

Bielsko-Biała, 13 October 2022

Murapol Group is optimizing its financing by acquiring PLN 550 million for further improvement of its development activities**Murapol Capital Group has refinanced its hitherto debt and acquired, on favourable conditions, a new credit from the consortium of Bank Pekao SA and Santander Bank SA in the amount of PLN 550 million.****One of the leading Polish housing real estate developers has been consequently carrying out its plan of rationalizing the financing structure, thus supporting the sustainable improvement of its nationwide activities. The credit agreement pertains to a 3-year-long financing period.**

Murapol Group has gained a partnership of two strong banking institutions - Bank Pekao SA and Santander Bank Polska SA, in the form of syndicated refinancing in the total amount of PLN 550 million. The amount of PLN 300 million will be allocated to refinance the current debt, while the amount of PLN 250 million will be allocated by Murapol to finance further operational development of the Group.

- We are glad that our banking partners appreciated the high potential of GK Murapol. In these undoubtedly difficult times for the industry, limited access to mortgage loans, significant drops in sales of new apartments and general uncertainty of customers, Murapol Capital Group proves its resistance to the crisis, while investing in the future development. Thus, I would like to thank our banking consortium, i.e. Bank Pekao SA and Santander Bank Polska SA, for the convenient and flexible terms of new financing of the Murapol Group's activities, which we have managed to work out together. The obtained funds were used to fully refinance the current debt and will allow for further strengthening of the leading position of Murapol Group on the Polish development market through investments in a land bank and ongoing development projects. - says Przemysław Kromer, CFO and member of the management board of the Murapol Group.

The successfully completed refinancing project allows to maintain the concentration of the entire Group's debt in one banking syndicate and to maintain flexibility in the use of funds due to the open nature of financing. The consortium's agent is Bank Pekao SA, which cooperated with the Murapol Group as part of the previous refinancing,



and both banks got to know the Company, its business model and unique attributes perfectly during the approach to the IPO in 2021.

- We are very proud of Murapol Group's operating model, which proved to be effective in periods of recession, as evidenced primarily by the excellent operating results compared to the industry. The trust of leading banks and the loan amount unprecedented in the history of the Group clearly confirm that we are on the right path. - adds Przemysław Kromer.

During the three quarters of 2022, Murapol Capital Group was characterized by strong sales to retail customers supported by transactions for PRS. In the period from January to September this year, Murapol Group sold 2,665 apartments, including 2,091 sold to retail clients, and 574 in the *design&build* formula for PRS sector. In the analysed period, the developer handed over the keys to a total of 2,649 units, including 444 keys to the units under PRS projects. The Group has introduced 2,106 new apartments in 9 cities in Poland.

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 77 multi-stage real estate investments, in which 370 buildings with 23.5 thousand apartments, inhabited by nearly 70.65 thousand residents. Since the beginning of its activities, Murapol Capital Group has been present in 17 cities throughout Poland.

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 14 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 (PRS), 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