

Current Report **No 30/2024**

Report Date:

15 November 2024, 11:22 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 November 15, 2024 by its subsidiary - Murapol Projekt 59 Sp. z o. o. (the "Contractor") with a professional institutional investor, the company which is a subsidiary of AEREF VI 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 142.5 million, the subject of which is the design and construction along with finishing 583 premises in Gdańsk ("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 2027.

The agreement was concluded in performance of the PRS framework agreement of 18 October 2024 between Company and AEREF VI 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 VI 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 VI 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 23.5 million.

Signatures of persons representing the Company:

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