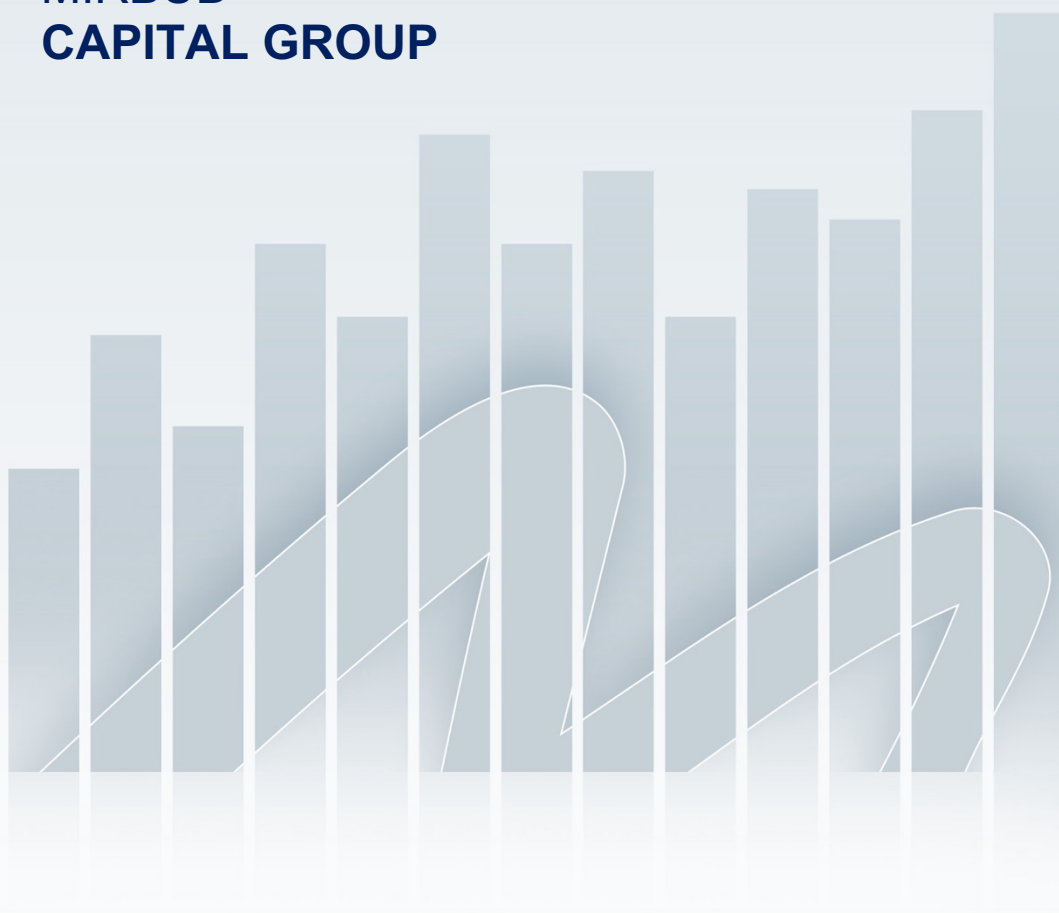




MANAGEMENT BOARD REPORT ON THE ACTIVITIES

for the first half of 2025

MIRBUD
CAPITAL GROUP



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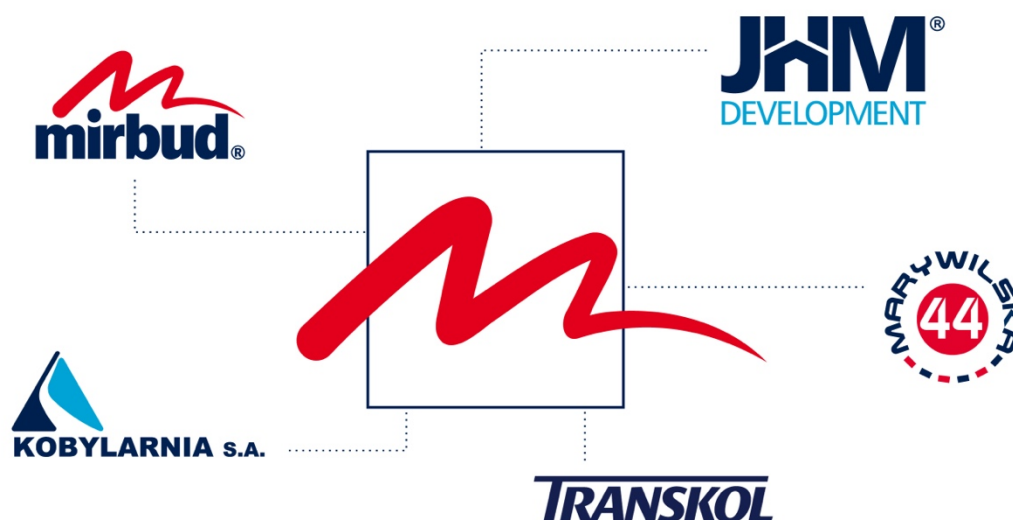
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1. PRINCIPLES FOR PREPARATION OF FINANCIAL STATEMENTS



The presented financial statements have been prepared in accordance with the International Financial Reporting Standards (IFRS), in particular in compliance with IAS 27 "Consolidated and Separate Financial Statements" and with the Regulation of the Minister of Finance of 6 June 2025 on current and periodic information provided by the issuers of securities, and conditions for recognising information required by the laws of a non-member state as equivalent (Journal of Laws 2025.755 of 10 June 2025), and in accordance with the appropriate accounting standards applicable to the annual financial reporting, as adopted by the European Union, published and binding at the time of preparation of the annual financial statements.

The consolidated financial statements were drawn up on the assumption of continuation of business activities by MIRBUD S.A. and the companies belonging to the Capital Group in the foreseeable future. As of the day of these financial statements' approval there are no circumstances indicating a threat to the continuation of the Group's Companies' activities.



The financial statements have been prepared in PLN thousand (PLN thousand), and all values, unless indicated otherwise, are given in PLN thousand. Any differences between the total amounts and the sum of their components are due to rounding.

The accounting policies adopted in the preparation of the financial statements have been presented in detail in the introduction to the financial statements for the period from 01/01/2025 to 30/06/2025.

2. ACTIVITIES OF THE MIRBUD CAPITAL GROUP

2.1. Description of the Capital Group and its core activities

The MIRBUD Capital Group employs over 1,000 employees, including highly qualified engineering staff with various specialisations in the construction industry. The Company's advantage is also a well-developed machine park which ensures performance of most of the work on the basis of its own facilities.

Since 2008, **MIRBUD S.A.** has been successively building a stable Capital Group with a diversified range of activities. JHM DEVELOPMENT S.A. carries out investment tasks in the field of housing construction in a development system, while KOBYLARNIA S.A., a company located in Kobylarnia near Bydgoszcz, extends the scope of the Group's activities by road and bridge works, as well as the production of bituminous masses.

In addition, the MIRBUD Capital Group includes MARYWILSKA 44 Sp. z o.o., which, as at 30/06/2025, owns and manages the Marywilska 44 Shopping Centre.

In terms of investment property rental, the group operates the Warehouse and Logistics Park in Ostróda (owned by MIRBUD S.A.) and a commercial facility in Starachowice (owned by JHM DEVELOPMENT S.A.).

In November 2017 the Management Board of MIRBUD S.A. made a decision concerning the establishment of a sole proprietorship company under the name of: МІРБУД Limited liability company (abbreviated name: ТОВ «МІРБУД») with its registered office in Kyiv. The company was registered on 25 January 2018. Currently, the company has no operations in Ukraine.

In November 2023, the Group was joined by special purpose vehicle PDC Industrial Center 217 sp. z o.o., which owns a property located in Chościszowice, Bolesławiec Municipality, comprising plot No. 75 from section 0004 Chościszowice, with an area of 10.37 ha. In 2024, on the property in question, the Company completed the construction of a hall for lease for logistics and warehousing purposes with an area of approx. 50,000 sq. m. The acquisition of shares in PDC Industrial Center Sp. z o.o. represents another area of the Company's activities in the warehouse and logistics property lease market.

On 18 December 2024, 92.78% of shares in the share capital and the same number of votes at the meeting of shareholders of Przedsiębiorstwo Budownictwa Specjalistycznego "Transkol" Sp. z o.o. with its registered office in Kielce, were purchased. Upon redemption of own shares held by Transkol, the shares of MIRBUD S.A. as at 30/06/2025 represented 100%. and 100% of the number of votes at the meeting of shareholders. Transkol Sp. z o.o. specialises in the construction, renovation and modernisation of railway stations, routes and sidings.

MIRBUD S.A. is the parent company and prepares consolidated financial statements which include statements of the parent company and subsidiaries - JHM DEVELOPMENT S.A., KOBYLARNIA S.A., MARYWILSKA 44 Sp. z o.o. (a company consolidated using the full method by JHM Development S.A.), PDC IC 217 sp. z o.o. and Przedsiębiorstwo Budownictwa Specjalistycznego "Transkol" Sp. z o.o.

Basic data of the parent company

MIRBUD S.A. was established as a result of transformation of a limited liability company under the name of MIRBUD Spółka z o.o. into a joint-stock company, pursuant to Article 551 et seq. of the Commercial Companies Code. The Company was registered by the District Court for Łódź-Śródmieście in Łódź, 20th Commercial Division of the National Court Register, under the KRS number 0000270385 on 22 December 2006. The Company is established for indefinite term.



Name of the issuer:	MIRBUD S.A.
Issuer's registered office:	Skierniewice
Legal form:	joint stock company
Country of registered office:	Poland
NIP:	836-170-22-07
REGON:	750772302
Address details:	ul. Unii Europejskiej 18, 96-100 Skierniewice
Telephone – headquarters:	+ 48 (46) 833 98 65
Fax:	+ 48 (46) 833 97 32
E-mail:	sekretariat@mirbud.pl
Website:	www.mirbud.pl

Subsidiary of MIRBUD S.A. – KOBYLARNIA S.A.

On 03/10/2011, the District Court in Bydgoszcz, 13th Commercial Division of the National Court Register entered the transformation of Przedsiębiorstwo Budowy Dróg i Mostów Spółki z o.o. – a subsidiary of MIRBUD S.A., into Przedsiębiorstwo Budowy Dróg i Mostów KOBYLARNIA S.A. to the Register of Entrepreneurs of the National Court Register, under the KRS number 0000396760. On 01/07/2020, the name of the Company was changed. Since that date, the Company has operated under the following business name: Kobyłarnia Spółka Akcyjna.



KOBYLARNIA S.A.

Full name of the entity:	KOBYLARNIA S.A.
Entity's registered office:	Kobylarnia
Legal form:	joint stock company
NIP:	953-22-34-789
REGON:	091631706
Address details:	ul. Zakole 1, 86-051 Brzoza
phone/fax	+48 (52) 381-06-10
E-mail:	sekretariat@kobylarnia.pl
Website:	www.kobylarnia.pl
Country of registered office:	Poland

Subsidiary of MIRBUD S.A. – JHM DEVELOPMENT S.A.

The company was established on 27/05/2008 on the basis of the notarial deed Repertory "A" No. 3299/2008, and then transformed on 10/12/2010 into a joint-stock company. JHM DEVELOPMENT S.A. was registered in the Register of Entrepreneurs of the National Court Register under the KRS number 0000372753.



Full name of the entity:	JHM DEVELOPMENT S.A.
Entity's registered office:	Skierniewice
Legal form:	joint stock company
NIP:	836-181-24-27
REGON:	100522155
Address details:	ul. Unii Europejskiej 18A, 96-100 Skierniewice
phone/fax	+48 (46) 833-61-28
E-mail:	sekretariat@jhmdevelopment.pl
Website:	www.jhmdevelopment.pl
Country of registered office:	Poland

Subsidiary of JHM DEVELOPMENT S.A. – MARYWILSKA 44 Sp. z o.o.

The Company was established on 15/06/2010 based on the notarial deed Repertory "A" No. 6480/2010. The Company was entered in the National Court Register kept by the District Court for the capital city of Warsaw, 13th Commercial Division of the National Court Register, under the KRS number 0000359265, on 23/06/2010.

In 2021, as a result of issuing 1,565,000 new shares by MARYWILSKA 44 Sp. z o.o. with a nominal value of PLN 78,250 thousand and their acquisition by MIRBUD S.A., the share of JHM DEVELOPMENT S.A. in the share capital of MARYWILSKA 44 Sp. z o.o. declined to 46.12%. As a result, as of 01/07/2021, JHM DEVELOPMENT S.A. lost control over MARYWILSKA 44, while MIRBUD S.A. took direct control over that entity. It was agreed that the date on which JHM DEVELOPMENT S.A. loses direct control over Marywilka 44 Sp. z o.o. shall be 30 June 2021.

On 22/07/2024, MIRBUD S.A. sold 905,100 shares in the share capital of Marywilka 44 Sp. z o.o. to Marywilka 44 Sp. z o.o. to redeem them for remuneration of PLN 90,510 thousand.

On 02/04/2025, MIRBUD S.A. sold 905,100 shares in the share capital of Marywilka 44 Sp. z o.o. to Marywilka 44 Sp. z o.o. to redeem them for remuneration of PLN 90,510 thousand.

The redemption of 1,810,200 own shares with a total nominal value of PLN 90.51 million pursuant to Resolution No. 2/12/2024 of 18/12/2024 of the Extraordinary Meeting of Shareholders will take place pursuant to Article 199 § 1 in connection with Article 263 § 1 of the Commercial Companies Code and in connection with the provision of § 12 para 2 of the Company's Articles of Association: the planned redemption of own shares acquired by the Company is combined with a reduction in the Company's share capital from PLN 157.5 million by PLN 90.51 million to PLN 66.99 million. The redemption will take place in accordance with Article 199 § 7 of the Commercial Companies Code upon registration of the share capital reduction.

As of 3 June 2025, shares in Marywilka S.A. sp. z o.o. in the number of 1,810,200 pieces with a nominal value of PLN 90,510 thousand were redeemed.

The Company consolidated using the full method by JHM Development S.A.



Full name of the entity:	MARYWILSKA 44 Sp. z o.o.
Entity's registered office:	Warsaw
Legal form:	limited liability company
NIP:	524-271-14-28
REGON:	142434636
Address details:	ul. Marywilka 44, 03-042 Warsaw
phone/fax	+48 (22) 423-10-00
E-mail:	sekretariat@marywilka44.com
Website:	www.marywilka44.com
Country of registered office:	Poland

Subsidiary of MIRBUD S.A. – ТОВ «МІРБУД»

The ТОВ «МІРБУД» Company was entered into the Uniform National Register of Enterprises and Organisations of Ukraine on 25 January 2018 under number 41887344.

The Company conducts business activities in Ukraine in the area of, among others, construction of residential and non-residential buildings, construction of roads, performance of specialist construction works, finishing and architectural works. Currently, the Company has no active operations in Ukraine.



Full name of the entity:	ТОВАРИСТВО З ОБМЕЖЕНОЮ ВІДПОВІДАЛЬНІСТЮ «МІРБУД» (MIRBUD sp. z o.o.)
Entity's registered office:	Kyiv
Legal form:	limited liability company
NIP:	418873426552
REGON (ЄДРПОУ Code):	41887344
Address details:	ul. 14B Bratislavska Street, 02156 Kyiv
Country of registered office:	Ukraine

Subsidiary of MIRBUD S.A. – PBS Transkol Sp. z o.o.

Przedsiębiorstwo Budownictwa Specjalistycznego TRANSKOL Sp. z o.o. was established in 1991. The company specialises in the construction, renovation and modernisation of railway stations, routes and sidings. The company is registered by the District Court in Kielce, 10th Commercial Division of the National Court Register, KRS no.: 0000073833.



Full name of the entity:	PRZEDSIĘBIORSTWO BUDOWNICTWA SPECJALISTYCZNEGO "TRANSKOL" Sp. z o.o.
Entity's registered office:	Kielce
Legal form:	limited liability company
NIP:	959-11-83-438
REGON:	290840123
Address details:	ul. Długa 29, 25-650 Kielce
phone/fax	+48(41) 345 34 75
E-mail:	sekretariat@transkol.eu
Website:	www.transkol.eu
Country of registered office:	Poland

Subsidiary of MIRBUD S.A. – PDC Industrial Center 217 sp. z o.o.

Full name of the entity:	PDC INDUSTRIAL CENTER 217 sp. z o.o.
Entity's registered office:	Warsaw
Legal form:	limited liability company
NIP:	525-286-46-71
REGON:	389097185
Address details:	ul. Marywilska 44, 03-042 Warsaw
phone/fax	+48 (22) 423-10-00
E-mail:	sekretariat@marywilska44.com
Website:	www.marywilska44.com
Country of registered office:	Poland

The company was established on 08/04/2021 and on the basis of a notarial deed, Repertory A No. 10305/2021. It was entered in the National Court Register kept by the District Court for the capital city

of Warsaw, 14th Commercial Division of the National Court Register, under the KRS number 0000359265, on 27/05/2021.

On 29 November 2023, Marywilka 44 sp. z o.o. acquired 50.12% of shares in the share capital of PDC Industrial Center 217 sp. z o.o. Under the same agreement, MIRBUD S.A. became the owner of 49.88% of shares in PDC Industrial Center 217 sp. z o.o.

On 9 February 2024, MIRBUD S.A. sold 6,148 shares in the share capital of PDC Industrial Center 217 Sp. z o.o. to PG DUTCH HOLDING I B.V. The nominal value of the shares was PLN 50 each, giving a value of PLN 307 thousand, representing 14.81% of the share capital of PDC Industrial Center 217 Sp. z o.o.

On 12 July 2024, MIRBUD S.A. completed the acquisition of 50.12% shares in the share capital of PDC Industrial Center 217 sp. z o.o. from its subsidiary, Marywilka 44 sp. z o.o.

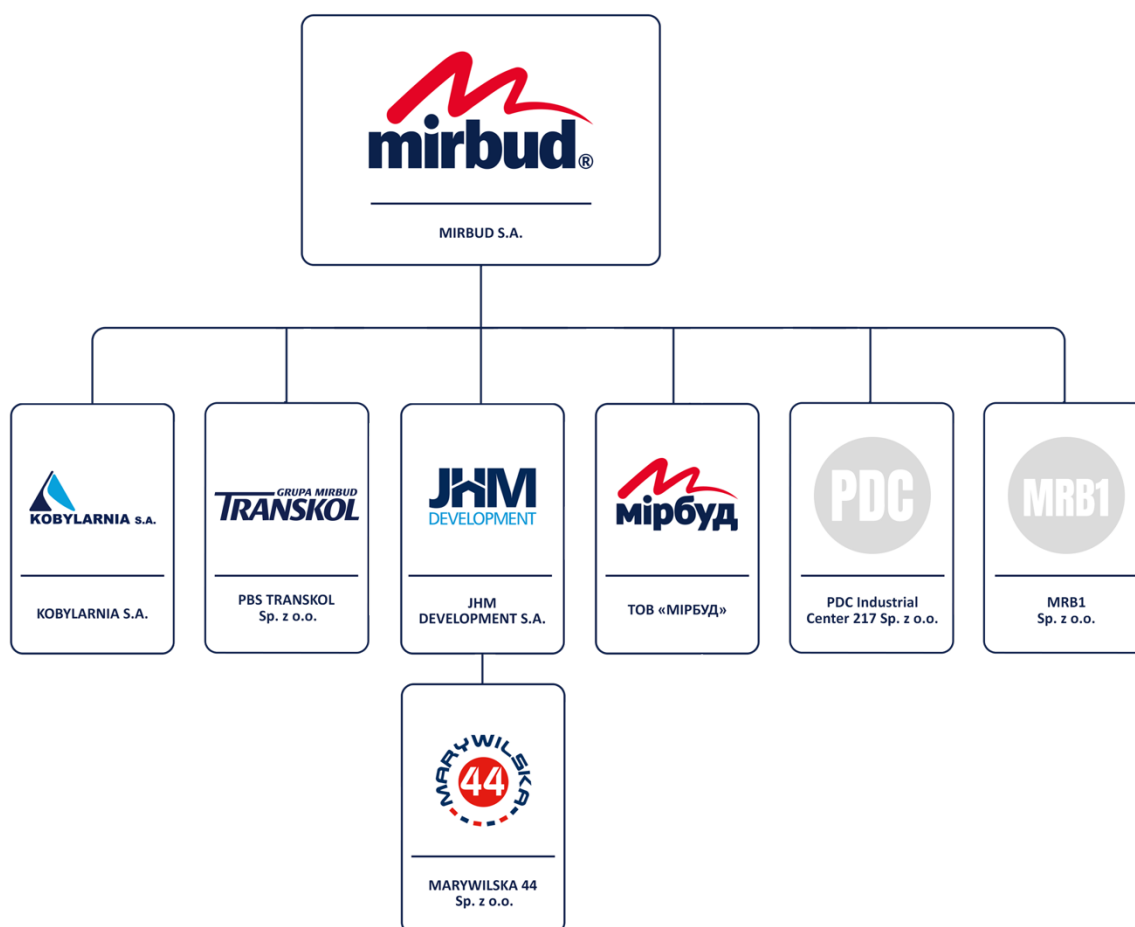
As at 30 June 2025, MIRBUD S.A. held a total of 85.19% of the shares in the share capital of PDC Industrial Center 217 Sp. z o.o.

Subsidiary of MIRBUD S.A. – MRB1 Sp. z o.o.

Full name of the entity:	MRB1 Spółka z ograniczoną odpowiedzialnością.
Entity's registered office:	Skierniewice
Legal form:	limited liability company
NIP:	836-188-95-88
REGON:	541499727
Address details:	ul. Unii Europejskiej 18, 96-100 Skierniewice
phone/fax	+48 (46) 833 98 65
E-mail:	sekretariat@mirbud.pl
Country of registered office:	Poland

The company was established on 08/04/2025 and on the basis of a notarial deed, Repertory A No. 3996/2025. It was entered in the National Court Register kept by the District Court for the capital city of Warsaw, 14th Commercial Division of the National Court Register, under the KRS number 0001168225, on 17/04/2021.

Diagram: MIRBUD Capital Group structure as at 30/06/2025



MIRBUD S.A. is not affiliated with other entities in terms of organisation or capital.

Table: Structure of shares of MIRBUD S.A. in subsidiaries as at 30/06/2025

Name of the entity	Share capital	Share of MIRBUD S.A. in the share capital
JHM DEVELOPMENT S.A.	PLN 173,000,000	100%
KOBYLARNIA S.A.	PLN 30,000,000	100%
TOB «MIPBYD»	UAH 2,377,752.81	100%
PDC INDUSTRIAL CENTER 217 sp. z o.o.	PLN 1,767,600.00	85.19%
PBS TRANSKOL sp. z o.o.	PLN 2,832,000.00	100%
MRB1 Sp. z o.o.	PLN 50,000	100%

The share capital of TOB «MIPBYD» is UAH 2,377,752.81 (according to the average exchange rate of the National Bank of Poland as at 30 June 2025, PLN 205,675.62). The sole partner of the company is MIRBUD S.A. As of 30 June 2025, the value of the contributed capital amounted to PLN 330,877.09.

Table: Structure of shares of JHM DEVELOPMENT S.A. in subsidiaries and related entities as of 30/06/2025

Name of the entity	Share capital	Share of JHM DEVELOPMENT S.A. in the share capital
MARYWILSKA 44 Spółka z o.o.	PLN 65,990,000	100%

Core business

MIRBUD S.A.



MIRBUD S.A. operates primarily as a general contractor in all segments of construction.

The Company's trademark is its thirty years' experience and over 1,000 completed investment projects, most of which are prestigious construction contracts in the field of:

- **industrial construction** (manufacturing, retail and service buildings);
- **public utility construction** (sports halls, stadiums, hospitals, public administration offices);
- **commercial construction** (shopping centres, large-area shops, exhibition and fair halls);
- **engineering and road infrastructure construction** (motorways, national, voivodeship and county roads, elements of the urban transport infrastructure, bridges and railway sidings);
- **housing construction** (single-family, terraced and multi-family residential buildings).

MIRBUD S.A. guarantees the highest quality of services, efficient organisation, fast pace of work based on the highest standards and professional technical staff. The entity's core business in accordance with its Articles of Association and the entry in the National Court Register is as follows:

- general construction and civil engineering;
- freight transport by road;
- lease of construction and demolition equipment with operator service;
- advertising and publishing activities;
- lease of premises for own account;
- wholesale of materials for the construction industry.

KOBYLARNIA S.A.



KOBYLARNIA S.A. (formerly: Przedsiębiorstwo Budowy Dróg i Mostów KOBYLARNIA S.A.) is a subsidiary of MIRBUD S.A., specialising in the comprehensive execution of road and bridge works. It is also a producer of mineral-bituminous and concrete mass, owning modern asphalt mixing plants in:

- Kobyłarnia near Bydgoszcz – the Amman Universal 240 RAH 60 + RAC production plant with the capacity of 240 Mg/h;
- Miękinia near Wrocław – the Amman Universal production plant with a capacity of 240 mg/h;
- Bogusławice near Włocławek – the Teltomat 160 production plant with the capacity of 200 Mg/h;
- Bierkowo near Słupsk – the Teltomat 220 production plant with the capacity of 220Mg/h (currently being installed);
- Żukowo near Gdańsk – the Benninghoven ECO 3000 plus PD 180 production plant with the capacity of 240 Mg/h (currently being installed);
- Skarżysko Kamienna – the Benninghoven ECO 3000 plus PD 180 production plant with the capacity of 240 Mg/h (planned installation in 2025).

According to the Polish Classification of Businesses, the core activities of **KOBYLARNIA S.A.** are:

- execution of road and bridge works;
- production of mineral-bituminous and bituminous masses;
- construction equipment lease.

JHM DEVELOPMENT S.A.



JHM DEVELOPMENT S.A. executes projects in the construction and sale of single-family and multi-family residential buildings. The Company's activities also include purchase and sale of property on its own account, as well as the lease and management of property. The establishment of the Company in 2008 initiated the process of building the MIRBUD Capital Group.

According to the Polish Classification of Businesses, the core activities of the subsidiary **JHM DEVELOPMENT S.A.** are:

- the implementation of building projects related to erection of buildings;
- construction works related to erection of residential and non-residential buildings;
- buying and selling of property on own account;
- lease and management of property.

PBS TRANSKOL Sp. z o.o.

PBS TRANSKOL Sp. z o.o. is a subsidiary of MIRBUD S.A. The company's core activities include the design and comprehensive execution of refurbishments and modernisations of: stations, railway and tramway lines, together with associated infrastructure. In addition, the company also carries out rail freight transport and provides traction services on the basis of obtained rail operator licences.

According to the Polish Classification of Businesses, the core activity of the subsidiary **PBS TRANSKOL Sp. z o.o.** is:

- railway and underground railway construction works.

MARYWILSKA 44 Sp. z o.o.

According to the Polish Classification of Businesses, the core activities of the subsidiary **Marywilka 44 Sp. z o.o.** are:

- the implementation of building projects related to erection of buildings;
- lease and management of own or leased property.

TOB «МІРБУД»

According to the Polish Classification of Businesses, the core activities of the subsidiary **TOB «МІРБУД»** are:

- general construction and civil engineering.

The Company was established for the purpose of conducting business activity in Ukraine. The Company analysed the market potential, participated in tenders and recognised the possibility of establishing cooperation with potential subcontractors and suppliers of materials for works carried out in Poland and Ukraine. At present, due to the military conflict, the Company's operations are suspended. Not subject to consolidation. The Company had no active operations in Ukraine in 2024.

PDC INDUSTRIAL CENTER 217 sp. z o.o.

According to the Polish Classification of Businesses, the core activities of the subsidiary **PDC INDUSTRIAL CENTER 217 sp. z o.o.** are:

- lease and management of own or leased property.

MRB1 Sp. z o.o.

According to the Polish Classification of Activities, the core activities of the subsidiary Marywilska 44 Sp. z o.o. are:

- the implementation of building projects related to erection of non-residential buildings.

The company was set up to implement a project called “Design, construction and operation of the Sports and Leisure Centre at Olechów-Janów” in Łódź under the public-private partnership formula.

Figure: Geographical structure of the MIRBUD Capital Group in Poland.



3. FINANCIAL SITUATION OF THE MIRBUD CAPITAL GROUP

3.1. Discussion of selected items of the consolidated financial statements of the MIRBUD Capital Group as at 30/06/2025 and 31/12/2024.

Table: Selected items of the Group's assets as at 30 June 2025 and 31 December 2024 in PLN thousand.

Item	30/06/2025	% share in total assets	31/12/2024	% share in total assets	Change in PLN thousand	Change in %
Fixed assets, including:	870,047	33.5%	830,308	34.4%	39,739	5%
Tangible fixed assets	289,326	11.1%	258,851	10.7%	30,475	12%
Investment properties	446,133	17.2%	442,768	18.3%	3,365	0%
Intangible assets	9,260	0.4%	9,190	0.4%	70	1%
Long-term financial assets (excluding trading receivables, assets measured according to equity method and cash and cash equivalents)	74,883	2.9%	74,901	3.1%	- 18	0%
Investments measured using the equity method	0	0.0%	0	0.0%	-	0%
Long-term trading and other receivables	1,799	0.1%	1,765	0.1%	34	2%
biological assets	0	0.0%	0	0.0%	-	0%
Deferred income tax assets	47,295	1.8%	42,826	1.8%	4,469	10%
Other fixed assets not elsewhere classified (including prepayments)	1,351	0.1%	7	0.0%	1,344	19200%
Current assets, including:	1,725,176	66.5%	1,583,272	65.6%	141,905	9%
Inventory	410,690	15.8%	360,619	14.9%	50,071	14%
Income tax receivables	49,988	1.9%	28,873	1.2%	21,115	0%
Trade receivables and other receivables	1,035,277	39.9%	671,236	27.8%	364,042	54%
Short-term financial assets (excluding trade receivables, assets measured according to equity method and cash and cash equivalents)	32	0.0%	2,189	0.1%	- 2,157	-99%
Cash and cash equivalents	117,390	4.5%	396,770	16.4%	- 279,380	-70%
Other current assets not elsewhere classified	111,799	4.3%	123,585	5.1%	- 11,786	-10%
fixed assets held for sale	-	0.0%	-	0.0%	0	0%
Total assets	2,595,223	100.0%	2,413,580	100.0%	181,643	7.5%

As at 30/06/2025, compared to the end of 2024, the value of the balance sheet total of the MIRBUD Group increased by 7.5%. The Group's asset structure has also changed.

Current assets which, as of 30/06/2025, comprise 66.5% of the Group's total assets (increase in the share of current assets in the balance sheet total by 0.9 p.p. compared to the end of 2024) constitute the dominating value.

The following remain significant items of current assets: trade receivables and other receivables accounting for 39.9% of total assets (an increase in the share of total assets by 12.1 p.p. compared to 2024), inventory (mainly land and residential premises at JHM DEVELOPMENT S.A.), whose share in total assets increased by 0.9 p.p. compared to 2024 and accounts for 15.8% of total assets, and cash and cash equivalents accounting for 4.5% of the Group's assets (a decrease in the Group's assets by 11.9 p.p.).

As at 30/06/2025, fixed assets constitute 33.5% of the total assets of the MIRBUD Group (a decrease by 0.9 p.p. compared to the end of 2024).

Fixed assets comprise mainly tangible fixed assets constituting 11.1% of the assets (an increase in the balance sheet total by 0.4 p.p.) and investment property (which constitute mainly property of Wodny Park Marywilka 44, NOMI market and warehouse and logistics facilities in Ostróda and Bolesławiec) constituting 17.2% of the total assets (a decrease in the share by 1.1 p.p. compared to 2024).

The changes in the structure of assets were mainly caused by:

- the execution of construction of an bituminous paving plant in KOBYLARNIA (value of property, plant and equipment under construction as at 30/06/2025 – approx. PLN 50 million);
- an increase in inventory related to development activities by PLN 36 million (among others due to an increase in the value of semi-finished products and work in progress from PLN 92 million in 2024 to PLN 143 million as at 30/06/2025 – as a result of implementation of development investments in Skierniewice, Mszczonów and Jastrzębia Góra, and a decrease in the value of development products from PLN 96 million in 2024 to a value of PLN 63 million as at 30/06/2025; an increase in the value of goods by PLN 16 million compared to 31/12/2024.
- successive settlement of advances received for the execution of construction contracts by MIRBUD and KOBYLARNIA (the value of settled advances for construction works in H1 2025 amounted to PLN 21 million, the value of unsettled advances for road works amounted to PLN 78 million);
- valuation of long-term contracts taking into account, among others, the implementation of contracts in the Polish Order programme, approx. 30% of the amount of the claim submitted to the General Directorate for National Roads and Motorways (GDDKiA) in connection with the execution of the contract titled “Construction of the S1 (formerly S69) Bielsko-Biała – Żywiec – Zwardoń expressway, Przybędza – Miłowka section (Węgierska Górka bypass)”, resulting from different geological conditions than those indicated by the Employer in the tender documentation and the extended time of its execution;
- an increase in trade receivables caused by large road projects entering the final stage of execution;
- payment of the second (final) instalment for the purchase of TRANSKOL sp. z o.o. (PLN 47.5 million);
- payment of advances for the delivery of two more bituminous paving plants (PLN 8.7 million).

Table: Selected items of liability items as at 30 June 2025 and 31 December 2024 in PLN thousand.

Item	30/06/2025	% share of total liabilities	31/12/2024	% share of total liabilities	Change in PLN thousand	Change in %
Equity	1,120,131	43%	1,095,020	45%	25,111	2%
Issued share capital	11,009	0%	11,009	0%	0	0%
Issue price surplus over nominal value of shares	197,529	8%	197,529	8%	0	0%
Profit (loss) attributable to owners of the entity	36,120	1%	121,372	5%	-85,252	-70%
Other capital	875,473	34%	765,110	32%	110,363	14%
Equity attributable to non-controlling shares	0	0%	0	0%	0	0%
Long-term liabilities and provisions for liabilities	686,371	26%	494,710	20%	191,661	39%
- provisions for deferred income tax	132,063	5%	112,867	5%	19,196	17%
- other provisions for long-term liabilities	9,085	0%	8,781	0%	304	3%
- long-term financial liabilities for trading liabilities and other liabilities	362,781	14%	217,530	9%	145,251	67%
- long-term trading and other liabilities	182,442	7%	155,532	6%	26,910	17%
- other long-term liabilities and provisions n.e.c.	0	0%	0	0%	0	0%
Short-term liabilities and provisions for liabilities	788,721	30%	823,850	34%	-35,129	-4%
- provisions for short-term liabilities	5,081	0%	10,398	0%	-5,317	-51%
- short-term financial liabilities, except for provisions, trading liabilities and other liabilities	97,498	4%	138,242	6%	-40,744	-29%
- trade and other liabilities	680,584	26%	657,266	27%	23,318	4%
- liabilities arising from deferred income tax	10	0%	11,659	0%	-11,649	-100%
other long-term liabilities and provisions not elsewhere classified	5,548	0%	6,285	0%	-737	0%
Liabilities directly related to fixed assets classified as held for sale	0	0%	0	0%	0	0%
Total liabilities	2,595,223	100%	2,413,580	100%	181,643	7.5%

The structure of liabilities has slightly changed in the first half of 2025. The activity of the MIRBUD Capital Group is financed in 43% from own funds, and in 57% from external capital. The share of long-term liabilities in financing amounted to 26% (an increase in the share by 6 p.p. compared to 2024), and the share of short-term liabilities decreased by 4 p.p. compared to 2024 and stood at 30%.

The change in the structure of liabilities resulted mainly from:

- a transfer to the long-term position and a change in the value of the liability due to bonds issued by JHM DEVELOPMENT S.A. as a result of the early redemption of all series E bonds and the issue of new series F bonds (an increase in the value of the liability by approx. PLN 15 million);
- partial repayment of other long-term credits;
- successive settlement of advances received for the execution of construction contracts by MIRBUD and KOBYLARNIA (the value of settled advances for construction works in H1 2025 amounted to PLN 21 million, the value of unsettled advances for road works amounted to PLN 78 million);
- rollover for subsequent periods of working capital facilities taken out with mBank S.A. PKO BP S.A. for a total amount of PLN 30 million;
- the maturity in 2025 of working capital facilities taken out with PEKAO S.A. and BOŚ S.A. for a total amount of PLN 36 million (the Issuer plans to roll over the liabilities for successive periods);
- incurring credit liabilities at SANTANDER BANK S.A. (the working capital facility of PLN 20 million) and BOŚ S.A. (the long-term working capital facility of PLN 15.2 million – financing a contract in the public-private partnership formula);
- an increase in the use of available credit facilities (for construction contracts and development investments).

Table: Selected items of the Group's statements of comprehensive income for the period from 01/01/2025 to 30/06/2025 and 01/01/2024 to 31/12/2024 in PLN thousand

Item	Period from 01/01/2025 to 30/06/2025	Return	Period from 01/01/2024 to 30/06/2024	Return	Change in PLN thousand	Change in %
Revenue from sales	1,216,826	-----	1,462,311	-----	-245,485	-16.8%
Profit from sales	88,259	7.25%	143,689	9.83%	-55,430	-39%
Operating profit EBIT	57,160	4.70%	86,070	5.89%	-28,910	-34%
Pre-tax profit	45,670	3.75%	68,374	4.68%	-22,704	-33%
Net profit	36,120	2.97%	54,317	3.71%	-18,197	-34%

In H1 2025, the MIRBUD Group achieved revenue that were almost 17% lower than in H1 2024. The decrease in group revenue was mainly due to:

- delays in obtaining the ZRID decision for the project under the name "Design and execution of construction works for the S74 Przełom/Mniów – Kielce (S7 Kielce Zachód interchange) expressway section";
- decline in the growth, volume and value of short-term warehouse and logistics hall projects;
- suspension in 2023 and 2024 of tendering procedures by public entities in anticipation of NRP funds;
- planning for the commissioning of 3 development projects in Skierniewice, Mszczonów and Jastrzębia Góra in Q4 2024.

