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Summary of Q1 of 2021 in Murapol Group: almost 17 per cent of sales increase, 12 per cent more hand overs, the offer expanded by over 2 thousand apartments.

In the first quarter of this year Murapol Group signed 779 development and preliminary contracts, as compared with 666 in the previous year. In the analysed period the developer handed over 452 apartments, and introduced into offer 2,099 apartments in 11 investment projects, thus expanding the pool of apartments at customers' disposal to over 4 thousand.

SALES

In the period from January to March 2021 Murapol Group signed 779 developer and preliminary contracts, i.e. by almost 17% more than in the analogous period a year before. Murapol's most demanded apartments were those in Cracow and Wieliczka, but also in Poznań, where respectively 122 and 109 apartments found their buyers. A reasonable number of contracts was also signed by the Company in Łódź – 93, Warsaw – 84, Katowice – 68 and Wrocław – 55. Almost 50 contracts were signed in Bydgoszcz and Toruń each.

HAND OVERS

In the first quarter of this year Murapol Capital Group handed over the keys to 452 apartments, compared to 402 ones handed over to owners in the respective period of 2020. Most of the apartment keys were handed over to customers in Katowice – 122, Warsaw – 97, Mikołów – 79 and Wrocław - 70.

INTRODUCTION TO THE OFFER

In the period from January to the end of March of this year, Murapol Capital Group offered 2,099 new apartments to its customers, compared with 1,119 in the respective period of the previous year. Residential and commercial apartments introduced to the offer are being built within 11 projects in 9 cities. Those include both the next stages of projects under development and new projects. Majority of them, i.e. 531 apartments were offered to residents of Poznań, including the new investment – Murapol Zielony Żurawiniec, being constructed at Sielawy St. A pool of 529 residential and commercial apartments was put on market in Cracow and Wieliczka, being a part of further stages of projects under development. The Group re-entered Gdańsk market, offering 299 new apartments, where it began the commercialization of a new development undertaking – Murapol Osiedle Zdrovo, constructed at Niepołomicza St. In Łódź further 276 residential apartments were put on the market, as a new stage of Murapol Nowa Przędzalnia. The developer has also put on market a pool of apartments for its customers in Gliwice, where at Murapol Osiedle Parkowe at Kozielska Street 189 apartments were offered to the customers. New apartments also appeared in the developer's offer for Warsaw, Toruń and Sosnowiec.



NUMBER OF APARTMENTS UNDER CONSTRUCTION

At the end of March 2021, the project portfolio of Murapol Capital Group included 6,958 premises with the total usable area of 293.5 thousand square meters, being constructed in 82 buildings, within 22 projects in 15 cities. The biggest share in the investment portfolio belongs Cracow together with Wieliczka, where 1,494 apartments are in development, next are Poznań and Łódź with respectively 1,137 and 858 apartments under construction, while respectively 691, 591 and 476 apartments are being built in Wrocław, Warsaw and Gdynia.

LAND BANK

As of 31 March 2021, Murapol Group had at its disposal an active land bank with a total value of over PLN 645 million, to construct over 18.7 thousand residential premises with the total usable area of over 816 thousand square meters. The real estate owned by the Group and valued at over PLN 325 million have been granted permits for the construction of nearly 11 thousand apartments with the total usable area of over 462.3 thousand square meters. The remaining part of the active land bank are investment areas under conditional preliminary contracts, where estate projects will be developed, which are now undergoing the process of issuance of appropriate administrative permits, with an assumed total of over 7.7 thousand residential premises to be build, with the total usable area of approximately 353.7 thousand square meters. The total value of premises contracted that way sums up to more than PLN 320 million.

- In the first quarter of this year we have achieved better results in all operating areas, in comparison with the same period of previous year. An almost 17-per-cent increase of sales and over 12 percent more handovers let us see the future in bright colours. Our offer has also been working to our advantage, now with '2000 apartments for the 20th anniversary' it has exceeded the total of 4 thousand apartments at the end of Q1. Our portfolio of projects under construction has also increased compared with the end of 2020, by nearly 2.5 thousand apartments, and included almost 7 thousand of them. The quoted figures confirm that solid foundations, a well-developed business model and the know-how work even in such uncertain times as today. The product we offer also works to our advantage, reaching the broadest segment of customers buying apartments for their own needs, but also to investment buyers – says Nikodem Iskra, President of the Management Board of Murapol S.A.

During 20 years of its operations Murapol Group has carried out 66 multi-stage real estate investments, with 303 buildings, and 17.7 thousand apartments inhabited by more than 53 thousand people.

In 20 years of its activity, **Murapol Group** carried out 67 multi-stage real estate investments, within which 316 buildings were constructed with over 18.7 thousand apartments inhabited by over 56 thousand people.

The Murapol Group is one of the most experienced and biggest residential developers in Poland in terms of the number of apartments sold and apartments handed over to customers. In 20 years of its activity, Murapol developed 67 investments, within which 316 buildings were constructed with over 18.7 thousand apartments inhabited by over 56 thousand people.



Group's operations are geographically diversified. Murapol has been operating actively in 17 cities, both on the largest residential markets in Poland, such as the Silesian agglomeration (Katowice, Gliwice, Sosnowiec), Poznań, Łódź, Tricity (Gdynia and Gdańsk), Wrocław, Cracow, Warsaw, as well as smaller locations, such as Bielsko-Biała, Bydgoszcz, Siewierz, Toruń, Tychy, Wieliczka and Mikołów. What distinguishes Murapol Group is an integrated business model, assuming the concentration within the Group of all competences required to implement real estate projects – from acquiring land, through architectural design, to general contracting and sale of premises.

The Company also places emphasis on non-business activities. It engages in initiatives promoting both professional sports, as well as projects promoting physical activity among children and teenagers. Murapol Group has also been recognized many times for its development activities, receiving, among the others, the Leading Green Building Development award at CIJ Awards for green construction, Housemarket Silesia Awards in Family-friendly Estate and Residential Estate categories. The company is also a laureate of the Highest Quality of Quality International in the Top-Quality Product category – awarded to a multi-family residential investments developed by Murapol Group. In 2020 the Group won the 1st place in the National Ranking of Housing Developers, organized by Dziennik Gazeta Prawna.

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