Fact sheet 1H 2026

MURAPOL 25 YEARS

Murapol Group's business

Murapol Group is one of the largest and most experienced residential developers in Poland, in business since 2001. Murapol is also Poland's most geographically diversified residential developer

The group's product line covers the most absorptive segment of the residential property market, i.e. affordable and affordable premium. Murapol is also expanding its business in the complementary segment of constructing units for the private rented sector (PRS) and purpose-built student accommodation (PBSA) in the *design&build* formula

25 years
presence on the residential market

21 cities
with Murapol Group developments

36,200
apartments built since the company's founding

841 (-11.7% y/y)
units handed over to retail customers

1,569 (-0.4% y/y)
premises sold
1,330: development and preliminary sale agreements
239: paid reservation agreements

PLN 10,400 (+7.2% y/y)
average net price per m^2 of units sold**

PLN 465.7 m
sales revenue

PLN 104.8m
adjusted EBITDA*

PLN 70.1m
net profit

*adjusted EBITDA — operating profit plus amortization, interest recognized in the cost of goods sold, and one-off or non-cash transactions

**price does not include parking place or storage unit

as of 30 June 2026

What sets us apart?

Proven stable sales results despite challenging macroeconomic conditions

Leading market position with highly supportive fundamentals

Unique and vertically integrated business model – high cash flow, low engagement of equity, optimal margins

High level of **geographical diversification** of projects and a large active land bank

Product offering focused on the broadest group of customers, in the most absorptive market segment

Cooperation with a leading investor in the complementary private rented sector (PRS) in the *design&build* formula

Building Information Modelling

BIM technology enables preparation of a **precise bill of quantities**, helping **prevent conceptual mistakes**, and defining the **precise scope of work and materials needed**

HVAC
Sanitary systems
Architecture
Electrical system

Unit 94

System of **94 standardized universal tasks** for every project, translating into **precise planning, efficient budgeting and selection of subcontractors**

Integrated business model

Land acquisition

- Effective land acquisition model
- Payment of a large portion of the price deferred until a building permit is obtained

Design & planning

- In-house architectural and engineering studio
- Standardized buildings allow for lowering costs while maintaining optimal quality
- *Plug & Play* business model facilitates scaling: expansion in existing and new locations

Construction

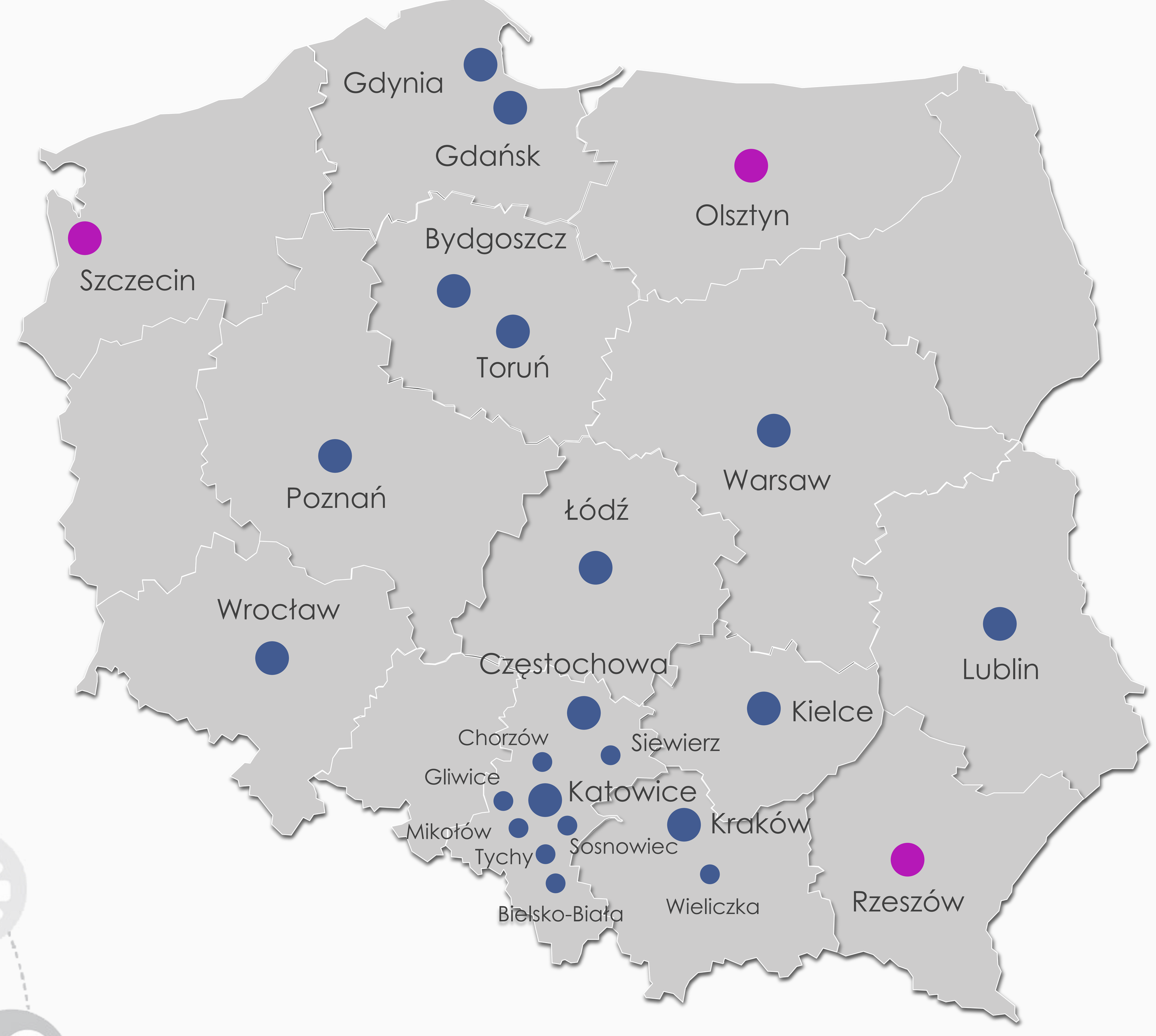
- Team responsible for general contracting
- Standardized process divided into 94 tasks
- In-house budgeting team
- In-house materials supplier

