTICIPATE IN THE GENERAL MEETING

In line with Art. 406¹.1 of the Commercial Companies Code, the record date for participation in the General Meeting falls sixteen days prior to the scheduled date of the General Meeting, i.e. on August 12th 2020. The General Meeting may only be attended by persons who are Company Shareholders as at the record date.

To participate in the General Meeting, holders of rights under book-entry bearer shares should submit a request to the entity keeping their securities account for the issue of a personal certificate confirming their right to participate in the General Meeting. Such requests should be submitted no earlier than after the publication of a notice of the General Meeting and no later than on the first weekday following the record date, i.e. August 13th 2020. The certificates should contain all information required under Art. 406³.3 of the Commercial Companies Code, namely:

- 1) company name (name), registered office, address and seal of the certificate’s issuer and the certificate reference number,
- 2) number of shares,
- 3) type and code of the shares,
- 4) company name (name), registered office and address of the public company which issued the shares,
- 5) par value of the shares,
- 6) first name and surname or company name of the holder of rights attached to the shares,
- 7) registered office (domicile) and address of the holder of rights under the shares,
- 8) reason for issuing the certificate,
- 9) date and place of issuing the certificate,
- 10) signature of the person authorised to issue the certificate.

A list of persons whose right to participate in the General Meeting is conferred by the shares referred to above shall be compiled by the Management Board based on the records prepared by the Central Securities Depository of Poland (Krajowy Depozyt Papierów Wartościowych S.A.) in accordance with the laws and regulations that govern trading in financial instruments.

III. PROCEDURES FOR PARTICIPATING IN THE GENERAL MEETING AND FOR EXERCISING VOTING RIGHTS

1. Shareholder's right to request that certain matters be placed on the agenda of the General Meeting

A Shareholder or Shareholders representing at least one-twentieth of the Company's share capital may request that particular matters be included on the agenda of the General Meeting. Any such request should be submitted to the Management Board at least 21 days prior to the scheduled date of the General Meeting, i.e. no later than on August 7th 2020.

The request should contain grounds for or a draft resolution of the proposed agenda item. The request may be submitted in writing (i.e. delivered in person against receipt, or sent to the Company by mail with proof of posting and return receipt) to the following address: Capital Park S.A., ul. Franciszka Klimczaka 1, 02-797 Warsaw, Poland, or by electronic mail to: wza@capitalpark.pl. Determination whether requests were submitted by the required deadline will be made based on the date of their receipt by the Company, and in the case of requests sent by email – based on the date of their entry into the Company's electronic mail system (entry into the Company's mail server). Draft resolutions submitted in electronic form must be delivered as attachments in PDF format.

A Shareholder or Shareholders requesting that a particular matter be placed on the agenda must enclose relevant documents confirming their identity and their right to request the inclusion of an item on the agenda with their request. Such documents include in particular:

- 1) a certificate of deposit or a certificate confirming the Shareholder's right to participate in the General Meeting, issued by the entity keeping the Shareholder's securities account in accordance with the laws and regulations that govern trading in financial instruments, stating that its holder is a Shareholder in the Company, holding the required number of shares as at the request date;
- 2) for a Shareholder who is a natural person – a copy of the identity card, passport or other identification document (with the possibility of blurring the photograph and personal data other than the name, Personal Identification Number (PESEL), number and series of the document, date of issue and date of expiry of the document, and identification of the issuing authority);
- 3) for a Shareholder which is not a natural person – a copy of the valid entry in the relevant register or another document confirming the authority to represent the Shareholder;
- 4) if the request is submitted through a proxy – a copy of the power of proxy signed by the Shareholder or persons authorised to represent the Shareholder, and a copy of the proxy's identity card, passport or another official identity document (with the possibility of blurring data as provided for in Section III.1.2) above); if the proxy is not a natural person – a copy of the valid entry in the relevant register confirming the authority of a natural person (natural persons) to represent the proxy and a copy of the identity card or passport of the natural person (natural persons) authorised to represent the proxy (with the possibility of blurring data as provided for in Section III.1.2) above).

