



Reservations and risk

The developer and general contractor of the investment is the company Dekpol S.A. listed on the Warsaw Stock Exchange. Completion of the construction was planned as at the III quarter of 2020.

The Client purchasing of the real estate in the framework of Grano Residence buys in prospect a separate premises with its own, separated Mortgage Register maintained for the premises. A high level of safety of the purchase is guaranteed first of all by the payment system 20/80, which means that the Client pays 80% of value of the purchased premises only after construction of the facility. The applied settlement system results in that the construction is not being executed from the Client's funds. Additionally, the process of the construction itself and compliance with the construction works timetable is monitored by an external Project Monitor (appointed by the institution financing the construction undertaking) who in quarters reports on the course of the works.

The Clients, while purchasing of the premises, conclude a Preliminary Sale Agreement in the form of a Notarial Deed (with entering of the claim to Chapter III of the Mortgage Register).

Reservation concerning the projected return rate

The calculations related with the annual return rate from the investment net price amounting to 7% are of advertising and demonstrative character only and do not constitute an offer in the meaning of Art. 66 of the Civil Code. The calculations were based on the assumptions adopted on the basis of functioning of Nowa Motława Complex in Gdańsk, ul. Jagłana, that is: an apartment with the space of 42 m², purchase price of PLN 374 468.42 net, PLN 404 425.89 gross, the apartment rent price of PLN 210 net per day and occupancy of the apartments amounting to 67% in a year's scale (that is 238 days). The calculations may differ from the real parameters arising from the agreements.

Risk concerning determined investment result

The Buyer has to take into account a drop of value of the real estate purchased over time, as well as not obtaining of a determined investment result, in relation with engaging in rental, and the materials do not constitute any recommendation for conclusion of the agreements.

Reservation concerning the contents on the web page

The web page and visualizations are of demonstrative character only, the contents presented thereon may be changed. The information included on the web page does not constitute an offer in the meaning of the Civil Code.

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