MURAPOL
25 YEARS

Murapol Group

Investor presentation

financial data for 1H 2026

15 September 2026

Presenting today

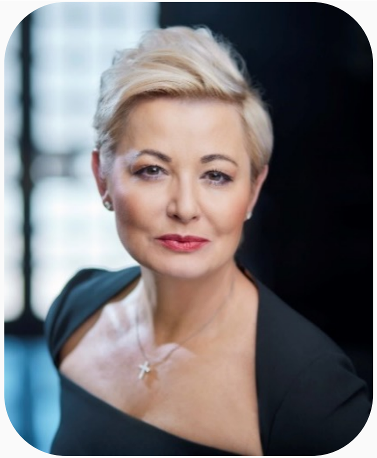
Murapol Management Board

Nikodem Iskra

CEO

Przemysław Kromer

CFO



Iwona Sroka

Marketing, PR, IR & ESG

Summary of 1H 2026

MURAPOL 25 YEARS

1 Revenues reached nearly **PLN 465.7 million,** net profit nearly **PLN 70.1 million**

2 Total sales of **1,569** units (**1,330** under development contracts and preliminary contracts, and an additional **239** paid reservation agreements). In 1H 2026 **43%** of customers paid cash and **57%** took out mortgages

3 Level of handovers in line with projections: **841** units

4 Number of units introduced into the offering: **1,023** units in **5 cities** (Warsaw, Łódź, Wrocław, Toruń, Siewierz)

5 **Most diversified offer** on the market, including **4,051** units in **15 cities**

6 Portfolio of projects under construction: **7,489** units in **12 cities,** including **6,541** in R4S segment

7 One of the biggest landbanks on the market, with a capacity for construction of **19,151** units in **18 cities**

About the Group

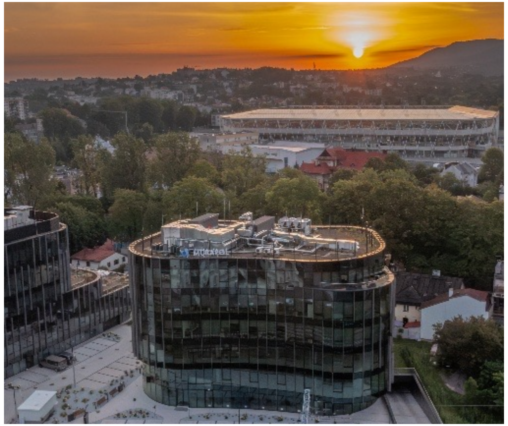
Murapol Group

25 years

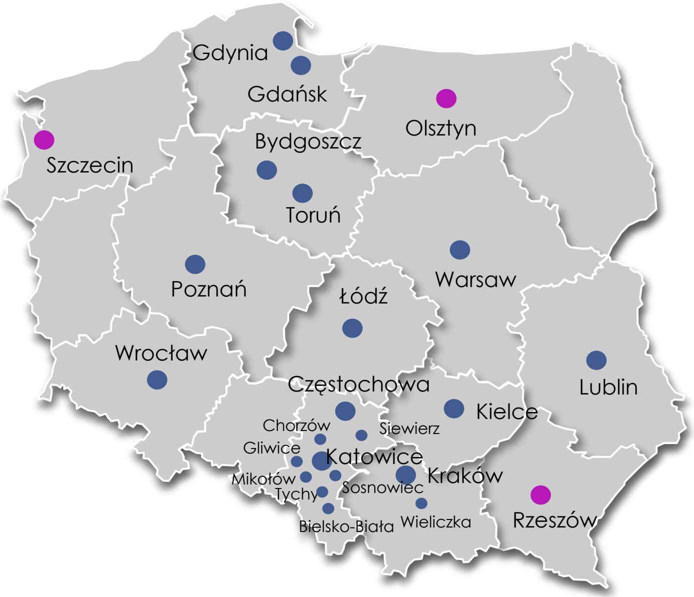
presence on the residential market

21 cities

with Murapol Group developments



- One of the **largest and most experienced** residential developers in Poland
- **The most geographically diversified** portfolio of development projects in Poland
- Product offering in **the broadest and most absorptive segment of the residential property market**, i.e. affordable and affordable premium
- One of the **biggest active landbanks** in the industry
- **Complementary** business building units for institutional rental sector (PRS and PBSA) in the design & build formula



Projects completed, under construction, and in the pipeline

Potential new locations

as of 30 June 2026

Two complementary segments

PRS segment generating significant incremental cash in addition to core resi-for-sale business

Sales are carried out in **two operating segments**:

Resi-for-sale

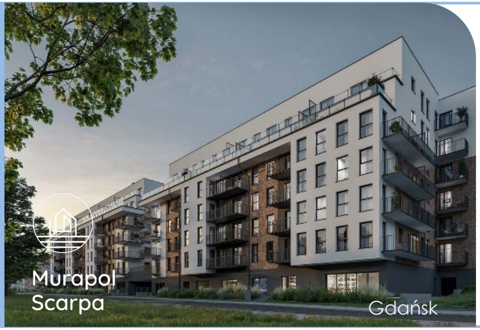
- Affordable product highly resilient to macroeconomic fluctuations
- Addressing the broadest spectrum of customers
- Proven product strategy

Affordable product

Attractive location in promising districts of cities

High value for price and location

PRS



- 100% complementary to resi-for-sale → no cannibalization
- Attractive risk-return profile → guaranteed off-take
- Regular cash inflows
- Limited equity requirement – construction costs forward-funded by PRS investor

Possibility of building on plots zoned for services

Framework agreements governing off-take of premises by:

- **LifeSpot – PRS platform belonging to funds managed by Ares**
- **PRS JV Lux S.À R.L – PRS platform controlled by Centerbridge Partners and Griffin Capital Partners**

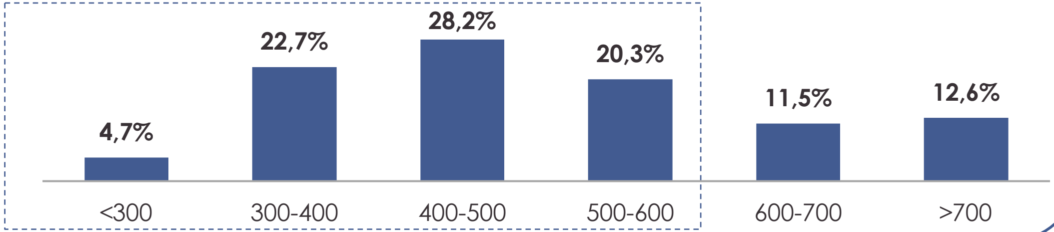
Ultra-low saturation of PRS market in Poland

Product targeted to the broadest group of customers

Apartments in the affordable and affordable premium segments

Structure of apartment sales by gross price (PLN '000)

Apartments priced below PLN 600,000 constituted about 76% of Murapol Group's total sales



