

# Separate Financial statements of Murapol S.A.

for the period from 1 January to 31 December 2024  
Prepared in accordance with the International Financial  
Reporting Standards as endorsed by the EU



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# Statement of comprehensive income

for the year ended 31 December 2024

	Note	Year ended 31/12/2024	Year ended 31/12/2023
<b>Continuing operations</b>			
Sales revenue	11.1	50,718	65,250
<b>Sales revenue</b>		<b>50,718</b>	<b>65,250</b>
Cost of sales	12.5	(38,480)	(50,513)
<b>Profit/(Loss) on sales</b>		<b>12,238</b>	<b>14,737</b>
Other operating income	12.1	1,584	734
Administrative expenses	12.5	(2,825)	(1,900)
Gain/loss on impairment of trade and other receivables	23	(146)	25
Other operating expenses	12.2	(557)	(1,419)
Measurement of shares under the equity method	19	294,984	261,829
<b>Operating profit/(loss)</b>		<b>305,278</b>	<b>274,006</b>
Finance income	12.3	16,097	5,757
Finance costs	12.4	(78,933)	(70,360)
<b>Profit/(Loss) before tax</b>		<b>242,442</b>	<b>209,403</b>
Corporate income tax	13	(634)	7,723
<b>Net profit/(loss) on continuing operations</b>		<b>241,808</b>	<b>217,126</b>
<b>Discontinued operations</b>			
Net profit/(loss) on discontinued operations		-	-
<b>Net profit/(loss) for the year</b>		<b>241,808</b>	<b>217,126</b>
<b>Other net comprehensive income</b>		<b>-</b>	<b>-</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>		<b>241,808</b>	<b>217,126</b>
Net profit/(loss) per share (in PLN per share):			
- Basic and diluted profit for the year	14	5.92	5.32

# Statement of financial position

as at 31 December 2024

	Note	31 December 2024	31 December 2023
<b>ASSETS</b>			
<b>Non-current assets</b>		<b>1,330,626</b>	<b>1,178,401</b>
Intangible assets	18	1,818	1,942
Property, plant and equipment	16	14,599	14,506
Investments in subsidiaries accounted for under the equity method	19	1,219,995	1,101,897
Other financial assets	20.1	58,640	28,449
Non-current derivatives	27	763	-
Other receivables	23	1,136	-
Other non-financial assets	20.2	305	1,192
Deferred tax asset	13.3	33,370	30,415
<b>Current assets</b>		<b>113,026</b>	<b>58,005</b>
Inventories	22	983	989
Trade receivables	23	31,454	21,493
Income tax receivable		-	1,611
Other receivables	23	47,803	30,911
Other financial assets	20.1	27,060	-
Current derivatives	27	680	-
Other non-financial assets	20.2	1,095	1,532
Cash and cash equivalents	24	3,951	1,469
<b>TOTAL ASSETS</b>		<b>1,443,652</b>	<b>1,236,406</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>		<b>604,841</b>	<b>560,536</b>
Share capital	25	2,040	2,040
Retained earnings / Accumulated losses	25	360,993	341,370
Net profit/ loss for the financial year	-	241,808	217,126
<b>Non-current liabilities</b>		<b>691,726</b>	<b>573,982</b>
Loans, borrowings and bonds payable	26	673,246	555,088
Other financial liabilities	26	4,009	-
Non-current derivatives	27	-	2,952
Other non-current liabilities	29	-	4,609
Provision for losses in entities accounted for under the equity method	19	3,103	-
Lease liabilities	17.1	11,368	11,333

	Note	31 December 2024	31 December 2023
<b>Current liabilities</b>		<b>147,085</b>	<b>101,888</b>
Trade payables	29	5,013	17,098
Loans, borrowings and bonds payable	26	110,559	66,491
Other financial liabilities	26	2,601	1,467
Current derivatives	27	1,304	4,096
Lease liabilities	17.1	2,923	2,466
Income tax payable		18,478	-
Other non-financial liabilities	29	1,340	2,809
Provisions	28	4,723	4,438
Provision for losses in entities accounted for under the equity method	19	-	2,856
Accruals and deferred income	29	144	167
<b>Total liabilities</b>		<b>838,811</b>	<b>675,870</b>
<b>EQUITY AND LIABILITIES</b>		<b>1,443,652</b>	<b>1,236,406</b>



# Statement of cash flows

for the year ended 31 December 2024

	Note	Year ended 31/12/2024	Year ended 31/12/2023
<b>Cash flows from operating activities</b>			
<b>Profit / (Loss) before tax</b>		<b>242,442</b>	<b>209,403</b>
<b>Adjusted for:</b>		<b>(245,746)</b>	<b>(219,756)</b>
Amortization and depreciation	12.6	3,158	2,919
(Increase) / decrease in receivables	30	(10,211)	(29,090)
(Increase) / decrease in inventories		6	(7)
(Increase) / decrease in other assets		273	(835)
Increase / (decrease) in liabilities except for bonds, loans and borrowings and other financial liabilities	30	(11,905)	9,528
Incentive bonus costs		2,825	1,900
Finance income	12.3	(14,212)	(3,227)
Finance costs	12.4	78,917	70,356
Share in profits of subsidiaries accounted for under the equity method	19	(294,984)	(261,829)
Loss on impairment of trade and other receivables		146	(25)
Change in prepayments, accruals and deferred income		(23)	146
Increase / (decrease) in provisions		285	(312)
Income tax paid		(73)	(9,276)
Other		52	(4)
<b>Net cash from operating activities</b>		<b>(3,304)</b>	<b>(10,353)</b>
<b>Cash flows from investing activities</b>			
Sale of property, plant and equipment and intangible assets		265	250
Acquisition of property, plant and equipment and intangible assets		(426)	(762)
Acquisition of shares		(600)	(4,400)
Sale of shares		-	3,789



	Note	Year ended 31/12/2024	Year ended 31/12/2023
Dividends received		176,366	81,575
Interest received		504	-
Repayment of loans granted		2,296	32,200
Loans granted		(57,000)	(34,858)
<b>Net cash from investing activities</b>		<b>121,405</b>	<b>77,794</b>
<b>Cash flows from financing activities</b>			
Inflows from borrowings / loans taken out	35.3	71,670	123,500
Repayment of lease liabilities	35.3	(3,151)	(3,030)
Proceeds from issue of bonds		150,000	-
Repayment of loans / borrowings / bonds	35.3	(64,760)	(86,159)
Dividends paid		(200,328)	(100,000)
Interest and bank commissions		(69,050)	(61,280)
<b>Net cash from financing activities</b>		<b>(115,619)</b>	<b>(126,969)</b>
Net increase/(decrease) in cash and cash equivalents		2,482	(59,528)
<b>Cash and cash equivalents as at the beginning of the period</b>		<b>1,469</b>	<b>60,997</b>
<b>Cash and cash equivalents as at the end of the period</b>		<b>3,951</b>	<b>1,469</b>

## Statement of changes in equity

for the year ended 31 December 2024

	Note	Share capital	Retained earnings / accumulated losses	Net profit/ loss for the financial year	Total equity
<b>As at 1 January 2024</b>	25	<b>2,040</b>	<b>558,496</b>	<b>-</b>	<b>560,536</b>
Net profit/(loss) for the period		-	-	241,808	<b>241,808</b>
Other net comprehensive income for the year		-	-	-	-
<b>Comprehensive income for the period</b>		<b>-</b>	<b>-</b>	<b>241,808</b>	<b>241,808</b>
Share-based payments	25.2 32.4.1	-	2,825	-	<b>2,825</b>
Dividends	15	-	(200,328)	-	<b>(200,328)</b>
<b>As at 31 December 2024</b>	25	<b>2,040</b>	<b>360,993</b>	<b>241,808</b>	<b>604,841</b>

  

	Note	Share capital	Retained earnings / accumulated losses	Net profit/ loss for the financial year	Total equity
<b>As at 1 January 2023</b>	25	<b>2,040</b>	<b>439,470</b>	<b>-</b>	<b>441,510</b>
Net profit/(loss) for the period		-	-	217,126	<b>217,126</b>
Other net comprehensive income for the year		-	-	-	-
<b>Comprehensive income for the period</b>		<b>-</b>	<b>-</b>	<b>217,126</b>	<b>217,126</b>
Share-based payments	25.2 32.4.1	-	1,900	-	<b>1,900</b>
Dividends	15	-	(100,000)	-	<b>(100,000)</b>
<b>As at 31 December 2023</b>	25	<b>2,040</b>	<b>341,370</b>	<b>217,126</b>	<b>560,536</b>

# Accounting policies and additional explanatory notes

## 1 General information

The financial statements of Murapol S.A. cover the year ended 31 December 2024 and include comparative data for the year ended 31 December 2023 (the "financial statements").

Murapol S.A. (the "Company", the "Entity") was formed on the basis of a Notarial Deed drawn up on 5 January 2001. The Company's registered office is in Bielsko-Biała, ul. Dworkowa 4.

The Company is entered in the Register of Businesses of the National Court Register maintained by the District Court for Bielsko-Biała, 8th Business Department of the National Court Register, with the reference number KRS 0000275523. The Company was assigned the REGON number 072695687 for statistical purposes.

The duration of the Company is unlimited.

The Company's core operations comprise:

- holding activities involving supervision over Group companies;
- managing the process of preparing development projects and conducting the work related to projects carried out by the Group companies.

The Company is the ultimate parent company of the Murapol S.A. Group (the "Group").

## 2 Identification of the separate financial statements

The Company has prepared separate financial statements for the year ended 31 December 2024, which were approved for publication on 28 March 2025.

## 3 Composition of the Company's Management Board and Supervisory Board

As at 31 December 2024, the Company's Management Board comprised:

- Nikodem Iskra - President of the Management Board
- Przemysław Kromer - Member of the Management Board
- Iwona Sroka - Member of the Management Board

During the reporting period and by the date of approval of these financial statements, there were no changes in the composition of the Company's Management Board.

As at 31 December 2024, the composition of the Company's Supervisory Board was as follows:

- John Ruane - Chairman of the Supervisory Board
- Maciej Dyjas - Deputy Chairman of the Supervisory Board
- Piotr Fijołek - Deputy Chairman of the Supervisory Board
- William Twemlow - Deputy Chairman of the Supervisory Board
- Justyna Bauta-Szostak - Member of the Supervisory Board
- Lukas Gradischnig - Member of the Supervisory Board
- Brendan O'Mahony - Member of the Supervisory Board
- Nebil Senman - Member of the Supervisory Board
- Lukas Gradischnig - Member of the Supervisory Board

During the reporting period, the composition of the Supervisory Board changed. On 30 April 2024, the persons listed above and the following new member of the Supervisory Board were appointed for the joint 3-year term of office: Ms Aniela Hejnowska.

By the date of approval of these financial statements, there were no changes in the composition of the Company's Supervisory Board.

## 4 Approval of the financial statements

These financial statements were approved for publication by the Company's Management Board on 28 March 2025.

## 5 The Company's investments

The Company has investments in the following subsidiaries:

Entity	Registered office	Group's percentage share in capital (held directly and indirectly)		Scope of activities
		31 December 2024	31 December 2023	
Murapol S.A.	Poland	n/a	n/a	Holding and financial activities
Murapol Real Estate S.A. [1] [2] [3] [4] [5]	Poland	100.00%	100.00%	Holding activities, development activities and sale of apartments in its own name
Cross Bud S.A. [2] [5]	Poland	100.00%	96.40%	Wholesale of building materials
Murapol Projekt 59 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
MyMurapol sp. z o.o. (formerly: Home Credit Group Finanse i Nieruchomości sp. z o.o.)	Poland	100.00%	100.00%	Marketing activities related to the sale of apartments built by Group companies
Locomotive Management Ltd	Cyprus	100.00%	100.00%	Holding activities
Media Deweloper.pl sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name

Entity	Registered office	Group's percentage share in capital (held directly and indirectly)		Scope of activities
		31 December 2024	31 December 2023	
MFM Capital 2 sp. z o.o.	Poland	100.00%	100.00%	Holding activities
MFM Capital 3 sp. z o.o.	Poland	100.00%	100.00%	Holding activities
MFM Capital 4 sp. z o.o.	Poland	100.00%	100.00%	Holding activities
MFM Capital 5 sp. z o.o.	Poland	100.00%	100.00%	Holding activities
MFM Capital 6 sp. z o.o.	Poland	100.00%	100.00%	Holding activities
Murager GmbH	Germany	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Architects Drive S.A.	Poland	100.00%	100.00%	Design activities, land acquisitions for Group companies
Murapol Centrum Usług Wspólnych sp. z o.o.	Poland	100.00%	100.00%	Accounting and administrative services
Murapol Garbarnia sp. z o.o. sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Invest sp. z o.o. GDA S.K.A.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Nowe Winogrody sp. z o.o. sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Nowy Złocień 23 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 26 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 27 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 34 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 35 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 37 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 39 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 42 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 43 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 45 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt sp. z o.o.	Poland	100.00%	100.00%	Holding activities
Murapol Projekt sp. z o.o. sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name

Entity	Registered office	Group's percentage share in capital (held directly and indirectly)		Scope of activities
		31 December 2024	31 December 2023	
Murapol Projekt sp. z o.o. Nowe Czyżyny sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt sp. z o.o. 12 sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt sp. z o.o. 23 sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt sp. z o.o. 3 sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt sp. z o.o. Deweloper sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Smidowicza sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Westini sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Wola House sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Venture Partner S.A.	Poland	100.00%	100.00%	Construction activities
Petrofox sp. z o.o. [4]	Poland	n/a	100.00%	Holding activities
Polski Deweloperski FIZ [7]	Poland	100.00%	100.00%	Closed-end Investment Fund
TP III Capital sp. z o.o.	Poland	100.00%	100.00%	Holding activities
Projekt Kielce Radomska sp. z o.o. [1] [3]	Poland	82.50%	-	Development activities and sale of apartments in its own name
Projekt Poznań Szwajcarska sp. z o.o. [1] [3]	Poland	82.50%	-	Development activities and sale of apartments in its own name
Projekt Tychy Bielska sp. z o.o. [1] [3]	Poland	82.50%	-	Development activities and sale of apartments in its own name
Projekt Częstochowa Kisielewskiego sp. z o.o. [1] [3]	Poland	82.50%	-	Development activities and sale of apartments in its own name

As at 31 December 2024 and as at 31 December 2023, the share of total voting rights held by the Company in the investments is equal to the Company's share in the capital of these entities.

During the reporting period from 1 January to 31 December 2024, the following changes occurred in the investments held (directly and indirectly) in subsidiaries:

[1] On 20 March 2024, on the basis of Articles of Association, the subsidiary Murapol Real Estate S.A. established the following companies: Projekt Częstochowa Kisielewskiego sp. z o.o., Projekt Kielce Radomska sp. z o.o., Projekt Poznań Szwajcarska sp. z o.o., Projekt Tychy Bielska sp. z o.o.

[2] On 25 April 2024, the subsidiary Murapol Real Estate S.A. acquired 3.6% of the shares in Cross Bud S.A., thereby increasing Murapol S.A.'s indirect share in the capital of that company to 100%; the purchase price was PLN 500 thousand.

[3] On 9 May 2024, the subsidiary Murapol Real Estate S.A. sold 17.5 % of the shares in each of the following companies: Projekt Częstochowa Kisielewskiego sp. z o.o., Projekt Kielce Radomska sp. z o.o., Projekt Poznań Szwajcarska sp. z o.o., Projekt Tychy Bielska sp. z o.o. to EPP N.V. for the selling price of PLN 5 thousand. On 9 May 2024, the subsidiary Murapol Real Estate S.A. concluded a call option agreement for these shares with EPP N.V. for the total amount of PLN 12,296 thousand.

[4] On 31 October 2024, the subsidiary Petrofox Sp. z o.o. was merged with another subsidiary, Murapol Real Estate S.A.

During the comparative period from 1 January to 31 December 2023, the following changes occurred in the investments held (directly and indirectly) in subsidiaries:

[5] On 17 April 2023, the subsidiary Murapol Real Estate S.A. acquired 3.60% of the shares in Cross Bud S.A., thereby increasing Murapol S.A.'s indirect share in the capital of that company to 96.40%; the purchase price was PLN 500 thousand;

[6] On 26 May 2023, in connection with the reorganization of the Murapol S.A. Group, OTLA 12 Sp. z o.o. was transformed into Murapol Projekt Sp. z o.o. OTLA 12 Sp.j., then, on 5 July 2023, a resolution was passed to dissolve the indirect subsidiary OTLA 12 spółka jawna (general partnership);

[7] On 29 September 2023, the subsidiary Polski Deweloperski FIZ redeemed 90 E-series investment certificates of the fund with a total redemption price of PLN 3,100 thousand and 20 C-series investment certificates of the fund with a total redemption price of PLN 689 thousand on behalf of the fund participant Murapol S.A.

## 6 Critical accounting estimates and judgements

### 6.1 Professional judgement

The preparation of the Company's financial statements requires its Management Board to make judgements, estimates and assumptions that affect the revenue, expenses, assets and liabilities presented and the related notes and contingent liability disclosures. Uncertainty in these assumptions and estimates could result in significant adjustments to the carrying amounts of assets and liabilities in the future.

Leases - making space available to Group companies

The Company is a party to office space leases. Some of the leased space is made available to Group entities. The Company assesses whether the contracts entered into with Group



companies result in the identification of a sublease contract on a case-by-case basis. In the Management Board's assessment, none of the contracts of this type result in the recognition of a sublease due to the fact that the Company has a significant right of substitution of the asset and, therefore, there is no identified asset in the contracts with the Group companies. Revenue from Group companies under these contracts is recognized in accordance with IFRS 15, and the Company continues to recognize right-of-use assets in relation to all office space leased by the Company. For information on the value of revenue, see Note 11.

