

Bielsko-Biała, 14th April 2026

In the first quarter of 2026, the Murapol Group sold a total of over 950 premises to retail customers (+8% year-over-year). As of the end of Q1 2026, its competitive and market-tailored offer included over 3,800 premises.

- **735 developer and preliminary agreements signed with retail customers in 1Q2026 and 218 paid reservation agreements after eliminating cancellations as of 31/03/2026.**
- **Broad and attractive offer of more than 3.8 thousand premises in 16 towns and cities, for retail customers as of 31/03/2026.**
- **256 premises in 12 towns and cities handed over to retail customers in 1Q2026.**
- **Large, diversified and regularly renewed land bank for the construction of approx. 20.7 thousand premises as of 31/03/2026.**
- **An extensive portfolio of projects under development including more than 7.3 thousand premises as of 31/03/2026 r.**

SALES

Total sales to retail customers in 1Q2026, taking into account paid reservation agreements and after eliminating cancellations, **amounted to 953**. In this regard, the Company concluded **735 development and preliminary agreements with retail customers and had 218 paid reservation agreements** upon eliminating cancellations (as of 31/03/2026).

HANDOVERS

Keys to 256 premises were handed over to retail customers in 1Q2026.

NEW ITEMS ON THE OFFER

in 1Q2026, the Murapol Capital Group **introduced to the offer 218 premises at the first stage of the new Murapol RiverSide investment** implemented at ul. Gnieźnieńska in Wrocław.

As of 31st March 2026, the offer of the Murapol Capital Group covered **3807 premises** in **16 towns and cities**.

NUMBER OF PREMISES UNDER CONSTRUCTION

As of 31st March 2026, the portfolio of projects under construction of the Murapol Group comprised **7321 premises** under construction in **92 buildings** developed as part of **25 projects**, including 5,929 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. As of 31st March 2026, it has at its disposal an **active land bank** for the construction of approx. **20.7 thousand** premises with a total net usable area of approx. **868 thousand sq.m** in **17 towns and cities**.

- The pronounced 8 percent year-on-year increase in total sales in the first quarter of 2026 emphasizes the effectiveness of the business strategy implemented by the Murapol Capital Group. This strategy involves consistently expanding the scale of operations in the largest agglomerations and selected regional cities, offering an attractive and competitively priced residential product, and maintaining high organisational efficiency throughout the entire investment process. The development of the Group is based on healthy, organic growth, without any support for sales through non-standard payment schedules. In terms of handover, we are determined to hand over the keys to approx. 3,0 thousand properties by the end of the year. I would like to emphasise that market factors do not alter our assumptions – rather, they enable us to focus even more strongly on operational efficiency and further scaling up our operations, as well as expanding our land bank, which stood at approximately 20.70 thousand premises at the end of the first quarter. We feel optimistic about the remaining part of the year, during which we expect an acceleration in both sales and project completion – says Nikodem Iskra, President of the Management Board of Murapol S.A.

Over the course of 25 years in business (until 31st March 2026), 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 31st March 2026, The Murapol Group has carried out 102 multi-phase real property investments, 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.

The leading investor of the Murapol Capital Group is AEREF V PL Inwestycje sp. z o.o. - 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).

In 2021, the Murapol Group entered into a strategic partnership in the PRS sector (under a design&build model) with LifeSpot – a PRS platform owned by funds managed by Real Estate Group at Ares Management, a leading global alternative investment manager. In 2025, the Murapol Group entered into a five-year cooperation agreement in the PRS (Private Rented Sector) with PRS JV Lux S.À R.L., a platform controlled by the Centerbridge Partners fund and



partners of Griffin Capital Partners. The Murapol Group operates an integrated business model, centralising within the organisation all the expertise necessary to deliver property projects – from land acquisition, through architectural and engineering design, investment budgeting, procurement of building materials and general contracting, to marketing and sales activities.

Since 15 December 2023, the shares of Murapol S.A. have been listed on the Main Market of the Warsaw Stock Exchange.

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