

Interim Condensed Financial Statements of Murapol S.A.

for the nine-month period ended 30 September 2024
prepared in accordance with International Financial
Reporting Standards as endorsed by the EU



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Interim condensed statement of comprehensive income

	Note	9-month period ended 30/09/2024 (unaudited)	3-month period ended 30/09/2024 (unaudited)	9-month period ended 30/09/2023 (unaudited)	3-month period ended 30/09/2023 (unaudited)
Continuing operations					
Sales revenue	7.1	37,855	11,080	42,523	17,128
Sales revenue	7.1	37,855	11,080	42,523	17,128
Cost of sales		(28,991)	(8,416)	(34,031)	(14,050)
Gross profit/(loss) on sales		8,864	2,664	8,492	3,078
Other operating income	10	1,664	250	1,852	808
General and administrative expenses		(1,875)	(625)	(1,428)	(578)
Gain/loss on impairment of trade and other receivables		(467)	(12)	77	29
Other operating expenses	10	(77)	(15)	(1,232)	(35)
Measurement of shares using the equity method	14	169,393	45,050	221,310	53,620
Operating profit/(loss)		177,502	47,312	229,071	56,922
Finance income	11	11,992	1,149	6,417	2,535
Finance costs	11	(58,724)	(19,818)	(51,646)	(16,765)
Profit/(Loss) before tax		130,770	28,643	183,842	42,692
Corporate income tax	12	653	746	5,223	1,129
Net profit/(loss) on continuing operations		131,423	29,389	189,065	43,821
Discontinued operations					
Net profit/(loss) on discontinued operations		-	-	-	-
Net profit/(loss) for the year		131,423	29,389	189,065	43,821
Other net comprehensive income		-	-	-	-
COMPREHENSIVE INCOME FOR THE PERIOD		131,423	29,389	189,065	43,821
Net earnings/(loss) per share (in PLN per share):					
- Basic and diluted from profit for the year		3.22	0.72	4.63	1.06

Interim condensed statement of financial position

	Note	30/09/2024 (unaudited)	31/12/2023
ASSETS			
Non-current assets		1,272,291	1,178,401
Intangible assets		1,854	1,942
Property, plant and equipment	13	14,872	14,506
Investments in subsidiaries accounted for under the equity method		1,137,371	1,101,897
Other financial assets		84,349	28,449
Other non-financial assets	16	1,467	1,192
Deferred income tax assets	12.3	32,378	30,415
Current assets		178,564	58,005
Inventories	15	983	989
Trade receivables	17	38,020	21,493
Deferred tax receivable		-	1,611
Dividend and other receivables	17	106,214	30,911
Other non-financial assets	16	1,927	1,532
Cash and cash equivalents	23.5	31,420	1,469
TOTAL ASSETS		1,450,855	1,236,406
EQUITY AND LIABILITIES			
Equity		613,458	560,536
Share capital	18	2,040	2,040
Retained earnings / Accumulated losses		479,995	341,370
Net profit/(loss) for the financial year		131,423	217,126
Long-term liabilities		749,508	573,982
Loans, borrowings and bonds payable	20	733,361	555,088
Other financial liabilities	20	4,009	-
Non-current hedging derivatives	21	364	2,952
Other non-current liabilities	22	-	4,609
Lease liabilities		11,774	11,333
Short-term liabilities		87,889	101,888
Trade payables	22	3,809	17,098
Loans, borrowings and bonds payable	20	62,727	66,491
Other financial liabilities	20	2,312	1,467
Current hedging derivatives	21	2,494	4,096
Lease liabilities		2,754	2,466
Income tax liabilities		5,465	-

Other non-financial liabilities	22	686	2,809
Provisions	19	4,443	4,438
Provision for losses in entities accounted for under the equity method		3,053	2,856
Accruals and deferred income	22	146	167
Total liabilities		837,397	675,870
EQUITY AND LIABILITIES		1,450,855	1,236,406

Interim condensed statement of cash flows

Note	9-month period ended 30/09/2024 (unaudited)	3-month period ended 30/09/2024 (unaudited)	9-month period ended 30/09/2023 (unaudited)	3-month period ended 30/09/2023 (unaudited)
Cash flows from operating activities				
Profit/(Loss) before tax	130,770	28,643	183,842	42,692
Adjusted for:	(148,100)	(24,362)	(205,101)	(39,681)
Amortization and depreciation	2,364	780	2,152	685
(Increase)/decrease in receivables	(17,412)	884	(24,445)	(6,241)
(Increase)/decrease in inventories	6	6	(7)	-
(Increase)/decrease in other assets	(669)	221	(5,592)	(4,356)
Increase/(decrease) in liabilities except for loans and borrowings and other financial liabilities	(13,810)	(1,143)	3,895	9,666
Incentive bonus costs	1,875	625	1,275	425
Finance income	(10,455)	(296)	(3,905)	(2,513)
Finance costs	58,723	19,817	51,646	16,765
Share in profits of entities accounted for under the equity method	(169,393)	(45,050)	(221,310)	(53,620)
Loss on impairment of trade and other receivables	467	12	(77)	(29)
Change in prepayments and accruals	(21)	(14)	143	143
Increase/(decrease) in provisions	5	-	(509)	-
Income tax paid	374	(70)	(8,445)	(522)
Other	(154)	(134)	78	(84)
Net cash from operating activities	(17,330)	4,281	(21,259)	3,011
Cash flows from investing activities				
Sale of property, plant and equipment and intangible assets	188	129	207	52
Acquisition of property, plant and equipment and intangible assets	(254)	(65)	(493)	(134)
Acquisition of shares	(600)	(300)	-	-
Dividends received	64,615	4	81,575	-

Interest received		504	-	-	-
Repayment of loans granted		2,296	-	24,700	24,700
Loans granted		(57,000)	(57,000)	(34,858)	-
Net cash from investing activities		9,749	(57,232)	71,131	24,618
Cash flows from financing activities					
Proceeds from loans / borrowings taken out		71,670	-	110,500	-
Repayment of lease liabilities		(2,483)	(734)	(2,256)	(760)
Proceeds from the issue of bonds		150,000	-	-	-
Repayment of loans/borrowings		(48,570)	(16,190)	(69,969)	(16,190)
Dividends paid		(80,376)	-	(100,000)	-
Interest and bank commissions		(52,709)	(18,624)	(48,351)	(13,732)
Net cash from financing activities		37,532	(35,548)	(110,076)	(30,682)
Net increase/(decrease) in cash and cash equivalents		29,951	(88,499)	(60,204)	(3,053)
Cash and cash equivalents as at the beginning of the period	23.5	1,469	119,919	60,997	3,846
Cash and cash equivalents at the end of the period	23.5	31,420	31,420	793	793

Interim condensed statement of changes in equity

	Note	Share capital	Retained earnings / (accumulated losses)	Net profit/(loss) for the financial year	Total equity
As at 1 January 2024		2,040	558,496	-	560,536
Net profit/(loss) for the period		-	-	131,423	131,423
Other net comprehensive income for the year		-	-	-	-
Total income for the period		-	-	131,423	131,423
Share-based payments	26.1	-	1,875	-	1,875
Dividends	9	-	(80,376)	-	(80,376)
As at 30 September 2024 (unaudited)		2,040	479,995	131,423	613,458

	Note	Share capital	Retained earnings / (accumulated losses)	Net profit/(loss) for the financial year	Total equity
As at 1 January 2023		2,040	439,470	-	441,510
Net profit/(loss) for the period		-	-	189,065	189,065
Other net comprehensive income for the year		-	-	-	-
Total income for the period		-	-	189,065	189,065
Share-based payments	26.1	-	1,275	-	1,275
Dividends	9	-	(100,000)	-	(100,000)
As at 30 September 2023 (unaudited)		2,040	340,745	189,065	531,850

Additional explanatory notes

1 General information

The interim condensed financial statements of Murapol S.A. cover the nine-month period ended 30 September 2024 and include the comparative data for the nine-month period ended 30 September 2023 and as at 31 December 2023. The financial statements also include the data for the three-month period ended 30 September 2024 and for the three-month period ended 30 September 2023 in relation to the statement of comprehensive income and the statement of cash flows.