## 6.2 Uncertainty of estimates and assumptions

The key assumptions about the future and other key sources of uncertainty as at the balance sheet date, where there is a significant risk of a material adjustment to the carrying amounts of assets and liabilities in the following financial year, are discussed below. The Company has made assumptions and estimates about the future based on its knowledge at the time of preparing the financial statements. Assumptions and estimates made are subject to change as a result of future events arising from market changes or changes beyond the Company's control. Such changes are reflected in the estimates or assumptions at the time of occurrence.

### Impairment of non-current assets

The Company has analysed the indications for impairment of non-current assets in accordance with IAS 36 *Impairment of Assets*. In the Company's opinion, there were no indications of impairment.

### Impairment of trade receivables

The Company uses a provision matrix to measure the allowance for expected credit losses in respect of trade receivables. In order to determine expected credit losses, trade receivables were grouped based on similarity of credit risk characteristics. The Company uses its historical credit loss data, adjusted where appropriate for the impact of forward-looking information. Disclosures are presented in Note 23.

### Deferred income tax asset

The Company recognizes a deferred tax asset based on the assumption that a tax profit will be generated in the future, enabling its utilization. Deterioration of taxable profit/(loss) in the future may result in the assumption becoming unjustified. Disclosures are presented in Note 13.

### Fair value of financial instruments

The fair value of financial instruments for which there is no active market is determined using appropriate valuation techniques. The Company uses professional judgement in selecting appropriate methods and assumptions. The method for determining the fair value of individual financial instruments is set out in Note 35.1.

### Depreciation and amortization rates

The depreciation and amortization rates are established based on the expected useful lives of property, plant and equipment and intangible assets. The Company verifies the adopted useful lives on an annual basis, taking into account the current estimates.

### Lease interest rate

The Company cannot readily determine the interest rate for leases and, therefore, uses the lessee's marginal interest rate in measuring the lease liability. This is the interest rate the Company would have to pay to borrow the funds necessary to purchase an asset of similar value to the right-of-use asset in a similar economic environment for a similar term, in the same currency and with similar collateral.

### Leases - useful life

The Company is a party to leases signed for a specific period. The Management Board's judgement is required in determining the term of the leases and the usefulness of the right-of-use assets and, in the Management Board's view, this period is the same as the term of the leases.

### Uncertainty related to tax settlements

Regulations on value added tax, corporate income tax and social insurance charges are subject to frequent changes. These frequent changes result in a lack of adequate points of reference, moreover, tax settlements may be subject to audits by authorities with the power to impose high penalties and fines, and any additional tax liabilities resulting from the audit must be paid with high interest.

Consequently, the amounts presented and disclosed in the financial statements may change in the future as a result of a final decision by a tax audit authority.

The Company recognizes and measures current and deferred tax assets or liabilities using the requirements of IAS 12 *Income Taxes* based on tax profit/(loss), tax base, tax losses carried forward, unused tax credits and tax rates, taking into account an assessment of the uncertainties associated with tax settlements.

When there is uncertainty as to whether and to what extent the tax authority will accept particular tax settlements of a transaction, the Company recognizes these settlements taking into account the assessment of uncertainty.

## 7 Basis for preparation of the financial statements

In the Company's opinion, as at the date of these financial statements, there are no material uncertainties relating to events or circumstances that would cast doubt on the Company's ability to continue as a going concern. In assessing the ability to continue as a going concern, the Management Board also considered issues relating to the ongoing armed conflict in Ukraine, the sanctions imposed and the macroeconomic situation, which is discussed in

Note 38, the current financial and economic position of the Company and its subsidiaries, and any other events and factors which, in the opinion of the Company's Management Board, could materially impact the ability to continue as a going concern.

Taking into account the impact of the above factors on the result of the assessment of the ability to continue as a going concern, the Management Board did not identify any material uncertainties concerning events or circumstances which could cast doubts as regards the Company's and the Group's ability to continue as a going concern. Consequently, these annual separate financial statements have been prepared based on the assumption that the Company and its Group entities will continue as going concerns in the foreseeable future, i.e. for at least one year as of the balance sheet date.

## 7.1 Statement of compliance

These financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") as endorsed by the EU ("EU IFRS"). As at the date on which these financial statements were approved for publication, given the ongoing process of IFRS implementation in the European Union, the IFRSs applicable to these financial statements do not differ from EU IFRSs.

EU IFRSs comprise standards and interpretations accepted by the International Accounting Standards Board ("IASB").

## 7.2 Functional and reporting currency

The functional currency of the Company and the reporting currency of these financial statements is the PLN.

# 8 Significant accounting policies

## 8.1 Fair value measurement

All assets and liabilities that are measured at fair value or their fair value is disclosed in the financial statements are classified in the fair value hierarchy as described below based on the lowest level of input data that is significant to the fair value measurement taken as a whole:

- Level 1 - Quoted (unadjusted) market prices on an active market for identical assets or liabilities;
- Level 2 - Valuation techniques for which the lowest level of input data that is material to the fair value measurement as a whole is directly or indirectly observable;
- Level 3 - Valuation techniques for which the lowest level of input data that is material to the fair value measurement as a whole is unobservable.

For the purpose of disclosing the results of the fair value measurement, the Company has determined the classes of assets and liabilities based on the type, characteristics and risks associated with each asset and liability, and the level in the fair value hierarchy as described above.

## 8.2 Measurement under the equity method

The Company measures its interests in subsidiaries under the equity method. Under this method, the investment is initially recognized at cost (purchase price) and the carrying amount is increased or decreased to recognize the investor's share of the investee's post-acquisition profit or loss and other comprehensive income. Distributions received from profit earned by the investee reduce the carrying amount of the investment. Once the entity's interest is reduced to nil, the Company takes into account additional losses and recognizes liabilities only to the extent to which the Company has assumed a legal or constructive obligation, or has made a payment on behalf of an entity measured under the equity method. These amounts are shown in the statement of financial position in the line for provisions for losses in investees accounted for under the equity method. If an entity measured under the equity method subsequently begins to recognize profits, the Company only reverts to recognizing its share in those profits when its share in those profits becomes equal to the value of the unrecognized losses.

## 8.3 Conversion of items denominated in foreign currencies

Transactions denominated in currencies other than the PLN are translated into the Polish zloty using the exchange rate prevailing as at the transaction date.

As at the balance sheet date, assets and monetary liabilities denominated in currencies other than the PLN are translated into the Polish zloty using the exchange rate determined for a given currency by the National Bank of Poland. The exchange rate differences arising from the translation are recognized under finance income (costs) as appropriate or, where specified in the accounting policies, capitalized in the value of assets.

The following rates were adopted for balance sheet measurement purposes:

	31 December 2024	31 December 2023
EUR	4.2730	4.3480

The weighted average exchange rates for each financial period were as follows:

	Year ended 31/12/2024	Year ended 31/12/2023
EUR	4.3042	4.5284

## 8.4 Property, plant and equipment

Property, plant and equipment items are stated at purchase price or the cost of manufacture less accumulated depreciation and impairment. The initial cost of property, plant and equipment comprises their cost (purchase price) plus any costs directly related to purchasing and bringing the asset to its working condition. The cost also comprises the cost of replacing machinery and equipment parts at the moment they are incurred if the recognition criteria are met. Costs incurred after the date of commissioning a fixed asset for use, such as maintenance and repair, are charged to the income statement when incurred.

The purchase price of property, plant and equipment donated by customers is determined at their fair value at the date of taking over control.

At the moment of their acquisition, property, plant and equipment items are split into components being items of significant value to which separate economic useful lives can be allocated. Costs of overhauls also constitute such components.

Depreciation is calculated using the straight-line method over the estimated useful life of the asset:

Type	Period
Buildings and structures	10 years
Plant and machinery	2-5 years
Vehicles	2.5-5 years
Other fixed assets	5-10 years

The residual values, useful lives and depreciation methods of assets are verified annually and, if necessary, adjusted with effect as from the beginning of the subsequent reporting period.

A given item of property, plant and equipment may be derecognized from the statement of financial position upon its disposal or when no economic benefits are expected from its continued use. Any gains or losses on derecognition of a given asset (calculated as the difference between any net inflows from disposal and the carrying amount of the asset) are recorded in the income statement in the period in which the item was derecognized.

Assets under construction relate to fixed assets under construction or assembly and are recognized at purchase price or the cost of manufacture less any impairment allowances. Assets under construction are not depreciated until the completion of construction and commissioning of a fixed asset for use.

At each balance sheet date, the Group assesses whether there is objective evidence of impairment for individual non-financial non-current assets. In the event of finding such evidence or if it is necessary to perform an annual impairment test, the Company estimates the recoverable amount of a given asset or the cash-generating unit to which the asset belongs.

## 8.5 Intangible assets

Intangible assets acquired in a separate transaction or produced (if they meet the recognition criteria for research and development costs) are initially measured at their purchase price or cost of manufacture, accordingly. The purchase price of intangible assets acquired in a business combination is equal to their fair value as at the date of the business combination. After initial recognition intangible assets are stated at cost (purchase price or the cost of manufacture), less accumulated amortization and impairment. Expenditure incurred on intangible assets internally generated, except for capitalized expenditure incurred on development projects, is not capitalized but is charged to the income statement in the period in which it was incurred.

The Company determines whether the useful lives of intangible assets are definite or indefinite. Intangible assets with definite useful lives are amortized over their useful lives and tested for impairment each time there are indications of their impairment. The period and method of amortization of intangible assets with definite useful lives are verified at least at the end of each financial year. Changes in the expected useful lives or the expected way of consuming the economic benefits from a given asset are recognized by changing the amortization period or method, accordingly, and treated as changes in accounting estimates. The amortization of intangible assets with definite useful lives is recognized in profit or loss under the category that corresponds to the function of the intangible asset.

Intangible assets with indefinite useful lives and those which are not used are annually tested for impairment. The tests are performed for individual assets or for cash-generating units.

The useful lives are subject to annual verification and, if required, adjusted with effect from the beginning of the subsequent reporting period.

A summary of the policies applied to the Company's intangible assets is as follows:

	<i>Costs of development projects</i>	<i>Computer software</i>
Useful lives	5-10 years	2-5 years
Amortization method used	5-10 years using the straight-line method	2-5 years using the straight-line method
Internally generated or acquired	Internally generated	Acquired
Impairment test	Annual for assets not yet commissioned for use and where there is an indication of impairment.	Annual assessment of whether there are indications of impairment.

Any gains or losses on derecognition of a given intangible asset are measured as the difference between any net inflows from disposal and the carrying amount of the asset and recorded in the income statement upon derecognition.

## 8.6 Leases

At the time of entering into a contract, the Company assesses whether the contract is or contains a lease. A contract is, or contains, a lease if the contract transfers the right to control the use of an identified asset for a period of time in exchange for consideration.

The Company applies a consistent approach to the recognition and measurement of all leases, with the exception of short-term leases and leases of low-value assets. At inception of the lease, the Company recognizes a right-of-use asset and a lease liability.

The Company recognizes a right-of-use asset at inception of the lease (i.e. the date on which the underlying asset is available for use). Right-of-use assets are measured at cost less accumulated depreciation/amortization and impairment allowances, adjusted for any revaluation of lease liabilities. The cost of a right-of-use asset comprises the amount of the recognized lease liability, the initial direct costs incurred and any lease payments made on or before the inception date, less any lease incentives received. Unless the Company is reasonably certain that it will obtain a title to the leased asset at the end of the lease term, the recognized right-of-use assets are depreciated or amortized on a straight-line basis over the shorter of the estimated useful life and the lease term. Right-of-use assets are subject to impairment testing.

At inception of the lease, the Company measures the lease liability at the present value of the lease payments that remain to be paid as at that date. Lease payments include fixed payments (including substantially fixed lease payments) less any lease incentives receivable, variable payments that depend on an index or rate and amounts expected to be paid under the guaranteed residual value. Lease payments also include the exercise price of a call option, if the exercise of the call option by the Company can be assumed with reasonable certainty, and payments of lease termination fines, if the terms of the lease provide for the Company to



terminate the lease. Variable lease payments that do not depend on an index or rate are recognized as an expense in the period in which the event or condition giving rise to the payment occurs.

Depreciation is calculated using the straight-line method over the estimated useful life of the asset:

Type	Period
Land and buildings	(according to the lease contract) 4 years
Plant and machinery	3 years
Vehicles	3 years

When calculating the present value of lease payments, the Company uses the lessee's marginal interest rate at inception of the lease if the lease rate cannot be readily determined. After the inception date, the amount of the lease liability is increased to reflect interest and reduced by the lease payments made. In addition, the carrying amount of lease liabilities is subject to remeasurement if there is a change in the lease term, a change in the substantially fixed lease payments or a change in judgement regarding the purchase of the underlying assets.

The Company applies the exemption from short-term lease recognition to its short-term leases (i.e. contracts with a lease term of 12 months or less from the inception date and no call option). The Company also applies an exemption for the recognition of leases of low-value assets. Lease payments for short-term leases and leases of low-value assets are recognized as an expense on a straight-line basis over the lease term.

## 8.7 Shares in subsidiaries

Shares in subsidiaries are accounted for in accordance with IAS 27 under the equity method. The main assumptions are described in Note 8.2.

Subsidiaries are those entities that the Company controls.

The exercise of control by the Company occurs when:

- it has authority over the entity in question;
- it is subject to exposure to variable returns or has rights to variable returns from its exposure to the entity;
- it has the ability to use its authority to shape the level of returns generated.

The Company verifies the fact of control over other entities if a situation has arisen that indicates a change in one or more of the above-mentioned control conditions.

Where the Company holds less than the majority of voting rights in an entity, but the voting rights held are sufficient to govern the material activities of that entity unilaterally, this means that the Company exercises authority over that entity. When assessing whether the voting rights

in an entity are sufficient to provide authority, the Company analyses all relevant circumstances, including:

- the size of the voting rights held compared to the size of the shareholding and the degree of dispersion of voting rights held by other shareholders;
- potential voting rights held by the Company, other shareholders or other parties;
- rights under other contractual arrangements; and
- additional circumstances that may demonstrate that the Company does or does not have the ability to govern significant actions at the time of decision-making, including voting patterns observed at previous general or shareholders' meetings.

## 8.8 Financial assets

### *Classification of financial assets*

Financial assets are classified into the following measurement categories:

- measured at amortized cost;
- measured at fair value through profit or loss;
- measured at fair value through other comprehensive income.

The category of financial assets measured at fair value through profit or loss includes, in particular: investment certificates of FIZs and shares of listed companies.

An entity classifies a financial asset based on the entity's business model for managing financial assets and the characteristics of the contractual cash flows for the financial asset (the so-called "SPPI criterion"). An entity reclassifies investments in debt instruments if, and only if, the management model of these assets changes.

### *Measurement at initial recognition*

With the exception of certain trade receivables, on initial recognition an entity measures a financial asset at its fair value, which, in the case of financial assets not measured at fair value through profit or loss, is increased by transaction costs directly attributable to the acquisition of those financial assets.

### *Derecognition*

Financial assets are derecognized, when:

- the rights to receive cash flows from the financial assets have expired; or
- the rights to receive cash flows from the financial assets have been transferred and the Company has transferred substantially all the risks and rewards of ownership.

### *Measurement after initial recognition*

For the purposes of measurement after initial recognition, financial assets are classified into one of four categories:

- debt instruments at amortized cost;
- debt instruments at fair value through other comprehensive income;
- equity instruments at fair value through other comprehensive income;
- financial assets at fair value through profit or loss.

### *Debt instruments – financial assets at amortized cost*

A financial asset is measured at amortized cost if both of the following conditions are met:

- a) the financial asset is held in accordance with a business model that seeks to hold the financial asset to earn contractual cash flows; and
- b) the contractual terms of the financial asset give rise to cash flows on specified dates that are solely the repayment of principal and interest on the principal outstanding.

The Company classifies the following into the category of financial assets measured at amortized cost:

- trade receivables;
- bonds taken up;
- loans that meet the SPPI classification test and which, in accordance with the business model, are reported as held for cash flow purposes;
- cash and cash equivalents.

Interest income is calculated using the effective interest rate method and is shown in the statement of comprehensive income under the heading "Finance income".

Changes to the terms of loan agreements that exceed 10% of the value of the instrument are considered material. The Company, while maintaining the original effective interest rate, accounts for the change in expected cash flows in the statement of comprehensive income.

Dividends are recognized in the statement of comprehensive income, when an entity's entitlement to receive dividends arises.

## 8.9 Impairment of financial assets

The Company assesses expected credit losses ("ECL") associated with debt instruments measured at amortized cost and fair value through other comprehensive income, regardless of whether there is an indication of impairment.

For trade receivables, the Company applies a simplified approach and measures the allowance for expected credit losses at an amount equal to the lifetime expected credit losses using a provision matrix. The Company uses its historical credit loss data, adjusted where appropriate for the impact of forward-looking information.

For other financial assets, the Company measures the allowance for expected credit losses at an amount equal to 12 months of expected credit losses. If the credit risk associated with a financial instrument has increased significantly since initial recognition, the Company measures the allowance for expected credit losses on the financial instrument at an amount equal to the lifetime expected credit losses.

The Company assesses that the credit risk associated with a financial instrument has increased significantly since the date of initial recognition if the delay in repayment exceeds 30 days.

At the same time, the Company estimates that a debtor's default occurs, when the delay in repayment exceeds 180 days.

