



Extraordinary announcement

On exploring the possibility of residential development in the Company's southern development area

Today, our Company entered into a Cooperation Agreement with Synergy Construction Hungary Kft. to explore the possibility of residential development on the 2.5 hectare Southern Development Area, which is owned by our Company and separated from the office park by a public road. Synergy Kft., our partner in the joint work, will also have the opportunity to purchase the land under the terms of the Cooperation Agreement. The research is expected to be completed and the results published by the end of this year or early next year.

Over the past few years, during discussions with some tenants and local authorities, our Company has come to the conclusion that instead of developing additional office buildings in an area separated from the central area of the office park by a public road, it would be more appropriate to develop residential and related service units that complement the office park and the adjacent old gasworks district from an urban design, urban planning and economic point of view. Such a development would also be in keeping with the tradition of the former Óbuda gasworks, which provided its employees with housing close to their workplace. Our Company was therefore open to such a proposal from Synergy Construction Hungary Kft., a company with a proven track record and references in the development and sale of high-quality residential properties. Under the terms of the Cooperation Agreement, the parties will jointly assess the potential for residential development in the area, and upon completion of the research, which is expected by the end of this year or early next year, Synergy Construction Hungary Kft. will have the opportunity to purchase the area and the project company owning it, under the conditions specified in the Cooperation Agreement.

May 13, 2024

Graphisoft Park SE