

Murapol S.A. Group

Consolidated Financial Statements

for the period from 1 January to 31 December 2025

prepared in accordance with the International Financial Reporting Standards as adopted by the EU



Consolidated statement of comprehensive income	6
Consolidated statement of financial position	8
Consolidated statement of cash flows.....	Błąd! Nie zdefiniowano zakładowki.
Consolidated statement of changes in equity	12
Accounting policies and additional explanatory notes	Błąd! Nie zdefiniowano zakładowki.
1 General information	14
2 Composition of the Group	14
3 Composition of the Management Board of the parent company	18
4 Composition of the Supervisory Board of the parent company	18
5 Approval of the financial statements.....	20
6 Critical accounting estimates and judgements	20
6.1. Professional judgement.....	20
6.2. Uncertainty over estimates and assumptions	21
7 Basis of preparation of the consolidated financial statements	24
7.1. Statement of compliance	24
7.2. Functional currency and presentation currency of the financial statements	25
8 Significant accounting policies	25
9 Changes in the accounting policies	44
10 New standards and interpretations that have been published but are not yet effective...45	
11 Revenue from contracts with customers	46
11.1. Revenue by category	46
11.2. Assets and liabilities under contracts with customers	47
11.3. Performance obligations	50
12 Operating segments.....	50
13 Revenue and expenses	52
13.1. Other operating income.....	52
13.2. Other operating expenses.....	52
13.3. Finance income	53
13.4. Finance costs.....	53
13.5. Costs by type.....	53
13.6. Employee benefit costs.....	54
14 Components of other comprehensive income	54
15 Corporate income tax	55
15.1. Tax charge.....	Błąd! Nie zdefiniowano zakładowki.

15.2. Reconciliation of the effective tax rate	Błąd! Nie zdefiniowano zakłádki.
15.3. Deferred income tax	56
16 Earnings/loss per share	58
17 Dividends paid and proposed to be paid.....	59
18 Property, plant and equipment	60
19 Leases	62
19.1. Lease liabilities	Błąd! Nie zdefiniowano zakłádki.
20 Intangible assets.....	63
21 Business combinations and acquisitions of non-controlling interests	65
22 Other assets	65
22.1. Other financial assets (current and non-current)	65
22.2. Other non-financial assets (current and non-current)	66
23 Employee benefits	66
24 Inventories.....	66
25 Trade and other receivables (current and non-current)	68
26 Cash and cash equivalents.....	69
27 Equity	Błąd! Nie zdefiniowano zakłádki.
27.1. Share capital	69
27.1.1. Nominal value of shares.....	69
27.1.2. Shareholders' rights / Structure of the share capital.....	Błąd! Nie zdefiniowano zakłádki.
27.1.3. Share issue	Błąd! Nie zdefiniowano zakłádki.
27.1.4. Shareholders with significant shareholdings.	Błąd! Nie zdefiniowano zakłádki.
27.2. Supplementary capital, other reserves, retained earnings/ accumulated losses and dividend restrictions.....	74
27.3. Non-controlling interests	76
28 Liabilities in respect of loans, borrowings and bonds	76
29 Other financial liabilities	81
30 Derivative financial instruments	82
31 Provisions	83
31.1. Changes in provisions.....	Błąd! Nie zdefiniowano zakłádki.
32 Trade payables and other liabilities (current and non-current)	84
32.1. Trade and other payables.....	84
32.2. Construction security deposits	Błąd! Nie zdefiniowano zakłádki.

33	Reasons for differences between changes in certain items arising from the statement of financial position and changes arising from the statement of cash flows	85
34	Capital commitments.....	85
35	Contingent liabilities	86
	35.1. Non-financial sureties and guarantees granted	Błąd! Nie zdefiniowano zakładowi.
	35.2. Litigation.....	89
	35.3. Administrative proceedings	Błąd! Nie zdefiniowano zakładowi.
	35.4. Tax settlements.....	93
36	Information about related entities	93
	36.1. The parent company of Murapol S.A.....	93
	36.2. Ultimate parent company	Błąd! Nie zdefiniowano zakładowi.
	36.3. Terms of transactions with related entities	Błąd! Nie zdefiniowano zakładowi.
	36.4. Remuneration of the Group's senior management..	Błąd! Nie zdefiniowano zakładowi.
	36.4.1. Remuneration paid or payable to the members of the Management Board and the members of the Supervisory Board of the Group	94
	36.5. Other transactions with related entities	Błąd! Nie zdefiniowano zakładowi.
37	Information about the fees of the registered auditor or registered audit company	97
38	Financial risk management objectives and policies	98
	38.1. Interest rate risk.....	98
	38.2. Currency risk	Błąd! Nie zdefiniowano zakładowi.
	38.3. Credit risk.....	100
	38.4. Liquidity risk	102
39	Financial instruments.....	104
	39.1. Fair values of individual classes of financial instruments.....	104
	39.2. Items of revenue, expenses, gains and losses recognized in the statement of comprehensive income by category of financial instruments	106
	39.3. Changes in liabilities resulting from financing activities	107
	39.4. Hedges.....	108
40	Capital management	108
41	Non-current assets classified as held for sale	108
42	Employment structure	108
43	Impact of the macroeconomic situation, armed conflicts and climate issues on the financial statements.....	109

44 Post balance sheet events	110
Signatures	Błąd! Nie zdefiniowano zakładki.

Consolidated statement of comprehensive income

for the year ended 31 December 2025

	Note	Year ended 31 December 2025	Year ended 31 December 2024
Continuing operations			
Revenue from contracts for the sale of apartments	11.1	1,094,982	1,178,085
Revenue from PRS	11.1	156,138	144,473
Sales of goods for resale	11.1	1,277	1,785
Other sales	11.1	8,450	5,871
Sales revenue		1,260,847	1,330,214
Cost of sales	13.5	(838,776)	(928,422)
<i>including capitalized finance costs</i>		(43,600)	(44,850)
Gross profit/(loss) on sales		422,071	401,792
Other operating income	13.1	506	7,381
Selling costs	13.5	(43,252)	(40,998)
Administrative expenses	13.5	(73,351)	(70,385)
Gains / (losses) on impairment of trade and other receivables		(979)	423
Impairment of intangible assets	20	-	(1,434)
Other operating expenses	13.2	(6,711)	(3,179)
Operating profit/(loss)		298,284	293,600
Finance income	13.3	8,731	12,130
Finance costs	13.4	(8,338)	(3,595)
Profit/(loss) before tax		298,677	302,135
Corporate income tax	15.2	(62,833)	(60,106)
Net profit/(loss) on continuing operations		235,844	242,029
Net profit/(loss) on discontinued operations		-	-
Net profit/(loss) for the year		235,844	242,029
Other net comprehensive income	14	(5)	(12)
COMPREHENSIVE INCOME FOR THE YEAR		235,839	242,017
Profit/(loss) attributable to:			
Shareholders of the parent company	16	235,844	242,001
Non-controlling interests		-	28
Comprehensive income attributable to:			
Shareholders of the parent company		235,839	241,989
Non-controlling interests		-	28
Net earnings per share (in PLN):			
Basic earnings for the year attributable to the shareholders of the parent company	16	5.78	5.93

	Note	Year ended 31 December 2025	Year ended 31 December 2024
Diluted earnings for the year attributable to the shareholders of the parent company	16	5.78	5.93

Consolidated statement of financial position

as at 31 December 2025

ASSETS	<i>Note</i>	31 December 2025	31 December 2024
Non-current assets		94,595	81,996
Intangible assets	20	2,529	3,032
Property, plant and equipment	18	17,434	21,021
Other receivables	25	11,314	1,612
Other financial assets	22.1	-	10
Non-current derivatives	30	-	763
Other non-financial assets	22.2	512	437
Deferred tax assets	15.3	62,806	55,121
Current assets		2,339,028	2,078,689
Inventories	24	1,852,143	1,641,526
Contract acquisition costs	11.2	33,362	25,606
Trade receivables	25	21,067	38,039
Income tax receivable		145	1,287
Other receivables	25	30,830	47,167
Construction security deposits		89	80
Assets under agreements relating to the performance of construction contracts	11.2	1,808	4,144
Current derivatives	30	-	680
Other non-financial assets	22.2	1,895	1,301
Cash in individual escrow accounts		119,371	155,742
Cash and cash equivalents	26	278,318	163,117
TOTAL ASSETS		2,433,623	2,160,685

EQUITY AND LIABILITIES	Note	31 December 2025	31 December 2024
Equity attributable to the shareholders of the parent company		640,954	603,399
Share capital		2,040	2,040
Foreign exchange differences on translation of foreign operations		874	879
Supplementary capital, other reserves, and retained earnings/ accumulated losses	27.2	402,196	358,479
Net profit/(loss) for the financial year		235,844	242,001
Non-controlling interests	27.3	-	-
Total equity	27	640,954	603,399
Non-current liabilities		739,400	632,343
Loans, borrowings and bonds payable	28	649,024	546,286
Other financial liabilities	29	-	4,401
Non-current derivatives	30	2,216	-
Lease liabilities	19.1	10,958	13,859
Deferred income tax provision	15.3	42,716	40,460
Provisions	31.1	6,243	1,547
Non-current construction security deposits	32.2	25,160	22,837
Other liabilities	32.1	3,083	2,953
Current liabilities		1,053,269	924,943
Trade payables	32.1	108,923	117,575
Loans, borrowings and bonds payable	28	44,007	65,191
Other financial liabilities	29	5,480	-
Current derivatives	30	1,489	1,304
Lease liabilities	19.1	32,480	36,609
Income tax payable		14,429	20,266
Other liabilities	32.1	6,286	7,257
Provisions	31.1	7,902	6,447
Net employee benefit liabilities		9,980	7,999
Construction security deposits	32.2	48,825	44,003
Liabilities and provisions in respect of long-term contracts	11.2	30,853	31,300
Contract liabilities	11.2	742,615	586,992
Total liabilities		1,792,669	1,557,286
EQUITY AND LIABILITIES		2,433,623	2,160,685

Consolidated statement of cash flows

for the year ended 31 December 2025

	Note	Year ended 31 December 2025	Year ended 31 December 2024
Cash flows from operating activities			
Profit/(loss) before tax		298,677	302,135
Adjusted for:		11,995	(201,791)
Depreciation and amortization	13.5	5,742	5,484
(Increase)/decrease in receivables		23,314	9,698
(Increase)/decrease in inventories	33	(189,049)	(205,659)
(Increase)/decrease in other assets		1,667	(1,738)
Increase/(decrease) in liabilities, excluding loans and borrowings and other financial liabilities	33	(3,572)	59,429
Costs of incentive bonuses		2,044	2,825
Finance income		(1,085)	(2,164)
Finance costs	33	51,641	47,985
Write-down of goodwill		-	1,434
Increase/(decrease) in contract liabilities		147,867	(2,721)
Increase/(decrease) in provisions		8,132	7,122
Gains on impairment of financial assets		978	(422)
Other		(43)	(198)
Increase/(decrease) in cash in individual escrow accounts		36,371	(90,730)
Income tax paid		(72,012)	(32,136)
Net cash from operating activities		310,672	100,344
Cash flows from investing activities			
Sale of property, plant and equipment and intangible assets		109	279
Purchase of property, plant and equipment and intangible assets		(564)	(1,167)
Repayment of borrowings granted		10	70
Net cash from investing activities		(445)	(818)
Cash flows from financing activities			
Inflows from borrowings / loans taken out	39.3	25,475	71,670
Proceeds from issue of bonds	39.3	100,000	150,000
Purchase of non-controlling interests	27.3	-	(500)
Repayment of lease liabilities	39.3	(4,911)	(5,023)

	Note	Year ended 31 December 2025	Year ended 31 December 2024
Repayment of borrowings/loans	39.3	(48,570)	(64,760)
Dividends paid to the shareholders of the parent company	17	(200,328)	(200,328)
Bank interest and commissions	39.3	(66,664)	(70,624)
Net cash from financing activities		(194,998)	(119,565)
Net increase/(decrease) in cash and cash equivalents		115,229	(20,039)
Net foreign exchange differences on cash and cash equivalents		(28)	-
Cash and cash equivalents as at the beginning of the period		163,117	183,156
Cash and cash equivalents as at the end of the period		278,318	163,117
<i>Including restricted cash and cash equivalents</i>	26	8,036	5,311

Consolidated statement of changes in equity

for the year ended 31 December 2025

	Attributable to the shareholders of the parent company					Non-controlling interests	Total equity
	Note	Share capital	Foreign exchange differences on translation of foreign operations	Supplementary capital, other reserves, retained earnings/ accumulated losses and net profit/(loss) for the financial year	Total		
As at 1 January 2025	27	2,040	879	600,480	603,399	-	603,399
Net profit/(loss) for the period	-	-	-	235,844	235,844	-	235,844
Other net comprehensive income for the year	14	-	(5)	-	(5)	-	(5)
Comprehensive income for the period	-	-	(5)	235,844	235,839	-	235,839
Other changes in the Group structure	27	-	-	-	-	-	-
Dividends	17, 27	-	-	(200,328)	(200,328)	-	(200,328)
Share-based payments	36.4.1	-	-	2,044	2,044	-	2,044
As at 31 December 2025	-	2,040	874	638,040	640,954	-	640,954

for the year ended 31 December 2024

	Attributable to the shareholders of the parent company						
	Note	Share capital	Foreign exchange differences on translation of foreign operations	Supplementary capital, other reserves, retained earnings/ accumulated losses and net profit/ (loss) for the financial year	Total	Non-controlling interests	Total equity
As at 1 January 2024	27	2,040	891	555,029	557,960	1,425	559,385
Net profit/(loss) for the period	-	-	-	242,001	242,001	28	242,029
Other net comprehensive income for the year	14	-	(12)	-	(12)	-	(12)
Comprehensive income for the period	-	-	(12)	242,001	241,989	28	242,017
Other changes in the Group structure	27	-	-	953	953	(1,453)	(500)
Dividends	17, 27	-	-	(200,328)	(200,328)	-	(200,328)
Share-based payments	36.4.1	-	-	2,825	2,825	-	2,825
As at 31 December 2024	-	2,040	879	600,480	603,399	-	603,399

Accounting policies and additional explanatory notes

1 General information

The consolidated financial statements of the Group cover the year ended 31 December 2025 and include comparative data for the year ended 31 December 2024.

The Murapol S.A. Group (the "Group") consists of Murapol Spółka Akcyjna (the "parent company", the "Company") and its subsidiaries (see Note 2).

The parent company is entered in the Register of Businesses of the National Court Register (KRS) maintained by the District Court for Bielsko-Biała in Poland, the 8th Business Department of the National Court Register, with the KRS reference number 0000275523. The parent company was assigned a statistical number (REGON) 072695687. The Company's registered office is in Bielsko-Biała at ul. Dworkowa 4, Poland.

The duration of the parent company and the Group entities is unlimited.

The Group's core activities comprise:

- construction and sale of residential buildings;
- construction work for the erection of residential and non-residential buildings.

The Company is the ultimate parent company of the Murapol S.A. Group. The presentation currency is the Polish zloty (PLN). The amounts presented in the financial statements are rounded off to the nearest thousand Polish zlotys.

2 Composition of the Group

The Group consists of the parent company Murapol S.A. with its registered office in Poland, which conducts holding and financial activities, and the following subsidiaries controlled by Murapol S.A.

Subsidiaries controlled by Murapol S.A. exclusively directly:

Entity	Registered office	31 December 2025	31 December 2024	Scope of activities
Murapol Real Estate S.A. [1] [2] [3] [4]	Poland	100.00%	100.00%	Holding activities, development activities and sale of apartments on its own behalf
Locomotive Management Ltd	Cyprus	100.00%	100.00%	Holding activities
Murapol Projekt 59 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Media Developer.pl sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Projekt 26 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Projekt 34 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Projekt 37 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Projekt 39 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Projekt 42 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Projekt 43 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Projekt 45 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Projekt sp. z o.o.	Poland	100.00%	100.00%	Holding activities

Subsidiaries controlled by Murapol S.A. directly and indirectly:

Entity	Registered office	31 December 2025	31 December 2024	Scope of activities
Cross Bud S.A. [2]	Poland	100.00%	100.00%	Wholesale of building materials
MyMurapol Sp. z o.o.	Poland	100.00%	100.00%	Marketing activities related to the sale of apartments built by the Group companies
MFM Capital 2 sp. z o.o.	Poland	100.00%	100.00%	Holding activities

Entity	Registered office	31 December 2025	31 December 2024	Scope of 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 on its own behalf
Murapol Architects Drive S.A.	Poland	100.00%	100.00%	Design activities, land acquisitions for the Group companies
Murapol Business Support sp. z o.o. (formerly Murapol Centrum Usług Wspólnych sp. z o.o.)	Poland	100.00%	100.00%	Accounting and administrative services
Murapol Projekt sp. z o.o. Garbarnia sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Projekt sp. z o.o. GDA S.K.A.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Projekt sp. z o.o. Nowe Winogrody sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Nowy Złocień 23 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Projekt 27 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Projekt 35 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Projekt sp. z o.o. sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Projekt sp. z o.o. Nowe Czyżyny sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Projekt sp. z o.o. 12 sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Projekt sp. z o.o. 23 sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Projekt sp. z o.o. 3 sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf

Entity	Registered office	31 December 2025	31 December 2024	Scope of activities
Murapol Projekt sp. z o.o. Deweloper sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Smidowicza sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Project Developer Real Estate Sp. z o.o. (formerly Murapol Westini sp. z o.o.)	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Wola House sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments on its own behalf
Murapol Venture Partner S.A.	Poland	100.00%	100.00%	Construction activities
Polski Deweloperski FIZ	Poland	100.00%	100.00%	Closed-end Investment Fund
TP III Capital sp. z o.o.	Poland	100.00%	100.00%	Holding activities
Projekt Częstochowa Kisielewskiego sp. z o.o. [1] [3]	Poland	82.50%	82.50%	Development activities and sale of apartments on its own behalf
Projekt Kielce Radomska sp. z o.o. [1] [3]	Poland	82.50%	82.50%	Development activities and sale of apartments on its own behalf
Projekt Tychy Bielska sp. z o.o. [1] [3]	Poland	82.50%	82.50%	Development activities and sale of apartments on its own behalf
Projekt Poznań Szwajcarska sp. z o.o. [1] [3]	Poland	82.50%	82.50%	Development activities and sale of apartments on its own behalf

In the reporting period from 1 January to 31 December 2025, there were no changes in the composition of the Group.