The Group's profitability on sales in H1 2025, compared with the same period in 2024, decreased by 2.58 p.p., while net profitability decreased by 0.74 p.p., mainly as a result of reduced revenue and profit generated by the property development segment (a decrease in profit of PLN 23 million y/y) and in the investment property rental segment (a decrease in profit of PLN 14.7 million y/y).

It is noteworthy that, despite the difficult market conditions, the company maintained the profitability of construction and assembly services at a similar level.

The profitability of the Group's Companies in H1 2025 was influenced by the following factors:

- additional costs incurred by the Group in execution of the contract under the name "Construction of the S1 (formerly S69) Bielsko-Biała – Żywiec – Zwardoń expressway, Przybędza – Milówka section (Węgierska Górka bypass)", resulting from different geological conditions than those indicated by the Employer in the tender documentation and the extended time of its execution (these costs were covered by a claim submitted to the Employer);
- fire at the Marywilska 44 sp. z o.o. Shopping Centre.

3.2. Assessment of financial resources and liquidity management

The management of the MIRBUD Group's financial resources assumes basing the Group's financing structure on long-term sources of financing. The Group Companies finance their operations in 57% based on foreign capital through:

- credits;
- loans;
- issue of bonds;
- advances;
- lease;
- factoring.

The Companies make efforts to diversify their third-party financing, both in terms of the financing institution and the financial products used.

The Parent Company's Management Board is responsible for managing financial liquidity in the Group. The main objectives of the Group's financial resources and liquidity management are as follows:

- ensuring stable and effective financing of the Group's operations;
- continuous monitoring of the Group's debt level,
- effective management of working capital;
- the Parent Company's coordination of liquidity management processes at the Group Companies.

The above goals are implemented in response to changing economic and business conditions through effective management of credit, interest rate and currency.

In the coming years the Group's strategy provides for a further gradual exchange of short-term debt financing individual construction contracts for long-term debt financing with particular consideration of advances from the Employer for infrastructural contracts and for a gradual reduction of debt in the long-term perspective.

Monitoring of the effectiveness of financial resources management is carried out, among others, using the following ratios:

Table: MIRBUD Group debt ratios

Item	30/06/2025	31/12/2024
Total debt ratio		
<i>Total liabilities / Assets</i>	0.57	0.55
Long-term debt ratio		
<i>Long-term liabilities / Assets</i>	0.26	0.20

Short-term debt ratio Short-term liabilities / Assets	0.30	0.34
Debt to equity ratio Liabilities / Equity	1.32	1.20

In the reporting period, the Group's level of debt slightly increased by 2% and its structure changed (the share of long-term debt increased by 6 p.p., while the share of short-term debt decreased by 4 p.p.), which was the result of:

- a transfer to the long-term position and a change in the value of the liability due to bonds issued by JHM DEVELOPMENT S.A. as a result of the early redemption of all series E bonds and the issue of new series F bonds (an increase in the value of the liability by approx. PLN 15 million);
- partial repayment of other long-term credits;
- successive settlement of advances received for the execution of construction contracts by MIRBUD and KOBYLARNIA (the value of settled advances for construction works in H1 2025 amounted to PLN 21 million, the value of unsettled advances for road works amounted to PLN 78 million);
- rollover for subsequent periods of working capital facilities taken out with mBank S.A. PKO BP S.A. for a total amount of PLN 30 million;
- the maturity in 2025 of working capital facilities taken out with PEKAO S.A. and BOŚ S.A. for a total amount of PLN 36 million (the Issuer plans to roll over the liabilities for successive periods);
- incurring credit liabilities at SANTANDER BANK S.A. (the working capital facility of PLN 20 million) and BOŚ S.A. (the long-term working capital facility of PLN 15.2 million – financing a contract in the public-private partnership formula);
- an increase in the use of available credit facilities (for construction contracts and development investments).

The level and structure of the MIRBUD S.A. Capital Group's indebtedness in the 2025 perspective will be influenced by:

- the period of rolling over financial liabilities arising from working capital credits;
- timeliness of payment of receivables by Investors;
- the contracting and utilisation of working capital credits to finance the implementation of contracts in the Polish Order programme;
- the scale of completed development projects and the prosperity of the housing market;
- the value of investments in property, plant and equipment;
- the ability to obtain bank guarantees to pursue a strategy of financing major road contracts from advances from the Employer.

Table: Company liquidity ratios

Item	30/06/2025	31/12/2024
Current liquidity ratio	2.19	1.92

Current assets / Short-term liabilities

Accelerated liquidity ratio

(Current assets – Inventory – Short-term prepayments and accruals) / Current liabilities	1.67	1.48
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Cash liquidity ratio

Cash / Short-term liabilities	0.15	0.48
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The liquidity of the MIRBUD Group as at 30/06/2025 compared to 31/12/2024 remained at a high level.

4. ACTIVITIES OF THE MIRBUD CAPITAL GROUP AND PROSPECTS FOR DEVELOPMENT

4.1. Specificity of the market

According to the Central Statistical Office (CSO), gross domestic product grew by 2.9% in real terms in 2024, compared with growth of 0.1% in 2023. In Q1 2025, Poland's GDP grew by 3.2% on an annual basis, after adjusting for seasonal factors by 0.7% compared to the previous quarter. This growth was mainly driven by domestic demand and investment. Year-on-year growth in value added in the construction sector alone was 0.8%.¹

Chart: Gross GDP growth y/y (%)



Source: CSO

At the end of July this year, the consensus forecast for GDP growth for 2025 remained at 3.4%. Both the Central Statistical Office (CSO) and other institutions predict a moderate economic recovery in Poland in 2025. The World Bank (WB) has maintained its forecast for Poland's economic growth in 2025-26 at 3.2% and 3.0% per annum.²

Consumption is to remain the main pillar of economic growth, with gross fixed capital formation being the second.³ They are forecast to grow by 8%, driven by the intensification of projects under the National Reconstruction Plan (NRP) and the use of EU cohesion funds. According to PEI estimates, these investments could contribute to GDP growth of 1.5 p.p.⁴

According to the Ministry of Development Funds and Regional Policy⁵, around PLN 90 billion worth of Development is planned in 2025 from the NIP and an additional around PLN 30 billion from the Cohesion Policy, due to declared investments that are currently underway.

¹ CSO

² WB Bank Report

³ BOŚ Bank

⁴ Trade.gov – forecasts of the Polish Economic Institute

⁵ Ministry of Development Funds and Regional Policy

The National Bank of Poland's inflation forecasts for 2025 predict price growth of around 4.9%, with a further decline assumed in subsequent years – to 3.4% in 2026 and 2.5% in 2027.

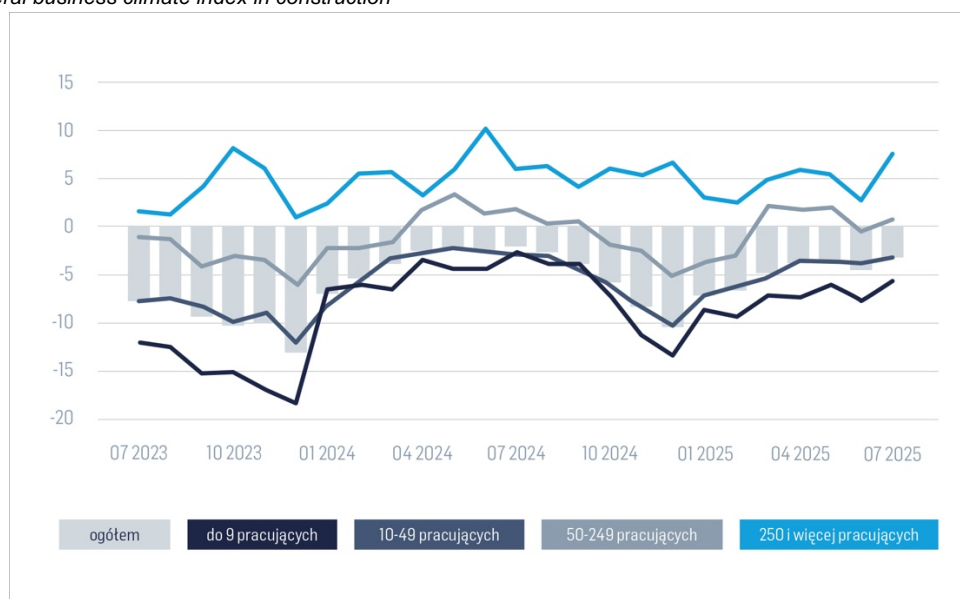
In July this year, the Monetary Policy Council decided to cut interest rate levels for the second time this year (from 5.25% to 5.00%). The current consensus of forecasts is for further reductions in the reference rate over the course of the year – most likely to 4.50% by the end of 2025.

The end of the first half of this year saw an increase in the growth rate of average wages in the business sector, rising to 9.0% in June this year (in May this year – 8.4%). In the construction sector alone, wage growth was lower at 6.7% (in May this year – 7.8%).

Over the same period, there was a decline in employment in the business sector, with a decline of (-)0.8% in June, similar to May this year. In construction alone, the result was at 0% y/y. At the end of June, the registered unemployment rate rose from 5.0% to 5.2%, which is unusual for the middle of the year and can partly be explained by regulatory changes (reform of the labour offices). The unemployment rate is still expected to stabilise later in the year (around 5% at the end of 2025).

According to a study by the Institute of Economic Development of the Warsaw School of Economics, there was an improvement in the construction industry in Q2 2025. The sector's business climate index (IRGCON) takes a positive value of 11.1 points, 10.8 points higher than in the previous quarter, but 0.9 points lower than in Q2 2024.

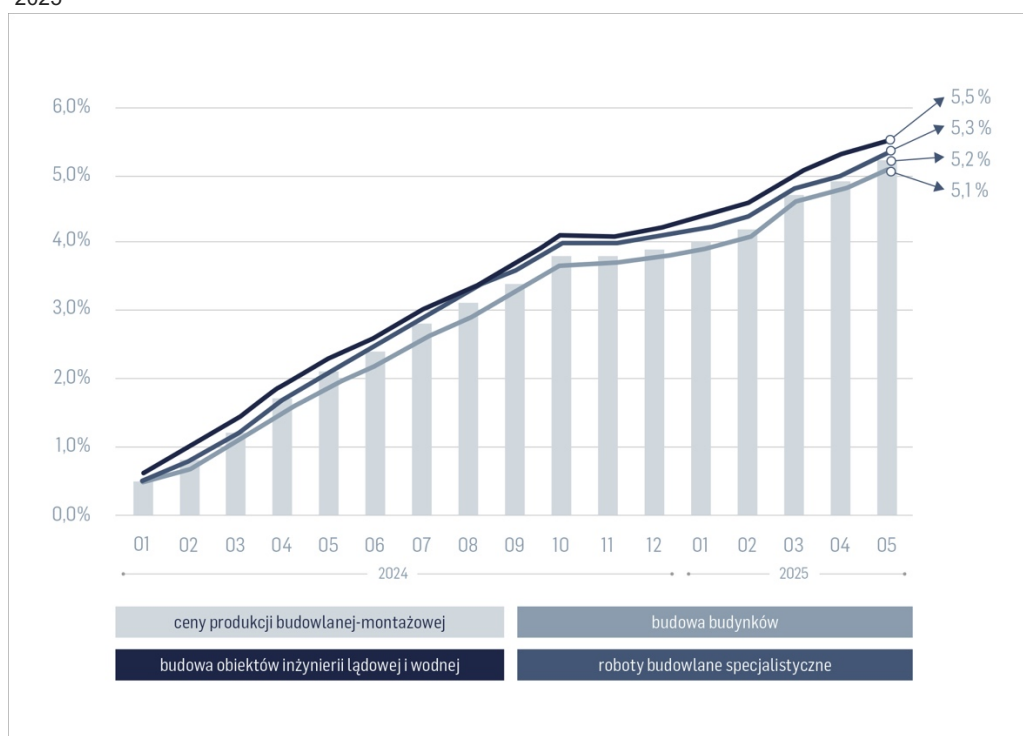
Chart: General business climate index in construction



Source: CSO

The general business climate index for the construction industry improved slightly in July this year. After a slight correction in June, the deseasonalised index of construction activity rose to -5.6 points in July, a return to the average level of the last 12 months. There is a better assessment of the current production and financial situation of companies, with a still negative diagnosis of the order portfolio. Construction companies anticipate job cuts and an increase in the price of construction work.

Chart: Changes in prices of construction and assembly production by Polish Classification of Activities divisions compared to December 2023.



Source: CSO

In Q2 2025, the quarterly weighted average price dynamics in selected groups of energy carriers, construction materials and labour (the Spectis-calculated real equivalent of the price dynamics of construction and assembly production) was close to 2% y/y, compared to 3% a quarter earlier and 5-7% in individual quarters last year. These figures, like those of the CSO, indicate a further stabilisation of price dynamics in the construction industry at low and acceptable levels.

Construction and assembly production

In the first half of 2025, the construction and assembly production in Poland recorded mixed results. On an annual basis, production in January-May was 0.7% higher than in the same period last year. After a 2.9% decrease in May this year, in June this year construction and assembly production rose by 2.2% compared to June 2024, driven by: A 20.8% increase among specialist contractors, an 8% increase among building erection contractors and an 11% decrease among engineering companies.

Analysing the month-by-month data, it can be seen that the construction sector is still struggling with declines on an annual basis, but there is an upward trend on a monthly basis.

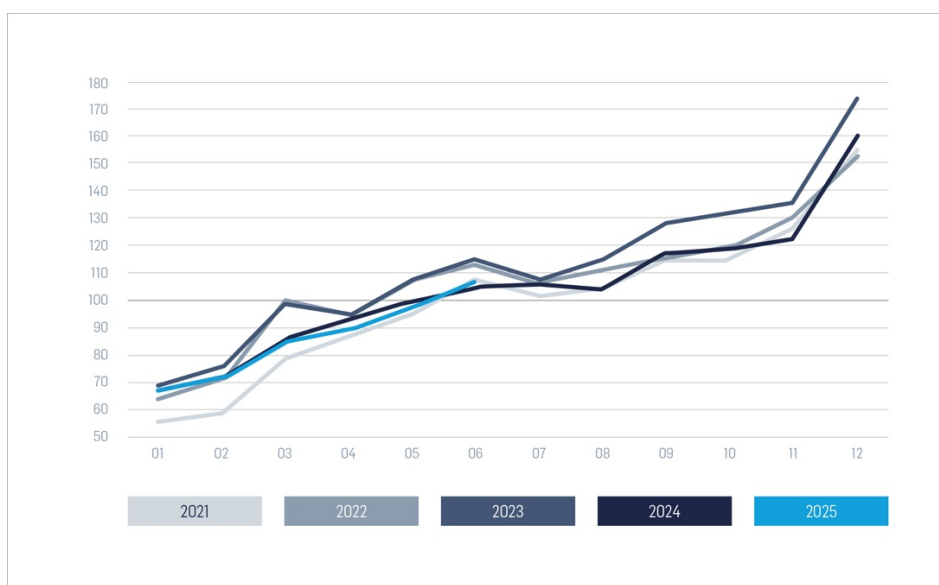
Table: Construction and assembly production price indices

Wyszczególnienie	06/2025		01-06/2025
	05/2025=100	06/2024=100	01-06/2024=10
Ogółem	110,3	102,2	99,3
Budowa budynków	108,9	108,0	95,8
Budowa obiektów inżynierii lądowej i wodnej	106,6	89,0	96,5
Roboty budowlane specjalistyczne	117,7	120,8	107,6

Source: CSO

In January-June this year, construction and assembly production decreased compared to the same period last year in companies involved in the erection of buildings (by 4.2%) and the construction of civil engineering structures (by 3.5%). An increase was observed in entities carrying out specialised construction works (up 7.6%).

Chart: Dynamics of construction and assembly production (constant prices; monthly average 2021=100)



Source: CSO

Chart: Construction and assembly production, companies with more than 9 employees, real growth (% , y/y)



Source: Spectis based on CSO data

Road and railway construction

Preliminary construction output data shows a downturn in the engineering sector in Q2 2025 (down 5% y/y in real terms, against a symbolic increase of 0.3% in Q1 this year). A 3% real decrease in production was recorded throughout H1.

Road investments continue to account for the largest share of civil engineering construction in Poland – approx. 38%. The General Directorate for National Roads and Motorways (GDDKiA) is currently carrying out 131 road investments with a total length of 1,661 km. The total value of contracts concluded is PLN 66.8 billion. The planned motorway and expressway network of around 8,000 km is still 2,800 km short of completion.

Since the beginning of the year, more than 60 km of new roads have been commissioned and 14 contracts have been signed for the construction of 122 km of routes, including 47.5 km of expressways. Eight tenders were also launched for 122 km of investment, twice as many as in the corresponding period of 2024.

In H1 2025, the General Directorate for National Roads and Motorways completed the construction and commissioning of several key road sections that improved communication between major cities and improved safety on major routes. 180 km of new motorway sections, 130 km of motorways and 35 km of city bypasses were put into service.

During the same period, the GDDKiA started the construction of several new road sections, including: around 200 km of new motorway sections, 150 km of new motorway sections and 30 km of new bypasses.

In the first half of 2025, there were some delays in the implementation of some projects, which were related, among others, to difficulties in the supply of construction materials (mainly asphalt and concrete), the lack of skilled labour in some areas of the country, or local protests and the need for additional public consultations for major road projects.

In 2025, the National Directorate for National Roads and Motorways still plans to launch tenders for a total of at least 330 km of roads with an estimated value of PLN 13.5 billion. In the first half of the year, the General Directorate for National Roads and Motorways (GDDKiA) signed ten contracts for road sections with a length of 75 km and a value of more than PLN 2.6 billion.⁶

In the case of the railway construction market, we are dealing with a highly volatile order volume and strongly dependent on the investment activity of one ordering party – PKP PLK. The estimated value of the 266 ongoing and planned railway investments presented in this report is PLN 127 billion (only PLN 2.5 billion more than two years earlier), of which nearly PLN 30 billion (as much as PLN 7 billion less than two years earlier) is attributable to investments under construction. On the other hand, nearly PLN 97 billion (nearly PLN 10 billion more than two years earlier) is attributed to investments at the stage of preliminary concept, planning or tendering. Such a significant disparity between investments under construction and those planned is evidence of the market's continuing very high growth potential.

The railway construction sector in Poland remains a moderately concentrated market. Of the 120 companies analysed, the top 5 contractors hold 37.8% of the market, the top 10 players account for 58.5% of the market and the top 20 companies account for 75.4% of the market.

The prospects for railway construction in the period from 2024 to 2030 may be significantly affected by the execution of a section of the so-called railway component accompanying the potential realisation of the CPK.

Energy and hydrotechnical engineering construction

Hydrotechnical engineering in Poland is becoming increasingly important as a key component of critical infrastructure. From flood protection to energy and shipping development, investment in the sector has security, economic and climate change adaptation implications.

In 2025, energy and hydrotechnical engineering construction is characterised by an increasing focus on energy efficiency and sustainability, with plus-energy buildings becoming the standard.⁷

In the field of hydrotechnical engineering, the main employer-investor is the State Water Holding – Polish Waters [Państwowe Gospodarstwo Wodne – Wody Polskie]. There are currently 300 projects in

⁶ PAP Biznes

⁷ National Chamber of Commerce

progress, worth PLN 20 billion. Their objectives include the modernisation of inland transport routes and the expansion and strengthening of the country's flood embankment network.

New projects are being prepared in the energy construction sector in Poland with a view to adapting the power grid to transmit large volumes of electricity. To ensure the security of electricity supply for consumers throughout Poland, Polskie Sieci Elektroenergetyczne S.A., as the Transmission System Operator, is tasked with creating conditions for the connection to the transmission grid and the derivation of power from new power plants and RES plants, as well as developing cross-border connections. Successful implementation of these tasks requires an efficient and well-developed grid infrastructure – modern power lines and substations. This area of investments related to transmission infrastructure is considered strategic for the country. In implementing Poland's Energy Policy, PSE is directing its investment activities mainly towards the development of 400 kV lines which are characterised by high transmission capacities with low energy losses. The existing 220 kV networks are thus gradually being replaced by 400 kV structures.

Property development segment

The second quarter of this year was a period of stabilisation in the housing market. The y/y decrease in the number of contracted flats by the 15 leading developers listed on the WSE or the Catalyst market was already only (-)1% (compared to a 16% correction a quarter earlier). Data from the 6 largest agglomerations show a 2% increase in sales in Q2 this year and a 9% correction for the entire six months. Declining flat sales were accompanied by an increase in the market offer – the number of flats on offer at the end of the six-month period reached a record 61.6 thousand units (an increase of 28% year-on-year).⁸

In January-June 2025, according to preliminary data from the Central Statistical Office (CSO), 92.2 thousand flats were completed, down 3.5% on the same period in 2024. Developers handed over 57.0 thousand flats (down 2.9% y/y), and individual investors 32.9 thousand (down 4.9% y/y). Together, these two groups accounted for 97.5% of all newly completed flats. During the same period, there was also a decrease in the number of flats for which the building permits were granted (by 15.8%) and a decrease in the number of flats for which construction had started (by 9.5%). According to data from the Central Statistical Office (GUS), residential construction in Poland in the first half of 2025 was characterised by a decline in activity compared to the same period of the previous year.

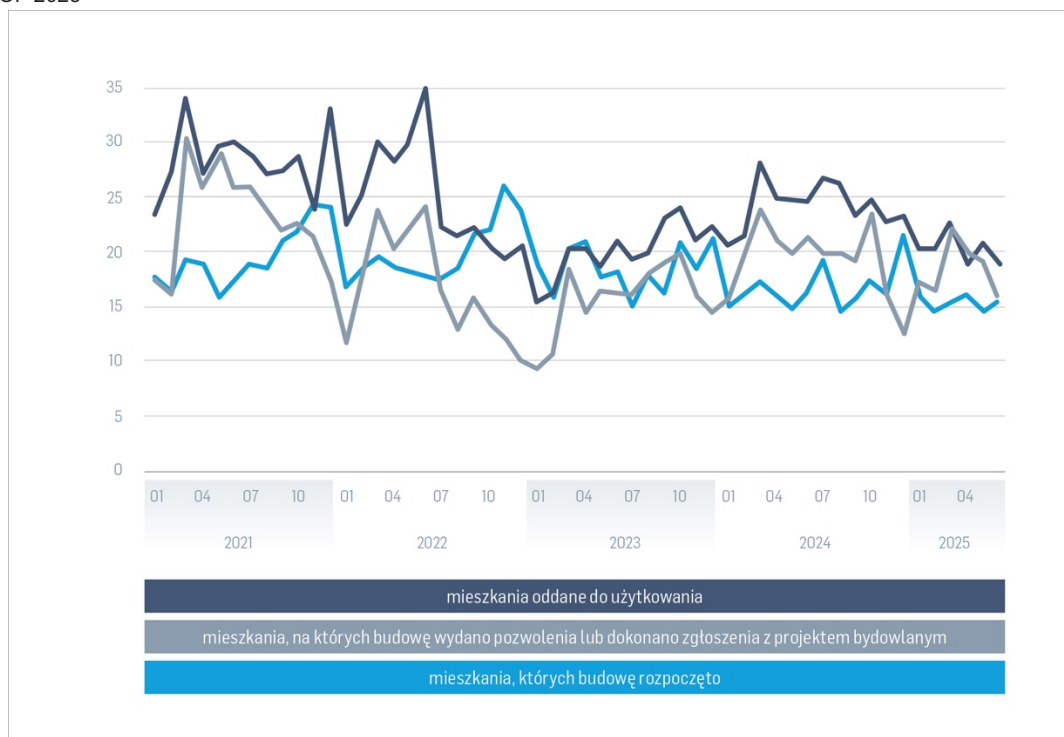
Between January and June 2025, construction began on 110.7 thousand flats, i.e. 9.5% less than in the previous year. Developers started the construction of 68.3 thousand flats (15.2% less than in the previous year) and individual investors 40.5 thousand (1.5% more). In total, the share of these forms of construction amounted to 98.3% of the total number of flats. In other forms of construction, 1.9 thousand flats were started.

At the end of June 2025, an estimated 853.2 thousand flats were under construction, i.e. 3.1% more than in the corresponding month of 2024.

In the period January-June 2025, the highest number of dwellings completed, construction started and building permits issued was recorded in the Mazowieckie Voivodeship (respectively: 19.9 thousand, 22.0 thousand, 21.6 thousand flats), Małopolskie (8.5 thousand, 13.1 thousand and 12.9 thousand), Wielkopolskie (9.6 thousand, 9.1 thousand and 13.1 thousand) and Śląskie (7.8 thousand, 9.5 thousand and 12.1 thousand).

Chart: Residential construction in Poland (in thousand)

⁸ JLL Reas



Source: CSO

Lease of commercial space

In the first quarter of 2025, the Polish commercial property market recorded an increase in investment activity, with a transaction volume of EUR 686 million, a 64% increase compared to the same period last year.⁹ Investors are increasingly interested in smaller and more flexible assets. In the warehousing sector, as much as 56% of demand was contract extensions, indicating a change in companies' approach to operational planning.

In the retail park sector, transactions on smaller shopping centres located outside major cities accounted for more than a third of the investment volume. Poland is an attractive market for international investors, with core and core-plus strategies dominating, but value-add asset transactions are also taking place.¹⁰

Warehouse properties

The warehouse property market in Poland in 2025 is characterised by stabilisation and adaptation to changing conditions, with an emphasis on technological innovation and sustainable development (ESG). Demand for warehouse space is growing, but developers are becoming more selective in their choice of locations, focusing on markets with limited supply and projects with high levels of pre-letting.

Developers are focusing on projects with high levels of pre-letting, particularly in markets with limited space. The supply of new warehouse space is falling (by 20% year-on-year in Q1 2025), and the vacancy rate increased slightly, reaching 8.5% at the end of March 2025.¹¹

⁹ CEO.com.pl

¹⁰ CBRE, Market Outlook 2025 Report

¹¹ Logistyczny.com

The warehouse market is attracting a lot of capital and the stabilisation of yields should stimulate investor activity. The warehouse sector ranked as the best performing segment of the commercial property market in Poland in the first half of 2025. It generated the highest investment volume, accounting for 40% of the transaction value, and recorded the most spectacular contract.

The warehouse sector, with a year-on-year result of almost 2.5 times, was the main driver of the Polish investment market in the first half of the year. Investment strategies in the segment continue to focus mainly on modern assets with high return potential, but there is also a growing appetite for assets with longer WAULT periods, where current prices do not yet reflect the benefits associated with extended leases.¹²

In April this year, the largest sale and leaseback transaction in the entire CEE region was finalised, with a value in excess of EUR 253 million. US REIT Realty Income Corporation has acquired two facilities from Polish window manufacturer Eko-Okna. This investment marked the long-awaited return of major logistics transactions and accounted for more than a third of the sector's total volume. In contrast, none of the other transactions in the sector exceeded EUR 80 million in value.

4.2. Market prospects

Construction and assembly segment

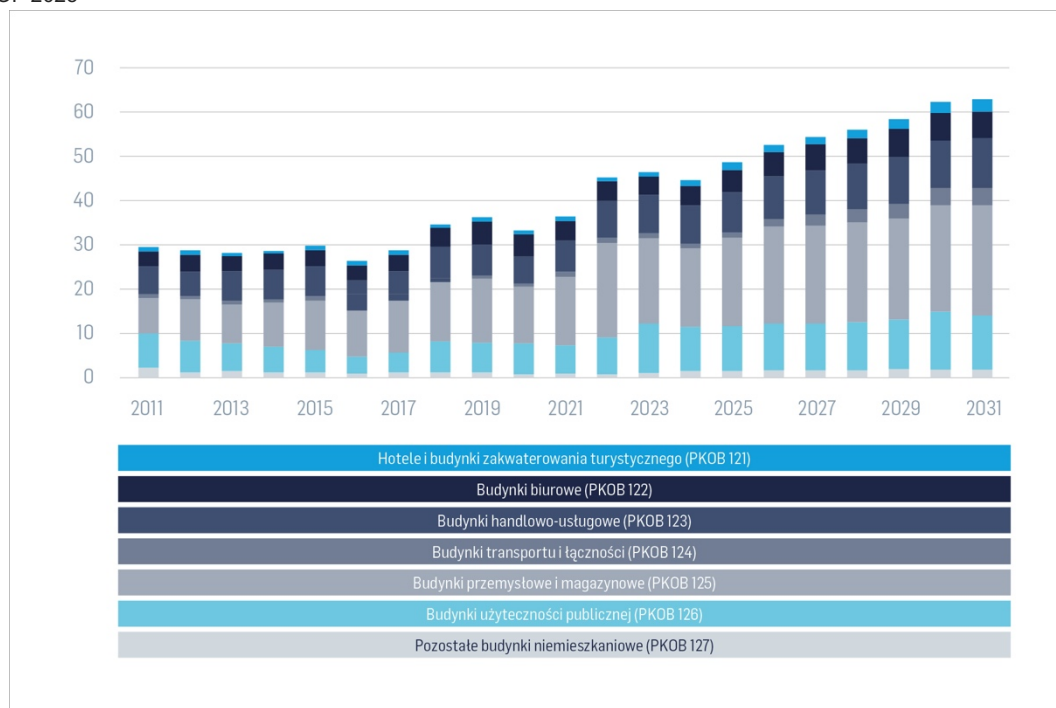
According to PMR research company, the construction market in Poland will grow by 3% in real terms in 2025. The market will be worth PLN 394.2 billion. In 2026, it may already exceed PLN 400 billion. According to Spectis' latest forecasts, after a weak 2024 for the industry, 2025-2026 should be a much better period for construction companies, with the rate of market value growth clearly outpacing construction inflation. As a result, the ratio of construction market value to GDP will return to over 10% as early as 2026. It should be borne in mind that the increases recorded were largely nominal.

Nevertheless, the construction and assembly market in Poland in 2025 has the potential for moderate growth, driven by a recovery in housing construction and the implementation of investments from the National Reconstruction Plan. However, this growth may be constrained by high material and labour costs, labour shortages, inflation and uncertainty related to the economic situation.

According to the experts at BOŚ SA, construction and assembly production is expected to increase in 2025, especially in the second half of this year. The above will depend mainly on the scale of the infrastructure projects being implemented, including investments related to the energy transition. An additional prerequisite is also the maintenance of a stable economic climate and the avoidance of a cyclical scenario of a deep decline in capital expenditure by private companies and the housing market.

Chart: Construction and assembly production by type of building (PLN billion)

¹² Logistyka.net.pl



Source: Spectis based on CSO data, 2024-2031, forecast

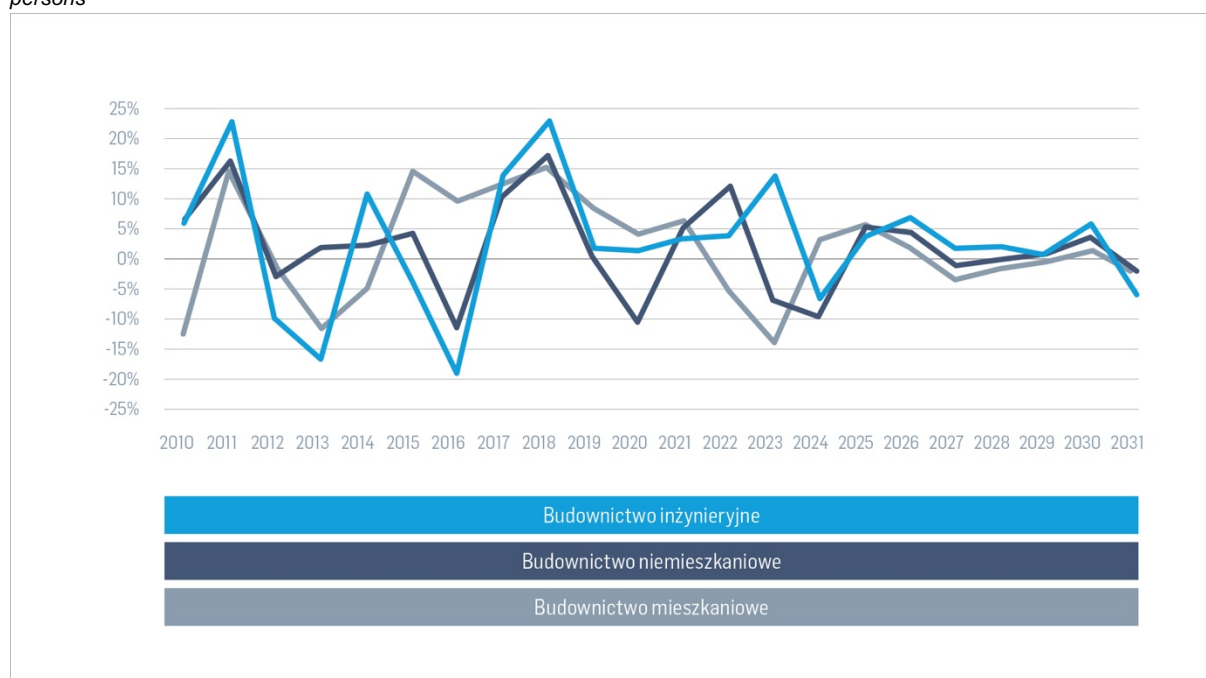
As the investments in the 2021-2027 budget will be realised until the end of 2030, it is realistic to maintain the high value of the market in this timeframe. Experts expect that after several years of steady growth in capital expenditure, the next deeper adjustment in the construction industry could come in 2031.

As a result of the observed outflow of workers from Ukraine, that there may be a shortage of skilled workers when the construction industry is expected to improve, which will be a significant market barrier for construction companies.

It is estimated that the unemployment rate could fall to a record low of 4.8% by the end of 2025. In contrast, it is expected to stabilise at around 4.8%-4.9% between 2026 and 2027.

Uncertainty and the lack of clear economic rules remain the greatest threat to the construction sector. Uncertainty is generated both by the geopolitical situation (the aftermath of the war in Ukraine) as well as by the lack of stable market rules and the paucity of comprehensive system solutions (this is particularly true of the property market). Bad monetary policy is also a limiting factor for banks' growth and lending policies. The lack of availability of raw materials and building materials, unpredictable price levels, and rising labour and energy costs may be destabilising factors.

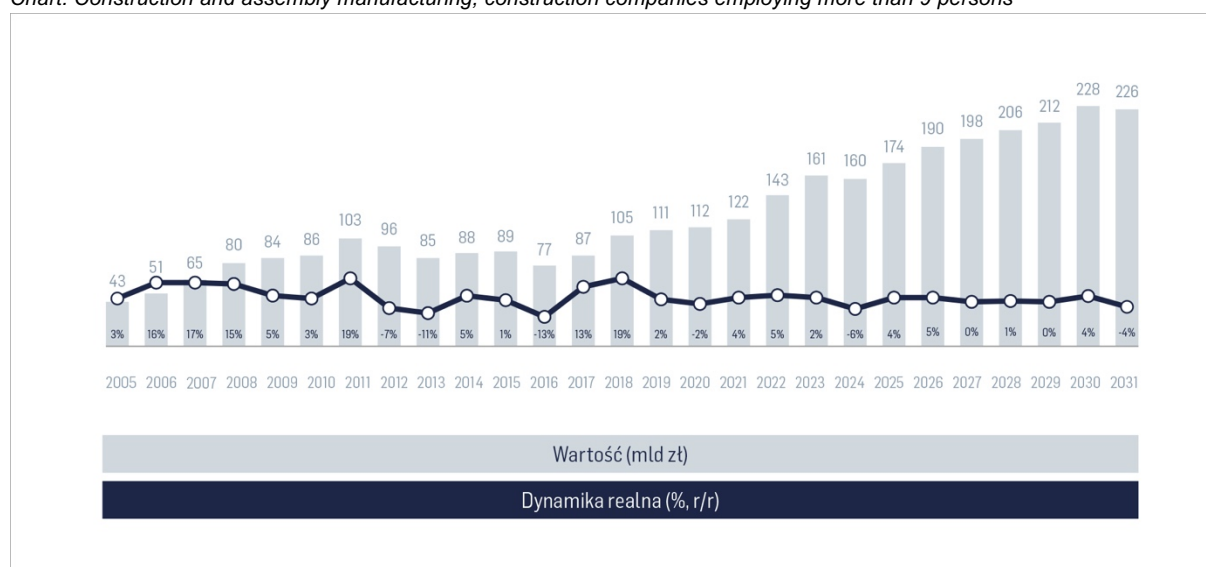
Chart: Real growth of construction and assembly manufacturing by segments (% , y/y), companies employing more than 9 persons



Source: Spectis based on CSO and Eurostat data

Investments by the General Directorate for National Roads and Motorways (GDDKiA), PKP PLK and in the energy sector will continue to account for the largest share of the engineering construction sector, with a significant contribution from local authorities, despite the increasing public debt. In the coming years, investments financed through the EU's Recovery and Resilience Facility (possibly as much as EUR 58 billion in grants and loans available to Poland) and the EU's seven-year budget for 2021-2027, under which Poland can count on approx. EUR 72 billion in grants, should be an important element in stimulating economic growth. The release of funds from the National Recovery Plan to Poland by the European Commission at the beginning of 2024 will generate pressure to spend them quickly by the end of 2026.

Chart: Construction and assembly manufacturing, construction companies employing more than 9 persons



Source: Spectis based on CSO data

The total value of the 3,000 largest construction investments in Poland reached PLN 1.64 trillion. Of this amount, PLN 322 billion are projects currently underway and almost PLN 1.32 trillion are projects in the bidding, planning or preliminary concept stage.

Table: Summary of the largest Polish projects already under construction or at the design stage¹³.