The obligation to attach the documents referred to above applies to Shareholders' requests irrespective of whether they are submitted in written or electronic form. The relevant documents should be delivered in the same form as the request (as printed documents or

scanned copies in PDF format). The Company may take reasonable steps to verify a Shareholder's or Shareholders' identity and the validity of delivered documents.

Any amendments to the agenda made upon a Shareholder's or Shareholders' request are announced by the Management Board as soon as practicable, but no later than eighteen days prior the scheduled date of the General Meeting, i.e. no later than on August 10th 2020. The new agenda is published on the Company's website, at www.capitalpark.pl, and announced in a current report.

2. Shareholder's right to propose draft resolutions concerning matters which have been or are to be placed on the agenda prior to the General Meeting

A Shareholder or Shareholders representing at least one-twentieth of the Company's share capital may, prior to the date of the General Meeting, submit draft resolutions concerning any matters which have been placed or are to be placed on the agenda. Such draft resolutions may be submitted in writing (delivered in person against receipt, or sent to the Company by mail with proof of posting and return receipt) to the following address: Capital Park S.A., ul. Franciszka Klimczaka 1, 02-797 Warsaw, Poland, or in the form of an email sent to: wza@capitalpark.pl. Such draft resolutions must be submitted to the Company no later than 24 hours before the scheduled time of the General Meeting, as the Company is required to publish them on its website. Determination whether draft resolutions were submitted by the required deadline will be made based on the date and the time of their receipt by the Company, and in the case of draft resolutions sent by email – based on the date and time of their entry into the Company's electronic mail system (entry into the Company's mail server). Draft resolutions submitted in electronic form must be delivered as attachments in PDF format. Draft resolutions proposed by Shareholders are published immediately on the Company's website at www.capitalpark.pl.

The Shareholder or Shareholders that submit draft resolutions on matters which have been placed or are to be placed on the agenda of the General Meeting must enclose relevant documents confirming their identity and their right to submit such draft resolutions with their proposal. Such documents include in particular:

- 1) a certificate of deposit or a certificate confirming the Shareholder's right to participate in the General Meeting, issued by the entity keeping the Shareholder's securities account in accordance with the laws and regulations that govern trading in financial instruments, stating that its holder is a Shareholder in the Company, holding the required number of shares as at the request date;
- 2) for a Shareholder who is a natural person – a copy of the identity card, passport or other identification document (with the possibility of blurring the photograph and personal data other than the name, Personal Identification Number (PESEL), number and series of the document, date of issue and date of expiry of the document, and identification of the issuing authority);
- 3) for a Shareholder which is not a natural person – a copy of the valid entry in the relevant register or another document confirming the authority to represent the Shareholder;
- 4) if the draft resolution is submitted through a proxy – a copy of the power of proxy signed by the Shareholder or persons authorised to represent the Shareholder, and a copy of the proxy's identity card, passport or another official identity document (with the possibility of blurring personal data as provided for in Section III.1.2) above); if the proxy is not a natural person – a copy of the valid entry in the relevant register confirming the authority of a natural person (natural persons) to represent the proxy and a copy of the identity card or passport of the natural person (natural persons) authorised to represent the proxy (with the possibility of blurring personal data as provided for in Section III.1.2) above).

The obligation to attach the documents referred to above applies to each Shareholder submitting draft resolutions irrespective of whether they are submitted in written or electronic form. The relevant documents should be delivered in the same form as the draft resolutions (as printed documents or scanned copies in PDF format). The Company may take reasonable steps to verify a Shareholder's identity and the validity of delivered documents.

3. Shareholder's right to propose draft resolutions concerning matters placed on the agenda during the General Meeting

Shareholders have the right to propose draft resolutions concerning any matters on the agenda during the General Meeting.

