

Bielsko-Biała, 19th October 2026

In the first three quarters of 2026, the Murapol Group sold a total of 2,801 units across both of its business segments.

At the end of September 2026, the Murapol Group's offering-which is competitive and tailored to market needs-comprised nearly 4,200 residential units across 15 cities.

- **2,005 development and preliminary agreements signed with retail clients in the first three quarters of 2026.**
- **An almost record-breaking 281 paid reservation agreements (net of cancellations) as of September 30, 2026.**
- **515 units sold in the PRS segment.**
- **A broad and attractive offering of nearly 4,200 premises across 15 cities, for retail customers as of September 30, 2026.**
- **1,552 residential units in 14 cities handed over to retail customers in the first three quarters of 2026.**
- **A large, diversified, and regularly replenished land bank for the development of approximately 20,000 residential units as of September 30, 2026.**
- **An extensive portfolio of projects under development, comprising over 7,600 units as of September 30, 2026.**

SALES to retail customers

Total sales to retail customers in the first three quarters of 2026-accounting for paid reservation agreements and excluding cancellations-amounted **to 2,286 units**. This figure comprises **2,005 development and preliminary agreements signed with retail customers, as well as a near-record 281 paid reservation agreements** (as of September 30, 2026, net of cancellations). In the third quarter of 2026 alone, the company signed **701** development and preliminary agreements, representing a 14% increase compared to the second quarter of 2026.

SALE to PRS

Furthermore, in Q3 2026, the developer sold 515 units in the PRS (private rented sector) segment (intended for institutional rental, under a design-and-build arrangement).



In summary, the total sales of the Murapol Group across both segments—retail (comprising units sold to individual buyers, after accounting for cancellations) and the PRS (Private Rented Sector) segment—amounted to 2,801 units for the period covering the first three quarters of 2026.

HANDOVER

Between January and September 2026, the keys **to 1,552 units** were handed over to retail customers.

INTRODUCTION TO THE OFFER

During the first three quarters of 2026, the Murapol Group **introduced 1,857 units to its offering**, comprising both new developments and subsequent phases of projects already on the market. These new units were made available to customers in Warszawa, Kraków, Gdańsk, Łódź, Wrocław, Toruń, and Siewierz.

As of September 30, 2026, the Murapol Group's offering consisted of **4,185 units** across **15 cities**.

NUMBER OF UNITS UNDER CONSTRUCTION

As of September 30, 2026, the Murapol Group's portfolio of projects under construction comprised **7,630 units** across **94 buildings**, developed as part of **23 projects** in **10 cities**; this included 6,167 units in the retail segment and 1,463 units in the PRS (Private Rented Sector) segment.

LAND BANK

The Murapol Group systematically replenishes and expands its **active land bank**. As of September 30, 2026, it held an active land bank for the development of over **20,000 residential units**, with a total net usable area of approximately **841,000 square meters**, across **18 cities**.

- The third-quarter results confirm a clear acceleration in sales for the Murapol Group. From January through September 2026, we sold a total of 2,005 units under development and preliminary agreements. In the third quarter alone, we concluded 701 such agreements—a 14 percent increase over the second quarter. A greater focus on metropolitan areas, smaller-scale projects, and broad geographic diversification allows us to launch investments more efficiently, accelerate their commercialization, and direct our efforts toward markets with the highest sales potential. In the coming periods, we plan to launch significant new projects in cities including Gdańsk, Gdynia, Katowice, Kraków, Lublin, and Poznań. The effectiveness of this model is well illustrated by the composition of our inventory: completed, unsold units account for approximately 3 percent of our offering across the seven largest markets, compared to an estimated 30 percent-plus for the industry as a whole. This underscores the rapid pace at which the Murapol Group commercializes its projects and the very low level of unsold, completed housing stock. We intend to pursue growth responsibly, anchored by

