

Bielsko-Biała, 9 July 2025

Murapol Capital Group after 1H2025 – recurring sales and handovers performance, an extended product range and a replenished land bank, securing the operating results of the Murapol Group for years to come

- **1403 developer and preliminary agreements signed with retail customers in 1H2025 vs. 1438 in 1H2024**
- **Broad and attractive offer placed at the disposal of retail customers covering over 4.4 thousand premises in 16 towns (on the offer as of 30/06/2025)**
- **946 premises in 13 towns handed over to retail customers in 1H2025 vs. 1295 in 1H2024**
- **Large, diversified and regularly renewed land bank for the construction of nearly 20 thousand premises (as of 30/06/2025)**
- **Portfolio of projects under implementation including more than 8.6 thousand premises in 14 towns (as of 30/06/2025)**

SALES

The Company entered into 1403 development and pre-development agreements

with retail customers relating to the investments in 17 towns compared to 1438 ones in 1H2024. In the second quarter of 2025, there were 708 development and preliminary agreements, compared to 683 ones a year earlier. Furthermore, as of 30/06/2025 the Company had **172 paid reservations agreements** after eliminating cancellations (at the end of 1H2024 - 83).

To conclude the sales results of the Murapol Capital Group, **total sales to retail customers**, including paid reservation agreements and after eliminating cancellations, amounted to **1575 premises**, compared to 1521 ones in 1H2024.

HANDOVERS

Retail customers were handed over the **keys to 946 premises in 13 towns** in the first half of 2025, compared to **1295** premises issued a year earlier.

NEW ITEMS ON THE OFFER

In the period from January until June 2025, the Murapol Capital Group **introduced 1126 premises to its offer in 5 investments in 4 towns** (vs. 2285 premises in 1H2024) i.e. in Warszawa, Kraków, Łódź and Toruń. The new offer includes premises designed both in new development projects and further stages of projects already under construction.



As of 30 June 2025, the offer of the Murapol Group included over **4.4 thousand premises** in **16 towns**.

NUMBER OF PREMISES UNDER CONSTRUCTION

As of 30 June 2025, the portfolio of projects under construction of the Murapol Group included **8630 premises** developed in **104 buildings** implemented as part of **29 projects** in the area of **14 towns**, in that 6989 premises in the retail segment, and 1641 premises in the PRS segment.

LAND BANK

The Capital Group Murapol is systematically renewing and expanding its active land bank. As of 30 June 2025 has at its disposal an **active land bank** for the construction of over **20 thousand** premises with a total net usable area exceeding **881.1 thousand sq. m** in **18 towns**.

The year 2025 will be a particularly favourable time for customers in the residential market. Already in 2024, we have prepared a wide range of flats, many of which are at an advanced stage of construction, which means shorter waiting times for the reception of the dream premises. As a result, our customers have the opportunity to choose flats that are ideally suited to their needs - both in terms of location, square footage and preferred handover date. The Murapol Group, distinguished by the greatest geographical diversification in the industry, is present in 16 towns and offers over 4.4 thousand premises. This allows us to reach a wide range of people looking for real properties, both for personal use and for investment purposes. In the towns such as Gdańsk, Poznań, Łódź and Kraków, we offer flats in a variety of investments and locations, which enables us to respond to diverse expectations of our customers. This strategy has for years resulted in stable and repeatable sales results for the Murapol Group, even in changing macroeconomic conditions. Our asset is also the systematically expanded and replenished land bank, which at the end of the first half of this year includes over 20,000 premises in 18 towns. This gives us a robust foundation for further development and allows us to look to the future with optimism — emphasises President of the Management Board of Murapol S.A.

Within more than 24 years of operation (until 30 June 2025), the Murapol Capital Group **has implemented 94 multi-stage investments**, as part of which **464 buildings** have been constructed covering a total of almost **32.3 thousand premises** with a total usable area of over **1.42 million sq. m**.

Murapol Group is one of the most experienced residential developers in Poland, and one of the largest in the number of apartments sold and handed over to customers. From a commencement of its activities in 2001 until 30 June 2025, the Murapol Group has carried out 94 multi-phase real estate projects, in which 464 buildings have been erected, with nearly 32.3 thousand residential premises



inhabited by approx. 96.9 thousand people. Since its founding, the Murapol Group has been present in 21 towns in Poland.

A distinctive feature of the Group is the most diversified investment map among developers in Poland. As of 30 June 2025, the Murapol Group offered residential premises and investment apartments in 16 towns, both in the largest residential markets in Poland, including Krakow, Wroclaw, the Tri-City or the Silesian Agglomeration, as well as in regional cities such as Bydgoszcz and Toruń.

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

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

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

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

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

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

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