The above data have not been audited by a registered auditor.

Murapol S.A. (the "Company", the "Entity") was established by a Notarial Deed drawn up on 5 January 2001.

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

The Company is the ultimate parent company of the Murapol S.A. Group (the "Group").

The shares of Murapol S.A. are listed on the Warsaw Stock Exchange with the ISIN code PLMURPL00190.

The duration of the Company is unlimited.

The Company's core operations comprise:

- holding activities involving the supervision over Group companies;
- managing the process of preparing development projects and carrying out work related to investments carried out by the Group companies.

The composition of the Company's Management Board as at 30 September 2024 is as follows:

- Nikodem Iskra - President of the Management Board;
- Przemysław Kromer - Member of the Management Board;
- Iwona Sroka - Member of the Management Board.

There have been no changes in the composition of the Management Board by the date of publication of these financial statements.

The composition of the Company's Supervisory Board as at 30 September 2024 is as follows:

- John Ruane - Chairman of the Supervisory Board;
- Maciej Dyjas - Deputy Chairman of the Supervisory Board;
- Piotr Fijotek - 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;
- Aniola Hejnowska - Member of the Supervisory Board.

There have been no changes in the composition of the Supervisory Board by the date of publication of this report. On 30 April 2024, the above-mentioned persons and a new member of the Supervisory Board, Ms Aniola Hejnowska, were appointed for a joint three-year term.

2 The Company's investments

The Company has investments in the following subsidiaries:

Entity	Registered office	Group's percentage share in capital (held directly and indirectly)		Scope of activities
		30 September 2024	31 December 2023	
Murapol S.A.	Poland	n/a	n/a	Holding and financial activities
Murapol Real Estate S.A. [1][2][13]	Poland	100.00%	100.00%	Holding activities, development activities and sale of premises in its own name
Cross Bud S.A. [2]	Poland	100.00%	96.40%	Wholesale of building materials
Murapol Projekt 59 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of premises in its own name
MyMurapol sp. z o.o.	Poland	100.00%	100.00%	Marketing activities related to the sale of apartments built by the Group companies
Locomotive Management Ltd	Cyprus	100.00%	100.00%	Holding activities
Media Deweloper.pl sp. z o.o.	Poland	100.00%	100.00%	Marketing services
MFM Capital 2 sp. z o.o.	Poland	100.00%	100.00%	Holding 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 in its own name
Murapol Architects Drive S.A.	Poland	100.00%	100.00%	Design activities, land acquisitions for the Group companies
Murapol Centrum Usług Wspólnych sp. z o.o.	Poland	100.00%	100.00%	Accounting and administrative services
Murapol Garbarnia sp. z o.o. sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name

Entity	Registered office	Group's percentage share in capital (held directly and indirectly)		Scope of activities
		30 September 2024	31 December 2023	
Murapol Invest sp. z o.o. GDA S.K.A.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Nowe Winogrody sp. z o.o. sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Nowy Złocień 23 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 26 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 27 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 34 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 35 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 37 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 39 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 42 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 43 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt 45 sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt sp. z o.o.	Poland	100.00%	100.00%	Holding activities
Murapol Projekt sp. z o.o. sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt sp. z o.o. Nowe Czyżyny sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt sp. z o.o. 12 sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt sp. z o.o. 23 sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt sp. z o.o. 3 sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Projekt sp. z o.o. Deweloper sp.j.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Smidowicza sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Westini sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Wola House sp. z o.o.	Poland	100.00%	100.00%	Development activities and sale of apartments in its own name
Murapol Venture Partner S.A.	Poland	100.00%	100.00%	Construction activities
Petrofox sp. z o.o.	Poland	100.00%	100.00%	Holding activities

Entity	Registered office	Group's percentage share in capital (held directly and indirectly)		Scope of activities
		30 September 2024	31 December 2023	
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 Kielce Radomska sp. z o.o. [1] [3]	Poland	82.50%	-	Development activities and sale of apartments in its own name
Projekt Poznań Szwajcarska sp. z o.o. [1] [3]	Poland	82.50%	-	Development activities and sale of apartments in its own name
Projekt Tychy Bielska sp. z o.o. [1] [3]	Poland	82.50%	-	Development activities and sale of apartments in its own name
Projekt Częstochowa Kisielewskiego sp. z o.o. [1] [3]	Poland	82.50%	-	Development activities and sale of apartments in its own name

As at 30 September 2024 and as at 31 December 2023, the share of total voting rights held by the Company in the investments is equal to the Company's share in the capital of these entities.

During the nine months ended 30 September 2024, the following changes were made in the composition of the Group:

[1] On 20 March 2024, a subsidiary Murapol Real Estate S.A. established the following companies based on a notarial deed: Projekt Częstochowa Kisielewskiego sp. z o.o., Projekt Kielce Radomska sp. z o.o., Projekt Poznań Szwajcarska sp. z o.o., Projekt Tychy Bielska sp. z o.o.

[2] On 25 April 2024, a subsidiary Murapol Real Estate S.A. acquired 3.6% of the shares in Cross Bud S.A., thereby increasing Murapol S.A.'s indirect share in the capital of that company to 100%; the purchase price amounted to PLN 500 thousand.

[3] On 9 May 2024, a subsidiary Murapol Real Estate S.A. disposed of 17.5% of its 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., Projekt Tychy Bielska sp. z o.o., on behalf of EPP N.V., for a total selling price of PLN 5 thousand. On 9 May 2024, a subsidiary Murapol Real Estate S.A. entered into an option agreement with EPP N.V. for the repurchase of the above shares, for a total amount of PLN 12,296 thousand.

3 Basis of preparation of the interim condensed financial statements

These interim condensed financial statements have been prepared in accordance with International Accounting Standard 34 “Interim Financial Reporting” as endorsed by the European Union (“IAS 34”).

These interim condensed financial statements are presented in Polish zlotys (“PLN”) and all amounts are given in thousands of PLN, unless otherwise indicated.

These interim condensed financial statements were approved for publication on 19 November 2024.

In the opinion of the Company's Management Board, as at the date of preparation of these interim condensed financial statements, there are no material uncertainties relating to events or circumstances that might cast doubt on the Company's ability to continue as a going concern in the foreseeable future, i.e. for at least one year from the balance sheet date.

4 Significant accounting policies

The accounting policies applied in the preparation of the interim condensed financial statements are consistent with those applied in the preparation of the Company's financial statements for the year ended 31 December 2023.

The interim condensed financial statements do not include all the information and disclosures required in annual financial statements and should be read in conjunction with the financial statements of Murapol S.A. for the year ended 31 December 2023, which were published on 3 April 2024.

New or amended standards and interpretations that apply for the first time in 2024 have no material impact on the Company's interim condensed financial statements.