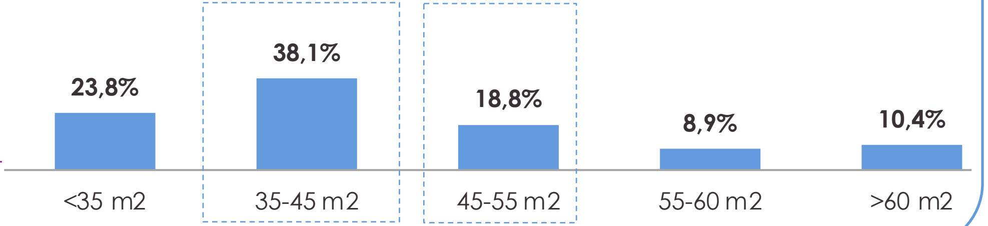
Sales structure by floor area of apartments (m^2)

c. **45,0 m^2**

average area of apartments sold in 1H 2024 – 1H 2026

Most popular 2-room apartments, 35–45 m^2

Most popular 3-room apartments, 45–55 m^2



as of 30 June 2026

Examples of projects by the group

A presence in all main **agglomerations**

MURAPOL 25 YEARS

Examples of projects by the group

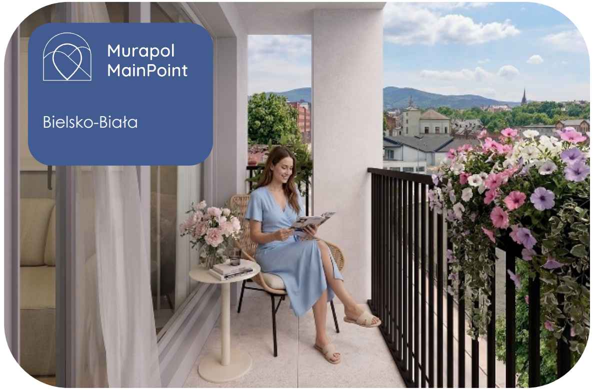
Attractive offer in **regional cities**

MURAPOL 25 YEARS

Murapol Rivo
Bydgoszcz

Murapol Helio
Toruń

Murapol LakeSide
Lublin



Murapol MainPoint
Bielsko-Biała

Murapol Novo
Toruń

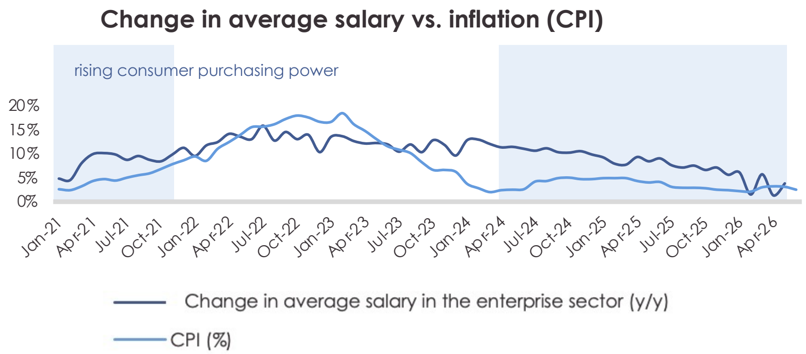
Murapol Osiedle Szafirove
Gliwice

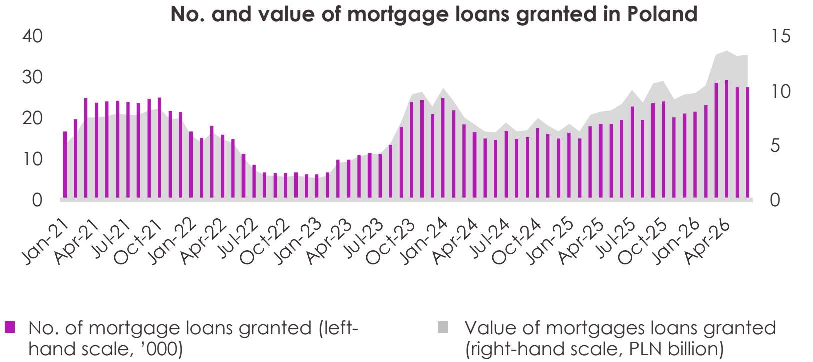
MURAPOL
25 YEARS

Murapol | 1H 2026

Situation on the residential developers' market 1H 2026

- **Stabilization of the residential market after the revival observed at the beginning of the year.** According to JLL, in the 2nd quarter of 2026 developers sold over 11,800 apartments in the seven biggest markets, i.e. 8.4% fewer q/q but 12.7% more y/y
- **Smaller supply of relatively more affordable apartments** – according to data from RynekPierwotny.pl, the number of apartments priced at up to PLN 15,000/sq m in Warsaw, Kraków, Wrocław and the Tricity, and up to PLN 12,000/sq m in Poznań, Łódź and the Silesian Agglomeration, declined over the past 12 months: by 23% in Poznań to 2.1k units, by 16% in Warsaw to 4.5k units, by 14% in Wrocław to 5.1k units, and by 2% in the Tricity to 3.4k units
- **Improved access to financing** – lower mortgage interest rates, increased borrowing capacity and wage growth are potentially boosting buyers' purchasing power. According to BIK, in H1 2026 banks granted housing loans worth PLN 74bn, representing an increase of 59.7% YoY. The number of mortgages granted increased by 48.0% YoY
- **Clear improvement in affordability of apartments.** The modest increase in prices, accompanied by growth in salaries, brought the number of square metres that could be purchased for the average salary near historic highs
- **High level of supply of apartments increasing buyers' selection.** According to a JLL report, in the seven biggest cities a total of over 13,000 new apartments were introduced to the market in the 2nd quarter (+27.6% q/q), and over 70,000 units remain on offer (near record levels)
- **Cautious release of new supply by developers.** With the high level of units on offer, it remains key to adjust the number of new projects to reflect the demand on specific markets





source: Eurostat

Key events in 1H 2026

Stable sales and strong product line, in line with sales plans

1,569 units

sold: **1,330**: development and preliminary sale agreements
239: paid reservation agreements

1,023 units

added to the product line (R4S segment)

4,051 units

on offer at the end of June 2026

1H 2026 in numbers

- Lower results in 1H 2026, alongside continuing high GM1 profitability, mainly due to the lower number of handovers year-on-year. Significantly faster pace of handovers expected in 2H 2026

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 apartments sold**

PLN 465.7m sales revenue

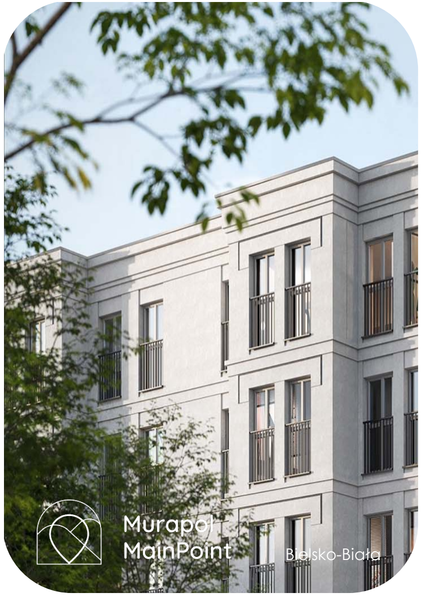
PLN 104.8m adjusted EBITDA*

PLN 70.1m net profit

33.1% return on equity

43.1% 1st margin (R4S segment)

15.1% net profit margin (R4S segment)



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

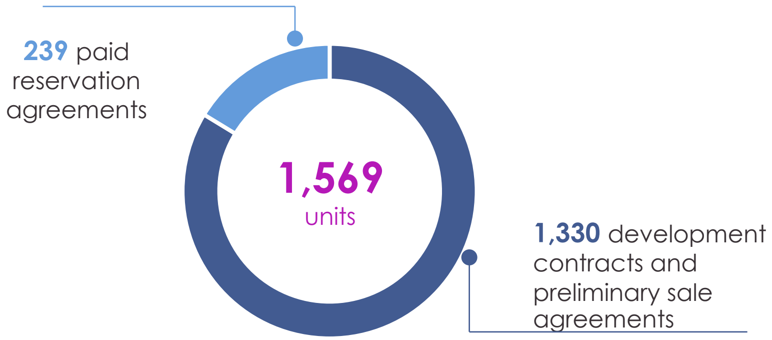
**price does not include parking place or storage unit

