

Bielsko-Biała, 28 March 2024

## Almost 1.9 thousand new units in Murapol Group's offer in 6 cities

**Murapol Group, the all-Poland residential developer, introduces 1 860 modern units to their offer in new projects and in consecutive stages of investments already being carried out. The new offer is available both in cities in which the developer has already been operating for years, being Łódź, Wrocław, Poznań, Sosnowiec and Gliwice, as well as in a new location on their map of activity, meaning Lublin. Altogether, at the end of the first quarter Murapol Group places around 4.7 thousand units at clients' disposal.**

*- We are observing the unfailing interest in new apartments from clients buying units both for personal use and for investing purposes. It's a big opportunity for such companies as Murapol Group, which has the ability to constantly supplement and extend their product offer. As a developer with the most geographically available bank of investment flats and apartments, we take advantage of the potential of both the largest markets and smaller locations, which also have clients with their own residential needs. The introduction of such a sizable package of nearly 1.9 [thousand] units in 6 cities is possible thanks to our effectiveness in taking action, both with regard to the acquisition of land, project competencies and preparation of investments. We begin the commercialization of our first investment in Lublin with outright satisfaction, but also curiosity. – voices Nikodem Iskra, Chairman of the Board of Murapol SA – We believe that our product's advantages, being compact units with eco amenities and attractive investment locations, will answer a wide range of clients' needs, who are currently seeking apartments for themselves, whether it be for personal use or investing purposes – adds Nikodem Iskra.*

### Modern developer projects in 6 cities

**Murapol Forum** is a residential investment designed for Targowa Street in EC1 Łódź. As part of the project, 480 flats will arise in two 7- and 10-storey buildings, whose architecture will bring to mind the era of industrialisation. 34 service premises are planned for the buildings' ground floors. Murapol Forum will become part of the urban space which combines not only residential functions but also cultural and commercial purposes – excellent location of the neighbourhood on the premises of Nowe Centrum Łodzi, a mere 15-minute walk away from the famous Piotrkowska Street, will allow future residents to have a range of attractions at their fingertips in the form of restaurants, pubs, cinemas or commercial-and-service points.

**Murapol Primo**, the first project of Murapol Group in Lublin, will arise on Spółdzielczości Pracy avenue, in an incredibly attractive location – at the gates of Lublin's downtown, on the premises of the greenery-filled Bazylianówka, and simultaneously close to urban cultural-and-



entertainment attractions. As part of the investment, the developer placed at clients' disposal 332 residential units in two 5- and 6-storey buildings, over 350 parking spaces in underground garages and on the settlement's premises, as well as a spacious playground with an area of 680 square meters.

**Murapol Motivo** is a modern real estate project, which will enrich Murapol Group's portfolio in Wrocław. The investment will arise on the premises of a former Manufacturing district – the revitalisation of post-factory areas makes this place remarkably friendly for running various activities, businesses or scientific development. Murapol Motivo is an interesting proposition for those wishing to attractively invest their capital in real estate. Within the enterprise, the developer will construct 320 investment apartments in one cascade-like building.

**Murapol Osiedle Verde**, located on Wagrowska Street, at the joint of three districts of Poznań – Starołęka, Rataje and Żegrze, is an excellent choice for people looking for a new place to live away from the hustle and bustle of the city, but, at the same time, with an easy and quick access to the city centre. Fans of nature, fresh air leisure and hiking or cycling trips certainly won't get bored here, because merely few hundred meters away from the area lies the park of Osiedle Armii Krajowej, a huge asset is also the close proximity to the river and Warta river grounds. As part of the investment's consecutive stage introduced into the offer, the developer has placed 243 modern units with ecological amenities in one 9-storey building at clients' disposal.

**Murapol Apartamenty na Wzgórzu**, arising in the Sielec district of Sosnowiec, is a multistage apartment project, which is undoubtedly worth taking a closer look at. Within the subsequent stage of the investment at Klimontowska Street, the developer places 305 residential units in two 6-storey buildings at clients' disposal. Green and friendly neighbourhood, innovative solutions and good connection to the city centre are only a few of many advantages of Murapol Group's project in Sosnowiec.

**Murapol Osiedle Szafirowe** is being carried out on the premises of Stare Gliwice at Szafirowa Street, among nature's picturesque surroundings, in the vicinity of Dąbrowa forest. The developer's investment ensures, on the one hand, close proximity of the city and, on the other hand, life among nature and greenery. Now Gliwice's residents will have even more new units to choose from, because within the subsequent stage of the investment, the developer placed at the clients' disposal 180 apartments in two buildings together with parking spaces.

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**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 up until 31 December 2023, Murapol Group has completed 83 multi-stage real estate investments, in which 424 buildings with 28.5 thousand apartments, inhabited by nearly 85.4 thousand residents. Since the beginning of its activities, Murapol Capital Group has been present in 19 cities throughout Poland.



What distinguishes the Group is its investment map – the most diversified one among all investors. As of 31 December 2023 Murapol Capital Group was offering apartments and investment apartments 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 UK Limited (a subsidiary of Ares Management Corporation), a global manager in the field of alternative investments, specializing in debt financing, private equity and real estate, advised by Griffin Capital Partners.

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, carried out as part of cooperation established with AEREF V PL PRS S.à r.l. and its subsidiaries (PRS project companies, LifeSpot), belonging to funds managed by Ares Management UK Limited (a subsidiary of Ares Management Corporation).

On December 15, 2023, shares of Murapol SA debuted on the Main Market of the Warsaw Stock Exchange.

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 2023, for the fourth time in a row, 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 and 2023 competition in the category of ecological strategies in business.

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