Marketing & sales

- Network of 32 sales offices, enabling 53% of commercialization of projects through the group's own distribution channels
- Extensive, widespread external network

as of 30 June 2026

Map of development projects



Projects completed, under construction, and in the pipeline

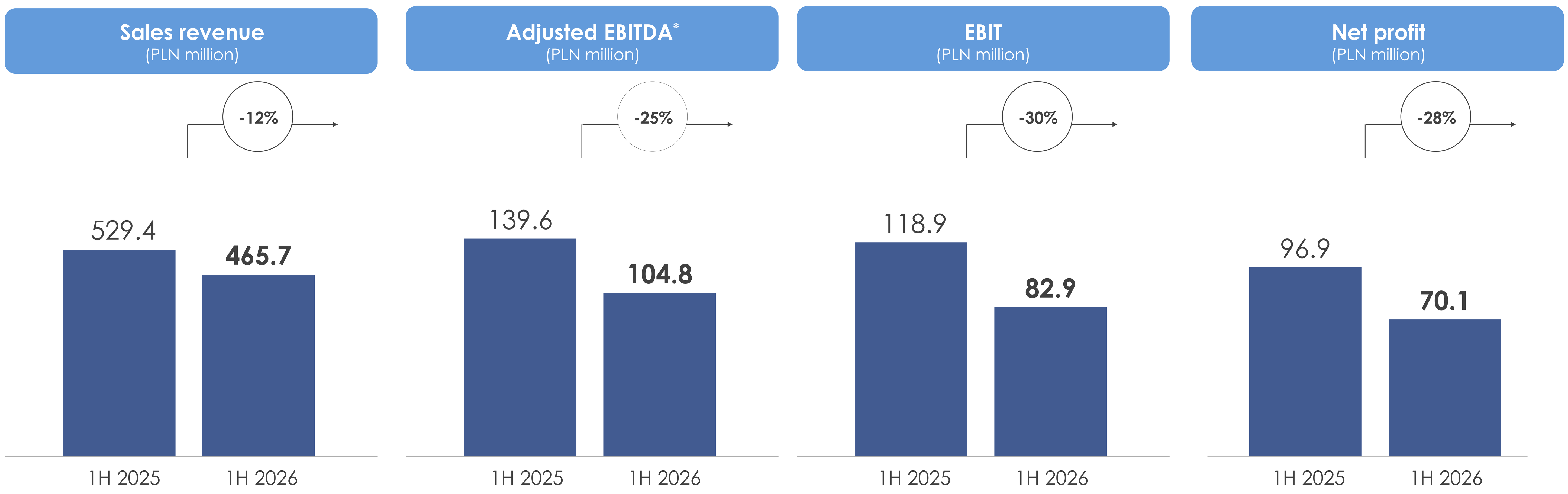
Potential new locations

as of 30 June 2026

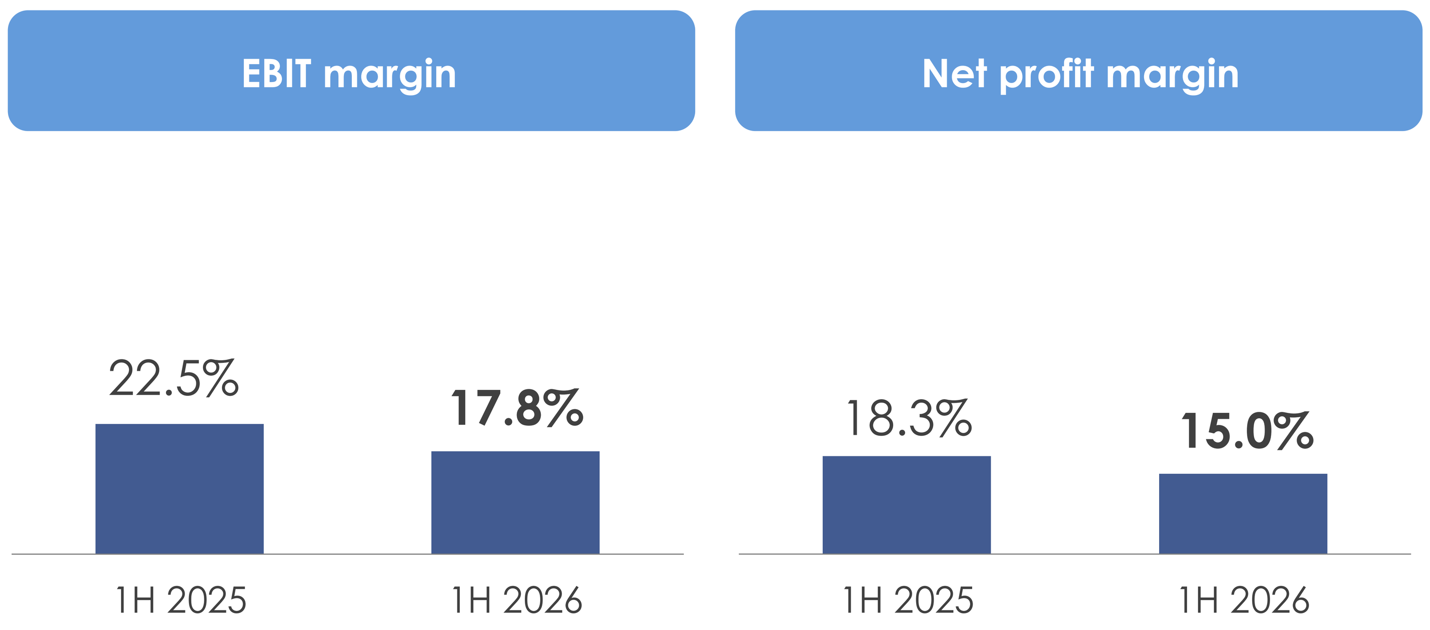
Fact sheet 1H 2026

MURAPOL 25 YEARS

Selected financial data of the group



*adjusted EBITDA — operating profit plus amortization, interest recognized in the cost of goods sold, and one-off or non-cash transactions



The decline in revenue by **12%** tracks the 12% lower level of handovers in 1H 2026 — an effect of the mid-year allocation of project timetables
Significant acceleration of handovers expected in 2H 2026

Decline in the average price of handed-over units in 1H 2026 of **2.8%** (to **PLN 465,900**, as compared to PLN 453,200 in 1H 2025)