In the reporting period from 1 January to 31 December 2024, the composition of the Group underwent the following changes:

[1] On 20 March 2024, on the basis of the 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. and 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., as a result of which Murapol S.A.'s indirect interest in the capital of that company increased to 100%; the cost of acquisition amounted to 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. and Projekt Tychy Bielska sp. z o.o.

to EPP N.V. for a total selling price of PLN 5 thousand. On 9 May 2024, the subsidiary Murapol Real Estate S.A. entered into an option agreement with EPP N.V. for the repurchase of the above shares, totalling PLN 12,296 thousand. As a result of an analysis of the option agreements, the Company considers that it has current access to the returns associated with all shares and does not recognize any non-controlling interests. The Group recognized the option liability as part of the cost of purchase of land by the above project companies.

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

3 Composition of the Management Board of the parent company

As at 31 December 2025, the parent 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 consolidated financial statements, there were no changes in the composition of the Company's Management Board.

As at 31 December 2024, the parent 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.

In 2024, there were no changes in the composition of the Company's Management Board.

4 Composition of the Supervisory Board of the parent company

As at 31 December 2025, the composition of the 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;
- Aniela Hejnowska – Member of the Supervisory Board.

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

As at 31 December 2024, the composition of the 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;
- Aniela Hejnowska – Member of the Supervisory Board.

5 Approval of the financial statements

These consolidated financial statements were approved for publication by the Management Board of the parent company on 10 April 2026.

6 Critical accounting estimates and judgements

6.1. Professional judgement

The preparation of the consolidated financial statements of the Group requires the Management Board of the parent company to make judgements, estimates and assumptions which affect the revenue, expenses, assets and liabilities presented and the related notes and disclosures concerning contingent liabilities. Uncertainty over these assumptions and estimates may result in significant adjustments to the carrying amounts of assets and liabilities in the future.

In the process of applying the accounting policies, the Management Board has made the following judgements which have the greatest impact on the presented carrying amounts of assets and liabilities.

Revenue recognition

Sales revenue is recognized by the Group in accordance with IFRS 15 Revenue from Contracts with Customers, i.e. at an amount which reflects the consideration to which the entity expects to be entitled in exchange for the transfer of goods or services to the customer, when (or if) the entity satisfies its service obligation by transferring the promised good or service (i.e. an asset) to the customer. The asset is transferred, when (or if) the customer acquires control over it. The Group has revenue arising from performance obligations satisfied at a point in time, as well as those satisfied over time.

Performance obligations which the Group satisfies at a point in time mainly comprise the sale of residential and commercial premises. In the process of applying the accounting policy described above, the Management Board's judgement is required in determining when

control of residential or commercial premises is transferred to a customer. According to the parent company's Management Board, such transfer takes place when a technical acceptance protocol for the apartment is signed by the customer, provided that payment for the apartment has been received and the construction of the property has been substantially completed.

Performance obligations which the Group satisfies over time include construction contracts. The method used by the Group for measuring the value of goods and services which are transferred to customers over time is based on performance. Under this method, revenue from the performance of construction contracts is determined in proportion to the stage of completion, measured by the direct measurement of the work performed from the date of conclusion of the contract to the date of determining the revenue. The budgets of the individual contracts are the basic element enabling sales revenue to be measured. Budgets are updated (revised) on the basis of current information and are approved by the Management Board.

6.2. Uncertainty over estimates and assumptions

The key assumptions about the future and other key sources of uncertainty as at the balance sheet date, which involve a significant risk of a material adjustment to the carrying amounts of assets and liabilities in the following financial year, are discussed below. The Group has made assumptions and estimates about the future based on its knowledge at the time of preparation of the consolidated financial statements. The assumptions and estimates used are subject to change as a result of future events arising from market changes or changes beyond the Group's control. Such changes are reflected in the estimates or assumptions at the time they occur.

Onerous contracts

When it is probable that the total costs of performance of a construction contract will exceed the total revenue, the expected loss (the excess of costs over revenue) is charged to operating expenses and a corresponding provision is recognized for onerous contracts (a provision for losses on contracts) in accordance with IAS 37. The amount of the expected loss is also updated, when budgets are revised and is the best estimate of the costs which the Group companies will have to incur to complete a given construction contract. Disclosures are presented in Note 11 under: *Revenue recognized over time*.

Impairment of inventories

If a development project is expected to generate a loss, this results in a write-down of inventories to their net realizable value (which is understood as the estimated selling price in the ordinary course of business activities less the estimated costs of preparing an asset for sale and the estimated costs necessary to effect the sale) which is recognized immediately in the income statement. Properties for which the development process carries the risk of being postponed significantly may also be written down.

For each development project, budgets are prepared, which include both past and future cash flows for each ongoing project. These budgets are updated at least quarterly. For impairment testing purposes, the expected net realizable value from the sale of apartments in a development project is compared with its current carrying amount. If the margin on the project is positive, there is no need to record an inventory write-down. A negative margin indicates impairment and the need to record a write-down.

A write-down is recognized in the cost of sales; an impairment write-down for a particular project may be reversed if the expected margin on that project becomes positive. Disclosures are presented in Note 24.

Impairment of trade receivables

The Group uses provision matrices to measure an allowance for expected credit losses in respect of trade receivables. In order to determine expected credit losses, trade receivables were grouped on the basis of the similarity of credit risk characteristics. The Group uses its historical data regarding credit losses, adjusted where appropriate for the impact of forward-looking information. Disclosures are presented in Note 25.

Deferred tax asset

The Group recognizes a deferred tax asset based on the assumption that a taxable profit will be earned in the future which will allow it to be utilized. The deterioration of taxable profits earned in the future could result in this assumption becoming unjustified. Disclosures are presented in Note 15.3.

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 Group uses professional judgement in selecting appropriate methods and assumptions. The method for determining the fair value of individual financial instruments is presented in Note 39.1.

Depreciation and amortization rates

The depreciation and amortization rates are determined on the basis of the expected economic useful lives of property, plant and equipment and intangible assets. Each year the Group verifies the adopted economic useful lives based on the current estimates.

Lease interest rates

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

Contract liabilities

The Group companies perform the majority of construction contracts as general contractors, making extensive use of subcontractors' services. The completed construction work is subject to approval by the principal in the process of acceptance of the work by signing an appropriate report and issuing an invoice. At each balance sheet date, there is a certain part of work completed but not confirmed and not invoiced by subcontractors, which the Group companies recognize as contract costs on an accruals basis. The amount of the costs of the work carried out but not invoiced is determined by the technical staff on the basis of cost estimates based on the contracts concluded with the subcontractors. Disclosures are presented in Note 11.2.

Provisions for litigation

The Group companies are parties to legal proceedings. The legal departments and the Management Boards of the Group companies carry out a detailed analysis of the potential risks associated with the proceedings pending and, on this basis, decide whether it is necessary to recognize the consequences of these proceedings in the books of the Group companies and determine the amount of the provision. Disclosures are presented in Note 31.

Uncertainty related to tax settlements

The regulations concerning goods and services tax (VAT), corporate income tax and social insurance charges are subject to frequent changes. As a result of these frequent changes, there are no appropriate points of reference; moreover, tax settlements may be audited by authorities which are authorized to impose high penalties and fines, and any additional tax liabilities resulting from the audits must be paid with high interest.

Consequently, the amounts presented and disclosed in financial statements may change in the future as a result of the final decision of a fiscal control authority. Disclosures are presented in Note 35.4.

The Group recognizes and measures current and deferred income tax assets or liabilities using the requirements of IAS 12 *Income Taxes* based on the taxable profit (tax 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 an uncertainty as to whether and to what extent the tax authority will accept individual tax settlements of transactions, the Group recognizes these settlements, taking into account the assessment of the uncertainties.

7 Basis of preparation of the consolidated financial statements

In the opinion of the Management Board of the parent company, as at the date of preparation of these consolidated financial statements, there are no material uncertainties relating to events or circumstances which would cast doubt as to the ability of the Company and the Group to continue as going concerns. In assessing the ability to continue as a going concern, the Management Board of the parent company took into consideration the issues relating to the ongoing armed conflict in Ukraine and the Middle East, the macroeconomic situation discussed in more detail in Note 37, 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 have a material impact on the ability to continue as a going concern. Taking into account the impact of the above aspects 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 doubt as to the ability of the Company and the Group to continue as going concerns. Therefore, these annual consolidated financial statements have been prepared on the basis of the assumption that the Company and the Group will continue in operation in the foreseeable future, i.e. for at least one year from the balance sheet date.

7.1. Statement of compliance

These consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") as adopted by the EU ("EU IFRS"). As at the date of approval of these consolidated financial statements for publication, taking into account the process of implementation of IFRS taking place in the European Union, the IFRS applicable to these financial statements do not differ from EU IFRS.

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

Certain Group entities maintain their accounting records in accordance with the accounting policies set out in the Accounting Act of 29 September 1994 (the "Act"), as amended, and the regulations issued on its basis (the "Polish Accounting Standards"). The consolidated financial statements include adjustments not included in the accounting records of the Group entities, made in order to bring the financial statements of those entities into conformity with IFRS.

7.2. Functional currency and presentation currency of the financial statements

The Group's consolidated financial statements are presented in PLN which is also the functional currency of the parent company. For each subsidiary, a functional currency is determined, and the assets and liabilities of a given entity are measured in that functional currency. The Group uses the direct consolidation method and has elected to account for gains or losses on translation in a manner which is consistent with this method.

8 Significant accounting policies

8.1. Consolidation policies

These consolidated financial statements comprise the financial statements of Murapol S.A. and the financial statements of its subsidiaries prepared in each case for the year ended 31 December 2025.

The financial statements of the subsidiaries, after adjustments to bring them into conformity with IFRS, are prepared for the same reporting period as the financial statements of the parent company, using consistent accounting policies, based on uniform accounting policies applied to transactions and economic events of a similar nature. Adjustments are made to eliminate any discrepancies in the accounting policies applied. Where a subsidiary has a reporting period different from that of the parent company, the results of operations of that company determined for a period which is the same as the reporting period of the parent company and as at the corresponding balance sheet dates are recognized for consolidation purposes.

All significant balances and transactions between the Group entities, including unrealized gains arising from intercompany transactions, have been fully eliminated. Unrealized losses are eliminated unless they provide evidence of impairment.

The subsidiaries are consolidated from the date on which the Group assumes control over them, and they cease to be consolidated from the date on which that control ceases. The parent company exercises control, when:

- it has authority over a given entity;
- it is exposed to variable returns or has rights to variable returns from its exposure to a given entity;
- it has the possibility to use its authority to shape the level of the returns generated.

The Group verifies the exercise of control over other entities if a situation has occurred which indicates that one or more of the above-mentioned conditions for exercising control have changed.

Where the Group holds less than the majority of voting rights in a given entity, but the voting rights held are sufficient to govern the material activities of that entity unilaterally, this means that it exercises authority over it. When assessing whether the voting rights in a given entity are sufficient to ensure authority, the Group analyses all the relevant circumstances, including:

- the size of the block of the voting rights held compared with the size of the shareholding and the degree of dispersion of the voting rights held by other shareholders;
- potential voting rights held by the Group, other shareholders or other parties;
- rights arising from other contractual arrangements; as well as
- additional circumstances which may prove that the Group has or does not have the possibility to govern significant activities at the time of decision-making, including the voting patterns observed at the previous shareholders' meetings.

Where the Group companies hold, other than immaterial, investments in closed-end investment funds (through investment certificates) and, at the same time, if the Group companies have the possibility to change the manager of these funds, the Company assesses that the conditions for consolidation of such investments are met.

Changes in the parent company's interest which do not result in the loss of control over a subsidiary are recognized as equity transactions. In such cases, the Group adjusts the carrying amounts of controlling interests and non-controlling interests in order to reflect changes in the relative interests in the subsidiary. Any differences between the amount of the adjustment to non-controlling interests and the fair value of the amount paid or received are recognized in equity and attributed to the equity holders of the parent company.

8.2. Fair value measurement

All assets and liabilities which 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 which 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 Group has established 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.

8.3. Translation of items denominated in foreign currencies

Transactions denominated in currencies other than the PLN are translated into Polish zlotys using the exchange rate in force on the transaction date.

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

The following exchange rates were adopted for the purposes of valuation as at the balance sheet date:

Currency	31 December 2025	31 December 2024
EUR	4.2267	4.2730

There are subsidiaries whose functional currency is the euro. As at the balance sheet date, the assets and liabilities of these foreign subsidiaries are translated into the Group's presentation currency at the exchange rate in force as at the balance sheet date, and their statements of comprehensive income are translated at the weighted average exchange rate for a given financial period. The foreign exchange differences arising from such translation are recognized in other comprehensive income and accumulated in a separate equity item. When a foreign entity is disposed of, the foreign exchange differences accumulated in equity, relating to a given foreign entity, are recognized in the profit or loss.

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

Currency	31 December 2025	31 December 2024
EUR	4.2372	4.3042

8.4. Property, plant and equipment

Property, plant and equipment are stated at cost of purchase or manufacture less accumulated depreciation and impairment write-downs. The cost (initial value) of property, plant and equipment includes their cost of purchase plus any costs directly related to the purchase and bringing the asset to its working condition. The cost also includes the cost of replacing the component parts of machinery and equipment at the time it is incurred if the recognition criteria are met. The costs incurred after the date of commissioning an item of

property, plant and equipment for use, such as maintenance and repair costs, are charged to the profit or loss when incurred.

The cost of purchase of property, plant and equipment transferred by customers is determined at their fair value as at the date of assuming control.

At the time of being acquired, property, plant and equipment are divided into component parts which are items of significant value, to which separate economic useful lives can be allocated. The costs of overhauls are also a component part.

Depreciation is calculated on a straight line basis over the estimated useful life of a given asset, which is:

Type	Period (in years)
Buildings and structures	10
Plant and machinery	2 - 5
Vehicles	2,5 - 5
Other fixed assets	5 - 10

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

A given item of property, plant and equipment may be derecognized from the balance sheet upon its disposal or when no economic benefits are expected from the continued use of such an asset. Any gains or losses on the derecognition of a given asset from the balance sheet (calculated as the difference between possible net proceeds from sale and the carrying amount of a given item) are recognized in the profit or loss for the period in which the item was derecognized.

Assets under construction relate to property, plant and equipment in the course of being constructed or assembled and are recognized at cost of purchase or manufacture less any impairment write-downs. Property, plant and equipment under construction are not depreciated until the construction has been completed and an item of property, plant and equipment has been commissioned for use.

At each balance sheet date, the Group assesses whether there is any evidence indicating that any non-financial non-current assets may be impaired. If it is found that such evidence exists or if it is necessary to perform an annual impairment test, the Group 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 manufactured (if they meet the recognition criteria for the costs of development projects) are initially measured at cost of purchase or manufacture, as appropriate. The cost of purchase of intangible assets acquired in a business combination is equal to their fair value as at the date of the business combination. After the initial recognition, intangible assets are stated at cost of purchase or manufacture, less accumulated amortization and impairment write-downs. Expenditure incurred on intangible assets generated internally, except for capitalized expenditure incurred on development projects, is not capitalized and is charged to the costs of the period in which it was incurred.

The Group 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 whenever, i.e. at the end of each reporting period, there are indications that they may be impaired. 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 manner of consumption of the economic benefits from a given asset are recognized by changing the amortization period or method, as appropriate, and treated as changes in accounting estimates. The amortization of intangible assets with definite useful lives is recognized in the profit or loss under the category which corresponds to the function of a given intangible asset.

Intangible assets with indefinite useful lives and those which are not used are tested for impairment annually. The tests are performed for individual assets or for cash-generating units. In addition, indications of impairment are verified at each balance sheet date. Assets are tested for impairment if there are indications of impairment.

The useful lives are verified annually and, if necessary, adjusted with effect from the following reporting period.

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

	Useful lives	Amortization method used	Manufactured internally or purchased	Impairment test
Computer software	2-5 years	2-5 years on a straight line basis	Purchased	Assessment of whether there are indications of impairment
Licences and patents	5-10 years	5-10 years on a straight line basis	Purchased	Assessment of whether there are indications of impairment

Gains or losses on the derecognition of intangible assets from the balance sheet are calculated as the difference between net proceeds from sale and the carrying amount of a given asset and recognized in the profit or loss upon their derecognition from the balance sheet.

8.6. Leases

The Group as a lessee

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

The Group uses 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 the inception of the lease, the Group recognizes a right-of-use asset and a lease liability. The Group includes right-of-use assets within the same item in which the corresponding underlying assets would be presented if they were owned by the Group, and it presents lease liabilities separately from other liabilities.

The Group recognizes right-of-use assets at the 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 write-downs, adjusted for any revaluation of lease liabilities. The cost of right-of-use assets includes the amount of the lease liabilities recognized, the initial direct costs incurred and any lease payments made on or before the inception date, less any lease incentives received. Unless the Group is reasonably certain that it will obtain the ownership title to the leased asset at the end of the lease term, the right-of-use assets recognized are depreciated/amortized on a straight line basis over the shorter of the estimated useful life and the lease term. Right-of-use assets are tested for impairment.

At the inception of the lease, the Group measures the lease liabilities at the present value of the lease payments which 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 which depend on an index or a rate, and amounts expected to be paid as part of the guaranteed residual value. Lease payments also include the exercise price of a purchase option if the exercise of the purchase option by the Group can be assumed with reasonable certainty, and payments of lease termination fines if the terms of the lease provide

for the possibility of termination of the lease by the Group. Variable lease payments which do not depend on an index or a rate are recognized as an expense in the period in which the event or condition triggering the payment occurs. Lease liabilities relating to the right of perpetual usufruct of land on which development projects are carried out are presented as current liabilities, which is consistent with reporting the right of usufruct in inventories.

Depreciation is calculated on a straight line basis over the estimated useful life of a given asset, which is:

Type	Period (in years)
Right to use office space	2 – 5
Right to use vehicles	2 – 5
Right of perpetual usufruct of land	80 – 99

When calculating the present value of lease payments, the Group uses the lessee's marginal interest rate at the inception of the lease if the interest rate for the lease cannot be determined readily. After the inception date, the amount of the lease liabilities is increased in order to reflect interest and reduced by the lease payments made. In addition, the carrying amount of the lease liabilities is remeasured 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 Group applies the exemption from the recognition of short-term leases to its short-term lease contracts (i.e. contracts with a lease term of 12 months or less from the inception date and no purchase option). The Group also applies an exemption from 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. Borrowing costs

Borrowing costs are capitalized as part of the cost of manufacture of finished goods. Borrowing costs consist of interest calculated using the effective interest rate method, financial charges under lease contracts and foreign exchange differences arising in connection with borrowings up to an amount corresponding to an adjustment to interest expense.

Borrowing costs incurred when a development project is carried out on a given piece of land are capitalized in the period in which the activities associated with conducting that project are undertaken. However, borrowing costs incurred when land purchased for construction purposes is held without any accompanying work related to a future development project are not capitalized.

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

Measurement at initial recognition

With the exception of trade receivables which do not have a significant financing component, at initial recognition the Group 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 the transaction costs directly attributable to the acquisition of those financial assets.

