

CAR PARK REGULATIONS

at the MB Office Park building, ul. Daimlera 1, 02-460 Warszawa (the “**Building**”)
operated through the ShareP system (the “**Car Park**”)

Translation for information purposes. The Polish version of these Regulations is binding; in case of any discrepancy, the Polish version prevails.

§ 1. GENERAL PROVISIONS

1. The owner of the Car Park is: MB Office Park Sp. z o. o., with its registered office at ul. Chmielna 73, 00-801 Warszawa, entered in the register of entrepreneurs kept by the District Court for the Capital City of Warsaw in Warsaw, 13th Commercial Division of the National Court Register, under KRS number: 0000909731, REGON: 389569550, NIP: 7011045866, share capital: PLN 5,000.00 (hereinafter: the “**Car Park Owner**”).
2. The operator of the Car Park service system and the entity managing the Car Park is **Stellos Poland P.S.A.**, with its registered office in Wrocław at ul. gen. Romualda Traugutta 55, 50-416 Wrocław, NIP: 8943176679 (hereinafter: the “**Operator**”). The Operator provides and is responsible for the technological operation of the Car Park, including the system for registering vehicles via a QR code, validation in the panel, automatic entry and exit control (ANPR/barriers), and the handling of payments. The Operator is solely responsible for the System and for the provision of services in connection with making the System available.
3. The Car Park Owner and the Operator permit the use of the Car Park solely on the terms set out in these Regulations and on the basis of the applicable laws.
4. The content of the Regulations is available before entering the Car Park and also after scanning the QR code. The User is obliged to read the content of the Regulations before entering the Car Park. When registering in the System in accordance with § 3(2), the User accepts the Regulations and gives active consent to comply with the provisions of these Regulations. Consent is voluntary, but it is necessary to complete the registration as well as to use the Car Park.
5. The Car Park operates 24 hours a day, every day of the week, and is unguarded. Leaving a vehicle in the Car Park does not constitute the conclusion of a contract of safe custody within the meaning of Art. 835 et seq. of the Civil Code (Kodeks cywilny).
6. The Car Park is intended exclusively for the use of tenants of the Building who have concluded an appropriate lease agreement with the Car Park Owner for selected spaces, and of their clients and guests (including guests of the Car Park Owner) (hereinafter each individually: the “**Tenant**”). The Car Park Owner and the Operator reserve the right to restrict access.
7. A person entering the Car Park and using a parking space is hereinafter referred to as the “**User**”. Every driver entering the Car Park is obliged to register the vehicle in the ShareP system (the “**System**”) by scanning the QR code placed before the entrance and selecting in the System the purpose of the visit, i.e. the relevant tenant, except for vehicles registered in the System by the Tenant, for which entry takes place automatically on the basis of number plate recognition (ANPR).

§ 2. CAR PARK ORGANISATION AND RULES OF USE

1. The Car Park is a surface car park. Vehicles with gas installations (LPG, CNG) and vehicles of increased height are permitted to enter, subject to the detailed signage of the Car Park.
2. The entry barrier opens after: (i) the User completes the form; or (ii) the number plate is read (ANPR), solely for a vehicle registered in the system by the Tenant. Entry is possible only if a free space is available. If no spaces are available, the barrier will not open and the driver will be informed that there are no spaces.
3. The Car Park is equipped with signage and electronic displays guiding the User through the successive stages of using the Car Park.
4. It is prohibited to pass through the barrier without authorisation and for two vehicles to pass through on a single raising of the barrier. Such conduct risks damage to the vehicle or the barrier, for which the User is liable.
5. In the event of problems with the operation of the barrier or with the registration process, the Operator should be contacted by e-mail at support@sharep.io or by telephone at +48 732 126 126.