## 8.10 Derivative financial instruments and hedges

Derivatives are measured at fair value and are recognized as assets, when their value is positive, and as liabilities when their value is negative.

Gains and losses on changes in the fair value of derivatives are charged directly to the net profit or loss for the financial year.

The Company does not apply hedge accounting.

## 8.11 Inventories

Inventories include:

- expenditure on early-stage development projects;
- the finished goods of the projects in which Murapol S.A. has been involved historically that remain unsold as at the balance sheet date of the current reporting period.

Inventories are stated at the lower of: the cost of purchase or manufacture and the net realizable value.

The cost of purchase or manufacture of each inventory item takes into account all purchase, processing and other costs incurred in bringing the inventory to its current location and condition - both in the current and previous year - and is determined as follows:

Finished goods and work in progress	- detailed identification at individual project level. Within a given project, the cost of direct materials and labour and a corresponding mark-up of indirect production costs;
Goods for resale	- at purchase price determined on a first-in first-out basis
Expenditure on early-stage development projects	- the costs incurred for preparatory work in the process of preparing development projects are capitalized by the Company until the process is completed or the further plan for its completion is abandoned. In such a case, the Company either sells the inventory to its subsidiaries or recognizes the cost.

Net realizable value is construed as the estimated selling price achieved in the course of normal business activities, less finishing costs and estimated costs necessary to effect the sale.

## 8.12 Trade and other receivables

Trade receivables are recognized and disclosed in the amounts initially invoiced, taking into account the allowance for expected lifetime credit losses. If the effect of the time value of money is material, the amount of the receivables is determined by discounting the forecasted future cash flows to their present value, using the discount rate reflecting the current market assessments of the time value of money. If the discounting method was applied, the increase in receivables in connection with the passage of time is recognized as finance income.

Receivables from the State Budget are presented within other non-financial assets, with the exception of corporate income tax receivables, which are a separate line item on the balance sheet.

## 8.13 Cash and cash equivalents

Cash and current deposits shown in the balance sheet include cash at bank and in hand and current deposits with an original maturity of three months or less.

## 8.14 Interest-bearing bank loans, borrowings, bonds, financial guarantees granted and debt securities

At initial recognition, all bank loans, borrowings, bonds and debt securities are recognized at fair value, less costs associated with obtaining the loan or borrowing or issuing bonds.

After initial recognition, interest-bearing loans, borrowings, bonds and debt securities are measured at amortized cost using the effective interest rate method.

In determining amortized cost, the costs associated with obtaining the loan or borrowing or issuing bonds and the discounts or premiums received in connection with the liability are taken into account.

The Company measures the expected credit losses on financial guarantees granted to Murapol Group companies. This valuation is presented under other financial liabilities.

Revenue and expenses are recognized in profit or loss, when a liability is derecognized and also as a result of accounting using the effective interest rate method.

A change in the discounted present value of the cash flows resulting from new conditions, including any payments made, less payments received and discounted using the original effective interest rate, of no less than 10% from the discounted present value of the remaining cash flows of the original financial liability is considered by the Company to be a material modification.

A substantial modification to a financial liability is recognized by the Company as the expiry of the original financial liability and the recognition of a new financial liability. In the case of a modification of the contractual terms of a financial liability which does not lead to the derecognition of the existing liability, the gain or loss is recognized immediately in profit or loss. The gain or loss is calculated as the difference between the present value of the modified and original cash flows, discounted using the original effective interest rate of the liability.

The Group derecognizes a financial liability, when the liability has expired, i.e. when the obligation specified in the contract has been fulfilled, forgiven or has expired. The exchange of a former debt instrument for an instrument with substantially different terms, performed between the same entities, is recorded by the Company as the expiry of the initial financial liability and the recognition of a new financial liability. In the case of a modification of the contractual terms of a financial liability which does not lead to the derecognition of the existing liability, the gain or loss is recognized immediately in profit or loss. The gain or loss is calculated as the difference between the present value of the modified and original cash flows, discounted using the original effective interest rate of the liability.

## 8.15 Trade and other payables

Current trade payables are stated at amounts due.

Other non-financial liabilities comprise, in particular, liabilities due to tax offices other than income tax liabilities, social insurance liabilities and liabilities in respect of advance payments received, which will be settled through the delivery of goods for resale, services or fixed assets. Other non-financial liabilities are stated at amounts due.

## 8.16 Provisions

Provisions are recorded, when the Company has a current (legal or constructive) obligation resulting from past events and it is probable that settling the obligation will result in the necessity

of an outflow of economic benefits and the amount of the obligation can be reliably estimated. If the Company expects that the costs covered by a provision will be reimbursed, for example, based on an insurance contract, then the reimbursement is recorded as a separate asset, but only if it is practically certain that it will actually take place. Costs relating to a given provision are recognized in the statement of comprehensive income net of any reimbursements.

If the effect of the time value of money is material, the amount of the provision is determined by discounting the forecast future cash flows to present value, using the discount rate reflecting the current market assessments of the time value of money and potential risk related to a given liability. If the discounting method was applied, the increase in provisions in connection with the passage of time is recorded as finance costs.

## 8.17 Revenue

### 8.17.1 Revenue

The Company applies IFRS 15 *Revenue from Contracts with Customers* to all contracts with customers, except for leases within the scope of IFRS 16 *Leases*, financial instruments and other contractual rights or obligations within the scope of IFRS 9 *Financial Instruments*, IFRS 10 *Consolidated Financial Statements*, IFRS 11 *Joint Arrangements*, IAS 27 *Separate Financial Statements* and IAS 28 *Investments in Associates and Joint Ventures*.

The basic principle of IFRS 15 is to recognize revenue, when goods and services are transferred to the customer, at a value that reflects the price expected by the Company, in exchange for the transfer of those goods and services. These principles are applied using a five-step model:

1. a contract agreement with the customer has been identified;
2. performance obligations under the contract with the customer have been identified;
3. the transaction price was determined;
4. allocation of the transaction price to individual performance obligations was made;
5. revenue was recognized, when the contractual obligation was fulfilled.

#### *Identification of a contract with the customer*

The Company only recognizes a contract with a customer if all of the following criteria are met:

1. the parties have entered into a contract (whether in writing, orally or in accordance with other customary commercial practice) and are bound to perform their obligations;
2. the Company is able to identify the rights of each party regarding the goods or services to be transferred;
3. the Company is able to identify the terms of payment for the goods or services to be transferred;



4. the contract has economic substance (i.e. the risk, time distribution or amount of the Company's future cash flows can be expected to change as a result of the contract); and
5. it is probable that the Company will receive the consideration to which it is entitled in exchange for the goods or services to be provided to the customer.

#### *Identification of performance obligations*

At the conclusion of a contract, the Company evaluates the goods or services promised in the contract with the customer and identifies as a performance obligation any promise to transfer to the customer a good or service (or a bundle of goods or services) that can be distinguished or a group of separate goods or services that are substantially the same and for which the transfer to the customer is of the same nature.

The Company performs preparatory work on development projects for and on behalf of its subsidiaries. This work is then transferred to subsidiaries as part of the intermediary services provided. As a result of this transaction, the Company recognizes the realized margin in the statement of comprehensive income under revenue from sales of services.

The good or service promised to the customer is distinct if both of the following conditions are met:

1. the customer can benefit from the good or service, either directly or through a connection to other resources which are readily available to him or her; and
2. the Company's obligation to transfer a good or service to a customer can be identified as separate from other obligations set out in the contract.

#### *Determining the transaction price*

To determine the transaction price, the Company takes into account the terms of the contract and its usual business practices. The transaction price is the amount of consideration that the Company expects to receive in exchange for transferring the promised goods or services to the customer, excluding amounts collected on behalf of third parties (for example, certain sales taxes). The consideration specified in the contract with the customer may include fixed amounts, variable amounts or both.

#### *Allocation of the transaction price to performance obligations*

The Company assigns a transaction price to each performance obligation (or to a specific good or service) in an amount that reflects the amount of consideration that the Company expects to receive for providing the promised goods or services to the customer.

#### *Meeting the performance obligations*

The Company recognizes revenue upon fulfilling (or during the fulfilment) of the performance obligation by transferring the promised goods or services to a customer.

### 8.17.2 Interest

Interest income and expenses are recognized successively as they accrue (based on the effective interest rate method, with the effective interest rate being the rate discounting future cash inflows over the estimated life of the financial instruments) in proportion to the net carrying amount of a given financial asset.

### 8.17.3 Dividends

Dividends are recognized at the moment of establishing the Company's right to receive them.

The Company presents dividends received relating to investments measured other than under the equity method in finance income.

## 8.18 Long-term incentive bonuses

The Company recognizes long-term incentive bonuses as share-based payment transactions, when (i) they are settled in equity instruments of the Company or another group entity, or (ii) they are paid in cash or other assets and their value depends on the price (or value) of the equity instruments of the Company or another Group entity.

A share-based payment transaction may be settled by another Group entity or shareholder of the Company.

When a long-term incentive bonus is settled in cash by the Company's parent company, it is recognized as settled in equity and a corresponding increase in equity is recognized as a contribution from the parent company (under "Supplementary capital, other reserves and retained earnings/accumulated losses").

The cost of equity-settled transactions with employees is measured by reference to fair value as at the date of granting the respective rights. The valuation of equity-settled transactions takes into account market vesting conditions and non-vesting conditions.

The cost of equity-settled transactions together with a corresponding increase in equity is recognized over the period in which the service conditions are fulfilled and ends on the date on which the relevant employees become fully entitled to the award ("vesting date"). The cumulative expense recognized for equity-settled transactions as at each balance sheet date by the vesting date reflects the extent to which the vesting period has expired and the number of awards that, in the opinion of the parent company's Management Board as at that date, based on the best estimate of the number of equity instruments, will ultimately vest.

## 8.19 Taxes

### 8.19.1 Current income tax

Liabilities and receivables in respect of corporate income tax for the current and prior periods are measured at the amounts of the expected payment to the tax authorities (subject to

reimbursement from the tax authorities) in accordance with the tax rates and tax regulations which were already legally or effectively binding as at the balance sheet date.

### 8.19.2 Deferred income tax

For financial reporting purposes, deferred income tax is calculated using the liability method in respect of all the temporary differences existing as at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts shown in the financial statements.

A deferred tax provision is recorded in respect of all taxable temporary differences:

- except when a deferred tax provision arises as a result of the initial recognition of goodwill or initial recognition of an asset or a liability in a transaction that is not a business combination, which at the moment of its conclusion does not affect either profit/(loss) before tax or taxable income or loss; and
- in the case of taxable temporary differences resulting from investments in subsidiaries or associates and interests in joint ventures - except for the situations where the investor controls the dates of the temporary differences reversing and it is probable that the differences will not be reversed in the foreseeable future.

Deferred income tax assets are recognized in respect of all deductible temporary differences and unused tax reliefs, as well as tax loss carryforwards at the amounts of probable utilization of such assets and losses:

- except for situations where a deferred tax asset relating to deductible temporary differences arises as a result of the initial recognition of an asset or a liability in a transaction which is not a business combination, which at the moment of its conclusion does not affect either profit/(loss) before tax or taxable income or loss; and
- in the case of deductible temporary differences resulting from investments in subsidiaries or associates and interests in joint ventures, a deferred tax asset is recognized in the balance sheet up to the amount of its being probable that the above-mentioned temporary differences will be reversed in the foreseeable future and taxable income will be earned, enabling their deduction.

The Company recognizes a deferred tax asset to carry forward unused tax losses to the extent that it is probable that future taxable profit will be available against which unused tax losses can be utilized. In assessing whether it is likely that the available future taxable income will be sufficient, the Company considers the nature, origin and timing of such income and ensures that convincing evidence has been gathered.

#### *Uncertainty related to income tax recognition*

The Company determines the taxable income (tax loss), tax base, unused tax losses, unused tax reliefs and tax rates taking into account the approach to taxation planned or used in its tax return. The Company accepts that the tax authorities entitled to inspect and challenge the tax treatment will carry out such an inspection and will have access to all information.

If the Company determines that it is not probable that the tax authority will accept the Company's approach to a tax issue or group of tax issues, the Company will reflect the effects of the uncertainty in the accounting treatment of tax in the period in which it determines this. The Company recognizes an income tax liability using one of the following two methods, whichever better reflects how the uncertainty may materialize:

- the Company determines the most likely scenario – this is a single amount among possible outcomes; or
- the Company recognizes the expected value – this is the sum of the probability-weighted amounts from among the possible outcomes.

The carrying amount of a deferred income tax asset is verified at each balance sheet date and is reduced to the extent to which it is no longer probable that sufficient taxable income will be earned to enable partial or full utilization of the deferred tax asset. A deferred income tax asset which has not been recorded is subject to reassessment at each balance sheet date and it is recognized up to the amount reflecting the probability of generating taxable income in the future which will enable recovery of the asset.

Deferred income tax assets and provisions are measured using the tax rates which, according to expectations, will be applicable in the year in which the asset is realized or the provision released, determined on the basis of tax rates (and tax provisions) decreed as at the balance sheet date, if it is certain at the balance sheet date that they will be binding in the future.

Income tax relating to items recognized outside profit or loss is recognized outside the income statement: in other comprehensive income with respect to items recognized in other comprehensive income or directly in equity with respect to items recognized directly in equity.

The Company offsets the deferred tax asset against the deferred tax provision solely when it has a legally enforceable title for an offset of the current income tax receivables and liabilities, and if the deferred income asset and provision relate to income taxes imposed by the same tax authorities on the same taxpayer.

### 8.19.3 Tax on goods and services (VAT)

Revenue, expenses, assets and liabilities are recognized net of VAT except:

- where the VAT paid on the purchase of assets or services is not recoverable from the tax authorities, in which case it is recognized as part of the cost of the asset or as part of the expense item, as appropriate; and
- receivables and payables which are recognized including VAT.

The net amount of VAT recoverable or payable to the tax authorities is included in the statement of financial position as part of receivables or payables.

## 9 Changes in accounting policies

The other accounting policies applied in the preparation of these financial statements are consistent with those applied in the preparation of the Company's financial statements for the year ended 31 December 2023, except for the application of new or revised standards and interpretations effective for annual periods beginning on or after 1 January 2024.

The revised standards and interpretations which apply for the first time in 2024 do not have a material impact on the Company's financial statements.

### 1. Lease Liability in a Sale and Leaseback – amendments to IFRS 16 Leases

Amendments to IFRS 16 specify the requirements a seller-lessee is obliged to meet when measuring lease liabilities resulting from sale and leaseback transactions in order not to recognize a gain or loss associated with the right of use which the seller-lessee retains.

The aforesaid amendment has no effect on the Company's separate financial statements.

### 2. Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants – amendment to IAS 1 Presentation of Financial Statements

Amendments to IAS 1 set out the requirements for the classification of liabilities as current or non-current. Amendments to IAS 1 clarify:

- what a right to defer settlement means;
- that the right to defer settlement must exist at the end of the reporting period;
- that classification is not affected by the likelihood of the entity using its right to deferral;
- that only when an option to settle a liability by issuing own equity instruments is classified as an equity instrument, the settlement of such an option is not taken into account for purposes of classification of the liability as current or non-current.

In addition, a disclosure obligation was imposed on an entity when a liability resulting from a loan agreement is classified as a non-current liability, and the entity's right to defer settlement of the liability depends on complying with covenants within twelve months.

However, the amendments did not affect the classification of the Company's liabilities.

### 3. Supplier Finance Arrangements – Amendments to IAS 7 *Statement of Cash Flows* and IFRS 7 *Financial Instruments: Disclosures*

The amendments specify the features of supplier finance arrangements and require additional disclosures on those arrangements.

Supplier finance arrangements are often referred to as supply chain finance, payables finance or reverse factoring arrangements.

Disclosure requirements are intended to help users of financial statements to understand the impact of those arrangements on the entity's liabilities and cash flows and on the entity's exposure to liquidity risk.

The aforesaid amendment has no effect on the Company's separate financial statements.

## 10 New standards and interpretations that have been published but were not in force at the date of approval of the financial statements

The following standards and interpretations have been published by the International Accounting Standards Board, but are not yet in force:

- IFRS 14 *Regulatory Deferral Accounts* (published on 30 January 2014) - in accordance with the European Commission's decision, the approval process for the preliminary version of the standard will not be initiated until the final version is published - not endorsed by the EU by the date of approval of these financial statements - applicable to annual periods beginning on or after 1 January 2016;
- Amendments to IFRS 10 and IAS 28: *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture* (published on 11 September 2014) - the work leading to the approval of these amendments has been postponed indefinitely by the EU - the effective date has been postponed indefinitely by the IASB;
- Amendments to IAS 21: *The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability* (published on 15 August 2023) - not endorsed by the EU at the date of approval of these financial statements - effective for annual periods beginning on or after 1 January 2025.
- IFRS 18: *Presentation and Disclosure in Financial Statements* (published on 09 April 2024) – not endorsed by the EU at the date of approval of these financial statements – effective for annual periods beginning on or after 1 January 2027.
- IFRS 19: *Subsidiaries without Public Accountability: Disclosures* (published on 9 May 2024) – not endorsed by the EU at the date of approval of these financial statements – effective for annual periods beginning on or after 1 January 2027.
- Amendments to IFRS 9 and IAS 7: *Amendments to the Classification and Measurement of Financial Instruments* (published on 30 May 2024) – not endorsed by the EU at the date of approval of these financial statements – effective for annual periods beginning on or after 1 January 2026.
- *Annual Improvements to IFRS Accounting Standards – Volume 11* (published on 18 July 2024) - not endorsed by the EU at the date of approval of these financial statements - effective for annual periods beginning on or after 1 January 2026.