At initial recognition, the Group measures trade receivables which do not have a significant financing component (determined in accordance with IFRS 15) at their transaction price (as defined in IFRS 15).

Derecognition

Financial assets are derecognized from the books of account, 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 Group 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 measured 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 whose purpose is to hold financial assets in order to obtain contractual cash flows; and
- b) the contractual terms of the financial asset give rise, on specified dates, to cash flows which are solely the repayment of principal and interest on the principal outstanding.

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

- trade receivables;
- bonds taken up;
- borrowings which meet the SPPI classification test and which, in accordance with the business model, are reported as held to obtain cash flows;
- cash and cash equivalents.

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

Dividends are recognized in the statement of comprehensive income, when the entity becomes entitled to receive dividends.

The Group classifies investment certificates and derivative financial instruments in the category of financial assets at fair value through profit or loss.

The Group did not have any financial assets classified in this category at either of the balance sheet dates presented.

8.9. Impairment of financial assets

The Group assesses expected credit losses ("ECL") associated with debt instruments measured at amortized cost and fair value through other comprehensive income, regardless of whether there have been indications of impairment.

For trade and other receivables, the Group uses 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 Group uses its historical data about credit losses adjusted, as appropriate, for the impact of forward-looking information.

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

The Group assesses that the credit risk associated with a given financial instrument has increased significantly since the date of its initial recognition, when the delay in repayment exceeds 30 days.

Furthermore, the Group assesses 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 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 which do not qualify for hedge accounting are recognized directly in the net profit or loss for the financial year.

The Group does not apply hedge accounting.

8.11. Inventories

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 includes all purchase costs, processing costs and other costs incurred in bringing the inventories to their current location and condition – both in the current year and the previous year. In cases where the property associated with a development project is subject to a right of perpetual usufruct of land, the right-of-use asset is recognized in inventories.

Development projects expected to be completed in the course of the Group's normal operating cycle are presented in "Inventories", in current assets.

The value of inventory components is determined as follows:

Materials	at the cost of purchase determined using the „first-in first-out“ cost formula;
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, including borrowing costs;
Goods for resale	at the cost of purchase determined using the „first-in first-out“ cost formula.

The net realizable value is the estimated selling price achieved in the course of ordinary business activities, less estimated costs to effect the sale.

8.12. Trade receivables, other receivables and assets under agreements relating to the performance of construction contracts

Trade receivables are recognized and disclosed at the amounts initially invoiced, net of the allowance for expected lifetime credit losses.

If the effect of the time value of money is material, the value of receivables is determined by discounting 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, an 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 receivable which constitutes a separate item on the balance sheet.

8.13. Construction security deposits - assets

Construction security deposits are amounts of the compensation for the performance of a construction service retained by the customer to cover possible costs of rectifying defects.

8.14. Advances paid for the purchase of assets

Advance payments are presented in accordance with the nature of the assets to which they relate – accordingly as non-current or current assets. As non-monetary assets, advance payments are not discounted.

8.15. Cash and cash equivalents

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

8.16. Cash in individual escrow accounts

As part of cash in individual escrow accounts, the Group presents restricted cash representing cash held in open escrow accounts which will be made available to the Group by the bank once the required stage of completion of a development project has been reached.

The restriction on the disposal of the aforementioned cash is the result of the introduction of regulations based on which it is necessary to open individual escrow accounts for advances from customers. Due to the restrictions on disposal, cash in individual escrow accounts does not constitute cash and cash equivalents within the meaning of IAS 7.

8.17. Interest-bearing bank loans, borrowings, bonds and debt securities

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

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

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

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

The Group derecognizes a financial liability from its balance sheet, when the liability has expired, i.e. when the contractual obligation has been fulfilled, forgiven or has expired. The exchange of a former debt instrument for an instrument with substantially different terms, performed by and between the same entities, is recognized by the Group 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, a gain or loss is recognized immediately in the 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.

8.18. Trade and other payables

Current trade payables are stated at amounts due.

Other non-financial liabilities include, in particular, liabilities to the tax office other than income tax liabilities and liabilities to the Social Insurance Institution (ZUS). Other non-financial liabilities are stated at amounts due.

8.19. Provisions

Provisions are recorded, when the Group has a current (legal or constructive) obligation resulting from past events, and when it is probable that an outflow of economic benefits will be required to settle the obligation, and the amount of the obligation can be reliably estimated. If the Group expects that the costs covered by a provision will be reimbursed, for example, based on an insurance contract, the reimbursement is recorded as a separate asset, but only when it is practically certain that the reimbursement 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 a provision is determined by discounting the forecasted future cash flows to the present value, using the discount rate reflecting the current market assessments of the time value of money and the potential risk related to a given liability. If the discounting method was applied, an increase in the provision in connection with the passage of time is recorded as finance costs.

8.20. Construction security deposits – liabilities

Construction security deposits are amounts of the compensation for the performance of a construction service retained by the Group for subcontractors to cover possible costs of rectifying defects.

8.21. Revenue from contracts with customers

The Group applies IFRS 15 *Revenue from Contracts with Customers* to all contracts with customers, except for lease contracts covered by IFRS 16 *Leases*, financial instruments and other contractual rights or obligations covered by 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 which reflects the price expected by the Group, in exchange for the transfer of those goods and services. These principles are applied using a five-step model:

- a contract with a customer was identified;
- performance obligations under the contract with the customer were identified;
- the transaction price was determined;
- the transaction price was allocated to individual performance obligations;
- revenue was recognized, when the contractual obligation was fulfilled.

Core activities - sale of residential and commercial premises

Identification of a contract with a customer

The Group only recognizes a contract with a customer, when all of the following criteria are met:

- the parties to a contract have entered into a contract and are required to perform their obligations;

- the Group is able to identify the rights of each party regarding the goods or services to be transferred;
- the Group is able to identify the terms of payment for the goods or services to be transferred;
- the contract has economic substance (i.e. the risk, time distribution or amount of the Group's future cash flows can be expected to change as a result of the contract); and
- it is probable that the Group will receive the consideration to which it will be entitled in exchange for the goods or services which will be transferred to the customer.

The Group enters into contracts for the sale of identifiable premises in writing. The contracts include a payment schedule, with the last payment being made before the premises are handed over.

Identification of performance obligations

At the time of conclusion of a contract, the Group assesses the goods promised (residential or commercial premises, parking spaces and storage units) in the contract with the customer and identifies any promise to transfer a separately identifiable good (or bundle of goods) to the customer as a performance obligation.

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

- the customer can benefit from the good either directly or through a connection to other resources which are readily available to him or her; and
- the Group's obligation to transfer the good to the customer can be identified as being distinct from the other obligations set out in the contract.

Determination of the transaction price

The transaction price is the amount of consideration which the Group expects to receive in exchange for the transfer of the promised goods to the customer. The consideration specified in the contract with the customer includes fixed amounts. The sales contracts concluded by the Group do not include a variable consideration component.

Allocation of the transaction price to performance obligations

The Group allocated a transaction price to each performance obligation (i.e. the handover of commercial/residential premises, storage units and parking spaces) in an amount which reflects the amount of consideration that the Group expects to receive in exchange for the transfer of the promised goods to the customer.

Fulfillment of the performance obligations

The Group recognizes revenue when the performance obligation is fulfilled, i.e. when the technical acceptance protocol for the premises is signed by the customer, provided that payment for the premises has been received.

Guarantees

The Group provides guarantees for the products sold, which is the assurance for the customer that a given product meets the specifications agreed by the parties. The Group recognizes such guarantees in accordance with IAS 37 *Provisions, Contingent Liabilities and Contingent Assets*.

The Group does not enter into contracts with customers which include extended guarantees representing a separate service.

Capitalized contracting costs

The Group recognizes the additional costs of effecting the conclusion of a contract with a customer as an asset, in contract acquisition costs, if it expects to recover these costs. The additional costs of effecting the conclusion of a contract are costs incurred by the Group in order to effect the conclusion of a contract with a customer, which the Group would not have incurred if the contract had not been concluded. The additional costs of effecting the conclusion of a contract include a commission for the sales department and a commission for third party intermediaries. The costs of effecting the conclusion of a contract, incurred regardless of whether or not the contract has been concluded, are recognized as an expense when incurred in selling costs. The asset referred to above is accounted for when the premises are handed over to the customer and the sales revenue is recognized.

Contract liabilities

As part of its obligations under contracts with customers, the Group recognizes the consideration received or receivable from a customer, which involves an obligation to transfer goods to the customer. The liabilities reflect the value of customers' payments to housing escrow accounts. The liability is reduced by the price of the premises when they are handed over to the customer and the sales revenue is recognized.

Sale of goods for resale and materials - trading activities

The Group recognizes sales revenue when control of an asset is transferred, which usually takes place when the asset is released from the warehouse. The payment terms are usually 30 days. The consideration specified in the contract includes fixed amounts only.

Receivables

Within receivables, the Group recognizes rights to consideration in exchange for goods or services which it has transferred to a customer if the right is unconditional (the only condition for the consideration to become due is the passage of a specified period of time). The Group recognizes the receivable in accordance with IFRS 9 (Note 8.8). At the time of initial recognition of a contract receivable, any differences between the measurement of the receivable in accordance with IFRS 9 and the corresponding previously recognized amount of the revenue is recognized by the Group as an expense (an impairment loss).

Contract assets

As part of its contract assets, the Group recognizes rights to consideration in exchange for goods or services which it has transferred to a customer if the right is dependent on a condition other than the passage of time (for example, the Group's future services). The Group assesses whether a contract asset is impaired on the same basis as for a financial asset under IFRS 9 (Note 8.9).

Core business activities – the PRS segment

Identification of performance obligations

At the time of conclusion of a contract, the Group assesses the goods or services promised in the contract with the customer and identifies any promise to transfer separately identifiable goods or services (or a bundle of goods or services) to the customer as a performance obligation. For transactions in the PRS segment, the Group identifies performance obligations including (i) sale of land; and (ii) general contracting services.

Determination of the transaction price and allocation to individual performance obligations

The transaction price is the amount of consideration which the Group expects to receive in exchange for the provision of the promised services to the customer. The consideration specified in the contract with the customer includes fixed amounts. The sales contracts concluded by the Group do not include a variable consideration component.

The Group allocates a transaction price to each performance obligation in an amount which reflects the amount of consideration that the Group expects to receive in exchange for providing the promised services to the customer.

The sale contracts specify the prices relating to individual performance obligations, i.e. the sale of land and general contracting service. These prices correspond to individual selling prices.

Fulfillment of the performance obligations

For each performance obligation, at the conclusion of the contract the Group determines whether it will meet the performance obligation over time or at a point in time. If an entity does not meet a performance obligation over time, the performance obligation is met at a point in time.

Revenue recognized at a point in time

The Group recognizes revenue from the sale of land when the sale agreement is signed in the form of a notarial deed. The Group acts as a principal because it exercises control over the promised asset (land) prior to its transfer to the customer (first of all it holds the ownership title to that land). Therefore, it recognizes revenue at the amount of consideration which it expects to receive in exchange for the transfer of the land. The unconditional payment of the selling price for the land is made in two tranches: (i) payable within 10 working days of the conclusion of the contract; and (ii) 10 working days from obtaining the final and non-appealable permission to use the PRS project, but no later than on the date specified in the sale contract.

In the case of deferred payment, the Group recognizes a significant financing component. The Group presents interest income separately from revenue from contracts with customers in the statement of comprehensive income, under finance income.

Revenue recognized over time

Sales revenue recognized over time includes construction contracts (general contracting). The method used by the Group for measuring the value of goods and services which are transferred to customers over time is a method based on performance. Under this method, revenue from the performance of construction contracts is determined in proportion to the stage of completion measured by the direct measurement of the work performed from the date of conclusion of the contract to the date of determining the revenue. The payment terms for the general contracting services performed in a given month are usually 21 days. In the opinion of the Management Board, the recognition of revenue from general contracting measured by the direct measurement of the work performed reflects the manner in which control over the promised goods or services is transferred.

Contract assets and liabilities

When the revenue determined on the basis of the stage of completion exceeds the level of the actual invoicing of a construction contract, the Group recognizes contract assets at the nominal amount of the difference between these values and presents them in "Assets under agreements relating to the performance of construction contracts". Otherwise, the Group recognizes a contract liability and presents it in "Liabilities and provisions for long-term contracts".

8.21.1. Interest

Interest income is recognized successively as it accrues (taking into account the effective interest rate method, where the effective interest rate is the rate discounting future cash inflows over the estimated life of the financial instruments) in relation to the net carrying amount of a given financial asset.

8.21.2 Dividends

Dividends are recognized at the time the shareholders' rights to receive them are established.

8.22. Long-term incentive bonuses

The Group recognizes long-term incentive bonuses as share-based payment transactions, when (i) they are settled in the 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 a 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 instruments, and a corresponding increase in equity is recognized as a contribution from the parent company (in "Supplementary capital, other reserves and retained earnings/accumulated losses").

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

The cost of equity-settled transactions and a corresponding increase in equity is recognized in the period in which the service conditions were fulfilled, which ends on the date on which specific employees will become fully entitled to the benefits (the "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 elapsed and the number of awards the rights to which, in the opinion of the parent company's Management Board as at that date, based on the best possible estimate of the number of equity instruments, will ultimately vest.

8.23. Taxes

The Group recognizes an income tax liability using one of the following two methods, depending on which better reflects the manner in which the uncertainty may materialize:

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

8.23.1. *Deferred tax*

For financial reporting purposes, deferred tax is calculated using the liability method in respect of 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 the initial recognition of an asset or a liability in a transaction which is not a business combination and which, at the time of being concluded, does not affect either a profit or loss before tax or taxable income or a tax 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 when it is probable that the temporary differences will not be reversed in the foreseeable future.
- the Group does not recognize a deferred income tax provision for temporary differences associated with investments in consolidated closed-end investment funds,

when the conditions in IAS 12 para. 39 are met, including those relating to the plans, timing and likelihood of these differences reversing in the foreseeable future, i.e. for at least five years. The amount of the potential deferred tax provision is approx. PLN 135 million.

Deferred tax assets are recognized in respect of all deductible temporary differences, as well as unused tax reliefs and unutilized tax losses carried forward, at the amount of taxable income which is likely to be earned and which will allow the above-mentioned differences, assets and losses to be utilized:

- except for situations when deferred tax assets relating to deductible temporary differences arise as a result of the initial recognition of an asset or a liability in a transaction which is not a business combination and which, at the time of being concluded, does not affect either a profit or loss before tax or taxable income or a tax loss; and
- in the case of deductible temporary differences in respect of investments in subsidiaries or associates and interests in joint ventures, a deferred tax asset is only recognized in the balance sheet up to the amount of the above-mentioned temporary differences that is likely to be reversed in the foreseeable future, and taxable income will be earned which will allow the deductible temporary differences to be deducted.

The carrying amount of a deferred tax asset is verified at each balance sheet date and is reduced accordingly to the extent to which it is no longer probable that sufficient taxable income will be earned to enable the deferred income tax asset to be realized in part or in whole. A deferred income tax asset which has not been recognized is reassessed at each balance sheet date and is recognized up to the amount reflecting the probability of taxable income being earned in the future which will allow the asset to be recovered.

Deferred income tax assets and deferred tax provisions are measured using the tax rates which are expected to apply in the period in which the asset will be realized or the provision will be released, determined on the basis of the tax rates (and tax regulations) in force as at the balance sheet date or such tax rates (and tax regulations) which are certain, as at the balance sheet date, to apply in the future.

Income tax relating to items recognized outside the profit or loss is recognized outside the profit or loss: 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 Group offsets deferred income tax assets against deferred income tax provisions if and only if it has a legally enforceable title to offset current tax receivables against liabilities, and the deferred income tax is related to the same taxpayer and the same tax authority.

The Group recognizes a deferred income tax asset used to carry forward unutilized tax losses to the extent to which it is probable that future taxable income will be available from which the unutilized tax losses can be deducted. In assessing whether it is likely that the available

future taxable income will be sufficient, the Group takes into consideration the nature, origin and timing of such income and makes sure that convincing evidence has been gathered.

The Group determines taxable income (tax loss), tax base, unutilized tax losses, unused tax reliefs and tax rates taking into account the approach to taxation planned or used in its tax return.

8.23.2 Current tax

Liabilities and receivables in respect of current tax for the current and prior periods are measured at the amounts expected to be paid to the tax authorities (to be reimbursed by the tax authorities) using the tax rates and tax regulations which were already legally or effectively applicable as at the balance sheet date.

The Group has assessed its potential exposure to the regulations arising from the Act on Top-up Tax for Constituent Entities of International and Domestic Groups (the so-called Pillar II). These regulations do not apply to the Group, because the Group is not a constituent entity of a group preparing consolidated financial statements within the meaning of these regulations.

8.23.3 Goods and services tax (VAT)

Revenue, expenses, assets and liabilities are recognized net of goods and services tax except:

- where the goods and services tax 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 purchase of the asset or as part of the cost item, as appropriate; and
- receivables and payables which are shown inclusive of the amount of goods and services tax.

The net amount of goods and services tax recoverable or payable to the tax authorities is recognized in the statement of financial position as part of receivables or payables.

9 Changes in the accounting policies

The accounting policies applied in the preparation of these consolidated financial statements are consistent for all the periods presented, except for the application of new or revised standards and interpretations effective for annual periods beginning on or after 1 January 2025.

1. Lack of Exchangeability – Amendments to IAS 21 *The Effects of Changes in Foreign Exchange Rates*

Amendments to IAS 21 *The Effects of Changes in Foreign Exchange Rates* are effective for annual periods beginning on or after 1 January 2025. The amendments specify how an entity should assess whether a given currency is exchangeable for another currency and how it should determine a spot exchange rate if it is not.

The above amendments do not affect the consolidated financial statements of the Issuer.

10 New standards and interpretations that have been published but are not yet effective

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

- IFRS 14 *Regulatory Deferral Accounts* (published on 30 January 2014) – in accordance with the European Commission's decision, the process of approval of the draft standard will not be initiated until the final version is published – not adopted by the EU by the date of approval of these financial statements – effective for 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 by the EU indefinitely – the effective date has been postponed by the IASB indefinitely;
- Amendments to IFRS 9 and IFRS 7: *Amendments to the Classification and Measurement of Financial Instruments* (published on 30 May 2024) – effective for annual periods beginning on or after 1 January 2026;
- *Annual Improvements to IFRS Accounting Standards – Volume 11* (published on 18 July 2024) – effective for annual periods beginning on or after 1 January 2026;
- Amendments to IFRS 9 and IFRS 7: *Contracts Referencing Nature-dependent Electricity* (published on 18 December 2024) – effective for annual periods beginning on or after 1 January 2026;
- IFRS 18: *Presentation and Disclosure in Financial Statements* (published on 9 April 2024) – effective for annual periods beginning on or after 1 January 2027;
- IFRS 19: *Subsidiaries without Public Accountability: Disclosures* (published on 9 May 2024) – not adopted by the EU by the date of approval of these financial statements – effective for annual periods beginning on or after 1 January 2027;
- Amendments to IFRS 19: *Subsidiaries without Public Accountability: Disclosures* (published on 21 August 2025) – not adopted by the EU by the date of approval of these financial statements – effective for annual periods beginning on or after 1 January 2027;
- Amendments to IAS 21: *Translation to a Hyperinflationary Presentation Currency* (published on 13 November 2025) – not adopted by the EU by the date of approval of these financial statements – effective for annual periods beginning on or after 1 January 2027.