Sales of units in 1H 2026

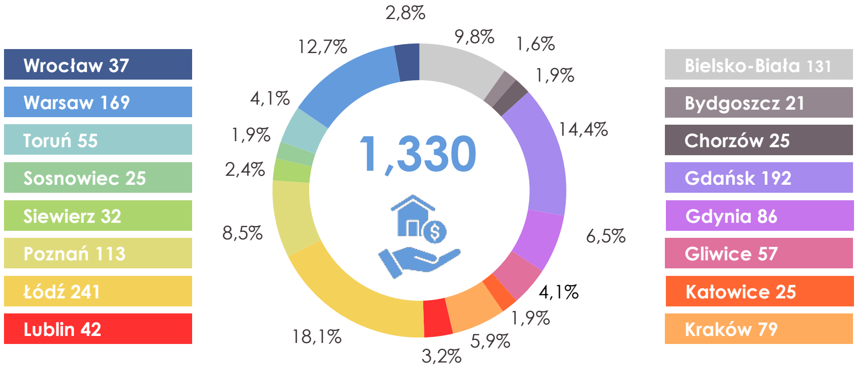
Comparable sales y/y

- In 1H 2026 a total of **1,569 units** were sold
- **1,330 units** (vs. 1,403) were sold under development contracts and preliminary sale agreements, with an additional **239 units** under paid reservation agreements
- The most apartments in the R4S segment were sold in **Łódź** (241) **Gdańsk** (192), and **Warsaw** (169)

Group's total net sales to retail customers



Geographical structure of sales of units to retail customers (development contracts and preliminary sale agreements)



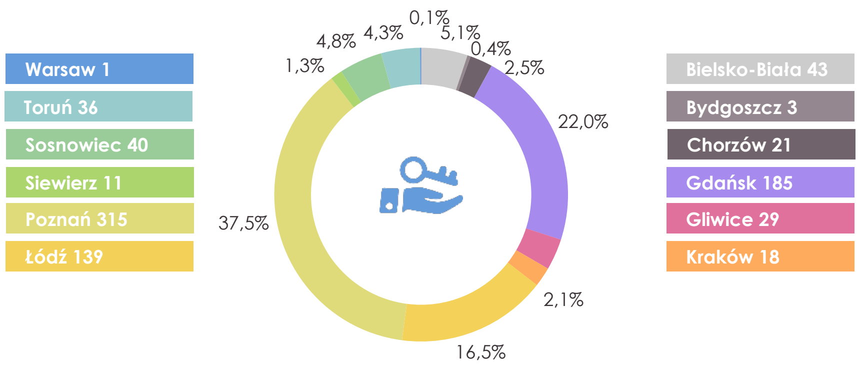
Handovers of units in 1H 2026

Level of handovers in the retail segment linked with project timetables

- The keys to **841 units** were handed over to retail customers
- **Increase** in the average price of delivered units as of the end of 1H 2026 of **2.8%**
- In 1H 2026 the most units were handed over to customers in **Poznań** (315) and **Gdańsk** (185)

- Number of completed units with an occupancy permit at the end of 1H 2026: **1,290**, including 745 sold but not handed over and 545 available with an occupancy permit

Geographical structure of deliveries of units to retail customers (development contracts and preliminary sale agreements)



Selected projects where units were handed over in 1H 2026

Murapol Havelia Poznań	**Murapol Agosto** Łódź
Murapol Mateczniq Kraków	**Murapol Scarpa** Gdańsk
Murapol Osiedle Wolka Chorzów	**Murapol Trzy Lipki** Bielsko-Biała

Potential handovers in 2026

Total number of units in projects, based on the anticipated number of occupancy permits

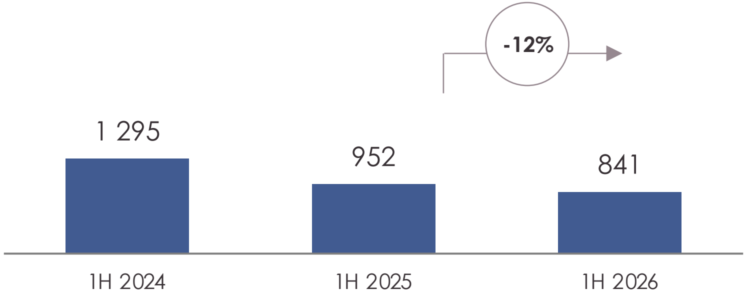
	Total
Units handed over in 2025	**2,649**
Units handed over in 1H 2026	**841**
Ready but not handed over units with occupancy permit at the end of 1Q 2026	1,290
Projected no. of units with occupancy permit in 2026	1,996
Potential handovers in 2026	**4,097**
Projected no. of handovers in 2026	**c. 3,000**

Key financial data for 1H 2026

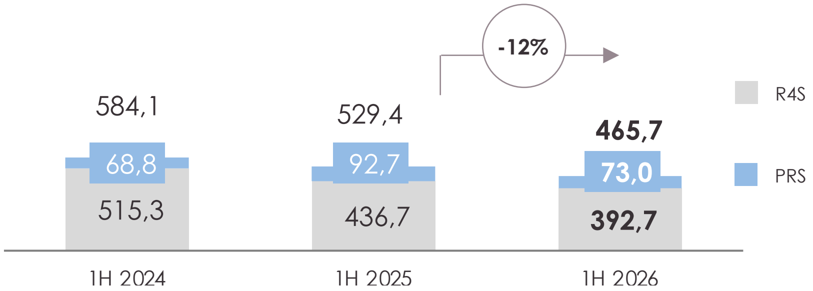
Results impacted by low level of handovers in 1H 2026

- 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)

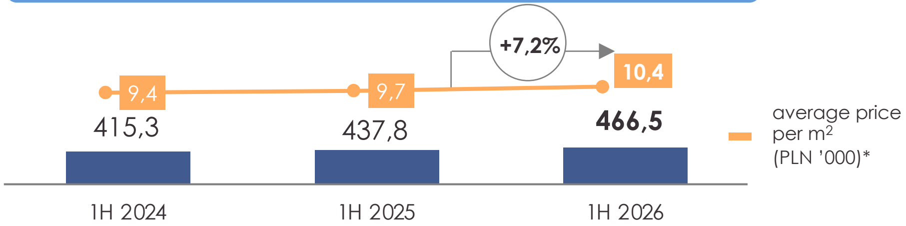
Handovers of units



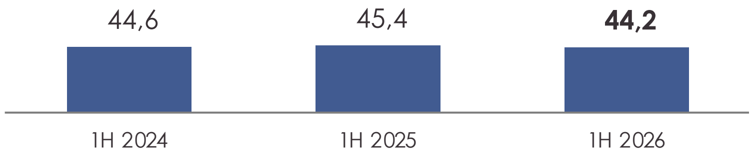
Sales revenue
(PLNm)



Average net price of units sold
(PLN '000)



Average size of units sold
(m2)

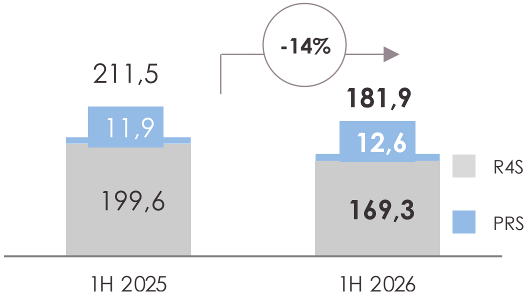


*price does not include parking place or storage unit

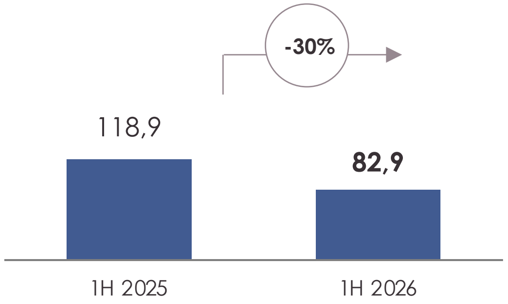
Key financial data for 1H 2026

- Lower results in 1H 2026 while maintaining high GM1 profitability mainly due to the low mid-year number of handovers. Handovers expected to pick up pace significantly in 2H 2026