Lp.	Opis projektu	Planowany budżet	Planowane lata budowy	
1	CPK – port lotniczy w Baranowie	42,7 mld PLN	2026	2032
2	CPK – koleje dużych prędkości (480 km)	80 mld PLN	2026	2032
3	Pierwsza elektrownia jądrowa w Lubiatowie (3,75 GW)	192 mld PLN	2028	2039 (2036 pierwszy blok)
4	Druga elektrownia jądrowa (2,8 GW)	108 mld PLN	2028	2035
5	Morskie farmy wiatrowe Baltic Power (17 GW)	224 mld PLN	2024	2040
6	"Most" energetyczny północ-południe	18 mld PLN	2025	2034
7	Orlen Nowa Chemia	34 mld PLN	2018	2034
8	Linia kolejowa Podtęże-Piekietko (133 km)	11 mld PLN	2025	2029
9	Rail Baltica – modernizacja linii E75 (194 km)	14 mld PLN	2025	2031
10	S6 Zachodnia Obwodnica Szczecina (49 km)	8 mld PLN	2024	2032
11	Kontynuacja budowy metra w Warszawie	6 mld PLN	2028	2032
12	Rozbudowa portów morskich (Port Świnoujście)	13,7 mld PLN	2027	2029

The implementation of these projects means, among other things, enormous opportunities for the construction industry – job stability and further development of skills. The implementation of these projects will allow the order portfolios to be filled for the coming years.

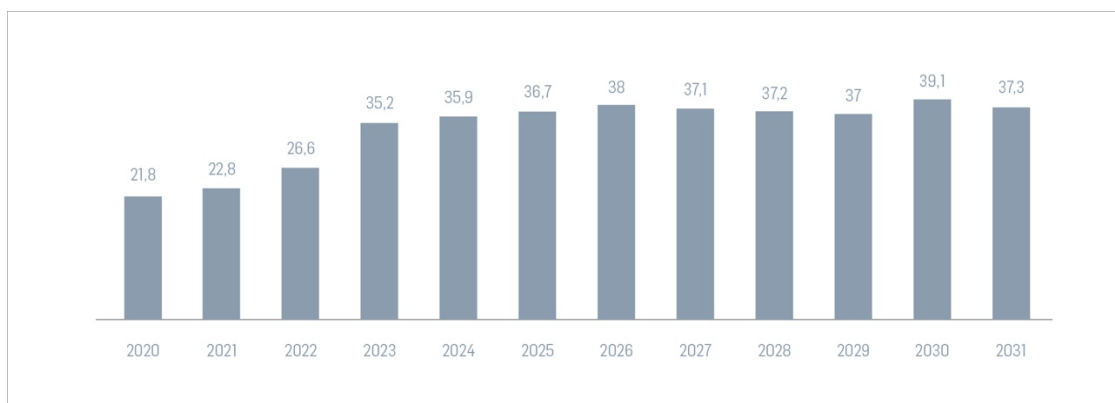
Among the most important risks associated with the execution of the aforementioned projects are legal regulations, uncertain external financing, administrative and environmental decisions, political decisions and increases in input prices.

Road engineering construction

Roads will continue to be the largest segment of civil engineering construction in the coming years, despite a gradual decline in their share of construction output. The key programmes driving road construction will be: The National Roads Construction Programme (PLN 292 billion until 2033), the 100 Bypasses Construction Programme (PLN 28 billion until 2029) and the Local Government Roads Fund (PLN 36 billion until 2028). The General Directorate for National Roads and Motorways assumes that, by 2033, Poland's expressway network will include some 8 thousand km of roads, including 2.1 thousand km of motorways. The coming decade will see a reversal in the proportion of road spending and a shift in the burden of investments from new roads to the existing network, which wears out with each passing year.

¹³ Based on Spectis.pl

Chart: Construction and assembly production (in PLN billion), motorways, expressways, streets and other roads



Source: Spectis

According to information from the Ministry of Infrastructure, in 2025 the GDDKiA is planning capital expenditure of approx. PLN 20 billion, with the intention of maintaining this level for the next five years, until 2030. As part of the Government's National Roads Construction Programme and the construction of new bypasses, the GDDKiA plans to issue tenders for 392 km of roads in 2025 and for another 500 km of roads in 2026.

There are still many projects in the initial planning stages, which means that the long-term potential of the road construction industry still looks very positive. Given the above information, the investor's order portfolio and the secured funds, an observation can be made that there is a stable outlook for this sector of the construction industry.

Railway construction

The prospects for railway construction in the period from 2024 to 2030 may be significantly affected by the execution of a section of the so-called railway component accompanying the potential realisation of the CPK.

A realistic timetable assumes that the CPK Airport and the High Speed Rail between Warsaw, CPK and Łódź will be operational by the end of 2032, as well as advancing construction work on the HSR sections to Wrocław and Poznań. Railway tasks constitute the largest part of this Programme in terms of value. As part of this project, more than 480 km of the high-speed Y railway line is in design: Warsaw – CPK – Łódź – Poznań / Wrocław.

In December 2024, the Council of Ministers adopted the CPK Multi-Annual Programme for 2024-2032, thus providing funding for the programme in the amount of PLN 131.7 billion, including PLN 76.8 billion for rail investments, PLN 42.7 billion for airport projects and PLN 2.5 billion for roads. These amounts will allow, among others, the continuation of design work, the acquisition of properties and the execution of the actual construction work.

After 2026, PKP PKL plans to focus on local investments under the Kolej Plus programme. Provision of PLN 10 billion has been made for tenders under this programme for the years 2026-2027. The programme is aimed at the local government units. Approx. PLN 13.2 billion has been earmarked for its implementation. Approx. PLN 11.2 billion will come from a capital injection from PKP Polskie Linie Kolejowe S.A.; approx. PLN 2 billion is to be contributed by local government units (e.g. bonds, credits).

Energy and hydrotechnical engineering construction

In the field of hydrotechnical engineering, the main employer-investor is the State Water Holding – Polish Waters [Państwowe Gospodarstwo Wodne – Wody Polskie]. There are currently 300 projects in progress, worth PLN 20 billion. Their objectives include the modernisation of inland transport routes and the expansion and strengthening of the country's flood embankment network.

In terms of hydrological projects, current government strategies involve multi-billion dollar investments on the Oder and Vistula. However, in the opinion of experts, a possible acceleration in this area is not to be expected for the time being. More likely to be implemented, are hydrotechnical investments along the coastal strip. The total value of these projects amounts to PLN 445.5 million. The implementation of the programme for the development of Polish seaports by 2030 alone is worth PLN 40 billion.

The government's plans for the coming years in this sector are:

- the Water Shortage Prevention Programme (WSPP) for the years 2022-2027 with an outlook to 2030. The programme aims to increase water retention to 15%. The total cost of its implementation is estimated at PLN 41 billion,
- the Drought Prevention Programme (DPP) for the years 2021-2027, which aims to ensure adequate water quantity and quality; a total of 314 investments have been planned at a cost of approx. PLN 13 billion,
- the multi-annual "Development of the Lower Vistula" programme, which assumes the financing of the construction of a barrage on the Vistula (Siarzewo), with the planned construction of a reservoir with a capacity of 135 million cubic metres and a hydroelectric power station with a capacity of approx. 80 MW; the estimated total cost of implementation is more than PLN 7.5 billion.

New projects are being prepared in the energy construction sector in Poland with a view to adapting the power grid to transmit large volumes of electricity. To ensure the security of electricity supply for consumers throughout Poland, Polskie Sieci Elektroenergetyczne S.A., as the Transmission System

Operator, is tasked with creating conditions for the connection to the transmission grid and the derivation of power from new power plants and RES plants, as well as developing cross-border connections. Successful implementation of these tasks requires an efficient and well-developed grid infrastructure – modern power lines and substations. This area of investment related to transmission infrastructure is considered strategic for the country. In implementing Poland's Energy Policy, PSE is directing its investment activities mainly towards the development of 400 kV lines which are characterised by high transmission capacities with low energy losses. The existing 220 kV networks are thus gradually being replaced by 400 kV structures.

In the case of the transmission construction segment, its value, between 2025 and 2031, will increase to an average level of approx. PLN 18-19 billion. The main driver for the sector will be the need for an energy transformation of the Polish economy, which will also be accompanied by significant investment in transmission networks.

According to the assumptions of Poland's Energy Policy until 2040, the expenditure on the grid necessary to ensure the functioning of the generation capacity structure presented in this document may reach PLN 500 billion by 2040.

PSE's plans include, among others: connecting new generation sources and energy storage facilities, taking power out of Polish wind farms in the Baltic Sea, taking power out of nuclear power plants, integrating onshore RES sources into the National Power System, increasing the potential of national grids to transport energy through Poland as a transit hub, supplying electricity to new industrial customers, including in special economic zones, supporting the development of electromobility and electrification of the heating sector, and supplying power to the CPK, including high-speed rail.

PSE plans to invest almost PLN 64 billion in the development of the national networks between 2025 and 2034. The Transmission Network Development Plan envisages 252 network investment tasks, the construction of 5,225 km of tracks of 400 kV lines and 775 km of HVDC lines, as well as the construction of 27 new and the modernisation of 110 substations. In 2024, PSE intends to spend PLN 1.28 billion (compared to PLN 1.33 billion in 2023) on the construction, expansion and modernisation of transmission infrastructure.

Property development segment

Currently, the housing market is waiting for reforms that may affect the supply of land for development. Draft development plans are expected to be passed by municipalities by the end of 2025, and these changes may speed up the development investment process, which in turn may affect the availability of properties. There is also the possibility that land could be made available more quickly through a "supply" act, a project of which is expected to reach the Council of Ministers later at the beginning of 2025.

The current market situation is forcing developers to offer more and more frequent promotions to attract buyers. According to CBRE experts, despite the drop in sales, prices will not be subject to dramatic reductions. The risk of falling prices will be influenced in real terms by the absence of interest rate cuts in 2025, which will have an impact on the volume of credits granted for the purchase of flats. Trends may also be exacerbated by uncertainty about the expected new government programme.

In 2025, the property market will feel the effects of the record level of construction investments started in the years 2023-2024, which will translate into a significant increase in completed flats. The influx of new listings may exacerbate competition among sellers, creating room for price negotiations, especially for buyers ready for quick deals. The increased supply will also affect the rental market, where the greater availability of new units may favour the stabilisation of rents in popular locations.

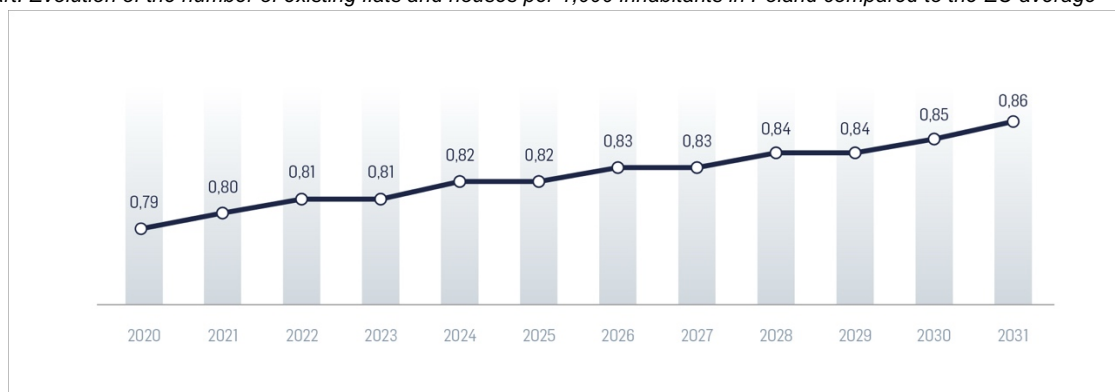
According to Spectis experts, the residential construction is expected to gradually recover between 2025 and 2027. The market is expected to stabilise at around 200 thousand of completed units in 2025, i.e. above 2018 levels.

In addition to the retail sale of flats, developers will gradually move towards the rental market in the coming years, either by selling entire buildings to PRS funds or by investing in their own institutional rental companies. Currently, institutional lease account for less than 1% of the market.

An important challenge for the coming years will be the large-panel block segment, which is home to around 12 million people. According to expert opinion, some of these buildings need extensive and costly modernisation, and the oldest ones should even be demolished. Indeed, their age reaches sixty years, while the lifespan of these buildings was planned to be 50-70 years. According to the Polish Association of Property Developers, in order to replace the large-panel buildings, around 60 thousand new flats would have to be built annually over the next 80 years.

The decline in demand for housing and mortgage credits due to a deterioration or fear of a deterioration in the financial situation of households, a significant increase in the cost of development or a growing shortage of building land are having a negative impact on the development of this sector.

Chart: Evolution of the number of existing flats and houses per 1,000 inhabitants in Poland compared to the EU average



Source: Spectis (2024-2031, forecast)

The structural shortage of housing stock in Poland, especially compared to the EU average, is at the same time generating a long-term demand for new units. A long-term trend of a wealthier population and a desire for better housing conditions is also evident. The development of this construction sector is facilitated by the strong performance potential in the residential construction area, both on the part of construction companies and building material manufacturers.

The increase in flat sales, both this year and next, will be supported by lower borrowing costs, thanks to the reduction in the NBP interest rates. In May this year, the MPC cut interest rates by 50 bps. In H2 2025, the MPC will cut rates by a total of 50 bps and by a further 100 bps in 2026.

The expected recovery in sales in H2 2025 will translate into a gradual reduction in the number of flats on offer by developers, which in turn will influence a gradual increase in their investment activity. Consequently, a slight improvement in the financial situation of the property development industry can be expected in 2025. The financial results will largely reflect high sales of flats in 2023 and the first half of 2024, accompanied by a slowdown in construction costs.

According to the experts at BOŚ SA, housing prices will stabilise in 2025 in both the largest cities and smaller markets. The barrier to price increases will be the record high supply from developers. This factor also generates a slight risk of a few percent drop in prices in H2 2025. However, in 2026, flat

prices may increase slightly as a result of the projected growth in sales, which will reduce the supply of flats.

Residential, office and commercial construction

According to experts, the vacancy rate in 2025 will be further compressed. Lessee interest continues to be strongest in energy-efficient, sustainable and high-tech warehouses.

A high proportion of renegotiations and stable development activity will result in the vacancy rate maintaining or falling gently. The e-commerce sector, which is growing rapidly in Poland, has a key impact on the development of warehouse space. Poland stands out from other markets because more than half of its warehouse space meets state-of-the-art sustainable development (ESG) standards and holds certifications such as BREEAM, LEED or DGNB. This is generating a lot of investor interest, and the differences in meeting ESG standards can drive up rents in modern properties.

Regardless of the type and age of the warehouse, the coming years will continue to see a steady increase in rents. Industrial and logistics facilities are becoming more and more modern and automation is progressing and this is certainly a trend that will continue to develop in Poland. It is also interesting to note that logistics operators are increasingly opting to build warehouses themselves to act as a regional “hub” with an investment in automation, tailored to their operational needs.

Commercial space lease segment

According to CBRE experts, Poland continues to be an attractive market for investors, seen as mature, stable and developed, where investments remain profitable.

One of the main drivers of the commercial property market recovery is the office sector. We are seeing a growing trend of returning to offices, which is gaining momentum. According to the CBRE study and the European Office Occupier Sentiment Survey 2024 report, 61% of companies now use 41-80% of their office space, a significant increase compared to 2023, when the figure was 48%. What is more, a third of organisations plan to further increase employee office attendance and 75% of companies have implemented specific office attendance policies. However, half of these are only in the nature of recommendations.

Recently, significant changes can be observed in the approach to office space management. As many as 60% of companies are planning to reduce the space they occupy in the next three years, while 25% are considering expansion. This shows a strong trend towards optimising office space and using it more efficiently.

The development of the business services sector is increasingly turning towards the modernisation or redevelopment of older locations. An increasing number of offices are being created as a result of regeneration of post-industrial buildings. Factors contributing to the reduction in demand here include rising construction costs, persistently high vacancy rates, lower investment attractiveness of the CEE region due to the ongoing war in Ukraine, or companies adopting a permanent remote or hybrid working model as a consequence of the spread of remote working during the pandemic and the increase in service charge rates.

According to BOŚ analysts, the most likely scenario for the warehousing market in 2025 is the continuation of stable demand growth of several percent, which should exceed 6 million sq. m. Stable growth in demand for warehouse space in 2025 will be supported by an expected gradual improvement in the Polish economy, including an acceleration in investment growth, with consumption growth stabilising.

According to analysts, in 2025, investors in the warehouse market will continue to take a cautious approach, and the process of adjusting the scale of investment in new warehouse space to current

demand conditions will continue. This will translate into maintaining the current level of space under construction at approx. 2 million sq. m until the end of 2025.

In 2025, warehouse rents are generally expected to remain at the previous year's level, although in some regions – depending on current demand and supply conditions – they may still increase slightly. The stabilisation of rental levels will be a sign of the Polish warehouse market entering a phase of increasing maturity, manifested by a stable growth in demand and an adapted scale of new projects introduced to the market.¹⁴

Retail and service buildings

In the coming years, the value of the segment will be significantly driven by renovations, upgrades and revitalisations, as well as the need to raise the standard of finish. Further development of supermarkets and discount stores as well as retail parks is assumed. Over the next few years, the value of the segment can be expected to stabilise at less than PLN 11 billion per year.

As a result of high saturation, over the next few years the retail property market may be limited by the development of a few large projects. This also applies to medium-sized and small towns, where less medium-sized investments are to be expected.

This segment will focus on quality rather than quantity of projects. To adapt to changing customer preferences, older locations are undergoing or have planned upgrades, expanding food, leisure and entertainment sections. The share of refurbishments and upgrades in the total volume of modern retail space under construction is approx. 25%. However, this type of investments is much less capital-intensive compared to the construction of new locations.

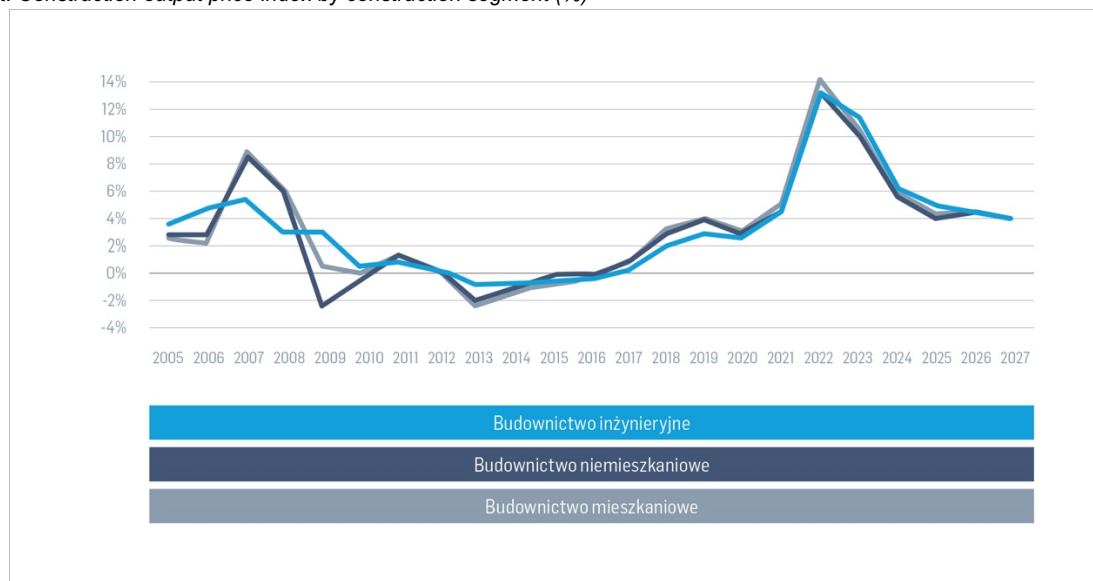
However, not all currently operating shopping centres will be modernised. There is an increasing number of announcements by investors to demolish obsolete buildings and replace them with new projects – mainly residential or mixed-use.

Main cost factors

According to experts, a further increase in the price of building materials is expected in 2025, although the rate of increase is expected to moderate compared to previous years. Factors influencing the prices of building materials in Poland are primarily the economic situation, the assumed increase in GDP, may contribute to increased investment in the construction industry, which will translate into a growing demand for building materials and, consequently, into price increases. Other important factors contributing to the increase in construction material prices include rising electricity and fuel prices.

¹⁴ BOŚ Bank

Chart: Construction output price index by construction segment (%)



Source: Spectis based on CSO and Eurostat data

At the beginning of the year March-April brought declines in the price of Brent crude oil to around USD 66-68, WTI – to USD 62-64. Overall trend of the first half of the year: prices remained within a range of USD 62-72, on average around USD 66-69/bbl.

According to the EIA, the average price of Brent in 2025 will be around USD 69/bbl, and WTI slightly less – approx. USD 64-65/bbl. J.P. Morgan analysts confirm expectations of a drop in the Brent average to USD 66/bbl. Reuters indicates that, according to a July survey of analysts, the price of Brent will remain in the upper range of the lower average (approx. USD 67.8), while WTI will remain at approx. USD 64.6.

Since the beginning of this year, cement and lime prices have recorded a moderate increase: +1% compared March to March. This was mainly driven by increases in energy and logistics costs and regulatory pressures (CO₂ emissions). Forecasts predicted a 3-5% increase in cement prices in 2025. A tonne of Portland cement CEM I 42.5R cost an average of PLN 450 in Q1 2025, compared to PLN 330 in Q1 2024 – an increase of approx. 36%.

In June 2025, prices for reinforcing steel rose to PLN 2,650 - 2,880/tonne, and prices for S235/S355 structural steel rose to PLN 3,180 - 3,540/tonne. Forecasts predicted a 5-7% increase in steel prices in 2025, mainly due to rising energy costs, export problems and transport costs.

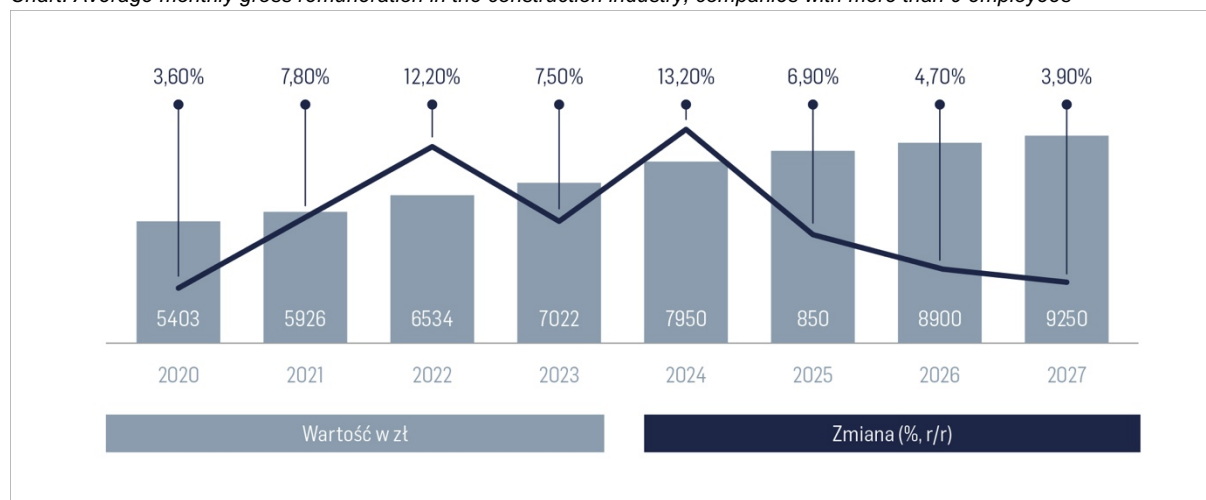
Table: Prices of selected building materials in 2025.

Surowiec	Trend cenowy PILA 1H 2025	Szacunek wzrostu rok do roku	Szacunek wzrostu rok do roku
Ropa Brent/WTI	Umiarkowany spadek lub stabilizacja	Średnio -5% względem 2024	62-72 USD/bbl (średnio 66-69)
Cement	Umiarkowany wzrost (+1 % do +3 %)	+3-5 % według prognoz	ok. 400-450 PLN/t
Beton	Stabilne, z lekkim wzrostem cement	Odpowiednio +3-5%	340-375 PLN/m ³
Stal zbrojeniowa	Umiarkowany wzrost cen	+5-7% (lub nawet +10-15%)	2650-2880 PLN/t
Stal konstrukcyjna	Podobnie wzrost pod presją kosztów energii	+5-15%	3180-3540 PLN/t (S235)

The price of electricity could have a significant impact on production costs in 2025. It is anticipated that, due to the legislative changes introduced, electricity prices may increase by 15-25% this year. For

businesses, this means a longer period of increased costs and growing pressure on energy efficiency and modernisation.

Chart: Average monthly gross remuneration in the construction industry, companies with more than 9 employees



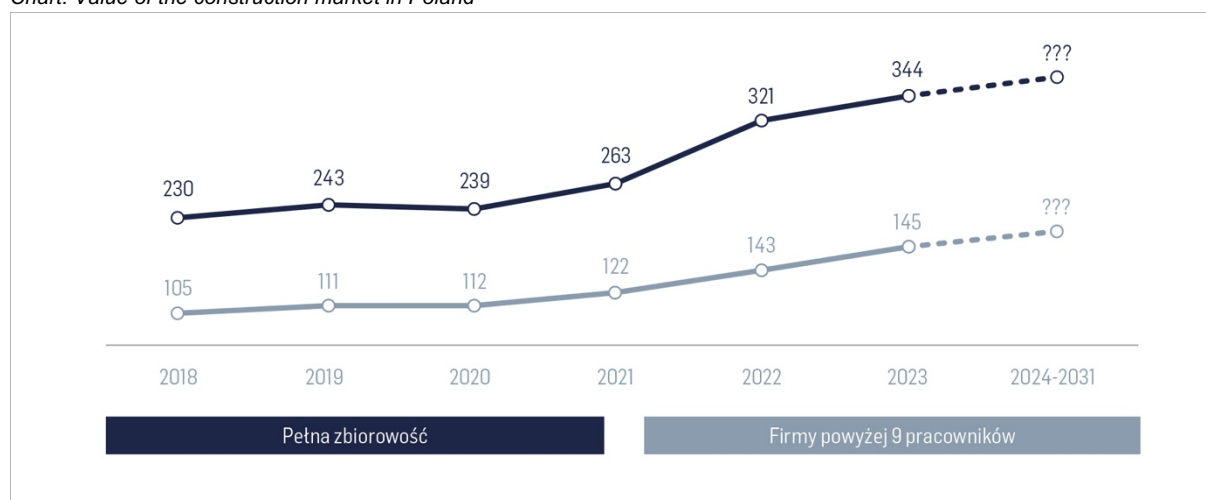
Source: Spectis based on CSO data

One of the biggest challenges for the industry may also be the availability of labour resources during the period of accumulation of work in all segments, which may occur after 2025. In recent years, the construction industry as an employer has clearly lost its attractiveness in terms of the average offered wage level compared to other sectors of the economy. The need to compete with other industries can result in strong upward pressure on labour costs.¹⁵

Summary

The growth of the construction sector in the coming years will be supported by both the increasing use of EU funds: the 2021-2027 cohesion policy (EUR 72 billion) and the National Recovery Plan (EUR 58 billion), as well as national programmes such as: The National Roads Construction Programme, the National Contact Point, energy transition or the revival of military construction. Undoubtedly, mega-investments – nuclear power plants, wind farms in the Baltic Sea and the Central Communication Port – are a great opportunity for big players. However, in the case of the above-mentioned projects, we often encounter delays, conceptual and design changes, and ultimately increased costs.

Chart: Value of the construction market in Poland



¹⁵ Polish construction market in 2024 – analysis and challenges. Pekao Bank Report

A significant risk factor in the construction market in the near term will undoubtedly be the uncertainty surrounding US trade policy and its possible negative impact on the global, European and, consequently, Polish economy.

4.3. Description of activities of the MIRBUD Group companies in the first half of 2025

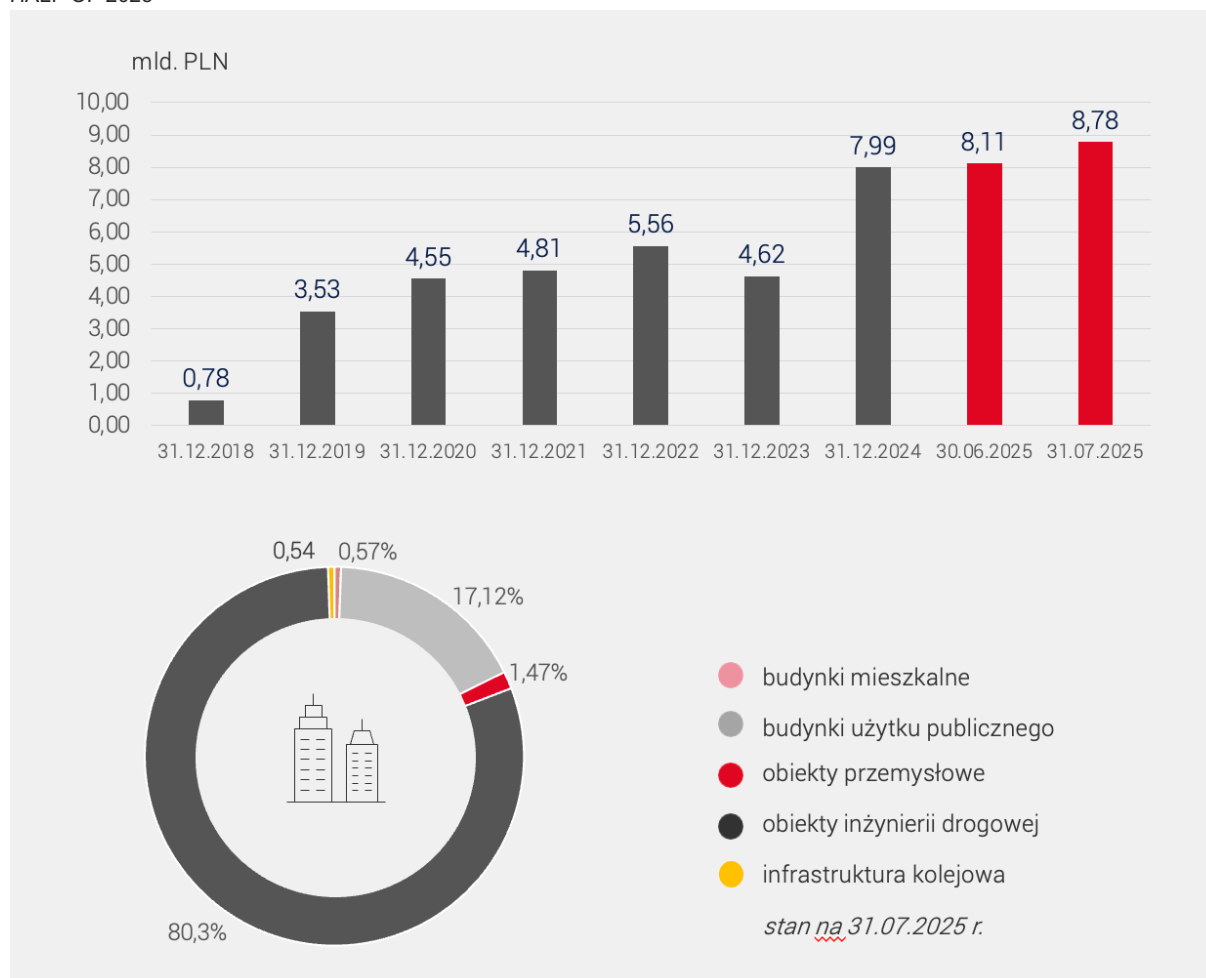
4.3.1 Description of material achievements and failures of the Issuer during the period covered by the report, along with information on related key events

Construction and assembly works segment

In H1 2025, the construction market in Poland continued to see a persistently low supply of new contracts, which had an impact on the intensifying competition between general contractors. This phenomenon affected both residential, office and commercial construction, which, due to the continued high price of money, remained in recession, as well as road and railway infrastructure construction, whose government programmes were not being implemented at the pace previously declared by the largest public contracting authorities, i.e. the General Directorate for National Roads and Motorways and PKP PLK. In the above segments, the situation was improved by an increase in the supply of construction offers for the military, both in the residential, office and commercial as well as infrastructure sections. The weakened activity of the largest public contracting authorities was only slightly offset by building and infrastructure projects carried out by local government units and financed under the Polish Order programme.

The above conditions did not fail to affect the size of the MIRBUD Capital Group's order portfolio, which reached a net value of PLN 8.11 billion as at 30 June. The signing of several contracts for further contracts, mainly road infrastructure construction, meant that just one month later, the value of the MIRBUD CG's portfolio had risen to PLN 8.78 billion net. From a historical perspective, changes in the value of the order portfolio and its structure are shown in the charts below.





Compared to previous years, the structure of the order portfolio is changing. Despite the perceived slowdown in the road infrastructure construction market, this business continues to dominate the portfolio. With 19.16% of the total portfolio, the construction of public buildings (17.12%) continues to dominate and gain in importance, while industrial construction (1.47%) remains in recession. Insignificant for the activities of MIRBUD S.A. remains the share of residential construction (0.57%), which the company carries out exclusively for the Group subsidiary JHM DEVELOPMENT. What is noteworthy, however, is that already after the end of the reporting period, a new, promising railway infrastructure construction segment (0.54%) appeared in the Group's portfolio.

The value of the order portfolio from 2023 onwards fluctuates around PLN 8 billion net. This is a high value, and its maintenance and even growth in an unfavourable market environment should be considered a success, nevertheless, for the further development of the MIRBUD Capital Group, further scaling of operations is necessary, which will be possible when the value of the order portfolio exceeds PLN 10 billion net.

The most important achievements of the companies from the MIRBUD Capital Group in the reporting period include:

- construction of an order portfolio to be completed by 2029 in the net amount of PLN 8.11 billion and its further expansion after the reporting period;
- the start of operations in the railway construction segment.

The most important failures of the MIRBUD Capital Group companies in the reporting period include:

- annulment of the selection of the Issuer's offer for the construction of a building for the District Court in Suwałki. Bid value: PLN 58.7 million net.

The Group's short-term goal is to increase the scale of its operations in new segments of the construction market (rail, energy) and to maintain the revenue value above PLN 3 billion per year, which the Capital Group has been achieving for the past three years. The medium-term goal is to increase revenue to PLN 5 billion per year, which will place the MIRBUD Group on the podium of the ranking of the largest construction contractors in the country as the only Polish company represented in this group. In order to achieve this goal, it is necessary to further scale the business into the areas of specialised construction, including primarily rail and energy infrastructure.

Chart: Revenue of the MIRBUD CG between 2018 and H1 2025 (in PLN thousand).

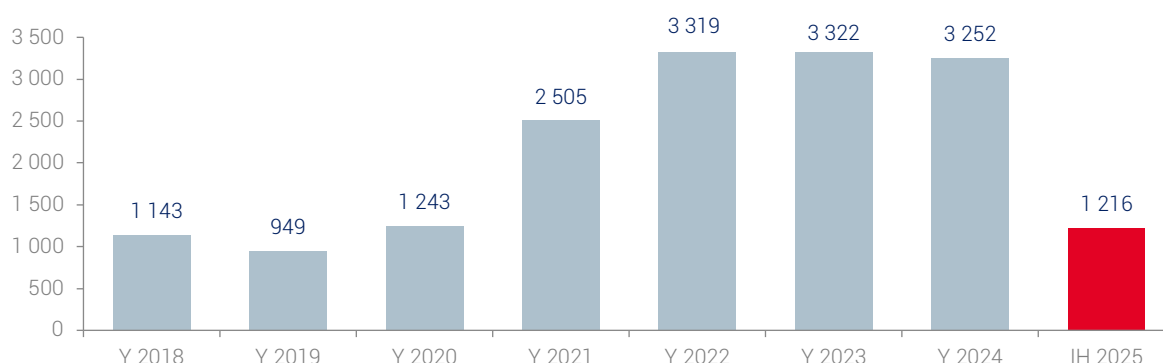
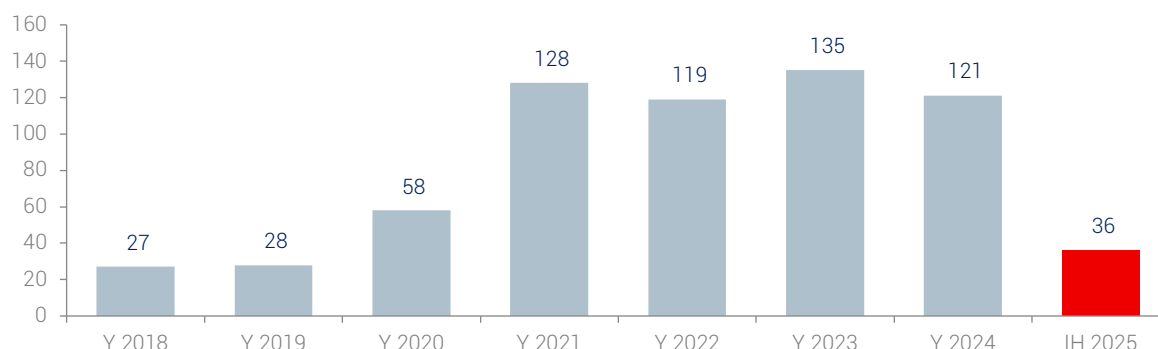


Chart: Net profit of the MIRBUD CG between 2018 and H1 2025 (in PLN thousand).



With the increase in the scale of operations, MIRBUD S.A. is seen as an important player in the market for construction companies in the country. Thanks to the execution of all types of projects within the set deadlines, with due diligence and at competitive prices, the MIRBUD Capital Group enjoys the reputation of a reliable Polish contractor that effectively competes with the largest construction companies with financial backing in the form of capital from affiliated foreign companies. The Group's planned growth in the railway construction market and the power grid in the future will allow it to further increase the scale of its operations.

Road infrastructure

The road infrastructure contracts are carried out by MIRBUD S.A. or a consortium of MIRBUD Capital Group companies, i.e. MIRBUD S.A. and KOBYLARNIA S.A. The production of asphalt masses for ongoing road infrastructure contracts is secured by KOBYLARNIA S.A.