As at the date of approval of these consolidated financial statements for publication, the Management Board does not expect the introduction of new standards and interpretations, which are effective for annual periods beginning on or after 1 January 2026, to have a material impact on the Group's accounting policies. The Management Board has not yet finished working on assessing the impact of the introduction of the other standards and interpretations on the Group's accounting policies in relation to the Group's activities or its results of operations.

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

11 Revenue from contracts with customers

11.1. Revenue by category

The table below shows revenue from contracts with customers divided into categories which reflect how economic factors affect the nature, amount, timing of payment and uncertainty of revenue and cash flows:

	Year ended 31 December 2025			
	Property development segment	PRS segment	Other	Total
<i>Type of good or service:</i>				
Residential and commercial premises	1,094,982	-	-	1,094,982
Construction services	-	137,513	-	137,513
Sale of land	-	18,625	-	18,625
Other services and goods	9,727	-	-	9,727
Total revenue from contracts with customers	1,104,709	156,138	-	1,260,847
<i>Timing of transfer of goods or services:</i>				
at a point in time	1,104,709	18,625	-	1,123,334
over time	-	137,513	-	137,513
Total revenue from contracts with customers	1,104,709	156,138	-	1,260,847

	Year ended 31 December 2024			
	Property development segment	PRS segment	Other	Total
<i>Type of good or service:</i>				
Residential and commercial premises	1,178,085	-	-	1,178,085
Construction services	-	144,473	-	144,473
Sale of land	-	-	-	-
Other services and goods	7,656	-	-	7,656

Total revenue from contracts with customers	1,185,741	144,473	-	1,330,214
<i>Timing of transfer of goods or services:</i>				
<i>at a point in time</i>	1,185,741	-	-	1,185,741
<i>over time</i>	-	144,473	-	144,473
Total revenue from contracts with customers	1,185,741	144,473	-	1,330,214

All revenue from contracts with customers and non-current assets occur exclusively in Poland. The foreign companies in which the Group held interests as at 31 December 2025 and 31 December 2024 (the composition of the Group is presented in Note 2) did not generate any revenue from contracts with customers in the periods presented and did not have any non-current assets as at 31 December 2025 and 31 December 2024.

11.2. Assets and liabilities under contracts with customers

The Group recognizes the following assets and liabilities under contracts with customers:

Assets and liabilities in respect of revenue recognized at a point in time

Contract acquisition costs

	<i>Year ended 31 December 2025</i>	<i>Year ended 31 December 2024</i>
Opening balance as at 1 January	25,606	23,236
costs of effecting the conclusion of a contract, capitalized in the period	35,949	30,753
period costs	(28,193)	(28,383)
Closing balance as at 31 December	33,362	25,606

Liabilities under contracts with customers

	<i>Year ended 31 December 2025</i>	<i>Year ended 31 December 2024</i>
Opening balance as at 1 January	562,828	580,005
payments from customers of the property development segment	1,269,108	1,160,908
revenue recognized in the period at a point in time	(1,094,982)	(1,178,085)
Closing balance as at 31 December	736,954	562,828

Assets and liabilities in respect of revenue recognized over time

Assets under agreements relating to the performance of construction contracts

	Year ended 31 December 2025	Year ended 31 December 2024
Opening balance as at 1 January	4,144	2,146
changes during the period	(2,336)	1,998
Closing balance as at 31 December	1,808	4,144

Liabilities and provisions for long-term contracts

	Year ended 31 December 2025	Year ended 31 December 2024
Opening balance as at 1 January	31,300	31,188
changes during the period	(447)	112
Closing balance as at 31 December	30,853	31,300
including:		
liabilities under agreements relating to the performance of construction contracts	30,853	31,300
provision for onerous contracts	-	-

As at 31 December 2025 and 31 December 2024, liabilities and provisions for non-current contracts include the Group's liability in respect of subcontractors' work performed but not invoiced.

Liabilities under contracts with customers

	Year ended 31 December 2025	Year ended 31 December 2024
Opening balance as at 1 January	24,164	7,338
Payments from PRS customers	29,744	19,355
Settlement of advance payments	(48,247)	(2,529)
Closing balance as at 31 December	5,661	24,164

Construction security deposits – assets

	Year ended 31 December 2025	Year ended 31 December 2024
Opening balance as at 1 January	80	24
changes	9	56
Closing balance as at 31 December	89	80
including:		
non-current construction security deposits	-	-
current construction security deposits	89	80

11.3. Performance obligations

Residential and commercial premises

A performance obligation is fulfilled when control over the premises is transferred. This occurs when the acceptance protocol is signed and the keys are handed over. Customers make payments for the premises according to a predetermined schedule. The handover of the premises does not take place until the full price has been paid and provided that the construction of the property has been substantially completed.

The total revenue to be recognized in the future, resulting from agreements for the sale of residential space signed as at the balance sheet date of 31/12/2025 amounts to PLN 1,150,888 thousand (as at 31/12/2024: PLN 1,010,439 thousand), of which the Group will receive payments of PLN 415,556 thousand in the future (as at 31/12/2024: PLN 458,420 thousand).

This revenue will be recognized when the properties are released to the buyers, once the construction has been completed and the necessary administrative decisions have been obtained, which takes place, on average, after approx. one to three months after the completion of the construction.

Long-term contracts

Performance obligations which the Group satisfies over time include construction contracts. The method used by the Group for measuring the value of goods and services which are transferred to customers over time is based on performance. Under this method, revenue from the performance of construction contracts is determined in proportion to the stage of completion, measured by the direct measurement of the work performed from the date of conclusion of the contract to the date of determining the revenue. Payment terms for general contracting services performed in a given month are usually 21 days.

The total revenue to be recognized in the future, resulting from long-term contracts signed as at the balance sheet date of 31/12/2025 amounts to PLN 212,333 thousand, including PLN 157 023 thousand relating to 2026.

Building materials

A performance obligation is fulfilled when control over the goods is transferred to the buyer. The payments term for goods delivered is usually 30 days.

12 Operating segments

For management purposes, the Group has been divided into parts based on the products manufactured and services provided. Therefore, there are the following operating segments:

- the property development segment builds and sells residential and commercial premises;

- the PRS segment includes the sale of land and design-build general contracting services for companies in the private rental sector (PRS) and Purpose-Built Student Accommodation (PBSA);
- the segment “other” brings together the Group's other activities, in particular those consisting of intermediation in the sale of premises.

None of the Group's operating segments have been combined with another segment to create reporting segments.

The Management Board monitors the operating results of the segments separately in order to make decisions about the allocation of resources, to assess the effects of this allocation and the results of operations. The basis for assessing the results of operations is a profit or loss on sales, which is identical to the profit or loss on sales in the consolidated financial statements. Administrative expenses, the Group's financing not capitalized in inventories (including finance costs and income) and income tax are monitored at Group level and are not allocated to the segments.

The transaction prices used for transactions between the operating segments are set on an arm's length basis similarly to those for transactions with unrelated parties.

<i>Year ended 31 December 2025</i>	<i>Property development segment</i>	<i>PRS segment</i>	<i>Total activities</i>
Segment revenues	1,104,709	156,138	1,260,847
Cost of sales	(701,822)	(136,954)	(838,776)
Gross profit/(loss) on sales	402,887	19,184	422,071
<i>including capitalized finance costs</i>	(43,600)	-	(43,600)
Other operating income	-	-	506
Selling costs	-	-	(43,252)
Administrative expenses	-	-	(73,351)
Gains/(losses) on impairment of trade and other receivables	-	-	(979)
Other operating expenses	-	-	(6,711)
Operating profit	-	-	298,284

Year ended 31 December 2024	Property development segment	PRS segment	Total activities
Segment revenues	1,185,741	144,473	1,330,214
Cost of sales	(801,948)	(126,474)	(928,422)
Gross profit/(loss) on sales	383,793	17,999	401,792
<i>including capitalized finance costs</i>	(44,850)	-	(44,850)
Other operating income	-	-	7,381
Selling costs	-	-	(40,998)
Administrative expenses	-	-	(70,385)
Gains/(losses) on impairment of trade and other receivables	-	-	423
Impairment of intangible assets	-	-	(1,434)
Other operating expenses	-	-	(3,179)
Operating profit	-	-	293,600

Total assets and total liabilities for each reporting segment are not presented in this Note because these amounts are analysed collectively by the parent company's Management Board.

13 Revenue and expenses

13.1. Other operating income

	Year ended 31 December 2025	Year ended 31 December 2024
Income from contractual penalties	243	911
Rental	30	29
Time-barred security deposits	80	3,638
Gains on sale of property, plant and equipment	-	144
Settlement of an advance payment for the purchase of land	-	1,029
Recalculation of the proportion of VAT	-	1,104*
Other	153	526
Total	506	7,381

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

13.2. Other operating expenses

	Year ended 31 December 2025	Year ended 31 December 2024
Litigation costs	2,892	601
Donations	109	217

Liquidation of companies	-	254
Costs of customer complaints	2,652	2,051
Losses on sale/scraping of property, plant and equipment	203	-
Other	855*	56
Total	6,711	3,179

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

13.3. Finance income

	Year ended 31 December 2025	Year ended 31 December 2024
Interest on receivables	808	125
Bank interest	7,533	8,746
Measurement of IRS	-	1,045
Measurement of options and security deposits	250	2,170
Other	140	44
Total	8,731	12,130

13.4. Finance costs

	Year ended 31 December 2025	Year ended 31 December 2024
Interest on liabilities	324	460
Measurement of IRS	1,687	-
Measurement of options	1,079	-
Gain/(loss) on derecognition of the existing loan liability	1,980	-
Interest on leases	3,017	2,740
Foreign exchange differences	248	226
Other	3	169
Total	8,338	3,595

13.5. Costs by type

	Year ended 31 December 2025	Year ended 31 December 2024
Depreciation and amortization	5,742	5,484
Materials and energy used	394,191	544,660
External services	643,111	617,848
Taxes and fees	7,195	7,862
Employee benefit costs	92,690	85,242

Other costs by type	4,495	5,096
Cost of sales of goods for resale and materials	1,459	1,875
Total costs by type, including:	1,148,883	1,268,067
Items recognized in cost of sales	838,776	928,421
Items recognized in selling costs	43,252	40,998
Items recognized in administrative expenses	73,351	70,385
Changes in stocks of finished goods and work in progress	193,504	228,263

External services mainly include the costs of external services, related to construction subcontracting services.

13.6. Employee benefit costs

	Year ended 31 December 2025	Year ended 31 December 2024
Wages and salaries	74,324	67,755
Social insurance costs	12,989	11,767
Share-based payments (Note 36.4.1)	2,044	2,825
Other employee benefit costs	3,333	2,895
Total employee benefit costs, including:	92,690	85,242
Items recognized in cost of sales/inventories	62,427	56,735
Items recognized in selling costs	12,304	10,932
Items recognized in administrative expenses	17,959	17,575

14 Components of other comprehensive income

The components of other comprehensive income are as follows:

	Year ended 31 December 2025	Year ended 31 December 2024
Foreign exchange differences on translation of foreign operations	(5)	(12)
Other net comprehensive income to be reclassified to the profit/(loss) in the following reporting periods	(5)	(12)
Other net comprehensive income not to be reclassified to the profit/(loss) in the following reporting periods	-	-
	(5)	(12)

15 Corporate income tax

On 27 October 2023, an agreement on establishing a tax group called "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.

15.1. Tax charge

	Year ended 31 December 2025	Year ended 31 December 2024
Current income tax	(68,263)	(42,473)
Deferred income tax	5,430	(17,633)
Tax charge recognized in consolidated profit	(62,833)	(60,106)
Tax benefit/charge recognized in other comprehensive income	-	-

15.2. Reconciliation of the effective tax rate

The reconciliation of income tax on the profit/(loss) before tax at the statutory tax rate to income tax calculated at the Group's effective tax rate for the year ended 31 December 2025 and 31 December 2024 is as follows:

	Year ended 31 December 2025	Year ended 31 December 2024
Profit/ (loss) before tax	298,677	302,135
Tax at the statutory tax rate in force in Poland, of 19% (2024: 19%)	56,749	57,406
Permanently non-deductible costs	5,513*	1,308
Permanently non-taxable income	(21)	(489)
Permanently non-deductible interest	-	450
Share-based payments	388	537
Recognition of previously undisclosed deferred tax	-	449
Reversal of deferred tax asset	221	121
Other	(17)	324
Tax at the effective tax rate of 21% (2024: 20%)	62,833	60,106
Income tax (charge) shown in the consolidated profit or loss	62,833	60,106

* The increase in non-deductible costs includes interest on public law payables as the remitter of withholding tax.

15.3. Deferred come tax

Deferred income tax is the result of the following items:

	Investment properties and land	Property, plant and equipment and intangible assets	Inventories	Financial liabilities	Financial assets	Services related to performance of construction contracts	Provisions	Write-downs of assets	Tax losses	Difference due to the timing of recognition of revenue from sale of premises	Prepayments / Accruals	Other	Total
Net deferred income tax assets (provision) as at 1 January 2025	(663)	428	(4,135)	22,069	(864)	8,308	3,351	11,137	3,053	(34,593)	6,301	269	14,661
Tax benefit (tax charge):													
- shown in the consolidated profit or loss	533	(10)	(3,006)	945	-	7,005	124	2,306	(2,355)	12	99	(224)	5,429
- recognized in other comprehensive income	-	-	-	-	-	-	-	-	-	-	-	-	-
Net deferred income tax assets (provision) as at 31 December 2025	(130)	418	(7,141)	23,014	(864)	15,313	3,475	13,443	698	(34,581)	6,400	45	20,090
Net deferred income tax assets (provision) as at 1 January 2024	(1,095)	189	(3,968)	23,373	(864)	9,797	1,685	13,035	4,833	(21,777)	7,242	(155)	32,295
Tax benefit (tax charge):													
- shown in the consolidated profit or loss	432	239	(167)	(1,304)	-	(1,489)	1,666	(1,898)	(1,780)	(12,816)	(941)	424	(17,634)
- recognized in other comprehensive income	-	-	-	-	-	-	-	-	-	-	-	-	-
Net deferred income tax assets (provision) as at 31 December 2024	(663)	428	(4,135)	22,069	(864)	8,308	3,351	11,137	3,053	(34,593)	6,301	269	14,661

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

	Year ended 31 December 2025	Year ended 31 December 2024
Deferred income tax assets	62,806	55,121
Deferred income tax provisions	(42,716)	(40,460)
Total	20,090	14,661

The Group assessed the realization of the deferred income tax asset in respect of tax losses by analysing forecasted future taxable income. As a result, deferred income tax assets were recognized in respect of tax losses in companies which carry out development projects, whose expected future results of operations provide grounds for the recognition of that asset. A deferred income tax asset in respect of deductible temporary differences in these companies has been recognized up to a level that, in the opinion of the Management Board, reflects the probability of realization of that asset.

The timing of the realization of the deferred tax asset in respect of tax losses as at 31 December 2025 is as follows:

- up to 2026: PLN 272 thousand;
- up to 2027: PLN 92 thousand;
- up to 2028: PLN 150 thousand;
- up to 2029: PLN 120 thousand;
- up to 2030: PLN 64 thousand.

The period shown above presents the final deadline within which the Group is obliged to account for its tax losses, however, the Group, relying on its internal reports, expects to realize that asset in earlier periods.

16 Earnings/loss per share

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

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

The data concerning the profit on continuing operations and the shares which were used to calculate basic and diluted earnings per share is presented below:

	Year ended 31 December 2025	Year ended 31 December 2024
Basic earnings on continuing operations per share		
Net profit attributable to ordinary shareholders of the parent company, adopted for the calculation of earnings per share (in PLN'000)	235,844	242,001
Weighted average number of ordinary shares adopted for the calculation of basic earnings per share	40,800,000	40,800,000
Basic earnings on continuing operations per share (in PLN per share)	5.78	5.93
Diluted earnings on discontinued operations per share		
Net profit attributable to ordinary shareholders of the parent company, adopted for the calculation of earnings per share	235,844	242,001
Weighted average number of ordinary shares adopted for the calculation of diluted earnings per share	40,837,459	40,800,000
Diluted earnings on discontinued operations per share (in PLN per share)	5.78	5.93

In the period between the balance sheet date and the date of preparation of these consolidated financial statements, there were no other transactions in ordinary shares or potential ordinary shares.

17 Dividends paid and proposed to be paid

On 29 April 2025, the Annual General Meeting of Murapol S.A. adopted Resolution No. 5 on the appropriation of the net profit for 2024 and the payment of a dividend to the shareholders for 2024, totalling PLN 200,328 thousand (PLN 4.91 per share), which consists of PLN 119,952 thousand (PLN 2.94 per share) paid on 12 November 2024 as an interim dividend out of other reserves set up for this purpose and PLN 80,376 thousand (PLN 1.97 per share) which was paid on 24 June 2025.

On 6 November 2025, the Management Board of Murapol S.A. decided to pay an interim dividend for 2025 to the shareholders of PLN 119,952 thousand (PLN 2.94 per share). The Management Board set the date according to which those entitled to receive an interim dividend for 2025 will be determined at 17 December 2025 and the date of payment of the interim dividend for 2025 at 22 December 2025.