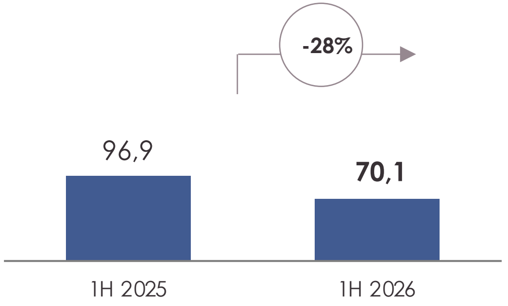
GM1* (PLNm)



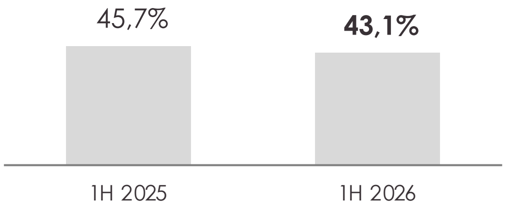
EBIT (PLNm)



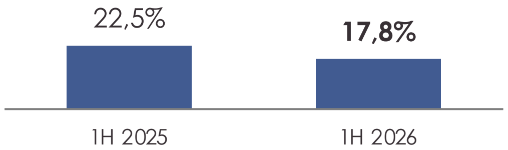
Net profit (PLNm)



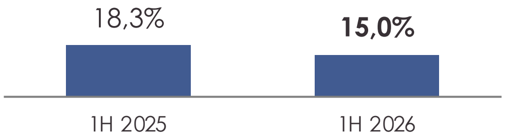
R4S, GM1*



EBIT margin



Net profit margin

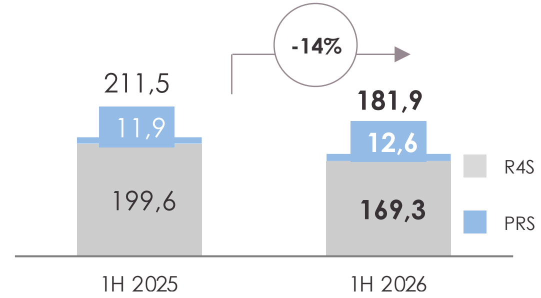


* GM1—revenue from apartment sales contracts less costs for acquisition of land, direct materials, and direct labour (costs of subcontractors)

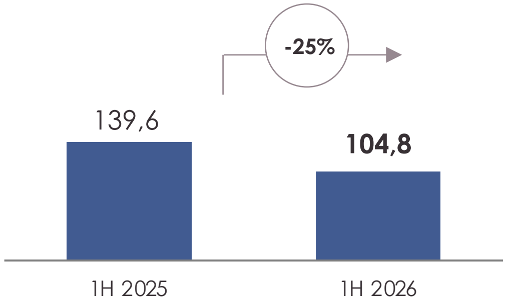
Key financial data for 1H 2026

- Lower results in 1H 2026 while maintaining high GM1 profitability mainly due to the low mid-year number of handovers. Handovers expected to pick up pace significantly in 2H 2026

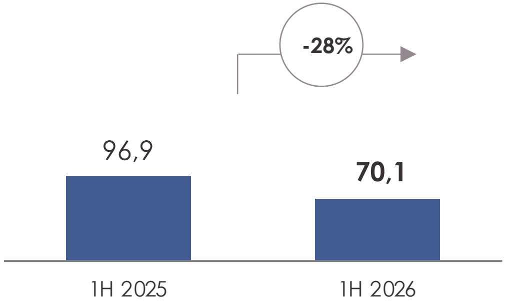
GM1* (PLNm)



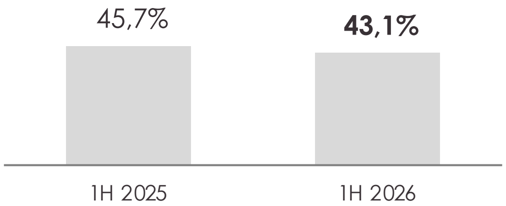
Adjusted EBITDA** (PLNm)



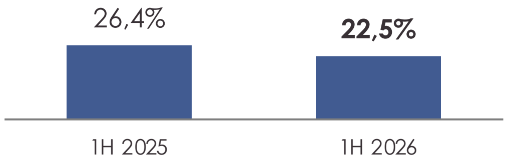
Net profit (PLNm)



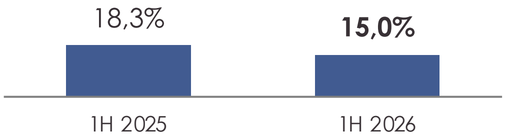
R4S, GM1*



Adjusted EBITDA margin**

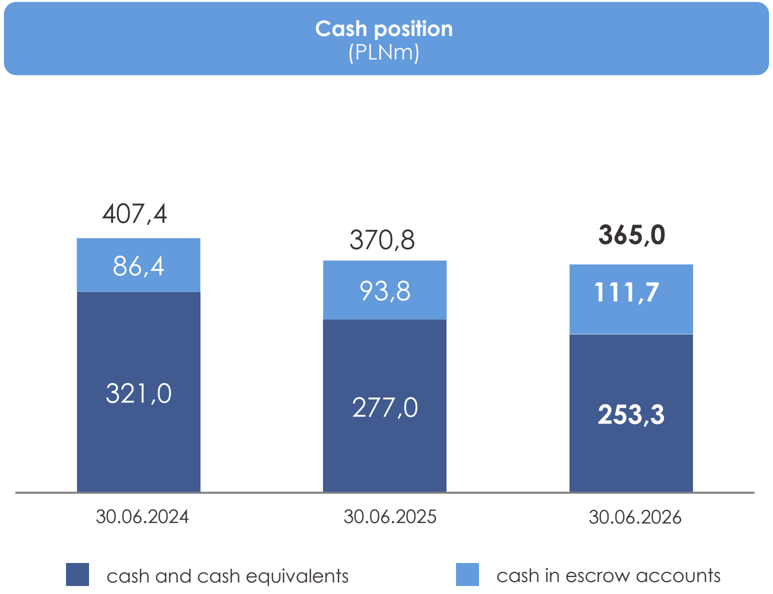


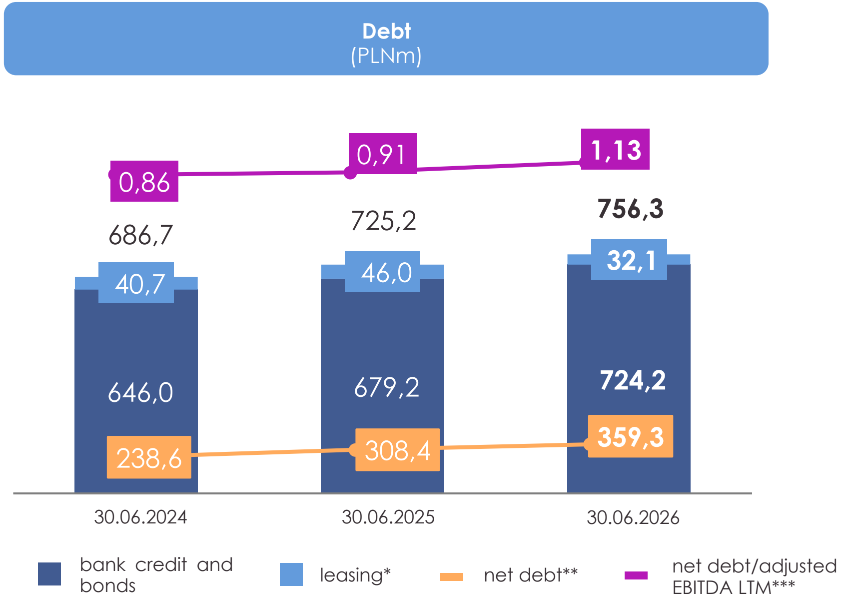
Net profit margin



* GM1—revenue from apartment sales contracts less costs for acquisition of land, direct materials, and direct labour (costs of subcontractors)
** adjusted EBITDA—operating profit plus amortization, interest recognized in the cost of goods sold, and one-off or non-cash transactions