5 Changes in estimates and corrections of errors

The main accounting estimates are presented in the relevant notes to the interim condensed financial statements:

- estimates and assumptions for allowances for receivables are presented in Note 17;
- estimates for provisions and accruals are presented in Note 19;
- estimates for deferred tax assets/provisions are presented in Note 12;

- estimates for the measurement of managerial options are presented in Note 26.1;
- estimates for investments in subsidiaries accounted for using the equity method and provisions for losses accounted for using the equity method are presented in Note 14;
- estimates for the measurement of derivative instruments are presented in Note 21;
- estimates for the impairment of assets are presented in the financial statements for 2023.

A detailed description of the assumptions made in each area of estimation is presented in the financial statements for 2023. During the nine months ended 30 September 2024, there were no significant changes in assumptions and estimates compared to 2023.

Apart from the changes described above, there were no other significant changes in estimates during the reporting period.

There were no error corrections in the current period.

6 Seasonality of activities

The Company's activities are not seasonal.

7 Revenue from contracts with customers

7.1 Revenue by category

The table below shows revenue from contracts with customers by category, which reflects how economic factors affect the nature, amount, timing of payment and uncertainty of revenue and cash flows:

	9-month period ended 30/09/2024 (unaudited)	3-month period ended 30/09/2024 (unaudited)	9-month period ended 30/09/2023 (unaudited)	3-month period ended 30/09/2023 (unaudited)
<i>Type of goods or services:</i>				
Revenue from sales of services	37,855	11,080	42,523	17,128
Total revenue from contracts with customers	37,855	11,080	42,523	17,128
<i>Date of transfer of goods or services: over time</i>	37,855	11,080	42,523	17,128
Total revenue from contracts with customers	37,855	11,080	42,523	17,128

All revenue from contracts with customers is earned in Poland.

7.2 Assets and liabilities from contracts with customers

The Company did not recognize any assets or liabilities from contracts with customers.

7.3 Performance obligations

Revenue from sales of management services

The Company's obligations to provide management services are fulfilled during the term of the contract. The nature and cyclicity of the services provided means that the client simultaneously receives and benefits from them. The Company determines revenue from the provision of management services on a monthly basis to the extent that it is entitled to receive payment for the services provided. Payment terms for services provided are usually 90 days.

8 Information on business segments

The Company does not set apart any operating segments.

9 Dividends paid and proposed to be paid

On 30 April 2024, the Company's General Meeting adopted Resolution No. 7 on the distribution of the net profit for 2023 and the allocation of PLN 80,376 thousand (PLN 1.97 per share) for the payment of a dividend to the Company's shareholders. The dividend was paid on 8 May 2024.

In the year ended 31 December 2023, the Company paid a dividend for the year 2022 of PLN 100,000 thousand (PLN 2.45 per share).

On 1 October 2024, the Management Board of Murapol S.A. decided to pay an interim dividend for 2024 in the amount of PLN 119,952 thousand to its shareholders (PLN 2.94 per share). The Management Board set the date on which the interim dividend for 2024 is to be vested as 6 November 2024 and the date on which the interim dividend for 2024 will be paid as 12 November 2024.

10 Other operating income and expenses

	9-month period ended 30/09/2024 (unaudited)	3-month period ended 30/09/2024 (unaudited)	9-month period ended 30/09/2023 (unaudited)	3-month period ended 30/09/2023 (unaudited)
Other operating income				
Provisions	-	-	-	-
Damages			3	3
Rental	-	-	1,400	602
Income from sale of fixed assets	139	116	-	-
Other	1,525*	134	449	203
Total other operating income	1,664	250	1,852	808

	9-month period ended 30/09/2024 (unaudited)	3-month period ended 30/09/2024 (unaudited)	9-month period ended 30/09/2023 (unaudited)	3-month period ended 30/09/2023 (unaudited)
Other operating expenses				
Provisions	-	(4)	-	-
Litigation costs	66	15	175	25
Damages	7	-	-	-
Costs of scrapping fixed assets	4	4	95	(4)
Other	-	-	962*	14
Total other operating income	77	15	1,232	35

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

11 Finance income and costs

	9-month period ended 30/09/2024 (unaudited)	3-month period ended 30/09/2024 (unaudited)	9-month period ended 30/09/2023 (unaudited)	3-month period ended 30/09/2023 (unaudited)
Finance income				
Bank interest	1,537	852	2,297	22
Interest on borrowings	1,690	1,003	2,813	1,425
Interest on receivables and other interest	-	-	215	-
Measurement of sureties, guarantees granted and other financial instruments*	731	1	1,086	1,086
Measurement of derivative instruments	4,189	(692)	-	-
Measurement of modifications to borrowings**	3,806	-	-	-
Foreign exchange differences	28	(16)	-	-
Other finance income	11	1	6	2
Total finance income	11,992	1,149	6,417	2,535

* Guarantees and sureties are presented in Notes 20 and 23.2.

** In the first half of 2024, in accordance with the concluded annexes to the received borrowings agreements extending the maturity dates, the impact of this modification on the financial result was measured.

	9-month period ended 30/09/2024 (unaudited)	3-month period ended 30/09/2024 (unaudited)	9-month period ended 30/09/2023 (unaudited)	3-month period ended 30/09/2023 (unaudited)
Finance costs				
Interest and commissions on loans and borrowings	49,866	16,579	49,710	16,421
Interest on bonds	5,644	4,167	-	-
Interest on liabilities	1	-	2	-
Interest on leases	792	278	655	190
Measurement of borrowings and other financial instruments*	2,373	(1,208)	1,035	29
Foreign exchange differences	-	-	89	71
Other finance costs	48	2	155	54
Total finance costs	58,724	19,818	51,646	16,765

* the item mainly contains a loan measurement.

12 Income tax

12.1 Tax charges

	9-month period ended 30/09/2024 (unaudited)	3-month period ended 30/09/2024 (unaudited)	9-month period ended 30/09/2023 (unaudited)	3-month period ended 30/09/2023 (unaudited)
Statement of comprehensive income				
Current income tax	(1,310)	(74)	(1,538)	(601)
Deferred income tax	1,963	820	6,761	1,730
Tax charge shown in profit	653	746	5,223	1,129
Other comprehensive income	-	-	-	-
Tax benefit/charge recognized in other comprehensive income	-	-	-	-

12.2 Reconciliation of the effective tax rate

The reconciliation of the income tax on the profit (loss) before tax at the statutory tax rate to the income tax calculated at the effective tax rate is as follows:

	9-month period ended 30/09/2024 (unaudited)	3-month period ended 30/09/2024 (unaudited)	9-month period ended 30/09/2023 (unaudited)	3-month period ended 30/09/2023 (unaudited)
Profit/(loss) before tax	130,770	28,643	183,842	42,692
Tax at the statutory tax rate applicable in Poland of 19%	24,846	5,442	34,930	8,111
Permanently non-deductible costs	645	214	1,421	943
Permanently non-taxable income	(11)	(2)	(4)	(1)
Share in profits of entities accounted for under the equity method	(32,185)	(8,560)	(42,049)	(10,188)
Adjustments for the Tax Group*	6,197	2,171	-	-
Other (including prior year corrections)	(145)	(11)	479	6
Tax at the effective tax rate of 0.5% (2023: 2.8%)	(653)	(746)	(5,223)	(1,129)
Income tax (charge) recognized in the profit or loss	(653)	(746)	(5,223)	(1,129)

* Murapol S.A., together with its subsidiary Murapol Real Estate S.A., accounts for income tax charges in the tax year 2024 as a Tax Group. The tax of PLN 6,197 thousand mainly relates to the utilization, in a joint tax settlement, of a deferred tax asset with respect to the limit on debt financing costs.