At the date of approval of these financial statements for publication, the Management Board has not yet completed its work on assessing the impact of the introduction of the other standards and interpretations on the Company's accounting policies in relation to the Company's operations or results of operations.

The effective dates are those resulting from the contents of the standards published by the International Accounting Standards Board. The application dates of the standards in the European Union may differ from the application dates implied by the contents of the standards and are announced at the time of approval for use by the European Union.

## 11 Revenue from contracts with customers

### 11.1 Revenue by category

The table below shows revenue from contracts with customers by category, which reflects how economic factors affect the nature, amount, timing of payment and uncertainty of revenue and cash flows:



	Year ended 31/12/2024	Year ended 31/12/2023
Type of goods or services:		
Revenue from sales of services	50,718	65,250
<b>Total revenue from contracts with customers</b>	<b>50,718</b>	<b>65,250</b>
Date of transfer of goods or services:		
over time	50,718	65,250
<b>Total revenue from contracts with customers</b>	<b>50,718</b>	<b>65,250</b>

The Company does not separate operating segments.

All revenue from contracts with customers occurs in Poland.

## 11.2 Contract assets and contract liabilities

The Company did not recognize any contract assets or contract liabilities.

## 11.3 Performance obligations

### Revenue from sales of management services

The Company's obligations to provide management services are fulfilled during the term of the contract. The nature and cyclicity of the services provided mean that the customer simultaneously receives and benefits from the service provided. The Company determines revenue from the provision of management services on a monthly basis to the extent that it is entitled to receive payment for the services provided. Payment terms for services provided are usually 180 days.

# 12 Income and expenses

## 12.1 Other operating income

	Year ended 31/12/2024	Year ended 31/12/2023
Damages	1	3
Gain on sale/scrapping of fixed assets	216	-
Time-barred security deposits	227	52
Other operating income	1,140*	679
	<b>1,584</b>	<b>734</b>

\* Includes the statistical part of non-deductible VAT not allocated to a specific cost category.

## 12.2 Other operating expenses

	Year ended 31/12/2024	Year ended 31/12/2023
Fines and damages	7	-
Litigation costs	108	376
Loss on sale/scrapping of fixed assets	-	63
Provision for litigation costs and employee benefits*	285	-
Other	157	980**
	<b>557</b>	<b>1,419</b>

\*The provision for litigation costs is described in Note 31.2.

\*\* Includes the statistical part of non-deductible VAT not allocated to a specific cost category.

## 12.3 Finance income

	Year ended 31/12/2024	Year ended 31/12/2023
Interest on borrowings	3,042	3,227
Bank interest	1,884	2,315
Measurement of derivatives	7,186	-
Measurement of loan modifications*	3,459	-
Measurement of sureties and guarantees granted**	516	-
Interest on receivables	-	215
Other	10	-
	<b>16,097</b>	<b>5,757</b>

\* In 2024, in accordance with annexes to agreements relating to borrowings received based on which repayment dates were extended, the impact of that modification on the net profit or loss was measured.

\* Guarantees and sureties are presented in Notes 26 and 31.1.

## 12.4 Finance costs

	Year ended 31/12/2024	Year ended 31/12/2023
Interest and commissions on loans and borrowings	65,739	64,734
Interest and commissions on bonds	9,808	-
Foreign exchange gains and losses	12	96
Interest on liabilities	16	3
Interest on leases	1,069	918
Measurement of sureties and guarantees granted*	-	1,042
Measurement of financial instruments	2,241	3,381
Other	48	186
	<b>78,933</b>	<b>70,360</b>

\* Guarantees and sureties are presented in Notes 26 and 31.1.

## 12.5 Costs by type

	Year ended 31/12/2024	Year ended 31/12/2023
Amortization and depreciation	3,158	2,919
Materials and energy used	2,214	2,486
External services	25,557	36,456
Taxes and fees	426	1,217
Employee benefit costs	9,404	7,850
Other costs by type	1,277	2,059
<b>Total costs by type, of which:</b>	<b>42,036</b>	<b>52,987</b>
Items included in general and administrative expenses	(2,825)	(1,900)
Change in inventories, prepayments and accruals	(731)	(574)
<b>Items included in cost of sales</b>	<b>38,480</b>	<b>50,513</b>

## 12.6 Amortization and depreciation expense

	Year ended 31/12/2024	Year ended 31/12/2023
<b>Items included in cost of sales</b>		
Depreciation of fixed assets	2,683	2,628
Amortization of intangible assets	475	291

## 12.7 Employee benefit costs

	Year ended 31/12/2024	Year ended 31/12/2023
Wages and salaries	8,530	7,057
Social insurance costs	874	793
<b>Total costs of employee benefits, of which:</b>	<b>9,404</b>	<b>7,850</b>
Items included in cost of sales	6,579	5,950
Items included in general and administrative expenses	2,825	1,900

# 13 Corporate income tax

On 27 October 2023, an agreement establishing the Murapol Tax Group was signed by and between Murapol S.A. and Murapol Real Estate S.A. The agreement was concluded for three consecutive tax years, i.e. from 1 January 2024 to 31 December 2026.

## 13.1 Tax charge

	Year ended 31/12/2024	Year ended 31/12/2023
<b>Statement of comprehensive income</b>		
Current income tax	(3,589)	(1,782)
Deferred income tax	2,955	9,505
<b>Tax charge shown in profit</b>	<b>(634)</b>	<b>7,723</b>
Other comprehensive income	-	-
<b>Tax benefit/charge recognized in other comprehensive income</b>	<b>-</b>	<b>-</b>

## 13.2 Reconciliation of the effective tax rate

The reconciliation of income tax on profit/(loss) before tax at the statutory tax rate to income tax calculated at the Company's effective tax rate for the year ended 31 December 2024 and 31 December 2023 is as follows:

	Year ended 31/12/2024	Year ended 31/12/2023
<b>Profit before tax</b>	<b>242,442</b>	<b>209,403</b>
Tax at Poland's statutory tax rate of 19% (2023: 19%)	46,064	39,787
Permanently non-deductible costs	959	1,766
Permanently non-taxable income	(54)	(9)
Permanently non-deductible interest	-	-
Share in profits of subsidiaries accounted for under the equity method	(56,047)	(49,748)
Adjustment relating to the Tax Group*	9,719	-
Other (including prior year corrections)	(7)	481
<b>Tax at the effective tax rate of 0.3% (2023: 3.7%)</b>	<b>634</b>	<b>(7,723)</b>
<b>Income tax (charge) recognized in separate profit or loss</b>	<b>634</b>	<b>(7,723)</b>

\* In the tax year 2024, Murapol S.A. calculated the income tax charge together with its subsidiary Murapol Real Estate S.A. as part of the settlements within the Tax Group. The amount of tax of PLN 9,719 relates mainly to the utilization in the joint tax return of a deferred tax asset in respect of the limit on debt financing costs.

### 13.3 Deferred income tax

Deferred income tax results from the following items:

	Property, plant and equipment and intangible assets	Financial liabilities	Financial assets	Provisions	Write-downs of assets	Tax losses	Deferred income	Other	Total
<b>Net deferred tax asset (provision) as at 1 January 2024</b>	<b>6</b>	<b>29,097</b>	<b>(863)</b>	<b>1,545</b>	<b>3,087</b>	<b>-</b>	<b>(2,479)</b>	<b>22</b>	<b>30,415</b>
Tax benefit (tax charge):									
- recognized in separate profit or loss	5	(344)	(482)	(529)	5	35	4,264	1	<b>2,955</b>
- recognized in other comprehensive income	-	-	-	-	-	-	-	-	-
<b>Net deferred tax asset (provision) as at 31 December 2024</b>	<b>11</b>	<b>28,753</b>	<b>(1,345)</b>	<b>1,016</b>	<b>3,092</b>	<b>35</b>	<b>1,785</b>	<b>23</b>	<b>33,370</b>
<b>Net deferred tax asset (provision) as at 1 January 2023</b>	<b>(13)</b>	<b>16,082</b>	<b>(314)</b>	<b>1,422</b>	<b>3,248</b>	<b>650</b>	<b>(70)</b>	<b>(95)</b>	<b>20,910</b>
Tax benefit (tax charge):									
- recognized in separate profit or loss	19	13,015	(549)	123	(161)	(650)	(2,409)	117	<b>9,505</b>
- recognized in other comprehensive income	-	-	-	-	-	-	-	-	-
<b>Net deferred tax asset (provision) as at 31 December 2023</b>	<b>6</b>	<b>29,097</b>	<b>(863)</b>	<b>1,545</b>	<b>3,087</b>	<b>-</b>	<b>(2,479)</b>	<b>22</b>	<b>30,415</b>

Deferred tax recognized in the separate statement of financial position as:

	Year ended 31/12/2024	Year ended 31/12/2023
Deferred income tax assets	36,399	35,165
Deferred income tax provisions	(3,029)	(4,750)
	<b>33,370</b>	<b>30,415</b>

## 14 Earnings/loss per share

Basic earnings per share are calculated by dividing the net profit for the period attributable to ordinary shareholders by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share are calculated by dividing the net profit for the period attributable to ordinary shareholders by the weighted average number of ordinary shares outstanding during the period, adjusted by the weighted average number of ordinary shares that would have been issued on conversion of all dilutive potential equity instruments into ordinary shares (adjusted for the effect of dilutive options).

The profit and shares data used to calculate basic and diluted earnings per share are shown below:

	Year ended 31/12/2024	Year ended 31/12/2023
<b>Basic earnings/loss per share</b>		
Net profit used to calculate earnings per share	241,808	217,126
Weighted average number of ordinary shares used to calculate basic earnings per share	40,800,000	40,800,000
<b>Basic earnings/loss per share (in PLN per share):</b>	<b>5.92</b>	<b>5.32</b>
<b>Diluted earnings/loss per share</b>		
Net profit used to calculate earnings per share	241,808	217,126
Potential dilutive shares relating to share options in the Management Share Option Scheme	-	-
Weighted average number of ordinary shares used to calculate diluted earnings per share	40,800,000	40,800,000
Adjusted weighted average number of ordinary shares used to calculate diluted earnings per share	40,800,000	40,800,000
<b>Diluted earnings/loss per share (in PLN per share):</b>	<b>5.92</b>	<b>5.32</b>

The Company has no discontinued operations and, therefore, earnings per share from continuing operations are equal to the earnings per share calculated above. There were no

other transactions in ordinary shares or potential ordinary shares between the balance sheet date and the date of these separate financial statements.

## 15 Dividends paid and proposed to be paid

During the year ended 31 December 2024, the Company paid a dividend for the year 2023 of PLN 80,376 thousand (PLN 1.97 per share).

Based on a decision of the Management Board of 1 October 2024, the Company paid an interim dividend for the year 2024 of PLN 119,952 thousand (PLN 2.94 per share). The date of payment of the interim dividend was 6 November 2024.

During the year ended 31 December 2023, the Company paid a dividend for the year 2022 of PLN 100,000 thousand (PLN 2.45 per share).

## 16 Property, plant and equipment

Year ended 31 December 2024	Land and buildings	Plant and machinery	Vehicles	Fixed assets under construction	Other	Total
<b>Gross amount as at 1 January 2024</b>	<b>15,845</b>	<b>2,139</b>	<b>1,215</b>	<b>91</b>	<b>2,871</b>	<b>22,161</b>
Purchases	1,103	244	1,025	46	50	<b>2,468</b>
Scrapping	(1,648)	(200)	(151)	-	(195)	<b>(2,194)</b>
Revaluation	380	-	-	-	-	<b>380</b>
<b>Gross amount as at 31 December 2024</b>	<b>15,680</b>	<b>2,183</b>	<b>2,089</b>	<b>137</b>	<b>2,726</b>	<b>22,815</b>
<b>Accumulated depreciation and impairment allowances as at 1 January 2024</b>	<b>(2,623)</b>	<b>(1,921)</b>	<b>(623)</b>	<b>-</b>	<b>(2,488)</b>	<b>(7,655)</b>
Depreciation charge for the period	(1,917)	(137)	(426)	-	(203)	<b>(2,683)</b>
Scrapping	1,577	199	151	-	195	<b>2,122</b>
<b>Accumulated depreciation and impairment allowances as at 31 December 2024</b>	<b>(2,963)</b>	<b>(1,859)</b>	<b>(898)</b>	<b>-</b>	<b>(2,496)</b>	<b>(8,216)</b>
<b>Net amount as at 1 January 2024</b>	<b>13,222</b>	<b>218</b>	<b>592</b>	<b>91</b>	<b>383</b>	<b>14,506</b>
<b>Net amount as at 31 December 2024</b>	<b>12,717</b>	<b>324</b>	<b>1,191</b>	<b>137</b>	<b>230</b>	<b>14,599</b>



Year ended 31 December 2023	Land and buildings	Plant and machinery	Vehicles	Fixed assets under construction	Other	Total
<b>Gross amount as at 1 January 2023</b>	<b>7,328</b>	<b>2,098</b>	<b>832</b>	<b>-</b>	<b>2,865</b>	<b>13,123</b>
Purchases	14,028	202	607	91	10	<b>14,938</b>
Sale	-	(56)	(30)	-	-	<b>(86)</b>
Scrapping	(5,611)	(105)	(194)	-	(4)	<b>(5,914)</b>
Revaluation	100	-	-	-	-	100
<b>Gross amount as at 31 December 2023</b>	<b>15,845</b>	<b>2,139</b>	<b>1,215</b>	<b>91</b>	<b>2,871</b>	<b>22,161</b>
<b>Accumulated depreciation and impairment allowances as at 1 January 2023</b>	<b>(5,718)</b>	<b>(2,036)</b>	<b>(609)</b>	<b>-</b>	<b>(2,263)</b>	<b>(10,626)</b>
Depreciation charge for the period	(2,115)	(46)	(238)	-	(229)	<b>(2,628)</b>
Sale	-	56	30	-	-	<b>86</b>
Scrapping	5,210	105	194	-	4	<b>5,513</b>
<b>Accumulated depreciation and impairment allowances as at 31 December 2023</b>	<b>(2,623)</b>	<b>(1,921)</b>	<b>(623)</b>	<b>-</b>	<b>(2,488)</b>	<b>(7,655)</b>
<b>Net amount as at 1 January 2023</b>	<b>1,610</b>	<b>62</b>	<b>223</b>	<b>-</b>	<b>602</b>	<b>2,497</b>
<b>Net amount as at 31 December 2023</b>	<b>13,222</b>	<b>218</b>	<b>592</b>	<b>91</b>	<b>383</b>	<b>14,506</b>

As at 31 December 2024, the carrying amount of property, plant and equipment used by the Company based on lease contracts amounted to PLN 13,709 thousand (PLN 13,560 thousand as at 31 December 2023), of which as at 31 December 2024, the value of leases recognized under IFRS 16 amounted to PLN 12,521 thousand (PLN 12,974 thousand as at 31 December 2023) and the value of leased cars amounted to PLN 1,188 thousand (PLN 586 thousand as at 31 December 2023).

The carrying amounts of the right-of-use assets and their changes during the reporting period are shown below:

Year ended 31 December 2024	Land and buildings	Plant and machinery	Vehicles	Other	Total
<b>As at 1 January 2024</b>	<b>12,974</b>	<b>-</b>	<b>586</b>	<b>-</b>	<b>13,560</b>
Additions (new leases)	1,093	-	1,024	-	<b>2,117</b>
Amendments to lease contracts	(71)	-	-	-	<b>(71)</b>
Remeasurement of lease liabilities	380	-	1	-	<b>381</b>
Depreciation charge	(1,855)	-	(423)	-	<b>(2,278)</b>
<b>Net amount as at 31 December 2024</b>	<b>12,521</b>	<b>-</b>	<b>1,188</b>	<b>-</b>	<b>13,709</b>

Year ended 31 December 2023	Land and buildings	Plant and machinery	Vehicles	Other	Total
As at 1 January 2023	1,071	-	213	-	1,284
Additions (new leases)	13,839	-	607	-	14,446
Amendments to lease contracts	(59)	-	-	-	(59)
Remeasurement of lease liabilities	100	-	-	-	100
Depreciation charge	(1,977)	-	(234)	-	(2,211)
<b>Net amount as at 31 December 2023</b>	<b>12,974</b>	<b>-</b>	<b>586</b>	<b>-</b>	<b>13,560</b>

## 17 Leases

### 17.1 Lease liabilities

Leased assets are included in property, plant and equipment.

The carrying amounts of the lease liabilities and their changes during the reporting period are shown below.

	Year ended 31 December 2024	Year ended 31 December 2023
<b>As at 1 January</b>	<b>13,799</b>	<b>1,304</b>
Amendments to lease contracts	(38)	(6)
New lease contracts	2,118	14,446
Remeasurement	381	100
Interest	1,006	889
Payments	(2,978)	(2,934)
Other	3	-
<b>As at 31 December</b>	<b>14,291</b>	<b>13,799</b>
Current	2,923	2,466
Non-current	11,368	11,333

As at 31 December 2024, the Company did not recognize the costs of short-term leases and leases of low-value assets due to the absence of such contracts.

