



RETURN RENTAL

PROPOSAL BY DL INVEST GROUP

LEASE-BACK OF IMMOVABLE PROPERTY



LEASEBACK - DL INVEST GROUP MODEL

*DL Invest Group's leaseback offer is aimed at owners of commercial properties that are used for their own purposes, such as warehouse facilities or office buildings. Businesses that are looking to **raise additional capital** for business development through efficient use of their real estate, while at the same time having full ownership and control of the property in use.*

The model we offer is based on two related transactions taking place simultaneously:

- ✓ The sale of the property at market price by the existing owner to DL Invest Group, resulting in the seller raising additional capital and improving current financial performance.
- ✓ Concurrent conclusion of a long-term lease, allowing full use of the property by the current owner, with the possibility of delegating management to DL Invest Group in order to optimise property maintenance costs and the full possibility of redevelopment and extension of the property to adapt the property to the tenant's changing needs, at the full risk and expense of DL Invest Group.



RETURN RENTAL

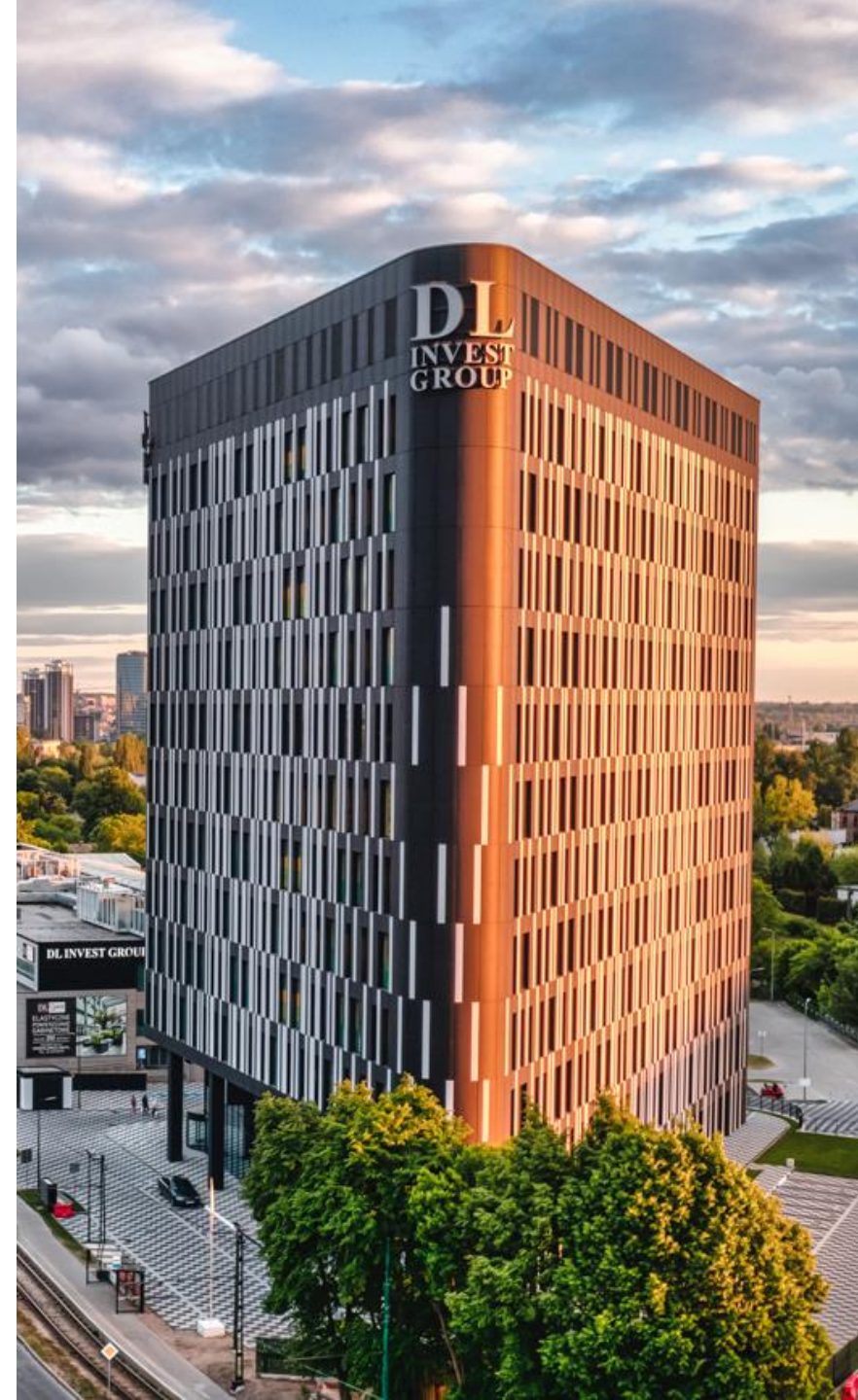




LEASEBACK - BENEFITS PACKAGE

*Depending on the accounting standards applied, the benefit from the sale of assets may be a reduction in the balance sheet total affecting the improvement of financial ratios, and the cash generated from the transaction may have the effect of **immediately reducing external debt and significantly improving liquidity.***

- ✓ With the sale of the property, **the seller is also relieved of such important expenses as property tax and insurance costs for buildings, structures and other assets.**
- ✓ **Tax shield potential** - in the case of a substantially depreciated asset, future rental costs incurred in lieu of depreciation can be an additional tax cost, resulting in a lower tax base and consequently a lower tax burden. The tax cost of the rental will correspond to market rental rates rather than the top-down imposed tax depreciation rates of the property.
- ✓ Assumption by DL Invest Group of all legal obligations incumbent on the property owner and associated costs, in particular with regard to **ensuring the safety of the property, performing periodic inspections** pursuant to building law, **fire protection** requirements, **environmental standards and other generally applicable legislation.**





LEASEBACK - BENEFITS PACKAGE

