

Bielsko-Biała, 8 July 2022

Even more modern apartments in the offer of Murapol Group in Bydgoszcz

Murapol Group is putting 170 apartments on sale as part of another stage of Murapol Osiedle Akademickie. The apartments are situated in two 5-storey buildings at Akadamicka Street in Nowy Fordon. Each apartment will be equipped with an anti-smog package, protecting the air inside against any external pollutions, while the Home Management system installed in the buildings will let the residents use smart home solutions.

Murapol Osiedle Akademickie is a modern investment between the campus of the Bydgoszcz University of Technology and the recreational areas of the Academic Park, which is currently under construction. Peaceful and green surroundings will certainly be conducive to long walks and other outdoor activities, away from the hustle and bustle of the city. Convenient location in the area of Akadamicka and Fordońska streets makes it easy to get to the centre of Bydgoszcz from here, and it is easy to reach the A1 motorway junction via the national roads no. 10 or 80. Just 2 minutes from the estate there is a shopping centre with Auchan, Leroy Merlin and Decathlon stores, and an IKEA 5 minutes away from the estate.

As part of the next stage of the investment, Murapol Group begins selling 170 functional premises, available in a wide range of areas and layouts, from studios to 4-room apartments. Thanks to this, each client can find an apartment that suits their individual preferences. All the apartments on the upper floors will have spacious balconies, and the ground floor apartments will have patios with green gardens.

With the comfort and safety of residents in mind, as well as out of care for the environment, the eco package was introduced in this investment - a number of innovative solutions available both in apartments and in the estate. Owners of electric cars will have access to a charging station, and comfortable bicycle stands for fans of two-wheelers. Efficient communication inside the building will be ensured by fast and quiet elevators, and the common parts of the buildings will be illuminated by energy-saving LED light. A playground for children has also been designed for the youngest residents of the estate.

- The offer of Murapol Group is in line with the upcoming trends on the domestic real estate market. Analysts and investors clearly point out that the demand for apartments for rent will increase significantly in the near future. The influx of immigrants from beyond our eastern border and a significant decrease in the creditworthiness of Poles as a result of an increase in interest rates meant that an increasing number of people will decide to rent apartments. This could shift the scales from 'the cult of property' to renting. This is a good time to invest in real estate, not only to profit from it later, but also to protect your capital from rampant inflation. The premises in our Bydgoszcz investment will perfectly respond to these changes - the offer



includes larger, 3- and 4-room apartments, but also smaller, studio apartments or 2-room apartments, so desired on the primary market. Importantly, there are numerous universities in Bydgoszcz, including Kazimierz Wielki University, Ludwik Rydygier Collegium Medicum, Feliks Nowowiejski Musical Academy, the Higher School of Aviation Services or the University of Technology and Life Sciences of J & J Śniadeccy. Our investment Murapol Osiedle Akademickie is located just 3 minutes from the latter. It is worth taking this into account when considering buying a new property in this city. The influx of students in the new academic year will certainly contribute to the increased demand for apartments for rent in this location. - says Łukasz Tekieli, sales director at the Murapol Group.

Murapol Osiedle Akademickie is the developer's first investment in Bydgoszcz. As part of the project, a total of 8 buildings were designed, which are planned to include about 680 modern apartments. So far, 510 apartments in 6 buildings in this investment have been put at the disposal of customers.

The author of the architectural design is Murapol Architects Drive SA, a design and architectural studio belonging to the Murapol Group.

The Murapol Group is one of the most experienced and largest housing developers in Poland in terms of the number of apartments sold and apartments handed over to clients. Since its inception in 2001, the Murapol Group has completed 74 multi-stage real estate investments, in which 353 buildings with 22.5 thousand apartments, inhabited by nearly 67.5 thousand residents.

What distinguishes the Group is its investment map – the most diversified one among all investors. As of the end of June 2022 Murapol Capital Group was present in 15 cities, both on the largest estate markets in Poland, including Warsaw, Cracow, Wrocław, the Tri-City or the Silesian agglomeration, as well as in regional towns like Bydgoszcz or Toruń.

From the first quarter of 2020, the majority shareholder of Murapol is AEREF V PL Investment S.à r.l. - a company owned by funds managed by Ares Management Corporation, a leading global manager in the field of alternative investments, specializing in debt financing, private equity and real estate, advised by Griffin Real Estate.

In 2021, the Murapol Group launched a new business line, consisting in the construction of premises for institutional rental, carried out as part of cooperation established with its major shareholder.

The Murapol Group has an integrated business model that focuses on the concentration within the organization of all competences necessary to implement real estate projects - from land acquisition, through architectural and engineering design, investment budgeting, purchase of construction materials and general contracting, to marketing and sales activities.

Murapol, implementing the strategy of sustainable development, includes in its activities initiatives related to environmental protection, social issues and corporate governance (ESG) issues. The Group tries to optimize the consumption of raw materials, uses new technologies and implements energy-saving solutions. The company is also involved in various forms of social, charity and sports activities, supporting both professional sports and projects promoting physical activity among children and teenagers.



Murapol has been recognized many times for its development activities, receiving, among others in the field of green construction, the Leading Green Building Development award in the CIJ Awards competition, Housemarket Silesia Awards in the categories: Family-friendly housing estate and Housing estate. In 2021, the Group won the first place in the National Ranking of Housing Developers, organized by Dziennik Gazeta Prawna. The company is also a laureate of the Client's Laurel 2022 competition in the category of ecological strategies in business.

Contact:

Małgorzata Gaborek | Head of Public Relations

E: malgorzata.gaborek@murapol.pl | M: 510 896 877