12.3 Deferred income tax

Deferred tax shown in the statement of financial position as:

	30 September 2024 (unaudited)	31 December 2023
Deferred income tax assets	36,346	35,165
Deferred income tax provisions	(3,968)	(4,750)
	32,378	30,415

During the nine months ended 30 September 2024, the main changes in the deferred income tax asset were as follows: the deferred tax asset on the measurement of financial instruments (guarantees, IRS) was reduced, whereas the deferred tax asset on unpaid interest on borrowings granted was increased.

The decrease in the deferred tax provision is mainly due to a decrease in the provision for temporary differences resulting from different timing of the recognition of income from the sale of apartments in the financial statements and for tax purposes.

13 Property, plant and equipment

Purchase and sale

During the nine-month period ended 30 September 2024, the Company acquired property, plant and equipment with a value of PLN 2,072 thousand. During the nine-month period ended 30 September 2023, the Company acquired property, plant and equipment with a value of PLN 14,574 thousand and recognized a right-of-use asset (lease) of an office in Bielsko-Biała with a value of PLN 13,839 thousand.

During the three-month period ended 30 September 2024, the Company acquired property, plant and equipment with a value of PLN 164 thousand. During the three-month period ended 30 September 2023, the Company acquired property, plant and equipment with a value of PLN 416 thousand.

During the nine-month period ended 30 September 2024, the Company sold/scrapped property, plant and equipment with a gross value of PLN 2,129 thousand, and during the comparative period ended 30 September 2023 – with a gross value of PLN 5,937 thousand, including a right-of-use asset of PLN 5,611 thousand.

During the three-month period ended 30 September 2024, the Company sold/scrapped property, plant and equipment with a gross value of PLN 221 thousand, and during the three-

month period ended 30 September 2023 – with a value of PLN 223 thousand, including a right-of-use asset of PLN 222 thousand.

Impairment allowances

During the period ended 30 September 2024 and in the comparative period ended 30 September 2023, the Company did not recognize any impairment allowances for fixed assets.

14 Investments in subsidiaries accounted for using the equity method

<i>Investments in subsidiaries</i>	<i>Measurement under the equity method as at 30 September 2024 (unaudited)</i>	<i>Measurement under the equity method as at 31 December 2023</i>
Locomotive Management Limited	252,485	244,262
Polski Deweloperski FIZ	372,278	359,739
Murapol Real Estate S.A.	406,749	352,514
Murapol Projekt Sp. z o.o. Deweloper Sp. J.	62	64
Murapol Garbarnia Sp. z o.o. Sp. J.	69	68
Murapol Invest sp. z o.o. GDA S.K.A.	6,171	6,009
Murapol Projekt 59 sp. z o.o.	35,128	33,376
Murapol Nowe Winogrady Sp. z o.o. Sp. J.	93	91
Murapol Projekt Sp. z o.o. 3 Sp. J.	155	147
Murapol Projekt Sp. z o.o. 12 Sp. J.	94	92
Murapol Projekt 26 sp. z o.o.	1,471	9,774
Murapol Projekt 27 sp. z o.o.	2	1
Murapol Projekt 34 sp. z o.o.	910	4,099
Murapol Projekt 35 sp. z o.o.	151	624
Murapol Projekt 37 sp. z o.o.	2,422	1,888
Murapol Projekt 39 sp. z o.o.	3,352	4,784
Murapol Projekt 42 sp. z o.o.	837	807
Murapol Projekt 43 sp. z o.o.	5,092	30,339
Murapol Projekt 45 sp. z o.o.	20,801	25,007
Murapol Projekt Sp. z o.o. Sp. J.	7,119	7,147
Media Deweloper.pl sp. z o.o.	(901)	(855)
Murapol Projekt Sp. z o.o.	(2,152)	(2,001)
MFM Capital 2 sp. z o.o.	12,447	12,036
MFM Capital 3 Sp. z o.o.	118	114
MFM Capital 4 Sp. z o.o.	118	114

<i>Investments in subsidiaries</i>	<i>Measurement under the equity method as at 30 September 2024 (unaudited)</i>	<i>Measurement under the equity method as at 31 December 2023</i>
MFM Capital 5 Sp. z o.o.	118	114
MFM Capital 6 Sp. z o.o.	118	114
Murapol Nowy Złocień 23 Sp. z o.o.	9,011	8,573
Total - investments in entities accounted for using the equity method	1,137,371	1,101,897
Total - provision for covering losses in entities accounted for under the equity method	(3,053)	(2,856)

For companies for which the valuation as at the balance sheet date is negative, the Company has, in accordance with IAS 28, recognized a liability to cover losses to the extent that the Company believes it has a constructive obligation to cover those losses.

In the statement of comprehensive income for the nine-month period ended 30 September 2024, PLN 169,393 was presented and PLN 45,050 thousand was presented for the three-month period ended 30 September 2024 (PLN 221,310 thousand was presented for the comparative nine-month period ended 30 September 2023, and PLN 53,620 thousand was presented for the three-month period ended 30 September 2023 for the measurement of shares held in subsidiaries using the equity method.

Changes in assets in the balance sheet: Investments in subsidiaries accounted for using the equity method, for the nine months ended 30 September 2024, comprise their measurement referred to above, net of dividends received of PLN 134,114 thousand.

The Company has not identified any indication of impairment of its investments in subsidiaries.

15 Inventories

	<i>30 September 2024 (unaudited)</i>	<i>31 December 2023</i>
Goods for resale (at cost of purchase)	149	155
Finished goods:		
- at the cost of manufacture	2,266	2,266
- at the net realizable value	834	834
Total inventories at the lower of the cost of purchase (manufacture) and the net realizable value	983	989

During the nine months ended 30 September 2024 and in the comparative period ended 30 September 2023, the Company did not increase the inventory allowances.

16 Other non-financial assets

	30 September 2024 (unaudited)	31 December 2023
Policies, insurance	205	502
Overpaid costs for HR, IT services	222	193
Guarantees, security deposits	1,138	1,051
Licences	1,648	831
Overpaid sponsorship costs	-	7
Other prepayments and deferred costs	181	140
Total	3,394	2,724
current	1,927	1,532
non-current	1,467	1,192

17 Trade receivables, dividends receivable and other receivables (current and non-current)

	30 September 2024 (unaudited)	31 December 2023
Trade receivables	38,020	21,493
Dividend and other receivables, including:	106,214	30,911
Public law settlements	19,085	18,628
Security deposits for the lease of premises	2	69
Settlements with shareholder-related entities	11,723	11,685
Settlements with companies in the Group	518	521
Dividends receivable	69,492	-
Adjustments for the Tax Group	5,392	-
Other	2	8
Total net receivables	144,234	52,404
Write-downs of receivables	1,205	810
Total gross receivables	145,439	53,214
- current	145,439	53,214
- non-current	-	-

Trade receivables are non-interest bearing and usually mature within 14 to 90 days.

The public law settlements relate to the withholding tax paid in relation to the dividend paid in 2023.

The Company's Management Board believes that the net book value of trade receivables approximates their fair value due to the current nature of trade receivables and the fact that an expected credit loss has been taken into account.

Settlements with shareholder-related entities represent the remaining receivables which have been deferred until 31 December 2024 based on an agreement (with a subsequent annex) between the entity and the Company.