## 18 Intangible assets

Year ended 31 December 2024	Software licences	Total
<b>Gross amount as at 1 January 2024</b>	<b>4,604</b>	<b>4,604</b>
Increases	352	352
Decreases	(964)	(964)
<b>Gross amount as at 31 December 2024</b>	<b>3,992</b>	<b>3,992</b>
<b>Accumulated amortization and impairment allowances as at 1 January 2024</b>	<b>(2,662)</b>	<b>(2,662)</b>
Scrapping	964	964
Amortization charge	(476)	(476)
<b>Accumulated amortization as at 31 December 2024</b>	<b>(2,174)</b>	<b>(2,174)</b>
<b>Net carrying amount as at 1 January 2024</b>	<b>1,942</b>	<b>1,942</b>
<b>Net carrying amount as at 31 December 2024</b>	<b>1,818</b>	<b>1,818</b>

  

Year ended 31 December 2023	Software licences	Total
<b>Gross amount as at 1 January 2023</b>	<b>4,161</b>	<b>4,161</b>
Increases	443	443
Decreases	-	-
<b>Gross amount as at 31 December 2023</b>	<b>4,604</b>	<b>4,604</b>
<b>Accumulated amortization and impairment allowances as at 1 January 2023</b>	<b>(2,371)</b>	<b>(2,371)</b>
Impairment allowance	-	-
Amortization charge	(291)	(291)
<b>Accumulated amortization as at 31 December 2023</b>	<b>(2,662)</b>	<b>(2,662)</b>
<b>Net carrying amount as at 1 January 2023</b>	<b>1,790</b>	<b>1,790</b>
<b>Net carrying amount as at 31 December 2023</b>	<b>1,942</b>	<b>1,942</b>

## 19 Investments in subsidiaries accounted for under the equity method

Investments in subsidiaries	measured under equity method as at 31/12/2024	measured under equity method as at 31/12/2023
Locomotive Management Limited	255,415	244,262
Polski Deweloper FIZ	376,746	359,739
Murapol Real Estate S.A.	464,725	352,514
Murapol Projekt sp. z o.o. Deweloper Sp. J.	63	64
Murapol Garbarnia Sp. z o.o. Sp. J.	69	68
Murapol Invest Sp. z o.o. GDA S.K.A.	6,225	6,009
Murapol Projekt 59 sp. z o.o.	37,133	33,376
Murapol Nowe Winogrody Sp. z o.o. Sp. J.	90	91
Murapol Projekt sp. z o.o. 3 Sp. J.	157	147
Murapol Projekt sp. z o.o. 12 Sp. J.	95	92
Murapol Projekt 26 Sp. z o.o.	1,655	9,774
Murapol Projekt 27 Sp. z o.o.	2	1
Murapol Projekt 34 Sp. z o.o.	1,657	4,099
Murapol Projekt 35 Sp. z o.o.	1,222	624
Murapol Projekt 37 Sp. z o.o.	4,278	1,888
Murapol Projekt 39 Sp. z o.o.	3,392	4,784
Murapol Projekt 42 Sp. z o.o.	839	807
Murapol Projekt 43 Sp. z o.o.	15,597	30,339
Murapol Projekt 45 Sp. z o.o.	21,312	25,007
Murapol Projekt sp. z o.o. Sp. J.	7,108	7,147
Media Deweloper.pl sp. z o.o.	(920)	(855)
Murapol Projekt sp. z o.o.	(2,183)	(2,001)
MFM Capital 2 sp. z o.o.	12,591	12,036
MFM Capital 3 sp. z o.o.	120	114
MFM Capital 4 sp. z o.o.	120	114
MFM Capital 5 sp. z o.o.	120	114
MFM Capital 6 sp. z o.o.	119	114
Murapol Nowy Złocień 23 sp. z o.o.	9,145	8,573
<b>Total - investments in entities accounted for under the equity method</b>	<b>1,219,995</b>	<b>1,101,897</b>
<b>Total – provision for losses in entities accounted for under the equity method</b>	<b>(3,103)</b>	<b>(2,856)</b>

For companies for which the valuation as at the balance sheet date is negative, the Company has, in accordance with IAS 28, recognized a liability to cover losses to the extent that the Company believes it has a constructive obligation to cover those losses.

In the statement of comprehensive income for the year ended 31 December 2024, an amount of PLN 294,984 thousand was presented with respect to the measurement of shares held in subsidiaries under the equity method.

Balance sheet change in assets: In addition to the said measurement, Investments in subsidiaries accounted for under the equity method comprise dividends (including interest) of PLN 177,133 thousand received from the subsidiaries.

The Company has not identified any indications of impairment of its investments in subsidiaries.

## 20 Other assets

### 20.1 Other financial assets (current and non-current)

	Year ended 31/12/2024	Year ended 31/12/2023
<b>Loans granted</b>	<b>85,700</b>	<b>28,449</b>
including:		
- current	27,060	-
- non-current	58,640	28,449

Borrowings granted as at 31/12/2024:

	Interest rate	Value
Murapol Real Estate S.A.	fixed	67,135
Cross Bud Sp. z o.o.	fixed	11,907
Murapol Projekt 34 Sp. z o.o.	fixed	378
Murapol Projekt 43 Sp. z o.o.	fixed	845
Murapol Venture Partner S.A.	fixed	5,450
Impairment allowance for expected credit loss (ECL)	n/a	(71)
Other	n/a	56
		<b>85,700</b>

Borrowings granted as at 31/12/2023:

	Interest rate	Value
Murapol Real Estate S.A.	fixed	10,604
Cross Bud Sp. z o.o.	fixed	11,437
Murapol Projekt 34 Sp. z o.o.	fixed	378
Murapol Projekt 43 Sp. z o.o.	fixed	816
Murapol Venture Partner S.A.	fixed	5,239
Impairment allowance for expected credit loss (ECL)	n/a	(80)
Other	n/a	55
		<b>28,449</b>

The ECL assumptions are described in Note 34.3.

The Company has not identified any indications of impairment on its borrowings granted and has not tested these investments.

## 20.2 Other non-financial assets (current and non-current)

	Year ended 31/12/2024	Year ended 31/12/2023
Policies, insurance	85	502
Overpaid costs of HR, IT services	156	193
Licences	1,016	831
Guarantees, security deposits	-	1,051
Overpaid sponsorship costs	-	7
Other prepayments and deferred costs	143	140
<b>Total</b>	<b>1,400</b>	<b>2,724</b>
current	1,095	1,532
non-current	305	1,532

## 21 Employee benefits

### 21.1 Employee share schemes

The Company has a long-term incentive bonus scheme in place for the members of the Company's management, including the Members of the Management Board of Murapol S.A., for the years 2021-2024 and 2024-2028, described in Note 31.4.1.

Other than this, the Company did not operate any other employee share schemes.

## 22 Inventories

	Year ended 31/12/2024	Year ended 31/12/2023
Goods for resale (at cost of purchase)	149	155
Finished goods:		
- at cost of manufacture	2,266	2,266
- at net realizable value	834	834
<b>Total inventories, at the lower of cost and net realizable value</b>	<b>983</b>	<b>989</b>

During the year ended 31 December 2024 and the comparative period ended 31 December 2023, the Company did not increase inventory write-downs relating to expenditure on early stage development projects.

The value of inventory recognized in the cost of sales in 2024 is PLN 357 thousand, whereas in 2023 it was PLN 337 thousand.

## 23 Trade and other receivables and dividends receivable (current and non-current)

	Year ended 31/12/2024	Year ended 31/12/2023
<b>Trade receivables</b>	<b>31,454</b>	<b>21,493</b>
<b>Dividend and other receivables, including:</b>	<b>48,939</b>	<b>30,911</b>
Statutory settlements	18,628	18,628
Guarantees, security deposits for lease of premises	1,138	69
Intercompany settlements	650	521
Transactions with entities related to a shareholder	11,722	11,685
Receivables relating to the Tax Group	16,800	-
Other	1	8
<b>Total net receivables</b>	<b>80,393</b>	<b>52,404</b>
non-current	1,136	-
current	79,257	52,404
Write-downs of receivables	771	810
<b>Total gross receivables</b>	<b>81,164</b>	<b>53,214</b>

Trade receivables are non-interest bearing and usually mature within 14 to 180 days.

Statutory settlements relate to withholding tax paid, related to the dividend paid in 2023.

The Company's Management Board believes that the net book value of trade receivables approximates their fair value due to the short-term nature of trade receivables and the fact that the net book value takes into account expected credit losses.

Transactions with entities related to a shareholder comprise other receivables from an entity related to a shareholder. The Company believes that the expected credit loss on these receivables is immaterial.

Changes in write-downs of receivables are as follows:

	Year ended 31/12/2024	Year ended 31/12/2023
<b>As at 1 January</b>	<b>810</b>	<b>828</b>
Increase	422	-
Decrease	(461)	(18)
<b>As at 31 December</b>	<b>771</b>	<b>810</b>

## 24 Cash and cash equivalents

Cash at bank bears interest at variable rates. Current deposits are placed for various periods ranging from one day to one month, depending on the Company's current cash needs, and bear interest at the interest rates set for them. The fair value of cash and cash equivalents at each balance sheet date is as follows:

	Year ended 31/12/2024	Year ended 31/12/2023
Cash at bank and in hand	3,951	1,469
including restricted cash and cash equivalents	-	-
	<b>3,951</b>	<b>1,469</b>

Restricted cash includes cash held in VAT accounts which, in the opinion of the parent company's Management Board, meets the definition of cash and cash equivalents.

## 25 Equity

### 25.1 Share capital

#### 25.1.1 Nominal value of shares

	Year ended 31/12/2024	Year ended 31/12/2023
Number of shares (not in thousands)	40,800,000	40,800,000
Nominal value of shares (PLN/share)	0.05	0.05



Carrying amount at the end of the period	2,040	2,040
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## 25.1.2 Shareholders' rights / Structure of share capital

### Structure of share capital as at 31/12/2024

Series/issue	Type of shares	Type of restriction on rights to shares	Number of shares (not in thousands)	Value of the series/issue at par
Series A1 shares	bearer	ordinary	8,200,000	410
Series A2 shares	bearer	ordinary	2,000,000	100
Series B shares	bearer	ordinary	9,800,000	490
Series C1 shares	bearer	ordinary	16,000,000	800
Series C2 shares	bearer	ordinary	4,000,000	200
Series D shares	bearer	ordinary	800,000	40
<b>Total</b>			<b>40,800,000</b>	<b>2,040</b>

As at the balance sheet date of 31 December 2024, all shareholders have equal rights and there are no preference shares with respect to voting rights or the right to dividends. There is one vote per share at the Company's General Meeting.

There are the following restrictions on the transfer of ownership of the issuer's securities:

To the Company's knowledge, as at the date of these financial statements, 2,040,000 shares in the Company owned by Hampont sp. z o.o. have restrictions on the transfer of ownership rights arising from the lock-up agreements described in paragraph 17.3 "Lock-up Agreements" of the Company's prospectus approved on 27 November 2023 by the Polish Financial Supervision Authority and published on the Company's website [www.murapol.pl](http://www.murapol.pl) under "Investor Relations", whereas 533,334 shares of the Company have a restriction on the transfer of their ownership rights resulting from a resolution of the District Court dated 31 August 2020 (ref. no. IX GCo 110/20) to secure the claim prior to the commencement of proceedings.

### Structure of share capital as at 31/12/2023

Series/issue	Type of shares	Type of restriction on rights to shares	Number of shares (not in thousands)	Value of the series/issue at par
Series A1 shares	bearer	ordinary	8,200,000	410
Series A2 shares	bearer	ordinary	2,000,000	100
Series B shares	bearer	ordinary	9,800,000	490
Series C1 shares	bearer	ordinary	16,000,000	800
Series C2 shares	bearer	ordinary	4,000,000	200
Series D shares	bearer	ordinary	800,000	40
<b>Total</b>			<b>40,800,000</b>	<b>2,040</b>

As at the balance sheet date of 31 December 2023, all shareholders have equal rights and there are no preference shares with respect to voting rights or the right to dividends. There is one vote per share at the Company's General Meeting.

There were the following restrictions on the transfer of ownership of the issuer's securities:

To the Company's knowledge, as at 31 December 2023, 30,243,939 shares in the Company had restrictions on the transfer of ownership rights arising from the lock-up agreements described in paragraph 17.3 "Lock-up Agreements" of the Company's prospectus approved on 27 November 2023 by the Polish Financial Supervision Authority and published on the Company's website [www.murapol.pl](http://www.murapol.pl) under "Investor Relations", whereas 533,334 shares of the Company have a restriction on the transfer of their ownership rights resulting from a resolution of the District Court dated 31 August 2020 (ref. no. IX GCo 110/20) to secure the claim prior to the commencement of proceedings.

### 25.1.3 Shareholders with significant shareholdings

#### Shareholders holding more than 5% of the votes at the AGM as at 31/12/2024 and as at the date of publication of the financial statements

Full name	Number of preference shares	Number of ordinary shares	Number of votes	% of votes at the AGM
AEREF V PL Inwestycje sp. z o.o.*	-	27,760,000	27,760,000	68.04%
Nationale-Nederlanden Powszechne Towarzystwo Emerytalne S.A.**	-	2,960,00	2,960,00	7.25%
Hampont sp. z o.o.	-	2,040,00	2,040,00	5.00%
Other	-	8,040,00	8,040,00	19.71%
	-	<b>40,800,000</b>	<b>40,800,000</b>	<b>100%</b>

During the reporting period ended 31 December 2024 there were changes in the ownership structure.

\* On 1 March 2024, AEREF V PL Investment S.à r.l and AEREF V PL Inwestycje sp. z o.o. entered into a contribution-in-kind agreement on the basis of which AEREF V PL Investment S.à r.l transferred to AEREF V PL Inwestycje sp. z o.o. all of its shares in the Company, i.e. 27,760,000 shares and all rights attached to them.

\*\* The number of shares held by Nationale-Nederlanden Powszechne Towarzystwo Emerytalne S.A. is provided according to the notification of 18 December 2023 and includes the shares held by Nationale-Nederlanden Otwarty Fundusz Emerytalny (Nationale-Nederlanden Open Pension Fund).

**Shareholders holding more than 5% of the votes at the AGM as at 31/12/2023**

<i>Full name</i>	<i>Number of preference shares</i>	<i>Number of ordinary shares</i>	<i>Number of votes</i>	<i>% of votes at the AGM</i>
AEREF V PL INVESTMENT S.A.R.L.	-	27,760,000	27,760,000	68.04%
Nationale-Nederlanden Powszechne Towarzystwo Emerytalne S.A.***	-	2,960,00	2,960,00	7.25%
Hampont sp. z o.o.	-	2,040,00	2,040,00	5.00%
Other	-	8,040,00	8,040,00	19.71%
	-	<b>40,800,000</b>	<b>40,800,000</b>	<b>100%</b>

\*\*\* The number of shares held by Nationale-Nederlanden Powszechne Towarzystwo Emerytalne S.A. is provided according to the notification of 18 December 2023 and includes the shares held by Nationale-Nederlanden Otwarty Fundusz Emerytalny (Nationale-Nederlanden Open Pension Fund).

## 25.2 Retained earnings/accumulated losses and dividend restrictions

The structure of retained earnings/accumulated losses is as follows:

	Supplementary capital	Other reserves	Capital from share-based payment transactions	Retained earnings / (accumulated losses)	Retained earnings / Accumulated losses
<b>As at 1 January 2024</b>	<b>213,770</b>	<b>125,700</b>	<b>6,575</b>	<b>(4,675)</b>	<b>341,370</b>
net profit/(loss) for 2023	-	-	-	217,126	<b>217,126</b>
Measurement of the share-based payment scheme*	-	-	2,825	-	<b>2,825</b>
dividend	-	(119,952)	-	(80,376)	<b>(200,328)</b>
transfer between capitals	116,750	20,000	-	(136,750)	-
<b>As at 31 December 2024</b>	<b>330,520</b>	<b>25,748</b>	<b>9,400</b>	<b>(4,675)</b>	<b>360,993</b>
<b>As at 1 January 2023</b>	<b>452,507</b>	<b>25,700</b>	<b>4,675</b>	<b>(254,402)</b>	<b>228,480</b>
net profit/(loss) for 2022	-	-	-	210,990	<b>210,990</b>
measurement of the share-based payment scheme*	-	-	1,900	-	<b>1,900</b>
dividend	-	-	-	(100,000)	<b>(100,000)</b>
transfer between capitals	(238,737)	100,000	-	138,737	-
<b>As at 31 December 2023</b>	<b>213,770</b>	<b>125,700</b>	<b>6,575</b>	<b>(4,675)</b>	<b>341,370</b>

\*share-based payments relate to the incentive bonus described in Note 32.4.1.

Other reserves comprise capital earmarked for the payment of interim dividends or dividends, taking into account the regulations arising from the Commercial Companies Code.

The item Retained earnings/accumulated losses also includes amounts that are not distributable, i.e. cannot be paid out as dividends.

Information on dividends paid and proposed to be paid is presented in Note 15.

## 26 Bank loans, borrowings, bonds and other financial liabilities (current and non-current)

	Year ended 31/12/2024	Year ended 31/12/2023
<b>Current</b>	<b>113,160</b>	<b>67,958</b>
Loans	63,855	63,398
Borrowings	45,368	3,093
Bonds	1,336	-
<b>Liabilities in respect of loans, borrowings and bonds</b>	<b>110,559</b>	<b>66,491</b>
Measurement of sureties, collateral, guarantees granted	952	1,467
Other financial instruments	1,649	-
<b>Total other financial instruments</b>	<b>2,601</b>	<b>1,467</b>
<b>Non-current</b>	<b>677,255</b>	<b>555,088</b>
Loans	400,549	391,451
Borrowings	126,960	163,637
Bonds	145,737	-
<b>Liabilities in respect of loans, borrowings and bonds</b>	<b>673,246</b>	<b>555,088</b>
Other financial instruments	4,009	-
<b>Total other financial instruments</b>	<b>4,009</b>	<b>-</b>
<b>Total</b>	<b>790,415</b>	<b>623,046</b>

The measurement of sureties, collateral and guarantees granted is prepared on the basis of the sureties, collateral and guarantees granted by the Company within the Group (for financial and commercial liabilities).