§ 3. ENTRY, REGISTRATION, VALIDATION AND EXIT

1. Use of the Car Park does not require the installation of a mobile application. The User can handle the entire process via the QR code. Use of the Car Park therefore requires a terminal device (e.g. a mobile phone) that is capable of reading QR codes and that also provides Internet access, since an active Internet connection is necessary to use the QR code. The other technical requirements comprise: a web browser with JavaScript and cookies enabled. The Operator does not provide Users with Internet access or data transmission services. Users are prohibited from supplying content of an unlawful nature. Use of the System involves the typical risks associated with using services provided by electronic means, in particular the risk of malicious software, phishing attacks and the possibility of data transmitted electronically being intercepted by unauthorised persons. In order to minimise these risks, the User should use up-to-date antivirus software and a secure Internet connection.
2. Entry procedure: before entering the Car Park, each User is obliged to:
 - a) scan the QR code placed before the entrance to the Car Park, except for vehicles registered in the System by the Tenant, for which entry takes place automatically on the basis of number plate recognition (ANPR).
 - b) select, in the form available after scanning the QR code, the tenant, that is the purpose of the visit (the company or zone to which the User is going), and enter the number plate of the car.
 - c) after the form has been completed and submitted (i.e. once free spaces have been confirmed), the barrier opens on the basis of the data entered in the form. The entry barrier also opens on the basis of number plate recognition (ANPR), solely for a vehicle registered in the system by the Tenant.
 - d) The agreement for the use of the Car Park is concluded upon completion of the registration procedure referred to in paragraph 2 and entry into the Car Park. The agreement terminates when the User leaves the Car Park. As regards services provided by electronic means through the System, the agreement for the provision of electronic services is concluded upon scanning

the QR code and submitting the form referred to in paragraph 2(b), and terminates when the User leaves the Car Park.

3. Exit procedure: each User is obliged to have the stay in the Car Park validated before leaving the Car Park. Validation is the only proper way of ending the use of the Car Park and allows the User to leave the Car Park without paying additional fees, in accordance with paragraph 5 below. Validation takes place as follows:
 - a) before leaving the Car Park, the User goes to the reception of the tenant whose client/guest the User was and requests validation of the stay,
 - b) for this purpose, the User provides the vehicle's number plate, matching the one given on entry,
 - c) an authorised person of the tenant or of the Car Park Owner performs the validation in the ShareP System panel or refuses validation where the User was not entitled to park in accordance with the Regulations, in particular was not a guest/client of the tenant or of the Car Park Owner,
 - d) the User has 15 minutes to leave the Car Park, counted from the end of the stay determined during validation; the barrier will open automatically after the number plate is read (ANPR).
4. Use of the Car Park without obtaining validation in the manner indicated above constitutes unauthorised entry within the meaning of these Regulations. Entry bypassing the registration procedure via the QR code, including entry behind another vehicle without carrying out the entry procedure in accordance with paragraph 2 above, is also deemed unauthorised entry. The Operator neither performs nor decides on granting validation of the stay; responsibility for such a decision lies solely with the relevant tenant of the Building or the Car Park Owner (or entities acting on its behalf) indicated by the User in the form on entry. The Tenant and the Car Park Owner may refuse such validation if the person concerned was not actually its client/guest.
5. In the event of unauthorised entry as referred to in paragraph 4, the User is obliged to pay the fee for unauthorised entry in accordance with the Price List (§ 4(2)). In order to make the payment before exiting, the User:
 - a) scans the QR code placed at the exit barrier or within the Car Park,
 - b) enters the required data (number plate, payment details, in accordance with the options indicated in the System),
 - c) makes the payment through the payment operator, in accordance with the Price List (§ 4(2)).
6. Payments are processed through the payment operator PayPro S.A., which runs the Przelewy24 system. The rules for the provision of payment services are set out in the payment operator's terms and conditions, available on the Przelewy24 website.
7. Once the System confirms that the payment has been made, the User has 15 minutes to leave the Car Park and the barrier will open automatically. If it is not possible to make the payment on site, the User is obliged to contact the Operator in order to have the barrier opened. The obligation to pay the fee remains in force in accordance with § 4(3).

§ 4. FEES AND PARKING TIME

1. Use of the Car Park in accordance with the procedure set out in § 3 (entry registration + validation at reception, or for registered vehicles of Tenants) is free of charge: the User leaves the Car Park

without incurring a fee. The fee is payable only by a User who was not entitled to enter the Car Park, that is who did not have the stay validated at reception (unauthorised entry).