Changes in the allowance for impairment of receivables are as follows:

	30 September 2024 (unaudited)	30 September 2023 (unaudited)
As at 1 January	810	828
Increases	423	81
Decreases	(28)	(151)
As at 30 September	1,205	758

18 Equity - shareholders with significant shareholdings

As at 30 September 2024, the shareholding structure is as follows:

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.	-	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%
Other	-	8,040,000	8,040,000	19.71%
Total	-	40,800,000	40,800,000	100%

*The shareholding of Nationale-Nederlanden Powszechno Towarzystwo Emerytalne S.A. is stated in accordance with the notice of 18 December 2023 and includes the shares held by Nationale-Nederlanden Otwarty Fundusz Emerytalny (*Open Pension Fund*).

During the nine months ended 30 September 2024, there was a change in the ownership structure of the Group. On 1 March 2024, AEREF V PL Investment S.à r.l. and AEREF V PL Inwestycje sp. z o.o. entered into a contribution-in-kind agreement on the basis of which AEREF V PL Investment S.à r.l. transferred to AEREF V PL Inwestycje sp. z o.o. all of its shares in the Company, i.e. 27,760,000 shares and all rights attached to them.

19 Provisions

During the nine-month period ended 30 September 2024, provisions increased by PLN 5 thousand to PLN 4,443 thousand (in the comparative period ended 30 September 2023, provisions of PLN 509 thousand were released and the balance amounted to PLN 4,242 thousand). The item mainly includes provisions for litigation.

There was no change in the amount of provisions in the three months ended 30 September 2024 (no change in the amount of provisions in the comparative period ended 30 September 2023).

20 Loans, borrowings and bonds payable and other financial liabilities

	30 September 2024 (unaudited)	31 December 2023
Current	65,039	67,958
Loans	61,392	63,398
Borrowings	-	3,093
Bonds	1,335	-
Total loans, borrowings and bonds payable	62,727	66,491
Valuation of sureties, collateral and guarantees granted	736	1,467
Other financial instruments	1,576	-
Total other financial liabilities	2,312	1,467
Non-current	737,370	555,088
Loans	418,305	391,451
Borrowings	169,703	163,637
Bonds	145,353	-
Loans, borrowings and bonds payable	733,361	555,088
Other financial instruments	4,009	-
Total other financial liabilities	4,009	-
Total	802,409	623,046

Loans

On 30 September 2024, the Company was a party to a loan agreement concluded in September 2022 with a banking syndicate. The Company was provided with (i) a term loan facility of up to a maximum of PLN 500,000 thousand; (ii) a working capital loan not exceeding PLN 50,000 thousand. The loan was fully drawn down. The purpose of the loan was to refinance

the Company's existing debt as well as to finance general corporate purposes and to finance working capital. On 21 December 2023, an annex to the loan agreement was concluded, according to which the repayment deadline for the loans was extended to 30 June 2026. Under the annex, the loan tranche was also increased by a maximum of PLN 71,700 thousand which reflected the loan repayments made to date in accordance with the schedule. It was fully disbursed on 18 January 2024. The term loan is being repaid in accordance with the adopted repayment schedule, of which EUR 371,910 thousand will be repaid on a one-off basis no later than by 30 June 2026.

On 24 September 2024, an agreement was signed by and between Alior Bank S.A. and Santander Bank S.A., on the basis of which Alior Bank S.A. took over a part of the debt from Santander Bank S.A., while joining the banking syndicate. This did not affect the size of the loan or change the repayment schedule.

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

Loan agreements granted as at 30/09/2024:

Bank	Borrower	Maximum loan amount	Final repayment deadline	Interest rate
PEKAO S.A./ Santander Bank S.A./Alior S.A.	Murapol S.A.	550,000	30/06/2026	WIBOR 3M + margin

Main collateral for loans as at 30/09/2024:

Security in the form of mortgages:

Joint mortgage of up to PLN 825,000,000 as collateral under the loan agreement of 14/09/2022, established on the properties of the Murapol Group, in favour of the mortgage administrator, Bank Polska Kasa Opieki S.A.

Other security:

1. agreements for the establishment of registered and financial pledges on 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 a pledgee and the administrator of the registered pledge and Santander Bank Polska S.A. as a pledgee;
2. agreements for the establishment of registered pledges and financial pledges on 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 Bank Polska Kasa Opieki S.A. as a pledgee and the administrator of the registered pledge and Santander Bank Polska S.A. as a pledgee;
3. agreements for the establishment of registered pledges and financial pledges on 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 a pledgee and the administrator of the registered pledge and Santander Bank Polska S.A. as a pledgee;

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4. agreements for the establishment of registered pledges and ordinary pledges on the monetary receivables of the partners in the partnerships acceding to the debt (which are general partnerships - *spółka jawna*), concluded by and between the partners as pledgors and Bank Polska Kasa Opieki S.A. as a pledgee and the administrator of the registered pledge and Santander Bank Polska S.A. as a pledgee;
 5. agreement for the establishment of a registered pledge on a set of goods and rights, concluded by and between the borrower as a pledgor and Bank Polska Kasa Opieki S.A. as the administrator of the registered pledge;
 6. agreement for the establishment of ordinary pledges and a registered pledge on the protection rights for trademarks, concluded by and between the borrower as a pledgor and Bank Polska Kasa Opieki S.A. as a pledgee and the administrator of the registered pledge and Santander Bank Polska S.A. as a pledgee;
 7. debt subordination and subordinated debt transfer agreement concluded by and between the borrower and each company acceding to the debt as a borrower, the subordinated creditors and Bank Polska Kasa Opieki S.A. as the bank;
 8. debt assignment 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 an assignee;
 9. statement by the borrower on submission to enforcement proceedings pursuant to Article 777 § 1 item 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 on the basis of Article 777 § 1 item 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 a partnership/company acceding to the debt) of the partnerships/companies acceding to the debt on submission to enforcement proceedings on the basis of Article 777 § 1 item 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 a partnership acceding to the debt) of the partnerships acceding to the debt on submission to enforcement proceedings pursuant to Article 777 § 1 item 6 of the Code of Civil Procedure, made to Bank Polska Kasa Opieki S.A. and Santander Bank Polska S.A. as lenders;
 13. agreement for the establishment of financial pledges on 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 a pledgee;
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14. agreements for the establishment of financial pledges on 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 a pledgee;

15. agreements for the establishment of financial pledges on 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 a pledgee;

16. agreements for the establishment of ordinary pledges on 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 a pledgee;

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

Loan agreements granted as at 31/12/2023:

Bank	Borrower	Maximum loan amount	Final repayment deadline	Interest rate
PEKAO S.A./ Santander Bank S.A./Alior S.A.	Murapol S.A.	550,000	30/06/2026	WIBOR 3M + margin

Main collateral for loans as at 31/12/2023:

1. joint mortgage of up to PLN 825,000,000;
 2. agreements for the establishment of registered and financial pledges on 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 a pledgee and the administrator of the registered pledge and Santander Bank Polska S.A. as a pledgee;
 3. agreements for the establishment of a registered pledge and financial pledges on the shares of 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 a pledgee and the administrator of the registered pledge and Santander Bank Polska S.A. as a pledgee;
 4. agreement for the establishment of a registered pledge and financial pledges on 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 a pledgee and the administrator of the registered pledge and Santander Bank Polska S.A. as a pledgee;
 5. agreement for the establishment of registered pledges and ordinary pledges on 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 a pledgee and the administrator of the registered pledge and Santander Bank Polska S.A. as a pledgee;