### Loans

As at 31 December 2024, the Group was a party to a loan agreement entered into in September 2022 with a syndicate of banks. The Group was provided with (i) a term loan of up to PLN 500,000 thousand; and (ii) a working capital loan of up to PLN 50,000 thousand. The loan was disbursed in full. The purpose of the loan was to refinance the Group's existing debt as well as to provide funds for general corporate purposes and working capital. On 21 December 2023, an annex to the loan agreement was concluded, according to which the loan repayment deadline was extended to 30 June 2026. Under the annex, the loan tranche was also increased by a maximum of PLN 71,700 thousand, corresponding to loan repayments made to date in accordance with the schedule. It was disbursed in full on 18 January 2024. The term loan is repayable in accordance with the adopted repayment schedule, of which PLN 371,910 thousand will be repaid on a one-time basis no later than 30 June 2026.

The interest rate applicable to each loan for each interest period is an annual interest rate which is the sum of the margin and the WIBOR rate.

Loan agreements granted to the Company as at 31/12/2024:

Bank	Borrower	Maximum loan amount	Current utilization of loan	Final repayment deadline	Interest rate
Syndicate of banks: PEKAO S.A./ SANTANDER Bank S.A. / Alior Bank S.A.	Murapol S.A.	550,000	550,000	30/06/2026	3M WIBOR + margin

Main collateral for loans as at 31/12/2024:

Collateral in the form of mortgages:

1. Joint mortgage of up to PLN 825,000,000 representing collateral under loan agreements of 14/09/2022 on real estate of the Murapol Group for the benefit of the mortgage administrator Bank Polska Kasa Opieki S.A.

Other collateral:

1. agreements for the establishment of registered and financial pledges over rights to bank accounts concluded between the borrower and each company acceding to the debt as pledgors and Bank Polska Kasa Opieki S.A. as pledgee and administrator of the registered pledge and Santander Bank Polska S.A. as pledgee;

2. agreements for the establishment of registered pledges and financial pledges on shares in Murapol S.A., Murapol Real Estate S.A., Cross Bud S.A. and Partner S.A. concluded between the shareholders as pledgors and Bank Polska Kasa Opieki S.A. as pledgee and administrator of the registered pledge and Santander Bank Polska S.A. as pledgee;

3. agreement for the establishment of registered pledges and financial pledges on the shares in the companies acceding to the debt (which are limited liability companies) concluded between the shareholders as pledgors and Bank Polska Kasa Opieki S.A. as pledgee and administrator of the registered pledge and Santander Bank Polska S.A. as pledgee;

4. agreements for the establishment of registered and financial pledges over monetary receivables of the partners in general partnerships acceding to the debt as pledgors and Bank Polska Kasa Opieki S.A. as pledgee and administrator of the registered pledge and Santander Bank Polska S.A. as pledgee;

5. agreement on the establishment of a registered pledge on a set of goods and rights concluded between the borrower as pledgor and Bank Polska Kasa Opieki S.A. as administrator of the registered pledge;

6. agreement for the establishment of ordinary and registered pledges on trademark protection rights concluded between the borrower as pledgor and Bank Polska Kasa Opieki S.A. as pledgee and administrator of the registered pledge and Santander Bank Polska S.A. as pledgee;

7. subordination and subordinated debt transfer agreement concluded between the borrower and each company acceding to the debt as borrower, the subordinated creditors and Bank Polska Kasa Opieki S.A. as bank;

8. receivables transfer agreement of 27 September 2022 between Murapol S.A., Murapol Real Estate S.A., Murapol Projekt spółka z ograniczoną odpowiedzialnością 23 sp.j., Murapol Projekt

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43 sp. z o.o. and Murapol Projekt 59 sp. z o.o. as assignors and Bank Polska Kasa Opieki S.A. as assignee;

9. statement by the borrower on submission to enforcement proceedings pursuant to Article 777 § 1 item 5 of the Code of Civil Procedure made to Bank Polska Kasa Opieki S.A. and Santander Bank Polska S.A. and to Alior Bank S.A. as lenders;

10. statement by each company acceding to the debt on submission to enforcement proceedings pursuant to Article 777 § 1 item 5 of the Code of Civil Procedure, made to Bank Polska Kasa Opieki S.A. and Santander Bank Polska S.A. and to Alior Bank S.A. as lenders;

11. statements by the shareholders/partners (being at the same time the borrower or the company acceding to the debt) of the companies acceding to the debt on submission to enforcement proceedings pursuant to Article 777 § 1 item 5 of the Code of Civil Procedure, made to Bank Polska Kasa Opieki S.A. and Santander Bank Polska S.A. and to Alior Bank S.A. as lenders;

12. statements by the shareholders/partners (not being at the same time the borrower or the company acceding to the debt) on submission to enforcement proceedings pursuant to Article 777 § 1 item 6 of the Code of Civil Procedure made to Bank Polska Kasa Opieki S.A. and Santander Bank Polska S.A. and to Alior Bank S.A. as lenders;

13. agreements for the establishment of financial pledges on the rights to bank accounts concluded between the borrower and each of the companies acceding to the debt as pledgors and Alior Bank S.A. as pledgee;

14. agreements for the establishment of financial pledges on shares in Murapol Real Estate S.A., Cross Bud S.A. and Murapol Venture Partner S.A. concluded between the shareholders as pledgors and Alior Bank S.A. as pledgee;

15. agreements for the establishment of financial pledges on the shares in the companies acceding to the debt (which are limited liability companies) concluded between the shareholders as pledgors and Alior Bank S.A. as pledgee;

16. agreements for the establishment of ordinary pledges over monetary receivables of the partners in general partnerships acceding to the debt concluded between the partners as pledgors and Alior Bank S.A. as pledgee;

17. an agreement for the establishment of an ordinary pledge on trademark protection rights concluded between the borrower as pledgor and Alior Bank S.A. as pledgee.

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Loan agreements granted to the Company as at 31/12/2023:

Bank	Borrower	Maximum loan amount	Current utilization of loan	Final repayment deadline	Interest rate
Syndicate of banks: PEKAO S.A./ SANTANDER Bank S.A.	Murapol S.A.	550,000	478,300	30/06/2026	3M WIBOR + margin

Main collateral for loans as at 31/12/2023:

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1. joint mortgage of up to PLN 825,000,000;

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2. agreements for the establishment of registered and financial pledges over rights to bank accounts concluded between the borrower and each company acceding to the debt as pledgors and Bank Polska Kasa Opieki S.A. as pledgee and administrator of the registered pledge and Santander Bank Polska S.A. as pledgee;
3. agreements on the establishment of registered pledges and financial pledges on shares in Murapol S.A., Murapol Real Estate S.A., Cross Bud S.A. and Murapol Venture Partner S.A. concluded between the shareholders as pledgors and Bank Polska Kasa Opieki S.A. as pledgee and administrator of the registered pledge and Santander Bank Polska S.A. as pledgee;
4. agreement for the establishment of a registered pledge and financial pledges on the shares in the companies acceding to the debt (which are limited liability companies) concluded between the shareholders as pledgors and Bank Polska Kasa Opieki S.A. as pledgee and administrator of the registered pledge and Santander Bank Polska S.A. as pledgee;
5. agreement for the establishment of registered and ordinary pledges over monetary receivables of the partners in general partnerships acceding to the debt as pledgors and Bank Polska Kasa Opieki S.A. as pledgee and administrator of the registered pledge and Santander Bank Polska S.A. as pledgee;
6. agreement for the establishment of a registered pledge on a set of goods and rights concluded between the borrower as pledgor and Bank Polska Kasa Opieki S.A. as administrator of the registered pledge;
7. agreement for the establishment of ordinary and registered pledges on trademark protection rights concluded between the borrower as pledgor and Bank Polska Kasa Opieki S.A. as pledgee and administrator of the registered pledge and Santander Bank Polska S.A. as pledgee;
8. subordination and subordinated debt transfer agreement concluded between the borrower and each company acceding to the debt as borrower, the subordinated creditors and Bank Polska Kasa Opieki S.A. as bank;
9. receivables transfer agreement of 27 September 2022 between Murapol S.A., Murapol Real Estate S.A., Murapol Projekt spółka z ograniczoną odpowiedzialnością 23 sp.j., Murapol Projekt 43 sp. z o.o. and Murapol Projekt 59 sp. z o.o. as assignors and Bank Polska Kasa Opieki S.A. as assignee;
10. statement by Murapol Real Estate S.A., Murapol Projekt 43 sp. z o.o., Murapol Projekt 59 sp. z o.o., Murapol Projekt spółka z ograniczoną odpowiedzialnością 23 sp.j. and Murapol Projekt spółka z ograniczoną odpowiedzialnością Garbarnia sp.j.;
11. statement by the borrower on submission to enforcement proceedings pursuant to Article 777 § 1 item 5 of the Code of Civil Procedure made to Bank Polska Kasa Opieki S.A. and Santander Bank Polska S.A. as lenders;
12. statement by each company acceding to the debt on submission to enforcement proceedings pursuant to Article 777 § 1 item 5 of the Code of Civil Procedure, made to Bank Polska Kasa Opieki S.A. and Santander Bank Polska S.A. as lenders;
13. statements by the shareholders/partners (being at the same time the borrower or the company acceding to the debt) of the companies acceding to the debt on submission to enforcement proceedings pursuant to Article 777 § 1 item 5 of the Code of Civil Procedure, made to Bank Polska Kasa Opieki S.A. and Santander Bank Polska S.A. as lenders;
14. statements by the shareholders/partners (not being at the same time the borrower or the company acceding to the debt) on submission to enforcement proceedings pursuant to



Article 777 § 1 item 6 of the Code of Civil Procedure made to Bank Polska Kasa Opieki S.A. and Santander Bank Polska S.A. as lenders;

15. statements by Murapol Projekt spółka z ograniczoną odpowiedzialnością Garbarnia sp.j. on submission to enforcement proceedings (against mortgaged real estate) pursuant to Article 777 § 1 item 6 of the Code of Civil Procedure, made to Bank Polska Kasa Opieki S.A. as the mortgage administrator.

## Bonds

On 28 May 2024, Murapol S.A. issued 1,500 1/2024 series unsecured ordinary bearer bonds with a nominal value of PLN 100,000 each and a total nominal value of PLN 150,000,000. The issue price of the bonds was equal to their nominal value. The bonds bear interest at a floating rate of 3M WIBOR plus a margin of 4.00% per annum. The redemption date for the bonds is 28 May 2027.

## Other financial instruments

The main item of other financial liabilities is the liability for the purchase of shares in MFM Capital 2 Sp. z o.o. in the amount of PLN 4,608 thousand, where the final payment date is 29 March 2027. As at 31 December 2024, this liability was reclassified from other non-financial liabilities. Other items include: intercompany liabilities concerning property development projects.

## Borrowings

Borrowings as at 31/12/2024:

Lender	Interest rate	Non-current	Current
Related entities	fixed	126,960	45,368
		<b>126,960</b>	<b>45,368</b>

Borrowings as at 31/12/2023:

Lender	Interest rate	Non-current	Current
Related entities	fixed	163,636	3,093
		<b>163,636</b>	<b>3,093</b>

# 27 Derivative financial instruments

	Year ended 31/12/2024	Year ended 31/12/2023
<b>Assets</b>	<b>1,443</b>	-
<b>Non-current derivatives</b>	<b>763</b>	-
Measurement of IRS	763	-

<b>Current derivatives</b>	<b>680</b>	<b>-</b>
Measurement of IRS	680	-
	<b>Year ended 31/12/2024</b>	<b>Year ended 31/12/2023</b>
<b>Liabilities</b>	<b>1,304</b>	<b>7,048</b>
<b>Non-current derivatives</b>	<b>-</b>	<b>2,952</b>
Measurement of IRS	-	2,952
<b>Current derivatives</b>	<b>1,304</b>	<b>4,096</b>
Measurement of IRS	1,304	4,096

## IRS

In 2022, as part of the loan agreement, the Company entered into an interest rate swap (IRS) contract, so that half of the loan was hedged against changes in interest rates. In 2023, following the release of a consecutive tranche of the loan, the Company entered into an interest rate swap contract to hedge half of the released tranche. In May 2023, the IRS hedge was increased to 75% of the loan exposure. In January 2024, in conjunction with the increase in the loan, the Company entered into a new IRS contract so that the collateral represents 75% of the loan exposure.

Collateral in the form of mortgages:

1. Joint mortgage of up to PLN15,000,000 representing collateral under the IRS contract on real estate of the Murapol Group for the benefit of Santander Bank Polska S.A. as lender.
2. Joint mortgage of up to PLN 24,000,000 representing collateral under the IRS contract on real estate of the Murapol Group for the benefit of Bank Polska Kasa Opieki S.A. as lender.

## 28 Provisions

	Provisions for litigation and other provisions	Total
<b>As at 1 January 2024</b>	<b>4,438</b>	<b>4,438</b>
Set up during the financial year	285	285
Utilized	-	-
Released	-	-
<b>As at 31 December 2024</b>	<b>4,723</b>	<b>4,723</b>
Current as at 31 December 2024	4,723	4,723
Non-current as at 31 December 2024	-	-

	Provisions for litigation and other provisions	Total
<b>As at 1 January 2023</b>	<b>4,750</b>	<b>4,750</b>
Set up during the financial year	223	223
Released	(535)	(535)
<b>As at 31 December 2023</b>	<b>4,438</b>	<b>4,438</b>
Current as at 31 December 2023	4,438	4,438
Non-current as at 31 December 2023	-	-

## 29 Trade payables, other payables and accruals (current and non-current)

	Year ended 31/12/2024	Year ended 31/12/2023
<b>Trade payables</b>	<b>5,013</b>	<b>17,098</b>
<b>Other liabilities, including:</b>	<b>1,484</b>	<b>7,585</b>
Statutory settlements	1,099	717
Wage and salary settlements	215	202
Security deposits retained	-	228
Intercompany liabilities concerning property development projects	-	1,057
Liability in respect of the purchase of shares	-	5,208
Other	170	173
<b>Total, including:</b>	<b>6,497</b>	<b>24,683</b>
Non-current	-	4,609
Current	6,497	20,074

The Company's Management Board believes that the book value of the liabilities approximates their fair value. Trade payables are non-interest bearing and usually mature within 7 to 90 days.

In the comparative period, the item Liability in respect of the purchase of shares relates to the purchase of shares in MFM Capital 2 Sp. z o.o. by Murapol S.A., where the final payment date is 29 March 2027. As at 31 December 2024, this liability was reclassified from other non-financial liabilities.

### 30 Reasons for differences between changes arising from the statement of financial position and from the statement of cash flows

The reasons for the differences between the changes arising from the statement of financial position and the statement of cash flows are shown in the tables below:

	Year ended 31/12/2024	Year ended 31/12/2023
Change in receivables arising from the statement of financial position	(27,989)	(29,090)
Change in the presentation of security deposits	1,051	-
Change in write-downs of receivables	(146)	-
Change in Tax Group receivables	16,873	-
<b>Change in receivables arising from the statement of cash flows</b>	<b>(10,211)</b>	<b>(29,090)</b>
Change in receivables arising from the statement of financial position	<b>(13,020)</b>	<b>5,128</b>
Change in the measurement of guarantees and sureties	515	-
Change in balance due to sale/acquisition of shares in subsidiaries	600	4,400
<b>Change in receivables arising from the statement of cash flows</b>	<b>(11,905)</b>	<b>9,528</b>

## 31 Contingent liabilities

### 31.1 Capital commitments and sureties and guarantees granted

Guarantor	Beneficiary	Subject of the guarantee	Up to	From	To
Murapol S.A.	Leier Polska S.A.	Trade payables	2,000	08/10/2020	31/12/2028
Murapol S.A.	Biuro Inwestycji Kapitałowych Sosnowiec 2 Sp. z o.o.	Trade payables	700	13/05/2019	unspecified
Murapol S.A.	Student Depot Łódź 2 Sp. z o.o.	Surety agreement	6,500	31/05/2021	31/12/2025
Murapol S.A.	Student Depot Łódź 2 Sp. z o.o.	Surety agreement	1,967	30/11/2021	31/12/2028
Murapol S.A.	Stena Sp. z o.o.	Surety agreement	32,074	02/11/2021	20/05/2032
Murapol S.A.	Stena Sp. z o.o.	Surety agreement	48,678	02/11/2021	18/12/2032
Murapol S.A.	Stena Sp. z o.o.	Surety agreement	141,209	02/11/2021	30/06/2033
Murapol S.A.	Aceno Sp. z o.o.	Surety agreement	51,406	02/11/2021	22/07/2032
Murapol S.A.	Stena Sp. z o.o., Samaki Sp. z o.o., Soro Sp. z o.o., Moeda Sp. z o.o., Bank Pekao S.A.	Guarantee agreement	33,500	28/10/2021	31/12/2027
Murapol S.A.	Aceno Sp. z o.o. Santander Bank Polska S.A.	Guarantee agreement	5,462	03/02/2022	31/12/2032
Murapol S.A.	Life Spot Sp. z o.o. Santander Bank Polska S.A.	Guarantee agreement	22,000	07/02/2023	31/12/2033
Murapol S.A.	Bank Pekao S.A.	Guarantee agreement	28,848	03/02/2024	31/12/2034
Murapol S.A.	Life Spot Katowice Graniczna Sp. z o.o.	Surety agreement	62,591	05/01/2023	22/01/2035
Murapol S.A.	Life Spot Kraków Czerwone Maki Sp. z o.o.	Surety agreement	93,402	01/02/2023	10/04/2035
Murapol S.A.	Life Spot Kraków Lipska Sp. z o.o.	Surety agreement	59,690	09/01/2024	12/03/2036
Murapol S.A.	Life Spot Projekt 11 Sp. z o.o.	Surety agreement	112,521	08/01/2024	31/05/2036
Murapol S.A.	SCG Spółka z ograniczoną odpowiedzialnością Sp. k.	Surety agreement	21,500	27/06/2023	31/12/2026
Murapol S.A.	ING Bank Śląski S.A.	Bank guarantee	4,767	05/10/2023	03/10/2025
Murapol S.A.	EPP RETAIL - POWERPARK TYCHY Sp. z o.o. with its registered office in Warsaw	Surety agreement	30,996	09/05/2024	09/05/2039
Murapol S.A.	EPP RETAIL - M1 POZNAŃ Sp. z o.o. with its registered office in Warsaw	Surety agreement	90,479	09/05/2024	09/05/2039
Murapol S.A.	EPP RETAIL - M1 CZĘSTOCHOWA Sp. z o.o. with its registered office in Warsaw	Surety agreement	12,989	09/05/2024	09/05/2039
Murapol S.A.	EPP RETAIL - POWERPARK KIELCE Sp. z o.o. with its registered office in Warsaw	Surety agreement	21,992	09/05/2024	09/05/2039
Murapol S.A.	EPP N.V.	Surety agreement	6,207	09/05/2024	07/01/2028
Murapol S.A.	EPP N.V.	Surety agreement	3,448	09/05/2024	07/01/2029
Murapol S.A.	EPP N.V.	Surety agreement	862	09/05/2024	07/01/2029
Murapol S.A.	EPP N.V.	Surety agreement	86	09/05/2024	07/01/2028
Murapol S.A.	Twarda S.A R.L.	Surety agreement	119,575	21/11/2024	11/07/2037
Murapol S.A.	Śląska S.A R.L.	Surety agreement	142,509	21/11/2024	18/11/2037

Murapol S.A.	Cross Bud S.A.	Trade payables	8,000	18/07/2019	indefinitely
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Guarantees provided by the Company as a security for bank loans are detailed in Note 26 to these financial statements.