Shareholders

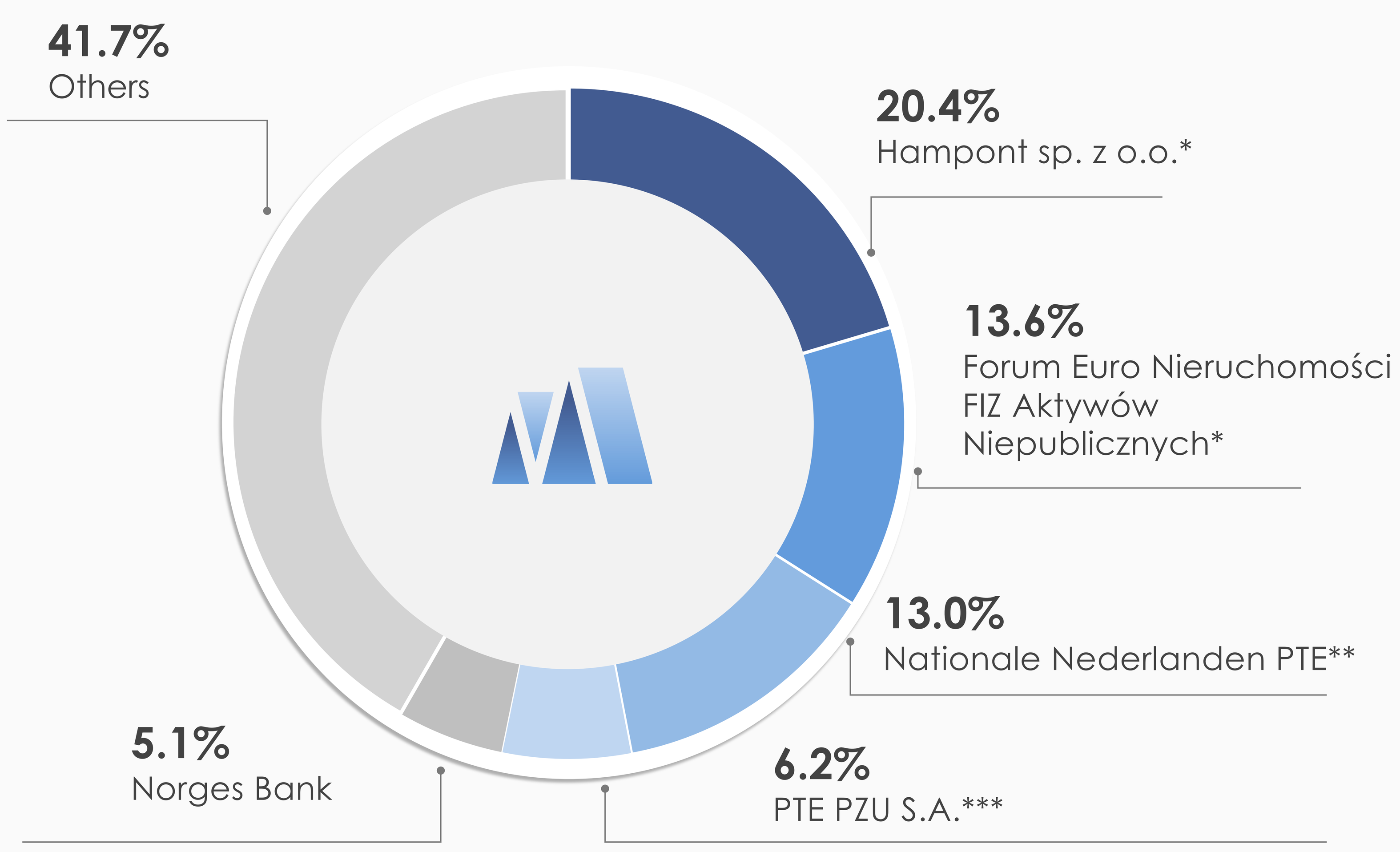
as of 30 June 2026

Shareholder	No. of shares	Capital	No. of votes
Hampont sp. z o.o.*	8,334,644	20.4%	20.4%
Forum Euro Nieruchomości Fundusz Inwestycyjny Zamknięty Aktywów Niepublicznych*	5,559,208	13.6%	13.6%
Nationale Nederlanden PTE**	5,306,178	13.0%	13.0%
Powszechne Towarzystwo Emerytalne PZU S.A. ***	2,519,546	6.2%	6.2%
Norges Bank	2,079,842	5.1%	5.1%
Others	17,000,582	41.7%	41.7%
Total	**40,800,000**	**100.0%**	**100.0%**

* Hampont sp. z o.o. and FORUM EURO NIERUCHOMOŚCI Fundusz Inwestycyjny Zamknięty Aktywów Niepublicznych (FEN FIZAN) are parties to an acting in concert agreement referred to in Article 87 section 1 point 5 of the Act on Public Offering. The combined shareholding of the parties to this agreement amounts to 13,893,852 shares, representing 34.05% of the share capital and the total number of votes at the General Meeting of the Company. Furthermore, Hampont sp. z o.o. is jointly indirectly controlled by Nebil Şenman and Maciej Dyjas – members of the Supervisory Board of Murapol S.A.

** shareholdings of Nationale-Nederlanden Powszechne Towarzystwo Emerytalne S.A. stated in accordance with notice dated 8 June 2026 and include shares held by Nationale-Nederlanden Otwarty Fundusz Emerytalny

*** shareholding is stated in accordance with the notification of PTE PZU S.A. dated 8 June 2026. The total shareholding consists of shares held by the managed funds: Otwarty Fundusz Emerytalny PZU "Złota Jesień" (2,230,000 shares; 5.47% of votes) and Dobrowolny Fundusz Emerytalny PZU (289,546 shares; 0.71% of votes)



Management board

Nikodem Iskra

CEO

Przemysław Kromer

CFO

Iwona Sroka

PR, IR, ESG & Marketing

Shares listed on the Warsaw Stock Exchange since **15 December 2023**

Ticker: MUR
No. of shares: 40,800,000
Market capitalization: PLN 1.51 bn (as of 15 September 2026)
Indexes: WIG, mWIG40, WIG140, WIG-nieruchomości, mWIG40TR, WIG-Poland, GPWB-CENTR, CEEplus, WIGdivplus

Investor Relations contact:

ir@murapol.pl