2. Price List of fees for unauthorised entry (parking without validation at reception); the fee constitutes a lump-sum remuneration due to the Operator for unauthorised use of the Car Park:
 - a) up to 15 minutes: free of charge (time needed to turn around / leave the Car Park),
 - b) over 15 minutes up to 1 hour: PLN 150,
 - c) over 1 hour up to 24 hours: PLN 300,
 - d) over 24 hours up to 7 days: PLN 600,
 - e) over 7 days: PLN 200 for each subsequent commenced day beyond 7 days. Irrespective of the above fees, the Operator (or, where applicable, the Car Park Owner) reserves the right to claim compensation from the User on general principles if the damage suffered exceeds the amount of the fee.
3. The fee for unauthorised entry is paid before exiting the Car Park in accordance with the procedure set out in § 3(5) (scanning the QR code and paying online). The Operator issues an appropriate accounting document in this respect. If the fee is not paid on site for any reason, the fee shall be paid to the bank account indicated by the Operator within 7 calendar days.
4. The Operator will issue a VAT invoice at the User's request within 14 days of the date of payment of the fee, once the User has provided the data necessary to issue it. If the User wishes a VAT invoice to be issued, the User must enter the VAT invoice details in the place provided for this purpose in the payment process. The invoice will be sent to the e-mail address provided by the User. If the User does not request a VAT invoice during the payment process, the User will receive only a payment confirmation generated by the System.

§ 5. CONDITIONS OF USE OF THE CAR PARK

1. Vehicles may be parked only in designated parking spaces, in the zone corresponding to the registration in the System. If a vehicle is parked in a zone not corresponding to the registration in the System, the User is obliged to move the vehicle to the correct space without delay. If a vehicle parked in breach of the Regulations obstructs traffic in the Car Park, blocks other vehicles or endangers the safety of persons or property, the Car Park Owner or the Operator is entitled to remove the vehicle at the User's cost and risk, after first attempting to notify the User using the contact details available in the ShareP System. The costs of removing the vehicle may not exceed the market rates charged by specialised towing companies.
2. Only Users entitled to do so may park in a space designated for persons with disabilities.
3. Parking is prohibited at entrances, exits, in traffic lanes, at crossings, by the barriers and in any other places not marked as parking spaces.
4. The User is obliged to observe vertical road signs, zone markings and display messages, and to comply with the instructions of the staff of the Car Park Owner and the Operator concerning order.
5. The vehicle should be locked and its contents secured. The contents of the vehicle should not be left in view.
6. Where a vehicle poses a justified threat to the safety of persons or property, the Car Park Owner or the Operator is entitled to remove the vehicle on the terms set out in paragraph 1.

§ 6. SAFETY REGULATIONS

1. The provisions of the Road Traffic Law of 20 June 1997 (Prawo o ruchu drogowym) apply within the Car Park.
2. A speed limit of 10 km/h applies within the Car Park.
3. Road and information signs, zone markings and speed limits must be strictly observed.
4. The following are prohibited within the Car Park:
 - a) smoking tobacco, using open flames, and consuming alcohol and taking intoxicating substances,
 - b) storing fuels, hazardous substances, flammable substances and empty fuel containers,
 - c) refuelling vehicles and filling fuel tanks from jerrycans,
 - d) leaving a vehicle with the engine running without good reason,
 - e) parking vehicles with leaking systems (fuel, brake, etc.),
 - f) leaving animals or children unattended in a vehicle,
 - g) rollerblading, skateboarding, riding scooters and organising other games,
 - h) conducting any public, promotional or advertising activities and photo shoots without the written consent of the Car Park Owner,
 - i) repairing, washing or vacuuming vehicles, changing operating fluids and soiling the Car Park,
 - j) entry of vehicles carrying flammable, corrosive or explosive materials or other substances capable of endangering persons and property,
 - k) acting in breach of occupational health and safety and fire safety rules (BHP i PPOŻ) and behaving contrary to the principles of community life or in a manner disrupting the use of the Car Park.