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

18 Property, plant and equipment

Year ended 31 December 2025	Land and buildings	Plant and machinery	Vehicles	Other	PPE under construction	Total
Gross value as at 1 January	20,498	2,561	3,456	7,230	22	33,767
Purchases	681	-	365	1,087	159	2,292
Sale	-	-	(11)	-	-	(11)
Scrapping	(584)	(235)	(368)	(852)	-	(2,039)
Remeasurement	(765)	-	(5)	-	-	(770)
PPE under construction commissioned for use	-	112	-	-	(112)	-
Gross value as at 31 December	19,830	2,438	3,437	7,465	69	33,239
Accumulated depreciation and write-downs as at 1 January	(4,054)	(2,089)	(1,276)	(5,327)	-	(12,746)
Depreciation charge for the period	(2,503)	(227)	(724)	(1,310)	-	(4,764)
Sale	-	-	6	-	-	6
Scrapping	371	233	368	727	-	1,699
Accumulated depreciation and write-downs as at 31 December	(6,186)	(2,083)	(1,626)	(5,910)	-	(15,805)
Net value as at 1 January 2024	16,444	472	2,180	1,903	22	21,021
Net value as at 31 December 2025	13,644	355	1,811	1,555	69	17,434

Year ended 31 December 2024	Land and buildings	Plant and machinery	Vehicles	Other	PPE under construction	Total
Gross value as at 1 January	20 004	2 723	2 414	5 892	91	31 124
Purchases	1,723	596	1,663	1,299	44	5,325
Sale	-	-	(97)	-	-	(97)
Scrapping	(1,694)	(200)	(524)	(656)	-	(3,074)
Remeasurement	465	-	-	24	-	489
Reclassification	-	(671)	-	671	-	-
PPE under construction commissioned for use	-	113	-	-	(113)	-
Gross value as at 31 December	20,498	2,561	3,456	7,230	22	33,767
Accumulated depreciation and write-downs as at 1 January	(3,082)	(2,132)	(1,170)	(4,668)	-	(11,052)
Depreciation charge for the period	(2,595)	(377)	(672)	(1,047)	-	(4,691)
Sale	-	-	42	-	-	42
Scrapping	1,623	200	524	608	-	2,955
Reclassification	-	220	-	(220)	-	-
Accumulated depreciation and write-downs as at 31 December	(4,054)	(2,089)	(1,276)	(5,327)	-	(12,746)
Net value as at 1 January 2024	16,922	591	1,244	1,224	91	20,072
Net value as at 31 December 2024	16,444	472	2,180	1,903	22	21,021

The Group has not identified any indications of impairment of property, plant and equipment as at any of the balance sheet dates covered by the consolidated financial statements.

The carrying amounts of the right-of-use assets included in property, plant and equipment and their changes during the reporting period are presented below:

Year ended 31 December 2025	Land and buildings	Plant and machinery	Vehicles	Other	Total
As at 1 January	15,072	-	1,667	499	17,238
Additions (new leases)	681	-	342	479	1,502
Remeasurement	(766)	-	413	74	(279)
Depreciation charge	(2,448)	-	(699)	(660)	(3,807)
Disposals	(213)	-	-	-	(213)
Net value as at 31 December 2025	12,326	-	1,723	392	14,441

Year ended 31 December 2024	Land and buildings	Plant and machinery	Vehicles	Other	Total
As at 1 January	15,468	-	1,137	345	16,950
Additions (new leases)	1,710	-	1,024	742	3,476
Remeasurement	468	-	1	156	625
Depreciation charge	(2,503)	-	(495)	(725)	(3,723)
Disposals	(71)	-	-	(19)	(90)
Net value as at 31 December 2024	15,072	-	1,667	499	17,238

19 Leases

19.1. Lease liabilities

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

	Year ended 31 December 2025	Year ended 31 December 2024
As at 1 January	50,468	30,705
Repayments of principal and interest	(6,198)	(6,164)
New leases	2,544	23,480
Interest accrued	3,061	2,606
Transfer of liabilities related to the release of apartments to customers	(6,437)	(159)
As at 31 December	43,438	50,468
Current	32,480	36,609
Non-current	10,958	13,859

The Group did not recognize the costs of short-term leases or leases of low-value assets due to the absence of such contracts.

20 Intangible assets

Year ended 31 December 2025	Goodwill	Other*	Total
Gross carrying amount as at 1 January	15,064	4,399	19,463
Additions	-	23	23
Liquidation	-	(211)	(211)
Gross carrying amount as at 31 December	15,064	4,211	19,275
Accumulated amortization and write-downs as at 1 January	(13,951)	(2,480)	(16,431)
Amortization charge	-	(526)	(526)
Liquidation	-	211	211
Accumulated amortization as at 31 December	(13,951)	(2,795)	(16,746)
Net carrying amount as at 1 January	1,113	1,919	3,032
Net carrying amount as at 31 December	1,113	1,416	2,529

*the "other" category includes, among other things, the value of software and computer applications.

Year ended 31 December 2024	Goodwill	Other*	Total
Gross carrying amount as at 1 January	16,497	5,013	21,510
Additions	-	351	351
Liquidation	-	(965)	(965)
Remeasurement	(1,433)	-	(1,433)
Gross carrying amount as at 31 December	15,064	4,399	19,463
Accumulated amortization and write-downs as at 1 January	(13,951)	(2,930)	(16,881)
Amortization charge	-	(515)	(515)
Liquidation	-	965	965
Accumulated amortization as at 31 December	(13,951)	(2,480)	(16,431)
Net carrying amount as at 1 January	2,546	2,083	4,629
Net carrying amount as at 31 December	1,113	1,919	3,032

*the "other" category includes, among other things, the value of software and computer applications.

In 2024 – 2025, the Group did not incur any costs of research projects which were recognized as a period cost.

Intangible assets did not serve as collateral for the Group's liabilities.

In the period ended 31 December 2025 and 31 December 2024, the following changes occurred in goodwill:

	Year ended 31 December 2025	Year ended 31 December 2024
Goodwill as at the beginning of the period	1,113	2,546
Decreases in goodwill due to recognition of write-downs	-	(1,433)
	1,113	1,113

The goodwill arising from the acquisition of entities has been allocated to the following cash-generating units:

- Murapol Real Estate S.A.

Goodwill as at:	31 December 2025	31 December 2024
Murapol Real Estate S.A.	1,113	1,113
	1,113	1,113

At each balance sheet date, goodwill was tested for impairment by comparing the carrying amount to the recoverable amount of the cash-generating units to which the goodwill had been allocated.

The recoverable amounts were determined on the basis of value in use calculated on the basis of forecasted cash flows based on financial budgets covering a five-year period and a residual period.

The main assumptions adopted in order to determine value in use are as follows:

- profit/(loss) on sales;
- cash flows from operating activities;
- discount rate;
- increase in the residual value period.

The amounts allocated to each of the above parameters reflect the Group's experience adjusted for expected changes during the analysed period.

Murapol Real Estate S.A.

No impairment of goodwill was identified in relation to the assets of Murapol Real Estate S.A. The assumptions made for the test, i.e. a discount rate of 9.19% and an increase in the residual

value period of 0.5% reflect the Management Board's current assessment of the expected cash flows generated by the cash-generating unit to which the goodwill has been allocated.

Intermediation in the sale of premises

In 2024, as a result of an impairment test, the impairment of goodwill was recognized of PLN 1,434 thousand. The assumptions made for the test, i.e. a discount rate of 9.89% and an increase in the residual value period of 0.5% reflect the Management Board's current assessment of the expected cash flows generated by the cash-generating unit to which the goodwill has been allocated.

Net of the write-down, the goodwill in respect of the activities related to intermediation in the sale of premises amounts to PLN 0.

21 Business combinations and acquisitions of non-controlling interests

There were no business combinations within the meaning of IFRS 3 in the reporting period or in the comparative period. Acquisitions of non-controlling interests are described in Note 27.3.

22 Other assets

22.1. Other financial assets (current and non-current)

	31 December 2025	31 December 2024
Loans to Employees	-	10
Total	-	10
- current	-	-
- non-current	-	10

22.2. Other non-financial assets (current and non-current)

	31 December 2025	31 December 2024
General liability policy of the Group	723	357
Overpaid costs of HR and IT services	523	159
Short-term licences and subscriptions	972	1,016
Other	189	206
Total	2,407	1,738
- current	1,895	1,301
- non-current	512	437

23 Employee benefits

The Group has long-term incentive bonus schemes in place for the members of the Group's management, including the Members of the Management Board of Murapol S.A., for the years 2021-2024 and 2024-2028, described in Note 36.4.1

Apart from this, the Group did not run any other employee share schemes.

24 Inventories

	31 December 2025	31 December 2024
Materials	3,758	5,918
Semi-finished goods and work in progress	1,312,870	1,248,071
Advance payments for land	111,769	83,775
Finished goods	423,746	303,762
Total inventories, at the lower of the cost of purchase (manufacture) and the net realizable value	1,852,143	1,641,526

The item "semi-finished goods and work in progress" reflects the value of the Group's development projects - the construction of apartments with accompanying commercial premises and parking spaces, including the costs of land and capital expenditure incurred by the Group (labour costs, building materials and financing costs). For development projects, the Group estimates that the normal operating cycle is approximately 3.5 years.

Finished goods primarily include capital expenditure incurred on completed residential and commercial premises, together with the corresponding share of land and parking spaces.

The value of finished goods at the cost of manufacture amounted to PLN 454,408 thousand as at 31 December 2025 (as at 31/12/2024: PLN 323,037 thousand).

The value of work in progress at the cost of manufacture amounted to PLN 1,326,256 thousand as at 31 December 2025 (as at 31 December 2024, it amounted to PLN 1,249,990 thousand).

In the year ended 31 December 2025, the Group wrote down its inventories to the net recoverable amount of PLN 2,989 thousand. In the year ended 31 December 2024, the Group recognized an inventory write-down of PLN 14 thousand. The write-down covered the stocks of finished goods and work in progress and resulted from indications that these assets were impaired.

As part of inventories, right-of-use assets relating to the use of land were recognized. The following movements occurred in this item during the year:

	Year ended 31 December 2025			Year ended 31 December 2024		
	Work in progress	Finished goods	Total	Work in progress	Finished goods	Total
Opening balance as at 1 January	29,001	2377	31,378	12,675	454	13,129
Purchases	570	-	570	19,488	-	19,488
Amortization of the right of use	(373)	(79)	(452)	(235)	(45)	(280)
Transfer between categories	(3,637)	3,637	-	(2,927)	2,927	-
Releases to customers	-	(4,965)	(4,965)	-	(959)	(959)
Closing balance as at 31 December	25,561	970	26,531	29,001	2,377	31,378

In 2025, the Company recognized, in the cost of sales, costs previously capitalized in inventories of PLN 838,776 thousand (in 2024: PLN 928,422 thousand).

Capitalized borrowing costs amounted to, respectively:

	31 December 2025	31 December 2024
Capitalized borrowing costs (cumulatively)	121,273	94,855

	Year ended 31 December 2025	Year ended 31 December 2024
Borrowing costs capitalized in inventories	70,018	62,703
Borrowing costs released in cost of sales	(43,600)	(44,850)
Capitalized borrowing costs during the period	26,418	17,852

The capitalization rate amounted to 10.7% in 2025 (in 2024: 11.7%).

25 Trade and other receivables (current and non-current)

	31 December 2025	31 December 2024
Trade receivables	21,067	38,039
Other receivables, including:	42,144	48,779
Public law payables	27,105	34,668
Security deposits for lease of premises	1,593	1,538
Settlements with a shareholder-related entity	12,417	11,723
Other	1,029	850
Total net receivables	63,211	86,818
Current	51,897	85,206
Non-current	11,314	1,612
Write-downs of receivables	12,940	11,570
Total gross receivables	76,151	98,388

Trade receivables bear no interest and usually mature within 14 to 90 days; they relate mainly to the PRS segment.

The Management Board of the parent company believes that the net book value of trade receivables approximates their fair value due to the short-term nature of the trade receivables and the fact that an expected credit loss has been taken into account.

The public law payables include VAT receivable and prepayments for withholding tax. A prepayment for withholding tax of PLN 18.6 million relates to a dividend paid by the Issuer for 2023 – the Issuer's position in this regard is described in Note 35.3. In addition, the payables include a prepayment for withholding tax of PLN 3.4 million, related to a dividend paid by a subsidiary.

The settlements with a shareholder-related entity include other receivables from AEREF V PL Investment S.à r.l., a shareholder-related entity. According to the agreement annexed in the first half of 2025, the full settlement will take place by 31 December 2029, with AEREF V PL Investment S.à r.l. being required to pay an amount no less than PLN 1 million by 31 December of each consecutive year starting from 2025, with interest. The first payment was made in February 2026.

Changes in impairment write-downs of receivables are as follows:

	Year ended 31 December 2025	Year ended 31 December 2024
As at 1 January	11,570	13,181
Increases	1,389	315
Decreases	19	1,926
As at 31 December	12,940	11,570
- trade receivables	12,546	11,157
- other		

26 Cash and cash equivalents

	31 December 2025	31 December 2024
Cash at bank and in hand	278,318	163,117
<i>including restricted cash and cash equivalents</i>	8,036	5,311

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.

27 Equity

27.1. Share capital

27.1.1. Nominal value of shares

	31 December 2025	31 December 2024
Number of shares in thousands of pieces	40,800	40,800
Nominal value of shares (PLN/share)	0.05	0.05
Carrying amount as at the end of the period	2,040	2,040

All the shares issued have a nominal value of PLN 0.05 and have been paid up in full.

27.1.2. Shareholders' rights / Structure of the share capital

Structure of the share capital as at 31/12/2025:

Series/issue	Type of shares	Type of restriction on rights to shares	Number of shares (in pieces)	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
Total	-	-	40,800,000	2,040

As at the balance sheet date of 31 December 2025, 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 General Shareholders' Meeting of the Company.

The restrictions on the transfer of ownership of the issuer's securities are as follows:

To the Company's knowledge, due to the completion of the Accelerated Book Building (ABB) process on 27 November 2025, the Company's shares which are still held by AEREF V PL Inwestycje sp. z o.o., Hampont sp. z o.o. and Forum Euro Nieruchomości Fundusz Inwestycyjny Zamknięty Aktywów Niepublicznych (*Non-Public Assets Closed-end Investment Fund*) are subject to a transfer restriction (lock-up). This obligation was incurred vis-à-vis the parties responsible for the book building process for a period of 180 days from the date of settlement of the share sale transaction. The restriction provides for standard exceptions, including permission for AEREF V PL Inwestycje sp. z o.o. to carry out a private placement for Hampont or an investor related to Hampont.

Structure of the share capital as at 31/12/2024:

Series/issue	Type of shares	Type of restriction on rights to shares	Number of shares (in pieces)	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
Total	-	-	40,800,000	2,040

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

The restrictions on the transfer of ownership of the issuer's securities were as follows:

To the Company's knowledge, 2,040,000 shares of the Company owned by Hampont sp. z o.o. had restrictions on the transfer of ownership rights arising from the lock-up agreement which is 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 under "Investor Relations", whereas 533,334 shares of the Company had a restriction on the transfer of their ownership rights resulting from a decision of the Regional Court dated 31 August 2020 (ref. no. IX GCo 110/20) to secure the claim prior to the commencement of proceedings.

27.1.3. Share issue

No new shares were issued in 2025 and 2024.

27.1.4. Shareholders with significant shareholdings

Shareholders holding more than 5% of the votes at the AGM as at 31/12/2025 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.*	-	6,996,000	6,996,000	17.15%
Hampont sp. z o.o.*	-	6,892,000	6,892,000	16.89%
Nationale-Nederlanden Powszechne Towarzystwo Emerytalne S.A.**	-	4,757,113	4,757,113	11.66%
Forum Euro Nieruchomości Fundusz Inwestycyjny Zamknięty Aktywów Niepublicznych*	-	2,652,000	2,652,000	6.50%
Norges Bank	-	2,079,842	2,079,842	5.10%
Others	-	17,423,045	17,423,075	42.70%
Total	-	40,800,000	40,800,000	100%

* On 5 April 2024, Hampont sp. z o.o. and AEREF V PL Inwestycje sp. z o.o. concluded the agreement referred to in Article 87(1)(5) of the Act on Public Offering, according to which the entities undertook to cooperate in all matters related to convening and participating in the General Meetings of the Company, in particular to jointly exercise the voting rights attached to shares at the General Meetings of the Company. According to that agreement, the

procedure for joint voting at the General Meetings is determined by AEREF V PL Inwestycje sp. z o.o. after consultation with Hampont sp. z o.o. Furthermore, on 12 June 2025 Hampont sp. z o.o. and M Equity Invest sp. z o.o. (formerly: Poddębice Retail Invest sp. z o.o.) concluded the separate agreement referred to in Article 87(1)(5) of the Act on Public Offering, according to which the entities undertook to cooperate in all matters related to convening and participating in the General Meeting of the Company, in particular to jointly exercise the voting rights attached to shares at the General Meeting of the Company. According to that agreement, the procedure for joint voting at the General Meetings was determined by Hampont sp. z o.o. after consultation with M Equity Invest sp. z o.o. Next, due to the accession agreement concluded by Hampont sp. z o.o., M Equity Invest sp. z o.o. and Forum Euro Nieruchomości Fundusz Inwestycyjny Zamknięty Aktywów Niepublicznych (FEN FIZAN), as well as the purchase of shares from M Equity Invest sp. z o.o. by FEN FIZAN on 26 November 2025, the entity M Equity Invest sp. z o.o. lost the status of a party to the agreement, and FEN FIZAN joined the agreement in its place.

** The number of shares held by Nationale-Nederlanden Powszechne Towarzystwo Emerytalne S.A. is provided according to the notification submitted in accordance with Article 69 and Article 87(1) (2b) of the Act on Offering of 27 May 2025 and includes the shares held by Nationale-Nederlanden Otwarty Fundusz Emerytalny (*Open Pension Fund*).

During the reporting period ended 31 December 2025, there were changes in the ownership structure.

1. As a result of the Accelerated Book Building (ABB) process for the shares of Murapol S.A. held by AEREF V PL Inwestycje sp. z o.o. ("AEREF"), on 21 May 2025 block trade transactions were concluded on the regulated market run by the Warsaw Stock Exchange, by way of which AEREF sold a total of 8,160,000 ordinary bearer shares of the Company it held, carrying 8,160,000 votes at the General Meeting of the Company. The block trade transactions were accounted for on 23 May 2025.
2. As a result of the purchase of Murapol S.A.'s shares in transactions on the WSE on 21 May 2025, Nationale-Nederlanden Otwarty Fundusz Emerytalny increased its shareholding in the Company above 10% of the votes at the General Shareholders' Meeting of the Company (11.66% - the shareholding of Nationale-Nederlanden Powszechne Towarzystwo Emerytalne S.A. which also includes the shares held by Nationale-Nederlanden Otwarty Fundusz Emerytalny).
3. As a result of the transaction carried out on 5 June 2025, Norges Bank increased its shareholding in the Company above 5% of the votes at the General Shareholders' Meeting of the Company (5.1%).
4. On 12 June 2025, AEREF concluded transactions for the sale of a total of 2,040,000 ordinary bearer shares of Murapol S.A. it held, carrying a total of 2,040,000 votes at the General Meeting of the Company, of which: (i) 1,020,000 shares were sold to Hampont sp. z o.o. by way of a sale transaction concluded outside the organized trading (an OTC transaction) - the transaction was concluded on 12 June 2025 and accounted for on 13 June 2025, and (ii) 1,020,000 shares

were sold to Poddębice Retail Invest sp. z o.o. by way of a block trade transaction concluded on the regulated market run by the Warsaw Stock Exchange - the transaction was concluded on 12 June 2025 and accounted for on 16 June 2025.