## 31.2 Litigation

As at 31 December 2024, the total value of proceedings pending before courts, competent authorities and public administration bodies concerning the Company's potential liabilities amounted to PLN 11.6 million. With regard to claims, the Company has set aside provisions for litigation in the amount of PLN 4.7 million. The provision set up is for a number of cases, the five largest of which amount to a total of PLN 4.3 million.

As at 31 December 2023, the total value of proceedings pending before courts, competent authorities and public administration bodies concerning the Company's potential liabilities amounted to PLN 11.7 million. With regard to claims, the Company has set aside provisions for litigation in the amount of PLN 4.5 million. The provision set up is for a number of cases, the five largest of which amount to a total of PLN 4.2 million.

Provisions for litigation are set up, when the estimated risk of losing a case and awarding an amount to the plaintiff exceeds 50% (losing the case is likely). For disputes for which the Company has not set aside a provision, the probability of losing was estimated at less than 50%. The unit value of these disputes is negligible.

The value of contingent liabilities relating to court cases not covered by the provision as at 31 December 2024 amounts to PLN 7.6 million.

The value of contingent liabilities relating to court cases not covered by the provision as at 31 December 2023 amounts to PLN 7.2 million.

As at 31 December 2024, the total value of disputed receivables pending before the courts was approximately PLN 1.0 million, of which approximately PLN 0.8 million has been written down.

As at 31 December 2023, the total value of disputed receivables pending before the courts was approximately PLN 1.1 million, of which approximately PLN 0.8 million has been written down.

## 31.3 Administrative proceedings

On 30 April 2019, the Office of the Polish Financial Supervision Authority initiated administrative proceedings to impose a monetary penalty on Murapol S.A. on the basis of Article 97 (1) (5) of the Public Offering Act and on the basis of Article 97 (1a) (2) or (1b) of the Public Offering Act in connection with a suspected breach of Article 69 in connection with Article 87 (1) (3) (a)

and Article 73 (2) in connection with Article 87 (1) (3) (a) of the Public Offering Act of 29 July 2005 (Journal of Laws of 2019, item 623) in connection with transactions in the shares of Skarbiec Holding S.A. in 2017-2018. The proceedings conducted by the PFSA against the Company concerned a suspected administrative tort consisting in Murapol S.A. practising the so-called parking of Skarbiec Holding S.A.'s shares in third parties at the time. On 20 August 2019, the PFSA imposed two fines on Murapol S.A. in the combined amount of PLN 10,400 thousand. Provisions were set up for these fines in 2019.

The fine of PLN 9,900 thousand was imposed for a breach of the obligation which, in the opinion of the Polish Financial Supervision Authority, had taken place in 2017 with regard to the announcement of the so-called follow-up call to subscribe for the sale or exchange of shares in a number causing Murapol S.A. to achieve 66% of the total number of votes in Skarbiec Holding S.A. in connection with Murapol S.A. exceeding, together with Venture Fundusz Inwestycyjny Zamknięty (*Closed-end Fund*) managed by Trigon TFI S.A. (currently Lartiq TFI S.A.) 33% of the total number of votes in Skarbiec Holding S.A. or failure to dispose, within that period, of a number of Skarbiec Holding S.A. shares which would lead to Murapol S.A. having no more than 33% of the total number of votes in the company (within 3 months of exceeding 33% of the total number of votes).

A fine of PLN 500,000 thousand was imposed for four violations of notification obligations concerning significant blocks of shares in Skarbiec Holding S.A. which, in the opinion of the Polish Financial Supervision Authority, occurred in connection with "share parking" in the period 2017-2018.

On 10 September 2019, an application for reconsideration of the decision regarding Murapol S.A.'s violation of the Public Offering Act was submitted to the Polish Financial Supervision Authority. In its application, Murapol S.A. presented its position on the incorrectness of the aforementioned decision and its reliance on an incorrect interpretation of the provisions of the Public Offering Act regarding the so-called share parking. The Company also raised numerous allegations of violations of the rules of procedure by the PFSA, including, in particular, the PFSA's adoption of numerous factual presumptions to the detriment of Murapol S.A., obtaining some of the evidence outside the course of the administrative proceedings without ensuring the Company's right to actively participate in these evidentiary proceedings, and dismissing almost all of Murapol S.A.'s motions for evidence concerning issues of fundamental importance to the case. Murapol S.A. also drew attention to the PFSA's violation of the principles of proportionality in determining the penalty, as well as the incorrect application of the premises conditioning its amount.

On 26 February 2021, the Polish Financial Supervision Authority revoked the decision of 20 August 2019 in its entirety. At the same time, the Authority imposed a fine on Murapol S.A. in the total amount of EUR 9,137 thousand in relation to the issues described above, which was paid in March 2021.

The Management Board of the Parent Company, in upholding the allegations formulated in the application for reconsideration of the PFSA's decision described above, filed a complaint

against the PFSA's decision with the Voivodeship Administrative Court in Warsaw in April 2021. The complaint was dismissed by the Voivodeship Administrative Court in June 2021. On 26 August 2021, the Company filed a cassation appeal with the Supreme Administrative Court against the decision of the Voivodeship Administrative Court dismissing the complaint. As at 31 December 2024, the entire fine had been paid and, therefore, the Group had no contingent liability related to the above matter.

Since 2021, the President of the Office of Competition and Consumer Protection has conducted a total of three preliminary investigations to determine whether there have been any infringements justifying the initiation of proceedings for recognizing the provisions of a template contract as prohibited or proceedings concerning practices infringing the collective interests of consumers (which included market research into the use of the so-called indexation clauses by developers).

No preliminary investigations are in progress against any entity, but they could result in the initiation of one of the above-mentioned proceedings against the entity whose activities the preliminary investigation concerned.

In addition, the President of the Office of Competition and Consumer Protection, in the course of the activities undertaken within the framework of his statutory competences at the level of collecting information and data on market activities of entrepreneurs in relation to consumers, applied to the Company in respect of competition and consumer protection cases, without initiating proceedings in February 2021.

With regard to most of the aforementioned proceedings, to the Company's knowledge, no further formal steps are being taken by the President of the Office of Competition and Consumer Protection (OCCP).

On 18 April 2023, the President of the Office of Competition and Consumer Protection initiated proceedings to declare the provisions of the template contract prohibited (ref. no. DOZIK-1.611.3.2023.PL) in relation to the application of certain contractual provisions by Murapol S.A. The last letter to the President of the OCCP was sent on 13 February 2025. To date, no further information has been received in communication with the OCCP regarding the further course of action.

If, in the case of initiation of proceedings for declaring the provisions of the template contract prohibited (as indicated above) or proceedings for practices infringing the collective interests of consumers as a result of an inquiry, the President of the Office of Competition and Consumer Protection finds that an entity, even unintentionally, used practices infringing the collective interests of consumers or prohibited provisions of a template contract in connection with consumer trading, then the President of the Office of Competition and Consumer Protection may, respectively, issue a decision declaring such practice unlawful and ordering it to be discontinued, if at the moment of issuing the decision the practice in question has not been discontinued, or declare the provisions of the template contract to be prohibited and prohibit its use. If a practice is deemed to infringe the collective interests of consumers or the provisions of the template contract are deemed to be unauthorized, the President of the Office of



Competition and Consumer Protection may also: (i) specify measures to remedy the ongoing effects of the infringement; and (ii) impose a fine on the entity of up to 10% of the turnover achieved by the entity in the financial year preceding the year in which the fine is imposed. In addition, the President of the Office of Competition and Consumer Protection may also impose a fine of up to PLN 2,000,000 on a manager if that person, in the exercise of his or her function at the time of the established infringement, intentionally permitted such an infringement by his or her action or omission. However, if an entity, prior to the issuance of a decision finding an infringement, undertakes to take or abandon certain actions aimed at ending the alleged infringement or removing the effects of that infringement, instead of issuing a decision finding an infringement, the President of the Office of Competition and Consumer Protection may issue a decision obliging that entity to fulfil those obligations (in such a case, the President of the Office of Competition and Consumer Protection does not impose a penalty).

The Company has not recognized a provision for the above proceedings as the Company's estimate of the probability of a penalty being imposed by the President of the Office of Competition and Consumer Protection is less than 50% and represents a contingent liability of the Company. Due to the current stage of the proceedings, as mentioned above, the Company is unable to estimate the value of this contingent liability.

On 22 April 2024, the Company was served with an authorization for conducting a customs and fiscal inspection regarding the correctness and fairness of meeting the obligations of a remitter of flat rate corporate income tax on the payment of the consideration listed in Article 22(1) of the Act on Corporate Income Tax in the period from 01/01/2022 to 31/12/2022. At present, fact-finding activities are being carried out by the control authorities, and the Company is fulfilling all of its obligations as part of the inspection proceedings. The Company has an insurance policy covering the risk of the Company being required to pay withholding tax (WHT) arising from the fact that the Polish tax authority may refuse to recognize a domestic exemption or an exemption arising from the double taxation treaty applicable to a dividend paid.

## 31.4 Tax settlements

Tax settlements and other regulated areas of activity are subject to scrutiny by administrative authorities which have the power to impose penalties or sanctions.

Due to the dynamically changing legal system, there can be differences of opinion as to the legal interpretation of tax laws both within state bodies and between state bodies and enterprises, creating areas of uncertainty and conflict.

Tax settlements can be subject to inspection for a period of at least five years starting from the end of the year in which the tax was paid. In the Management Board's opinion, the Company's tax settlements are made correctly.

In 2022, the Company paid a dividend as described in Note 15. Based on legal and tax analyses and the documentation in its possession, the Company is of the opinion that this payment was not subject to withholding tax.

## 32 Information about related entities

### 32.1 The parent company of Murapol S.A.

The direct parent company of Murapol S.A. is AEREF V PL Inwestycje Sp. z o.o. which holds 68.04% of the votes at the AGM and of the shares in the share capital.

### 32.2 The ultimate parent company

The ultimate parent company is Ares Partners HoldCo LLC.

### 32.3 Terms of transactions with related entities

All transactions with related entities have been concluded on an arm's length basis.

### 32.4 Remuneration of the Company's management

#### 32.4.1 Remuneration paid or payable to the members of the Management Board and the members of the Supervisory Board of the Company

	Year ended 31/12/2024	Year ended 31/12/2023
<b>Management Board</b>		
Current employee benefits from Murapol S.A.	<b>3,758</b>	4,731
Incentive bonus	<b>2,825</b>	1,900
<b>Supervisory Board</b>		
Current employee benefits from Murapol S.A.	<b>487</b>	366
	<b>7,070</b>	<b>6,997</b>

On 17 November 2021, a long-term incentive bonus scheme agreement was concluded by and between certain members of the Management Board of Murapol S.A. and AEREF V PL Investment S.a.r.l. and AEREF V PL Master S.a.r.l. (i.e. the entity directly controlling AEREF V PL Investment S.a.r.l.). The amount of the bonus depends on the return on investments in the Group for AEREF V PL Investment S.a.r.l. or AEREF V PL Master S.a.r.l. (i.e. the entity directly controlling AEREF V PL Investment S.a.r.l.) (hereinafter referred to jointly as "AEREF V PL"). The bonus will be paid in cash by AEREF V PL, in an amount determined separately for each participant as a percentage of the net inflows of AEREF V PL from its investment in Murapol S.A. exceeding

the 10% threshold. Bonus entitlements vest until 31 December 2024; if the management contracts are terminated before this date, participants forfeit their bonus entitlement (the so-called service-related vesting condition).

In the Company's view, the amount of the bonus is effectively linked to the value of the Company's equity instruments and, therefore, the bonus represents a share-based payment. As the bonus is accounted for by AEREF V PL, i.e. the parent company of the Company, it is recognized as equity-settled and the corresponding increase in equity is recognized as a contribution from the parent company to the Company.

The vesting date, i.e. the date on which the share-based payment agreement is entered into, is 17 November 2021; however, the participants in the scheme were informed that they would be covered and were made aware of the key terms of the scheme as early as April 2020 – therefore, this date has been adopted as the start of the vesting period in which the cost of the scheme is recognized.

The fair value of the scheme as at the vesting date was PLN 9 million and was based on the expected rate of return on the investment.

By 31 December 2023, the cumulative cost of the scheme to the Company is PLN 9 million and was recognized in correspondence with the line "Supplementary capital, other reserves and retained earnings/accumulated losses".

On 31 October 2024, the Company concluded management incentive contracts with the members of the Management Board and with selected members of the top management as part of the Company's long-term incentive scheme for the Company's management for 2024-2028 which had been approved by the Supervisory Board on 1 October 2024 following an opinion of the Remuneration and Nominations Committee of the Supervisory Board. At the same time, detailed terms and conditions of the scheme were determined. Under this incentive scheme, the persons covered by it will be entitled to subscribe for shares in the Company, for which a resolution of the Company's General Meeting will be required, failing which the entitlement to subscribe for shares will be converted into a cash equivalent.

Bonus entitlements vest until 31 December 2028; if a participant resigns from the management contract before this date, the participant forfeits its bonus entitlement (the so-called service-related vesting condition).

The amount of the bonus is effectively linked to the value of the Company's equity instruments and, therefore, the bonus represents a share-based payment. The Company recognizes such a transaction as settled in equity instruments.

The fair value of the scheme as at the vesting date was PLN 8.1 million and was based on the expected rate of return on the investment, of which PLN 6.6 million is attributable to the members of the Company's Management Board.

By 31 December 2024, the cumulative cost of the scheme to the Group amounted to PLN 325 thousand, of which PLN 266 thousand was attributable to the members of the Company's

Management Board. The cost was recognized in correspondence with the line "Supplementary capital, other reserves and retained earnings/accumulated losses".

## 32.5 Other transactions with related entities

	Year ended 31/12/2024	Year ended 31/12/2023
<b>purchase of services by:</b>		
<i>Murapol S.A. from:</i>		
- companies and individuals related to shareholders and Management Board members	8,582	9,043
- subsidiaries	609	575
<b>sales of finished goods, materials and services by:</b>		
<i>Murapol S.A. to:</i>		
- subsidiaries	50,392	64,683
<b>interest on borrowings received by:</b>		
<i>Murapol S.A. from:</i>		
- subsidiaries	9,056	8,039
<b>interest on borrowings granted by:</b>		
<i>Murapol S.A. to:</i>		
- subsidiaries	3,042	2,888
	<b>71,681</b>	<b>85,228</b>
<i>Receivables from related entities:</i>	159,770	61,611
<b>Trade receivables</b>	<b>44,846</b>	<b>20,913</b>
<i>of Murapol S.A. from:</i>		
- subsidiaries	44,846	20,913
<b>Other receivables</b>	<b>29,249</b>	<b>12,274</b>
<i>of Murapol S.A. from:</i>		
- companies and individuals related to shareholders and Management Board members	11,785	11,761
- subsidiaries	17,464	513
<b>Loans receivable</b>	<b>85,675</b>	<b>28,424</b>
<i>of Murapol S.A. from:</i>		
- subsidiaries	85,675	28,424
<i>Liabilities to related entities:</i>	180,663	178,406
<b>Trade payables</b>	<b>2,678</b>	<b>5,411</b>
<i>of Murapol S.A. to:</i>		
- companies and individuals related to shareholders and Management Board members	2,622	2,661

	Year ended 31/12/2024	Year ended 31/12/2023
- subsidiaries	56	2,750
<b>Loans payable</b>	<b>172,328</b>	<b>166,729</b>
of Murapol S.A. to:		
- subsidiaries	172,328	166,729
<b>Other settlements</b>	<b>5,657</b>	<b>6,266</b>
of Murapol S.A. with:		
- companies and individuals related to shareholders and Management Board members	-	1
- subsidiaries	5,657	6,265

### 33 Information about the fees of the independent registered auditor or audit company authorized to audit the financial statements

The table below shows the audit firm's fees paid or payable for the year ended 31 December 2024 and 31 December 2023 by type of service:

Type of service	Year ended 31 December 2024	Year ended 31 December 2023
Statutory audit of the annual financial statements	460	530
Other services	334**	1,145*
	<b>794</b>	<b>1,675</b>

\* relates to the assurance services performed for the IPO in 2023.

