

Current Report **No 15/2023**

Report Date:

29 December 2023, 14:00 PM

Abbreviated name of the issuer:

Murapol S.A.

Subject:

Conclusion of a development management agreement for an institutional investor

Legal basis:

Article 17 section 1 MAR - confidential information

The Report:

The Management Board of Murapol S.A. (the "Company") informs about the conclusion on December 29, 2023 by its subsidiary - Murapol Projekt 59 Sp. z o. o. (the "Contractor") with a professional institutional investor, the company from the LifeSpot Platform, which is a subsidiary of AEREF V PL PRS S.á r.l. from the PRS ("Private Rental Sector - institutional rental"), Design & Build agreement (Development Management Agreement) ("Agreement") with a total net remuneration value of PLN 59.69 million, the subject of which is the design and construction along with finishing 249 premises in Kraków ("Investment"). The remuneration is in the form of a fixed sum covering all the risks, costs and profits of the Contractor related to the construction and completion of the Investment.

Revenues from the implementation of the Investment will be recognized in proportion to the progress of work, with construction completion no later than 2026.

The agreement was concluded in performance of the PRS framework agreement of 19 July 2021 (amended by Annex No. 1 of 19 October 2021 and Annex No. 2 of 28 October 2021) between Company and AEREF V PL PRS S.á r.l. based on which the Company undertook to (i) search for and identify appropriate land for the development of PRS in Poland, (ii) secure, for the purposes of the PRS Platform, the right to purchase such land (by, among others, concluding preliminary contracts for the purchase of real estate) and (iii) provide – through companies from the group - construction and development services such as Design & Build, and AEREF V PL PRS S.á r.l. to provide financing for individual PRS projects presented by the Company for approval, in accordance with the procedure provided for in the framework agreement, as well as for the subsequent management of PRS projects and their commercialization (rental) (using companies from the AEREF V PL PRS S.á r.l. group). The provisions of the Agreement are consistent with the provisions of agreements of this type concluded by Company in connection with the above-mentioned framework agreement, except that provisions regarding indexation, as well as exceeding costs from the final budget whose applicability was foreseen in the framework agreement were not reflected in the Agreement. The Agreement also provides for the possibility of charging a contractual penalty for delay in an amount not higher than the equivalent of PLN 8.62 million.

Signatures of persons representing the Company:

- Member of the Management Board – Iwona Sroka
- Member of the Management Board – Przemysław Kromer