5. On 26 November 2025, M Equity Invest sp. z o.o. (formerly: Poddębice Retail Invest sp. z o.o.) sold 1,020,000 ordinary bearer shares of the Company to Forum Euro Nieruchomości Fundusz Inwestycyjny Zamknięty Aktywów Niepublicznych (hereinafter "FEN FIZAN"), carrying a total of 1,020,000 votes at the General Meeting of the Company by way of a transaction concluded outside the organized trading system - the transaction was accounted for on the same day.

6. On 27 November 2025, Hampont sp. z o.o. concluded transactions for the purchase of a total of 2,200,000 ordinary bearer shares of the Company held by AEREF, carrying a total of 2,200,000 votes at the General Meeting of the Company by way of a sale transaction concluded outside the organized trading (an OTC transaction) - the transaction was concluded on 27 November 2025 and accounted for on the same day.

7. As a result of the Accelerated Book Building (ABB) process for the Company's shares held by AEREF, on 28 November 2025: (i) block trade transactions were concluded on the regulated market run by the Warsaw Stock Exchange, by way of which AEREF sold a total of 6,732,000 ordinary bearer shares of the Company it held, carrying 6,732,000 votes at the General Meeting of the Company, including 1,632,000 sold to FEN FIZAN – the transaction was accounted for on 2 December 2025; and (ii) a transaction was concluded for the sale of a total of 1,632,000 ordinary bearer shares of the Company it held, carrying a total of 1,632,000 votes at the General Meeting of the Company, to Hampont by way of a sale transaction concluded outside the organized trading (an OTC transaction) - the transaction was accounted for on 2 December 2025.

Shareholders holding more than 5% of the votes at the AGM as at 31/12/2024.

<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 Inwestycje sp. z o.o.*	-	27,760,000	27,760,000	68.04%
Nationale-Nederlanden Powszechno Towarzystwo Emerytalne S.A.**	-	2,960,000	2,960,000	7.25%
Hampont sp. z o.o.	-	2,040,000	2,040,000	5.00%
Others	-	8,040,000	8,040,000	19.71%
Total	-	40,800,000	40,800,000	100%

*and** additional information for the references is presented above the table

27.2. Supplementary capital, other reserves, retained earnings/ accumulated losses and dividend restrictions

The structure of the supplementary capital, other reserves and retained earnings/accumulated losses is as follows:

	<i>Supplement-ary capital</i>	<i>Other reserves</i>	<i>Capital from share-based payment transactions</i>	<i>Unappropriated profit (loss) for prior years</i>	<i>Total supplement-ary capital and retained earnings/ accumulated losses</i>
As at 1 January 2025	330,521	13,760	9,400	4,798	358,479
net profit/(loss) for 2024	-	-	-	242,001	242,001
share-based payments*	-	-	2,044	-	2,044
purchase of non-controlling interests	-	-	-	-	-
dividend	-	(119,952)	-	(80,376)	(200,328)
transfer between equity items	41,480	119,952	-	(161,432)	-
As at 31 December 2025	372,001	13,760	11,444	4,991	402,196

*share-based payments concern the incentive bonus described in Note 36.4.1.

	Supplement-ary capital	Other reserves	Capital from share-based payment transactions	Unappropriated profit (loss) for prior years	Total supplement-ary capital and retained earnings/ accumulated losses
As at 1 January 2024	213,771	112,759	6,575	2,848	335,953
net profit/(loss) for 2023	-	-	-	219,076	219,076
share-based payments*	-	-	2,825	-	2,825
purchase of non-controlling interests	-	953	-	-	952
dividend	-	(119,952)	-	(80,376)	(200,328)
transfer between equity items	116,750	20,000	-	(136,750)	-
As at 31 December 2024	330,521	13,760	9,400	4,798	358,479

*share-based payments concern the incentive bonus described in Note 36.4.1.

The net profit/loss for the previous year is presented as a change in the period. If it were presented in the supplementary capital and retained earnings/accumulated losses in the opening balance sheet, the total supplementary capital would amount to PLN 600,480 thousand as at 1 January 2025 and PLN 555,029 thousand as at 1 January 2024.

The supplementary capital was created from the profits generated in the previous years.

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

Dividends are paid in accordance with the provisions of the Commercial Companies Code based on the separate financial statements of Murapol S.A. prepared in accordance with IFRS.

In addition, the item "Supplementary capital, other reserves and retained earnings/accumulated losses" also includes amounts which are not distributable, i.e. they may not be paid out as dividends; they include, in particular:

- amounts recognized in connection with accounting for transactions in non-controlling interests which do not result in the loss of control over a given Group company.

Information about dividends paid and proposed to be paid is presented in Note 17.

Information about the long-term incentive bonus is presented in Note 36.4.1.

27.3. Non-controlling interests

	Year ended 31 December 2025	Year ended 31 December 2024
As at the beginning of the period	-	1,425
Dividends paid by subsidiaries	-	-
Sale of a company	-	-
Changes in the shareholder structure of subsidiaries	-	(1,453)
Share in profits/(losses) of subsidiaries	-	28
As at the end of the period	-	-

Detailed information about the subsidiaries holding non-controlling interests:

Entity	Percentage of shares and voting rights held by non-controlling shareholders		Profit/loss allocated to non-controlling interests		Cumulative value of non-controlling interests	
	31/12/2025	31/12/2024	2025	2024	31/12/2025	31/12/2024
Cross Bud S.A.	-	-	-	28	-	-
Total	-	-	-	28	-	-

28 Liabilities in respect of loans, borrowings and bonds

	31 December 2025	31 December 2024
Current	44,007	65,191
Loans	41,430	63,855
Total loans and borrowings	41,430	63,855
Bonds	2,577	1,336
Total bonds	2,577	1,336
Non-current	649,024	546,286
Loans	404,183	400,549
Total loans and borrowings	404,183	400,549
Bonds	244,841	145,737
Total bonds	244,841	145,737
Total	693,031	611,477

Loans

As at 31 December 2025, the Group was a party to a loan agreement concluded 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 and to provide funds for general corporate purposes and to finance working capital. On 17 November 2025, an annex to the loan agreement was concluded, according to which the loans repayment deadline was extended to 30 June 2029 with the loans totalling PLN 550,000 thousand, which includes (iii) Refinancing Tranche A of PLN 150,000 thousand, (iiii) Refinancing Tranche B of PLN 300,000 thousand, and (iii) a Working Capital Loan of PLN 100,000 thousand. As at 31 December 2025, a loan of PLN 450,000 thousand was utilized. The term loan is repaid in accordance with the adopted repayment schedule, of which PLN 300,000 thousand will be repaid on a one-time basis no later than on 30 June 2029.

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

Loan agreements granted to the entities in the Murapol Group as at 31/12/2025:

Bank	Borrower	Maximum loan amount	Current utilization of loan	Final repayment deadline	Interest rate
PEKAO S.A. / Santander Bank S.A.	Murapol S.A.	550,000	450,000	30/06/2029	WIBOR 3M + a margin

Main collateral for loans as at 31/12/2025:

Collateral in the form of mortgages:

1. Joint mortgage of up to PLN 825,000,000 as collateral under the loans agreement of 14/09/2022, established on the real estate of the Murapol Group for 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 by and 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 over the shares in Murapol Real Estate S.A., Cross Bud S.A. and Murapol Venture Partner S.A., concluded by and 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 over the shares in the companies acceding to the debt (which are limited liability companies), concluded by and 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 registered pledges and ordinary pledges over the monetary receivables of the partners in the partnerships acceding to the debt (which are general partnerships), concluded by and between the partners 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 a registered pledge over a set of objects and rights, concluded by and 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 pledges and a registered pledge over trademark protection rights, concluded by and 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. debt subordination and subordinated debt transfer agreement concluded by and 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. debt transfer agreement concluded on 27 September 2022 by and 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;

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

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

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

12. statements by the partners (who are not, at the same time, the borrower or the partnership acceding to the debt) of the partnerships acceding to the debt on submission to enforcement proceedings pursuant to Article 777 § 1(6) of the Code of Civil Procedure, made to Bank Polska Kasa Opieki S.A. and Santander Bank Polska S.A. as lenders.

Loan agreements granted to the entities in the Murapol Group as at 31/12/2024:

Bank	Borrower	Maximum loan amount	Current utilization of loan	Final repayment deadline	Interest rate
PEKAO S.A. / Santander Bank S.A. / Alior Bank S.A.	Murapol S.A.	550,000	550,000	30/06/2026	WIBOR 3M + a 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 as collateral under the loans agreement of 14/09/2022, established on the real estate of the Murapol Group for 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 by and 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 over the shares in Murapol S.A., Murapol Real Estate S.A., Cross Bud S.A. and Partner S.A., concluded by and 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 over the shares in the companies acceding to the debt (which are limited liability companies), concluded by and 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 registered pledges and ordinary pledges over the monetary receivables of the partners in the partnerships acceding to the debt (which are general partnerships), concluded by and between the partners 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 a registered pledge over a set of objects and rights, concluded by and 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 pledges and a registered pledge over trademark protection rights, concluded by and 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. debt subordination and subordinated debt transfer agreement concluded by and 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. debt transfer agreement concluded on 27 September 2022 by and 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;

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

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

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

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

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

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

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

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

Bonds

On 29 April 2025, Murapol S.A. issued 10,000 1/2025 series unsecured ordinary bearer bonds with a nominal value of PLN 10,000 each and a total nominal value of PLN 100,000,000. The issue price of the bonds was equal to their nominal value. The bonds bear interest at a floating interest rate of WIBOR 3M plus a margin of 4.00% per annum. The redemption date for the bonds is 29 April 2028.

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 interest rate of WIBOR 3M plus a margin of 4.00% per annum. The redemption date for the bonds is 28 May 2027.

Discussion of forecasted financial liabilities

Pursuant to Article 35(1a) and (1c) of the Act on Bonds, the Company presented on its website, under "Investor Relations", forecasts for movements in financial liabilities, including the estimated value of financial liabilities and the estimated financing structure understood as the value and percentage share of liabilities in respect of loans and borrowings, debt securities in issue and leases in total equity and liabilities in the Group's balance sheet.

The difference between the forecasted and actual results for loans is the result of loan refinancing in the fourth quarter of 2025. The difference between the forecasted and actual results for debt securities is the result of the issue of bonds of PLN 100 million in April 2025.

Consolidated data (in PLN million)	Forecast	Percentage share in total equity and liabilities	Actuals	Percentage share in total equity and liabilities
Loans	402	16.83%	446	18.31%
Debt securities	200	8.37%	247	10.17%
Leases	1	0.02%	1	0.05%

29 Other financial liabilities

The main item of other financial liabilities is the measurement of options of PLN 5,398 thousand. On 9 May 2024, the Issuer's subsidiary, Murapol Real Estate S.A., sold 17.5% of its shares in each of the four Subsidiaries to EPP N.V. Next, it entered into option agreements regarding the shares held by EPP N.V. in the Subsidiaries, pursuant to which, under the terms and conditions set out in those agreements, Murapol Real Estate S.A. will have the right to purchase (a call option) from EPP N.V. all of its shares, whereas EPP N.V. will have the right to sell (a put option) all of its shares to Murapol Real Estate S.A. The Issuer's Management Board expects that the options will be settled over a period of 12 months from the balance sheet date.

30 Derivative financial instruments

	31 December 2025	31 December 2024
Assets	-	1,443
Non-current derivatives	-	763
Measurement of IRS	-	763
Current derivatives	-	680
Measurement of IRS	-	680
	31 December 2025	31 December 2024
Liabilities	3,705	1,304
Non-current derivatives	2,216	-
Measurement of IRS	2,216	-
Current derivatives	1,489	1,304
Measurement of IRS	1,489	1,304

IRS

As at 1 January 2025, the Group was a party to interest rate swap (IRS) contracts which hedged 75% of the loan exposure against changes in interest rates. The contracts were in force until June 2026. In 2025, under the loan agreement the Group concluded more IRS contracts, thanks to which 60% of the loan exposure is hedged against changes in interest rates. The new contracts are in force until June 2029.

Collateral in the form of mortgages:

1. Joint mortgage of up to PLN 15,000,000 as collateral under the IRS contract, established on the real estate of the Murapol Group for the creditor, Santander Bank Polska S.A.;
2. Joint mortgage of up to PLN 24,000,000 as collateral under the IRS contract, established on the real estate of the Murapol Group for the creditor, Bank Polska Kasa Opieki S.A.

31 Provisions

31.1. Changes in provisions

	<i>Provisions for guarantee repairs</i>	<i>Provisions for litigation</i>	<i>Other provisions</i>	<i>Total</i>
As at 1 January 2025	1,610	6,302	82	7,994
Recognized during the financial year	5,319	1,125	915	7,359
Utilized	-	-	-	-
Released	-	(211)	(997)	(1,208)
As at 31 December 2025	6,929	7,216	-	14,145
Current	686	7,216	-	7,902
Non-current	6,243	-	-	6,243

	<i>Provisions for guarantee repairs</i>	<i>Provisions for litigation</i>	<i>Other provisions</i>	<i>Total</i>
As at 1 January 2024	-	6,291	99	6,390
Recognized during the financial year	1,610	372	874	2,856
Utilized	-	-	-	-
Released	-	(361)	(891)	(1,252)
As at 31 December 2024	1,610	6,302	82	7,994
Current	63	6,302	82	6,447
Non-current	1,547	-	-	1,547

Provisions for litigation are described in Note 35.2.

32 Trade payables and other liabilities (current and non-current)

32.1. Trade and other payables

	31 December 2025	31 December 2024
Trade payables	108,923	117,575
Other liabilities, including:	9,369	10,210
<i>Public law payables</i>	5,581	6,620
<i>Security deposits retained</i>	1	30
<i>Purchase of land</i>	3,082	2,922
<i>Other</i>	705	638
TOTAL, including:	118,292	127,785
<i>Non-current</i>	3,083	2,953
<i>Current</i>	115,209	124,832

The parent company's Management Board believes that the book value of trade payables approximates their fair value due to their short-term nature. Trade payables bear no interest and usually mature within 7 to 90 days.

32.2. Construction security deposits

	Year ended 31 December 2025	Year ended 31 December 2024
Opening balance as at 1 January	66,840	60,522
Changes	7,145	6,318
Closing balance as at 31 December	73,985	66,840
including:		
Non-current	25,160	22,837
Current	48,825	44,003

33 Reasons for differences between changes in certain items arising from the statement of financial position and changes arising from the statement of cash flows

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

	Year ended 31 December 2025	Year ended 31 December 2024
(Increase)/decrease in inventories arising from the statement of financial position	(210,617)	(241,763)
(Increase)/decrease due to recognition of the right of use	(4,847)	18,249
(Increase)/decrease in inventories due to capitalization of finance and other costs	26,415	17,855
(Increase)/decrease in inventories arising from the statement of cash flows	(189,049)	(205,659)
Increase/(decrease) in liabilities, excluding loans and borrowings and other financial liabilities arising from the statement of financial position	(2,795)	54,035
Adjustment to unpaid liabilities in respect of purchase of property, plant and equipment	-	-
Adjustment to liabilities in respect of options and measurements	(777)	5,394
Increase/(decrease) in liabilities, excluding loans and borrowings and other financial liabilities arising from the statement of cash flows	(3,572)	59,429
Finance costs in the statement of comprehensive income	8,338	3,595
Finance costs relating to operating activities	(297)	(460)
Capitalized finance costs in cost of sales	43,600	44,850
Finance costs arising from the statement of cash flows	51,641	47,985

34 Capital commitments

As at 31 December 2025 (and as at 31 December 2024), the Group did not have any contractual obligations relating to capital expenditure on property, plant and equipment, leases or investment properties. As at 31 December 2025, the Group did not have any contractual obligations relating to capital expenditure on intangible assets (or as at 31 December 2024).

35 Contingent liabilities

35.1. Non-financial sureties and guarantees granted

As at 31 December 2025:

Guarantor	Beneficiary	Subject of the guarantee	Up to	From	To
Murapol S.A.	Leier Polska S.A.	Trade payables	2,000	2020/10/08	2028/12/31
Murapol S.A.	Biuro Inwestycji Kapitałowych Sosnowiec 2 Sp. z o.o.	Trade payables	700	2019/05/13	unspecified
Murapol S.A.	Student Depot Łódź 2 Sp. z o.o.	Surety agreement	6,500	2021/05/31	2025/12/31
Murapol S.A.	Student Depot Łódź 2 Sp. z o.o.	Surety agreement	1,967	2021/11/30	2028/12/31
Murapol S.A.	Stena Sp. z o.o.	Surety agreement	32,074	2021/11/02	2032/05/20
Murapol S.A.	Stena Sp. z o.o.	Surety agreement	141,209	2021/11/02	2033/06/30
Murapol S.A.	Stena Sp. z o.o.	Surety agreement	48,678	2021/11/02	2032/12/18
Murapol S.A.	Aceno Sp. z o.o.	Surety agreement	51,406	2021/11/02	2032/07/22
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	2021/10/28	2027/12/31
Cross Bud S.A.	Bruk Bet Sp. z o.o.	Trade payables	400	2015/08/13	unspecified
Murapol S.A.	Santander Bank Polska S.A. Aceno Sp. z o.o.	Guarantee agreement	5,462	2022/02/03	2032/12/31
Murapol S.A.	Santander Bank Polska S.A. Life Spot Sp. z o.o.	Guarantee agreement	22,000	2023/02/07	2033/12/31
Murapol S.A.	Bank Pekao S.A.	Guarantee agreement	28,848	2024/02/23	2034/12/31
Murapol S.A.	Life Spot Katowice Graniczna Sp. z o.o.	Surety agreement	62,591	2023/01/05	2035/01/22
Murapol S.A.	Life Spot Kraków Czerwone Maki Sp. z o.o.	Surety agreement	93,402	2023/02/01	2035/04/10
Murapol S.A.	Life Spot Kraków Lipska Sp. z o.o.	Surety agreement	59,690	2024/01/09	2036/03/12
Murapol S.A.	Life Spot Projekt 11 Sp. z o.o.	Surety agreement	112,521	2024/01/08	2036/05/31
Murapol S.A.	SCG Spółka z ograniczoną odpowiedzialnością Sp. k.	Surety agreement	21,500	2023/06/27	2026/12/31
Murapol Real Estate S.A.	ING Bank Śląski S.A.	Bank guarantee	2,264	2024/05/20	2026/03/30
Murapol Projekt 43 Sp. z o.o.	ING Bank Śląski S.A.	Bank guarantee	83	2025/01/08	2026/06/01