\*\* relates to other assurance services

### 34 Financial risk management objectives and policies

The main financial instruments used by the Company include bank loans, borrowings, bonds, leases and cash. The main purpose of these financial instruments is to raise funds for the Company's operations. The Company also holds other financial instruments, such as trade receivables and payables which arise directly in the course of its business.

The main risks arising from the Company's financial instruments include interest rate risk, liquidity risk, currency risk and credit risk. The Management Board of Murapol S.A. reviews and agrees

policies for managing each of these risks – these policies are briefly discussed below. The Company also monitors market price risk on all financial instruments it holds. The Company's accounting policy for derivatives is discussed in Note 8.10.

## 34.1 Interest rate risk

The Company's exposure to risk caused by changes in interest rates relates primarily to non-current financial liabilities.

The Company manages its interest expense by using both fixed-rate and variable-rate liabilities.

### *Interest rate risk - sensitivity to changes*

The table below shows the sensitivity of profit (loss) before tax to reasonable potential changes in interest rates, assuming that other factors remain unchanged (with respect to variable interest rate bearing liabilities). No impact on the Company's equity or total comprehensive income is shown.

#### **Year ended 31 December 2024**

	<b>Increase/decrease in percentage points</b>	<b>Impact on profit or loss before tax</b>
PLN	+ 5%	(30,639)
PLN	- 5%	30,639

#### **Year ended 31 December 2023**

PLN	+ 5%	(23,095)
PLN	- 5%	23,095

In 2022, as part of the loan agreement, the Group entered into an interest rate swap (IRS) contract, so that half of the loan was hedged against changes in interest rates. In 2023, following the release of a consecutive tranche of the loan, the Group entered into an interest rate swap contract to hedge half of the released tranche. In May 2023, the IRS hedge was increased to 75% of the loan exposure. In January 2024, in conjunction with the increase in the loan, the Company entered into a new IRS contract so that the collateral represents 75% of the loan exposure.

The following table shows the carrying amounts of the Company's financial instruments exposed to interest rate risk, broken down by age category.

#### Year ended 31 December 2024

##### Variable interest rate

	< 1 year	1-2 years	2-3 years	3-4 years	>4 years	Total
Cash and cash equivalents	3,951	-	-	-	-	3,951
IRS contracts (assets)	680	763	-	-	-	1,443
Loans granted	-	-	-	-	-	-
Bank loans	63,855	400,549	-	-	-	464,404
Bonds	1,336	-	145,737	-	-	147,073
IRS contracts (liabilities)	1,304	-	-	-	-	1,304

#### Year ended 31 December 2023

##### Variable interest rate

	< 1 year	1-2 years	2-3 years	3-4 years	>4 years	Total
Cash and cash equivalents	1,469	-	-	-	-	1,469
Loans granted	-	-	-	-	-	-
Bank loans	63,398	63,909	327,543	-	-	454,850
IRS contracts (liabilities)	4,095	2,952	-	-	-	7,047

Borrowings granted bear a fixed interest rate.

## 34.2 Currency risk

The Company has no significant financial instruments in foreign currencies. Consequently, the exposure to currency risk is limited.

## 34.3 Credit risk

The main financial assets held by the Company are cash in bank accounts, trade and other receivables, which carry the maximum credit risk to which the Company is exposed in connection with its financial assets.

In respect of the Company's other financial assets, such as loans granted, cash and cash equivalents, the Company's credit risk arises from the inability of the other party to the contract

to pay, and the maximum exposure to this risk is equal to the carrying amount of these instruments.

The table below shows the items that make up the credit risk exposure:

	Year ended 31/12/2024	Year ended 31/12/2023
Trade receivables	31,454	21,493
Other non-current receivables	1,136	-
Other current receivables*	29,175	12,283
Other non-current financial assets	58,640	28,449
Other current financial assets	27,060	-
Cash at bank and in hand	3,951	1,469
<b>Total</b>	<b>151,416</b>	<b>63,694</b>

\*Other receivables include receivables from AEREF V PL Investment S.a.r.l. for the refund of an interim dividend.

The Company's main credit risk is primarily related to trade receivables and borrowings, presented as other non-current financial assets. The amounts presented in the balance sheet are net of impairment allowances estimated by the Company's Management Board based on past experience and an assessment of the current economic situation.

Financial assets are grouped on the basis of their nature (categories), the period overdue (where possible), and then impairment allowance amounts are estimated collectively for each group. The assumptions used in the model are based on historical data taking into account information available to the Company that may affect future credit losses. If the credit risk associated with a financial instrument has increased significantly since initial recognition, the Company measures the allowance for expected credit losses on the financial instrument at an amount equal to the lifetime expected credit losses.

The table below shows the ageing structure of trade receivables:

Range	Year ended 31/12/2024	Year ended 31/12/2023
Current	31,449	21,252
1-30	3	108
31-60	-	68
61-90	2	65
91-180	-	-
>180	-	-
	<b>31,454</b>	<b>21,493</b>

Credit risk relating to cash is limited as the Company's counterparties are banks with high credit ratings from international rating agencies.

The table below shows the assumptions adopted for the impairment model for financial assets:



	Counterparty probability of default (PD)	Credit exposure that will be lost in the event of counterparty insolvency (LGD)
not overdue	0.56%	100%
overdue up to 30	2.18%	100%
overdue 31-60	12.48%	100%
overdue 61-90	30.29%	100%
overdue 91-180	48.58%	100%
overdue from 181	100.00%	100%

For other financial assets, the Company measures the allowance for expected credit losses at an amount equal to 12 months of expected credit losses (PD of 0.17%). Moreover, the Company carries out an individual analysis of each borrowing.

## 34.4 Liquidity risk

The Company monitors the risk of a lack of capital using a periodic liquidity planning tool. This tool takes into account the maturities of both investments and financial assets (e.g. receivables, other financial assets) and projected cash flows from operating activities.

The Company aims to maintain a balance between continuity and flexibility of funding by using a variety of funding sources, such as overdrafts, bank loans, bonds, preference shares and lease contracts.

As at the balance sheet date of 31 December 2024, the Company used up the entire credit limit.

The table below shows the Company's financial liabilities as at 31 December 2024 and 31 December 2023 by maturity date based on contractual undiscounted payments.

31 December 2024	Carrying amounts	Past due	Less than 3 months	From 3 to 12 months	From 1 to 5 years	More than 5 years	Total
Interest-bearing loans, borrowings and bonds	783,805	-	31,325	137,475	722,780	-	891,581
Other financial liabilities	6,610	-	2,301	300	4,009	-	6,610
Derivatives	1,304	-	326	978	-	-	1,304
Lease liabilities	14,291	-	646	1,930	8,437	6,123	17,136
Trade payables	5,013	51	4,906	56	-	-	5,013
Other liabilities	385	-	385	-	-	-	385
	<b>811,408</b>	<b>51</b>	<b>39,889</b>	<b>140,740</b>	<b>735,226</b>	<b>6,123</b>	<b>922,029</b>

31 December 2023	Carrying amounts	Past due	Less than 3 months	From 3 to 12 months	From 1 to 5 years	More than 5 years	Total
Interest-bearing loans, borrowings and bonds	621,579	-	28,762	89,068	654,054	-	771,884
Derivatives	7,047	-	1,024	3,072	2,952	-	7,047
Lease liabilities	13,799	-	545	1,479	7,692	8,391	18,107
Trade payables	17,098	821	11,519	4,758	-	-	17,098
Other liabilities	6,695	-	1,787	299	4,609	-	6,695
	<b>666,217</b>	<b>821</b>	<b>43,637</b>	<b>98,677</b>	<b>669,308</b>	<b>8,391</b>	<b>820,832</b>

## 35 Financial instruments

### 35.1 Fair values of individual classes of financial instruments

The table below compares the carrying amounts and fair values of all of the Company's financial instruments, by class and category of assets and liabilities.

Financial assets	Category according to IFRS 9	Carrying amount		Fair value	
		31 December 2024	31 December 2023	31 December 2024	31 December 2023
Other financial assets	AFWwZK	85,700	28,449	85,700	28,449
IRS derivatives	IPPdO	1,443	-	1,443	-
Trade and other receivables	AFWwZK	61,765	34,827	61,765	34,827
Cash and cash equivalents	AFWwZK	3,951	1,469	3,951	1,469
		152,859	64,745	152,859	64,745

Financial liabilities	Category according to IFRS 9	Carrying amount		Fair value	
		31 December 2024	31 December 2023	31 December 2024	31 December 2023
Lease liabilities	ZFWwZK	14,291	13,799	14,291	13,799
IRS derivatives	IPPdO	1,304	7,047	1,304	7,047

Interest-bearing loans, borrowings and bonds	ZFWwZK	783,805	621,579	783,805	621,579
Other financial liabilities	ZFWwZK	6,610	1,468	6,610	1,468
Trade and other payables	ZFWwZK	5,228	23,799	5,228	23,799
		<b>811,238</b>	<b>667,691</b>	<b>811,238</b>	<b>667,691</b>

AFWwZK – Financial assets measured at amortized cost

ZFWwZK – Financial liabilities measured at amortized cost

IPPdO – Derivative instruments held for trading, measured at fair value through profit or loss

All instruments (with the exception of Financial assets at fair value through profit or loss, discussed in Note 20) were classified to Level 2 of the fair value hierarchy, i.e. valuation techniques for which the lowest level of input data that is material to the fair value measurement as a whole is directly or indirectly observable.

The fair value of financial assets and liabilities is stated at the amount for which the instrument could be exchanged in a current transaction between interested parties, except in a forced or liquidation sale.

The following methods and assumptions were used in estimating fair value:

- the fair values of cash and current deposits, trade receivables, other receivables, trade payables and other current liabilities are similar to their carrying amounts, mainly due to the short maturities of these instruments;
- the fair value of interest-bearing debt instruments (including lease liabilities, bank loans and borrowings) and borrowings granted approximates their carrying amount mainly due to the fact that interest rates and margins on these instruments are at market levels.

## 35.2 Items of income, expenses, gains and losses recognized in the statement of comprehensive income by category of financial instruments

### Year ended 31 December 2024

	<i>Finance income</i>	<i>Finance costs</i>	<i>Gain/loss on impairment of trade and other receivables</i>	<i>Other comprehensive income</i>
Financial assets measured at fair value through profit or loss	1,443	-	-	-
Financial liabilities measured at fair value through profit or loss	5,744	-	-	-
Financial liabilities measured at amortized cost	3,459	(78,873)	-	-
Financial assets measured at amortized cost	4,926	-	(146)	-
<b>Total</b>	<b>15,572</b>	<b>(78,873)</b>	<b>(146)</b>	<b>-</b>

### Year ended 31 December 2023

	<i>Finance income</i>	<i>Finance costs</i>	<i>Gain/loss on impairment of trade and other receivables</i>	<i>Other comprehensive income</i>
Financial assets measured at fair value through profit or loss	-	-	-	-
Financial liabilities measured at fair value through profit or loss	-	(7,047)	-	-
Financial liabilities measured at amortized cost	-	(62,979)	-	-
Financial assets measured at amortized cost	5,757	(52)	25	-
<b>Total</b>	<b>5,757</b>	<b>(70,078)</b>	<b>25</b>	<b>-</b>

### 35.3 Changes in liabilities resulting from financing activities

Year ended 31 December 2024	1 January 2024	Changes resulting from cash flows from financing activities	New lease contracts	Offset	Measurement at amortized cost	Other	31 December 2024
Interest-bearing loans, borrowings and bonds	621,579	87,860	-	-	69,289	5,077*	783,805
Lease liabilities	13,799	(3,151)	2,117	-	1,006	520	14,291
Derivative financial instruments	7,047	-	-	-	(5,743)	-	1,304
Other financial liabilities	1,468	-	-	-	(516)	1,649	2,601
<b>Total liabilities resulting from financing activities</b>	<b>643,892</b>	<b>84,709</b>	<b>2,117</b>	<b>-</b>	<b>64,036</b>	<b>7,866</b>	<b>802,001</b>

\* relates to loan origination commissions and bond issuance costs

Year ended 31 December 2023	1 January 2023	Changes resulting from cash flows from financing activities	New lease contracts	Offset	Measurement at amortized cost	Other	31 December 2023
Interest-bearing loans and borrowings	584,634	(23,910)	-	-	57,868	2,987*	621,579
Lease liabilities	1,304	(3,059)	14,446	-	889	218	13,799
Derivative financial instruments	-	-	-	-	-	7,047	7,047
Other financial liabilities	426-	-	-	-	1,042	-	1,468
<b>Total liabilities resulting from financing activities</b>	<b>586,364</b>	<b>(26,969)</b>	<b>14,446</b>	<b>-</b>	<b>59,799</b>	<b>10,252</b>	<b>643,892</b>

\* relates to loan origination commissions

## 35.4 Hedges

The Company entered into an interest rate swap contract, so that 75% of the credit exposure is hedged against changes in interest rates. The value of the hedging instrument is shown in Note 26.

## 36 Equity management

Equity management is carried out at Group level. The activities of the Company's Management Board are focused on maintaining a good credit rating and safe capital ratios for the Group.

The Company manages the capital structure and makes changes to it as a result of changes in economic conditions. In order to maintain or adjust the capital structure, shareholders may decide to pay dividends, return capital or issue additional shares.

Within the Group, many indicators are analysed, including the following debt ratios:

- Net debt / EBITDA;
- Net debt / equity.

The values of the aforementioned ratios as at 31 December 2024 are within the ranges required by the Company's funding agreements.

## 37 Employment structure

The Company's average number of employees for the year ended 31 December 2024 and 31 December 2023 was as follows:

	Year ended 31/12/2024	Year ended 31/12/2023
Management Board	3.00 FTEs	3.00 FTEs
Other	9.00 FTEs	9.00 FTEs
<b>Total</b>	<b>12.00 FTEs</b>	<b>12.00 FTEs</b>

## 38 Impact of the macroeconomic situation, the armed conflict in Ukraine and climate issues on the financial statements

Due to the ongoing armed conflict in Ukraine, together with the sanctions imposed in connection with this conflict, various types of tension are being identified in both the domestic and global economies, including disruptions to the supply of materials and the provision of services by subcontractors, which may result, among other things, from reduced availability of workers in the construction sector. The above risks did not have a material impact on the Company's operations.

Moreover, during the reporting period, a high level of NBP interest rates persisted, which had a direct impact on the lower availability of mortgage loans and the resulting changes in customer behaviour, which resulted in, among other things, declines in the sale of flats on the market in Poland, an increase in the cost of funding operations, a deceleration in supply and the number of newly started projects. By the date of approval of the separate financial statements, the Management Board has not identified any significant negative impact of the current market situation on the Company's operations. These risks do not have a material impact on the measurement and presentation of data in these separate financial statements.

The Company's Management Board monitors the impact of the factors described in the paragraphs above and other potential negative economic factors on the Company's operations and results on an ongoing basis.

The Company does not have any investments in Ukraine, Russia or Belarus or any other assets located in the countries of the armed conflict.

The Company has seen an increasing interest from investors, financial institutions, regulators and other users of financial statements in climate-related issues and their potential impact on the financial position and performance of companies.

The Company is exposed to climate risk, including:

- physical risks (e.g. risks arising from more frequent/more severe weather events that may affect the work schedule of ongoing development projects);
- risks associated with the economic transition to a less polluting and low carbon economy, including the closed loop economy and decarbonization processes;
- legal risks associated with the need to adapt to changing sustainability legislation in the environmental, social and governance fields.

These risks have not materialized to the extent that could have a material impact on the financial data presented in these financial statements. In the Company's view, the above risks, in particular those related to economic and regulatory transition, are likely to have an impact on the Company's operations in the medium to long term. The Company will take appropriate

measures to adapt to the changing environment. However, currently the changes do not translate into issues of the realizability of assets or valuation of liabilities presented in these separate financial statements. With respect to financial liabilities as at the date of this document and other balance sheet dates, there were no climate-related clauses or climate commitments in these contracts.

## 39 Post balance sheet events

On 11 February 2024, a subsidiary of the Issuer was served with a summons to make a declaration of intent to purchase a property located in Warsaw for a total net price of PLN 66.7 million (plus the indexation regarding PLN 63.7 million) and to pay the price along with an order to pay PLN 53.8 million with the interest specified in the summons, as (for the most part) compensation for lost profits. Furthermore, if the court should refuse to recognize the above claims of the Plaintiff, the Plaintiff requests that the Defendant be ordered to pay PLN 191.6 million with the interest specified in the summons, as (for the most part) compensation for lost profits. The Issuer's Management Board has assessed the entire summons as being groundless.



## Signatures

### Signature of the person preparing the Financial Statements

Grzegorz Ryguła  
Director of Reporting

Signature

### Signatures of the Members of the Management Board

Nikodem Iskra  
President of the Management  
Board

Signature

Przemysław Kromer  
Member of the Management  
Board

Signature

Iwona Sroka  
Member of the Management  
Board

Signature