§ 7. LIABILITY AND REPORTING OF DAMAGE

1. The Car Park is an unguarded car park. By leaving a vehicle in the Car Park, the User does not conclude with the Car Park Owner a contract for the safe custody of the vehicle or any other contract that would oblige the Car Park Owner to take care of the vehicle. The Car Park Owner is not liable for damage resulting from force majeure, theft, robbery, destruction of or damage to the vehicle within the Car Park, nor for items left in the vehicle or forming part of its equipment, unless the damage was caused through the fault of the Car Park Owner or of persons for whom it is responsible.
2. A User entering the Car Park is obliged to hold valid compulsory motor third-party liability insurance (OC) and a valid vehicle roadworthiness test.
3. In the absence of valid OC insurance or in the event of technical defects of the vehicle (including leaking systems), the User bears full civil liability for any damage caused within the Car Park, towards the Car Park Owner, other Users and third parties alike.
4. The User is liable for any damage caused within the Car Park, including damage caused to other Users, third parties and the Car Park Owner, in particular on account of soiling of the Car Park surface as a result of fluids leaking from the vehicle, damage to the Car Park infrastructure (including barriers, cameras, signage) and damage to the vehicles of other Users.
5. In the event of suffering damage in the Car Park, the User is obliged to inform the Operator without delay, before leaving the Car Park:

- a) by e-mail at: support@sharep.io,
 - b) by telephone at: +48 732 126 126.
6. Vehicles posing a threat, obstructing traffic or breaching the rules for using the Car Park may be removed from the Car Park on the terms set out in § 5. The costs of removing the vehicle are borne by the User or the owner of the vehicle.
7. If amounts due are not paid on time, the User may be charged the costs of debt recovery, comprising in particular: the costs of obtaining the vehicle owner's data from the Central Register of Vehicles and Drivers (CEPiK) in the amount resulting from the applicable laws, the costs of payment demands in an amount not exceeding the costs actually incurred in preparing and sending them, statutory interest for late payment and (solely where the case is actually referred to court) the costs of court and enforcement proceedings in the amount awarded by the court.

§ 8. MONITORING (CCTV)

1. The Car Park area is under 24-hour observation by means of a video surveillance system (CCTV) and ANPR cameras (number plate recognition). Monitoring (CCTV) is carried out by the Car Park Owner for the purpose of ensuring the safety of persons and property, checking compliance with the provisions of the Regulations, verifying the manner in which the Car Park is used and fees are paid, and enabling state authorities to pursue claims. Monitoring data are processed on the basis of Art. 6(1)(f) GDPR, i.e. the legitimate interest of the controller. The full text of the information notice concerning the processing of personal data in connection with video surveillance is available from the Building's security staff. In matters concerning the protection of personal data processed in connection with video surveillance, the Car Park Owner should be contacted at the e-mail address: info@adventum.eu or in writing at the registered office address of the Car Park Owner: MB Office Park Sp. z o. o., ul. Chmielna 73; 00-801 Warszawa.
2. As regards the use of ANPR cameras (number plate recognition), the controller of personal data is the Operator. The full text of the information notice concerning the processing of personal data in connection with this system is available at <https://sharep.io/pl/alpr>.

§ 9. COMPLAINTS, REQUESTS, CLAIMS AND PERSONAL DATA PROTECTION

1. All grievances, requests and complaints, as well as claims relating to non-performance or improper performance of the agreement for the use of the Car Park, should be submitted to the Operator:
- a) by e-mail at: support@sharep.io,
 - b) through the System,
 - c) in writing to the address: Stellos Poland P.S.A., ul. gen. Romualda Traugutta 55, 50-416 Wrocław.
2. This provision does not limit the consumer's right to submit a complaint in any other chosen manner, including, for example, directly to the Car Park Owner at: MB Office Park Sp. z o. o., with its registered office at ul. Chmielna 73, 00-801 Warszawa, or by e-mail: info@adventum.eu. A complaint should contain at least: the User's first name and surname, contact details (e-mail address or correspondence address), the vehicle registration number, the date of the event and a description of the subject of the complaint. The absence of the above data does not constitute grounds for refusing to consider the complaint, but it may make it impossible to reply or extend the time needed to

consider it. In each case, the complaint will be considered within 14 days at the latest of its receipt by the Operator or the Car Park Owner, respectively. The reply to the complaint will be given in the form in which the complaint was submitted, unless the User expressly requests a different form of reply.

