

Copenhagen, 3 December 2024

## Press release

### **CeMat A/S Signs Lease Agreement with Jeronimo Martins Polska S.A., Operator of Biedronka, for Retail Space in the Moje Bielany Development**

Warsaw, 28 October 2024 – CeMat A/S is pleased to announce the signing of a lease agreement with Jeronimo Martins Polska S.A., the operator of Biedronka, Poland's leading supermarket and discount chain. Under the agreement, Biedronka will occupy 798 square metres, equivalent to 61% of the ground floor retail space in the Moje Bielany residential building.

With a network of 3,596 stores as of the end of Q1 2024, Biedronka is a market leader in Poland's retail sector. The opening of a Biedronka store on the ground floor of the Moje Bielany development will enhance the availability of essential services for residents and contribute to the overall convenience of the estate. This deal also aligns with CeMat A/S's strategic goals for 2024, as highlighted in its 2023 Annual Report and H1 Report 2024.

The inclusion of Biedronka, alongside additional planned retail and service outlets, is expected to play a vital role in the everyday life of the local community. In accordance with CeMat A/S's H1 Report 2024, the remaining ground floor space will be leased to a variety of shops and service providers. Once this commercial space is fully occupied, CeMat A/S intends to sell the entire ground floor as an investment product.

"We are thrilled to partner with Jeronimo Martins Polska S.A. to introduce such a well-known and trusted brand like Biedronka to the Moje Bielany development. This agreement marks a milestone in achieving our 2024 goals while enhancing the quality of life for the local residents," said Jarosław Lipiński, CEO of CeMat A/S.

This deal brings a well-established brand to the Moje Bielany community, supporting both local development and CeMat A/S's broader investment strategy.

For more information, please contact:

Jarosław Lipiński

CEO, CeMat A/S

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### **About CeMat A/S**

CeMat A/S is a Danish company listed on the Nasdaq Nordic stock exchange in Copenhagen. Its primary operations are focused on Poland, where it holds a diverse portfolio of real estate assets, including the Moje Bielany project and a landbank for future developments. CeMat A/S specialises in maximising rental revenues from its mixed-use Warsaw complex, which includes small business units, self-storage facilities and office space. Additionally, the company is growing its development business through the sale and construction of 105 apartments and retail units within the Moje Bielany project.

### **About Jeronimo Martins**

Jeronimo Martins Polska S.A. operates the Biedronka chain, the largest food retailer in Poland, offering quality products at competitive prices through its extensive network. Biedronka is the leading business of the Jeronimo Martins Group, which also operates in Slovakia, Portugal, Colombia and Morocco. In Poland, the group also owns the Hebe beauty chain. Globally, Jeronimo Martins employs 134,079 people.

### **Cemat A/S**

Jaroslav Lipinski  
CEO

This announcement has been prepared in a Danish-language and an English-language version. In case of doubt, the Danish version prevails.

#### **ANNOUNCEMENT**

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