Group's current financing structure





* leasing as of 30 June 2026 concerns mainly the accounting valuation of the lease for the office in Bielsko-Biała
** net debt calculated as bank credit and bonds less cash (including escrow accounts)
*** EBITDA LTM—operating profit for the last 12 months plus amortization, interest recognized in the cost of goods sold, and one-off or non-cash transactions

Corporate debt maturity

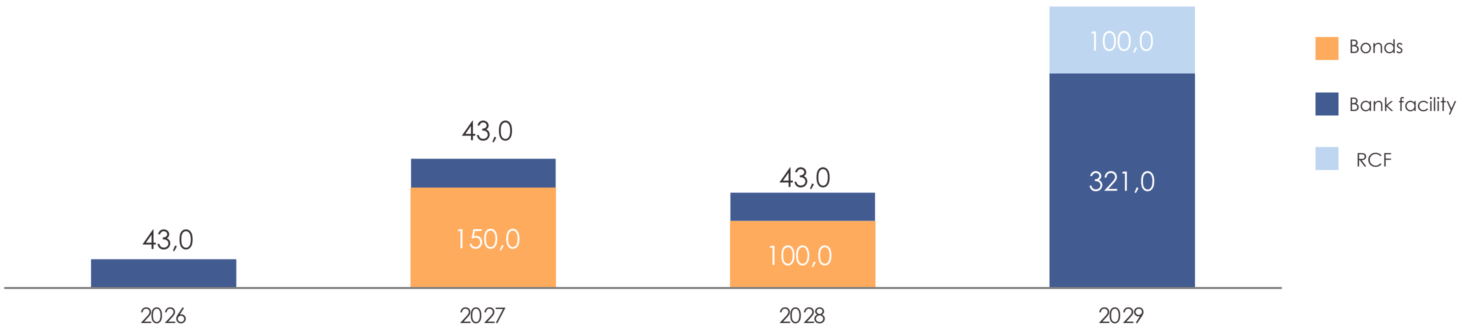
Refinancing to be finalized by year-end

New facility of total **PLN 550m**

- PLN 300m bullet repayment in 2029
- PLN 150m amortized
- PLN 100m RCF (to be drawn when needed)

- Quarterly amortization of 10.7m
- Margin compression expected by c. 70-80 bps

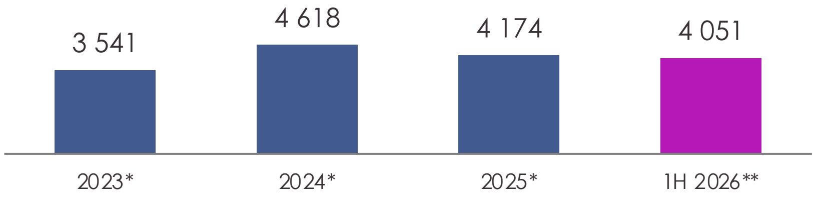
Maturity of corporate debt after refinancing
(PLNm)



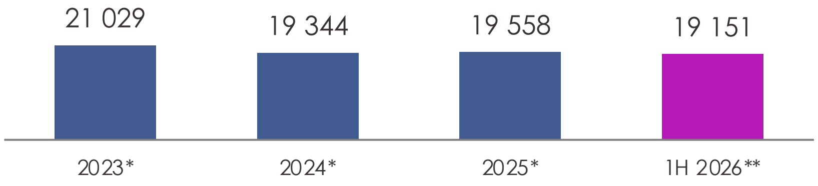
High level of product on offer, and strong landbank

- At the end of 1H 2026 the Murapol **offer** included **4,051 units** in 15 cities: a presence in **all key urban areas of Poland** as well as regional cities
- **Number of units under construction: 7,489** in 24 projects in 12 cities
- Active **landbank** for construction of **19,151 units** in 18 cities, with a combined net floor area of **808,800 m²**

Size of offer



Landbank



*total number of units as of 31 December of each year

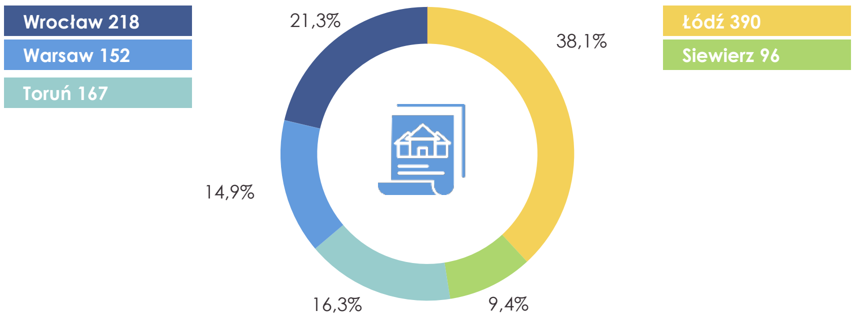
** total number of units as of 30 June of each year

Units added to the product line in 2025

One of the biggest offers on the market: 4,051 units at the end of June 2026

- In 1H 2026 **1,023 residential units** were introduced to the product line, **in 5 cities**
- Apartments were added in **Łódź** (390), **Wrocław** (218) and **Toruń** (167)

Structure of units added to the offer



Projects introduced to the product line in 1H 2026

Murapol EcoOne	Warsaw
Murapol UniverCity	Łódź
Murapol RiverSide	Wrocław
Murapol Helio	Toruń
Murapol Siewierz Jeziorna	Siewierz

Planned additions to product line through 4Q 2026

- **Ensuring a broad and appropriately diversified offer**, suited to the sales dynamic
- In full-year **2026** it is planned to introduce **c. 3,000 units** to the product line
- In 1H 2026 **1,023 residential units** were added to the offer in **5 cities** (Warsaw, Łódź, Wrocław, Toruń, Siewierz)

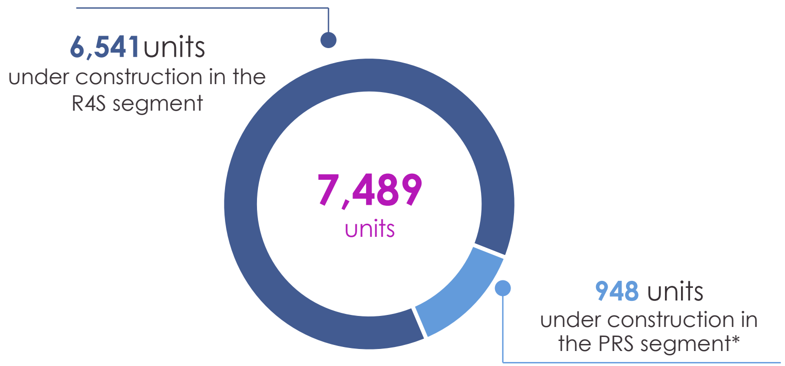
Location	UFA + GLA (m^2)	Residential units + commercial units (maximum potential)
Gdańsk	17,661	520
Gdynia	7,766	180
Gliwice	4,089	84
Katowice	8,446	192
Kraków	9,195	199
Lublin	10,646	242
Łódź	13,423	390
Poznań	5,355	129
Siewierz	4,186	96
Toruń	8,208	167
Tychy	9,975	235
Warsaw	13,176	281
Wieliczka	4,261	92
Wrocław	8,897	218
Total 2026	**125,285**	**3,025**