6. agreement for the establishment of a registered pledge on a set of goods and rights, concluded by and between the borrower as the pledgor and Bank Polska Kasa Opieki S.A. as the administrator of the registered pledge;

7. agreement for the establishment of ordinary pledges and a registered pledge on the protection rights for trademarks, concluded by and between the borrower as the pledgor and Bank Polska Kasa Opieki S.A. as a pledgee and the administrator of the registered pledge and Santander Bank Polska S.A. as a pledgee;

8. debt subordination and subordinated debt transfer agreement concluded by and between the borrower and each company acceding to the debt as the borrower, the subordinated creditors and Bank Polska Kasa Opieki S.A. as the bank;

9. debt assignment 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 an assignee;

10. statement by Murapol Real Estate S.A., Murapol Projekt 43 sp. z o.o., Murapol Projekt 59 sp. z o.o., Murapol Projekt spółka z ograniczoną odpowiedzialnością 23 sp.j. and Murapol Projekt spółka z ograniczoną odpowiedzialnością Garbarnia sp.j.;

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

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

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

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

15. statements by Murapol Projekt spółka z ograniczoną odpowiedzialnością Garbarnia sp.j. on submission to enforcement proceedings (against mortgaged real estate) pursuant to

Article 777 § 1 item 6 of the Code of Civil Procedure, made to Bank Polska Kasa Opieki S.A. as the mortgage administrator.

Bonds

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 is equal to their nominal value. The bonds bear interest at a floating rate of 3M WIBOR plus a margin of 4.00% per annum. The redemption date for the bonds is 28 May 2027.

Other financial instruments

The main item of other financial liabilities is the liability for the purchase of shares in MFM Capital 2 Sp. z o.o. in the amount of PLN 4,908 thousand, where the final payment date is 29 March 2027. As at 30 September 2024, this liability was reclassified from other non-financial liabilities. Other items include: unpaid dealer commission, liabilities to Group companies from the performance of development projects.

21 Derivative financial instruments

	30 September 2024 (unaudited)	31 December 2023
Liabilities	2,858	7,048
Non-current hedging derivatives	364	2,952
IRS pricing	364	2,952
Current hedging derivatives	2,494	4,096
IRS pricing	2,494	4,096

IRS

In 2022, as part of a loan agreement, the Company entered into an interest rate swap (IRS) contract, so that half of the loan was hedged against changes in interest rates. In 2023, following the drawdown of a subsequent tranche of the loan, the Company entered into an interest rate swap contract to hedge half of the drawdown. In May 2023, there was an increase in IRS collateral to 75% of the loan exposure. In January 2024, in conjunction with the increase in the loan, the Company entered into a new IRS contract so that the collateral represents 75% of the loan exposure.

Security in the form of mortgages:

1. Joint mortgage of up to PLN 15,000,000 as security arising from the IRS contract, established on the properties of the Murapol Group, in favour of the lender Santander Bank Polska S.A.
2. Joint mortgage of up to PLN 24,000,000 as security arising from the IRS contract, established on the properties of the Murapol Group, in favour of the lender Santander Bank Polska S.A.

22 Trade payables, other liabilities and accruals (current and non-current)

	30 September 2024 (unaudited)	31 December 2023
Trade payables	3,809	17,098
Other liabilities, including:	832	7,585
Public law settlements	260	717
Settlements in respect of wages and salaries	195	202
Intercompany liabilities concerning development projects	-	1,057
Security deposits withheld	227	228
Liability in respect of the purchase of shares	-	5,208
Other	150	173
Total, including:	4,641	24,683
Non-current	-	4,609
Current	4,641	20,074

The Company's Management Board believes that the book value of trade payables approximates their fair value due to their current nature. Trade payables are non-interest bearing and usually mature within 7 to 90 days.

In the comparative period, the share purchase liability relates to the purchase of shares in MFM Capital 2 Sp. z o.o. by Murapol S.A., where the final payment date is 29 March 2027. In the first half of 2024, this liability was reclassified to other financial liabilities.

23 Other significant changes

23.1 Litigation and administrative proceedings

During the nine-month period ended 30 September 2024, there were no significant changes in the area of administrative matters to which Murapol S.A. is a party compared to the matters described in the financial statements for the year ended 31 December 2023. On 22 April 2024, the Company was served a notice of authorization to carry out a customs and tax inspection with regard to the correctness and reliability of the fulfilment of its obligations as a payer of flat-rate corporate income tax on the payment of dues in the period from 1 January 2022 to 31 December 2022. The risk of the Company's liability to pay withholding tax for 2022 of PLN 51.8 million resulting from a potential disregard by the Polish tax authority of a domestic exemption or one resulting from a double taxation treaty is covered by the insurance policies held by the Company.

The amount of contingent liabilities relating to litigation not covered by provisions as at 30 September 2024 is PLN 11.9 million (as at 31 December 2023, it was PLN 7.2 million).

The value of litigation covered by provisions as at 30 September 2024 is PLN 4.3 million (as at 31 December 2023, it was PLN 4.5 million).

The Company has not identified any other contingent liabilities apart from those described above and those mentioned in section 23.2.

23.2 Capital commitments and non-financial sureties and guarantees granted

Guarantor	Beneficiary	Subject of the guarantee	Up to	From	To
Murapol S.A.	Biuro Inwestycji Kapitałowych Sosnowiec 2 Sp. z o.o.	Trade payables	700	2019/05/13	indefinite
Murapol S.A.	Leier Polska S.A.	Trade payables	2,000	2020/10/08	2028/12/31
Murapol S.A.	Sopockie Towarzystwo Ubezpieczeń ERGO HESTIA S.A.	Trade payables	250	2019/05/28	2025/06/30
Murapol S.A.	Cross Bud S.A.	Trade payables	8,000	2019/07/18	indefinitely
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	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.	Stena Sp. z o.o.	Surety agreement	32,074	2021/11/02	2032/05/20
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.;	Guarantee agreement	33,500	2021/10/28	2027/12/31

<i>Guarantor</i>	<i>Beneficiary</i>	<i>Subject of the guarantee</i>	<i>Up to</i>	<i>From</i>	<i>To</i>
	Moeda Sp. z o.o.; Bank Pekao S.A.				
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	2032/07/22	2033/12/31
Murapol S.A.	Bank Pekao S.A.	Guarantee agreement	28,843	2027/12/31	2034/12/31
Murapol S.A.	Life Spot Katowice Graniczna Sp. z o.o.	Surety agreement	62,591	2032/12/31	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	2024/10/04
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.	Option agreement	6,207	2024/05/09	2028/01/07
Murapol S.A.	EPP N.V.	Option agreement	3,448	2024/05/09	2029/01/07
Murapol S.A.	EPP N.V.	Option agreement	862	2024/05/09	2029/01/07
Murapol S.A.	EPP N.V.	Option agreement	86	2024/05/09	2028/01/07

23.3 Capital expenditure obligations

As at 30 September 2024 (and as at 31 December 2023), the Company did not have any contractual obligations concerning expenditure on property, plant and equipment or intangible assets.

23.4 Capital management

During the nine-month period ended 30 September 2024, there were no significant changes in the goals, principles and procedures of capital management.