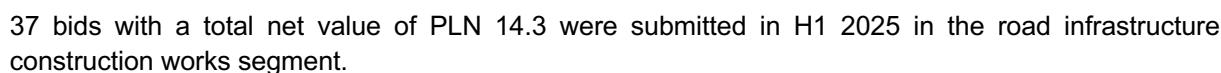
In H1 2025, the Group's greatest achievements in the construction and installation segment of road infrastructure contracts can include the signing of contracts for the following Developments:

- Construction of a road system in the municipality of Miękinia, Dolnośląskie Voivodeship. Contract value: PLN 92.863 million net;
- design and construction of: Kamień Krajeński and Sępólno Krajeńskie. Value of contracts: PLN 128.96 million net;
- signing of the framework agreement for the design and construction of the road system for CPK airport;
- construction of a class G voivodeship road – the western bypass of Mława. Contract value: PLN 109.2 million net;
- extension of national road 25, Biskupice Ołoboczne - Ostrów Wielkopolski section. Contract value: PLN 216.88 million net.

In addition, contracts for the following investments were signed after the reporting period:

- construction of the second carriageway of the Wyrzysk bypass within the S10 expressway. Contract value: PLN 98.621 million net;
- construction of the S11 expressway, Ostrów Wielkopolski – Kępno, section 1. Contract value: PLN 446,700 million net;
- construction of a road link for the development of intermodal transport in Sławków, Śląskie Voivodeship, Będzin district. Contract value: PLN 154.134 million net.

As at 30/06/2025, the Group had a total of 40 road infrastructure construction contracts in progress. The progress of works on the construction sites is shown in the chart below:



The Group's parent company, MIRBUD S.A., is active in the area of residential, office and commercial construction contracts. In H1 2025, the biggest achievements in the residential, office and commercial construction works segment include the signing of a contract for the construction of military infrastructure buildings worth PLN 188.5 million net. In addition, significant events during the period under review include:

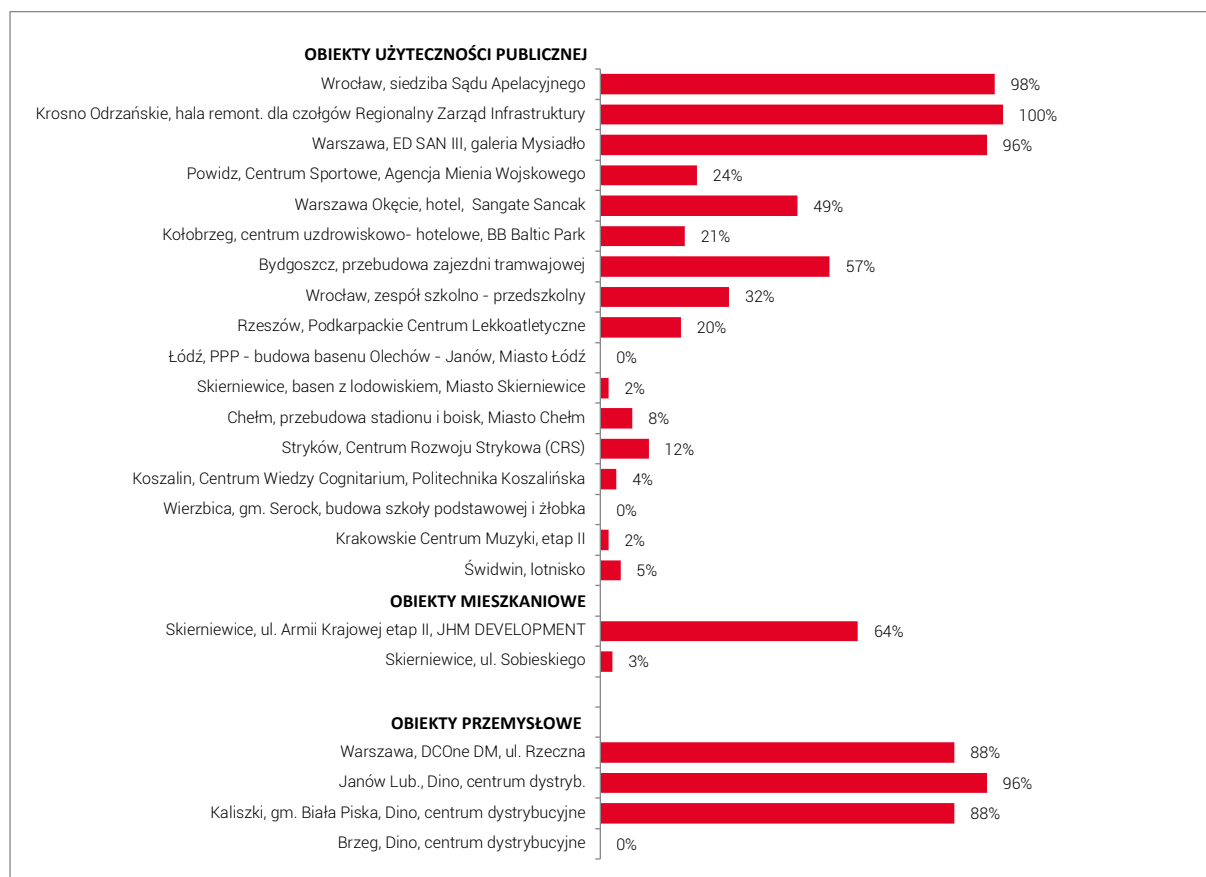
- After the lapse of the reporting period, significant events in the area of residential, office and commercial construction were:

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- selection of a bid for the construction of military infrastructure buildings. Bid value: PLN 31.470 million net;
- signing of the contract for the construction of military infrastructure buildings. Contract value: PLN 68.700 million net.

As of 30 June 2025, MIRBUD S.A. was executing 23 residential, office and commercial construction contracts. The progress of works on the construction sites is shown in the chart below:



In H1 2025, the Company submitted bids in 57 non-public and public proceedings. The value of submitted bids: PLN 4.3 million net.

Railway infrastructure construction

In July 2024, the share capital of MIRBUD S.A. was increased to PLN 11,009,300.00 by issuing 18,348,800 ordinary series L bearer shares with a nominal value of PLN 0.10 each. As a result of the share issue, the Company raised PLN 200 million to develop the road and railway infrastructure construction segment. The funds raised included the purchase of shares in PBS Transkol Sp. z o.o. Simultaneously, the Railway Infrastructure Department was being developed at MIRBUD S.A.

In H1 2025, 7 bids were submitted with a total net value of PLN 4,223,621,545.99.

After the lapse of the reporting period, a consortium of MIRBUD CG companies, i.e. MIRBUD S.A. and PBS Transkol Sp. z o.o., signed an agreement with PKP PLK for the execution of the project under the name: "Continuous replacement of rails and sleepers in track no. 1 of railway line no. 281 Oleśnica – Chojnice (Kcynia – Nakło nad Notecią section) and in track no. 1 of railway line no. 356 Poznań Wschód – Bydgoszcz Główna (on IZ border – Kcynia section) together with accompanying works" with a value of PLN 46,523,788.06 net to be completed until 13 December 2025.

MIRBUD S.A. also holds more than 10% of the share capital of the railway company TORPOL S.A.. The ownership of a significant block of shares is conducive to the establishment of cooperation between the two companies, which makes it possible, if necessary, to form a consortium for the purpose of complementary bidding for large railway infrastructure contracts, which are increasingly being announced by PKP Polskie Linie Kolejowe S.A. and Centralny Port Komunikacyjny Sp. z o.o. The expected first result of such cooperation is the selection of the bid of the TORPOL S.A. consortium (leader) and MIRBUD S.A. (partner) for the realisation of the historically largest task organised by PKP PLK under the name: "Works on line E 75 on the Białystok – Suwałki – Trakiszki (state border) section, stage 1 section Białystok – Elk, phase 2", where the TORPOL/MIRBUD consortium offered the lowest price, amounting to PLN 3,712,994,652.55 net, including the conditional amount.

As can be seen from the above, as announced – MIRBUD S.A. is working intensively to develop the MIRBUD Capital Group in the railway infrastructure construction market. These activities are carried out in parallel on several levels: both through cooperation with a large entity such as Torpol S.A., and through the development of our own competences and personnel and equipment resources based on Transkol.

ТОВ «МІРБУД»

The Company was established for the purpose of conducting business activity in Ukraine. It currently has no material operations in that country.

Property development segment

The subsidiary, JHM DEVELOPMENT, as a developer mainly erects buildings for residential use. In H1 2025, the sales of finished residential units took place in 7 locations and related to 10 completed investments. All the investments listed are facilities completed in previous years.

During the period in question, the Company sold 109 residential units in multi-family buildings and single-family houses under contracts transferring ownership concluded in the form of a notarial deed. As at 30 June 2025, the Company had 196 completed residential units for sale. In completed developments, the Company had 12 development agreements and 17 reservation agreements signed and active.

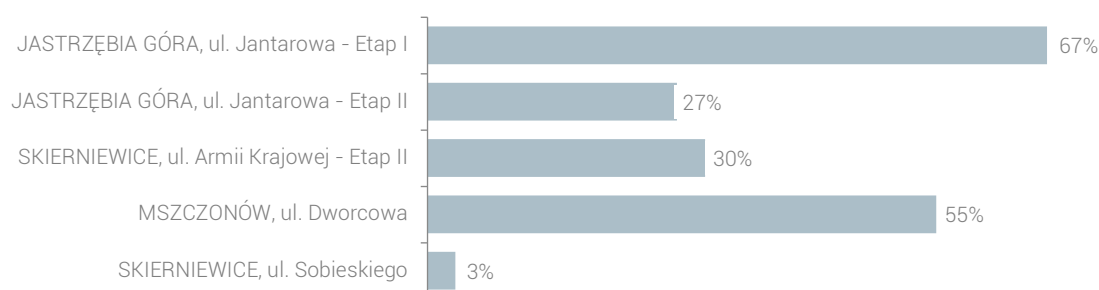
At the same time, as at 30/06/2025, the Company had 4 development projects under construction and on sale in Mszczonów, Jastrzębia Góra (stages 1 and 2) and Skierniewice (Widok Apartments and Sobieskiego Apartments), with a total of 715 residential units with a total area of 32.09 thousand sq. m in development. At the end of the reporting period, the Company had 188 development agreements and 18 reservation agreements signed and active in these developments.

Table: List of development projects under construction as of 30/06/2025

No.	Location	Plot of land area [ha]	Housing type	Usable residential area [sq. m.]	Number of units
1	JASTRZĘBIA GÓRA, ul. Jantarowa Stage 1	0.8726	apartments	6,364	164

2	JASTRZĘBIA GÓRA, ul. Jantarowa Stage 2	0.4416	apartments	4,099	110
3	SKIERNIEWICE ul. Armii Krajowej Stage 2	0.7624	multi-family	9,277	200
4	MSZCZONÓW, ul. Dworcowa	0.7366	multi-family	7,819	167
5.	SKIERNIEWICE, ul. Sobieskiego	0.2071	multi-family and retail	4,529	74
TOTAL		2.8132		27,559	641

The progress of these projects as at 30/06/2025 is shown in the chart below.



The level of sales of units (number of preliminary/property developer contracts concluded) in projects currently under construction is for:

- Jastrzębia Góra, ul. Jantarowa Stage 1: 37%;
- Skierniewice, ul. Armii Krajowej Stage 2: 19%;
- Mszczonowa, ul. Dworcowa: 39%;
- Skierniewice, ul. Sobieskiego: 34%

In the other two projects, sales will be launched in Q1 2025.

Commercial space lease segment

As at 30/06/2025, within the MIRBUD Capital Group, investment property lease activities were carried out by three companies:

- Marywilka 44 Sp. z o.o. leading company within the segment;
- MIRBUD S.A. in relation to the acquisition of a warehouse and logistics property in Ostróda from Marywilka 44 sp. z o.o.
- JHM DEVELOPMENT S.A. in connection with the acquisition in July 2024 from Marywilka 44 Sp. z o.o. of investment properties located in Starachowice and Skierniewice.

In connection with the incident of 12 May 2024, the hall of the MARYWILSKA 44 Shopping Centre in Warsaw was completely destroyed. Following this event, a decision was taken to make an organisational change in the MIRBUD Capital Group's operations in the field of managing the commercial property lease segment. The effect of the changes was to reorganise the assets of Marywilka 44 Sp. z o.o. by selling: the property in Ostróda to MIRBUD S.A., the property in Starachowice and Skierniewice to JHM DEVELOPMENT S.A. and the property in Rumia to an entity outside the MIRBUD Capital Group.

Currently, the Company concentrates its operations in the Marywilka 44 Shopping Park and the Temporary

Shopping Town, where merchants renting premises in the destroyed shopping centre have relocated their businesses. The Management Board of the company is taking steps to rebuild the destroyed shopping centre and return to the previous scale of operations. The company's expertise in the commercialisation of facilities is also currently being used by MIRBUD S.A. for the Ostróda property on a service basis.

Investment properties within the MIRBUD CG:

- **MARYWILSKA 44 Shopping Park**

The MARYWILSKA 44 Shopping Park, which opened in 2017, offers a wide range of choices: fashion boutiques, items for the home and garden, as well as the opportunity to spend time in the recreational and sports zone. The facility has 16 commercial units ranging in size from 80 sq. m to 2,500 sq. m. Lessees include: JYSK, Black Red White, ROMAX, ACTION, Rossmann and Żabka Polska.

- **Temporary Shopping Town**

The Temporary Shopping Town, which opened on 31/08/2024 in the car park next to the destroyed by fire Marywilka 44 Shopping Centre was built in response to the expectations of lessees who, as a result of the above-mentioned incident, lost the opportunity to continue their commercial and service operations. The town consists of approx. 800 containers that have been tailored to meet commercial needs. Lessees include primarily former lessees of the Marywilka 44 Shopping Centre, to whom the Management Board of the Company has offered preferential lease terms until the target shopping centre is rebuilt.

- **Shopping Pavilion in Starachowice**

Acquired by the Group in 2021, the Shopping Pavilion in Starachowice is leased in its entirety to a lessee operating a BricoMarche brand shop. A Home and Garden type store is operated on the premises. The internal lease area is 4,071 sq. m. The property also includes a 428 sq. m outdoor garden/storage area and outdoor car park. JHM DEVELOPMENT S.A. is currently the owner of the facility.

- **Warehouse and logistics centre in Ostróda**

The facility comprises 6 halls with a total floor area of 56,200 sq. m and a rental area of 44,341 sq. m.

In addition to the above-mentioned commercial facilities, investment properties in the JHM DEVELOPMENT CG as at 31/12/2024 include:

- undeveloped land property in Wola Pękoszewska;
- undeveloped land property in Skierniewice at ul. Unii Europejskiej;
- undeveloped land property in Rawa Mazowiecka at ul. Biała;
- developed property in Skierniewice at ul. Sobieskiego;
- an asset under the right to use land property located in Warsaw at ul. Marywilska 44 used under long-term lease contracts – recognition in accordance with IFRS 16 “Leases”.

4.4. Corporate Social Responsibility

The MIRBUD Capital Group implements a strategy regarding environmental protection, occupational health and safety and campaigns for the benefit of local communities, as described in the report on non-financial activities published with the Annual Report for 2024. The Group's strategy in this respect is available

at: <https://mirbud.pl/media/asset/fafc3fcfcc5f0077f5343ceeffcb6ca504121c977b886915a051303d44a4059a.pdf>

4.5. Information on the Group's basic products, services or goods

The structure of revenue from sales and profitability by business segments for the MIRBUD Capital Group in H1 2025 compared to the analogous period of 2024 are presented in the tables below:

Table: Sales realised by the MIRBUD Capital Group in the periods from 01/06/2025 to 30/06/2025 and 01/01/2024 to 30/06/2024 by segments

Item	Revenue from sales	Structure of revenue	Revenue from sales	Structure of revenue
	01/01/2025 - 30/06/2025	in %	01/01/2024 - 30/06/2024	in %
Sale of construction and assembly services:	1,132 337	93.1%	1,281 921	87.7%
- residential buildings				
- public utility buildings	222,899	19.7%	320,593	25.0%
- production and service buildings	119,481	10.6%	201,653	15.7%
- road and engineering works	781,613	69.0%	759,675	59.3%
- railway works	8,344	0.7%	0	0%
Property development activity	55,652	4.6%	122,409	8.4%
Activities connected with lease of investment property	9,199	0.8%	25,232	1.7%
Other	19,638	1.6%	32,749	2.2%
TOTAL	1,216 826	100%	1,462 311	100%

The value of the Group's revenue in the first half of 2025 compared to the previous year has decreased by 17%. The revenue structure has also changed. The main share in the Group's sales structure was still represented by construction and assembly services, accounting for approx. 93.1% of total sales (an increase in the share of the Group's total revenue by 5.4 p.p.).

Among the revenue from construction and assembly services, the highest revenue was generated by the sale of services in the segment of engineering and road works, accounting for approx. 69% of those services (an increase in share in the revenue by 9.7 p.p.) and public utility buildings generating approx. 19.7% of revenue from the sale of those services (a decrease in share by approx. 5.3 p.p. year-on-year). There was a slight decrease in the share of revenue from the sale of construction and assembly works in the production and service buildings segment, which accounted for 10.6% of this revenue (5.1 p.p. decrease in revenue share y/y).

The change in revenue structure was also influenced by significantly lower revenue from property development activities. In the first half of 2025, there was a 55% decrease in this revenue and its share of revenue from the sale of construction works compared to the analogous period of 2024 decreased by 3.8 p.p. to 4.6%.

In H1 2024, JHM DEVELOPMENT S.A. sold the transfer of ownership of 109 residential units in multi-family buildings and single-family houses in 7 locations by way of notarial deeds. At the same time, as at 30/06/2025, the Company had 4 development projects under construction and on sale in Mszczonów, Jastrzębia Góra (stages 1 and 2) and Skierniewice (Widok Apartments and Sobieskiego Apartments), with a total of 715 residential units with a total area of 32.09 thousand sq. m in development.

As at 30 June 2025, the Company had 188 development contracts and 18 reservation contracts signed and active in these investments.

As a result of the fire at the Marywilska 44 SC, the Group's revenue from the rental of investment properties in H1 2025 significantly decreased compared to H1 2024 by approx. 63%, and its share of total revenue from sales decreased by 0.9 p.p.

The change in the level of sales structure in the Group resulted mainly from:

- delays in obtaining the ZRID decision for the project under the name "Design and execution of construction works for the S74 Przełom/Mniów – Kielce (S7 Kielce Zachód interchange) expressway section";
- decline in the growth, volume and value of short-term warehouse and logistics hall projects;
- suspension in 2023 and 2024 of tendering procedures by public entities in anticipation of NRP funds;
- execution by MIRBUD S.A., commissioned by JHM DEVELOPMENT S.A., of development projects in Łódź and Skierniewice (revenue of approx. PLN 19 million is subject to consolidation exclusion);
- planning for the commissioning of 3 development projects in Skierniewice, Mszczonów and Jastrzębia Góra in Q4 2024;
- destruction of the Marywilska 44 SC building on 12/05/2024 as a result of fire;
- concentration on the implementation of the most profitable, prestigious projects.

Table: Profitability for MIRBUD S.A. Capital Group in the periods from 01/01/2025 to 30/06/2025 and 01/01/2024 to 30/06/2024 by segments

Item	Profit/loss on sales	Sales profitability in %	Profit/loss on sales	Sales profitability in %
	01/01/2025 - 30/06/2025		01/01/2024 - 30/06/2024	
Sale of construction and assembly services:	70,496	6.2%	84,783	8.2%
- residential buildings				
- public utility buildings	15,713	7.0%	23,557	7.3%
- production and service buildings	9,033	7.6%	24,157	12.0%
- road and engineering works	48,152	6.2%	37,069	4.9%
- railway works	-2,402	-28.8%	0	0.0%
Property development activity	19,937	35.8%	43,133	35.2%
Activities connected with lease of investment property	-2,709	-29.4%	14,007	55.5%
Other	535	3%	1,786	5%
TOTAL	88,259	7.25%	143,709	9.83%

The Group's gross margin on sales in the first half of 2025, compared to the same period of 2024, decreased by 2.57 p.p., which was mainly due to reduced revenue and profit generated by the property development segment (a decrease in the result of PLN 23 million year-on-year) and in the investment property rental segment (a decrease in the result of PLN 14.7 million year-on-year).

It is noteworthy that, despite difficult market conditions, the Company maintained the profitability of construction and assembly services at a similar level.

The profitability of the engineering and road construction segment was affected by additional costs incurred by the Company in execution of the contract under the name “Construction of the S1 (formerly S69) Bielsko-Biała – Żywiec – Zwardoń expressway, Przybędza – Milówka section (Węgierska Górka bypass)”, resulting from different geological conditions than those indicated by the Employer in the tender documentation and the extended time of its execution (these costs were covered by a claim submitted to the Employer), which were still incurred in Q1 2025.

The possibility of introducing indexation clauses into completed construction contracts negotiated with public employers for residential, office and commercial facilities, will have a positive impact on the Company's results in future periods. (in 2024, on this account, the Company obtained indexation for the contracts for construction of the football stadium in Płock and the construction of the Administrative Court building in Wrocław, totalling approx. PLN 20 million). The Issuer is seeking additional indexation for the residential, office and commercial contracts in the total amount of PLN 50 million (the Company is trying to proceed in the mediation process).

Stabilisation of the results of the Group operating mainly in the construction market is achieved through diversification of its activities, in particular through the profitability of sales in the property development segment. In the following periods, the development of operations in the railway segment may also have a positive impact on the Group's result.

4.6. Information on sales and supply markets

4.6.1. Recipients

Construction and assembly services segment

In the reporting period, the customers of services of the Group Companies (MIRBUD S.A., KOBYLARNIA S.A., TRANSKOL sp. z o.o.) were domestic entities. The customers of products and services can be divided into two groups:

- commercial entities,
- entities subject to the provisions of the Public Procurement Law.

In H1 2025, as in 2024, significant market volatility was felt mainly due to the conflict in Ukraine and waiting for funds from the European Union under the National Reconstruction Plan. The impact of the tenders announced in H1 2025 for the construction and assembly segment will only be felt once they have been awarded from 2026 onwards – in the case of “build” contracts or from 2028 onwards – in the case of contracts carried out under the “design and build” system.

In H1 2024, the level of prices for materials and services gradually stabilised. However, the increase in aggressive competition between contractors in the medium and long term may adversely affect the profitability of contracts executed in 2026 and beyond.

The Issuer seeks to minimise the risk of price instability for materials and services and the supply of construction contracts by diversifying its order portfolio, including in addition to infrastructure contracts, the Company also executes short-term, high-margin contracts for the construction of warehousing and industrial facilities and contracts in the residential segment for its subsidiary, JHM DEVELOPMENT S.A., while hedging the prices of materials and services at the initial stage of execution of long-term contracts with entities from the public sector.

In 2025, the Group will finish the contracts for the construction of roads, the margins of which were calculated before the COVID-19 pandemic and the conflict in Ukraine. The majority of the Company's

portfolio consists of contracts concluded under current market conditions, all of which contain indexation provisions.

In 2024, the Issuer concluded indexation settlements before the mediator of the General Prosecutor's Office of the Republic of Poland with, among others, the City of Płock (indexation of the football stadium construction contract – PLN 9.5 million), the Court of Appeal in Wrocław (indexation of the Wrocław Court of Appeal construction contract – PLN 9.3 million). It is also currently negotiating the introduction of indexation provisions in contracts with three public employers. The Management Board assesses the chances of obtaining indexation of public contracts for the construction of public utility buildings as high.

A full order portfolio, a high share of public contracts, partial hedging of material and service prices and the long-term nature of these contracts mean that MIRBUD S.A. is in a fairly safe position in the prevailing turbulent macroeconomic environment.

The Company achieved over 10% of revenue from sales in H1 2025 with one customer, General Directorate for National Roads and Motorways (49% of revenue).

As of 01/01/2025, MIRBUD S.A. is responsible for the execution of road contracts concluded in 2024 and road contracts concluded in earlier years in which construction work has not yet started within the MIRBUD/KOBYLARNIA consortium, while KOBYLARNIA S.A. provides services related to the production of mineral and asphalt masses including its laying.

At the end of the reporting period, the Capital Group held a filled order portfolio for the years 2025-2028 with a total value of approx. PLN 8.1 billion net.

In H1 2025, the Issuer participated in:

- 37 tenders for the construction of road infrastructure (net value of bids submitted – PLN 14.3 billion net);
- 57 tenders for residential, office and commercial facilities (net value of bids submitted – PLN 4.3 billion net);
- 7 tenders for the construction of railway infrastructure (net value of bids submitted – PLN 4.2 billion).

Property development segment

Within the MIRBUD Group, operations in the development segment are provided by JHM DEVELOPEMENT S.A. JHM DEVELOPEMENT S.A.'s customers are purchasers of residential units, who are a diverse group of unrelated entities and individuals.

Due to the large number of customers, there is no dependence on any Customers of the Group companies' services.

Property lease segment

- for commercial purposes

In terms of lease for commercial and service purposes, until 12 May 2024, the Capital Group's core business consisted of lease space in the managed MARYWILSKA 44 Shopping Complex in Warsaw, while a smaller part of the revenue was made up of lease space in shopping facilities in Starachowice and Skierniewice.

On 12 May 2024 a fire led to the complete destruction of the MARYWILSKA 44 Shopping Centre. Following this event, a decision was taken to make an organisational change in the MIRBUD Capital Group's operations in the field of managing the commercial property rental segment. The effect of the changes was to reorganise the assets of Marywilaska 44 Sp. z o.o. by selling: the property in Ostróda to

MIRBUD S.A., the property in Starachowice and Skierniewice to JHM DEVELOPMENT S.A. and the property in Rumia to an entity outside the MIRBUD Capital Group.

At present, MARYWILSKA 44 Sp. z o.o. focused its operations in the Marywilska 44 Shopping Park and the Temporary Shopping Town, and the process of rebuilding the destroyed hall. In the Shopping Town, the Company operates with the same lessees it has cooperated with in the Shopping Centre.

Due to the size and level of revenue generated from individual commercial and service facilities, Warsaw and its surroundings remain the main market. However, the development strategy provides for cooperation with entities operating both in the capital city market and on a nationwide scale. Customers of services provided by the Company, i.e. lease services, can be divided into two groups:

- small business operators;
- retail chain operators, active nationally or regionally.

Due to the large number of potential lessees and the diversity of goods and services they offer, there is no direct dependence on any of the customers.

In the case of the retail pavilion in Starachowice, the lease is addressed exclusively to one lessee from the home and garden sector. However, if the agreement with this lessee is terminated, there is no obstacle to concluding an agreement with another large retail chain operating in this or another industry (e.g. in the area of food or electronic products sales).

- for warehousing purposes

The Group has two properties leased for warehousing purposes: the one located in Ostróda by the S7 route (owned and managed by MIRBUD S.A. as at 30/06/2025) and the one located in Bolesławiec (owned and managed by PDC INDUSTRIAL CENTER 217 sp. z o.o. as at 30/06/2025). The customers of lease services are:

- industrial operators looking for space for warehousing purposes;
- logistics and transport service providers looking for space to carry out their core activities: sorting, storage, warehousing;
- commercial operators looking for space to store and stock goods;
- other entities looking for space to provide entertainment and leisure, light manufacturing and other services, among others.

Currently, the main lessee of the Ostróda property is a company operating in the field of furniture and interior design. The company in question uses the leased space for the purpose of storing its products.

Group companies are conducting operations to commercialise the remaining area within the available facilities. The Company has a flexible approach to the possibility of leasing the indicated space, adapting the facility to the required technical parameters or to the contractual terms. The Company's objective remains to secure long-term, reliable lessees for the entire area available within the facility located in Ostróda.

Other MIRBUD Group Companies

There is no dependence on any customers of services.

4.6.2. Suppliers

Construction and assembly services segment.



The Company, acting in accordance with the adopted procedures of the Quality Management System ISO 9001:2000, establishes and maintains cooperation with suppliers who, after meeting the strictly defined requirements, are placed on the list of qualified suppliers. On its basis, the Procurement Department conducts commercial negotiations on the supply of building materials for the performance of particular tasks. For the purpose of additional cost control on key projects (ultimately on all projects), the Management Board of the Company appoints the so-called Tender Committees, which in cooperation with the Contract Manager and Industry Managers select the most advantageous tender. The Tender Committees shall be responsible for the identification, selection and qualification of subcontractors for services and for the suppliers of materials, in particular:

- price level of supplies of materials/goods/services and negotiated payment terms;
- an assessment of the supplier's ability to deliver to the extent and within the timeframe required by the material requirements;
- an assessment of the subcontractor's ability to perform the service to the extent and within the timeframe required by the customer;
- a precise definition of the requirements for the material/goods/services to be procured.

The Company has at least three suppliers for each significant product (material, service, product). This guarantees the highest standards of service and continuity of supply.

In periods of favourable market prices, companies conclude long-term contracts with key material suppliers (asphalt, steel, cement) ensuring the supply of materials at favourable fixed prices or with partial participation in their possible increase for the most important infrastructural contracts.

In 2024, the Group concluded, among others, a contract for the supply of asphalt for 2025-2027 in a total volume of 150 thousand tonnes.

Similarly, contracts with key subcontractors are concluded at the initial stage of contract execution while maintaining the bid prices obtained during the contract valuation and bidding process.

Cooperation with both long-term and new suppliers of construction materials and services in the presented period was smooth. The Company did not have any significant problems with the supply of construction materials or services on its investments in the new regions.

In the reporting period, the Company's suppliers were mainly domestic market suppliers.

In the analysed period, the Company has not become reliant on any of its suppliers of materials and services.

Development segment (JHM DEVELOPEMENT S.A.)

The Company does not have any suppliers in the traditional sense of the word. It cooperates with a number of entities on the Polish market on development and commercial projects. These entities are banks providing design financing, construction companies performing construction and finishing works

and architectural companies and entities providing additional services, e.g. marketing. In each of the above mentioned activities there is considerable competition on the Polish market.

The partners are selected after an analysis of the offer and the history of previous cooperation, taking into account market conditions.

In H1 2025, out of the 5 development projects carried out as part of JHM DEVELOPMENT S.A.'s operations 3 projects, under the terms of general contracting, were carried out by MIRBUD S.A., currently the Company's sole shareholder.

Lease segment

In the course of its business, the Group Companies use services of an external entity to provide maintenance services of its properties, i.e. security services, cleaning services, technical and maintenance services, additional services supporting marketing activities and construction services. Thanks to a thorough analysis, and sensible, proven and consistent implementation, we were able to develop a solid cooperation with well-established suppliers who meet strict requirements set by the Company.

In selecting suppliers for the aforementioned services, the Companies' representatives conduct commercial negotiations for the delivery of individual services and the purchase of materials and services necessary to conduct the Company's operations. The Company cooperates with a number of entities on the Polish market under long-term contracts.

On the other hand, the main suppliers of utilities, including gas and electricity, are evaluated in particular according to the criterion of price level and payment term, and the supplier's ability to meet the required demand (including network availability).

Due to significant competition in the Polish market among the aforementioned suppliers, there is no dependence on any of them. In the opinion of the Company's Management Board, none of the suppliers is able to adversely affect, directly or indirectly, the Company's economic development. This ensures that the services provided are delivered to the highest standards, with guaranteed continuity of supply.

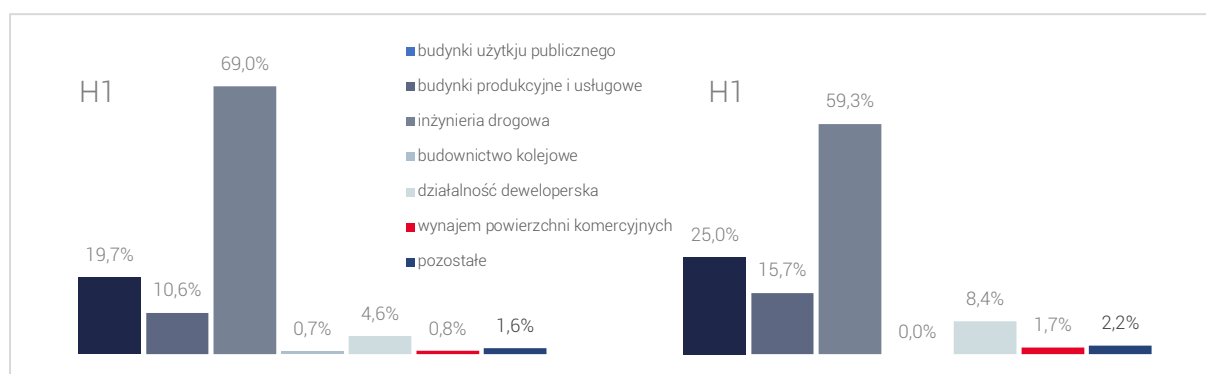
Other MIRBUD Group Companies

Other Companies of the MIRBUD Capital Group use procedures for selection of suppliers based on solutions provided by MIRBUD S.A. The Companies' suppliers are from the domestic market and there is no dependence on any one supplier.

4.7. Prospects for the development of the activities of the MIRBUD Capital Group

In H1 2025, the sales of engineering and road works (69% of revenue) continued to dominate the revenue of the MIRBUD Capital Group, with another significant segment being works related to the construction of public utility buildings (19.7% of revenue), warehouse and production buildings (10%) and, marginally, residential buildings constructed exclusively for the subsidiary, JHM DEVELOPMENT S.A. (excluded from consolidation in the statements). The Group's other business segments, i.e. developer and commercial lease segment, accounted for respectively: 4.6% (down from 8.4% year-on-year in 2024) and 0.7% (down from 1.7% year-on-year in 2024) of share of revenue. Overall, sales of construction and assembly services account for 93.1% of the revenue share. Unlike in the corresponding period of 2024, in the first half of the year, the MIRBUD Capital Group's revenue included sales of construction and assembly services in the area of railway construction.

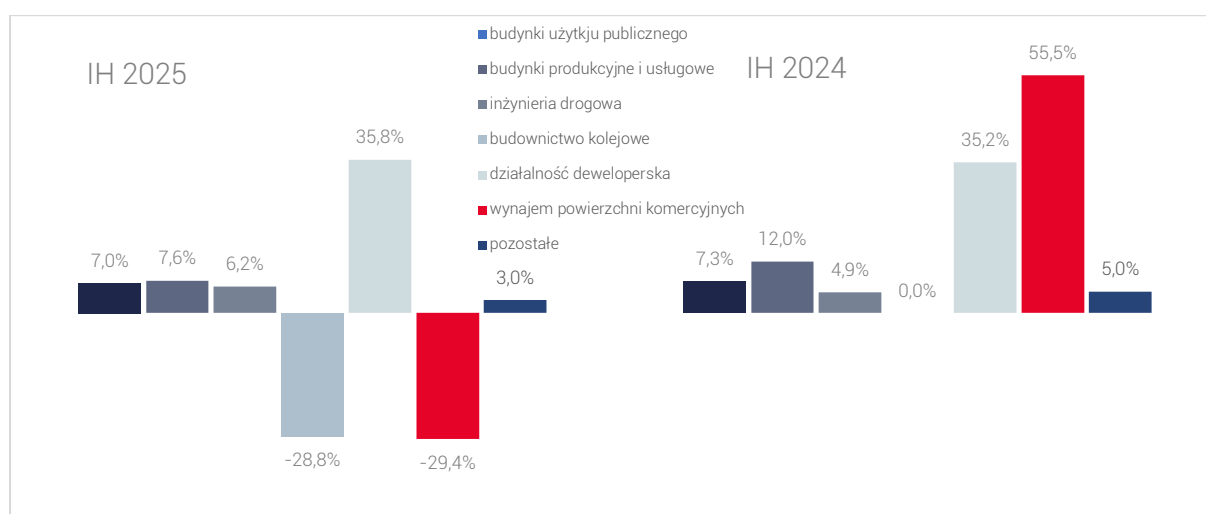
Chart: MIRBUD CG revenue structure in H1 2025 and H1 2024



The Group's primary objective remains to develop the scale of its activities while maintaining attractive EBITDA and net profit margins. In the medium term, the Group aims to achieve revenue of PLN 5 billion a year while also improving profitability.

In H1 2025, the Group's total return on sales slightly decreased from 6.6% in H1 2024 to 6.2% in 2024. There were changes in the profitability of sales in various business segments. There was an increase in the return on sales from construction and assembly services in the area of engineering and road works and slightly from property development activities. However, the return on sales from commercial property rental activities and industrial construction decreased.

Chart: MIRBUD CG return on sales in H1 2025 and H1 2024



Construction and assembly segment

Road infrastructure construction

In the area of road infrastructure construction, two of the MIRBUD Capital Group companies operate, i.e. MIRBUD S.A. and KOBYLARNIA S.A.