Projects under construction at the end of 1H 2026

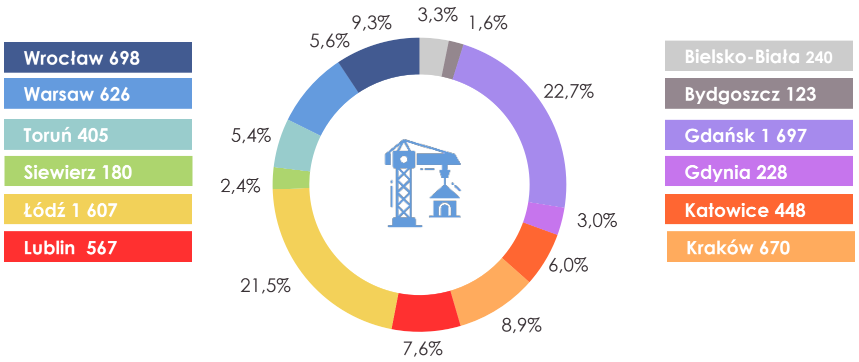
High number of units under construction

- Number of units under construction: **7,489**, with a total floor area of nearly **307,000 m²**, in **99** buildings in **12** cities
- **5,974** units (over 80%) built in major urban areas

- **The most units under construction are in Gdańsk** (1,697) **Łódź** (1,607) and **Wrocław** (698)



Units under construction, by city



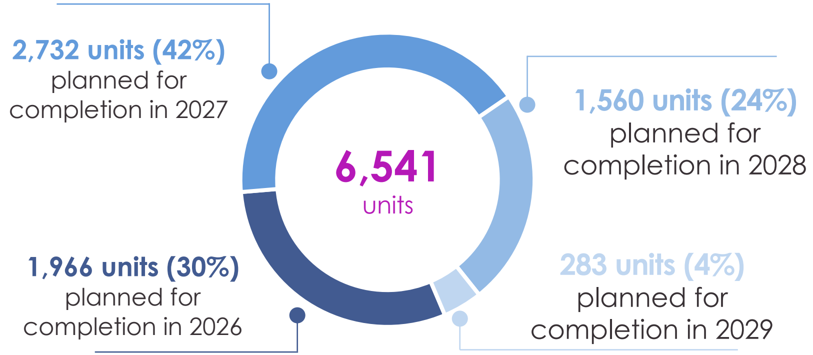
* units under construction in the PRS segment are not counted toward the Murapol Group landbank (the land was sold to LifeSpot, and the Murapol Group acts as general contractor for PRS projects)

Projects under construction

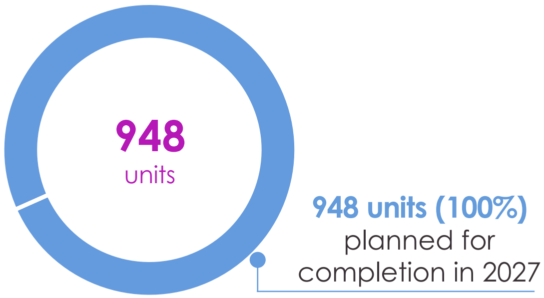
High number of units being built

- Number of ready units with occupancy permit at the end of 1H 2026: **1,290**, including 745 units sold but not handed over and 545 available units with an occupancy permit

Projects under construction in R4S segment



Projects under construction in PRS segment

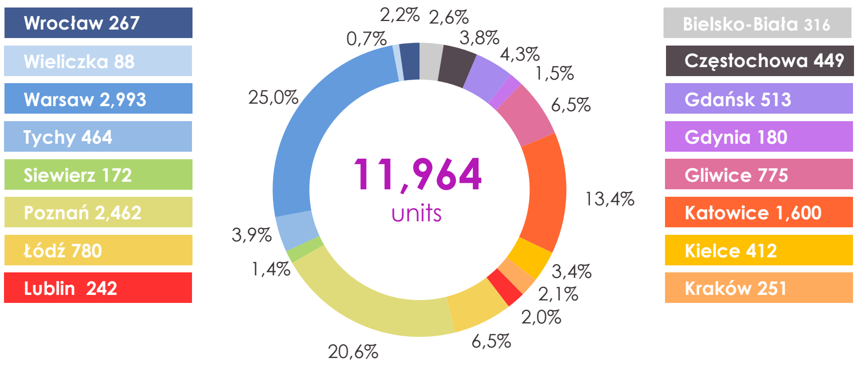


Projects in the pipeline at the end of 1H 2026

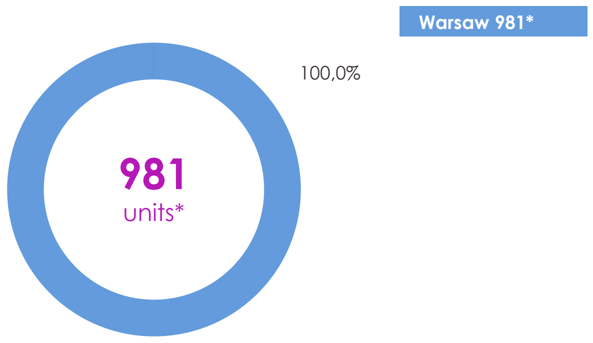
Attractive and well-diversified portfolio of pipeline projects

- **12,430 units** in the pipeline, with a combined floor area of nearly **522,000 m²**, in 16 cities
- **Strong landbank in Warsaw**, with a capacity for 3,459 units, **Poznań** (2,462), and **Katowice** (1,600)
- Share of **major urban areas** in R4S projects in the pipeline: 76%

Units in the pipeline by city—R4S segment



Units in the pipeline by city—PRS segment



* including 466 units covered by the landbank and 515 units in the pipeline for PRS on land not included in the landbank

PRS segment complementing R4S business

MURAPOL 25 YEARS

- Completed units: **3,086**
- Units under construction: **948**
- Units in the pipeline: **981**

COMPLETED	
Location	**Residential units**
Gdynia	168
Łódź	1,035*
Katowice	266
Kraków	1,097
Warsaw	276
Wrocław	244
Total	**3,086**

UNDER CONSTRUCTION	
Location	**Residential units**
Gdańsk	948
Total	**948**

IN THE PIPELINE	
Location	**Residential units**
Warsaw	981**
Total	**981**

* including 361 units in student housing

** including 466 units covered by the landbank and 515 units in the pipeline for PRS on land not included in the landbank

data as of 30 June 2026

Summary

Summary of 1H 2026

MURAPOL 25 YEARS

1. Revenues reached nearly **PLN 465.7 million,** net profit nearly **PLN 70.1 million**
2. Total sales of **1,569** units (**1,330** under development contracts and preliminary contracts, and an additional **239** paid reservation agreements). In 1H 2026 **43%** of customers paid cash and **57%** took out mortgages
3. Level of handovers in line with projections: **841** units
4. Number of units introduced into the offering: **1,023** units in **5 cities** (Warsaw, Łódź, Wrocław, Toruń, Siewierz)
5. **Most diversified offer** on the market, including **4,051** units in **15 cities**
6. Portfolio of projects under construction: **7,489** units in **12 cities,** including **6,541** in R4S segment
7. One of the biggest landbanks on the market, with a capacity for construction of **19,151** units in **18 cities**

Prospects for 2026

MURAPOL 25 YEARS

1. **Total sales** in the retail segment of **c. 3,300 units** (development agreements, preliminary sale contracts, and paid reservation agreements)

2. Estimated level of **handovers** in 2026: c. **3,000 units**

3. **Maintaining the dividend policy** described in the prospectus: earmarking for a dividend **at least 75% of the consolidated net profit** earned in the preceding financial year. In 2025 distribution of c. **PLN 200m**

4. **Spending on land in 2026**: **c. PLN 200m–300m**

5. PRS: **948 units** under construction (as of 30 June 2026)

6. Plans to maintain strong product line in the **affordable and affordable premium** segments, as well as the **strategy of geographical diversification,** with a **growing share of large urban areas**

Thank you!

