

Bielsko-Biała, 9 April 2025

Murapol Capital Group after 1Q 2025 – a stable level of sales and handovers, the best ever product offer, an adequate portfolio of projects under development and an abundant land bank, securing the operating results of the Murapol Group for years to come

- **707 developer and preliminary agreements signed with retail customers in 1Q 2025 vs. 769 in 1Q 2024**
- **Broad and attractive offer placed at the disposal of retail customers including 5 thousand premises in 16 towns and cities (on the offer as of 31/03/2025)**
- **657 premises in 12 towns and cities handed over to retail customers in 1Q 2025 vs. 752 in 1Q 2024**
- **Large, diversified and regularly renewed land bank for the construction of more than 20 thousand premises (as of 31/03/2025)**
- **Portfolio of projects under development including approximately 8.7 thousand premises in 14 towns and cities (as of 31/03/2025)**

SALES

In the first quarter of 2025, the Company entered into **707 developer and preliminary agreements with retail customers** concerning investments in **17 towns and cities** vs. 769 in 1Q 2024.

Furthermore, as of 31/03/2025, the Company had **161 paid reservation agreements** once cancellations had been eliminated (at the end of 1Q 2024 - 143).

Summing up the sales performance of the Murapol Capital Group, **total sales to retail customers**, taking into account paid reservation agreements and after eliminating cancellations total sales amounted to **881 premises**, vs. 912 in 1Q 2024.

HANDOVERS

Keys to 657 premises in 12 towns and cities were handed over in the first quarter 2025, as compared to 752 handed over the year before.

NEW ITEMS ON THE OFFER

In the first three months of 2025, Murapol Capital Group **introduced to the offer 1045 premises as part of 4 investments in 3 towns and cities** (as compared to 1 893 premises in 1Q 2024), i.e.



in Warszawa, Łódź and Toruń. The new offer includes premises designed both in new development undertakings and in the next stages of ongoing investments.

As of 31 March 2025, the offer of the Murapol Capital Group included **5 thousand premises** in **16 towns and cities**.

NUMBER OF PREMISES UNDER CONSTRUCTION

As of 31 March 2025, the portfolio of projects under construction of the Murapol Group comprised **8 686 premises** erected in **106 buildings** developed as part of **28 projects** in the area of **14 town and cities**, including 7045 premises in the retail segment and in the PRS segment – 1 641 premises.

LAND BANK

The Murapol Capital Group is systematically renewing and expanding its active land bank. As of 31 March 2025, the Group had at its disposal an **active land bank** for the construction of over **20 thousand** premises with a total net usable area of nearly **862 thousand sq. m** in **19 towns and cities**.

- The year 2025 will be the year of the customer in the residential market. This is supported by the extensive range of residential premises placed at the disposal of customers as early as 2024, which are now at a more advanced stage of development and thus with a shorter acceptance date. This provides an opportunity to choose residential premises both in terms of mere attributes such as location, dimension or other personal preferences, as well as close time limits in which a handover of the purchased premises is possible. Thanks to the largest geographical diversification on the market, the Murapol Group is present in 16 towns and cities with an offer of as many as 5 000 premises, which allows us to reach a wide range of customers interested in purchasing their residential premises, whether for themselves or for investment purposes. In some towns and cities, such as Gdańsk, Poznań, Łódź or Kraków, we offer premises in several investments in different locations, thanks to which our offer responds to various customer preferences. This has brought in stable sales results for the Murapol Group over the years, which are characterised by repeatability despite changes in the macroeconomic environment. Such a model of operation is also ensured by our reasonably and constantly expanded and supplemented active land bank, which this year includes a record 20 000 premises in 19 towns and cities – says Nikodem Iskra, President of the Management Board of Murapol S.A. – The market segment in which we operate, our geographical diversification and our constantly expanding product range enable us to forecast sales growth with optimism in 2025 – adds Nikodem Iskra.

During nearly 24 years of operation (until 31 March 2025), the Murapol Capital Group **implemented 92 multi-stage investments**, as part of which **460 buildings** comprising a total of



nearly **32 thousand premises** with a total usable area of over **1.4 million sq.m** have been erected.

Murapol Group is one of the most experienced residential developers in Poland, and one of the largest in the number of residential premises sold and handed over to customers. From a commencement of its activities in 2001 through 31 March 2025, the Murapol Group has carried out 92 multi-phase real estate projects, as part of which 460 buildings have been erected with nearly 32 thousand premises inhabited by approx. 96 thousand people. To date, the Murapol Group has achieved a presence in 21 towns in Poland.

A distinctive feature of the Group is the most diversified investment map among developers in Poland. As of 31 March 2025, the Murapol Group offered residential premises and investment apartments in 16 towns, both in the largest residential markets in Poland, including Krakow, Wroclaw, the Tri-City or the Silesian Agglomeration, as well as in regional cities such as Bydgoszcz and Torun.

From Q1 2020, the leading investor of Murapol is AEREF V PL Investment S.à r.l. - a company owned by funds managed by Ares Management UK Limited (subsidiary of Ares Management Corporation), a global alternative investment manager specialising in debt, private equity and real estate, advised by Griffin Capital Partners.

In 2021, the Murapol Group launched a new business line consisting of constructing premises to be used by the private rented sector (PRS), carried out in cooperation with AEREF V PL PRS S.à r.l. and its subsidiaries (PRS project companies, LifeSpot), owned by funds managed by Ares Management UK Limited (a subsidiary of Ares Management Corporation).

On 15 December 2023, the shares of Murapol S.A. made their debut on the Main Market of the Warsaw Stock Exchange.

The Murapol Group has an integrated business model based on concentration within the organisation of all the competences necessary to carry out real property projects—from land acquisition, through architectural and engineering design, construction project budgeting, purchases of building materials and general contracting, to marketing and sales.

While implementing its sustainable development strategy, Murapol incorporates environmental, social and corporate governance (ESG) initiatives into its operations. The Group endeavours to optimise the consumption of raw materials, uses new technologies and implements energy-efficient solutions. The company is also involved in various forms of social, charitable or sporting activities, supporting both professional sport and projects promoting physical activity among children and young people.

Murapol has been recognised on several occasions for its development activities, receiving, among others, in the area of green building, the Leading Green Building Development award at the CIJ Awards, the Housemarket Silesia Awards in the Family Friendly Estate and Housing Development categories. In 2024, for the fifth consecutive year, the Group won first place in the National Ranking of Residential Developers organised by Dziennik Gazeta Prawna. The company is also the winner of the 2022 and 2023 Customer Laurels competition, in the category of green strategies in business.

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