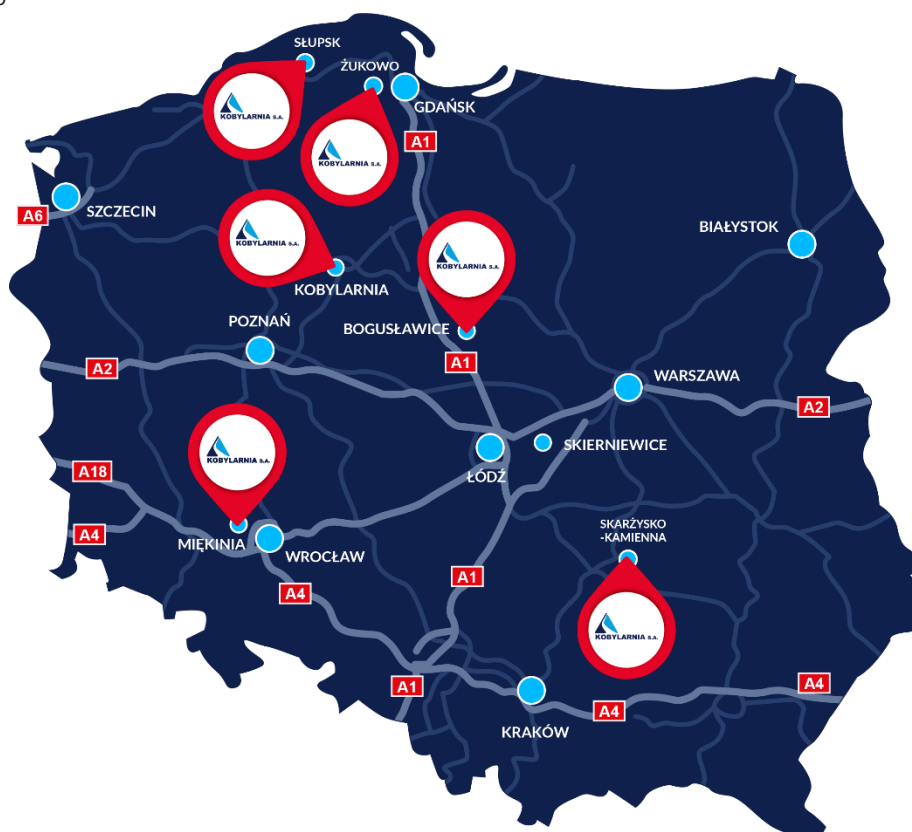
In H1 2025, 4 contracts were signed for the construction of road infrastructure with a total net value of PLN 547.9 million. After the lapse of the reporting period, a further three contracts with a total net value of PLN 699.45 million were signed in July this year. The above contracts, as well as 21 new contracts of this kind worth PLN 4.5 billion net signed still in 2024, make the order portfolio of the MIRBUD Capital Group in this area at the end of June this year amounted to PLN 6.53 billion net to be completed by 2029. Most of the above contracts are currently at the stage of preparation for construction works, i.e. design and obtaining the ZRID decision. MIRBUD S.A. expects a significant increase in revenue from completion of these contracts in 2026 and beyond.

To ensure efficient implementation of contracts for road infrastructure construction in 2024, a decision was taken to purchase new bitumen plants by KOBYLARNIA S.A., whose core business remains the production of mineral and asphalt masses for the implementation of road contracts by the MIRBUD Group. In line with this, expansion of production facilities was planned at:

- Kobylarnia near Bydgoszcz;
- Miękinia near Wrocław;
- Bogusławice near Włocławek;
- Bierków near Słupsk;
- Żukowo near Gdańsk;
- Skarżysko-Kamienna.

In addition to the existing permanent bitumen plant bases in Kobylarnia, Miękinia and Bogusławice, there are plans to expand the production facilities of KOBYLARNIA S.A. in Bierkowo, Żukowo and Skarżysko-Kamienna. In H1 2025, the assembly of a new plant in Żukowo near Gdańsk was completed, and the assembly of further plants in Bierkowo and Skarżysko-Kamienna is currently underway.

Graphics: Geographical structure of MIRBUD CG's bitumen production facilities.



In H1 2025, the MIRBUD Group submitted 37 bids in public proceedings for the construction of road infrastructure facilities for a total net amount of PLN 14,287,247,820.59. The prospects for further acquisition of further contracts by the MIRBUD CG are directly linked to the efficient implementation of government infrastructure programmes by the General Directorate of National Roads and Motorways and the expansion of road infrastructure by local government bodies at voivodeship and district level.

Residential, office and commercial construction

The residential, office and commercial construction market in Poland is currently in a downturn. Continued high mortgage interest rates are effectively limiting demand for new housing, and effectively discouraging private investors from starting new investments. The situation is slightly improved by the increase in demand for military infrastructure contracts. In H1 2025, the company submitted bids in 57 non-public and public proceedings. The value of submitted bids: PLN 4,275,395,351.42 net. During this period, 1 contract was signed with a net value of PLN 188.5 million. After the lapse of the reporting period, a further 3 contracts with a total net value of PLN 233.44 million were signed in July this year.

Contracting volumes in the area of residential, office and commercial construction will be influenced primarily by plans to expand Poland's military facilities. Contracts of a classified nature already hold an increasing share of MIRBUD S.A.'s order portfolio. This trend will intensify in the coming years.

Railway infrastructure construction

In accordance with the development strategy adopted and communicated by MIRBUD S.A. in the railway construction market, shares in the railway company Transkol were purchased in 2024. Also, the cooperation with TORPOL S.A., in which MIRBUD S.A. holds 10 percent of the share capital, and the development of its own competence based on Transkol is a strategy for MIRBUD S.A.'s presence on the railway construction market in Poland. The development of the MIRBUD Group in the railway construction market will be possible thanks to the planned implementation of railway programmes by PKP PLK S.A. and those related to the operations of Central Port Komunikacyjny Sp. z o.o.

In H1 2025, the company submitted 7 railway infrastructure construction bids for a net amount of PLN 4.2 billion. After the lapse of the reporting period, the first contract with PKP PLK S.A. worth PLN 46.52 million net was signed in July this year.

Property development segment

Further development of development activities in medium-sized cities, especially those located near larger urban agglomerations, enables the Company to benefit from its stable position and experience in these markets. Such locations allow for profitable execution of property development projects with a reduced level of risk. In medium-sized cities, land prices are moderate, so the Company can more easily accumulate its own contribution to the purchase of land and to the commencement of the investment. Such locations often have more limited competition than Poland's largest metropolitan areas. Examples of implementation of this concept are the projects completed in previous years in cities such as Konin, Skierniewice and Żyrardów.

At the same time, JHM Development S.A. aims to carry out property development projects in large cities with more than 300 thousand inhabitants, characterised by higher demand and higher unit selling prices for residential space. Projects implemented in large cities offer the greatest potential for the Company to increase the scale of its operations. Such projects have already been implemented in Katowice, Bydgoszcz, Gdańsk and Łódź, and further investments are currently being prepared for implementation in these cities and in Poznań.

As at the date of this report, the land bank held by the Company includes 37.2 hectares of land for multi-family and commercial development. In order to supplement the land bank, the Company is systematically looking for new land for multi-family housing in locations consistent with its long-term development strategy.

For the years 2025-2027, it is planned to start the implementation of another 13 projects in the investment area covering multi-family and apartment-type housing, in total 2,641 premises with a usable area of 131.2 thousand sq. m.

Continuation of subsequent stages of housing estates on the markets where the developer has been present for years, as well as the launch of activities in new markets, including large cities, will enable to gradually, starting from 2026, increase the unit sales level achieved between 2023 and 2024 in the coming years.

Data on investments launched in the coming years are presented in the table below.

Table: List of developer projects planned for execution between 2025 and 2027

No.	Location	Plot of land area [ha]	Housing type	Usable residential area [sq. m]	Number of units
1	KONIN ul. Nefrytowa	0.8497	multi-family	7,537	165
2	ŻYRARDÓW, ul. Wyspiańskiego	0.5307	multi-family	7,861	161
3	ŁÓDŹ ul. Harcerska	0.8537	multi-family	8,141	175
4	POZNAŃ ul. Smoluchowskiego – Stage 1	1.3219	multi-family	14,371	258
5	POZNAŃ ul. Smoluchowskiego – Stage 2	0.4364	multi-family	6,320	121
6	Skierniewice, ul. Mszczonowska	1.1425	multi-family	12,579	251
7	KATOWICE, ul. Piaskowa	1.1438	multi-family	13,800	300
8	ŁÓDŹ ul. Śląska – Stage 1	2.1492*	multi-family	10,900	228
9	BYDGOSZCZ ul. Toruńska – Stage 1	1.4123*	multi-family	8,717	213
10	KONIN ul. Orłąt Lwowskich	1.126	multi-family and retail	10,154	215
11	ŁÓDŹ - EC 2 – Stage 1	17.6359*	multi-family	17,135	286
12	Mszczonów, ul. Olchowa	0.6557	multi-family	6,200	124

13	SKIERNIEWICE, ul. Nowobielańska	0.6929	multi-family	7,500	144
TOTAL		29.9507		131,215	2,641

* the plot area takes into account the stages envisaged for development after 2027

By observing customer behaviour and the actions of the competition, the Company flexibly adjusts its sales methods to market expectations. When planning new investments, it is assumed that there is a wide range of already completed investments ready for sale, a sufficient number of investments under construction and land to allow new projects to be launched at the next stage of development.

The Management Board of the Company believes that one of its priorities, which translates into generating significant value, is operational optimisation. The Company's objective is to minimise the regular level of employment and to limit it mainly to experienced employees, who are able to efficiently manage the implemented projects on the basis of modern IT systems. The Company's project to implement a modern SAP IT system tailored to support the developer's business processes also served this purpose. The actions taken allow to minimise fixed costs and translate into the optimisation of the operational profitability of the Company.

Commercial space lease segment

As a result of the fire on 12 May 2024, in which a key asset – the Marywilka 44 Shopping Centre – was completely destroyed, a decision was taken to change the strategy and reorganise the investment property lease segment, in which Marywilka 44 Sp. z o.o. had played a key role until the aforementioned incident. In line with the new assumptions, Marywilka 44 Sp. z o.o. will focus on measures aimed at continuing to provide temporary retail space in the interim period, with the ultimate aim of rebuilding the destroyed building and fully commercialising it.

The Management Board of Marywilka 44 has taken a directional decision to rebuild the burnt-down Shopping Centre as soon as possible. It will be possible to start the reconstruction once all the required administrative approvals have been obtained and the local development plan allowing the project involving large-area retailing has been adopted. On 19 September 2024, the Council of the Capital City of Warsaw initiated the procedure for the adoption of a local spatial development plan for the area of ul. Marywilka and ul. Płochocińska. On 24 April 2025, the Council of the Capital City of Warsaw, by Resolution No. XVII/708/2025, adopted a local development plan for the area of Marywilka and Płochocińska streets according to the design.

As of the date of the report, the Company has applied for building permit.

4.8. Extended information on the consequences of the Marywilka 44 Shopping Centre fire

Fire at the Marywilka 44 Shopping Centre

On 12 May 2024, a fire broke out in the Marywilka 44 Shopping Centre during the night hours, leading to the almost complete destruction of the building. As a result, Marywilka 44 lost its largest asset and main source of revenue generation.

The District Inspector of Building Control, after administrative proceedings, issued a decision on 11 June 2024 ordering the Company to demolish the building, excluding the office part. In H2 2024, the Company has completed demolition work on the facility.

On 12 March 2025, the spokesman for the National Prosecutor's Office, Przemysław Nowak, announced on social media that an ongoing investigation had established that the fire at the Shopping Centre at ul. Marywilka 44 in Warsaw on 12 May 2024 was the result of an arson attack ordered by the intelligence

service of the Russian Federation. Despite this announcement, the Company, up to the date of approval of this report, has not been informed of the conclusion of the investigation.

As a result of the hall fire, several hundred merchants were affected, losing their jobs and goods. The Company has decided to organise a Temporary Shopping Town at the property at ul. Marywilska 44. The town consists of approx. 800 containers adapted for commercial needs. Lessees include primarily former tenants of the Marywilska 44 Shopping Centre, to whom the preferential lease terms have been offered until the target shopping centre is rebuilt. The Temporary Shopping Town opened to customers on 31 August 2024. As at the date of publication of the report, the Temporary Shopping Town is operating smoothly and is successfully attracting customers from all over Warsaw and the surrounding area.

The Marywilska 44 Shopping Park was not significantly affected by the fire. Following repairs, the facility is operating smoothly and is 100% commercialised. The destruction of the MARYWILSKA 44 Shopping Centre, which was adjacent to the Shopping Park, resulted in a reduction in the visitation of the entire MARYWILSKA 44 Shopping Complex. For this reason, the Company has applied periodic discounts in rents to lessees of the Shopping Park.

Insurance policy

The assets of Marywilska 44 destroyed in the above-described fire are covered by an insurance policy issued by Towarzystwo Ubezpieczeń i Reasekuracji Allianz Polska S.A. (Consortium Leader) with the co-insurance of WINER TU S.A. Vienna Insurance Group, InterRisk Towarzystwo Ubezpieczeń S.A., Vienna Insurance Group and Uniqa Towarzystwo Ubezpieczeń S.A. The scope of the insurance policy includes, among others, cover against the risks of accidental events, including fire, and loss of rent when, as a result of damage to the insured building covered by the insurance, the building is no longer suitable for continued operation.

Insurance cover shall also apply to Damage to Insured Property arising from: fire-fighting or rescue operations, including demolition, tear down or rubble-clearing, carried out in connection with the Damage.

The insurance policy also contains provisions limiting the insurer's limit of liability relating to, among others, the risk of terrorism, construction disaster. As at the date of approval of this report, the Management Board of Marywilska 44 Sp. z o.o. does not identify premises limiting the insurer's liability under the aforementioned additional clauses.

The Insurer's loss adjustment process is currently underway. By 30/06/2025, four further decisions on the advance payment of compensation under the policy in question have been issued, totalling PLN 65,000 thousand. In July 2025, the Insurer issued two further decisions to make an advance payment of compensation in the total amount of PLN 18,621.6 thousand. The Marywilska 44 has already received these funds.

As at the date of approval of this report, the Management Board of Marywilska 44 Sp. z o.o. estimates that its payment from the insurance policy will be made by the end of 2025 in the total amount of PLN 110,028 thousand.

The Company's Management Board declares that both the analysis of the insurance policies held by the Company and the findings made to date after the incident do not indicate any risk of refusal to pay compensation to the Company in connection with the damage caused by fire at the Marywilska 44 Shopping Centre on 12 May 2024. Hence, in 2024, revenue from the aforementioned policy was recognised.

Lease agreement

Marywilska 44 uses the land on which the Marywilska 44 Shopping Complex is located on the basis of long-term lease agreements concluded with the Capital City of Warsaw and Miejskie Przedsiębiorstwo Realizacji Inwestycji Sp. z o.o. (hereinafter: the Lessor). As a result of the fire, and in view of the

significant reduction in business opportunities on the leased land, the Lessor agreed to a periodic reduction in rent proportional to the decrease in income generated from the property. The terms of the rent reduction were regulated in the relevant annexes to the lease agreements.

The rent reduction granted to the company in connection with the fire at the hall located on the leased premises was not qualified as state aid, as its granting is the result of extraordinary and objective economic circumstances and not of preferential treatment for the entrepreneur.

Change in the strategy of the MIRBUD Capital Group's operations in the field of managing the commercial property lease segment

As a result of the complete destruction of Marywilska 44's key asset, a decision was made to change the strategy of the MIRBUD Capital Group's operations in the field of managing the commercial property lease segment. In line with the new assumptions, Marywilska 44 Sp. z o.o. will focus on measures aimed at continuing its operations during the transition period to provide temporary retail space at the Marywilska 44 Shopping Complex and conducting business at the Marywilska 44 Shopping Park, with the ultimate aim of rebuilding the destroyed building and fully commercialising it.

The effect of the change in the MIRBUD Capital Group's strategy with regard to the management of the commercial property rental segment is the sale of the remaining property and assets related to the Property Companies from Marywilska 44 to other entities, including companies within the Capital Group, which, in the post-fire period, have the appropriate resources to effectively manage these assets. These activities included:

The sale of part of the investment property, in which operations related to the commercial space lease for commercial and service as well as logistics and warehousing purposes were carried out, including:

- on 15 July 2024, the Company sold to MIRBUD S.A. with its registered office in Skierniewice an investment property located in Ostróda at ul. Grunwaldzka 55 covering halls with a total area of 56,724 sq. m for warehousing and logistics operations;
- on 3 October 2024, the Company sold an investment property located in Rumia at ul. Dębogórska 132 to an entity outside the capital group;
- on 15 July 2024, the Company sold to JHM Development S.A. with its registered office in Skierniewice a retail pavilion located in Starachowice at ul. Radomska 10;
- on 15 July 2024, the Company sold to JHM Development S.A. with its registered office in Skierniewice a service facility located in Starachowice at ul. Reymonta 31.

Sale of shares held in entities engaged in operations related to the commercial space lease, including:

- on 12 July 2024, a contract was concluded for the sale of shares in PDC Industrial Center 217 Sp. z o.o. in a total amount of 20,800 units to MIRBUD S.A. with its registered office in Skierniewice.

Due to the downsizing of the business and the sale of the Company's aforementioned assets, measures were taken to reduce the Company's equity, including:

- acquisition by Marywilska 44 Sp. z o.o. of shares in the share capital for redemption, including:
 - on 17 July 2024, the Extraordinary General Meeting of Shareholders of Marywilska 44 Sp. z o.o. adopted Resolution No. 2/7/2024 on granting consent to the acquisition by Marywilska 44 Sp. z o.o. of 905,100 shares in the share capital of Marywilska 44 Sp. z o.o. with a total nominal value of PLN 45,255 thousand from MIRBUD S.A. with its registered office in Skierniewice to redeem them for remuneration of PLN 90,510 thousand.
 - on 22 July 2024, in accordance with the contract, the Company acquired 905,100 of its

own shares from MIRBUD S.A. with its registered office in Skierniewice with a total nominal value of PLN 45,255 thousand to redeem them for remuneration of PLN 90,510 thousand;

- on 18 December 2024, the Extraordinary General Meeting of Shareholders of Marywilka 44 Sp. z o.o. adopted Resolution No. 1/12/ 2024 on granting consent to the acquisition by Marywilka 44 Sp. z o.o. of a further 905,100 shares in the share capital of Marywilka 44 Sp. z o.o. with a total nominal value of PLN 45,255 thousand from MIRBUD S.A. with its registered office in Skierniewice to redeem them for remuneration of PLN 90,510 thousand;

As of 3 June 2025, shares in Marywilka S.A. sp. z o.o. in the number of 1,810,200 pieces with a nominal value of PLN 90,510 thousand were redeemed.

- Payment of dividends from the net profit for 2023 and the reserve capital created from retained earnings from previous years. To this end, on 12 July 2024, the Extraordinary General Meeting of Shareholders, by Resolution No. 1/7/2024, amending Resolution No. 3/4/2024 of the Ordinary General Meeting of 26 April 2024, resolved:
 - ✓ to allocate the net profit of MARYWILSKA 44 Sp. z o.o. for the period from 1 January 2023 to 31 December 2023 in the amount of PLN 3,527,627.14 in its entirety for the payment of dividends to the Shareholders of the Company;
 - ✓ to allocate part of the supplementary capital created from retained earnings in previous years in the amount of PLN 21,357,372.86 to be allocated in full to the payment of dividends to the Shareholders of the Company;
 - ✓ to adopt 12 July 2024 as the dividend date and 19 July 2024 as the dividend payment date.

The dividend payment from the profit distribution for the financial year 2023 and part of the supplementary capital was made on 19 July 2024.

- The Company's credit debt related to the financing of the construction and modernisation of investment properties was repaid in full.

4.9. Identification of the Issuer's main domestic and foreign investments

Information on the Issuer's investments, including equity investments in related parties is presented in Notes 2 to 4 to the Consolidated Statements of the MIRBUD Capital Group for the period from 01/01/2025 to 30/06/2025.

4.10. Assessment of the potential for implementing investment plans

Construction and assembly activity

The Company's Management Board analyses and updates the financing structure on an ongoing basis in order to ensure an optimal and safe model for the use of financial resources. Own funds and bank credits, leases and loans are used within the available sources of financing.

MIRBUD S.A. and KOBYLARNIA S.A. will continue to implement investment projects aimed at its development and increase in value in 2025 and in the following years. The nearest investment plans involve strengthening the Company's business base and competitiveness in the road segment, which will enable the Company to achieve higher profitability in the coming years. The Companies plan to renew the machinery park and vehicles, which will significantly improve the effectiveness and scope of provided services as part of the increase in the equipment potential.

As at the date of approval of the financial statements, KOBYLARNIA S.A. had completed the construction of a new bituminous paving plant, together with workshop and laboratory buildings and

storage yards and the necessary infrastructure. The construction cost of approx. PLN 50 million (including a PLN 25 million plant) partly financed by a bank credit.

In connection with the execution of road contracts throughout the country, KOBYLARNIA S.A. has concluded contracts for the purchase of four additional asphalt-mix plants. The cost of purchasing one plant is approx. EUR 5 million. The projects of KOBYLARNIA S.A., a subsidiary of the Issuer, will be financed with equity and borrowed capital.

MIRBUD S.A. is systematically analysing market opportunities for the Group's development through the acquisition of an entity in the industry (railway, hydrotechnical and energy construction), which will enable a significant expansion of the range of construction and assembly services provided or significantly increase their profitability.

Property development activity

Between 2025 and 2027, JHM DEVELOPMENT S.A. will continue to implement the investments listed above and will successively launch new development investments located on the secured land bank. This includes investments in Konin, Poznań, Skierniewice, Żyrardów, Mszczonów, Katowice, Bydgoszcz and Łódź. For these locations, administrative procedures are currently underway and documentation is being prepared – essential for the launch of the development project.

The timing of new investments always depends on the assessment of the market situation in the development segment, the completeness of documentation and administrative approvals and the availability of bank credit financing for the implementation of these investments. These plans are carried out in accordance with the adopted strategy in many locations, which will allow to supplement the attractive market offer of the Company and will give the possibility of further increase of the sales volume.

The company is also active in acquiring new investment land for residential development.

In the following reporting periods, further measures will be taken to ensure that the Company has optimal sources of financing to enable it to carry out its development plans.

In the opinion of the Management Board, the secure capital structure, the knowledge and competence of the experienced staff and the Company's reputation on the market allow a clear positive assessment of the possibility of implementing development plans.

Commercial space lease activity

The Management Board of Marywilka 44 Sp. z o.o. positively assesses the possibility of implementing the investment plans, in particular those related to the reconstruction of the Marywilka 44 Shopping Centre. This judgement is based on the Company's unusually extensive experience and knowledge of the commercial space lease activity, the strong tenant interest in acquiring space at the site of the destroyed market hall, and the Company's financial condition and therefore prospects for obtaining financing for the investment. However, it should be emphasised that the final decision to rebuild depends on the fulfilment of a number of conditions over which the Company has no direct influence, including obtaining the necessary administrative decisions.

4.11. Risk factors

Risk group	Risk	Possibility of occurrence	Relevance to the Group's activities	Effect of risk on financial result	Effect of risk on equity
<i>Risks related to military conflict in Ukraine</i>	Administrative restrictions on carrying out construction and assembly activities	average	high	high	high
	Manpower availability and supply chain disruption	high	high	high	average
<i>Epidemiological risk</i>	Administrative restrictions on carrying out construction and assembly activities	average	high	high	high
	Manpower availability and supply chain disruption	average	average	high	average
<i>External financial risks</i>	changes in interest rates	high	average	average	average
	changes in exchange rates	high	average	high	high
	related to restrictions in the banks' credit policy, in particular with respect to granting investment and mortgage credits	high	high	average	average
<i>Economic situation risk</i>	change in the macroeconomic situation and economic situation in Poland	high	high	high	average
	in the construction industry	high	high	high	average
<i>Risks related to competition</i>	in the construction industry	high	high	high	high
<i>External legal risks</i>	changes in provisions of law, in particular tax law	average	average	average	average
	related to non-compliance with legal requirements envisaged for the commencement of the investment development and with the legal status of the property	low	high	high	average
<i>Risks related to the current activities</i>	related to the implementation of the development strategy	average	high	average	average
	related to financing development with bank credits	high	high	average	high
	related to the building infrastructure	low	average	low	low

Risks associated with holding shares in Marywilka 44	related to liability for breach of environmental regulations	low	average	average	low
	related to penalties for non-performance or untimely performance of orders	average	average	average	low
	related to claims against the Companies on account of construction of flats and commercial and service facilities, sale of flats, and granting a guarantee of payment for construction works	low	average	average	low
	related to the production process	low	high	average	low
	Risk of failure to obtain payment of compensation under the insurance policy of Marywilka 44	low	low	low	low
	Risk of losing lessees from the Temporary Shopping Town	low	low	low	low
	Risk of failure to recreate the list of lessees of the Marywilka 44 Shopping Centre	average	average	average	average
	Risk of non-renewal of lease agreements	average	average	average	average

Risks related to the military conflict in Ukraine

As of the date of this report, to the best knowledge of the Management Board, it is not possible to precisely determine the effect of the military conflict in Ukraine on the Company's operations in the medium and long term.

In the short term, it is possible that the conflict will continue or spread, which could affect the Group's financial results.

- There are no delays in the execution of construction contracts in the construction and assembly services area due to conflict. However, it cannot be ruled out that, if this state continues, the financial result of the contracts under execution may worsen and delays in the execution of contracts may occur due to so-called force majeure events, including delays connected with:
 - reduced availability and increased prices of building materials, fuels, services, equipment;
 - disruption of supply chains;
 - dynamic growth of prices of key energy sources, i.e. crude oil, natural gas;
 - delays on the part of subcontractors employing workers from Ukraine and Belarus;
 - extraordinary drop of PLN value – increase of material prices in foreign currencies.

Looking ahead to 2025 the Issuer's Management Board does not anticipate a significant impact of this risk on the financial result and does not anticipate an impact on the Issuer's equity.

- No delays in the execution of contracts in the area of property development operations. The company observes a significant decrease in the dynamics of sales of units. If the conflict continues, there may be negative financial consequences caused by:
 - drop in demand for premises associated with the unstable economic situation;
 - disruptions to projects' financing;
 - general contractors' and subcontractors' delays.

With regard to the current settlement period, the Management Board of the Issuer does not expect a possible impact of this risk on the financial result and equity of the Issuer.

- As of the report date, in the area of commercial space lease, there is no significant, unfavourable impact of the conflict in Ukraine, which affects the financial results of MARYWILSKA 44 Sp. z o.o.

However, a constraint on the import of many goods and services is the difficulty of some tenants of retail space within the Warsaw shopping complex in sourcing goods. This could translate into financial problems for these tenants or their willingness to lease retail space (risk lowering the commercialisation rate).

At the same time, high inflation and interest rates are impacting on higher financing costs for tenants, including but not limited to the cost of financing inventory and other current assets. With access to goods more difficult, this can translate into a worsening financial situation for tenants.

With regard to the current settlement period, the Management Board of the Issuer expects a possible impact of this risk on the financial result and equity of the Issuer.

The Issuer reports that operations are, as a rule, conducted under continuous supervision. To the best knowledge of the Management Board of the Issuer, on the basis of the conducted analyses, the financial situation of the Issuer and the Group is stable.

The Management Board of the Company monitors the economic situation in Poland and worldwide on an ongoing basis, as well as the risks associated with the activities of the Issuer and individual companies in the Group. The Issuer indicates that, to the extent required by law, it will inform about new conditions having a significant impact on its operations, financial results and prospects of the Issuer and the group of the Issuer.

Epidemiological risk

As of the date of publication of this report, according to the best knowledge of the Management Board of the Issuer, it is not possible to precisely determine the impact of the coronavirus epidemic or other epidemics on the activity of the Issuer and the group of the Issuer in the medium- and long-term perspective.

As of the date of publication of the report, there is no epidemic situation in Poland and COVID restrictions have been lifted, including mandatory quarantine. The level of population immunisation, the low number of disease cases, and the low number of disease cases ending in hospitalisation suggest that pandemic restrictions and economic disruptions will not recur in the foreseeable short-term future. However, should the coronavirus or other epidemic return and continue to spread, it is possible that the financial results of the Issuer and the Group could be adversely affected by the following circumstances:

impact on the financial results of the Issuer and the Group due to the following circumstances:

- In the area of construction and assembly services, there are no delays in the execution of construction contracts due to the state of epidemic threat. However, it cannot be ruled out that, if this state continues, delays in the execution of contracts may occur due to so-called force majeure events, including delays connected with:
 - lack of continuity in the supply chains for construction sites;
 - disruptions to the continuity of projects' financing;
 - absence of employees;
 - subcontractors' delays;
 - restrictions on the functioning of public authorities;
 - decisions of the Employer or state administration to suspend the works;
 - other events which are difficult to predict.

With regard to the current settlement period, the Management Board does not expect a significant effect of this risk on the financial result and equity of the Issuer.

- In the area of property development activity, there are neither delays in the execution of contracts nor a significant decrease in the dynamics of sales of premises. However, if the epidemic persists for a long time, there may be negative financial consequences caused by:
 - the drop in demand for premises;
 - disruptions to projects' financing;
 - general contractors' and subcontractors' delays.

With regard to the current settlement period, the Management Board of the Issuer does not expect a possible impact of this risk on the financial result and equity of the Issuer.

- As of the report date, in the area of retail space lease, there is no significant, unfavourable impact of the state of epidemic threat, which affects the financial results of MARYWILSKA 44 Sp. z o.o.

With regard to the current settlement period, the Management Board of the Issuer does not expect a possible impact of this risk on the financial result and equity of the Issuer.

The Issuer reports that operations in all segments are, as a rule, conducted under continuous supervision. To the best knowledge of the Management Board of the Issuer, on the basis of the conducted analyses, the financial situation of the Issuer and the Group is stable.

The Management Board of the Issuer monitors the economic situation in Poland and worldwide on an ongoing basis, as well as the risks associated with the activities of the Issuer and individual companies in the Group. The Issuer indicates that, to the extent required by law, it will inform about new conditions having a significant impact on its operations, financial results and prospects of the Issuer and the group of the Issuer.

External financial risks

Financial risk management

The management of the Group's financial resources assumes basing the Group's financing structure on long-term sources of financing. The Group Companies finance their operations in 57% based on foreign capital through:

- credits;
- loans;
- bonds;
- advances;
- lease;
- factoring.

The Companies make efforts to diversify their third-party financing, both in terms of the financing institution and the financial products used. The Group's strategy provides for a further gradual exchange of short-term debt financing individual construction contracts for long-term debt financing in the coming years, and for a gradual reduction of debt in the long-term perspective.

Monitoring of the effectiveness of financial resources management is carried out, among others, using the following ratios:

Debt ratio = *Total liabilities* / *Assets*

Long-term debt ratio = *Long-term liabilities* / *Assets*

Short-term debt ratio = *Short-term liabilities* / *Assets*

Debt to equity ratio = *Liabilities* / *Equity*

While conducting business operations, the Group is exposed to the following risks: credit risk, currency risk, interest rate risk, liquidity risk..

Credit risk management

Credit risk results from the balances of trade receivables of loans and cash and cash equivalents. The customers of the Company's services are domestic entities. The customers of products and services provided by MIRBUD S.A. can be divided into two groups:

- commercial entities,
- entities subject to the provisions of the Public Procurement Law.

With regard to retail customers, the Company manages the credit risk and analyses it for each new customer before concluding a contract, among others, by using reports from business intelligence agencies and the contractor's documentation of the source of financing for the construction contract.

With respect to entities subject to the provisions of the Public Procurement Law (e.g. GDDKiA, Self-governments), due to the obligation of these entities to budget the costs of the concluded construction works contract in advance, the credit risk is, according to the Management Board, negligible.

The Company maintains deposits – deposits in financial institutions, which have a high credit rating.

Liquidity risk management

The Parent Company's Management Board is responsible for managing financial liquidity in the Group. The main objectives of the Group's financial resources and liquidity management are as follows:

- ensuring stable and effective financing of the Group's operations;
- continuous monitoring of the Group's debt level,
- effective management of working capital;
- the Parent Company's coordination of liquidity management processes at the Group Companies.

The Company manages the liquidity risk by maintaining sufficient cash, the possibility of financing with bank credits and maintaining sufficient credit lines to repay liabilities as they become due.

The Company's liquidity management includes projecting cash flows for all currencies and analysing what level of liquid assets is needed to repay liabilities.

Note 14 contains an analysis of the Company's (Group's) liabilities, in relevant age brackets, based on the contractual maturity date.

Monitoring of the effectiveness of liquidity management is carried out, among others, using the following ratios:

Current liquidity ratio = *Current assets* / *Short-term liabilities*

Accelerated liquidity ratio = (*Current assets* – *Inventory* – *Short-term prepayments*) / *Short-term liabilities*

Cash liquidity ratio = *Cash* / *Short-term liabilities*

Risk of significant changes in interest rates

The Group Companies to a large extent use bank credits to finance their investment activities. The costs of interest on credits are affected by the amount of the WIBOR base rate for credits taken out in Polish zlotys and EURIBOR for credits in EURO. An increase in the value of WIBOR/EURIBOR indices through an increase in interest on loans may have an adverse effect on the Company's financial situation. If a risk of changes in interest rates is identified. In the case of long-term financing, the Company's Management Board always considers the possibility of concluding interest rate hedging transactions (interest rate swaps – IRS strategy, CIRS).

As of 30/06/2025, Kobylnia S.A. entered into interest rate hedging transactions for long-term credits in PLN within the MIRBUD Capital Group. The hedged level of the WIBOR rate is at 1.80 p.p.

Items exposed to change in interest rates	Cash flow risk		Fair value risk	
	As at:	As at:	As at:	As at:
	30/06/2025	31/12/2024	30/06/2025	31/12/2024
Liabilities arising from credits and loans	257,473	167,005		
Loans granted				
Other financial assets	32	2,189		
Other financial liabilities	140,244	141,096		
Total	397,749	310,290		

Risk of changes in interest rates – *sensitivity to changes*

In order to carry out a sensitivity analysis for interest rate changes, on the basis of historical changes in value and on the basis of the Company's knowledge and experience of financial markets, reasonably possible interest rate changes were estimated as at 30 June 2025 and 31 December 2024 at the level of - 1.0/+1.0 percentage point for the Polish zloty and the Euro.

The effect of the change in interest rates on the net result and the balance sheet total as at 30 June 2025 and 31 December 2024 is presented below.

Sensitivity analysis for items exposed to change in interest rates	As at: 30/06/2025	Effect on net profit/(loss)		Effect on the balance sheet total	
		increase by 1%	decrease by 1%	increase by 1%	decrease by 1%
Liabilities arising from credits and loans	257,473	-2,086	2,086	2,575	-2,257
Loans granted					
Other financial assets	32				
Other financial liabilities	140,244	-1,136	1,136	1,402	-1,402
Total	397,749	-3,222	3,222	3,977	-3,977

Sensitivity analysis for items exposed to change in interest rates	As at: 31/12/2024	Effect on net profit/(loss)		Effect on the balance sheet total	
		increase by 1%	decrease by 1%	increase by 1%	decrease by 1%
Liabilities arising from credits and loans	167,005	-1,353	1,353	1,670	-1,670

Loans granted

Other financial assets	2,189	-18	18	22	-22
Other financial liabilities	141,096	-1,143	1,143	1,411	-1,411
Total	310,290	-2,513	2,513	3,103	-3,103

Risk of changes in foreign exchange rates

Within the MIRBUD Group, only MIRBUD S.A. generates revenue in foreign currency. In H1 2025, MIRBUD S.A. generated approx. 3% of revenue in EUR and was exposed to the exchange rate risk, which could reduce the effectiveness of construction contracts and may affect the amount of revenue and profits. In order to minimise the exchange rate risk, the Company hedges the exchange rate level by entering into FORWARD-type transactions. In H1 2025, the Issuer did not hedge currency revenue with forward currency sales.

Items exposed to change in foreign exchange rates	EUR		USD		Other	
	As at:	As at:	As at:	As at:	As at:	As at:
	30/06/2025	31/12/2024	31/12/2024	31/12/2023	31/12/2024	31/12/2023
Liabilities arising from credits and loans						
Loans granted						
Trade and other receivables	1,342	7,015				
Trade and other liabilities	195	2,925				
Cash	649	181				
Other financial assets						
Total	2,186	10,121				

Risk of changes in exchange rates – sensitivity to changes

In order to carry out the analysis of sensitivity to changes in exchange rates, based on historical changes in value and on the Company's knowledge and experience of financial markets, the changes in exchange rates which are "realistically possible" were estimated at the level of -10%/+10% as at 30 June 2025 and as at 31 December 2024.

The table below shows the sensitivity of the net financial result to reasonably possible changes in exchange rates, assuming that other factors remain unchanged.

Sensitivity analysis for items exposed to exchange rate changes (Euro)	As at: 30/06/2025	Effect on net profit/(loss)		Effect on the balance sheet total	
		increase by 10%	decrease by 10%	increase by 10%	decrease by 10%
Liabilities arising from credits and loans					
Loans granted					
Trade and other receivables	7,015	568	-568	702	-702
Trade and other liabilities	2,925	237	-237	293	-293
Cash	649	53	-53	65	-65
Other financial assets					
Total	2,186	177	-177	219	-219

Sensitivity analysis for items exposed to exchange rate changes (Euro)	As at: 31/12/2024	Effect on net profit/(loss)		Effect on the balance sheet total	
		increase by 10%	decrease by 10%	increase by 10%	decrease by 10%
Liabilities arising from credits and loans					
Loans granted					
Trade and other receivables	7,015	568	-568	701	-701
Trade and other liabilities	2,925	237	-237	293	-293
Cash	181	15	-15	18	-18
Other financial assets					
Total	10.120	820	-820	1.012	-1.012

The Issuer's Management Board estimates that in 2025 the share of revenue in Euro will decrease by approx. 50% (it will gradually decrease in 2025). As of 30/06/2025 the Issuer did not have any foreign exchange hedging transactions in place.

- related to restrictions in the banks' credit policy, in particular with respect to granting investment and mortgage credits

Currently, banks in Poland maintain a tight credit policy both for companies operating in the construction sector and for individuals seeking to obtain mortgage loans.

When planning subsequent projects, the Group Companies try to take into account the market situation by adapting their portfolio to the expected financial and credit capabilities of potential customers.

The introduction of any restrictions towards the availability of credits may have a material and adverse effect on the Companies' activities, financial situation and their development prospects.

Economic situation risk:

- change in the macroeconomic situation and economic situation in Poland

Revenue of the MIRBUD Group Companies are earned entirely on account of conducting business activity on the Polish market. Therefore, the financial results achieved depend on factors such as the stability of the macroeconomic situation in Poland and the overall economic situation in the country in a given period. In particular, the development of the following macroeconomic and economic indicators has or may have an effect on the financial results achieved by the Group Companies and the entire property development industry: the level of GDP growth rate, unemployment rate, inflation rate, real remuneration growth rate, investment level, household income level, reference interest rates, exchange rates and budget deficit.

