Warsaw, 24 July 2026

Press release

CeMat A/S - Signing of the General Contractor Agreement for Moje Bielany 3

CeMat has signed an agreement with the general contractor for the construction of Moje Bielany 3, the next phase of the Group's Moje Bielany residential development. The project will comprise 127 apartments, three ground-floor retail units and an underground car park, with an estimated total usable residential and commercial area of approximately 6,346 sqm.

FineTech Construction ("FTC") has been appointed as the general contractor. The contract incorporates a fixed-price mechanism, significantly limiting the project's exposure to construction cost inflation and cost overruns. FTC also successfully delivered Moje Bielany 1, thereby bringing continuity and relevant execution experience to the project.

The contractor will have 20 months from the commencement of construction to complete the works and hand over the building. Construction is expected to commence in Q4 2026.

Moje Bielany is a multi-phase residential and mixed-use development being undertaken by the CeMat Group in Warsaw's Bielany district. To date, the Group has completed Moje Bielany 1, comprising 105 apartments and approximately 1,306 sqm of ground-floor retail space. All but the final two apartments have been sold, with the remaining units currently subject to reservation agreements. The retail ground floor is fully leased to three tenants: Biedronka, a leading grocery retailer; Maxi Zoo, a pet supplies retailer; and a restaurant operator.

The Group's broader development pipeline also includes Moje Bielany 2, which is planned to comprise approximately 105 apartments with a total usable residential area of approximately 5,029 sqm, as well as a self-storage facility offering approximately 3,100 sqm of lettable space.

CeMat A/S is a Danish holding company operating in the real estate sector. The Group operates through two business segments: Development and Asset Management. The Development segment focuses on residential and commercial property projects, while the Asset Management segment comprises the letting and management of the Group's property portfolio, including self-storage facilities and small warehouse units.

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FTC is a Polish general contractor headquartered in Warsaw. Established in 2017, the company provides general contracting and Design & Build services across residential, office, commercial, industrial and public-sector developments, as well as heritage refurbishment and revitalisation projects. In 2025, the company generated revenue of approximately DKK 900 million. FTC has completed more than 100 projects and has an in-house design capability, its own prefabrication plant and a team of approximately 260 professionals.

Cemat A/S

Jaroslaw Lipinski
CEO

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