<i>Guarantor</i>	<i>Beneficiary</i>	<i>Subject of the guarantee</i>	<i>Up to</i>	<i>From</i>	<i>To</i>
Murapol Real Estate S.A.	ING Bank Śląski S.A.	Bank guarantee	550	2025/03/26	2027/03/12
Murapol S.A.	EPP RETAIL - POWERPARK TYCHY Sp. z o.o. with its registered office in Warsaw	Surety agreement	30,996	2024/05/09	2039/05/09
Murapol S.A.	EPP RETAIL - M1 POZNAŃ Sp. z o.o. with its registered office in Warsaw	Surety agreement	90,479	2024/05/09	2039/05/09
Murapol S.A.	EPP RETAIL - M1 CZĘSTOCHOWA Sp. z o.o. with its registered office in Warsaw	Surety agreement	12,989	2024/05/09	2039/05/09
Murapol S.A.	EPP RETAIL - POWERPARK KIELCE Sp. z o.o. with its registered office in Warsaw	Surety agreement	21,992	2024/05/09	2039/05/09
Murapol S.A.	EPP N.V.	Surety agreement	6,207	2024/05/09	2028/01/07
Murapol S.A.	EPP N.V.	Surety agreement	3,448	2024/05/09	2029/01/07
Murapol S.A.	EPP N.V.	Surety agreement	862	2024/05/09	2029/01/07
Murapol S.A.	EPP N.V.	Surety agreement	86	2024/05/09	2028/01/07
Murapol S.A.	Twarda S.À R.L.	Surety agreement	119,575	2024/11/21	2037/07/11
Murapol S.A.	Śląska S.À R.L.	Surety agreement	142,509	2024/11/21	2037/11/18
Murapol S.A.	Bank Pekao S.A.	Guarantee agreement	43,473	2025/03/31	2034/12/31
Murapol Real Estate S.A.	Urban municipality of Kraków	Guarantee agreement	136	2025/03/06	unspecified
Murapol Real Estate S.A.	Urban municipality of Kraków	Guarantee agreement	336	2025/07/01	unspecified

As at 31 December 2024:

<i>Guarantor</i>	<i>Beneficiary</i>	<i>Subject of the guarantee</i>	<i>Up to</i>	<i>From</i>	<i>To</i>
Murapol S.A.	Leier Polska S.A.	Trade payables	2,000	2020/10/08	2028/12/31
Murapol S.A.	Biuro Inwestycji Kapitałowych Sosnowiec 2 Sp. z o.o.	Trade payables	700	2019/05/13	unspecified
Murapol Real Estate S.A.	Przedsiębiorstwo badawczo-wdrożeniowe (Research and Implementation Company) "Hydro-Pomp"	Surety agreement	250	2020/12/15	2024/12/31
Murapol S.A.	Student Depot Łódź 2 Sp. z o.o.	Surety agreement	6,500	2021/05/31	2025/12/31
Murapol S.A.	Student Depot Łódź 2 Sp. z o.o.	Surety agreement	1,967	2021/11/30	2028/12/31
Murapol S.A.	Stena Sp. z o.o.	Surety agreement	32,074	2021/11/02	2032/05/20
Murapol S.A.	Stena Sp. z o.o.	Surety agreement	141,209	2021/11/02	2033/06/30
Murapol S.A.	Stena Sp. z o.o.	Surety agreement	48,678	2021/11/02	2032/12/18
Murapol S.A.	Aceno Sp. z o.o.	Surety agreement	51,406	2021/11/02	2032/07/22

Guarantor	Beneficiary	Subject of the guarantee	Up to	From	To
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	2021/10/28	2027/12/31
Cross Bud S.A.	Bruk Bet Sp. z o.o.	Trade payables	400	2015/08/13	unspecified
Murapol S.A.	Santander Bank Polska S.A. Aceno Sp. z o.o.	Guarantee agreement	5,462	2022/02/03	2032/12/31
Murapol S.A.	Santander Bank Polska S.A. Life Spot Sp. z o.o.	Guarantee agreement	22,000	2023/02/07	2033/12/31
Murapol S.A.	Bank Pekao S.A.	Guarantee agreement	28,848	2024/02/23	2034/12/31
Murapol S.A.	Life Spot Katowice Graniczna Sp. z o.o.	Surety agreement	62,591	2023/01/05	2035/01/22
Murapol S.A.	Life Spot Kraków Czerwone Maki Sp. z o.o.	Surety agreement	93,402	2023/02/01	2035/04/10
Murapol S.A.	Life Spot Kraków Lipska Sp. z o.o.	Surety agreement	59,690	2024/01/09	2036/03/12
Murapol S.A.	Life Spot Projekt 11 Sp. z o.o.	Surety agreement	112,521	2024/01/08	2036/05/31
Murapol S.A.	SCG Spółka z ograniczoną odpowiedzialnością Sp. k.	Surety agreement	21,500	2023/06/27	2026/12/31
Murapol S.A.	ING Bank Śląski S.A.	Bank guarantee	4,767	2023/10/05	2025/10/03
Murapol Real Estate S.A.	ING Bank Śląski S.A.	Bank guarantee	4,606	2023/10/05	2024/09/30
Murapol Real Estate S.A.	ING Bank Śląski S.A.	Bank guarantee	2,264	2024/05/20	2025/09/30
Murapol S.A.	EPP RETAIL - POWERPARK TYCHY Sp. z o.o. with its registered office in Warsaw	Surety agreement	30,996	2024/05/09	2039/05/09
Murapol S.A.	EPP RETAIL - M1 POZNAŃ Sp. z o.o. with its registered office in Warsaw	Surety agreement	90,479	2024/05/09	2039/05/09
Murapol S.A.	EPP RETAIL - M1 CZĘSTOCHOWA Sp. z o.o. with its registered office in Warsaw	Surety agreement	12,989	2024/05/09	2039/05/09
Murapol S.A.	EPP RETAIL - POWERPARK KIELCE Sp. z o.o. with its registered office in Warsaw	Surety agreement	21,992	2024/05/09	2039/05/09
Murapol S.A.	EPP N.V.	Surety agreement	6,207	2024/05/09	2028/01/07
Murapol S.A.	EPP N.V.	Surety agreement	3,448	2024/05/09	2029/01/07
Murapol S.A.	EPP N.V.	Surety agreement	862	2024/05/09	2029/01/07
Murapol S.A.	EPP N.V.	Surety agreement	86	2024/05/09	2028/01/07
Murapol S.A.	Twarda S.À R.L.	Surety agreement	119,575	2024/11/21	2037/07/11
Murapol S.A.	Śląska S.À R.L.	Surety agreement	142,509	2024/11/21	2037/11/18

The above-mentioned sureties and guarantees have been issued for the subsidiaries of the parent company.

The guarantees provided by the Group as a security for bank loans are described in detail in Note 28 to these consolidated financial statements.

35.2. Litigation

As at 31 December 2025, the total value of proceedings pending before courts, concerning the Group's potential liabilities, amounted to approximately PLN 224.9 million. These disputes mainly concern claims for damages from customers and claims for payment from subcontractors. As regards the claims which the Group considered reasonable, provisions totalling approximately PLN 7.2 million were recorded. The provision recorded is for a number of cases, the five largest of which total PLN 5.2 million.

As at 31 December 2024, the total value of proceedings pending before courts, concerning the Group's potential liabilities, amounted to approximately PLN 24.9 million. These disputes mainly concern claims for damages from customers and claims for payment from subcontractors. As regards the claims which the Group considered reasonable, provisions totalling approximately PLN 6.3 million were recorded. The provision recorded is for a number of cases, the five largest of which total PLN 4.6 million.

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

The value of contingent liabilities concerning court cases not covered by a provision as at 31 December 2025 amounts to PLN 227.7 million. The increase compared with 31 December 2024 is the result of receipt of a statement of claim on 11 February 2025 for an obligation 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 of a part thereof, concerning PLN 63.7 million) and payment of the price together with the order to pay PLN 53.8 million with interest as specified in the statement of claim, as (for the most part) compensation for lost profits. At the same time, if the court should not grant the above claims of the claimant, the claimant requests to be awarded PLN 191.6 million with interest as specified in the statement of claim from the respondent as (for the most part) compensation for lost profits. The Issuer's Management Board believes that the claim is unfounded in its entirety. More details can be found in the current report no. 03/2025.

The value of contingent liabilities concerning court cases not covered by a provision as at 31 December 2024 amounts to PLN 18.6 million.

As at 31 December 2025, the total value of disputed receivables with regard to which there are proceedings pending before the courts amounted to approximately PLN 31.2 million, of which approx. PLN 12.9 million has been written down.

As at 31 December 2024, the total value of disputed receivables with regard to which there are proceedings pending before the courts amounted to approximately PLN 17.1 million, of which approx. PLN 11.6 million has been written down.

35.3. Administrative proceedings

Office of the Polish Financial Supervision Authority

On 30 April 2019, the Office of the Polish Financial Supervision Authority initiated administrative proceedings to impose a fine on Murapol S.A. on the basis of Article 97(1)(5) of the Act on Public Offering and on the basis of Article 97(1a)(2) or (1b) of the Act on Public Offering in connection with a suspected breach of Article 69 in conjunction with Article 87(1)(3)(a) and Article 73(2) in conjunction with Article 87(1)(3)(a) of the Act of 29 July 2005 on Public Offering (Journal of Laws of 2019, item 623) in connection with transactions in the shares of Skarbiec Holding S.A. in 2017-2018. The sanction proceedings conducted by the PFSA against Murapol S.A. concerned a suspected administrative tort boiling down to Murapol S.A. practising the so-called parking of Skarbiec Holding S.A.'s shares in third parties. On 20 August 2019, the Polish Financial Supervision Authority imposed two fines on Murapol S.A. totalling PLN 10.4 million for which provisions were recognized in 2019.

On 10 September 2019, an application for reconsideration of the decision was submitted to the Polish Financial Supervision Authority. 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. totalling PLN 9.1 million in connection with the issues described above, which was paid in March 2021.

In April 2021, the Issuer filed a complaint against the Polish Financial Supervision Authority's decision with the Voivodeship Administrative Court in Warsaw. 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.

On 7 August 2025, the Supreme Administrative Court dismissed the Issuer's cassation appeal against the decision of the Voivodeship Administrative Court in Warsaw of 16 September 2021 dismissing the Issuer's complaint against the Polish Financial Supervision Authority's administrative decision of 26 February 2021, by virtue of which the PFSA imposed two administrative fines on the Issuer, totalling PLN 9.1 million, for the Company allegedly committing administrative torts. The fines were paid by the Issuer in full in March 2021.

Office of Competition and Consumer Protection

Since 2021 the President of the Office of Competition and Consumer Protection (OCCP) has been conducting a total of three investigations to determine preliminarily whether there have been any infringements which formed grounds for the initiation of proceedings for recognizing the provisions of a template contract as prohibited or proceedings regarding practices infringing the collective interests of consumers (which concerned, among other things, market research into the use of the so-called indexation clauses by enterprises operating in the property development sector).

The investigations are not conducted against any entity, but they may result in the initiation of one of the above-mentioned proceedings against the entity whose activities a given investigation concerned.

In addition, the President of the Office of Competition and Consumer Protection, in the course of the actions taken as part of his statutory competences at the level of collecting information and data about the market activities of enterprises in relation to consumers, applied to the Company in matters regarding competition and consumer protection, 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.

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 connection with 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 the proceedings.

If, in the case of initiation of proceedings to declare the provisions of the template contract prohibited (as indicated above) or proceedings regarding practices infringing the collective interests of consumers as a result of an investigation, the President of the Office of Competition and Consumer Protection should conclude that an entity, even unintentionally, has used practices infringing the collective interests of consumers or prohibited provisions of a template contract in connection with consumer trading, the President of the Office of Competition and Consumer Protection may, as appropriate, issue a decision declaring such practice unlawful and order that it be discontinued if, at the time of issuing the decision, a given practice was not discontinued, or declare the provisions of the template contract to be prohibited and prohibit its use. If a practice is considered to infringe the collective interests of consumers or the provisions of the template contract are considered prohibited, the President of the Office of Competition and Consumer Protection may also: (i) specify measures to rectify the ongoing effects of the infringement; and (ii) impose a fine on the entity of no more than 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, as part of fulfilling his or her function during the infringement identified, intentionally allowed such an infringement to occur through his or her action or omission. However, if an entity, prior to the issuance of a decision determining an infringement, undertakes to take or discontinue specific actions in order to end the alleged infringement or rectify the effects of that infringement, instead of issuing a decision determining an infringement, the President of the Office of Competition and Consumer Protection may issue a decision putting that entity under an obligation to fulfil those obligations (in such a case, the President of the Office of Competition and Consumer Protection does not impose a penalty).

The Group has not recognized a provision for the above proceedings because the Group'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 Group. Due to the current stage of the proceedings, as mentioned above, the Group is unable to estimate the value of that contingent liability.

Tax Offices

On 15 September 2025, the Issuer received, from the Head of the Lublin Customs and Tax Office in Biała Podlaska, the findings of the 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 of 15 February 1992 on Corporate Income Tax (the "CIT Act") in the period from 1/01/2022 to 31/12/2022, according to which, in the authority's opinion, the Issuer as a remitter based on Article 26 of the CIT Act, was required to calculate and collect flat rate income tax at 19% on the date of payment of a dividend to AEREF V PL Investment S.à r.l. as follows:

- on 24/10/2022: tax of PLN 14.6 million on the dividend of PLN 76.7 million;
- on 7/11/2022: tax of PLN 37.2 million on the dividend of PLN 196.1 million,

and then transfer the tax collected by 7/11/2022 and by 7/12/2022 to the account of the competent tax office. Apart from the above-mentioned tax amounts, interest on late payment of overdue tax liabilities, estimated at PLN 21.8 million, also remains to be paid.

On 22 September 2025, the Issuer concluded an agreement with AEREF V PL Investment S.à r.l. (i.e. the entity to which, as the shareholder, the Issuer paid dividends totalling PLN 272,742,337.73 in 2022) under which it was agreed that AEREF V PL Investment S.à r.l. would cover, for the Issuer, the full cost of withholding tax (WHT) of PLN 51.8 million, with default interest. The funds were received on 23 September 2025. Therefore, the Issuer filed appropriate adjustments to the tax information and appropriate tax returns and paid the tax liabilities due with interest.

On 20 February 2026, the Issuer collected from the Head of the Lublin Tax Office in Lublin:

- a decision refusing the reimbursement of flat rate corporate income tax of PLN 18,247,451.00 collected on the dividend paid in May 2023 and

- a decision refusing the determination and reimbursement an overpayment of PLN 380,000.00 in respect of flat rate corporate income tax collected on the dividend paid in May 2023.

On 5 March 2026, the Issuer filed appeals against both these decisions of the Head of the Lublin Tax Office in Lublin to the Director of the Chamber of Tax Administration in Lublin.

The Management Board does not agree with the decisions issued. In the Issuer's opinion, the decisions issued leave out key factual findings and source documents. In the opinion of the Management Board of the Issuer, there are strong arguments arising from the actual course of the transaction and its economic conditions which the authority failed to take into account. The Company takes the view that the conditions for applying the exemption from the obligation to collect withholding tax had been met. The Issuer has an insurance policy covering the risk of the tax authority questioning the right to a domestic exemption or an exemption arising from the double taxation treaty applicable to a dividend paid. The Management Board has not identified the impairment of the receivable presented in the balance sheet.

35.4. Tax settlements

Tax settlements and other areas of activities governed by legal regulations are subject to inspection by administrative authorities which are authorized to impose penalties or sanctions.

Due to the dynamically changing legal system, there may be differences of opinion as to the legal interpretation of tax regulations both within state bodies and between state bodies and enterprises, which gives rise to areas of uncertainty and conflicts.

Tax settlements may 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 Group's tax settlements are made correctly.

36 Information about related entities

36.1. The parent company of Murapol S.A.

The parent company of Murapol S.A. is AEREF V PL Inwestycje Sp. z o.o. This entity exercises control together with a related entity under common control – Hampont Sp. z o.o. – on the basis of personal rights arising from the Articles of Association of the Issuer.

36.2. Ultimate parent company

The ultimate parent company is Ares Partners HoldCo LLC.

36.3. Terms of transactions with related entities

All transactions with the related entities of the Murapol S.A. Group within the meaning of IAS 24 were concluded on an arm's length basis.

36.4. Remuneration of the Group's senior management

36.4.1. Remuneration paid or payable to the members of the Management Board and the members of the Supervisory Board of the Group

	Year ended 31 December 2025	Year ended 31 December 2024
Management Board		
Current employee benefits from Murapol S.A.	3,602	3,758
Short-term employee benefits from other Group companies	4,352	4,485
Incentive bonus	1,590	2,825
Supervisory Board		
Current employee benefits from Murapol S.A.	550	487
	10,094	11,555

On 17 November 2021, an agreement was signed for a long-term incentive bonus scheme, by and between certain members of the Management Board of Murapol S.A. and AEREF V PL Investment S.à r.l. and AEREF V PL Master S.à r.l. (i.e. the entity directly controlling AEREF V PL Investment S.à r.l.). The amount of the bonus depends on the rate of return on investments in the Group for AEREF V PL Investment S.à r.l. or AEREF V PL Master S.à r.l. (i.e. the entity directly controlling AEREF V PL Investment S.à 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 proceeds 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 that date, the participants forfeit their bonus entitlement (the so-called service-related vesting condition).

In the Group's opinion, the amount of the bonus is effectively dependent on the value of the Company's equity instruments, therefore, the bonus represents a share-based payment transaction. 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 of the Company.

The vesting date, i.e. the date on which the share-based payment agreement was concluded, is 17 November 2021; nevertheless, the participants in the scheme were informed that they would be covered by it and were made aware of its key terms as early as April 2020 – therefore, that date was 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 determined on the basis of the expected rate of return on the investment.

By 31 December 2024, the cumulative cost of the scheme for the Group 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 selected members of senior management as part of the long-term incentive scheme for the Company's managers for 2024-2028 which was approved by the Supervisory Board by way of resolution of 1 October 2024, having consulted the Remuneration and Nominations Committee of the Supervisory Board. At the same time, detailed terms and conditions of the scheme were determined. Under the incentive scheme in question, the persons covered by it will be entitled to take up shares in the Company, which will require a resolution of the Company's General Meeting, failing which the entitlement to take up shares will be converted into a cash equivalent.

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

The amount of the bonus is effectively dependent on the value of the Company's equity instruments, therefore, the bonus represents a share-based payment transaction. The Company recognizes this transaction as settled in equity instruments.

The fair value of the scheme as at the vesting date was PLN 9.6 million and was determined on the basis of 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 2025, the cumulative cost of the scheme for the Group is PLN 2,369 thousand, of which PLN 1,856 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".

On 1 July 2025, as part of the long-term incentive scheme the Supervisory Board awarded 35,344 subscription warrants to the participants in the scheme. On 2 October 2025, the Supervisory Board extended the scheme to cover additional members of senior management and awarded 7,717 subscription warrants to the participants in the scheme.

