

Current Report **No 28/2024**

Report Date:

18 October 2024, 4:33 PM

Abbreviated name of the issuer:

Murapol S.A.

Subject:

Conclusion of agreements concerning the PRS sector

Legal basis:

Article 17 section 1 MAR - inside information

The Report:

The Management Board of Murapol S.A. (the "Company") hereby informs about the conclusion on October 18, 2024 of an annex to the framework agreement (Framework Agreement) dated July 19, 2021 (hereinafter referred to as the "**Annex**") concluded between the Company and AEREF V PL PRS S.à r.l., described in detail in point 9.11 "Material Agreements" – "Framework cooperation agreement regarding the PRS sector" of the Company's prospectus approved on November 27, 2023 by the Polish Financial Supervision Authority and published on the Company's website www.murapol.pl in the "Investor Relations" tab (hereinafter referred to as "**Framework Agreement 1**"), based on which:

- 1) The exclusivity of presenting real estate to AEREF V PL PRS S.à r.l. that may be used for the implementation of the project within the PRS platform was excluded, which enabled the conclusion of Framework Agreement 2 (defined below),
- 2) The maximum level of the cost overrun guarantee issued each time by the Company to the institution financing the implementation or acquisition of a given PRS project has been increased from an amount constituting 10% of the budget of a given PRS project to an amount constituting 15% of the budget of a given PRS project.

In addition, the Management Board of the Company informs about the conclusion on October 18, 2024 of a framework cooperation agreement regarding the PRS sector between the Company and a company from the PRS sector (so-called "Private Rental Sector - institutional lease") - AEREF VI PL PRS S.a.r.l. (hereinafter referred to as "**Framework Agreement 2**"), under which the Company undertook to (i) search for and identify suitable land for PRS development in Poland, (ii) secure the right to purchase such land for the needs of the PRS platform (by, among others, concluding preliminary real estate purchase agreements) and (iii) provide - through group companies - Design & Build construction and development services, and AEREF VI PL PRS S.a.r.l. to ensure financing of individual PRS projects submitted by the Company for acceptance, in accordance with the procedure provided for in the framework agreement, as well as for the subsequent management of PRS projects and their commercialization (lease) - on the terms and conditions substantially the same as the terms of Framework Agreement 1, taking into account the changes referred to in the Annex, provided that the Company's margin has been set at 20% or 1,400 to the NLA (Polish: PUM), depending on which of these values is lower. The margin is understood as the margin realized by the Murapol Group on all services



provided by the Murapol Group to AEREF VI PL PRS S.a.r.l., including those related to the identification and acquisition of land plots for the implementation of PRS projects (calculated as the difference between revenues and the value of the land sold and the costs of materials and labor). Framework Agreement 2 was concluded for a period of 5 years (until October 2029).

The conclusion of the above-described agreements enables the Company to implement PRS projects on the terms specified above, both for AEREF V PL PRS S.à r.l. and AEREF VI PL PRS S.a.r.l., and for companies from the Murapol Group to propose to these entities projects providing at least 3,000 premises to be implemented on the PRS platform in each year of the term of the agreements.

Signatures of persons representing the Company:

- President of the Management Board – Nikodem Iskra
- Proxy – Maciej Cader