

**Polish Financial Supervision Authority****Current report****No. 18 / 2023**Report date: 6<sup>th</sup> October 2023

Abbreviated issuer name:

PATENTUS S.A. ....

**Subject:**

Mortgage establishment on property constituting assets of significant value.

**Legal grounds:**

Article 17 paragraph 1 MAR – confidential information.

**Report content:**

Management Board of PATENTUS S.A. ("Company", "Issuer") informs, that on 5<sup>th</sup> October 2023 an information was received that the District Court in Pszczyna, 5th Land and Mortgage Register Division, had made an entry on 20<sup>th</sup> September 2023 into a joint contractual mortgage for the total of PLN 11,900,000.00 (eleven million nine hundred thousand) on the following properties owned by the Company:

- land property constituting land given to the Company for perpetual usufruct and a building constituting a separate property, located in Pszczyna, constituting plots of land with registration numbers 1704/7, 2103/7, 2104/7, for which the District Court in Pszczyna, 5th Land and Mortgage Register Division maintains the Land and Mortgage register no.: KA1P/00022605/8.
- land property owned by the Company located in Pszczyna, constituting a plot of land with registration number 1920/7, for which the District Court in Pszczyna, 5th Land and Mortgage Register Division maintains the Land and Mortgage register no.: KA1P/000481367.

Joint contractual mortgage on the aforementioned property was established as a collateral for all receivables arising from the current account overdraft facility agreement No. 1222953/151/K/RB/23 concluded on 15<sup>th</sup> September 2023, between the Issuer and Bank Polskiej Spółdzielczości S.A. ("Bank") with its registered office in Warsaw.

- the amount of the current account overdraft facility granted for business activity is PLN 7,000,000.00
- the overdraft facility interest rate equals to WIBOR for one-month deposits in PLN plus the bank's margin
- overdraft facility maturity period: The bank grants the overdraft facility until 14<sup>th</sup> September 2024.
- the final repayment date for the overdraft facility, interest and other receivables arising from the agreement is set for 14<sup>th</sup> September 2024;

Legal collateral for the granted overdraft facility repayment:

1. joint contractual mortgage constituting the Agreement collateral up to the amount of PLN 11,900,000.00, established with the highest priority, co-encumbering the following property/vested rights.
  - perpetual usufruct right along with buildings and facilities on the land being subject to perpetual usufruct, constituting a property located in Pszczyna, encompassing land plots numbered 1704/7, 2103/7, 2104/7, as described in the Land and Mortgage Register no. KA1P/00022605/8, maintained by the District Court in Pszczyna, 5th Land and Mortgage Register Division.
  - land property, located in Pszczyna, comprising plot of land no. 1920/7, described in the Land and Mortgage Register under no. KA1P/00048136/7, maintained by the District Court in Pszczyna, 5th Land and Mortgage Register Division;
2. declaration of submission to enforcement, submitted in the form of a notarial deed in accordance with Art. 777 § 1 PT. 5 of the Code of Civil Procedure up to the amount of PLN 10,500,000.00;
3. Assignment of receivables from the property insurance policy being the subject of the mortgage collateral;
4. blank promissory note along with a promissory note declaration;
5. power of attorney to the Current account and any other accounts maintained by the Bank;
6. Overdraft facility repayment guarantee for Bank Gospodarstwa Krajowego under the portfolio de minimis guarantee line (PLD-KFG), in the amount of 80% of the overdraft facility amount, i.e. up to PLN 5,600,000.00. The guarantee validity period is from 15<sup>th</sup> September 2023 to 14<sup>th</sup> December 2024, i.e. the overdraft facility maturity date extended by 3 months;
7. blank promissory note together with a promissory note declaration issued by the Borrower to Bank Gospodarstwa Krajowego benefit.

To the best of the Company's knowledge, there are no relations between the Company, Company's management and supervisory personnel and the Bank.

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**PATENTUS SPÓŁKA AKCYJNA**

(full issuer name)

PATENTUS S.A.  
(abbreviated issuer name)Electro engineering industry (ele)  
(sector acc. to WNE classification)43-200  
(zip code)Pszczyna  
(town/city)Górnoślaska  
(street)11  
(building number)(32) 210 00 78  
(telephone number)(32) 210 12 14  
(fax)[biuro@patentus.pl](mailto:biuro@patentus.pl) [gielada@patentus.pl](mailto:gielada@patentus.pl)  
(e-mail)[www.patentus.eu](http://www.patentus.eu)  
(www)638-14-35-033  
(Vatín)273585931  
(National Business Registry Number)

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**SIGNATURES OF THE COMPANY'S REPRESENTATIVES:**

Date	Name and Surname	Position/Function	Signature
6 <sup>th</sup> October 2023	Józef Duda	President of the Management Board	.....