4. Voting by proxy, including information on proxy voting forms and procedures for notifying the Company of appointment of a proxy by electronic means of communication

Shareholders may attend the General Meeting and exercise their voting rights in person or by proxy. Shareholders attending the General Meeting should have valid identity documents on them. A Shareholder which is not a natural person may participate in the General Meeting and exercise voting rights either through a person authorised to make declarations of will on the Shareholder's behalf or through a proxy. The right to represent a Shareholder which is not a natural person should be evidenced by an official copy of the entry in the relevant register (of which the original or a copy certified as true by a notary public, legal counsel or attorney should be submitted) or a sequence of powers of proxy and an official copy of the entry in the relevant register, which documents should be presented at the time of registering attendance. A person granting a power of proxy on behalf of a Shareholder which is not a natural person should be listed in a copy of the Shareholder's valid entry in the relevant register. Alternatively, the person's appointment as the Shareholder's representative should be evidenced by a relevant resolution authorising the person to act in that capacity, passed by the Shareholder's competent corporate body. If submitted, the resolution must be the original or a copy certified as true by a notary public, legal counsel or attorney.

A proxy may exercise all the rights of a Shareholder at the General Meeting unless the power of proxy stipulates otherwise. The proxy may grant further powers of proxy if permitted to do so under their power of proxy. A proxy may represent more than one Shareholder and may vote the shares of individual Shareholders in a different manner. A Shareholder whose shares are registered in an omnibus account may appoint separate proxies to exercise the rights attached to the shares registered in such an account. A Shareholder whose shares are registered in more than one securities account may appoint a separate proxy to exercise the rights attached to the shares registered in each account.

If a member of the Management Board, member of the Supervisory Board, employee of the Company, or member of the governing bodies or employee of a subsidiary company of the Company acts as a Shareholder's proxy at the General Meeting, the relevant powers of proxy may apply to one General Meeting only. The proxy is obliged to disclose to the Shareholder any circumstances giving rise to an actual or potential conflict of interest. In such a case, granting further powers of proxy is not permitted.

A power of proxy to participate in the General Meeting and exercise voting rights must be in writing or in electronic form. Granting a power of proxy in electronic form shall not require attaching a safe electronic signature verifiable with a valid qualified certificate.

A power of proxy drawn up in a foreign language should be translated into Polish by a sworn translator. Such power of proxy not translated into Polish by a sworn translator shall have

no legal effect. If a power of proxy has been drawn up in a foreign language and Polish, sworn translation is not required, in which case the Company will consider the Polish version as binding.

If a power of proxy is granted in electronic form, the Shareholder must notify the Company of its grant by sending an email to: wza@capitalpark.pl, with the power of proxy attached as a PDF file.

To enable identification of Shareholders granting powers of proxy in electronic form, the following documents should be attached to the notification:

- (i) for a Shareholder who is a natural person – a copy of the identity card or passport (with the possibility of blurring the photograph and personal data other than the name, Personal Identification Number (PESEL), number and series of the document, date of issue and date of expiry of the document, and identification of the issuing authority); or
- (ii) for a Shareholder which is not a natural person – a copy of the valid entry in the relevant register or another document confirming the authority of a natural person (natural persons) to represent the Shareholder at the General Meeting (e.g. a complete sequence of powers of proxy).

Should any doubts arise as to the validity of the documents listed above, the Management Board reserves the right to request that the following documents be presented by the proxy at the time of registering attendance:

- (i) for a Shareholder who is a natural person – a copy of his or her identity card, passport or another official identity document, certified as true by a notary public, legal counsel or attorney; or
- (ii) for a Shareholder which is not a natural person – the original or a copy of the valid entry in the relevant register or another document confirming the authority of a natural person (natural persons) to represent the Shareholder at the General Meeting (e.g. a complete sequence of powers of proxy), certified as true by a notary public, legal counsel or attorney.

To enable identification of the proxy, the Management Board reserves the right to request that the following documents be presented by the proxy at the time of registering attendance:

- (i) if the proxy is a natural person – his or her identity card, passport or another official identity document; or
- (ii) if the proxy is not a natural person – the original or a copy of the valid entry in the relevant register or another document confirming the authority of a natural person (natural persons) to represent the proxy at the General Meeting (e.g. a complete sequence of powers of proxy), certified as true by a notary public, legal counsel or attorney.

A proxy voting form is available from the Company's website at www.capitalpark.pl. Use of the form is not obligatory for appointment of a proxy.