*Direct benefit to the seller resulting from the sale of the property - as a result of the sale of the property, **additional funds are raised - released for investment and development** in the seller's business, improving liquidity or reducing external debt and improving financial performance.*

- ✓ As a result of the sale of the property, full ownership of the property is still retained under a long-term lease entered into for a period of, say, 20 years with the possibility of renewal for further 20-year periods.
- ✓ **DL Invest Group will remain a party to the contract as landlord throughout the lease term.** DL Invest Group's aim is to continuously expand its commercial property portfolio and to keep it in the Group's portfolio on a long-term basis and to actively manage it.
- ✓ Thanks to its own management structure, including having its own general contractor with a project office, DL INVEST GROUP can make significant optimisations not only in asset management but also in adapting the property to changing requirements.
- ✓ **Throughout the lifetime of the facility, it is possible to redevelop or adapt it to the needs of the user at the expense and risk of DL Invest Group, thus improving the quality and efficiency of the property in use.**
- ✓ Professional administrative and technical services for the property are provided by a team of specialists in the Property Management Department of DL Invest Group, who have the relevant professional qualifications, licences and experience.





LEASEBACK - BENEFITS PACKAGE

- ✓ To recapitalise the property and increase its value as a result of DL Invest Group's financing and execution of a comprehensive development of the property and the buildings located on it, through their revitalisation, modernisation, as well as raising the standard and utility value and aesthetics of the premises used by tenants, in accordance with the DL Green Eco-policy and upgrading to BREEAM standards, in particular with regard to reducing their energy intensity and using renewable energy sources.
- ✓ Lower property maintenance costs - DL Invest Group, as the owner of dozens of commercial properties, is able to optimise property maintenance and management costs, thus being able to offer the lowest price while maintaining very high quality. The benefit is that the seller is freed from the direct costs previously incurred for renovations, repairs, cleaning, snow clearing and property security, together with the possibility of reducing the employment of maintenance and administrative staff.
- ✓ Flexibility for the tenant to adapt the used areas of the part of the leased property to current needs throughout the term of the lease.