Possible negative changes in the stability of the macroeconomic situation and overall economic situation of Poland may have a negative impact on the activity, financial situation or development prospects of the Group Companies.

- in the construction industry

The activities of the Group Companies are closely correlated with the overall economic situation in Poland. The financial results achieved by the Company are most affected by the level of investments in enterprises, GDP growth rate, inflation rate, value of construction and assembly production, tax policy and increase in interest rates. There is a risk that negative changes in the above mentioned ratios, in particular the slowdown in the economic growth rate, the increase in the inflation rate caused by the increase in the prices of materials or the increase in interest rates, may have a negative impact on the activity and results of the Group Companies.

In order to minimise downturn fluctuations, the Issuer enters into long-term construction contracts with public employers in order to ensure stable sources of revenue over a period of 2 to 3 years.

- in the development industry

The situation on the property development market in Poland in the period covered by these financial statements affects the operations and financial results of the Group, however, it should be remembered that the economic situation in the property development industry is characterised by cyclicity.

The very good business climate in the property development industry over the past few years has been influenced by low mortgage rates. The situation changed in the last quarter of 2021, when interest rates rose sharply and remained at very high levels until the date of this report. This has been accompanied by a tightening of banks' mortgage lending policies, taking into account the requirements of Recommendation S 2022 issued by the Financial Supervision Authority. The recommendation increased the buffer against changes in the WIBOR index, reduced the maximum credit term from 35 years to 25 years and tightened the requirements for the ratio of credit charges to the total annual income of a retail customer. This has resulted in a drastic reduction in customers' creditworthiness. Despite some relaxation of the terms of the FSA's recommendation, many potential customers of developers have been unable to obtain a mortgage to purchase a flat on reasonable financial terms.

The property development market is very strongly influenced by government programmes that support residential construction or reduce the cost of credit for the purchase of flats. During periods when the programmes are in operation, prosperity grows, while the exhaustion of funds allocated to them and the anticipation of the announced new government programme have a cooling effect on it.

The downturn in the property development industry is mainly influenced by the costs of materials and labour in the construction industry, which translates into property prices. Further increase in prices of materials and costs of general contracting services may translate into such a level of increase in apartment prices that it will cause a downturn cooling on the primary market.

The occurrence in the future of financial and economic crises, recessions or periods of economic slowdown or other factors adversely affecting the property development industry may have a material and adverse impact on the Company's activities, results, financial situation or development prospects.

- purchase of land for new development projects and investment projects for lease of commercial space

The further successful development of property development activities and the construction and letting of retail premises depend on the ability to purchase plots of land in attractive locations and at prices which enable satisfactory margins to be realised. Due to the limited number of attractive plots available with the desired design parameters, the Companies cannot guarantee that in the future it will be possible to purchase a sufficient number of attractive plots to implement the assumed development plans.

Moreover, the possibility to purchase attractive plots of land for new development projects and retail and service projects depends on a number of factors, such as:

- the existence of local land-use plans;
- the ability to finance the purchase of plots and start the investment development process;
- the possibility of obtaining the required administrative approvals to start implementation of the projects (development conditions, architectural design approval);
- the possibility of ensuring the required own contribution and obtaining bank financing for the implementation of projects.

The above factors depend to a large extent on the overall situation on the property market in Poland and on local markets, as well as on the overall economic situation of the country.

- sudden changes in housing prices

JHM DEVELOPMENT S.A. derives its revenue from property development activities from the sale of flats and single-family houses. Due to the fact that property development projects are carried out in a long-term perspective and it is often necessary to assume sale prices of constructed property several years in advance, there is a risk that during the project implementation significant changes will occur in the prices of flats and houses on a given market, including significant drops in the prices of residential units and houses. Property prices in a given market depend on a number of factors, such as the overall economic situation of a region, the level of unemployment, the number of residential units available for sale by other developers in that market, the availability of mortgage loans to potential customers, etc. In the event of a significant fall in property prices, the Company may not be able to sell the constructed apartments and houses at the planned prices within a specified period of time.

The occurrence of any factors which will cause the prices of apartments or houses to fall on the markets where the Companies execute projects, may have a material and adverse effect on their operations, financial situation or the Group's development prospects.

- in the sector of shopping hall management and lease of retail space

The level of commercial activity and the demand for lease of commercial space depends on the general macroeconomic situation in a given market, the level of competition and the level of consumption, and in particular the demand for products from the popular segment in a given market. Consumer behaviour and trends are also decisive.

The occurrence of factors negatively affecting the commercial space rental market in the future may have a significant negative impact on the operations, results, financial position and future development prospects of Marywilska 44 Sp. z o.o.

The occurrence in the future of factors negatively affecting the economic situation of the sector of shopping hall management and retail space lease may have a material and adverse impact on the Group's activities, results, financial situation or development prospects.

Risks related to competition:

- in the construction industry

The economic situation in Poland, the conflict in Ukraine and the significant reduction in the number of tenders for construction works and the economic situation in Poland are intensifying competition by offering the most favourable prices and extending warranty periods.

Further intensification of competition on the markets where the Company operates may have a material adverse effect on the Company's operations, results and financial position as well as on its future development outlook.

The Management Boards of the Companies, based on many years of experience, try to build a portfolio of contracts that will enable them to achieve an appropriate financial result.

- in the development industry

The regions of the country in which the Company mainly operates, i.e. central and northern Poland – are characterised by a high degree of competition in the property development industry. JHM DEVELOPMENT S.A. takes into account the intensity of competition on local markets where the start of property development activities or the implementation of further projects is considered. The Company generally focuses on locations where competition is limited. The existence of limited competition at the time when the investment development is considered to commence does not mean, however, that competitive entities will not undertake investments in the same local market as the Company in the near future, after the commencement of preparations or work by the Company. Both relatively small local companies and larger developer entities competing with the Company are capable of comprehensive implementation of large projects.

In line with the adopted strategy of the Company, gradual entry into the large cities' housing markets is associated with the struggle with much stronger competition operating in these markets.

The intensification of competition may translate into an increase in the supply of finished apartments offered on the local market, which may result in price pressure when selling premises, a reduction in rent rates of premises, as well as an extension of the period of their sale.

The existence or intensification of competition on the markets where the Company operates may also translate into difficulties in obtaining attractive plots of land for new property development projects at the assumed prices.

The intensification of competition in the markets where the company operates may have a material and adverse effect on its operations, results, financial situation or its future development outlook.

- for the activity of managed shopping halls and lease of retail space

The Group's main activity in the lease of retail and service space comprises lease at the MARYWILSKA 44 Shopping Complex. Managed by the Company, MARYWILSKA 44 belongs to a group of retail facilities promoting a diversity of chain shop offers and operating small businesses, still a very fragmented market. Traders specialising in the sale of the above products in the popular segment can choose from a wide range of entities offering lease of retail space in Warsaw and its vicinity, including large shopping halls located in the vicinity of the Company's operations. In addition, it cannot be ruled out that in the future other operators will build large shopping complexes that will directly compete with the retail facilities at ul. Marywilska 44 within the Capital City of Warsaw.

The intensification of competition in the markets where the Company operates may have a material and adverse effect on its operations, financial results, financial situation or its future development outlook. In such a situation, the Company could lose some customers, which would reduce the size of the offer and worsen the Company's competitive position. The Company minimises this risk by providing a number of ancillary benefits as part of its cooperation with the Company.

External legal risks

- changes in provisions of law, in particular tax law

The Polish legal system is characterised by a considerable degree of variability and ambiguity of provisions, which applies in particular to tax law. In practice, there are often problems with interpretation, inconsistent court rulings occur, as well as situations when public administration bodies adopt interpretations of legal provision which are unfavourable for the taxpayer and different from the interpretations previously adopted by these bodies.

The occurrence of changes in legal regulations, including those concerning environmental protection, labour law, social security law, commercial law, and in particular tax law, may have an adverse effect on the Group's Companies' operations, financial situation or its development prospects.

In order to mitigate the risks arising from changes in legislation, particularly tax law, the Companies have taken the following measures:

- monitor legal developments through a systematically developed legal department
- benefit from internal and external legal and tax advice

- related to non-compliance with legal requirements envisaged for the commencement of the investment development and with the legal status of the property

The implementation of each of the investment projects by the Company requires the fulfilment of the requirements set forth in the law. In most cases, the Company is obliged to obtain various types of permits, which are issued by public administration bodies. Obtaining these administrative acts is a necessary condition for the commencement of the investment process. It should be noted that obtaining all permits and consents requires considerable effort and time. Public administration bodies issuing permits and consents operate on the basis of the provisions of the Code of Administrative Procedure and special acts. In these proceedings, the interest of local communities is taken into account in the first place and a number of planning issues are subject to wide public consultation (e.g. environmental issues). Additionally, lack of even a part of the documentation makes it impossible to commence the investment process. Moreover, the discovery of any misstatements, either on the part of the Company or in the administrative files, and in particular the existence of any contradictions between them may lead to the delay in the commencement of the investment process. There is also a risk that the already valid administrative decisions will be challenged by resuming proceedings or annulling decisions. Administrative decisions may also be challenged, in whole or in part, and consequently there is a risk that they will be annulled. In areas where local land-use plans have not been adopted, there is also a risk that the Companies will not be able to implement their plans due to difficulties related to the possibility of obtaining a development conditions' decision.

The occurrence of any of the aforementioned factors may have an adverse effect on the Group's activities, financial position or its development prospects.

Risks related to the current activities

- risk associated with the implementation of the development strategy

The Polish market and the situation on local markets where the Company operates are subject to constant changes, the direction and intensity of which depend on a number of factors. Therefore, the Companies' future financial performance, development and market position depend on its ability to develop and implement a long-term strategy in an uncertain and changing market environment.

In particular, the implementation of the Group's strategy depends on the occurrence of a number of factors, the occurrence of which is often independent of the decisions of the Group's governing bodies, and which cannot always be predicted.

Such factors include:

- unpredictable market events, such as the occurrence of an economic crisis or recession in Poland or other European Union countries;
- radical and sudden changes in legal regulations or the methods of their interpretation (e.g. influencing the issuance of development conditions);
- natural disasters, epidemics in the areas where the Company operates, as well as a number of specific factors, such as:
- restrictions on the possibility of JHM DEVELOPMENT acquiring plots of land in attractive locations for housing development;
- reduced availability of bank financing for development and commercial projects;
- failure to implement property development projects and retail and service projects in accordance with the assumed schedule and cost estimate;
- changes in government programmes supporting the purchase of residential units by persons with average and below-average income;
- other operational risks described in these statements.

The Group Companies make every effort to ensure that the assumed strategy is implemented and try to analyse on an ongoing basis all market and industry factors which have and may have an impact on the implementation of the strategy.

The factors described above may cause that the Group will not be able to implement the assumed development strategy, including the planned property development projects, and therefore these factors may have a significant negative impact on the Company's activities, financial position, results or its development prospects.

- related to financing development with bank credits

The Group Companies finance their development and current activities with the use of bank credits and leases. In the future, the Companies intend to use bank credits to finance the demand for working capital related to the increase in the scale of activities. However, there is a risk that in the future, in the event of adverse changes in the Companies activity markets or financial markets, or as a result of a change in the banks' approach to credit risk assessment, they will have difficult access to financing using credits, their cost will be higher than the current one, or they will be forced to repay or refinance their existing debt on worse terms. This may contribute to a slower than planned growth rate and deterioration of the financial results obtained.

The Management Board considers the current level of debt to be safe and does not see any threats to its timely service. Despite the good financial standing of most of the Group's companies, it cannot be ruled out that in the future, as a result of unfavourable market processes, they will be unable to meet all their obligations resulting from credit contracts and loans. In the event of a situation where the Company of the Group is not able to settle its debts under credit contracts and loans on an ongoing basis, repayments may become due and payable immediately. As a result, in order to satisfy its creditors, the Company will be forced to sell a part of its assets. The strategies of the Companies provide for a gradual exchange of short-term debt for long-term financing and that the newly acquired credit financing will be appropriate for the implementation of specific construction contracts and property development investments.

The occurrence of the aforementioned factors may have an adverse effect on the Group's activities, financial position or its development prospects. In order to limit the risk, the Company performs on an ongoing basis an analysis of debt and the possibility of settling liabilities.

- related to the building infrastructure

The completion of the project depends on the provision of the infrastructure required by the regulations, such as access to public roads, access to utilities, designation of appropriate internal roads, etc. There may be situations where the provision of the necessary infrastructure depends on factors beyond the Company's control. Often the provision of access to the right road or utilities depends on the decision of the appropriate municipal or local authority. In some cases, the status of the roads needed for the execution of investment development may be unregulated or unforeseen complications may arise during project implementation, resulting in delays and additional costs. It may also happen that the relevant administrative bodies require the Company to perform additional infrastructure works as part of the investment project. The authorities may also expect or even demand that the investor performs infrastructure works which are not necessary from the perspective of the project implementation, but which may be expected by the authorities as an investor's contribution to the development of the local community in connection with the investment development in execution.

The occurrence of any of the above factors, translating into delays in the implementation of projects or additional project costs, may have a material and adverse effect on the Group's activities, financial situation or its development prospects.

- related to liability for breach of environmental regulations

Pursuant to the applicable environmental protection regulations, entities which are owners or users of plots where hazardous substances are present, or where there has been an adverse transformation of the natural configuration of the land, may be required to remove them, or bear the cost of land reclamation or pay a fine. In order to minimise the risk of breaching environmental regulations, the Companies carry out technical analyses of future projects in terms of the risk related to liability for breach of environmental regulations. Until the date of preparing the statements, the Companies were not obliged to bear the costs of land reclamation or to pay any administrative penalties for this. However, it cannot be precluded that in the future the Group Companies will be obliged to bear the costs of land reclamation, pay a fine for breach of environmental protection regulations, or pay damages.

In order to mitigate the risk of environmental liability, the Issuer has taken the following measures:

- implementation and application of the MIRBUD Capital Group Sustainable Development Strategies for 2024-2035;
- implementation and application of an Environmental Management System according to EN ISO 14001:2015 in the field of general construction, civil engineering, road and motorway construction, and industrial building construction.

The occurrence of any of the aforementioned factors may have an adverse effect on the Group's activities, financial position or its development prospects.

- related to penalties for non-performance or untimely performance of orders

Entities act as a general contractor in contracts with investors. The signed and executed contracts impose a number of obligations on the Companies and determine the consequences of non-performance of the assumed obligations. Such contracts, first of all, very precisely specify the deadlines – both for the performance of the ordered works, as well as the performance of other activities, e.g. removal of possible defects during the warranty period. If these deadlines are not met, the Companies may be at risk of paying contractual penalties.

In order to limit the risk of investors making a claim for payment for non-performance or improper performance of the Company's orders, the Company has taken the following actions:

- provision of insurance coverage for contracts, including activities of the subcontractors,
- implementation and application of the Management System according to EN ISO 9001:2000 in the scope of:

a) general construction, civil engineering, road and motorway construction;

b) industrial facilities construction;

c) installation works.

- transfer of risks to cooperation contracts concluded by the Company with producers, suppliers and subcontractors (product responsibility, responsibility for services, differences between the ordered and delivered assortment, price increases, etc.).

Irrespective of the above, the payment of unforeseen contractual penalties or indemnities may have a negative impact on the Companies' financial results. It should be noted, however, that between 2005 and 2024, the Companies did not incur any significant charges due to the risk related to penalties for non-performance, improper performance or untimely performance of the order.

- related to claims against the Companies on account of construction of flats and commercial and service facilities, sale of flats, and granting a guarantee of payment for construction works

In order to implement numerous investments, the Company has concluded and will continue to conclude construction contracts with contractors for construction and finishing works. It should be noted that the obligations incurred by the contractors in connection with the execution of the investment development (e.g. in relation to subcontractors) may consequently, due to the joint liability of the investor and the contractor for the payment of remuneration, be associated with the creation of claims against the Companies, which may affect the timeliness of the execution of the investment development. As a result, the Company, which is accountable to its customers, may incur significant costs of non-performance or improper performance of the contract. It cannot be precluded that in the future customers and business partners of the Companies will also not make claims against them due to hidden defects of the building arising at the stage of construction or finishing works, although according to the standard contracts concluded by the Companies, the costs of repairs of this type of defects are covered by the contractor or its subcontractors. The Companies are also liable to purchasers of flats under the statutory warranty for physical and legal defects of buildings. The period covered by these claims is 5 years.

Moreover, pursuant to Articles 649¹ to 649⁵ of the Civil Code, at the request of the contractor, the Company acting as an investor is obliged to grant a guarantee of payment to the contractor (general contractor) for construction works in the form of a bank or insurance guarantee, as well as a bank letter of credit or bank surety granted at the investor's request.

The occurrence of any of the above factors, which translate into claims against the Companies, may have an adverse effect on the Company's activities, financial position or its development prospects.

- related to the production process

Construction contracts contain a number of clauses concerning proper and timely performance of the contract, proper removal of defects and faults, which involves the provision of a guarantee deposit or securing the contract with an insurance or bank guarantee. The security is usually provided in the form of an insurance guarantee, bank deposit or cash deposit within a specific period of time after the contract

is signed and settled after the contract completion. The amount of the security depends on the type of contract. Typically, it is between 5 and 10% of the contract price.

As the necessity to lodge a security in the form of a deposit may have an impact on the limitation of the Company's financial liquidity, the Company prefers to lodge the security in the form of an insurance guarantee. If access to insurance or bank guarantees is restricted and the cost of obtaining them increases, the Company bears the risk of increasing the costs and freezing financial resources, which in turn may lead to a decrease in the Company's profitability or financial liquidity.

In order to minimise the risk, the Companies' contracts with subcontractors require subcontractors to secure proper performance of the contract in the form of an insurance guarantee, bank guarantee or cash deposit and contain contractual penalties for exceeding the contractual deadlines.

Capital risk management

The objective of capital risk management is to protect the ability to continue with the activities, so that returns for shareholders and benefits for other stakeholders can be performed, and to maintain an optimal capital structure in order to reduce the cost of capital.

The tools used to maintain and correct the capital structure may include:

- change in the amount of declared dividends to be paid;
- return of capital to shareholders;
- issue of shares and other capital instruments;
- the sale of assets in order to reduce debt.

Capital monitoring is carried out by means of the debt ratio. This indicator is calculated as the ratio of net debt to total capital. Net debt is calculated as the sum of financial debt (including current and long-term credits and loans and other financial debt disclosed in the consolidated balance sheet), less cash and cash equivalents. The total value of capital is calculated as equity disclosed in the consolidated balance sheet, together with net debt.

Calculation of the debt ratio	in PLN thousand	
	As at:	As at:
	30/06/2025	31/12/2024
Total credits	460,279	355,772
Cash and cash equivalents	-117,390	-396,770
Net debt	342,889	-40,998
Equity	1,120,131	1,097,146
Total capital	1,463,020	1,056,149
Debt ratio	23%	-4%

Financial liquidity hedging ratios	in PLN thousand	
	As at:	As at:
	30/06/2025	31/12/2024
Net debt	342,889	
EBITDA	179,754	207,605
Equity	1,120,131	1,097,146
Total assets	2,595,223	2,416,747
net debt/EBITDA	1.9	0.0
equity/total assets	0.4	0.5

Risks associated with holding shares in Marywilka 44

- Risk of failure to obtain payment of compensation under the insurance policy of Marywilka 44

Due to a fire on 12 May 2024, the Marywilka 44 Shopping Centre located at ul. Marywilka 44 in Warsaw owned by Marywilka 44 Sp. z o.o. was destroyed. The burnt-down Centre was covered by an insurance policy, including against fire. There is a risk that the Insurer refuses to pay the compensation or significantly reduces the compensation. By 30/06/2025, four further decisions on the advance payment of compensation under the policy in question have been issued, totalling PLN 65,000 thousand. On 11 July 2025, the insurer made a decision to make further two advance payments on compensation under the policy in question in the total amount of PLN 18,621.7 thousand. At the date of publication of this report, the company has received funds relating to all advance payments granted. However, as at the date of publication of this report, the activities to determine the cause of the fire have not yet been completed and it is not possible to predict how this will affect the Insurer's payment of compensation. Refusal to disburse the policy would adversely affect the future performance of MARYWILSKA 44, which will translate into measurement of shares in this entity.

The Company's Management Board is of the opinion that both the analysis of the insurance policies held by the Company and the findings made to date after the incident do not indicate any risk of refusal to pay compensation to the Company in connection with the damage caused by fire at the Marywilka 44 Shopping Centre on 12 May 2024.

- Risk of losing lessees from the Temporary Shopping Town

In response to the fire which consumed the building of the MARYWILSKA 44 Shopping Centre the Company immediately took steps to organise commercial space in temporary containers located in the car park next to the burnt down Shopping Centre, in an effort to provide space for the current lessees of the Marywilka 44 Shopping Centre. The Company's efforts are aimed at retaining lessees at the existing business location and maximising occupancy of lease area in the rebuilt hall.

There is a risk that this form of temporary business will fail to attract a sufficiently large number of customers and, as a result, lessees will abandon their existing business in the Temporary Shopping Town which may affect the measurement of shares in Marywilka 44 Sp. z o.o.

- Risk of failure to recreate the list of lessees of the Marywilka 44 Shopping Centre

The activities undertaken in connection with the temporary operations at the MARYWILSKA 44 Shopping Complex (Temporary Shopping Town and Shopping Park) are subject to the risk of not achieving a sufficiently large scale of operations, which would allow reconstruction of the hall and its full commercialisation in the future and reaching the profitability threshold for the Company's operations to be reached. At the date of publication of this report, it is not possible to predict how business will develop in the Temporary Shopping Town. Failure to restore the former scale of operations may have a negative impact on the financial situation of Marywilka 44 Sp. z o.o.

- Risk of non-renewal of lease agreements

Marywilka 44 Sp. z o.o. conducts its operations located in Warsaw at ul. Marywilka 44 on land leased from the Capital City of Warsaw and Miejskiego Przedsiębiorstwa Realizacji Inwestycji. The current lease contracts for land on which the Company operates end in 2034 and 2036. The extension of the aforementioned contracts is one of the key factors influencing the Company's growth decision, including a return to the original scale of operations. The Company identifies risks associated with the protracted negotiation process and thus the impact on the ability to make strategic development decisions.

4.12. Information on credits, loans, guarantees and sureties

4.12.1. Credits and loans

Detailed information on credits and loans taken out by the Company Groups in H1 2025 and in previous years is presented in the table below.

MANAGEMENT BOARD REPORT ON THE ACTIVITIES OF THE MIRBUD CAPITAL GROUP FOR THE FIRST HALF OF 2025

Table: Liabilities arising from credits and loans owned by MIRBUD S.A. as of 30 June 2025 in PLN thousand.

Name of the party	Obliged entity	Amount of credit, loan according to the contract	Currency	Outstanding amount – long-term part	Outstanding amount – short-term part	Interest rate conditions	Repayment date	Hedging
PKO BP S.A.	MIRBUD S.A.	15,000	PLN		12,250	WIBOR 1M + margin	28/01/2026	capped mortgage on property
MBANK S.A.	MIRBUD S.A.	15,200	PLN	15,200		WIBOR 1M + margin	30/03/2027	assignment of a business receivable
PEKAO S.A.	MIRBUD S.A.	16,000	PLN		16,000	WIBOR 1M + margin	31/10/2025	assignment of a business receivable
Agencja Rozwoju Przemysłu S.A.	MIRBUD S.A.	60,000	PLN	23,877	12,000	WIBOR 1M + margin	31/05/2028	mortgages on property
BOŚ S.A.	MIRBUD S.A.	20,000	PLN		16,000	WIBOR 1M + margin	03/08/2025	BGK guarantee, registered pledge
BOŚ S.A.	MIRBUD S.A.	35,000	PLN	34,916		WIBOR 1M + margin	04/10/2026	assignment of a business receivable, mortgage
BOŚ S.A.	MIRBUD S.A.	15,200	PLN	14,156		WIBOR 1M + margin	30/07/2033	
SANTANDER BANK POLSKA S.A.	MIRBUD S.A.	20,000	PLN	19,799		WIBOR 1M + margin	14/03/2027	
Total credits and loans				107,948	56,250	164,198		

As of 30/06/2025, the value of credits and loans has been measured at amortised cost. As a result of the measurement, the value of liabilities arising from credits and loans v PLN 2,328 thousand.

Table: Liabilities arising from credits and loans of the Companies from the MIRBUD Group as of 30 June 2025 in PLN thousand.

Name of the entity	Obliged entity	Amount of credit, loan according to the contract	Currency	Outstanding amount – long-term part	Outstanding amount – short-term part	Interest rate conditions	Repayment date	Hedging
BANK SPÓŁDZIELCZY	JHM Development S.A.	8,823	PLN	5,881	474	WIBOR 3M + margin	31/12/2034	BANK SPÓŁDZIELCZY
MBANK	JHM Development S.A.	34,100	PLN	13,140	0	WIBOR 1M + margin	30/09/2027	MBANK
BANK POLSKIEJ SPÓŁDZIELCZOŚCI	JHM Development S.A.	39,050	PLN	0	4,944	WIBOR 3M + margin	31/03/2026	BANK POLSKIEJ SPÓŁDZIELCZOŚCI
BANK POLSKIEJ SPÓŁDZIELCZOŚCI	JHM Development S.A.	42,750	PLN	7,841	0	WIBOR 3M + margin	30/06/2027	BANK POLSKIEJ SPÓŁDZIELCZOŚCI
BGK	Kobylarnia S.A.	6,212	PLN	2,278	621	WIBOR 1M + margin	31/12/2029	BGK
BGK	Kobylarnia S.A.	38,000	PLN	30,997	5,000	WIBOR 1M + margin	30/12/2033	BGK
BGK	Kobylarnia S.A.	15,000	PLN	9,832	0	WIBOR 1M + margin	30/09/2026	BGK
ALIOR BANK S.A.	Kobylarnia S.A.	18,716	PLN	0	0	WIBOR 3M + margin	26/09/2035	ALIOR BANK S.A.
Total credits and loans				69,969	11,039	81,008		

Table: Liabilities arising from credits and loans of MIRBUD S.A. as at 31 December 2024 in PLN thousand.

Name of the party	Obliged entity	Amount of credit, loan according to the contract	Currency	Outstanding amount – long-term part	Outstanding amount – short-term part	Interest rate conditions	Repayment date	Hedging
PKO BP S.A.	MIRBUD S.A.	15,000	PLN		12,326	WIBOR 1M + margin	28/01/2025	capped mortgage on property
MBANK S.A.	MIRBUD S.A.	15,200	PLN		15,200	WIBOR 1M + margin	27/06/2025	assignment of a business receivable
PEKAO S.A.	MIRBUD S.A.	16,000	PLN		16,000	WIBOR 1M + margin	31/10/2025	assignment of a business receivable
Agencja Rozwoju Przemysłu S.A.	MIRBUD S.A.	60,000	PLN		10,200	WIBOR 1M + margin	29/12/2025	mortgages on property
BOŚ S.A.	MIRBUD S.A.	20,000	PLN		13,767	WIBOR 1M + margin	03/08/2025	BGK guarantee, registered pledge
BOŚ S.A.	MIRBUD S.A.	35,000	PLN	28,820		WIBOR 1M + margin	04/10/2026	assignment of a business receivable, mortgage
BOŚ S.A.	MIRBUD S.A.	15,200	PLN	15,053		WIBOR 1M + margin	30/07/2033	assignment of a business receivable, mortgage
Total credits and loans				43,873	67,493	111,366		

As of 31/12/2024, the value of credits and loans has been measured at amortised cost. As a result of the measurement, the value of liabilities arising from credits and loans was increased by PLN 2,328 thousand.

Table: Liabilities arising from credits and loans of the Companies from the MIRBUD S.A. Group as at 31 December 2024

Name of the party	Obligated entity	Amount of credit, loan according to the contract	Currency	Outstanding amount – long-term part	Outstanding amount – short-term part	Interest rate conditions	Repayment date	Hedging
BANK SPÓŁDZIELCZY	JHM Development S.A.	8,823	PLN	6,132	442	WIBOR 3M + margin	31/12/2034	mortgage on property
MBANK	JHM Development S.A.	34,100	PLN	6,675	0	WIBOR 1M + margin	30/09/2027	mortgage on property
BANK POLSKIEJ SPÓŁDZIELCZOŚCI	JHM Development S.A.	39,050	PLN	2,293	0	WIBOR 3M + margin	31/03/2026	mortgage on property
BGK	Kobylarnia S.A.	6,212	PLN	2,485	621	WIBOR 1M + margin	31/12/2029	mortgage, surety of MIRBUD
BGK	Kobylarnia S.A.	38,000	PLN	29,663	5,000	WIBOR 1M + margin	30/12/2033	mortgage, surety of MIRBUD
ALIOR BANK S.A.	Kobylarnia S.A.	18,716	PLN	0	0	WIBOR 3M + margin	26/09/2032	registered pledge
Total credits and loans				47,248	6,063	53,311		

In the period covered by the report, there were no cases of termination of loans or credit contracts or breach of their terms and conditions, which would result in disruption of financing of activities of Companies of the MIRBUD Group.

As at 30/06/2025, the Companies of the MIRBUD Group did not show any debts due to loans, except for loans indicated in the above tables.

4.12.2. Long-term financial liabilities arising from issuance of bonds

E series bonds

On 26 November 2021, the Management Board of JHM DEVELOPMENT S.A. with its registered office in Skierniewice, by way of Resolution No. XXV/2021 concerning the allocation of 50,000 E series secured bearer coupon bonds with a nominal value of PLN 1,000 each and a total nominal value of PLN 50,000 thousand (fifty million Polish zlotys), made a conditional allocation of E series bonds. The condition for the effective allocation of the Bonds to investors was the settlement of the Bonds purchase transaction by the National Depository for Securities in the delivery versus payment mode. The issue price of the Bonds is equal to the nominal value. The Issue Day was 17 December 2021.

The Bonds were offered in the manner provided for in Article 33(1) of the Bond Act, i.e. by way of a public offering, the conduct of which does not involve the obligation to draw up a prospectus pursuant to Article 1(4)(a) of Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC (the offering was addressed solely to qualified investors).

The proceeds from the issue were allocated in particular to:

- a) purchase of shares in Hakamore sp. z o.o. w upadłości;
- b) purchase from Hakamore creditors the claims of such creditors against the company, including bonds, or cause the funds necessary to satisfy all creditors to be made available to Hakamore;
- c) purchase from Hakamore Sp. z o.o. w upadłości of the right of perpetual usufruct to property located in Łódź as well as ownership of the property located in Łódź.

After the discontinuation of bankruptcy proceedings of Hakamore Sp. z o.o. w upadłości in January 2024, the sales agreement for the above-described property to JHM DEVELOPMENT S.A. was signed, and thus the purpose of the series E bond issue was achieved. Hakamore went into liquidation on 1 January 2024. The deletion of the Company from the National Court Register took place on 2 August 2024.

The interest rate on the bonds was variable, based on WIBOR 6M plus margin. Interest was paid on a semi-annual basis. On the interest payment date falling on 17/06/2025, **the Issuer made a full early redemption of the total number of issued Series E Bonds.**

Series F bonds

On 2 June 2025, the Management Board of JHM DEVELOPMENT S.A. with its registered office in Skierniewice, by way of Resolution No. VII/2025 concerning the allocation of 60,000 F series secured bearer coupon bonds with a nominal value of PLN 1,000 each and a total nominal value of PLN 60.0 million, made a conditional allocation of F series bonds. The condition for the effective allocation of the Bonds to investors was the settlement of the Bonds purchase transaction by the National Depository for Securities in the delivery versus payment mode. The issue price of the Bonds is equal to the nominal value. The Issue Day was 23/06/2025.

The bonds were offered in the manner specified in Article 33(1) of the Bonds Act, i.e. by way of a public offering, which does not require the preparation of a prospectus in accordance with Article 1(4)(a) of Regulation (EU) 2017/1129 of the European Parliament and of the Council (EU) 2017/1129 of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC (the offer was addressed exclusively to qualified investors).

The interest rate on the bonds is variable, based on WIBOR 6M plus margin. Interest will be paid on a semi-annual basis. On the interest payment dates falling on 20/06/2028 and 20/12/2028, the Issuer will be required to each time unconditionally partially redeem 10% of the total number of issued Bonds. The final redemption date was set at 20/06/2029. The transferability of bonds is not subject to any restrictions.

4.12.3. **Loans granted**

On 14/12/2023, MIRBUD S.A. entered into a loan agreement with PDC Industrial Center 217 Sp. z o.o. for the maximum amount of PLN 120,000 thousand, for the purpose of financing the construction of a warehouse, logistics and production centre located in Chościszowice, Bolesławiec Municipality, and conducting day-to-day business activities. As at 30/06/2025, the loan debt including the measurement amounted to PLN 112,801 thousand.

The amount paid was earmarked for repayment of PDC Industrial Center 217 Sp. z o.o.'s receivables against MIRBUD S.A. on account of construction works carried out on the aforementioned property.

On 03/06/2025, MIRBUD S.A. entered into a loan agreement with MRB 1 Sp. z o.o. in the maximum amount of PLN 35,000 thousand to finance the construction of the Sports and Recreation Centre in Olechów-Janów under the public-private partnership formula. As at 30/06/2025, the loan debt including the measurement amounted to PLN 0.

4.12.4. **Sureties and guarantees**

MIRBUD S.A.

In the MIRBUD Capital Group the leading entity is the parent company MIRBUD S.A. and, if necessary, it is this company that grants sureties for subsidiaries, which first of all constitute the security for credits taken out by:

- JHM DEVELOPMENT or related Special Purpose Vehicles – for execution of development projects
- Marywilka 44 Sp. z o.o. for refinancing capital expenditures
- Kobylarnia S.A. for execution of construction contracts

As at 30/06/2025 and 31/12/2024, the balance of sureties is presented in the table below:

MANAGEMENT BOARD REPORT ON THE ACTIVITIES OF THE MIRBUD CAPITAL GROUP FOR THE FIRST HALF OF 2025

Table: Sureties granted by MIRBUD S.A. as at 30/06/2025 and 31/12/2024

List of sureties granted to other entities by entity type	Claim of the surety	Value of the surety in PLN thousand		Value of the liability in PLN thousand		
		As at:	As at:	As at:	As at:	surety expiry date
		30/06/2025	31/12/2024	30/06/2025	31/12/2024	
<u>To related parties</u>		-	-	-	-	-
KOBYLARNIA S.A.	Hedge for the BGK S.A. credit	19,109	15,000	9,832		19/09/2026
KOBYLARNIA S.A.	Hedge for the BGK S.A. credit	23,303	9,318	2,899	3,520	31/12/2029
KOBYLARNIA S.A.	Hedge for the BGK S.A. credit	58,379		35,997		31/12/2029
JHM Development S.A.	Hedge for the issue of E series bonds		55,000		45,185	31/12/2026
JHM Development S.A.	Hedge for the issue of F series bonds	75,000		60,000		31/12/2026
<u>To other entities</u>		-	-	-	-	-
<u>Total</u>	-	<u>175,791</u>	<u>79,318</u>	<u>108,728</u>	<u>48,705</u>	

KOBYLARNIA S.A.

As at 30/06/2025 and 31/12/2024 Kobyłarnia S.A. has granted the following sureties.

Table: Sureties granted by Kobyłarnia S.A. as of 30/06/2025, in PLN thousand

No.	Entity for which the surety was granted	Claim for which surety was granted	Value of the surety as of 31/12/2024	Value of the liability as of 31/12/2024	Expiry date of the surety
1	MIRBUD S.A.	Guarantee facility	120,000	-	30/11/2025

Table: Sureties granted by Kobyłarnia S.A. as of 31/12/2024, in PLN thousand

No.	Entity for which the surety was granted	Claim for which surety was granted	Value of the surety as of 31/12/2024	Value of the liability as of 31/12/2024	Expiry date of the surety
1	MIRBUD S.A.	Guarantee facility	120,000	-	30/11/2025

JHM DEVELOPMENT

Summary of contingent liabilities of companies from the JHM DEVELOPMENT group as at 30/06/2025. 31/12/2024, is shown in the table below.

Table: Contingent liabilities as of 30/06/2025

No.	Liability granted to the company	Title of liability	Surety value as at 30/06/2025	Liability value as at 30/06/2025	Expiry of the liability
1	Marywilka 44 sp. z o.o.	Surety for the obligations of Marywilka 44 under the lease agreement concluded with Jysk Sp. z o.o.	650	650	05/07/2033
2	MIRBUD S.A.	Asset surety – hedge for credit with PKO BP S.A.	97,500	0	27/12/2026

Table: Contingent liabilities as at 31/12/2024

No.	Liability granted to the company	Title of liability	Surety value as at 31/12/2024	Liability value as at 31/12/2024	Expiry of the liability
1	Marywilka 44 sp. z o.o.	Surety for the obligations of Marywilka 44 under the lease agreement concluded with Jysk Sp. z o.o.	650	650	05/07/2033
2	MIRBUD S.A.	Asset surety – hedge for credit with PKO BP S.A.	97,500	0	22/06/2025

Marywilka 44 Sp. z o.o.

A summary of contingent liabilities of Marywilka 44 sp. z o.o. as at 30/06/2025 and 31/12/2024 is presented in the tables below.

Table: Contingent liabilities as at 30/06/2025

No.	Liability granted to the company	Title of liability	Surety value as at 30/06/2025	Liability value as at 30/06/2025	Expiry of the liability
1	-	-	0	0	

Table: Contingent liabilities as at 31/12/2024

No.	Liability granted to the company	Title of liability	Surety value as at 31/12/2024	Liability value as at 31/12/2024	Expiry of the liability
1	MIRBUD S.A.	Asset hedge for the loan in Agencja Rozwoju Przemysłu S.A.	0	0	
2	JHM DEVELOPMENT S.A.	Asset hedge for mortgage in favour of E series bonds hedging administrator	0	0	

On 29 December 2012, the Issuer together with other Companies of the MIRBUD Capital Group, concluded a contract for the provision of services, the subject of which are mutual sureties, guarantees, mortgage encumbrance (hereinafter referred to as the "Hedging") of credit liabilities towards financial and insurance institutions against remuneration. The contract is aimed at increasing the financial security of individual companies of the Group and increasing their creditworthiness.