3. The User does not have the right to withdraw from the agreement if the parking service has been fully performed with the express consent of the User, who was informed before the start of performance that after its performance the User would lose the right to withdraw from the agreement (Art. 38(1) of the Act of 30 May 2014 on Consumer Rights (ustawa o prawach konsumenta)). The User gives express and active consent to the start of performance of the service before the expiry of the withdrawal period by confirming the relevant declaration in the registration form available after scanning the QR code (in the checkbox), referred to in § 3(2). Entry into the Car Park after completing the registration and making the above declaration marks the start of performance of the service.
4. A User who is a consumer may use out-of-court complaint handling and redress procedures, in particular: (a) applying to the competent provincial inspector of Trade Inspection (Inspekcja Handlowa) with a request to initiate mediation proceedings for the amicable settlement of the dispute; (b) applying to the permanent consumer arbitration court operating at the provincial inspector of Trade Inspection with a request to resolve the dispute; (c) seeking assistance from the district (municipal) consumer ombudsman. Detailed information on out-of-court complaint handling and redress procedures is available on the website of the Office of Competition and Consumer Protection (UOKiK): <https://www.uokik.gov.pl>.
5. The controller of data with respect to the operation of the System, the registration and validation systems (including the ANPR system) and the handling of payments for unauthorised entry is the Operator (Stellos Poland P.S.A.). The Car Park Owner does not process Users' personal data in connection with the use of the Car Park, except for: (a) the use of video surveillance (§ 8) and (b) situations in which it may receive personal data from the Operator or obtain them itself from CEPiK, in the event of damage involving the User's vehicle.
6. Full information on the processing of Users' personal data by the Operator is available at: <https://sharep.io/pl/polityka-prywatnosci/>.
7. Contact in data protection matters: e-mail: **support@sharep.io** or in writing to the Operator's registered office address indicated in § 1(2).

§ 10. FINAL PROVISIONS

1. In matters not regulated by these Regulations, the provisions of the Civil Code and other generally applicable laws apply.
2. The Regulations are available:
 - a) within the Car Park (in a visible place before the entrance and near the barrier), including the price list of fees for unauthorised entry, displayed in a manner legible to drivers approaching the entrance to the Car Park,
 - b) on the website: <https://sharep.io/terms/mbo-park/>, to which the QR code placed in the Car Park leads.
3. These Regulations enter into force on **19 October 2026**.

4. The Car Park Owner reserves the right to amend these Regulations for important reasons, in particular in the event of: (a) a change in generally applicable laws affecting the content of the Regulations, (b) a change in the scope or manner of providing the services covered by the Regulations, (c) a change in the technical conditions of operation of the Car Park, (d) the need to adapt the Regulations to recommendations, orders, judgments, rulings or decisions of the competent authorities. The amended Regulations will be made available in the manner set out in paragraph 2 above at least 14 days before the date on which the amendments enter into force. Amendments to the Regulations do not affect parking services commenced before the date on which the amended Regulations enter into force; such services are governed by the Regulations in the wording in force at the time of entry into the Car Park.
5. Any comments and objections concerning the operation of the Car Park should be reported to the Operator by telephone at **+48 732 126 126** or by e-mail at **support@sharep.io**.

CONTACT DETAILS

Car Park Owner: MB Office Park sp. z o. o.
ul. Chmielna 73, 00-801 Warszawa
E-mail: info@adventum.eu

Operator: Stellos Poland P.S.A.
ul. gen. R. Traugutta 55, 50-416 Wrocław
E-mail: support@sharep.io
Phone: +48 732 126 126

SCAN THE QR CODE

to read the Regulations