23.5 Cash and cash equivalents

The balance of cash and cash equivalents in the statement of financial position and the statement of cash flows consists of the following items:

	30 September 2024 (unaudited)	31 December 2023
Cash at bank and in hand	31,420	1,469
<i>including restricted cash and cash equivalents</i>	4	-

24 Financial risk management objectives and policies

24.1 Interest rate risk

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

The Company manages interest expense by using both fixed-rate and variable-rate liabilities.

The table below shows the sensitivity of the profit (loss) before tax to reasonable potential changes in interest rates, assuming that other factors remain unchanged (with respect to liabilities bearing variable interest rates). No effect on the Company's equity or total comprehensive income is shown.

	Increase/decrease in percentage points	Effect on profit or loss before tax
9-month period ended 30 September 2024 (unaudited)		
PLN	+ 5%	(31,462)
PLN	- 5%	31,462
Year ended 31 December 2023		
PLN	+ 5%	(23,095)
PLN	- 5%	23,095

In 2022, as part of a loan agreement, the Company entered into an interest rate swap (IRS) contract, so that half of the loan was hedged against changes in interest rates. In 2023, following the drawdown of a subsequent tranche of the loan, the Company entered into an interest rate swap contract to hedge half of the drawdown. In May 2023, there was an increase in IRS collateral to 75% of the loan exposure. In January 2024, in conjunction with the increase in the loan, the Company entered into a new IRS contract so that the collateral represents 75% of the loan exposure.

The table below shows the carrying amount of the Company's financial instruments exposed to interest rate risk, broken down by age category.

30 September 2024

Variable interest rate

	< 1 year	1-2 years	2-3 years	3-4 years	> 4 years	Total
Cash and cash equivalents	31,420	-	-	-	-	31,420
Bank loans	61,392	418,306	-	-	-	479,698
Bonds	1,335	-	145,353	-	-	146,688
IRS contract (liabilities)	2,494	364	-	-	-	2,858

31 December 2023

Variable interest rate

	< 1 year	1-2 years	2-3 years	3-4 years	> 4 years	Total
Cash and cash equivalents	1,469	-	-	-	-	1,469
Borrowings granted	-	-	-	-	-	-
Bank loans	63,398	63,909	327,543	-	-	454,850
IRS contract (liabilities)	4,095	2,952	-	-	-	7,047

Loans granted bear fixed interest rates.

24.2 Liquidity risk

The Company monitors the risk of a lack of funds using a periodic liquidity planning tool. This tool takes into account the maturity dates of both investments and financial assets (e.g. receivables, other financial assets), as well as forecasted cash flows from operating activities and potential dividend payments.

The Company's aim is to maintain a balance between the continuity and flexibility of funding through the use of various sources of funding, such as overdrafts, bank loans, bonds and lease contracts.

The balance of overdue trade payables as at 30 September 2024 and 31 December 2023 was immaterial, mainly relating to purchases from suppliers of materials, energy providers and subcontractors which were promptly paid upon confirmation of the outstanding balance and completion of missing documentation. There were no overdue balances for the other classes of financial liabilities.

The tables below present the Group's financial liabilities as at 30 September 2024 and as at 31 December 2023 by maturity date based on contractual non-discounted payments.

30 September 2024 (unaudited)	Carrying amount	Past payment deadline	Less than 3 months	From 3 to 12 months	From 1 to 5 years	Over 5 years	Total
Loans, borrowings and bonds payable	796,088	-	31,989	93,081	795,939	-	921,009
Other financial liabilities	6,321	-	1,712	600	4,009	-	6,321
Derivatives	2,858	-	624	1,871	364	-	2,859
Lease liabilities	14,528	-	669	2,007	8,975	7,083	18,734
Trade payables	3,809	65	3,707	37	-	-	3,809
Other liabilities	426	-	426	-	-	-	426
Total	824,030	65	39,127	97,596	809,287	7,083	953,158

31 December 2023	Carrying amounts	Past payment deadline	Less than 3 months	From 3 to 12 months	From 1 to 5 years	Over 5 years	Total
Interest-bearing loans and borrowings	621,579	-	28,762	89,068	654,054	-	771,884
Derivatives	7,047	-	1,024	3,072	2,952	-	7,047
Lease liabilities	13,799	-	545	1,479	7,692	8,391	18,107
Trade payables	17,098	821	11,519	4,758	-	-	17,098
Other liabilities	6,695	-	1,787	299	4,609	-	6,695
Total	666,217	821	43,637	98,677	669,308	8,391	820,832

24.3 Credit risk

The key financial assets held by the Company are cash in bank accounts, trade and other receivables exposed to the maximum credit risk to which the Company is exposed in relation to its financial assets.

In respect of the Company's other financial assets, such as cash and cash equivalents and loans granted, the Company's credit risk arises from the inability of the other contracting party to pay, and the maximum exposure to this risk is equal to the carrying amount of these instruments.

The table below shows the items that make up the credit risk exposure:

	30 September 2024 (unaudited)	31 December 2023
Trade receivables	38,020	21,493
Other receivables*	17,637	12,283
Dividends receivable	69,492	-
Other financial assets	84,349	28,449
Cash at bank and in hand	31,420	1,469
Total	240,918	63,694

*Other receivables include mainly receivables from AEREF V PL Investment S.à r.l. for the refund of an interim dividend of PLN 11,723 thousand.

The Company's main credit risk is primarily related to trade receivables and loans presented as other non-current financial assets. The amounts presented in the balance sheet are net of impairment losses estimated by the Company's Management Board based on past experience and an assessment of the current economic situation.

Financial assets are grouped on the basis of their nature (categories), the period overdue (where possible), and then impairment allowance amounts are estimated collectively for each group. The assumptions used in the model are based on historical data taking into account information available to the Company that may affect future credit losses. If the credit risk associated with a financial instrument has increased significantly since initial recognition, the Company measures the allowance for expected credit losses on the financial instrument at an amount equal to the lifetime expected credit losses.

The table below shows the ageing structure of trade receivables:

Range	30 September 2024 (unaudited)	31 December 2023
Current	33,467	21,252
1-30	4,549	108
31-60	2	68
61-90	2	65
91-180	-	-
>180	-	-
Total	38,020	21,493

The credit risk relating to cash is limited as the Company's counterparties are banks with high credit ratings from international rating agencies.

The table below presents the assumptions used in the impairment model for receivables:

	Counterparty probability of default (PD)	Credit exposure that will be lost in the event of counterparty insolvency (LGD)
Not overdue	0.73%	100%
overdue by up to 30	14.66	100%
overdue 31-60	38.34%	100%
overdue 61-90	55.92%	100%
overdue 91-180	69.74%	100%
overdue from 181	100.00%	100%

For other financial assets, the Company measures the allowance for expected credit losses at an amount equal to 12 months of expected credit losses (PD of 0.11%). Apart from this, the Company carries out an individual analysis of each borrowing.

25 Financial instruments

The table below compares the carrying amounts and fair values of all of the Company's financial instruments, by class and category of assets and liabilities.