In accordance with the terms of the contract:

- the remuneration and title of the Hedging was determined at the level of market prices applied between related entities in the amount of 0.9% of the amount of the Hedging of repayment granted on an annual basis, regardless of the hedging method,
- the remuneration is payable within 30 days after the end of each quarter,
- in the event of payment of the amount of debt towards the company's creditor, the company granting the Hedging is entitled to return the equivalent of the amount paid within 7 days from the date of the call for repayment,
- after 7 days from the date of the call, the company granting the Hedging shall be entitled to statutory interest on amounts not repaid on time,
- the contract was concluded for an indefinite period of time.

Implementation of construction projects requires the payment of guarantee deposits or bank or insurance guarantees to secure the quality of the performed construction works.

Contingent liabilities arising from sureties and guarantees in favour of other entities are primarily guarantees issued by insurance companies and banks in favour of the Company's contractors to secure their claims against the Company, mainly under construction contracts. Insurance companies and banks have a right of recourse against the Company on this account.

Changes in the scope of guarantees in the period since the end of the previous financial year result from the completion of works commenced in previous years. In the opinion of the Management Board of the Company, due to the nature of the potential liability and the history of the liabilities (occasional cases over a period of several years), it is not possible to reliably estimate the contingent liabilities on this account. Nevertheless, the Management Board is aware of such risk and, as a result, a provision is created for warranty repairs.

Contingent liabilities arising from the warranty for removal of defects and faults granted by the Companies of the MIRBUD Group to investors, created, lasting from 01/01/2025 to 30/06/2025, are as follows:

Other contingent liabilities	in PLN thousand	
	As at:	As at:
	30/06/2025	31/12/2024
Arising from performance bond	885,612	822,894
Arising from rectifying faults and defects	590,363	550,369
Arising from payment of receivables	77,720	119,317
Total	1,553,695	1,492,581

4.13. Description of use of inflows from issuing by the Company

On 04/04/2024 by way of Current Report No. 27/2024, the Issuer informed about convening an Extraordinary General Meeting of Shareholders on 06/05/2024. According to draft resolution No. 3/2024 of the Extraordinary General Meeting of Shareholders of 06/05/2024, the subject of voting will be an increase in the Issuer's share capital by no more than PLN 1,834,880, i.e. from PLN 9,174,420.00 to PLN 11,009,300.00 by issuing no more than 18,348,800 new ordinary bearer shares with a nominal value of PLN 0.10 per share within the authorised capital.

On 25 June 2024, the Company was informed of the registration on the same day by the District Court for Łódź Śródmieście in Łódź, 20th Commercial Division of the National Court Register of an entry in the Register of Entrepreneurs of the National Court Register maintained for the Company, of an increase in the Company's share capital and amendments to the Company's Articles of Association, made pursuant to Resolution No. 4/2024 of the Company's Management Board dated 10 June 2024 on increasing the share capital of MIRBUD S.A. within the limits of the authorised capital by way of issue of ordinary L series shares, deprivation of the existing shareholders in full of the pre-emptive right to all L series shares, dematerialisation of L series shares and rights to L series shares, application for admission and introduction of L series shares or rights to L series shares to trading on a regulated market, amendments to the Company's Articles of Association and authorisation to conclude an agreement on registration of L series shares and rights to L series shares with the securities depository, Resolution No. 5/2024 of the Company's Management Board of 10 June 2024 on the determination of detailed rules for the subscription of ordinary L series shares, as well as Resolution No. 9/2024 of the Company's Management Board of 19 June 2024 on the determination of the amount of the increase of the Company's share capital through the issue of ordinary L series bearer shares within the framework of the authorised capital, the declaration of the amount of the subscribed share capital and the amendment of the Company's Articles of Association, adopted after the completion of the subscription of the Company's L series shares (the "Registration").

As a result the share capital is PLN 11,009,300.00 after Registration and is divided into 110,093,000 shares with the nominal value of PLN 0.10 each. The total number of votes attached to all shares in the Company is 110,093,000.

The Issuer intends to use the capital (approx. PLN 200 million) obtained from the issue of shares for development of the railway construction and road infrastructure construction divisions of the MIRBUD Capital Group. In particular, the company's development plans relate to the need to purchase the necessary machinery as part of the adopted strategy to strengthen the position of the MIRBUD CG on the road and railway infrastructure market and the potential acquisition of an entity in new areas of railway construction.

On 09/09/2024, acting pursuant to Article 69(1)(1) of the Act of 29 July 2005 on public offering, conditions governing the introduction of financial instruments to organised trading and public companies (Journal of Laws, i.e. 2022.2554) the Issuer announced that as a result of the acquisition of shares in Torpol S.A. – LEI code 259400HHPUDSWFR70D07 (hereinafter: the "Company") in a transaction on the Warsaw Stock Exchange

concluded on 9 September 2024, MIRBUD Spółka Akcyjna – kod LEI 259400B45UFSRKN5V388, exceeded 10% of the total number of votes at the General Meeting of Shareholders of TORPOL S.A.

On 18 December 2024, MIRBUD S.A. acquired 17,450 shares, representing 92.78% of the votes at the meeting of shareholders of Transkol spółka z ograniczoną odpowiedzialnością with its registered office in Kielce (for the amount of PLN 77,500 thousand).

The companies of the Group did not issue any shares in the reporting period.

4.14. Position of the Management Board with respect to the possibility of delivery of forecast results published earlier for a given year, in the light of the results presented in the report for the previous period in relation to the forecast results.

In the period covered by this report, the companies of the Capital Group did not publish forecasts, and the indicated period was not covered by forecasts published in previous periods.

5. MAIN CONTRACTS

5.1. Insurance contracts

From 01/04/2024 to 31/03/2025, MIRBUD S.A. was covered by insurance on the basis of a framework contract concluded with Sopot Insurance Company Ergo-Hestia S.A. on 30/03/2024 – “Contract for the Comprehensive Insurance of the Enterprise Group against all risks No. 18/MIRBUD/2024”. Under the terms of the aforementioned Contract for the Comprehensive Insurance in 2024, MIRBUD S.A., KOBYLARNIA S.A., JHM DEVELOPMENT S.A. and PDC IC 217 sp. z o.o. entered into specific insurance contracts that directly relate to their operations.

From 01/04/2025 to 31/03/2026, MIRBUD S.A. was covered by insurance on the basis of a framework contract concluded with Sopot Insurance Company Ergo-Hestia S.A. on 31/03/2025 – “Contract for the Comprehensive Insurance of the Enterprise Group against all risks No. 19/MIRBUD/2025”. Under the terms of the aforementioned Contract for the Comprehensive Insurance in 2025, MIRBUD S.A., KOBYLARNIA S.A., JHM DEVELOPMENT S.A. and PDC IC 217 sp. z o.o. entered into specific insurance contracts that directly relate to their operations.

To protect the assets of Marywilka 44 sp. z o.o., the Company has taken out with TUIR ALLIANZ S.A. property and business profit insurance for the shopping complex in Warsaw valid from 05/09/2023 to 31/03/2025, and property and business profit insurance for the Company’s properties located in Ostróda, Rumia, Starachowice and Skierniewice valid from 01/04/2023 to 31/03/2025. In addition, the Company has taken out third party liability insurance agreements in each of the locations where it operates, and insurance for damage resulting from liability claims by members of the Company’s bodies.

To protect the assets of Marywilka 44 sp. z o.o., the Company has taken out with TUIR ALLIANZ S.A. property and business profit insurance for the shopping complex in Warsaw valid from 01/04/2025 to 31/03/2026. In addition, the Company has taken out a third party liability insurance agreement and insurance for damage resulting from liability claims by members of the Capital Company’s bodies.

In order to provide insurance cover for Marywilka 44 sp. z o.o.’s shopping containers, the Company has taken out insurance for the aforementioned property with TUIR ALLIANZ S.A. effective from 26/10/2024 to 25/10/2025.

5.2. Main contracts for construction and other works related to operating activities concluded by the Capital Group Companies

Table: Main contracts concluded by the Capital Group Companies in the period from 01/01/2025 to 30/06/2025 in PLN thousand

Contract conclusion date	Contract value (net) in PLN thousand	Business partner	Subject-matter of the contract
10/01/2025	92.863	Miękinia Municipality	"Creating the conditions for the development of the Miękinia Subzone within the Legnica Special Economic Zone – COMMUNICATION SYSTEM". Consortium of companies composed of: - MIRBUD S.A. with its registered office in Skierniewice (Consortium Leader); - KOBYLARNIA S.A. with its registered office in Kobylarnia (Consortium partner)
03/02/2025	128.964	General Directorate for National Roads and Motorways	Design and construction of the Kamień Krajeński and Sępólno Krajeńskie bypass, divided into 2 parts: - part 1: Design and construction of the Kamień Krajeński bypass within national road No. 25 on the section from km 81+100 to km 84+405; - part 2: Design and construction of the Sępólno Krajeńskie bypass within national road No. 25 on the section from km 90+540 to km 96+317. Consortium of companies composed of: - KOBYLARNIA S.A. with its registered office in Kobylarnia (Consortium Leader), - MIRBUD S.A. with its registered office in Skierniewice (Consortium Partner)
12/02/2024	144.700	Agencja Rozwoju Miasta Krakowa sp. z o.o.	Construction of a service building: Kraków Music Centre at ul. Piastowska in Kraków – Stage 2
05/03/2025	188.481	AMW SINEVIA S.A.	Comprehensive execution of road works, airport pavements, manoeuvring yards, car parks at the airport in Świdwin
05/03/2025	17.297	AMW SINEVIA S.A.	Comprehensive construction of the Aircraft Ground Handling (AGH) building and associated infrastructure as part of task no. 54050 "Construction of the SIL and AGH building"
12/05/2025	110.056	Mazowieckie Voivodeship	Construction of a class G voivodeship road – the western Mława bypass within section from ul. Gdyńska and the newly designed S7 national road. Consortium of companies composed of: - MIRBUD S.A. with its registered office in Skierniewice (Consortium Leader), - KOBYLARNIA S.A. with its registered office in Kobylarnia (Consortium Partner);
20/06/2025	216.884	General Directorate for National Roads and Motorways	"Design and extension of national road No. 25 on the Biskupice Ołoboczne – Ostrów Wielkopolski section". Consortium of companies composed of: - KOBYLARNIA S.A. with its registered office in Kobylarnia (Consortium Leader), - MIRBUD S.A. with its registered office in Skierniewice (Consortium Partner)

Detailed terms and conditions of the above contracts do not differ from those commonly used in the market.

In addition, the following events took place during the reported period.

On 09/01/2025, the Issuer has received information from the Employer – Mazowieckie Voivodeship Roads Authority in Warsaw (ul. Mazowiecka 14, 00-048 Warsaw), that in the procedure for the award of a public contract under the name “Construction of a class G voivodeship road – the western Mława bypass within section from ul. Gdyńska and the newly designed national road S7” was selected as the most advantageous bid of a consortium (hereinafter referred to as the Consortium) of companies composed of:

- MIRBUD S.A. with its registered office in Skierniewice (Consortium Leader);
- KOBYLARNIA S.A. with its registered office in Kobylarnia (Consortium Partner);

Bid value: PLN 134,268,170.63 gross.

On 07/03/2025, the Issuer was informed by the Employer, the General Directorate for National Roads and Motorways in Warsaw (address: ul. Mińska 25, 03-808 Warsaw), that in the procedure for the award of a public contract under the name “Design and extension of national road No. 9 on the Skaryszew section to the beginning of the Iłża bypass from approx. km 20+700 to approx. km 32+900 together with the construction of the Skaryszew bypass”, the Issuer’s bid was selected as the most advantageous one. Bid value: PLN 278,568,503.36 gross.

On 14/03/2025, the Issuer was informed by the Employer, the General Directorate for National Roads and Motorways, Poznań Branch (ul. Siemiradzkiego 5a, 60-763 Poznań) that in the procedure for the award of a public contract under the name “Design and extension of national road No. 25 on the Biskupice Ołoboczne – Ostrów Wielkopolski section” was selected as the most advantageous bid by the consortium (hereinafter referred to as the Consortium) of companies composed of:

- KOBYLARNIA S.A. with its registered office in Kobylarnia (Consortium Leader),
- MIRBUD S.A. with its registered office in Skierniewice (Consortium Partner).

Bid value: PLN 266,767,440.20 gross.

On 24/03/2025, the Issuer informed via current report no. 11/2025 that it had received a notice from the Mazowieckie Voivodeship Roads Authority in Warsaw (hereinafter referred to as the Employer) on the cancellation of the action of selecting the Issuer’s bid in the procedure under the name “Construction of a class G voivodeship road – the western Mława bypass within section from ul. Gdyńska and the newly designed S7 national road”.

The Employer annulled the selection of the Issuer’s bid in accordance with the recommendation of the President of the Public Procurement Office.

On 25/03/2025, the Issuer was informed by the Employer, the General Directorate for National Roads and Motorways, Poznań Branch (ul. Siemiradzkiego 5a, 60-763 Poznań) that in the procedure for the award of a public contract under the name “Design and construction of the S11 expressway, Ostrów Wielkopolski – Kępno; section 1 Przygodzice interchange – Ostrzeszów Północ interchange (without the interchange)” was selected as the most advantageous bid by the Issuer.

Bid value: PLN 549,441,000.00 gross.

On 28/03/2025, the Issuer received information from the Employer – the District Court in Suwałki (ul. Waryńskiego 45, 16-400 Suwałki), that the Issuer’s bid was selected as the most advantageous one in the procedure for the award of a public contract under the name “Construction of a building for the District Court in Suwałki at ul. Utrata”. Bid value: PLN 72,201,000.00 gross.

On 02/04/2025, the Issuer received information from the Employer – the District Public Prosecutor's Office in Gdańsk (ul. Wały Jagiellońskie 38, 80-853 Gdańsk) that the Issuer's bid was selected as the most advantageous one in the procedure for the award of a public contract under the name "Construction of a building for the District Public Prosecutor's Office in Gdańsk together with land development". Bid value: PLN 119,222,703.17 gross.

On 07/04/2025, the Issuer has received information from the Employer – Mazowieckie Voivodeship Roads Authority in Warsaw (ul. Mazowiecka 14, 00-048 Warsaw), that in the procedure for the award of a public contract under the name "Construction of a class G voivodeship road – the western Mława bypass within section from ul. Gdyńska and the newly designed national road S7" was re-selected as the most advantageous bid of a consortium (hereinafter referred to as the Consortium) of companies composed of:

- MIRBUD S.A. with its registered office in Skierniewice (Consortium Leader),
- KOBYLARNIA S.A. with its registered office in Kobylarnia (Consortium Partner);

Bid value: PLN 134,268,170.63 gross.

On 23/04/2025, the Issuer received back the signed framework agreement (hereinafter: the Framework Agreement) concluded between the Consortium (hereinafter: the Consortium) of companies composed of:

- MIRBUD S.A. with its registered office in Skierniewice (Consortium Leader),
- KOBYLARNIA S.A. with its registered office in Kobylarnia (Consortium Partner);

and Centralny Port Komunikacyjny sp. z o.o. with its registered office in Warsaw (Aleje Jerozolimskie 142B, 02-305 Warsaw), the subject of which is determining the rules and manner of concluding Executive Agreements and framework conditions pursuant to which Executive Agreements will be concluded for the task under the name: Design and construction of a road system connecting the CPK airport site to the public road network. The Framework Agreement will be executed in parallel with the other Framework Agreements concluded with other Contractors after the Framework Proceedings to allow all Contractors to participate in the Executive Proceedings. Maximum value of Executive Agreements: PLN 2,279,054,486.00 net. Period of Framework Agreement Performance: 72 months from the date of signing the Framework Agreement.

On 29/04/2025, the Issuer announced that it had received a notice from the Regional Prosecutor's Office in Gdańsk (hereinafter: the Employer) on the cancellation of the action of selecting the Issuer's bid in the procedure under the name "Construction of a building for the Regional Public Prosecutor's Office in Gdańsk together with land development". The Employer has annulled the selection of the Issuer's bid and will re-examine and evaluate the bids.

On 12/05/2025, the Issuer was informed by the Employer, the General Directorate for National Roads and Motorways, Poznań Branch (ul. Siemiradzkiego 5a, 60-763 Poznań) that in the procedure for the award of a public contract under the name "Design and construction of the second carriageway of the Wyrzysek bypass in the course of the S10 expressway together with reinforcement of the existing carriageway to KR6", the Issuer's offer was selected as the most advantageous. Bid value: PLN 121,304,086.11 gross.

On 14/05/2025, the Issuer received information from the Employer – the District Public Prosecutor's Office in Gdańsk (address: ul. Wały Jagiellońskie 38, 80-853 Gdańsk) that the Issuer's bid was selected as the most advantageous one in the procedure for the award of a public contract under the name: "Construction of a building for the District Public Prosecutor's Office in Gdańsk together with land development". Bid value: PLN 119,222,703.17 gross.

On 27/05/2025, the Issuer received information from the Employer – AMW SINEVIA Sp. z o.o. (ul. Paderewskiego 6, 05-100 Nowy Dwór Mazowiecki) that in the procedure marked SVA/466-21/2025 the Issuer's bid was selected as the most advantageous. Bid value: PLN 84,501,000.00 gross.

On 13/06/2025, the Issuer received information from the Employer – AMW SINEVIA Sp. z o.o. (ul. Paderewskiego 6, 05-100 Nowy Dwór Mazowiecki) that in the procedure marked SVA/4620-70/2025, the Issuer's bid was selected as the most advantageous. Bid value: PLN 83,422,119.01 gross

On 20/06/2025, the Issuer received information from the Employer of the Municipality of Sławków (registered address: Rynek 1, 41-260 Sławków), that in the procedure for the award of a public contract under the name "Construction of a road link between National Road No. 94 and the Euroterminal and PKP LHS station in Sławków for the development of intermodal transport", the Issuer's bid was selected as the most advantageous. Bid value: PLN 189,585,960.59 gross.

On 20/06/2025, the Issuer was informed by the Employer, the General Directorate for National Roads and Motorways, Zielona Góra Branch (address: ul. Bohaterów Westerplatte 31, 65-950 Zielona Góra), that in the procedure for the award of a public contract under the name "Design and construction of a bypass for the towns of Wschowa and Dębowa Łęka within national road No. 12", the Issuer's bid was selected as the most advantageous. Bid value: PLN 158,350,669.55 gross.

On 24/06/2025, the Issuer received information from the Employer – PCO Spółka Akcyjna (address: ul. Jana Nowaka-Jeziorańskiego 28, 03-982 Warsaw) that in the proceedings under the request for quotation under the name "Demolition of the existing building D and construction of a new 4-storey production building with accompanying installations and infrastructure in Warsaw, at ul. Jana Nowaka Jeziorańskiego 28", the Issuer's bid was selected as the most advantageous. Bid value: PLN 131,205,330.00 gross

OTHER COMPANIES IN THE GROUP

In the period covered by the report, the other Group Companies did not conclude any significant contracts.

5.3. Events and contracts concluded after the date of preparation of financial statements, which may have significant impact on the future financial results

Table: Key contracts concluded by MIRBUD S.A. And KOBYLARNIA S.A. after the date of preparation of financial statements

Contract conclusion date	Contract value (net) in PLN thousand	Business partner	Subject-matter of the contract
02/07/2025	96.929	State Treasury – Regional Prosecutor's Office in Gdańsk	implementation of the public procurement contract under the name "Construction of a building for the Regional Public Prosecutor's Office in Gdańsk together with land development".
03/07/2025	67.823	AMW SINEVIA Sp. z o.o.	implementation of the task marked SVA/4620-70/2025
18/07/2025	49.500	PROJPRZEM Budownictwo Sp. z o.o. with its registered office in Bydgoszcz	Conclusion by the Issuer's subsidiary JHM DEVELOPMENT S.A. of the construction as a general contractor of a multi-family residential building as shell unit, together with technical infrastructure, car parks and the reconstruction and extension of the road system.
21/07/2025	98.621	General Directorate for National Roads and Motorways	"Design and construction of the second carriageway of the Wyrzysek bypass within the S10 expressway, together with reinforcement of the existing carriageway to KR6".
21/07/2025	446.700	General Directorate for National Roads and Motorways	"Design and construction of the S11 expressway, Ostrów Wielkopolski – Kępno; section 1 Przygodzice interchange – Ostrzeszów Północ interchange (without the interchange)".
21/07/2025	46.524	PKP Polskie Linie Kolejowe S.A. with its registered office in Warsaw	"Continuous replacement of rails and sleepers in track no. 1 of railway line no. 281 Oleśnica – Chojnice (Kcynia – Nakło nad Notecią section) and in track no. 1 of railway line no. 356 Poznań Wschód – Bydgoszcz Główna (on IZ border – Kcynia section) together with accompanying works". a consortium of companies from the MIRBUD Group, comprising: • MIRBUD S.A. with its registered office in Skierniewice (Consortium Leader) and • PBS Transkol Sp. z o.o. with its registered office in Kielce (Consortium Partner)
22/07/2025	154.135	Municipality of Sławków	Construction of a road link between the National Road No. 94 and the Euroterminal and LHS PKP station in Sławków for the development of intermodal transport".
28/07/2025	68.702	AMW SINEVIA Sp. z o.o.	Implementation of the task marked SVA4/W/DI-IP/2025/00509.

On 01/07/2025, the Issuer received a notification from the Employer – the Regional Court in Suwałki (ul. Waryńskiego 45, 16-400 Suwałki) of the cancellation of the selection of the Issuer's bid in the procedure under the name "Construction of a building for the District Court in Suwałki at ul. Utrata", as reported in current report no. 14/2025.

On 03/07/2025, the Issuer received information from the Employer – AMW SINEVIA Sp. z o.o. (address: ul. Paderewskiego 6, 05-100 Nowy Dwór Mazowiecki) that in the procedure for the award of a public contract marked SVA/466-100/2025 Task no. 42282, the Issuer's bid was selected as the most advantageous. Bid value: PLN 38,708,100.00 gross.

OTHER COMPANIES IN THE GROUP

After the date of financial statements, no events occurred and no contracts were concluded in other Group Companies which could have a significant effect on the future financial results.

6. INFORMATION ON ENTERING BY THE ISSUER OR ITS SUBSIDIARY INTO ONE OR MORE TRANSACTIONS WITH RELATED PARTIES IF THEY WERE CONCLUDED ON NON-ARM'S LENGTH CONDITIONS

In the reporting period, there were no significant transactions with related entities concluded on non-market terms by the Company or its subsidiary.

7. THE EFFECTS OF CHANGES IN THE STRUCTURE OF THE ECONOMIC ENTITY, INCLUDING AS A RESULT OF MERGING ENTITIES, GAINING OR LOSS OF CONTROL OVER SUBSIDIARIES AND LONG-TERM INVESTMENTS, AS WELL AS DIVISION, RESTRUCTURING OR DISCONTINUATION OF OPERATIONS, AND INDICATION OF ENTITIES SUBJECT TO CONSOLIDATION

There were no changes in the structure of the business entity during the reporting period. However, there have been changes in the structure of the MIRBUD Capital Group resulting from:

- acquisition of shares in Przedsiębiorstwo Budownictwa Specjalistycznego Transkol sp. z o.o.

On 18 December 2024, 92.78% of shares in the share capital and the same number of votes at the meeting of shareholders of Przedsiębiorstwo Budownictwa Specjalistycznego "Transkol" Sp. z o.o. with its registered office in Kielce, were purchased.

On 18 December 2024, the Extraordinary Meeting of Shareholders adopted resolutions to voluntarily redeem 1,323 shares for remuneration.

On 04/02/2025, the Extraordinary Meeting of Shareholders adopted a resolution to voluntarily redeem 8 shares for remuneration. The redemption of shares was financed from the net profit accumulated in the supplementary capital. The nominal value of share has not changed and is still PLN 100.

As a result of the share redemption operations, as at the date of the report, MIRBUD S.A. is the sole shareholder of the company, holding 17,450 shares, representing 100% of the share capital.

Transkol Sp. z o.o. specialises in the construction, renovation and modernisation of railway stations, routes and sidings.

The Issuer prepares consolidated financial statements. The entities subject to consolidation have been indicated by the Issuer in this report under "Subsidiaries and consolidation methods".

8. ACHIEVED AND FORECAST FINANCIAL RESULTS

MIRBUD Capital Group Companies did not publish forecasts on financial results for 2025.

9. CHARACTERISTICS OF EXTERNAL AND INTERNAL FACTORS MATERIAL FOR THE DEVELOPMENT OF THE ISSUER AND DESCRIPTION OF THE ISSUER'S ACTIVITY PROSPECTS IN THE PERSPECTIVE OF AT LEAST ONE QUARTER

Revenue of the MIRBUD Group are earned entirely on account of conducting business activity on the Polish market. Therefore, the financial results achieved depend on factors such as the stability of the macroeconomic situation in Poland and the overall economic situation in the country in a given period.

The most important factor influencing the development is the situation in the domestic construction sector, which directly depends on the rate of GDP growth, the level of domestic investments, or the competitive position of Companies from the MIRBUD Group determining their ability to win contracts and customers. This, in the opinion of the Management Board of the parent company, will in turn primarily depend on:

External factors:

- further implementation of the investment using the EU funds;
- the economic situation in the countries of the European Union;
- the government's policy on construction, especially housing;
- monetary policy (interest rate policy and its impact on the cost of credits);
- situation on financial markets;
- availability and costs of bank credits and guarantees;
- trends in preferences of potential buyers of apartments;
- the level and conditions of competition;
- the rate of growth of investments in the public sector (in particular in road construction);
- price levels for construction materials and services;
- the availability on the market of qualified staff and the level of their salaries;
- demand in housing construction;
- the further course of the coronavirus pandemic and the related economic effects, including a slowdown in the economy, increased unemployment, higher inflation, and an impact on the trade sector;
- the course and consequences of the military conflict in Ukraine.

Internal factors:

- financial standing of the Companies of the Group, in particular MIRBUD S.A.;
- a well-established position in the industrial building construction sector;
- systematic development of the Group in the engineering and road sector;
- systematic filling of the portfolio for the years 2025-2028;
- diversified order portfolio for the years 2025-2028;
- further growth of property development activities through projects in Łódź, Poznań, Konin, Bydgoszcz, and Jastrzębia Góra;
- developing the railway and energy construction segment
- rebuilding, commercialisation and rent recoverability at CH MARYWILSKA 44 sp. z o.o.;
- the level of margin on the execution of contracts achieved through optimisation of production costs and improvement of technical solutions for the execution of construction, also thanks to the implementation of the process of development and implementation of the IT management system (a modern management system, in the Issuer's opinion, will improve control over operating activities through detailed ongoing analyses of individual projects, improve financial records, positively affect work efficiency and reduce the risk of core activities);
- the level of sales of residential units in ongoing development projects;
- further investments in modern machinery park;

- achieving financial results consistent with the planned results by the Group's subsidiaries.

Development prospects of the Issuer's activity are presented in item 4.4 of this report.

10. CHANGES IN BASIC PRINCIPLES GOVERNING THE MANAGEMENT OF THE MANAGEMENT OF THE ISSUER'S ENTERPRISE AND ITS CAPITAL GROUP

In the reporting period there were no significant changes in the principles of management of the Group's Companies.

11. DESCRIPTION OF KEY FEATURES OF INTERNAL CONTROL SYSTEMS AND RISK MANAGEMENT SYSTEM WITH RESPECT TO THE PROCESS PREPARING FINANCIAL STATEMENTS

The Management Board of MIRBUD S.A., as the parent company, is responsible for the preparation of the consolidated financial statements of the Capital Group. It is also responsible for the internal control system and its effectiveness in the process of preparing consolidated financial statements which are prepared and published by the parent company, in accordance with the rules of the Regulation of the Minister of Finance of 29 March 2018 on current and periodic information provided by the issuers of securities and on conditions under which information required by legal regulations of a country not being a Member State may be recognised as equivalent.

The assumption of an effective internal control system in financial reporting is to ensure that the financial information contained in the financial statements and periodical reports is adequate and correct.

The internal control system for financial reporting in the MIRBUD Capital Group is implemented through:

- the application within the Group of uniform accounting policies for measurement, recognition and disclosure in accordance with International Financial Reporting Standards,
- controls and continuous monitoring of the quality of input data, supported by financial systems with defined rules for data correctness (Data preparation in source systems is subject to formalised operational and acceptance procedures, which define the competences of individual persons)
- use of internal controls, including: segregation of duties, at least two-step data authorisation, verification of the correctness of the data received,
- defining competences and formalising the financial statement process (The reporting process is carried out by qualified staff with relevant knowledge and experience. Under the supervision of a Member of the Management Board – Head of Division);
- defining rules and controls for compliance with the circulation of financial and accounting documents and verifying them in terms of content, form and accounting,
- keeping records of economic events in an integrated financial and accounting system, the configuration of which corresponds to the accounting principles in force in the Group Companies and includes instructions and controls to ensure data consistency and integrity,
- mapping of data from source systems to financial statements to support correct data presentation;
- an independent assessment of the financial statements by an independent external auditor.

The financial reporting process is subject to ongoing review. The integrated financial and accounting system plays an important role in the control process for accounting and financial reporting. Not only does it make it possible to check the accuracy of the recorded operations, but it also allows the identification of the persons entering and accepting individual transactions. Access to financial data is restricted by an authorisation system.

Access rights to the system are granted to the extent that they depend on the individual's assigned role and responsibilities and are subject to strict control.

The financial and accounting section headed by the Director of Economic and Financial Affairs shall be responsible for the preparation of financial statements and periodical financial reporting of the Company and the Capital Group.

The consolidated financial statements of the Capital Group are prepared by the Chief Accountant. The prepared annual consolidated financial statements are submitted to the economic and financial director for initial review and then to the full Management Board for final review and approval.

The consolidated financial reporting process is governed by the accounting policies adopted by the Group. It is also subject to detailed schedules covering key activities and checkpoints, with responsibility assigned for their timely and correct completion. The preparation of consolidated financial statements is carried out on the basis of uniform consolidation packages prepared electronically by the individual Group companies. Consolidation packages transferred by subsidiaries are subject to:

- verification procedures by the auditor auditing the Group's consolidated financial statements;
- analytical reviews by the Chief Financial Officer and the Chief Accountant of MIRBUD S.A.

One of the basic elements of control in the process of preparing financial statements of the Company is to audit the annual financial statements and review the interim financial statements by an independent auditor in order to express in his opinion and report whether the financial statements are correct and whether they present fairly and clearly the property and financial situation of MIRBUD S.A., as well as its financial result. The annual consolidated financial statements of the Capital Group, together with the auditor's opinion, shall be submitted to the Supervisory Board for assessment and the General Meeting of Shareholders for approval.

In addition, the effectiveness of the Supervisory Board's oversight activities in monitoring the financial reporting process is enhanced by the establishment of an Audit Committee.

The Committee's tasks with regard to monitoring the financial reporting process and advisory and consultative activities include, in particular:

- preliminary assessment of the Management Board's report on the Company's activities and the Company's annual financial statements;
- preliminary assessment of the Management Board's report on the activities of the Company's group and the annual consolidated financial statements of the Company's group;
- preliminary assessment of any financial documents submitted to the Supervisory Board;
- giving an opinion on the basic principles of the Company's existing financial reporting and accounting system, including the criteria for consolidating the results of the Company's various group entities;
- to make proposals and recommendations to the Supervisory Board regarding the appropriateness of changing the financial reporting system in place at the Company and the Company's capital group, and to inform the Supervisory Board of any significant inadequacies of such system known to the Committee or risks associated with its organisation and operation.

The Capital Group manages the risk in relation to the process of preparing financial statements also by following the changes required by external regulations and regulations concerning the reporting requirements of listed companies on an ongoing basis and preparing for their introduction well in advance.

The Management Board of the Company states that as at 31 December 2024 there neither were nor are at present factors which could affect the reliability and correctness of the consolidated financial statements prepared.

On 23 October 2009 the Extraordinary General Meeting of Shareholders of MIRBUD S.A. adopted Resolution No. 24/2009 adopting the International Accounting Standards (IAS) as the basis for preparing the financial statement of the Company and the consolidated financial statement of the capital group of MIRBUD S.A. for 2010, and the financial statements for subsequent reporting periods, respectively. The Resolution came into force on the day of its adoption and has effect from 01/01/2010.

12. ADDITIONAL INFORMATION

12.1. Shareholder structure

12.1.1. Information about the dividend paid in the period from 01/01/2025 to 30/06/2025

In the period from 01/01 to 30/06/2025, MIRBUD S.A. made dividend payments.

On 15 May 2025, the Management Board of MIRBUD S.A. requested the General Meeting of Shareholders of MIRBUD S.A. to distribute the net standalone profit generated in the financial year 2024 by paying a dividend of PLN 9,908 thousand, i.e. PLN 0.09 gross per share, and to allocate the remaining profit of PLN 86,011 thousand to the supplementary capital. The Supervisory Board of MIRBUD S.A., at the meeting on 16 May 2025, gave a unanimous positive opinion on the motion.

On 13 June 2025, the Ordinary General Meeting of Shareholders of MIRBUD S.A. adopted Resolution No. 10/20254 concerning the distribution of the Company's net profit for 2024. Pursuant to the Resolution adopted, the General Meeting decided to allocate a portion of the profit for the financial year 2024 in the amount of PLN 11,009,300.00 to the payment of dividends to the Issuer's shareholders, i.e. PLN 0.10 gross per share, and to exclude from distribution the remaining portion of the profit in the amount of PLN 84,910,024.72 and to allocate it to the Company's supplementary capital.

On 13 June 2024, the Ordinary General Meeting of Shareholders of MIRBUD S.A. adopted Resolution No. 11/2025 concerning the payment of dividends to shareholders of the Issuer. 1 July 2024 was adopted as the dividend date and 8 August 2025 as the dividend payment date. The dividend was paid on the date specified.

On 20/05/2025, the Ordinary General Meeting of Shareholders of KOBYLARNIA S.A., by way of Resolution No. 5/2025 resolved to allocate the Company's net profit generated in the financial year covering the period from 01/01/2024 to 31/12/2024 in the amount of PLN 25,755,798.84 in its entirety to the Company's supplementary capital.

The Ordinary General Meeting of Shareholders of JHM DEVELOPMENT S.A. of 20 May 2025 by way of Resolution No. 9/2025 on the distribution of net profit for the financial year 2024 decided to allocate the net profit of PLN 57,315,515.24 earned in the financial year covering the period from 1 January 2024 to 31 December 2024 to the payment of a dividend in the amount of PLN 6,228,000.00 and to exclude from the distribution of the remaining part of the profit in the amount of PLN 51,087,515.24 and to allocate it to increasing the Company's supplementary capital.

The Ordinary General Meeting of Shareholders of JHM DEVELOPEMENT S.A. of 20 May 2025 by way of Resolution No. 10/2025 on the distribution of net profit for the financial year 2024 and the appropriation from that profit of the amount of PLN 6,228,000.00 for the payment of dividends, decided to set the dividend date as 28 May 2025 and the dividend payment date as 10 July 2025. The dividend was paid on the date specified in the Resolution.

On 12/02/2025, the Extraordinary Meeting of Shareholders of PBS TRANSKOL sp. z o.o. adopted a resolution concerning the payment of dividend from the Company's Shareholder's supplementary capital in the amount of PLN 40,135,000.00 setting the dividend payment date at 14 February 2025.

12.1.2. Information on the purchase and sale of own shares

In the discussed period MIRBUD S.A. did not purchase or sell own shares.

12.1.3. Shares and stocks of the

MIRBUD S.A.

As at 30/06/2025 and 31/12/2024, the share capital is divided into 110,093,000 fully paid bearer shares with a nominal value of PLN 0.10 each.

Table: Share capital structure as at 30/06/2025 and the date of publication of the report.

Item	Series of shares	Number of shares	Nominal value per one share	Share capital registered in PLN thousand	Manner of capital coverage	Registration date
1	A	19,500,000	PLN 0.10	1,950	cash	22/12/2006
2	B	14,625,000	PLN 0.10	1,462	cash	22/12/2006
3	C	2,264,000	PLN 0.10	226	cash	22/12/2006
4	D	3,611,000	PLN 0.10	361	cash	22/12/2006
5	E	5,000 000	PLN 0.10	500	cash	11/12/2009
6	F	10,000,000	PLN 0.10	1,000	cash	03/03/2010
7	G	10,000,000	PLN 0.10	1,000	cash	19/05/2010
8	H	10,000,000	PLN 0.10	1,000	cash	18/08/2010
9	I	7,492,500	PLN 0.10	749	cash	26/05/2014
10	J	2,873,947	PLN 0.10	287	cash	11/09/2019
11	K	6,377,753	PLN 0.10	638	cash	30/09/2019
12	L	18,348 800	PLN 0.10	1,835	cash	25/06/2024
Total		110,093,000		11,009		

Table: Ownership structure of share capital as at the date of publication of the report

Shareholder	Number of shares held	Share in the share capital	Number of votes	% share in the total number of votes
Jerzy Mirgos	41,785 000	37.95%	41,785 000	37.95%
Nationale-Nederlanden Open Pension Fund	12,025,773	10.92%	12,025,773	10.92%
TFI PZU S.A.	5,589,481	5.08%	5,589,481	5.08%
PTE PZU S.A.	5,508,430	5.00%	5,508,430	5.00%
Other shareholders	45,184 316	41.03%	45,184 316	41.03%
Total	110,093,000	100.00%	110,093,000	100.00%

Table: Ownership structure of the share capital as of 30/06/2025

Shareholder	Number of shares held	Share in the share capital	Number of votes	% share in the total number of votes
Jerzy Mirgos	41,763,000	37.93%	41,763,000	37.93%
Nationale-Nederlanden Open Pension Fund	12,025,773	10.92%	12,025,773	10.92%
TFI PZU S.A.	5,589,481	5.08%	5,589,481	5.08%
PTE PZU S.A.	5,508,430	5.00%	5,508,430	5.00%
Other shareholders	45,206,316	41.05%	45,206,316	41.05%
Total	110,093,000	100.00%	110,093,000	100.00%

Table: Ownership structure of the share capital as of 31/12/2024

Shareholder	Number of shares held	Share in the share capital	Number of votes	% share in the total number of votes
Jerzy Mirgos	41,763,000	37.93%	41,763,000	37.93%
Nationale-Nederlanden Open Pension Fund	14,229,550	12.93%	14,229,550	12.93%
TFI PZU S.A.	5,589,481	5.08%	5,589,481	5.08%
Other shareholders	48,510,969	44.06%	48,510,969	44.06%
Total	110,093,000	100.00%	110,093,000	100.00%

KOBYLARNIA S.A.

