

Current Report **No 20/2024**

Report Date:

9 May 2024, 6:05 PM

Abbreviated name of the issuer:

Murapol S.A.

Subject:

Conclusion of preliminary agreements regarding the purchase of real estate by subsidiaries

Legal basis:

Article 17 section 1 MAR - confidential information

The Report:

The Management Board of Murapol S.A. (**the "Issuer"**) informs that on May 9, 2024, 4 subsidiaries of the Issuer (hereinafter "**Subsidiaries"**), as buyers, concluded preliminary sales agreements ("**Agreements"**), under which they committed to purchase from the subsidiaries of Horse Group S.à r.l., unrelated to the Issuer, as sellers, ownership rights to real estate located in Częstochowa, Kielce, Poznań and Tychy ("**Real Estate"**), subject to, among others, the following conditions: obtaining a final and legally binding comprehensive decision approving the construction design and granting a building permit. The deadline for concluding final contracts is from 36 to 48 months from the conclusion of a given Agreement. The condition precedent is reserved for the benefit of the Subsidiaries.

At the same time, on May 9, 2024, the Issuer's subsidiary, Murapol Real Estate S.A. based in Bielsko-Biała, sold 17.5% of shares in the Subsidiaries to EPP N.V., an entity unrelated to the Issuer. At the same time, Murapol Real Estate S.A. with its registered office in Bielsko-Biała concluded with EPP N.V. option agreements relating to shares held by EPP N.V. in Subsidiaries, based on which, on the terms and conditions specified in these agreements, after concluding an agreement transferring ownership of a given Property, Murapol Real Estate S.A. will have the right to purchase from EPP N.V. all shares held in a given Subsidiary, and EPP N.V. will have the right to sell to Murapol Real Estate S.A. all shares held in a given Subsidiary. The Issuer's intention is for Murapol Real Estate S.A. to have all shares in a given Subsidiary before the completion of the development project.

The Issuer guaranteed the obligations of the Issuer's Subsidiaries under the Agreements (including the payment of prices for the Real Estate and contractual penalties provided for in the Agreements) up to the maximum amount of the surety of 120% of the gross prices specified in the Agreements and guaranteed the payment of the price for the purchase of shares by Murapol Real Estate S.A. from EPP N.V. in Subsidiaries.

The Agreements specify contractual penalties related to the potential negative impact of the implementation of the infrastructure accompanying the investment on the activities conducted on neighboring plots by subsidiaries of Horse Group S.à r.l.



The total purchase price of the Real Estate is net **PLN 106,000,000.00** (which may be increased if it is possible to implement an investment with a larger usable residential area than specified in the contracts).

The Issuer intends to build approximately 2,415 residential premises on the Real Estates.

Signatures of persons representing the Company:

- President of the Management Board – Nikodem Iskra
- Member of the Management Board – Iwona Sroka