

Bielsko-Biała, 17 November 2025

Murapol launches a cooperation with PRS, a new fund in the institutional rental sector

The Murapol Capital Group, one of the largest and most experienced residential developers in Poland, has signed a five-year cooperation agreement in the PRS (Private Rented Sector) with PRS JV Lux S.À R.L., a platform controlled by the Centerbridge Partners fund and the partners of Griffin Capital Partners. The implementation of the investment by Murapol in favour of the PRS platform complements its core property development activities, which is the sale of modern flats to individual customers.

Leveraging its expertise in the implementation of property development projects, the Murapol Group has entered into a five-year cooperation agreement under a new platform, established as a joint venture between Centerbridge Partners and Griffin Capital Partners, both of which hold experience in the growing living sector.

Under the agreement, the Company will search for and identify suitable land for the PRS projects, secure the rights to purchase such land, and provide construction and development services on a design & build basis. The conclusion of the Framework Agreement enables the Company to implement the PRS projects and propose to the PRS Platform projects providing 1,000 premises that can be implemented in each year of the term of the agreement. The PRS platform, along with its subsidiaries, will develop the approved PRS projects (the assumed number of such premises approved for implementation will amount to approx. 1,500 during the 5-year term of the agreement).

*- By beginning a cooperation with established partners such as Centerbridge Partners, the Murapol Group will benefit from the experience already gained, complementing its core business in the property development sector. By combining its property development activities with the modern sector of institutional rental, we are creating a model that is more resistant to market fluctuations – emphasises **Nikodem Iskra, President of the Management Board of Murapol S.A.***

The property development segment is a core activities of the Murapol Group, and since 2021, the Group has also been cooperating with AEREF V PL PRS S.à r.l. and its subsidiaries (including the PRS and LifeSpot design companies) belonging to the funds managed by Ares Management UK Limited, a subsidiary of Ares Management Corporation. Since 2024, the cooperation has been extended to include AEREF VI PL PRS S.à r.l. As part of this cooperation, Murapol has completed or is in the process of completing and preparing a total of nearly 5,700 premises.

Additional activities in favour of the PRS segment enable the Group, inter alia, to effectively utilise land for various purposes, including service areas, and the developed and proven 'design &

build' cooperation formula translates into low capital intensity on the part of the Company, thanks to monthly settlement of contracts pursuant to the progress of construction works. Furthermore, activity in the PRS segment allows the Group to utilise the available operational resources of its own architectural office and general contractor.

Centerbridge Partners is a private investment company specialising in private equity, real property and debt instruments in North America and Europe, while Griffin Capital Partners is a private investor and asset management company operating in the private equity and real property markets in Central and Eastern Europe, Germany and other selected EU countries. Murapol will act as a non-exclusive property developer.

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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 until 30 September 2025, the Murapol Group has implemented 95 multi-phase real-property investments, as part of which 469 buildings have been erected with nearly 33 thousand premises inhabited by approx. 99 thousand people. Since the beginning of its economic activities the Murapol Capital Group has been present in 21 towns and cities in Poland, both in the largest residential markets in Poland, in that in Warszawa, Kraków, Wrocław, Trójmiasto or the Silesian Agglomeration, as well as in regional towns and cities such as Bydgoszcz and Toruń.

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 financing, private equity and real properties, 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.

Murapol is successively implementing its sustainable development strategy and Murapol and incorporates environmental, social and corporate governance (ESG) initiatives into its operations. Since 15th December 2023, the shares of Murapol S.A. have been listed on the Main Market of the Warsaw Stock Exchange.