Murapol SA
ul. Dworkowa 4
43-300 Bielsko-Biała

T: + 48 33 819 33 33
F: + 48 33 829 46 66
E: sekretariat@murapol.pl
murapol.pl

NIP: 5471932616, REGON: 072695687,
Sąd Rejonowy w Bielsku-Białej VIII Wydział Gospodarczy
KRS 0000275523,
Kapitał zakładowy: 2 040 000,00 PLN, w pełni opłacony



carefully selected locations, a seamless sales process, and rigorous cost control. The strength of our model is evidenced by stable profitability, consistent performance, and a solid financial position. This enables us to combine continued development with attractive returns for our shareholders. "Murapol maintains its position as one of the most attractive dividend-paying companies in the real estate development sector on the Warsaw Stock Exchange (WSE); our dividend yield has been among the highest for WSE-listed developers for both 2024 and 2025. The PRS segment remains the second pillar of our business, as evidenced by our latest project—the sale of 515 units in Warsaw's Mokotów district. As the largest provider of residential units for this sector in Poland, we have already delivered over 3,000 units, with another 1,500 currently under construction and over 500 in the pipeline. The PRS segment provides us with a stable order backlog and enhances the predictability of our project execution - **says Nikodem Iskra, CEO of Murapol SA.**

Over more than 25 years of operations (up to September 30, 2026), the Murapol **Group has completed 106 multi-stage developments**, comprising **497 buildings** with a total of nearly **36,600 units** and an aggregate usable area exceeding **1.6 million square meters**.

Grupa Murapol to jeden z najbardziej doświadczonych i największych deweloperów mieszkaniowych w Polsce pod względem liczby sprzedanych mieszkań oraz mieszkań przekazanych klientom. Od początku swojej działalności w 2001 r. do 30 września 2026 r. Grupa Murapol zrealizowała 106 wieloetapowych inwestycji nieruchomościowych, w których powstało 497 budynków z blisko 36,6 tys. lokali zamieszkałymi przez ok 109,8 tys. osób. GK Murapol od początku swojej działalności była obecna w 21 miastach w Polsce.

Od czerwca 2026 r. wiodącymi inwestorami o największym wpływie na Grupę są Hampont sp. z o.o. oraz FEN FIZAN. Podmioty te są stronami porozumienia akcjonariuszy i łącznie kontrolują 34,05% kapitału zakładowego oraz głosów na Walnym Zgromadzeniu Spółki. Spółka Hampont sp. z o.o., będąca największym pojedynczym akcjonariuszem (20,43% udziałów), to prywatny wehikuł inwestycyjny wspólnie kontrolowany przez doświadczonych inwestorów na rynku nieruchomości – Nebila Şenmana oraz Macieja Dyjasa. Są oni założycielami i wspólnikami Griffin Capital Partners, a zarazem pełnią funkcje członków Rady Nadzorczej Murapol S.A.

W 2021 roku Grupa Murapol nawiązała strategiczną współpracę w sektorze PRS (w formule design&build) z LifeSpot – platformą PRS należącą do funduszy zarządzanych przez Real Estate Group w Ares Management, wiodącego globalnego menadżera zarządzającego inwestycjami alternatywnymi. W 2025 roku Grupa Murapol zawarła pięcioletnią umowę o współpracy w sektorze PRS (Private Rented Sector), z PRS JV Lux S.À R.L. platformą kontrolowaną przez fundusz Centerbridge Partners oraz wspólników Griffin Capital Partners. Grupa Murapol posiada zintegrowany model biznesowy, zakładający koncentrację wewnątrz organizacji wszystkich kompetencji niezbędnych do realizacji projektów nieruchomościowych – od pozyskiwania gruntów, przez projektowanie architektoniczne i inżynierne, budżetowanie inwestycji, zakupy materiałów budowlanych i generalne wykonawstwo, po działania marketingowe i sprzedażowe.

Od 15 grudnia 2023 r. akcje spółki Murapol SA są notowane na Głównym Rynku GPW w Warszawie.

Kontakt:

Małgorzata Gaborek | Dyrektor ds. Public Relations

E: malgorzata.gaborek@murapol.pl | M: 510 896 877

Murapol SA
ul. Dworkowa 4
43-300 Bielsko-Biała

T: + 48 33 819 33 33
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