Investor Relations contact:

ir@murapol.pl

Q&A

Appendices

25 years of the Murapol Group

MURAPOL 25 YEARS

2001 **Launch of business** in Bielsko-Biała

2020 AEREF V PL Investment S.à.r.l (now **AEREF V PL Inwestycje sp. z o.o.**) becomes the **majority shareholder**

2021 Entry into the **PRS segment**
Biggest total sales of all developers, **over 4,500 units**

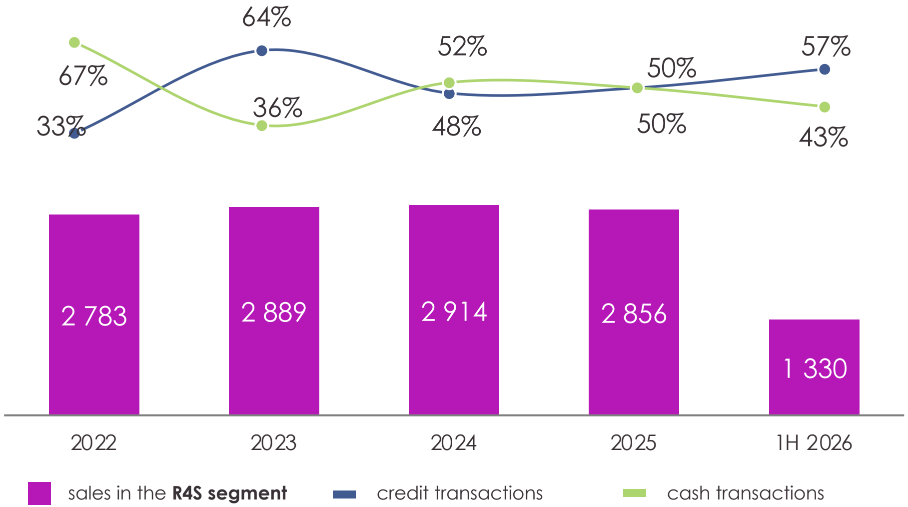
2023 Debut on the Main Market of the **WSE**
Presence in **19 cities**

2025 High level of offering—**4,174 units in 18 cities**
Active landbank with a capacity for construction of **over 19,600 units in 17 cities**

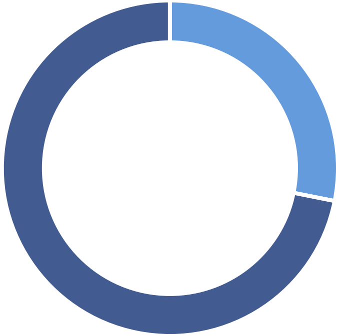
R4S – Product line resilient to macro changes

Murapol has a strong offer, with a presence in all major urban areas, and also in regional cities

Split of credit vs. cash customers, along with sales volumes achieved in the R4S segment



Sales structure*



Major urban areas c. 70%

Gdańsk
Gdynia
Katowice
Kraków
Łódź
Poznań
Warszawa
Wrocław

Regional cities c. 30%

Bielsko-Biała
Bydgoszcz
Chorzów
Gliwice
Lublin
Siewierz
Sosnowiec
Toruń
Tychy
Wieliczka

*estimated sales structure (by value), based on data for 1H 2023 – 1H 2026

Projects under construction

- As of the end of 1H 2026 the portfolio of projects under construction included **7,489** units with a combined usable floor area of over **307,000 m²**, being erected in **99** buildings in 24 developments in **12** cities

Location	Project	No. of residential and commercial units	UFA (residential and commercial units) (m^2)
Bielsko-Biała	Grażyńskiego (bud. 1)	9,712	240
Bydgoszcz	Murapol Rivo (bud. 1)	5,491	123
Gdańsk	Śląska (bud.1) [PRS]	16,800	583
Gdańsk	Twarda (bud.1) [PRS]	11,521	365
Gdańsk	Murapol Stoczniova (bud. 2)	12,558	413
Gdańsk	Murapol Stoczniova (bud. 3)	11,332	336
Gdynia	Murapol Osiedle Dynamiq (bud. 1, 2, 3, 4)	10,409	228
Katowice	Murapol Nowe Bogucice (bud. 1, 2)	10,488	251
Katowice	Murapol Corfa (bud. 1, 2)	9,104	197

data as of 30 June 2026

Projects under construction

Location	Project	No. of residential and commercial units	UFA (residential and commercial units) (m^2)
Kraków	Murapol GreenCity (bud. 1,2)	11,627	249
Kraków	Murapol Prado (bud. 1, 2)	10,525	222
Kraków	Murapol Prado (bud. 3)	5,919	123
Kraków	Murapol Prado (bud. 5)	3,276	76
Lublin	Murapol Primo III (bud. 1, 2)	15,091	332
Lublin	Murapol LakeSide (bud. 1, 2)	10,080	235
Łódź	Murapol Gardenia (bud. 1, 2)	12,086	306
Łódź	Murapol Ergo (bud. 1)	7,632	180
Łódź	Murapol Univercity (bud.1)	13,386	390
Łódź	Murapol Forum (bud. 1, 2)	21,800	514
Łódź	Murapol Osiedle Filo II (bud.2)	9,786	217
Siewierz	Murapol Siewierz Jeziorna VIIIb (bud. 27,28)	4,055	84
Siewierz	Murapol Siewierz Jeziorna VIIIb (bud. 25,26)	4,186	96

data as of 30 June 2026

Projects under construction

Location	Project	No. of residential and commercial units	UFA (residential and commercial units) (m²)
Toruń	Murapol Novo (bud. 1)	11,059	238
Toruń	Murapol Helio (bud. 1, 4)	8,208	167
Warsaw	Murapol EcoOne (bud. 1, 2a, 2b, 3)	9,504	216
Warsaw	Murapol Urcity (bud. 1, 2)	10,598	216
Warsaw	Murapol Urcity II bud. 3, 4)	9,481	194
Wrocław	Murapol Motivo (bud. 1)	11,605	319
Wrocław	Murapol RiverSide (bud. 1, 2, 3)	8,897	218
Wrocław	Murapol RiverSide (bud. 4)	2,060	65
Wrocław	Murapol Osiedle Ferrovia (bud. 1-12)	2,244	24
Wrocław	Murapol Osiedle Ferrovia II (bud. 13-21)	1,622	18
Wrocław	Murapol Osiedle Ferrovia III (bud. 22-30)	1,622	18
Wrocław	Murapol Osiedle Ferrovia IV (bud. 31-42)	2,141	24
Wrocław	Murapol Osiedle Ferrovia V (bud. 43-48)	1,109	12
Total		**7,489**	**307,015**

data as of 30 June 2026

Projects in the pipeline

- As of 30 June 2026, in the Murapol Group's landbank there was a portfolio of pipeline projects including about **12,400** units with a combined usable floor area of over **521,000 m²**, ensuring the continuity of its business for several years to come