	Category according to IFRS 9	Carrying amount		Fair value	
		30 September 2024 (unaudited)	31 December 2023	30 September 2024 (unaudited)	31 December 2023
Financial assets					
Other financial assets	AFWwZK	84,349	28,449	84,349	28,449
Trade receivables / Other receivables	AFWwZK	125,149	34,827	125,149	34,827
Cash and cash equivalents	AFWwZK	31,420	1,469	31,420	1,469
		240,918	64,745	240,918	64,745
Financial liabilities					
Lease liabilities	ZFWwZK	14,528	13,799	14,528	13,799
IRS	IPPdO	2,858	7,048	2,858	7,048
Interest-bearing bank loans, borrowings and bonds	ZFWwZK	796,088	621,579	796,088	621,579
Other financial liabilities	ZFWwZK	6,321	1,467	6,321	1,467
Trade and other payables	ZFWwZK	4,235	23,799	4,235	23,799
		824,030	667,691	824,030	667,691

ZFWwZK – Financial liabilities measured at amortized cost
 IPPdO – Derivative instruments at fair value through profit or loss
 AFWwZK – Financial assets measured at amortized cost

The level of the value hierarchy for all instruments is classified as Level 2, i.e. valuation techniques for which the lowest level of input data that is relevant 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 the 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:

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

26 Transactions with related entities

The following tables show the total amounts of transactions entered into with related entities during the nine months ended 30 September 2024 and 30 September 2023 or as at 31 December 2023:

	9-month period ended 30/09/2024 (unaudited)	3-month period ended 30/09/2024 (unaudited)	9-month period ended 30/09/2023 (unaudited)	3-month period ended 30/09/2023 (unaudited)
purchase of services by:	6,967	2,235	7,341	2,425
<i>Murapol S.A. from:</i>				
- companies, partnerships and individuals related to the shareholders and Management Board members	6,451	2,140	6,879	2,303
- subsidiaries	516	95	462	122
sales of finished goods, materials and services by:	37,616	10,971	35,588	9,677
<i>Murapol S.A. to:</i>				
- subsidiaries	37,616	10,971	35,588	9,677
interest on borrowings received by:	6,780	2,277	6,092	1,936
<i>Murapol S.A. from:</i>				
- subsidiaries	6,780	2,277	6,092	1,936
interest on borrowings granted by:	1,690	1,003	2,475	1,174
<i>Murapol S.A. to:</i>				
- subsidiaries	1,690	1,003	2,475	1,174

	30 September 2024 (unaudited)	31 December 2023
Receivables from related entities:	209,936	61,611
Trade receivables	38,392	20,913
Murapol S.A. from:		
- subsidiaries	38,392	20,913
Other receivables	87,220	12,274
Murapol S.A. from:		
- companies, partnerships and individuals related to the shareholders and Management Board members*	11,755	11,761
- subsidiaries	75,465	513
Receivables in respect of borrowings	84,324	28,424
Murapol S.A. from:		
- subsidiaries	84,324	28,424
Liabilities to related entities:	177,957	178,406
Lease liabilities	2,670	5,411
Murapol S.A. to:		
- companies, partnerships and individuals related to the shareholders and Management Board members	2,632	2,661
- subsidiaries	38	2,750
Other liabilities	5,584	6,266
Murapol S.A. to:		
- companies, partnerships and individuals related to the shareholders and Management Board members	-	1
- subsidiaries	5,584	6,265
Liabilities in respect of borrowings	169,703	166,729
Murapol S.A. to:		
- subsidiaries	169,703	166,729

*Other receivables include receivables from AEREF V PL Investment S.à r.l. for the refund of an interim dividend.

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

	9-month period ended 30/09/2024 (unaudited)	3-month period ended 30/09/2024 (unaudited)	9-month period ended 30/09/2023 (unaudited)	3-month period ended 30/09/2023 (unaudited)
Management Board				
Current employee benefits	3,318	439	2,841	440
Incentive bonus	1,875	625	1,275	425
Supervisory Board				
Current employee benefits	346	135	270	90
	5,539	1,199	4,386	955

On 17 November 2021, a long-term incentive bonus scheme agreement was signed 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 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 inflows 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 this date, participants forfeit their bonus entitlement (the so-called service-related vesting condition).

In the Company's view, the amount of the bonus is effectively linked to the value of the Company's equity instruments and, therefore, the bonus represents a share-based payment. 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 to the Company.

The vesting date, i.e. the date on which the share-based payment agreement is entered into, is 17 November 2021; however, the participants in the scheme were informed that they would be covered and were made aware of the key terms of the scheme as early as April 2020 – therefore, this date has been 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 date of granting was PLN 9 million and was based on the expected rate of return on the investment.

By 31 March 2024, the cost of the Company's long-term incentive bonus scheme incrementally amounts to PLN 8,450 thousand. The table above shows the cost of the scheme recognized in the reported periods.

27 Post balance sheet events

On 1 October 2024, the Management Board of Murapol S.A. decided to pay an interim dividend for 2024 in the amount of PLN 119,952 thousand to its shareholders (PLN 2.94 per share). The Management Board set the date on which the interim dividend for 2024 is to be vested as 6 November 2024 and the date on which the interim dividend for 2024 will be paid as 12 November 2024.

On 18 October 2024, the Company concluded an annex to the Framework Agreement on Cooperation in the PRS with AEREF V PL PRS S.à r.l. dated 19 July 2021 (hereinafter referred to as "Framework Agreement 1"), pursuant to which:

- the principle of the exclusive presentation to AEREF V EN PRS S.à r.l. of the real estate that can be used for the purposes of project implementation under the PRS platform is excluded;
- the maximum level of the cost overrun guarantee issued by the Company in each case for the institution financing the implementation or acquisition of a given PRS project was increased from an amount representing 10% of the budget for a given PRS project to an amount representing 15% of the budget for a given PRS project.

On 18 October 2024, the Company entered into a framework agreement with AEREF VI PL PRS S.à r.l. for cooperation in the PRS, pursuant to which the Company undertook (i) to search for and identify suitable land for PRS development in Poland; (ii) to secure the right to purchase such land for the PRS platform (by, among other things, entering into preliminary agreements for the acquisition of real estate) and (iii) to provide - through its Group companies - Design & Build construction and development services, whereas AEREF VI PL PRS S.à r.l. is to provide financing for the individual PRS projects presented by the Company for approval, in accordance with the procedure provided for in the Framework Agreement, as well as for the subsequent management and commercialization (rental) of the PRS projects - on substantially the same terms as those of Framework Agreement 1, taking into account the amendments referred to in the Annex, with the proviso that the Company's margin has been set at the lower of 20% or 1,400 to the usable residential area (PUM). Framework Agreement 2 was concluded for a period of 5 years (until October 2029).

On 31 October 2024, the Company concluded managerial incentive agreements with members of the Management Board as part of the long-term incentive program for the Company's managers for the years 2024-2028, which was approved by the Supervisory Board in a resolution of 1 October 2024 after seeking the opinion of the Remuneration and Nomination Committee of the Supervisory Board, specifying the detailed conditions of the program. Under this incentive program, persons covered by it will be entitled to take up shares of the Company,

which will require a resolution of the General Meeting of the Company, failing which the right to take up shares will be converted into a cash equivalent.

On 8 November 2024, a subsidiary of the Issuer entered into a general contracting agreement with a subsidiary of AEREF VI PL PRS S.à r.l. for a total net consideration of PLN 119.6 million. The subject of the agreement is the design and construction, with finishing, of 365 apartments in Gdańsk.

On 15 November 2024, a subsidiary of the Issuer entered into a general contracting agreement with a subsidiary of AEREF VI PL PRS S.à r.l. for a total net consideration of PLN 142.5 million. The subject of the agreement is the design and construction, with finishing, of 583 apartments in Gdańsk.

Signatures

Signature of the preparer of the financial statements

Grzegorz Ryguła
Director of Reporting

Signature

Signatures of the Management Board Members

Nikodem Iskra
President of the Management
Board

Signature

Przemysław Kromer
Member of the Management
Board

Signature

Iwona Sroka
Member of the Management
Board

Signature

