

Bielsko-Biała, May 28<sup>th</sup> 2024

## MURAPOL ISSUED BONDS WORTH 150 MLN PLN

**Murapol Capital Group, one of the biggest and most experienced housing developers in Poland, issued bonds with a total nominal value of 150 mln PLN. The bonds bear interest according to the variable interest rate equal to WIBOR 3M increased by a margin of 4% per annum. The bond maturity date will fall on 28<sup>th</sup> May 2027.**

*The preceding year saw the debut of our company on the main stock exchange market in Warsaw. We evaluate the first months of our presence on the domestic market very positively and want to continue to be an active participant in our capital market. This, among others, is the reason we have decided on preparing a new issue of bonds aimed at institutional investors, which we intend to introduce to the Catalyst market. We're thrilled that the bond issuing program gained sizable interest on the market. And with that, once again, we've received confirmation that investors appreciate our company's high expertise, long-standing experience and well-tried business model. It's also another positive impulse for further work and completion of ambitious goals, which Murapol set itself for the upcoming years –* **says Nikodem Iskra President of the Management Board of Murapol S.A.**

The issue comprised of 1.5 thousand ordinary unsecured bearer bonds series 1/2024 with a nominal value of 100 thousand PLN each and a total nominal value of 150 mln PLN. The bonds bear interest according to a floating interest rate equal to WIBOR 3M increased by a margin of 4% w per annum. The bond maturity date will fall on 28<sup>th</sup> May 2027. The organisers of the issue were Bank Pekao S.A., IPOPEMA Securities S.A. and Santander Bank Polska S.A, and IPOPEMA Securities S.A. functioning as the issue agent.

### Good results and perspectives

In the first quarter of 2024 Murapol Capital Group noted the revenues from sales in the amount of 327.2 mln PLN and a net profit at 61.1 mln PLN. Murapol Capital Group's business strengths, rich experience and strong position on the market form a solid basis for achieving good results in periods to come.

*We have issued three-year unsecured bonds with a margin at 4%. Murapol Group's scale of business, transparent corporate governance supported by a strong shareholder structure, combined with an ambitious and a consistently carried out strategy, has gained investors' recognition, and the process of finalising the debut issue of the bonds within the planned amount of 150 million PLN, required a reduction of complex terms. In*



*doing so, we have achieved the set objectives of Murapol Capital Group in terms of diversification of sources of financing and maturity of external debt, and with that we've secured the cashflow needed for successful renewal of the land bank, further business scaling and consequential execution of the announced dividend policy. We thank the consortium IPOPEMA Securities S.A., Bank Pekao S.A. and Santander Bank Polska S.A. for their professional support in the realisation of the debut issue of the bonds, while counting on further effective cooperation within the program involving the issue of bonds in the total amount of up to 500 million PLN. – says Przemysław Kromer, CFO of Murapol Capital Group.*

By the end of the first quarter, the Group had an active land bank for the construction of nearly 20.4 thousand units in 16 cities. Apartments offered by Murapol Capital Group are at an affordable price and available to the widest group of potential clients in Poland. The advantages of the Group's offer include optimal apartment sizes and layouts and their attractive locations – not only in agglomerations, but also in regional towns supported mostly by their own sales network.

**Contact:**

Małgorzata Gaborek | Head of Public Relations & Investor Relations, ESG and marketing  
E: [malgorzata.gaborek@murapol.pl](mailto:malgorzata.gaborek@murapol.pl) | M: 510 896 877

---

**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 March 2024, Murapol Group has completed 84 multi-stage real estate investments, in which 429 buildings with nearly 28.7 thousand apartments, inhabited by nearly 86.2 thousand residents. Since the beginning of its business activity, Murapol Capital Group has been present in 21 cities throughout Poland, both on the largest housing markets in Poland, including Warsaw, Cracow, Wrocław, Tri-City or the Silesian agglomeration as well as in regional towns, such as Bydgoszcz, Toruń, Lublin. 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.

The majority shareholder of Murapol is AEREF V PL Inwestycje sp. z o.o. – 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 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).

Murapol is successively implementing a strategy of sustainable development and incorporating into their business activity initiatives related to environmental protection, social issues and corporate governance (ESG).

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