

Bielsko-Biała, 14th January 2026

In 2025, the Murapol Capital Group sold a total of over 3,100 premises to retail customers (+2% y/y). At the end of last year, it had nearly 4,200 premises in its competitive and market-tailored offer.

- **2856 developer and preliminary agreements signed with retail customers in 2025 and 284 paid reservation agreements after eliminating cancellations as of 31/12/2025.**
- **Broad and attractive offer of approximately 4.2 thousand premises in 16 towns and cities, for retail customers as of 31/12/2025.**
- **2649 premises in 15 towns and cities handed over to retail customers in 2025, additionally 249 premises handed over in the PRS segment.**
- **Large, diversified and regularly renewed land bank for the construction of more than 19.6 thousand premises as of 31/12/2025.**
- **An extensive portfolio of projects under development including as of 6.5 thousand premises as of 31/12/2025.**

SALES

Total sales to retail customers in 2025, including paid reservation agreements and after eliminating cancellations, **amounted to 3,140**. In this regard, the Company concluded **2,856 development and preliminary agreements with retail customers and had 284 paid reservation agreements** after eliminating cancellations (as of 31/12/2025). In the fourth quarter of 2025 only, **767 development and preliminary agreements** were signed.

HANOVERS

Keys to 2,649 premises were handed over to retail customers. In the fourth quarter alone, **1,286 premises** were handed over. Moreover, **249 premises were handed over in the PRS segment**.

NEW ITEMS ON THE OFFER

In 2025, the Murapol Capital Group **introduced to the offer 2,405 premises in 11 investments in 8 towns and cities**, inter alia in Warszawa, Kraków, Katowice, Łódź and Lublin. The new offer includes premises designed both in new development undertakings and in the next stages of investments currently under implementation.

As of 31st December 2025, the offer of the Murapol Capital Group included **4,174 premises in 16 towns and cities**.



NUMBER OF PREMISES UNDER CONSTRUCTION

As of 31st December 2025, the portfolio of projects under construction of the Murapol Group comprised **6,524 premises** under construction in **87 buildings** developed as part of **22 projects**, including 5,132 premises in the retail segment and 1,392 premises in the PRS segment.

LAND BANK

The Murapol Capital Group is systematically renewing and expanding its active land bank. At the end of 2025, the Group had at its disposal an **active land bank** for the construction of over **19.6 thousand** premises with a total net usable area of more than **832 thousand sq.m** in **17 towns and cities**.

- The year 2025 was a time of stabilisation and consistent implementation of the strategy for the Murapol Group. We maintained our strong position in the popular segment, developing our offer in the largest agglomerations and strengthening our land bank. As the only large developer, we adhered to standard payment schedules, without implementing 'pay later' systems, which increase financial risk and reduce liquidity. What is important – despite this conservative approach, our sales were high enough to secure us a place at the forefront of the market, confirming the competitiveness and suitability of our offer to customer needs. As we enter 2026, we see positive outlooks thanks to interest rate decreases, rising wages and the dynamic development of the Polish economy, which increase the availability of residential premises and support demand. Our priority remains to maintain the strong market position of the Murapol Capital Group, further strengthen our land bank and ensure stable growth in the largest Polish agglomerations, as well as in the selected regional markets – says Nikodem Iskra, President of the Management Board of Murapol S.A.

During nearly 25 years of operation (until 31st December 2025), the Murapol Capital Group **implemented 102 multi-stage investments**, as part of which **485 buildings** comprising a total of nearly **34.8 thousand premises** with a total usable area of over **1.5 million sq.m** have been erected.

Murapol Group is one of the most experienced residential developers in Poland, and one of the largest in the number of apartments sold and handed over to customers. From a commencement of its activities in 2001 through 30th December 2025, the Murapol Group has carried out 102 multi-phase real property projects, as part of which 485 buildings have been erected with nearly 34.8 thousand premises inhabited by more than 104.5 thousand people. Since its establishment, the Murapol Capital Group has been present in 21 towns and cities throughout Poland.

A distinctive feature of the Group is the most diversified investment map among developers in Poland. As of 31st December 2024, the Murapol Group offered residential premises and investment apartments in 16 towns, both in the largest residential markets in Poland, including Warsaw, Krakow, Wroclaw, the Tri-City or the Silesian Agglomeration, as well as in regional cities such as Bydgoszcz and Torun.



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

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

On 15th 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.

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 2023, for the fourth 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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