Location	Planned UFA (m^2)	Planned no. of units
Bielsko-Biała	14,186	316
Częstochowa	18,479	449
Gdańsk	16,573	513
Gdynia	7,766	180
Gliwice	33,598	775
Katowice	64,338	1,600
Kielce	17,868	412
Kraków	11,405	251
Lublin	10,646	242

Location	Planned UFA (m^2)	Planned no. of units
Łódź	30,363	780
Poznań	107,044	2,462
Siewierz	8,331	172
Tychy	19,905	464
Warsaw	145,105	3,459
Wieliczka	4,134	88
Wrocław	11,567	267
Total	**521,307**	**12,430**

data as of 30 June 2026

Projects introduced for sale in 1H 2026

- In 1H 2026 Murapol added **1,023 new units** to its product line

Location	Units introduced in 1Q 2026	Units introduced in 2Q 2026	Units introduced in 3Q 2026	Units introduced in 4Q 2026
Bielsko-Biała	-	-		
Bydgoszcz	-	-		
Gdańsk	-	-		
Gdynia	-	-		
Gliwice	-	-		
Katowice	-	-		
Kraków	-	-		
Lublin	-	-		
Łódź	-	390		
Poznań	-	-		
Siewierz	-	96		
Sosnowiec	-	-		
Toruń	-	167		
Warsaw	-	152		
Wrocław	218	-		
Total	**218**	**805**		

data as of 30 June 2026

What sets us apart?

1 **Proven stable sales results** despite challenging macroeconomic conditions

2 **Leading market position** with highly supportive fundamentals

3 **Unique** and vertically integrated **business model**—high cashflow, low engagement of equity, optimal margins

4 **High level** of geographical diversification of projects and a large active landbank

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

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

Unique, resilient business model

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

data as of 30 June 2026

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**

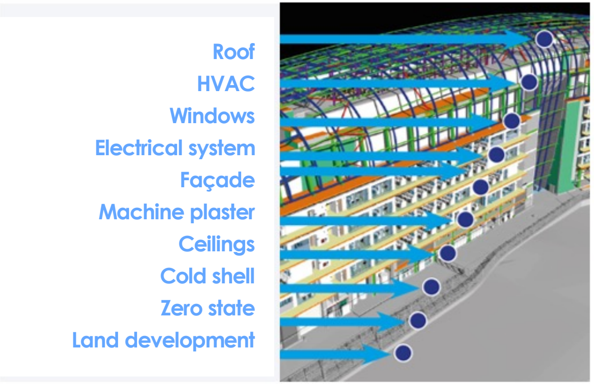
In-house systems – a key element of operating procedures

Use of BIM and Unit 94 enables standardization and efficiency of processes for project design, budgeting, and selection of subcontractors

The BIM and Unit 94 technologies, used by Murapol and not by other developers, allow for high level of cost controls

Unit 94

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

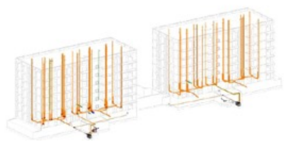


Building Information Modelling

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

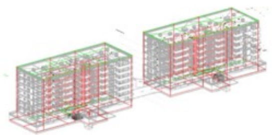
HVAC

Sanitary systems



Architecture

Electrical system



source: Company

Profit and loss statement

MURAPOL 25 YEARS

PLN '000	30.06.2026	30.06.2025	Change
Sales revenue	**465,682**	**529,396**	**-12.0%**
Revenue from sales to retail customers	392,653	439,681	-10.1%
Revenue from sales to PRS	73,029	92,715	-21.2%
Gross profit on sales	**142,556**	**176,390**	**-19.2%**
Gross margin on sales	**30.6%**	**33.3%**	**-2.7 p.p.**
EBIT	**82,866**	**118,889**	**-30.3%**
EBIT margin	**17.8%**	**22.5%**	**-4.7 p.p.**
Net profit	**70,061**	**96,857**	**-27.7%**
Net profit margin	**15.0%**	**18.3%**	**-3.3 p.p.**

data as of 30 June 2026

Balance sheet

Assets	30.06.2026	31.12.2025
Non-current assets	93,486	94,595
Current assets	2,600,884	2,339,028
Total assets	**2,694,370**	**2,433,623**

Liabilities	30.06.2026	31.12.2025
Equity attributable to shareholders of the parent company	630,969	640,954
Total shareholders' equity	**630,969**	**640,954**
Long-term liabilities	604,511	739,400
Short-term liabilities	1,458,890	1,053,269
Total liabilities	**2,063,401**	**1,792,669**
Shareholders' equity and liabilities	**2,694,370**	**2,433,623**

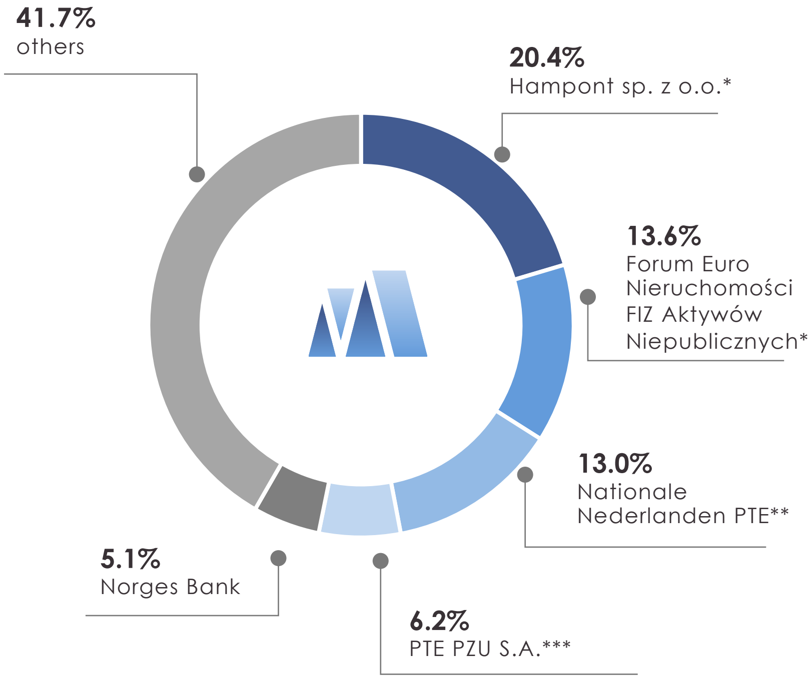
PLN '000 — as of 30 June 2026

Shareholders

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

SPÓŁKA NOTOWANA NA GPW

Shares listed on the Warsaw Stock Exchange since **15 December 2023**
Indices: WIG, mWIG40, WIG140, WIG-nieruchomości, mWIG40TR, WIG-Poland, GPWB-CENTR, CEEplus, WIGdivplus



* 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)

data as of 30 June 2026

Organizational culture and corporate governance

Solid governance structure aimed at effective and sustainable growth in value

Supportive shareholders and independent decision-making

- Experienced stakeholders with competences required for achieving strategic goals

Knowledge, experience, unique know-how

- Integrated and motivated team of top-notch specialists in the industry
- Inclusive workplace

Compliance with Best Practice for WSE-listed Companies

Up-to-date Code of Conduct

- Internal policies addressing conflicts of interest
- Appointment of ethics czar

Experienced supervisory board

- Highly experienced Supervisory Board with independent members ensuring protection of the interests of minority investors
- Appointment of audit committee and investment committee and nominations and remuneration
- Rules implemented for addressing potential conflicts of interest

Effective and sustainable management structure

- Experienced Management Board
- Broad competences in real estate, law, finance, transactions, and capital markets
- Women hold nearly 50% of management posts

Legal disclaimer

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