36.5. Other transactions with related entities

	Year ended 31 December 2025	Year ended 31 December 2024
purchase of services by:	7,791	9,516
<i>Murapol S.A. from:</i>		
- companies and individuals related to the shareholders	7,733	8,582
<i>Group companies from:</i>		
- companies and individuals related to the shareholders	58	934
sale of finished goods, materials and services by:	157,809	146,310
<i>Group companies to:</i>		
- companies and individuals related to the shareholders	157,809	146,310
interest on other receivables:	694	-
<i>Murapol S.A. from:</i>		
- companies and individuals related to the shareholders	694	-

	31 December 2025	31 December 2024
Receivables from related entities:	17,821	36,078
Trade receivables	5,370	24,289
<i>Group companies to:</i>		
- companies and individuals related to the shareholders	5,370	24,289
Other receivables	12,451	11,789
<i>Murapol S.A. od:</i>		
- companies and individuals related to the shareholders	12,451	11,785
<i>Group companies to:</i>		
- companies and individuals related to the shareholders	-	4
Liabilities to related entities:	8,310	26,926
Trade payables	2,649	2,762
<i>Murapol S.A. for:</i>		
- companies and individuals related to the shareholders	2,411	2,622
<i>Group companies to:</i>		
- companies and individuals related to the shareholders	238	140
Liabilities under contracts with customers	5,661	24,164
<i>Group companies to:</i>		
- companies and individuals related to the shareholders	5,661	24,164

37 Information about the fees of the registered auditor or registered audit company

The table below presents the registered audit company's fees paid or payable for the year ended 31 December 2025 and 31 December 2024 by type of service:

Type of service	Year ended 31 December 2025	Year ended 31 December 2024
Statutory audit of the annual separate and consolidated financial statements	450	460
Other services	316*	334*
	766	794

* relates to other assurance services

The fees do not include the costs of audits of the financial statements of the Group companies by auditors other than Ernst & Young Audyt Polska sp. z o.o. sp.k.

38 Financial risk management objectives and policies

The main financial instruments used by the Group include bank loans, bonds and lease contracts, which are described in Note 28, and cash and short-term deposits. The main purpose of these financial instruments is to raise funds for the Group's operations. The Group also holds other financial instruments, such as trade receivables and payables which arise directly in the course of its activities.

The policy followed by the Group at present and throughout the period covered by these financial statements is not to trade in financial instruments.

The main types of risk arising from the Group's financial instruments include interest rate risk, liquidity risk, currency risk and credit risk. The Management Board of Murapol S.A. verifies and agrees the policies for managing each of these types of risk – these policies are briefly discussed below. The Group also monitors market price risk concerning all the financial instruments it holds. The Group's accounting policies for derivatives are discussed in Note 8.10.

38.1. Interest rate risk

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

The Group manages its interest expense by using both liabilities with fixed interest rates and with variable interest rates.

The table below presents the sensitivity of the profit (loss) before tax to reasonably possible changes in interest rates, assuming that other factors remain unchanged (in connection with liabilities bearing variable interest rates). The impact on the Group's equity or total comprehensive income is not presented.

	Increase/decrease in percentage points	Effect on profit or loss before tax
Year ended 31 December 2025		
PLN	+ 5%	(34,837)
PLN	- 5%	34,837
Year ended 31 December 2024		
PLN	+ 5%	(30,639)
PLN	- 5%	30,639

As at 1 January 2025, the Group was a party to interest rate swap (IRS) contracts which hedged 75% of the loan exposure against changes in interest rates. The contracts were in force until June 2026. In 2025, under the loan agreement the Group concluded more IRS contracts, thanks to which 60% of the loan exposure is hedged against changes in interest rates. The new contracts are in force until June 2029.

The table below presents the carrying amounts of the Group's financial instruments exposed to interest rate risk, by age category.

31 December 2025

Variable interest rate

	<1 year	1-2 years	2-3 years	3-4 years	>4 years	Total
Cash in individual escrow accounts	119,371	-	-	-	-	119,371
Cash and cash equivalents	278,318	-	-	-	-	278,318
IRS contracts (assets)	-	-	-	-	-	-
Bank loans	41,430	41,563	41,703	320,917	-	445,613
Bonds	2,577	147,376	97,465	-	-	247,418
IRS contract (liabilities)	1,489	456	456	1,304	-	3,705

31 December 2024

Variable interest rate

	<1 year	1-2 years	2-3 years	3-4 years	>4 years	Total
Cash in individual escrow accounts	155,742	-	-	-	-	155,742
Cash and cash equivalents	163,117	-	-	-	-	163,117
IRS contracts (assets)	680	763	-	-	-	1,443
Bank loans	63,855	400,549	-	-	-	464,404
Bonds	1,336	-	145,737	-	-	147,072
IRS contract (liabilities)	1,304	-	-	-	-	1,304

Borrowings granted bear fixed interest rates.

38.2. Currency risk

The Group does not have any significant financial instruments in foreign currencies. Consequently, the exposure to currency risk is limited.

38.3. Credit risk

The main financial assets held by the Group are: cash in bank accounts, trade and other receivables which carry the maximum credit risk to which the Group is exposed in connection with its financial assets. The Group concludes transactions in the PRS segment only with renowned companies with good creditworthiness and in the property development segment – with individual customers. As part of the Group's core business activities (the property development segment), receivables are realized in accordance with the Act on the Protection of the Rights of the Buyers of Residential Units or Single-Family Houses (advance payments into residential escrow accounts). All customers who wish to use trade credit are subject to preliminary verification procedures. In addition, thanks to monitoring the balances of receivables on a current basis, the Group's exposure to the risk of uncollectible receivables is insignificant.

As regards the Group's other financial assets, such as cash and cash equivalents and borrowings granted, the Group'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 presents the items which make up the credit risk exposure:

	<i>Year ended 31 December 2025</i>	<i>Year ended 31 December 2024</i>
Borrowings granted	-	10
Trade receivables	21,067	38,039
Other receivables*	15,039	14,111
Cash in individual escrow accounts	119,371	155,742
Cash at bank and in hand	278,318	163,117
Total	433,795	371,019

*Other receivables include mainly the receivables from AEREF V PL Investment S.à r.l. described in Note 25.

The Group's main credit risk is primarily related to trade receivables. The amounts presented in the balance sheet are net of allowances for expected credit losses estimated by the Group's management based on past experience and an assessment of the current economic situation, in accordance with the accounting policies described in Note 8.9.

In the case of other financial assets, the Group measures the allowance for expected credit losses at an amount equal to 12-month expected credit losses. Financial assets are grouped on the basis of their nature (category), the period overdue (where possible), and then the amounts of allowances are estimated collectively for each group. The assumptions used in the model are based on historical data, taking into account the information available to the Group which may affect future credit losses. If the credit risk related to a given financial instrument has increased significantly since initial recognition, the Group measures an allowance for expected credit losses on the financial instrument at an amount equal to the lifetime expected credit losses.

The concentration of credit risk in the Group is relatively low, due to the distribution of the credit exposure over a large number of customers.

The table below presents the ageing structure of trade receivables:

Range	Year ended 31 December 2025	Year ended 31 December 2024
Not overdue	19,027	34,806
overdue by up to 30	1,728	2,041
overdue by 31-60	156	1,192
overdue by 61-90	31	-
overdue by 91-180	125	-
overdue by more than 181	-	-
	21,067	38,039

The credit risk relating to cash is limited because the Group's counterparties are banks with high credit ratings assigned by international rating agencies.

The table below presents the assumptions adopted for the impairment model for trade receivables as at 31 December 2025 and 31 December 2024:

	Counterparty probability of default (PD)	Credit exposure which will be lost in the event of counterparty insolvency (LGD)
Not overdue	0.37-1.16%	75%-100%
overdue by up to 30	7.99-8.76%	75%-100%
overdue by 31-60	20.97-34.47%	75%-100%
overdue by 61-90	31.76-50.82%	75%-100%
overdue by 91-180	47.22-61.00%	75%-100%
overdue by more than 181*	100.00%	75%-100%

* Excluding counterparties for which the Group has made an individual assessment of expected credit losses, taking into account the collateral held.

38.4. Liquidity risk

The Group monitors the risk of the lack of funds using a periodic liquidity planning tool. This tool takes into account the maturities of both investments and financial assets (e.g. accounts receivable, other financial assets) and forecasted cash flows from operating activities and potential dividend payments.

The Group's aim is to maintain a balance between the continuity and flexibility of financing by using various sources of financing, such as overdraft facilities, bank loans and lease contracts.

The balance of overdue trade payables as at 31/12/2025 and 31/12/2024 was immaterial and related mainly to purchases from suppliers of materials, energy providers and subcontractors, and they were settled promptly upon the confirmation of the balance of payables and the

provision of missing documentation. There were no overdue balances for the other classes of financial liabilities.

As at the balance sheet date of 31 December 2025, the Group had used PLN 450,000 thousand worth of the credit limit amounting to PLN 550,000 thousand.

The tables below present the Group's financial liabilities as at 31 December 2025 and as at 31 December 2024 by maturity date based on contractual undiscounted payments.

31 December 2025	Carrying amount	Past due	Less than 3 months	From 3 to 12 months	From 1 year to 5 years	More than 5 years	Total
Interest-bearing loans, borrowings and bonds	693,031	-	24,020	71,173	741,293	-	836,486
Derivatives	3,705	-	496	993	2,216	-	3,705
Other financial liabilities	5,480	-	-	5,480	-	-	5,480
Leasing	43,438	-	1,407	4,447	17,757	96,337	119,948
Trade payables	108,923	9,737*	98,733	406	47	-	108,923
Security deposits	73,985	-	32,460	16,686	27,073	-	76,219
Total	928,562	9,737	157,116	99,185	788,386	96,337	1,150,761

*PLN 8,781 thousand was paid within the first week from the end of the financial year.

31 December 2024	Carrying amount	Past due	Less than 3 months	From 3 to 12 months	From 1 year to 5 years	More than 5 years	Total
Interest-bearing loans, borrowings and bonds	611,477	-	31,325	92,108	595,820	-	719,253
Derivatives	1,304	-	326	978	-	-	1,304
Other financial liabilities	4,401	-	-	-	4,401	-	4,401
Leases	50,469	-	1,627	4,898	21,433	128,384	156,342
Trade payables	117,575	757	103,879	12,922	17	-	117,575
Security deposits	66,840	-	30,760	13,316	24,830	-	68,906
Total	852,066	757	167,917	124,222	646,501	128,384	1,067,781

39 Financial instruments

39.1. Fair values of individual classes of financial instruments

The table below presents a comparison of the carrying amounts and fair values of all of the Group's financial instruments, by class and category of assets and liabilities:

	Category according to IFRS 9	Carrying amount		Fair value	
		31 December 2025	31 December 2024	31 December 2025	31 December 2024
Financial assets					
Borrowings granted (non-current and current)	FAMaAC	-	10	-	10
Derivatives	DIHfT	-	1,443	-	1,443
Trade receivables	FAMaAC	21,067	38,039	21,067	38,039
Other current and non-current receivables	FAMaAC	15,039	14,111	15,039	14,111
Construction security deposits	FAMaAC	89	80	89	80
Balance of individual escrow accounts	FAMaAC	119,371	155,742	119,371	155,742
Cash and cash equivalents	FAMaAC	278,318	163,117	278,318	163,117
Total		433,884	372,542	433,884	372,542

	Category according to IFRS 9	Carrying amount		Fair value	
		31 December 2025	31 December 2024	31 December 2025	31 December 2024
Financial liabilities					
Lease liabilities	FLMaAC	43,438	50,469	43,438	50,469
Loans, borrowings and bonds payable	FLMaAC	693,031	611,477	693,031	611,477
Derivatives	DIHfT	3,705	1,304	3,705	1,304

Other financial liabilities	FLMaAC	5,480	4,401	5,480	4,401
Trade payables	FLMaAC	108,923	117,575	108,923	117,575
Other liabilities	FLMaAC	706	30	706	30
Construction security deposits	FLMaAC	73,985	66,840	73,985	66,840
Total	-	929,268	852,096	929,268	852,096

FAaFViPoL – Financial assets at fair value through profit or loss

FAMaAC – Financial assets measured at amortized cost

FLMaAC – Financial liabilities measured at amortized cost

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

The instruments 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 a given 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:

- cash and short-term deposits, the balance of individual escrow accounts, trade receivables, other receivables, trade payables and other current liabilities show fair values which are approximate 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, bonds and borrowings) and borrowings granted approximates their carrying amount mainly due to the fact that the interest rates and margins on these instruments are at market levels.

39.2. Items of revenue, expenses, gains and losses recognized in the statement of comprehensive income by category of financial instruments

<i>For the year ended 31/12/2025</i>	<i>Cost of sales</i>	<i>Finance income</i>	<i>Finance costs</i>	<i>Gains/losses on impairment of trade and other receivables</i>
Financial liabilities measured at amortized cost	(43,600)	-	(6,247)	-
Financial liabilities at fair value through profit or loss	-	-	(1,687)	-
Financial assets measured at amortized cost	-	8,590	-	(979)
Financial assets at fair value through profit or loss	-	-	-	-
Total	(43,600)	8,590	(7,934)	(979)

<i>For the year ended 31/12/2024</i>	<i>Cost of sales</i>	<i>Finance income</i>	<i>Finance costs</i>	<i>Gains/losses on impairment of trade and other receivables</i>
Financial liabilities measured at amortized cost	(44,850)	2,169	(3,200)	-
Financial liabilities at fair value through profit or loss	-	-	-	-
Financial assets measured at amortized cost	-	8,842	-	423
Financial assets at fair value through profit or loss	-	1,045	-	-
Total	(44,850)	12,056	(3,200)	423

39.3. Changes in liabilities resulting from financing activities

<i>Year ended 31 December 2025</i>	<i>1 January</i>	<i>Changes resulting from cash flows from financing activities</i>	<i>New lease contracts</i>	<i>Measurement at amortized cost</i>	<i>Other</i>	<i>31 December</i>
Loans, borrowings and bonds payable	611,477	12,086	-	63,546	5,922*	693,031
Derivative financial instruments	1,304	-	-	2,401	-	3,705
Lease liabilities	50,468	(6,757)	2,544	(2,817)	-	43,438
Total liabilities resulting from financing activities	663,249	5,329	2,544	63,130	5,922	740,174

*relates to loan origination commissions and bond issue costs

<i>Year ended 31 December 2024</i>	<i>1 January</i>	<i>Changes resulting from cash flows from financing activities</i>	<i>New lease contracts</i>	<i>Measurement at amortized cost</i>	<i>Other</i>	<i>31 December</i>
Loans, borrowings and bonds payable	454,678	87,860	-	63,862	5,077*	611,477
Derivative financial instruments	7,047	-	-	(5,743)	-	1,304
Lease liabilities	30,705	(6,597)	23,480	2,880	-	50,468
Total liabilities resulting from financing activities	492,430	81,263	23,480	60,999	5,077	663,249

*relates to loan origination commissions

39.4. Hedges

The Company has concluded an interest rate swap contract, thanks to which 60% of the credit exposure is hedged against changes in interest rates. The value of the hedging instrument is presented in Note 30.

40 Capital management

The main purpose of the Group's capital management is to maintain a good credit rating and safe capital ratios to support the Group's operating activities and enhance shareholder value.

The Group 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, the shareholders may decide to pay dividends, repay capital or issue additional shares.

The Group analyses many ratios, including the following debt ratios:

- Net debt / EBITDA;
- Net debt / Equity.

The values of the aforementioned ratios as at 31 December 2025 and 31 December 2024 are within the ranges required by the agreements financing the Company's operations. EBITDA is defined as an operating profit (loss) plus depreciation, amortization and capitalized finance costs recognized in cost of sales.

41 Non-current assets classified as held for sale

In the reporting period and in the comparative period, the Group does not classify non-current assets as held for sale.

42 Employment structure

The average number of the Group's employees in the years ended 31 December 2025 and 31 December 2024 was as follows:

	Year ended 31 December 2025	Year ended 31 December 2024
Management Board of the parent company	3	3
Employees	580	556
Total	583	559

43 Impact of the macroeconomic situation, armed conflicts and climate issues on the financial statements

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

In the period after the balance sheet date, the conflict in the Middle East began. At present, the Management Board of the Issuer has not identified a material effect of that conflict on the Group's operations.

In the reporting period, the level of NBP interest rates also remained high, however, it was decreasing, which translated directly into the reduced availability of mortgage loans and the resultant changes in customer behaviour which brought about, among other things, declines in the sale of apartments on the market in Poland, an increase in the costs of financing operations, and the deceleration in the supply and the number of newly started projects. By the date of approval of the consolidated financial statements, the Management Board has not identified any significant negative impact of the current market situation on the Group's operations. The above risks do not have a material impact on issues related to the measurement and presentation of data in these consolidated financial statements.

The Management Board of the parent company monitors the impact of the factors described in the paragraphs above and other potential negative economic factors on the Group's operating activities and its results of operations on an ongoing basis. In particular, current market conditions relating to apartment prices, costs which have to be incurred in order to complete construction projects and finance costs capitalized in the value of inventories are taken into account in the analysis of the valuation of inventories and the estimation of their net realizable value. Detailed information about inventory write-downs are presented in Note 24.

The Group does not carry out any projects in Ukraine, Russia, Belarus or the Middle East, and it does not have any other assets located in the countries affected by the armed conflict.

The Group has seen an increasing interest among 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 Group is exposed to climate risk, including:

- physical risk (e.g. risk arising from more frequent/severe weather-related events which may affect the work schedule of ongoing development projects);

- risk associated with the economic transformation, with the transition to a less polluting and low carbon economy, including the closed loop economy and decarbonization processes;
- legal risk associated with the need to adapt to changing legal regulations on sustainable development in the environmental, social and governance areas.

The above risks have not materialized to an extent which might have a material impact on the financial data presented in these consolidated financial statements. In the Group's opinion, the above risks, in particular those related to economic transformation and the regulatory ones, may have an impact on the Group's operations in the medium and long term. The Group will take appropriate measures to adapt to the changing environment. However, currently the changes do not translate into issues concerning the realizability of the assets or the valuation of the liabilities presented in these consolidated financial statements. A significant proportion of the assets are inventories which are development projects completed or in progress, where, at present, no climate-related events have occurred which would require being taken into account in the measurement of inventories. In the case of financial liabilities as at the date of this document and as at other balance sheet dates, there were no climate-related clauses or climate-related commitments in these contracts.

Climate-related issues do not pose a threat, either, to the Group's ability to continue as a going concern for a period of 12 months from the date of approval of the consolidated financial statements for publication by the Management Board.

44 Post balance sheet events

By the date of publication, there were no material post balance sheet events.

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

