

Based on Article 399 in connection with Article 402¹ § 1 of the Commercial Companies Code and § 20 of the Company's Articles of Association, the Management Board of HM Invest SA convenes the Extraordinary General Meeting (the "EGM") to be held on February 22, 2022 at 09:00a.m.

The EGM will be held at the Notary Public's Office of Notary Karolina Gózdź at ul. Belwederska 9A in Warsaw, 2nd floor

I. Agenda

The detailed agenda of the Extraordinary General Meeting is as follows:

1. Opening of the Meeting;
2. Appointment of the Chairman;
3. Confirmation that the Ordinary General Meeting has been properly convened and is able to adopt resolutions;
4. Adoption of the agenda;
5. Adoption of a resolution on granting consent to change interest rate on loan agreements in zlotys;
6. Adoption of a resolution on granting consent to change interest rate on loan agreements in euro;
7. Adoption of a resolution on extending permission to conclude loan agreements;
8. Adoption of a resolution on electing a proxy to represent the Company in agreements between the Company and a member of the Management Board;
9. Adoption of a resolution on recommending the appointment of the Deputy Chairman of the Supervisory Board;
10. Adoption of a resolution on granting consent to the sale of shares in SQ Development SL;
11. Adoption of a resolution on making amendments to the Articles of Association;
12. Adoption of a resolution on adopting consolidated text of the Company's Articles of Association;
13. Closing of the Meeting.

II. Information on participating in the Extraordinary General Meeting of the Company and exercising the right to vote

Pursuant to Article 401 § 1 of the Commercial Companies Code, a shareholder or shareholders representing at least one twentieth of the share capital may request that certain matters be put on the agenda of the General Meeting. The request should be submitted to the Management Board in writing (by post) no later than twenty one days before the scheduled date of the meeting, i.e. by February 1, 2022, and should include a justification or a draft resolution on the proposed agenda item. The request may be submitted in an electronic form. For this purpose, a relevant request should be sent to an e-mail address of the Company (relacjeinwestorskie@grupainwest.pl).

The Management Board immediately, but not later than eighteen days before the scheduled date of the General Meeting, i.e. by February 4, 2022, announces changes to the agenda introduced at shareholders' request. The announcement is made in the manner appropriate for convening the General Meeting.

Pursuant to Article 401 § 1 of the Commercial Companies Code, a shareholder or shareholders representing at least one twentieth of the share capital may, before the date of the General Meeting, i.e. before February 22, 2022, submit to the Company – in writing or via electronic communication – draft resolutions related to matters put on the agenda of the General Meeting or matters that are to be put

on the agenda. Draft resolutions in an electronic form should be sent to the following e-mail address of the company: relacjeinwestorskie@grupainwest.pl. The Company immediately announces draft resolutions on its website.

The rights resulting from Article 401 § 1 and § 4 of the Commercial Companies Code may be exercised provided that a shareholder proves he/she is entitled to exercise this right and presents the required documents in writing or in electronic form (scans), especially if authorized entities submit by post, fax, e-mail or submit to the Company a certificate of deposit or a registered certificate(s) of the right to participate in the Extraordinary General Meeting of the Company (valid on the date of exercising the right) together with the right document identifying the entitled person.

Pursuant to Article 401 § 5, each shareholder may, during the Extraordinary General Meeting, submit draft resolutions on matters put on the agenda.

A shareholder who is an individual may participate in the Extraordinary General Meeting and exercise the right to vote in person or by a proxy. A shareholder who is not an individual may participate in the Extraordinary General Meeting and exercise the right to vote through a person authorized to make declarations of will on his/her behalf or by a proxy.

The right to represent a shareholder who is not an individual should result from an excerpt from the right register (an original or a copy certified to be true to the original by a notary), or a series of powers of attorney, presented when an attendance list is made. A person or persons granting a power of attorney on behalf of a shareholder who is not an individual should be listed in the current excerpt from the register applying to a given shareholder. The proxy votes in accordance with instructions given by the shareholder.

The Company should be notified of the granting of a power of attorney in an electronic form by sending the power of attorney to the following address: relacjeinwestorskie@grupainwest.pl; every effort should be made to enable effective verification of the power of attorney validity.

In order for the power of attorney to be valid, it should be made in writing and attached to the minutes of the Extraordinary General Meeting or granted in an electronic form in the form of a .pdf or .jpg file (scanned power of attorney), with a signature of a duly represented shareholder to the Company's e-mail address (relacjeinwestorskie@grupainwest.pl).

Granting the power of attorney in an electronic form does not require a secure electronic signature verified with a valid qualified certificate.

Information on granting the power of attorney by electronic means should include: precise designation of a proxy and a principal (with data clearly identifying the principal and the proxy, telephone numbers and e-mail addresses of both of these persons), the scope of the power of attorney, i.e. the number of shares from which the voting right will be exercised, the date and name of the general meeting of the Company at which these rights will be exercised.

Upon arrival at the Extraordinary General Meeting, before signing the attendance list, the proxy should present the power of attorney granted in writing or a copy of a power of attorney granted to him/her in electronic form, as well as the proxy's identification document. A template of the power of attorney is available on the Company's website, in the "Investor Relations" tab, the "GM" section.

The Company's internal regulations do not provide for the possibility of participating in the General Meeting by means of electronic communication, speaking during the Meeting by such means or exercising the right to vote by means of electronic communication or by mail.

III. Record date of participation in the General Meeting

February 6, 2022 is the record date of participation in the EGM. Only individuals who are shareholders of the Company at the end of that day are entitled to participate in the EGM. In order to attend the Meeting shareholders holding dematerialized shares should ask the entities that keep their security accounts to issue a certificate of the right to participate in the General Meeting of the Company. They should do it between the date of announcing the General Meeting (January 27, 2022) and the first working day after the *record date* (February 6, 2022).

Bearer shares in a document form give the right to participate in the General Meeting of the Company if the share documents are submitted to the Company no later than at the *record date* and are not collected before the end of that day. Instead of shares, a certificate may be submitted to a notary public, bank or an investment company having its registered office or branch in the European Union or a country being a party to the agreement on the European Economic Area, listed in the announcement on convening the General Meeting. Such a certificate is issued as proof of submitting the shares.

IV. List of shareholders entitled to participate in the General Meeting

The list of shareholders entitled to participate in the Extraordinary General Meeting will be made available at the registered office of the Company at ul. Fabryczna 5, from 9:00 a.m. to 3:00 p.m., on February 19, 2022.

A shareholder may request that the list of shareholders entitled to participate in the Extraordinary General Meeting of the Company be sent to him/her free of charge by e-mail, providing his/her own e-mail address to which the list should be sent. Such a request should be sent to the Company's e-mail address (relacjeinwestorskie@grupainwest.pl).

V. Posting the documents and information regarding the General Meeting

Information and documents regarding the General Meeting are posted on the Company's website at www.grupainwest.pl in the "Investor Relations" tab, the "OGM" section. Moreover, each shareholder has the right to appear in the Company in person and to obtain, at his/her request, all documents related to the General Meeting.