

Bielsko-Biała, 29th April 2025

MURAPOL WITH NEW BOND ISSUE THEIR VALUE AMOUNTED TO PLN 100 MILLION

The Murapol Capital Group, one of the largest and most experienced residential developers in Poland, has issued bonds with a total nominal value of PLN 100 million. The bonds bear interest at a variable interest rate of WIBOR 3M increased by a margin of 4% per annum. The redemption date for the bonds will be 29th April 2028.

Last year, we established a bond issue scheme with a total value of PLN 500 million and issued our first series of debt securities with a total nominal value of PLN 150 million. This issue aroused great interest among investors and was placed on the Catalyst market. The current issue, as before, was targeted at institutional investors. Once again, it was positively perceived by the market. This is an important confirmation for us that investors appreciate both our competence and the well-established market position of the Group and its proven business model – says Nikodem Iskra, President of the Management Board of Murapol S.A.

The new issue concerned unsecured ordinary bearer bonds bearing an interest at a variable rate and a maturity of three years. The nominal value and issue price of one bond was PLN 10 000.

The benefits of the Company in respect of the bonds will be exclusively of a pecuniary nature and will consist of the payment of the nominal value and interest. The bonds will be subject to listing in the alternative trading system operated by the Warsaw Stock Exchange. The function of issue agent is performed by IPOPEMA SECURITIES S.A.

We are effectively delivering on our assumptions regarding diversification of funding sources and maturity of external debt. Despite the turbulence and unrest on the international capital markets, we have successfully closed another bond issue, and demand for the debt securities of Murapol S.A. has significantly exceeded the planned transaction value. We are grateful to the Consortium comprising Bank Pekao S.A., Ipopema Securities S.A., Santander Bank Polska S.A. for the efficient and professionally conducted issue process. It has been with satisfaction that we have welcomed further leading financial institutions to the group of our bondholders, who have appreciated the business model, the steadily growing financial results and the development of the operational scale of the Murapol Group. Our objective is to maintain a permanent presence and strengthen the position of the Company as a valued issuer on the public corporate debt market in Poland. We are convinced that the further development of



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our business will enable the financial institutions that support us to achieve stable profits – emphasises Przemysław Kromer, CFO, Member of the Management Board of Murapol S.A.

Sound offer, results and future

The Murapol Capital Group has the most diversified offer on the market, comprising nearly 5,000 premises at the end of March 2025. In turn, the portfolio of projects under development at the end of March 2025 amounts to approximately 8.7 thousand premises.

Owing to 24 years of experience and a consistently implemented strategy, the Group has managed to build and maintain a strong market position and produce very solid results. In 2024, the sales revenue of the Group increased by more than 9% and amounted to PLN 1.33 billion. Net profit was at the level of PLN 242 million and increased year-on-year by 10%.

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Murapol Group is one of the most experienced residential developers in Poland, and one of the largest in the number of residential premises sold and handed over to customers. From a commencement of its activities in 2001 through 31 March 2025, the Murapol Group has carried out 92 multi-phase real estate projects, as part of which 460 buildings have been erected with nearly 32 thousand premises inhabited by approx. 96 thousand people. Since the beginning of its economic activities the Murapol Capital Group has been present in 21 cities in Poland, both in the largest residential markets in Poland and in the regional towns and cities, including Warsaw, Krakow, Wroclaw, the Tri-City or the Silesian Agglomeration, as well as in regional cities such as Bydgoszcz and Torun

The leading investor of Murapol is AEREF V PL Investment S.à r.l. - a company owned by funds managed by Ares Management UK Limited (subsidiary of Ares Management Corporation), a global alternative investment manager specialising in debt, private equity and real estate, advised by Griffin Capital Partners.

In 2021, the Murapol Group launched a new business line consisting of constructing premises to be used by the private rented sector (PRS), carried out in cooperation with AEREF V PL PRS S.à r.l. and its subsidiaries (PRS project companies, LifeSpot), owned by funds managed by Ares Management UK Limited (a subsidiary of Ares Management Corporation). The Murapol Group has an integrated business model based on concentration within the organisation of all the competences necessary to carry out real property projects—from land acquisition, through architectural and engineering design, construction project budgeting, purchases of building materials and general contracting, to marketing and sales operations. Murapol is successively implementing its sustainable development strategy and incorporating initiatives related to environmental protection, social and corporate governance (ESG) issues into its operations. On 15 December 2023, the shares of Murapol S.A. made their debut on the Main Market of the Warsaw Stock Exchange.