



Current Report:	18/2022
Date:	2022-06-08
Name of the Issuer:	FERRUM S.A.
Title:	Concluding a preliminary agreement on sale of land real property – declassifying of delayed inside information
Legal basis:	Art. 17 item 1 MAR – inside information

Content of the Report:

The Management Board of FERRUM S.A. (Company, Issuer, Seller) informs that on 8th June 2022 the Company concluded with DL Invest Group XXXV Sp. z o.o. seated in Katowice (Buyer) a preliminary agreement on sale of rights of perpetual usufruct of the Issuer's land real property situated in Katowice, Muckowska and Porcelanowa Street (Land Real Property), with total acreage of ca. 7.5 ha (Preliminary Agreement).

Conditional promissory agreement on sale of the Land Real Property (Conditional Agreement) shall be concluded after occurring / fulfilling specific circumstances: i) Borough Katowice does not use its pre-emption right, ii) the Buyer's legal and technical analysis of the Land Real Property is satisfactory, iii) the Buyer obtains a satisfactory environmental decision regarding the Land Real Property within stipulated period of time. The Conditional Agreement shall be concluded until 8th December 2022.

Moreover, the agreement on transferring the rights of perpetual usufruct of the Land Real Property (Promissory Agreement) shall be concluded within 14 days after Borough Katowice submits its statement on not using the pre-emption right or after the deadline on submitting such a statement, until the end of January 2023 latest.

The Buyer is entitled to withdraw from the Preliminary Agreement, in particular if the Buyer's due diligence analysis is negative or if the obtained environmental decision regarding the property is not satisfactory, which results in the Buyer's not being able to implement its investment objectives.

Moreover, the Company informs that due to the necessity of execution of the aforementioned legal analysis and necessity of obtaining satisfactory environmental decision for the Land Real Property, which is necessary for signing the Conditional Agreement, and due to the possibility of breaching the Issuer's reasonable interest by worsening its competitive and negotiating position in case of immediate publication of information regarding price stipulated in Preliminary Agreement, in accordance with Art. 17 item 4 of the Regulation (EU) of the European Parliament and of the Council no. 596/2014 of 16th April 2014 on market abuse (market abuse regulation) the Company decided to delay the information regarding price stipulated in the Preliminary Agreement.

Preliminary Agreement does not include any regulations regarding contractual penalties. The remaining terms and conditions of the Preliminary Agreement do not differ from standard ones normally applied for this type of agreements.

Information on concluding of the Promissory Agreement or on occurring of circumstances preventing it shall be published via subsequent current report.



Additionally, the Issuer informs that due to the fact that the negotiating process prior to concluding the Preliminary Agreement was extended over time, on 12th April 2022 the Issuer decided to delay the inside information on receiving the purchase offer from DL InvestGroup XXXV Sp. z o.o. seated in Katowice and on starting, as of the same day, the negotiations with the Buyer.

The Company explains that publication of information regarding the offer received from DL Invest Group could result in significant worsening of the Company's negotiation position due to the possibility of a third party involvement in the negotiating process. The aforementioned could result in the Issuer's losing of potential benefits from selling the investment real property and in consequence could bring the talks to failure. Such a situation would breach the Issuer's legally grounded interest.

Moreover, the Issuer informs that the information presented in this current report covers all content of inside information mentioned above.

SIGNATURES OF PERSONS REPRESENTING THE COMPANY

Date	Position	First name and surname
2022-06-08	President of the Management Board	Krzysztof Kasprzycki
2022-06-08	Vice-President of the Management Board	Honorata Szlachetka