At the same time, Shareholders are advised that if a Shareholder grants a power of proxy along with a voting instruction, the Company will not check whether the proxy is exercising the voting rights in line with the instructions received from the Shareholder. Therefore, please be further advised that voting instructions should be given exclusively to the proxy.

5. Possibility and manner of participation in the General Meeting by electronic means of communication

The Company's Articles of Association do not provide for the possibility of attending the General Meeting by electronic means of communication.

6. Speaking at the General Meeting by electronic means of communication

The Company's Articles of Association do not provide for the possibility of taking the floor during the General Meeting by electronic means of communication.

7. Voting by postal ballot or by electronic means of communication

The Company's Articles of Association do not provide for the possibility of exercising voting rights by postal ballot or by electronic means of communication.

No rules of procedure for the General Meeting have been established by the Company. Voting rights may not be exercised by postal ballot.

IV. INFORMATION CONCERNING THE GENERAL MEETING

All documents to be presented to the General Meeting, including draft resolutions, and other information concerning the General Meeting will be published on the Company's website at www.capitalpark.pl from the date of convening the General Meeting.

Shareholders entitled to participate in the General Meeting may obtain hard copies of all documents to be submitted to the General Meeting, along with draft resolutions and comments of the Management and Supervisory Boards, from the Management Board's Secretariat at the Company's registered office at ul. Franciszka Klimczaka 1 in Warsaw, between 10am and 4pm on business days.

V. ELECTRONIC COMMUNICATIONS BETWEEN SHAREHOLDERS AND THE COMPANY

Subject to limitations stated in the Commercial Companies Code and in this notice, Shareholders may contact the Company by electronic means of communication. In particular, Shareholders may use this form of communication to submit proposals, requests, notifications and documents. When communicating with the Company by electronic means, Shareholders should use the following email address: wza@capitalpark.pl.

Risks related to the use of electronic means of communication are borne solely by the Shareholder. Any documents made in a language other than Polish which are sent to the Company by electronic means should be enclosed with their certified translations into Polish prepared by a sworn translator. Any documents sent by Shareholders to the Company or by the Company to Shareholders via electronic means should be scanned into the PDF format.

VI. LIST OF SHAREHOLDERS ENTITLED TO ATTEND THE GENERAL MEETING

In accordance with Art. 407 of the Commercial Companies Code, a list of Shareholders entitled to attend the General Meeting will be on display in the Management Board's Secretariat at the Company's registered address at ul. Franciszka Klimczaka 1, Warsaw, between 10am and 4pm for the three business days directly preceding the date of the Meeting, i.e. August 25th-27th 2020.

Shareholders may request that the list of Shareholders entitled to participate in the General Meeting be delivered to them free of charge via electronic mail, providing an email address to which the list is to be delivered.

The request should be made in writing, signed by the requesting Shareholder or persons authorised to represent the Shareholder and sent in PDF format to: wza@capitalpark.pl. Copies of documents confirming the identity of the Shareholder or persons acting on the Shareholder's behalf (including in particular a copy of the identity card or passport (with the possibility of blurring the photograph and personal data other than the name, Personal Identification Number (PESEL), number and series of the document, date of issue and date of expiry of the document, and identification of the issuing authority), valid entry in the relevant register or power of proxy) should be attached to the request.

In accordance with Art. 407.2 of the Commercial Companies Code, Shareholders may request to be provided with copies of motions and proposals concerning matters included on the agenda one week prior to the date of the General Meeting, i.e. from August 21st 2020.

VII. WEBSITE WHERE INFORMATION ON THE GENERAL MEETING WILL BE POSTED

All information concerning the General Meeting and the relevant proxy voting form are available from the Company's website at www.capitalpark.pl.

VIII. TOTAL NUMBER OF COMPANY SHARES AND NUMBER OF VOTING RIGHTS ATTACHED TO THE SHARES AS AT THE NOTICE DATE

The Company's share capital amounts to PLN 108,333,998.00 and is divided into 108,333,998 ordinary bearer shares, representing 108,333,998 voting rights at the Company's General Meeting. As at the date of this notice, the total number of outstanding shares in the Company is 108,333,998, each with a par value of PLN 1 (one złoty). They confer the rights to a total of 108,333,998 votes at the Company's General Meeting.