

Bielsko-Biała, 9 October 2025

Murapol Capital Group after 3Q 2025 – strong and stable sales performance, product range in the broadest market segment and an abundant land bank, securing the operating results of the Murapol Group for years to come

- **2 112 developer and preliminary agreements signed with retail customers in 1-3Q 2025 vs. 2 084 in the corresponding period of 2024**
- **Broad and attractive offer placed at the disposal of retail customers including approximately 4.1 thousand premises in 16 towns and cities (on the offer as of 30/09/2025)**
- **1 364 premises in 14 towns and cities handed over to retail customers in 1-3Q 2025 vs. 1 720 the year before**
- **Large, diversified and regularly renewed land bank for the construction of over 20.2 thousand premises (as of 30/09/2025)**
- **Portfolio of projects under development including more than 8 thousand premises in 15 towns and cities (as of 30/09/2025)**

SALES

During the first nine months of this year, the Company entered into 2 112 developer and preliminary agreements with retail customers with retail customers concerning investments in 17 towns and cities vs. 2 084 in the same period of 2024. In 3Q 2025 these were 734 developer and preliminary agreements, compared to 692 a year earlier. Furthermore, as of 30/09/2025 the Company had **125 paid reservation agreements** once cancellations had been eliminated (at the end of 3Q 2024 - 150).

Summing up the sales performance of the Murapol Capital Group, **total sales to retail customers**, taking into account paid reservation agreements and after eliminating cancellations amounted to **2 237 premises**, vs. 2 234 in 1-3Q 2024.

HANDOVERS

Between January and September 2025, retail customers were handed **keys to 1 364 premises in 14 towns and cities**, compared to 1 720 given a year earlier.

NEW ITEMS ON THE OFFER

In the first nine months of 2025, the Murapol Capital Group **introduced to the offer 1 416 premises as part of 7 investments in 5 towns and cities** (as compared to 3 194 premises the year



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

As of 30 September 2025, the offer of the Murapol Capital Group included **4 081 premises** in **16 towns and cities**.

NUMBER OF PREMISES UNDER CONSTRUCTION

As of 30 September 2025, the portfolio of projects under construction of the Murapol Group comprised **8 014 premises** erected in **101 buildings** developed as part of **28 projects** in the area of **15 towns and cities**, in that 6 373 premises in the retail segment, and in the PRS segment – 1 641 premises.

LAND BANK

The Murapol Capital Group is systematically renewing and expanding its active land bank. As of 30 September 2025, the Group had at its disposal an **active land bank** for the construction of over **20.2 thousand** premises with a total net usable area of exceeding **859 thousand sq. m** in **18 towns and cities**.

We have recorded stable and consistent sales performance for another quarter, confirming the solid foundations of our operations. We are constantly working to ensure that our offer stands out on the market, combining the right standard with attractive affordability for the most extensive customer segment possible. As part of these activities, we offer residents of our investments not only an anti-smog package and Home Management System as standard, but also create professional outdoor gyms – Murapol Gym – in selected housing estates. Our objective is to reach people looking for friendly places to live, while maintaining broad geographical diversification, which is reflected in our offer of over 4 000 units in 16 towns and cities. Our present, active land bank, which guarantees the foundations of our activities for the coming years, comprises over 20 thousand premises in 18 towns and cities. – says Nikodem Iskra, President of the Management Board of Murapol S.A.

During nearly 24 years of operation (until 30 September 2025), the Murapol Capital Group **implemented 95 multi-stage investments**, as part of which **469 buildings** comprising a total of nearly **33 thousand premises** with a total usable area of over **1.45 million sq. m**

Murapol Group is one of the most experienced residential developers in Poland, and one of the largest in the number of residential premises sold and handed over to customers. From a commencement of its activities in 2001 through 31 March 2025, the Murapol Group has carried out 95 multi-phase real property projects, as part of which 469 buildings have been erected with nearly 33 thousand premises inhabited by approx. 99 thousand people. To date, the Murapol Group has achieved a presence in 21 towns in Poland.



A distinctive feature of the Group is the most diversified investment map among developers in Poland. As of 30 September 2025, the Murapol Group offered residential premises and investment apartments in 16 towns, both in the largest residential markets in Poland, including Warszawa, Kraków, Łódź, Poznań, Wrocław, the Tri-City or the Silesian Agglomeration, as well as in regional cities such as Lublin, Bielsko-Biała, 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 in cooperation with AEREF V PL PRS S.à r.l. and its subsidiaries (PRS project companies, LifeSpot), owned by funds managed by Ares Management UK Limited (a subsidiary of Ares Management Corporation).

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

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

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

Murapol has been recognised on several occasions for its development activities, receiving, among others, in the area of green building, the Leading Green Building Development award at the CIJ Awards, the Housemarket Silesia Awards in the Family Friendly Estate and Housing Development categories. In 2024, for the fifth consecutive year, the Group won first place in the National Ranking of Residential Developers organised by Dziennik Gazeta Prawna. The company is also the winner of the 2022 and 2023 Customer Laurels competition, in the category of green strategies in business and the 2025 Customer Laurel in the developers category.

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