As of 30/06/2025, the share capital of KOBYLARNIA S.A. amounted to PLN 30,000,000 (thirty million Polish zlotys) and was divided into 300,000,000 shares with a nominal value of PLN 0.10 each.

Table: Structure of the share capital of KOBYLARNIA S.A. as at 30/06/2025 and 31/12/2024

No.	Series of shares	Number of shares held	Nominal value of shares in PLN	Registered capital in PLN	Registration date	Method of coverage
1.	A	2,002,000.00	0.1	200,200.00	03/10/2011	cash
2.	B	7,998,000.00	0.1	799,800.00	26/06/2014	cash
3.	C	50,000,000.00	0.1	5,000,000.00	31/07/2019	cash
4.	D	50,000,000.00	0.1	5,000,000.00	27/08/2019	cash
5.	E	50,000,000.00	0.1	5,000,000.00	11/10/2019	cash
6.	F	50,000,000.00	0.1	5,000,000.00	20/12/2019	cash
7.	G	40,000,000.00	0.1	4,000,000.00	19/02/2020	cash
8.	H	50,000,000.00	0.1	5,000,000.00	02/04/2020	cash
	Total	300,000,000.00	0.1	30,000,000.00		

Table: Structure of shares held as at 30/06/2025 and 31/12/2024

Shareholder	Number of shares held	Share in the Company's share capital	Number of votes	% share in the total number of votes
MIRBUD	300,000,000	100%	300,000,000	100%
Total	300,000,000	100%	300,000,000	100%

The amount of share capital in the period covered by the report has not changed.

JHM DEVELOPMENT S.A.

As at 30/06/2025, the share capital of JHM DEVELOPMENT S.A. amounted to PLN 173,000,000 (one hundred and seventy-three million Polish zlotys) and was divided into 69,200,000 shares with a nominal value of PLN 2.50 each.

Table: Structure of the share capital of JHM DEVELOPMENT S.A. as at 30/06/2025 and 31/12/2024

No.	Series of shares	Number of shares	Nominal price [PLN]	Registered capital [PLN]	Registration date	Method of coverage
1	A1	27,497,500	2.50	68,743,750	21/11/2014	cash
2	A2	41,702,500	2.50	104,256,250	21/11/2014	cash
TOTAL		69,200,000		173,000,000		

The amount of share capital in the period covered by the report has not changed.

Table: Ownership structure of share capital as at 30/06/2025 and 31/12/2024

Shareholder	Number of shares held	Share in the share capital of JHM DEVELOPMENT S.A.	Number of votes	% share in the total number of votes
MIRBUD	69,200,000	100%	69,200,000	100%
Total	69,200,000	100%	69,200,000	100%

As of the date of approval of the statements, the ownership structure of the share capital has not changed.

Marywilka 44 Sp. z o.o.

The share capital of Marywilka 44 Sp. z o.o. comprises 1,339,800 shares. The Company's share capital as at 30/06/2025 was PLN 66,900 thousand, and the structure of shareholders was as follows:

Table: Ownership structure of the share capital of Marywilka Sp. z o.o. as at 30/06/2025 – the date of publication of the report

Name	Number of shares	Nominal price	Registered capital in PLN thousand	Registration date	Method of coverage
JHM DEVELOPMENT S.A.	1,339,800	PLN 50.00	66,900	24/11/2014	cash
Total	1,339 000	PLN 50.00	66,900		

Table: Ownership structure of the share capital of Marywilka Sp. z o.o. as at 31/12/2024

Name	Number of shares	Nominal price	Registered capital in PLN thousand	Registration date	Method of coverage
MIRBUD S.A.	905,100	PLN 50.00	45,255	05/04/2022	cash
JHM DEVELOPMENT S.A.	1,339,800	PLN 50.00	66,900	24/11/2014	cash
Own shares	905,100	PLN 50.00	45,255	in progress	cash
Total	3,150 000		157,500		

On 22/07/2024, MIRBUD S.A. sold 905,100 shares in the share capital of Marywilka 44 Sp. z o.o. to Marywilka 44 Sp. z o.o. to redeem them for remuneration of PLN 90,510 thousand.

On 02/04/2025, MIRBUD S.A. sold 905,100 shares in the share capital of Marywilka 44 Sp. z o.o. to Marywilka 44 Sp. z o.o. to redeem them for remuneration of PLN 90,510 thousand.

The redemption of 1,810,200 own shares with a total nominal value of PLN 90.51 million pursuant to Resolution No. 2/12/2024 of 18/12/2024 of the Extraordinary Meeting of Shareholders will take place pursuant to Article 199 § 1 in connection with Article 263 § 1 of the Commercial Companies Code and in connection with the provision of § 12 para 2 of the Company's Articles of Association: the planned redemption of own shares acquired by the Company is combined with a reduction in the Company's share capital from PLN 157.5 million by PLN 90.51 million to PLN 66.99 million. The redemption will take place in accordance with Article 199 § 7 of the Commercial Companies Code upon registration of the share capital reduction.

As of 3 June 2025, shares in Marywilka S.A. sp. z o.o. in the number of 1,810,200 pieces with a nominal value of PLN 90,510 thousand were redeemed.

TOB «МІРБУД»

The share capital of TOB «МІРБУД» is UAH 2,377,752.81 (according to the average exchange rate of the National Bank of Poland as at 30 June 2025, PLN 205,675.62). The sole partner of the company is MIRBUD S.A. As of 30 June 2025, the value of the contributed capital amounted to PLN 330,877.09.

The share capital of TOB «МІРБУД» is UAH 2,377,752.81 (according to the average exchange rate of the National Bank of Poland as at 31 December 2024, PLN 232,068.67). The sole partner of the company is MIRBUD S.A. As of 31 December 2024, the value of the contributed capital amounted to PLN 330,877.09.

The entity is not consolidated due to its immaterial character.

PDC INDUSTRIAL CENTER 217 sp. z o.o.

On 29 November 2023, MIRBUD S.A. acquired 20,700 shares in the share capital of PDC Industrial Center 217 Sp. z o.o. with its registered office in Warsaw with a nominal value of PLN 50 each and a total nominal value of PLN 1,035 thousand, representing 49.88% of the Company's share capital.

Marywilka 44 Sp. z o.o., a company from the MIRBUD S.A. Group, which on 29 November 2023 acquired 20,800 shares in the share capital of the Company subject to the sale agreement, also participated in the share purchase transaction. The nominal value of shares was PLN 50 each, giving a total nominal value of PLN 1,040 thousand, representing 50.12% of the share capital of PDC Industrial Center 217 Sp. z o.o.

On 9 February 2024, MIRBUD S.A. entered into an agreement for the sale of 14.8% of shares in PDC Industrial Center 217 Sp. z o.o.

On 12 July 2024, MIRBUD S.A. completed the acquisition of 50.12% shares in the share capital of PDC Industrial Center 217 sp. z o.o. from its subsidiary, Marywilska 44 sp. z o.o.

As at 30 June 2025, the MIRBUD Group held a total of 85.19% of the shares in the share capital of PDC Industrial Center 217 Sp. z o.o.

Table: Ownership structure of the share capital of PDC INDUSTRIAL CENTER 217 sp. z o.o. as of the date of the report

Shareholder	Number of shares held	Share in the share capital	Number of votes	% share in the total number of votes
MIRBUD	35,352	85.19%	35,352	85.19%
PD DUTCH HOLDING I BV	6,148	14.81	6,148	14.81
Total	41,500	100%	41,500	100%

Table: Ownership structure of the share capital of PDC INDUSTRIAL CENTER 217 sp. z o.o. as at 31/12/2024

Shareholder	Number of shares held	Share in the share capital	Number of votes	% share in the total number of votes
MIRBUD	35,352	85.19%	35,352	85.19%
PD DUTCH HOLDING I BV	6,148	14.81	6,148	14.81
Total	41,500	100%	41,500	100%

PBS TRANSKOL sp. z o.o.

As at 30/06/2025, the Company's share capital amounts to 2,832,000.00, is fully paid up and is divided into 17,450 shares with a nominal value of PLN 100. The shares shall be equal and indivisible.

Table: Ownership structure of the share capital of PBS TRANSKOL sp. z o.o. as at 30/06/2025

Shareholder	Number of shares held	Share in the share capital	Number of votes	% share in the total number of votes
MIRBUD	17,450	100%	17,450	100%
Shares redeemed	10,870	0.00%	10,870	0.00%
Total	28,320	100%	28,320	100%

On 04/02/2025, the Extraordinary Meeting of Shareholders adopted a resolution to voluntarily redeem 8 shares for remuneration. The redemption of shares was financed from the net profit accumulated in the supplementary capital, the nominal value of the share was not changed and is still PLN 100.

As a result of the share redemption operations, as at the date of the report, MIRBUD S.A. is the sole shareholder of the company, holding 17,450 shares, representing 100% of the share capital.

Table: Ownership structure of the share capital of PBS TRANSKOL sp. z o.o. as at 31/12/2024

Shareholder	Number of shares held	Share in the share capital	Number of votes	% share in the total number of votes
MIRBUD	17,450	99.81%	17,450	99.81%
other shareholders	33	0.19%	33	0.19%
Shares redeemed	10,837	0.00%	10,837	0.00%
Total	28,320	100%	28,320	100%

12.1.4. Information on the Issuer's shares or the rights thereto held by members of the management and supervisory bodies

MIRBUD S.A.

Total number of MIRBUD S.A. shares held by managing and supervising persons as at 30/06/2025, 31/12/2024, and at the date of the report is as follows:

Table. Shares of the Company held by members of management and supervisory bodies as of the date of submitting these statements

Full name	Position in the Company	Number of shares held (pcs)	Number of shares held in %
Jerzy Mirgos	President of the Management Board	41,785,000 shares with a nominal value of PLN 0.10 each share with a total	37.95%
TOTAL		41,785,000 shares	37.95%

Table. Shares of the Company held by members of management and supervisory bodies as at 30/06/2025 and 31/12/2024

Full name	Position in the Company	Number of shares held (pcs)	Number of shares held in %
Jerzy Mirgos	President of the Management Board	41,763,000 shares with a nominal value of PLN 0.10 each share with a total	37.93%
TOTAL		41,763,000 shares	37.93%

None of the members of the Management Board or Supervisory Board hold any options for the Company's shares.

JHM DEVELOPMENT S.A.

During the period covered by the report, all shares in JHM DEVELOPMENT S.A. were held by MIRBUD S.A.

In companies of the Capital Group, members of the Management Board and Supervisory Board do not hold any shares or options for shares of the Companies.

12.1.5. Information on contracts known to the issuer, including those concluded after the balance sheet date, which may result in future changes in proportions of shares held by the existing shareholders and bondholders

As at 30/06/2025 and after the balance sheet date until the date of preparation of the report, apart from the information disclosed in these statements and in current reports, the issuer did not have any information about contracts which may result in future changes in the proportions of shares held by the Issuer's existing shareholders.

12.1.6. Information on the system of control over employee stock ownership plans

There are no employee stock ownership plans in the Company

12.2. Influence of factors and unusual events on the financial result for 2025

A significant event that may affect the financial results of MIRBUD S.A. in the future was the fire that broke out at the MARYWILSKA 44 Shopping Centre on 12 May 2024. As a result of the incident, six of the shopping halls that make up the Centre burned down. Efforts are currently still underway to determine the cause of fire which at the date of this report remains unknown.

The fair value of the investment property destroyed in the fire was PLN 110,930 thousand PLN thousand.

The property is covered by an insurance policy, including against fire. The Insurer's loss adjustment process is underway. On 26 July 2024, a decision was issued to pay an advance on compensation under the policy in question. The Company's Management Board estimates that its payment from the insurance policy will be made later this year and will amount to approx. PLN 110,028 thousand. As at 30/06/2025, a total of PLN 83 million had been paid out as an advance on compensation.

For the purposes of preparing the report, an impairment loss for the investment property and estimated insurance proceeds were recognised in the books of Marywilska 44 – in 2024, these items were included in other operating revenue and expenses respectively.

The Management Board of Marywilska 44 Sp. z o.o., among other things, in response to the needs of lessees, decided to rebuild the burnt-down Shopping Centre and to organise approx. 800 shopping containers for tenants in a temporary shopping town located in the car park next to the burnt-down Shopping Centre. The organisation of temporary retail spaces will allow lessees to stay where they operated before, which will affect occupancy of lease area in the rebuilt hall. This will facilitate the hall to be rebuilt and commercialised in the future.

12.3. Changes in the basic principles of managing an enterprise

In the reporting period there were no significant changes in the principles of management of the Group's Companies.

12.4. The Management Board and the Supervisory Board and the changes in supervisory and management bodies

MIRBUD S.A.

In the period from 01/01/2025 to 30/06/2025, the composition of the Management Board of MIRBUD S.A. did not change and it performed the duties with the following composition:

Table: Composition of the MIRBUD S.A. Management Board from 01/01/2025 to 30/06/2025

Full name	Position
Jerzy Mirgos	President of the Management Board
Sławomir Nowak	Vice-President of the Management Board
Paweł Korzeniowski	Member of the Management Board
Tomasz Sałata	Member of the Management Board
Anna Więzowska	Member of the Management Board

On 19 December 2024, the Issuer's Supervisory Board adopted a Resolution on appointing Ms Anna Więzowska to the Management Board of MIRBUD S.A. with effect from 1 January 2025.

Table: Composition of the MIRBUD S.A. Management Board from 01/01/2024 to 31/12/2024

Full name	Position
Jerzy Mirgos	President of the Management Board
Sławomir Nowak	Vice-President of the Management Board
Paweł Korzeniowski	Member of the Management Board
Tomasz Sałata	Member of the Management Board

As at the date of the report, the composition of the Management Board of MIRBUD S.A. has not changed.

The composition of the Issuer's Supervisory Board has changed in the period from 01/01/2025 to 30/06/2025.

On 13 June 2025, the Extraordinary General Meeting of Shareholders of MIRBUD S.A. adopted Resolution on appointing Mr Wiktor Askanas to the Supervisory Board of MIRBUD S.A.

Table: Composition of the Supervisory Board of MIRBUD S.A. as at 30/06/2025 and the date of publication of the report

Full name	Position
Radosław Niewiadomski	Chairman of the Supervisory Board
Agnieszka Bujnowska	Secretary of the Supervisory Board
Jacek Tucharz	Member of the Supervisory Board
Jerzy Łuczak	Member of the Supervisory Board
Killion Munzele Munyama	Member of the Supervisory Board
Tadeusz Gruchała	Member of the Supervisory Board – since 01/01/2025
Wiktor Askanas	Member of the Supervisory Board – since 13/06/2025

Table: Composition of the Supervisory Board of MIRBUD S.A. as at 31/12/2024

Full name	Position
Radosław Niewiadomski	Chairman of the Supervisory Board – since 14/04/2024
Agnieszka Bujnowska	Secretary of the Supervisory Board
Jacek Tucharz	Member of the Supervisory Board
Bartosz Wilczak	Member of the Supervisory Board
Jerzy Łuczak	Member of the Supervisory Board – since 18/03/2024
Killion Munzele Munyama	Member of the Supervisory Board – since 01/08/2024

JHM DEVELOPMENT S.A.

In the period from 01/01/2025 to 30/06/2025, the Management Board of JHM DEVELOPMENT S.A. did not change and performed the duties with the following composition:

Table: Composition of the Management Board of JHM DEVELOPMENT S.A. as at 30/06/2025 and the date of publication of the report

Management Board	
Kaja Mirgos-Kwiatkowska	President of the Management Board
Regina Biskupska	Vice-President of the Management Board
Jerzy Mirgos	Vice-President of the Management Board
Sławomir Ziółkowski	Member of the Management Board

Table: Composition of the Management Board of JHM DEVELOPMENT S.A. as at 31/12/2024

Management Board	
Kaja Mirgos-Kwiatkowska	President of the Management Board
Regina Biskupska	Vice-President of the Management Board
Jerzy Mirgos	Vice-President of the Management Board
Sławomir Ziółkowski	Member of the Management Board

The composition of the Company's Supervisory Board is shown in the table below:

Table: Composition of the Supervisory Board of JHM DEVELOPMENT S.A. in the period from 01/01/2025 to 30/06/2025

Supervisory Board	
Anna Więzowska	Chairman of the Supervisory Board (until 08/03/2023)
Radosław Niewiadomski	Deputy Chairman of the Supervisory Board
Agnieszka Bujnowska	Secretary of the Supervisory Board

Table: Composition of the Supervisory Board of JHM DEVELOPMENT S.A. in the period from 01/01/2024 to 31/12/2024

Supervisory Board	
Wiesław Kosonóg	Chairman of the Supervisory Board (until 01/12/2023)
Radosław Niewiadomski	Deputy Chairman of the Supervisory Board
Agnieszka Bujnowska	Secretary of the Supervisory Board

KOBYLARNIA S.A.

The composition of the Company's Management Board in the period from 01/01/2025 to 30/06/2025 was as follows:

Table: Composition of the Management Board of KOBYLARNIA S.A. in the period from 01/01/2025 to 30/06/2025

Management Board	
Karolina Lewandowska	President of the Management Board
Michał Niemyt	Vice-President of the Management Board
Jerzy Mirgos	Member of the Management Board
Sławomir Nowak	Member of the Management Board (until 31/03/2025)

As of 31 March 2025, Mr Sławomir Nowak resigned from his position as Member of the Management Board.

Table: Composition of the Management Board of KOBYLARNIA S.A. in the period from 01/01/2024 to 31/12/2024

Management Board	
Michał Niemyt	Vice-President of the Management Board
Jerzy Mirgos	Member of the Management Board
Karolina Lewandowska	Member of the Management Board
Sławomir Nowak	Member of the Management Board

The composition of the Company's Supervisory Board in the period from 01/01/2025 to 30/06/2025 was as follows:

Table: Composition of the Supervisory Board of KOBYLARNIA S.A. in the period from 01/01/2025 to 30/06/2025

Supervisory Board	
Paweł Korzeniowski	Chairman of the Supervisory Board
Anna Więzowska	Member of the Supervisory Board
Agnieszka Bujnowska	Secretary of the Supervisory Board

Table: Composition of the Supervisory Board of KOBYLARNIA S.A. in the period from 01/01/2024 to 31/12/2024

Supervisory Board	
Paweł Korzeniowski	Chairman of the Supervisory Board
Anna Więzowska	Member of the Supervisory Board
Agnieszka Bujnowska	Secretary of the Supervisory Board

Marywilka 44 Sp. z o.o.

The composition of the Management Board of the subsidiary Marywilka 44 Sp. z o.o. did not change in the period from 01/01/2025 to 30/06/2025.

Table: Composition of the Management Board of Marywilka 44 Sp. z o.o. in the period from 01/01/2025 to 30/06/2025

Management Board	
Małgorzata Konarska	President of the Management Board
Kaja Mirgos-Kwiatkowska	Member of the Management Board
Beata Mały-Kaczanowska	Member of the Management Board
Piotr Taras	Member of the Management Board

Table: Composition of the Management Board of Marywilka 44 Sp. z o.o. in the period from 01/01/2024 to 31/12/2024

Management Board	
Małgorzata Konarska	President of the Management Board
Kaja Mirgos-Kwiatkowska	Member of the Management Board
Beata Mały-Kaczanowska	Member of the Management Board
Piotr Taras	Member of the Management Board

The composition and changes in the composition of the Supervisory Board of the subsidiary Marywilka 44 Sp. z o.o. in the period from 01/01/2025 to 30/06/2025 did not change and was as follows:

Table: Composition of the Supervisory Board of Marywilka 44 Sp. z o.o. in the period from 01/01/2025 to 30/06/2025

Supervisory Board	
Agnieszka Bujnowska	Secretary of the Supervisory Board
Paweł Korzeniowski	Chairman of the Supervisory Board
Anna Więzowska	Member of the Supervisory Board

Table: Composition of the Supervisory Board of Marywilka 44 Sp. z o.o. in the period from 01/01/2024 to 31/12/2024

Supervisory Board	
Agnieszka Bujnowska	Secretary of the Supervisory Board
Paweł Korzeniowski	Chairman of the Supervisory Board
Anna Więzowska	Member of the Supervisory Board

As at the date of the report, the composition of the Supervisory Board of Marywilka 44 Sp. z o.o. has not changed.

PDC INDUSTRIAL CENTER 217 sp. z o.o.

The composition of the Management Board of the subsidiary PDC INDUSTRIAL CENTER 217 sp. z o.o. remained unchanged between 01/01/2025 and 30/06/2025.

Table: Composition of the Management Board of PDC INDUSTRIAL CENTER 217 sp. z o.o. in the period from 01/01/2025 to 30/06/2025

Management Board	
Kaja Mirgos-Kwiatkowska	President of the Management Board
Piotr Taras	Member of the Management Board

Table: Composition of the Management Board of PDC INDUSTRIAL CENTER 217 sp. z o.o. in the period from 01/01/2024 to 31/12/2024

Management Board	
Kaja Mirgos-Kwiatkowska	President of the Management Board
Piotr Taras	Member of the Management Board

There is no supervisory board.

PBS TRANSKOL sp. z o.o.

The composition of the Management Board of the subsidiary PBS TRANSKOL sp. z o.o. in the period from 01/01/2025 to 30/06/2025 has changed.

Table: Composition of the Management Board of PBS TRANSKOL Sp. z o.o. in the period from 01/01/2025 to 30/06/2025 and as at the date of publication of the report

Management Board	
Arkadiusz Arciszewski	President of the Management Board
Jerzy Molenda	Vice-President
Jerzy Mirgos	Member of the Management Board

Table: Composition of the Management Board of TRANSKOL Sp. z o.o. in the period from 01/01/2024 to 31/12/2024

Management Board	
Wojciech Kowalski	President of the Management Board (until 18/12/2024)
Arkadiusz Arciszewski	President of the Management Board (from 19/12/2024)
Jerzy Molenda	Vice-President

12.5. Information on personal, factual and organisational relations between members of the Management Board and Supervisory Board and certain shareholders with at least 5% of votes at the General Meeting of Shareholders of MIRBUD S.A.

Ms Kaja Mirgos-Kwiatkowska, serving as a member of the Management Board of JHM DEVELOPMENT S.A. from 02/01/2020, as a member of the Management Board of Marywilska 44 sp. z o.o. from 01/08/2020, as a member of the Management Board (at present – President of the Management Board) of PDC INDUSTRIAL CENTER 217 sp. z o.o. from 04/12/2023, is the daughter of Mr Jerzy Mirgos, President of the Management Board of MIRBUD S.A., holding 37.93% of shares in the Issuer as at 30/06/2025.

12.6. Remuneration of members of the management and supervisory bodies

MIRBUD S.A.

Table: Remuneration of members of the management and supervisory bodies of the parent company in the period from 01/01/2025 to 30/06/2025

Name of the body	Position	Short-term employee benefits	Post-employment benefits	Other long-term benefits	Employment termination benefits	Share-based payments	From sureties granted	Remuneration in subsidiaries	Total
Jerzy Mirgos	President of the Management Board	759	0	0	0	0	0	510	1,269
Sławomir Nowak	Vice-President of the Management Board	793	0	0	0	0	0	206	999
Paweł Korzeniowski	Member of the Management Board	683	0	0	0	0	0	36	719
Tomasz Sałata	Member of the Management Board	660	0	0	0	0	0	0	660
Anna Więzowska	Member of the Management Board	548	0	0	0	0	0	109	657
Ewa Przybył	Proxy	175	0	0	0	0	0	0	175
Krzysztof Dobiński	Proxy	275	0	0	0	0	0	0	275
Piotr Lewandowski	Proxy	202	0	0	0	0	0	0	202
Radosław Niewiadomski	Chairman of the Supervisory Board	39	0	0	0	0	0	9	48
Agnieszka Bujnowska	Secretary of the Supervisory Board	36	0	0	0	0	0	39	75
Jacek Tucharz	Member of the Supervisory Board	27	0	0	0	0	0	0	27
Jerzy Łuczak	Member of the Supervisory Board	30	0	0	0	0	0	0	30
Kilion Munyama	Member of the Supervisory Board	28	0	0	0	0	0	0	28
Tadeusz Gruchła	Member of the Supervisory Board	23	0	0	0	0	0	0	23
Wiktor Askanas	Member of the Supervisory Board	0	0	0	0	0	0	0	0
TOTAL		4,278	-	-	-	-	-	909.	5,187

Table: Remuneration of members of the management and supervisory bodies of the Parent in the period from 01/01/2024 to 30/06/2024

Name of the body	Position	Short-term employee benefits	Post-employment benefits	Other long-term benefits	Employment termination benefits	Share-based payments	From sureties granted	Remuneration in subsidiaries	Total
Jerzy Mirgos	President of the Management Board	759	0	0	0	0	0	450	1,209
Sławomir Nowak	Vice-President of the Management Board	690	0	0	0	0	0	309	999
Paweł Korzeniowski	Member of the Management Board	684	0	0	0	0	0	37	721
Tomasz Sałata	Member of the Management Board	649	0	0	0	0	0	0	649
Ewa Przybył	Proxy	174	0	0	0	0	0	0	174
Anna Więzowska	Proxy	390						110	500
Radosław Niewiadomski	Chairman of the Supervisory Board	35	0	0	0	0	0	9	44
Agnieszka Bujnowska	Secretary of the Supervisory Board	34	0	0	0	0	0	31	65
Stanisław Lipiec	Member of the Supervisory Board	12	0	0	0	0	0	0	12
Jerzy Łuczak	Member of the Supervisory Board	12	0	0	0	0	0	0	12
Jacek Tucharz	Member of the Supervisory Board	27	0	0	0	0	0	0	27
Bartosz Wilczak	Member of the Supervisory Board	28	0	0	0	0	0	0	28
TOTAL		3,494	-	-	-	-	-	946.	4,440

In the period from 01/01/2025 to 30/06/2025 members of the Issuer's management, supervisory and administrative bodies did not receive any awards or benefits for their functions, prizes or benefits except for the remuneration indicated in the table above.

JHM DEVELOPMENT S.A.

The value of remuneration of members of management bodies of JHM DEVELOPMENT S.A. in the period from 01/01/2025 to 30/06/2025 and 01/01/2024 to 30/06/2024 is presented in the tables below.

Table: Remuneration of members of the management and supervisory bodies of JHM DEVELOPMENT S.A. in the period from 01/01/2025 to 30/06/2025

Name of the body	Short-term employee benefits	Post-employment benefits	Other long-term benefits	Employment termination benefits	Share-based payments	Total
Management Board	1,440	0	0	0	0	1,440
Supervisory Board	27	0	0	0	0	27
Total	1,467	0	0	0	0	1,467

Table: Remuneration of members of the management and supervisory bodies of JHM DEVELOPMENT S.A. in the period from 01/01/2024 to 30/06/2024

Name of the body	Short-term employee benefits	Post-employment benefits	Other long-term benefits	Employment termination benefits	Share-based payments	Total
Management Board	865	0	0	0	0	865
Supervisory Board	24	0	0	0	0	217
Total	889	0	0	0	0	889

KOBYLARNIA S.A.

The value of remuneration of members of management bodies of KOBYLARNIA S.A. in the period from 01/01/2025 to 30/06/2025 and 01/01/2024 to 30/06/2024 is presented in the tables below.

Table: Remuneration of members of the management and supervisory bodies of KOBYLARNIA S.A. in the period from 01/01/2025 to 30/06/2025

Name of the body	Short-term employee benefits	Post-employment benefits	Other long-term benefits	Employment termination benefits	Share-based payments	Total
Management Board	1,061	0	0	0	0	1,061
Supervisory Board	99	0	0	0	0	99
Total	1,160	0	0	0	0	1,160

Table: Remuneration of members of the management and supervisory bodies of KOBYLARNIA S.A. in the period from 01/01/2024 to 30/06/2024

Name of the body	Short-term employee benefits	Post-employment benefits	Other long-term benefits	Employment termination benefits	Share-based payments	Total
Management Board	1,648	0	0	0	0	1,648
Supervisory Board	28	0	0	0	0	28

Total	1,676	0	0	0	0	1,676
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MARYWILSKA sp. z o.o.

The value of remuneration of the members of management bodies of Marywilka 44 Sp. z o.o. in the period from 01/01/2025 to 30/06/2025 and 01/01/2024 to 30/06/2024 is presented in the tables below.

Table: Remuneration of members of management and supervisory bodies of Marywilka Sp. z o.o. in the period from 01/01/2025 to 30/06/2025

Name of the body	Short-term employee benefits	Post-employment benefits	Other long-term benefits	Employment termination benefits	Share-based payments	Total
Management Board	1,073	0	0	0	0	1,073
Supervisory Board	41	0	0	0	0	41
Total	1,114	0	0	0	0	1,114

Table: Remuneration of members of the management and supervisory bodies of Marywilka Sp. z o.o. in the period from 01/01/2024 to 30/06/2024

Name of the body	Short-term employee benefits	Post-employment benefits	Other long-term benefits	Employment termination benefits	Share-based payments	Total
Management Board	1,035	0	0	0	0	1,035
Supervisory Board	41	0	0	0	0	41
Total	1,076	0	0	0	0	1,076

OTHER COMPANIES OF THE GROUP

The value of remuneration of the managers at PDC INDUSTRIAL CENTER 217 Sp. z o.o. obtained in the period from 01/01/2025 to 30/06/2025 and from 01/01/2024 to 30/06/2024 are shown in the following tables:

Table: Remuneration of the managing and supervising persons of PDC INDUSTRIAL CENTER 217 Sp. z o.o. for the period from 01/01/2025 to 30/06/2025

Name of the body	Short-term employee benefits	Post-employment benefits	Other long-term benefits	Employment termination benefits	Share-based payments	Total
Management Board	6	0	0	0	0	6
Supervisory Board (None)	0	0	0	0	0	0
Total	6	0	0	0	0	6

Table: Remuneration of the managing and supervising persons of PDC INDUSTRIAL CENTER 217 Sp. z o.o. for the period from 01/01/2024 to 30/06/2024

Name of the body	Short-term employee benefits	Post-employment benefits	Other long-term benefits	Employment termination benefits	Share-based payments	Total
Management Board	3	0	0	0	0	3

Supervisory Board (none)	0	0	0	0	0	0
Total	3	0	0	0	0	3

The value of remuneration of the members of management bodies of Transkol sp. z o.o. in the period from 01/01/2025 to 30/06/2025 and 01/01/2024 to 30/06/2024 is presented in the tables below:

Table: Remuneration of the managing and supervising persons of Transkol Sp. z o.o. for the period from 01/01/2025 to 30/06/2025

Name of the body	Short-term employee benefits	Post-employment benefits	Other long-term benefits	Employment termination benefits	Share-based payments	Total
Management Board	246	0	0	0	0	246
Supervisory Board	28	0	0	0	0	28
Total	274	0	0	0	0	274

Table: Remuneration of the managing and supervising persons of PBS Transkol Sp. z o.o. for the period from 01/01/2024 to 30/06/2024

Name of the body	Short-term employee benefits	Post-employment benefits	Other long-term benefits	Employment termination benefits	Share-based payments	Total
Management Board	366	0	0	0	0	366
Supervisory Board	34	0	0	0	0	34
Total	400	0	0	0	0	400

12.7. Contracts concluded between the issuer and the members of management bodies providing for compensation in the case of their resignation or termination of employment on a particular position without an important reason, or when they are recalled or have their employment terminated as a result of the merger of the issuer by acquisition.

The Group Companies did not conclude any contracts with the management body members providing for compensation in the case of their resignation or termination of employment on a particular position without an important reason, or when they are recalled or have their employment terminated as a result of the merger of the Company by acquisition.

12.8. Information on any liabilities arising from pensions and benefits of a similar nature for former members of the management, supervisory or administrative bodies, and on liabilities incurred in connection with those pensions,

As at 30/06/2025, the Group Companies did not have any liabilities resulting from pensions and benefits of a similar nature for former members of the management, supervisory and administrative bodies, and liabilities related to those pensions.

12.9. Information on employee shares and limitations on the assignment of the rights to securities of MIRBUD S.A.

No such events occurred in the reporting period.

12.10. All limitations concerning the assignment of the rights to the Company's securities and all limitations concerning the execution of the voting right vested in the Company's shares

No such events occurred in the reporting period.

12.11. Employees

The volume of employment in the MIRBUD Group Companies as of 30/06/2025 and as of 30/12/2024 is presented in the tables below.

Table: Employment in the MIRBUD Group Companies as at 30/06/2025

Company	Employees employed under a contract of employment	Employees employed under other contracts
MIRBUD S.A.	561	227
KOBYLARNIA S.A.	252	55
JHM DEVELOPMENT S.A.	30	16
Marywilka 44 Sp. z o.o.	11	-
PDC INDUSTRIAL CENTER 217 sp. z o.o.	2	-
TOB «МІРБУД»	-	-
PBS TRANSKOL	50	

Table: Employment in the MIRBUD Group Companies as at 30/06/2024

Company	Employees employed under a contract of employment	Employees employed under other contracts
MIRBUD S.A.	417	150
KOBYLARNIA S.A.	368	100
JHM DEVELOPMENT S.A.	31	15
Marywilka 44 Sp. z o.o.	11	-
PDC INDUSTRIAL CENTER 217 sp. z o.o.	2	-
TOB «МІРБУД»	-	-

There are no trade unions in the Group Companies and there are no company collective agreements in force.

12.12. Diversity policy

On 01/07/2021, the Group adopted a diversity policy. The diversity policy is available on the Company's website at: <https://mirbud.pl/strony/kodeks-etyki-zawodowej-2>

12.13. Information on contracts with entities authorised to audit financial statements

On 01/08/2024, MIRBUD S.A. entered into a contract with BGGM AUDYT spółka z ograniczoną odpowiedzialnością in Warsaw, address: 03-450 Warsaw, ul. Ratuszowa 11, registered under KRS No. 0000327377 in the National Court Register – Register of Entrepreneurs, maintained by the District Court for the Capital City of Warsaw in Warsaw, 13th Commercial Division of the National Court Register, entered under number 3489 on the list of entities authorised to audit financial statements maintained by the National Chamber of Statutory Auditors, to conduct the following:

- audit of the annual financial statements of MIRBUD S.A. for the period from 01/01/2024 to 31/12/2024 – remuneration of PLN 45.2 thousand net;
- audit of the annual financial statements of MIRBUD S.A. for the period from 01/01/2025 to 31/12/2025 – remuneration of PLN 55.4 thousand net;
- audit of the annual consolidated financial statements of the MIRBUD Capital Group for the period from 01/01/2024 to 31/12/2024 – remuneration of PLN 34.6 thousand net;
- audit of the annual consolidated financial statements of the MIRBUD Capital Group for the period from 01/01/2025 to 31/12/2025 – remuneration of PLN 38.4 thousand net;
- review of the interim financial statements of MIRBUD S.A. for the period from 01/01/2024 to 30/06/2024 – remuneration of PLN 22.6 thousand net;
- review of the interim financial statements of MIRBUD S.A. for the period from 01/01/2025 to 30/06/2025 – remuneration of PLN 27.7 thousand net;
- review of the interim consolidated financial statements of the MIRBUD Capital Group for the period from 01/01/2024 to 30/06/2024 – remuneration of PLN 17.30 thousand net;
- review of the interim consolidated financial statements of the MIRBUD Capital Group for the period from 01/01/2025 to 30/06/2025 – remuneration of PLN 19.20 thousand net.

The audit firm was selected from among the firms recommended by the audit committee by the Supervisory Board pursuant to Resolution XI/2024 of 24 May 2024.

On 18/04/2025, MIRBUD S.A. entered into a contract with BGGM AUDYT spółka z ograniczoną odpowiedzialnością in Warsaw, address: 03-450 Warsaw, ul. Ratuszowa 11, registered under KRS No. 0000327377 in the National Court Register – Register of Entrepreneurs, maintained by the District Court for the Capital City of Warsaw in Warsaw, 13th Commercial Division of the National Court Register and entered under number 3489 on the list of entities authorised to audit financial statements kept by the National Chamber of Statutory Auditors for the service consisting in the verification of information on sustainable development presented in the Non-Financial Report for 2024 (“Sustainability Report”) prepared by the Client – remuneration of PLN 48.0 thousand net.

On 13/03/2025, MIRBUD S.A. entered into a contract with BGGM AUDYT spółka z ograniczoną odpowiedzialnością in Warsaw, address: 03-450 Warsaw, ul. Ratuszowa 11, registered under KRS No. 0000327377 in the National Court Register – Register of Entrepreneurs, maintained by the District Court for the Capital City Warsaw in Warsaw, 13th Commercial Division of the National Court Register and entered under number 3489 on the list of entities authorised to audit financial statements kept by the National Chamber of Statutory Auditors for the service consisting in the assessment of the remuneration report in the period from 01/01/2024 to 31/12/2024 – remuneration of PLN 6.0 thousand net, and in the period from 01/01/2025 to 31/12/2025 – remuneration of PLN 6.5 thousand net.

In the period from 01/01/2025 to 30/06/2025, the remuneration paid by the MIRBUD Group Companies to statutory auditors amounted to PLN 136 thousand.

During the period from 01/01/2025 to 30/06/2025, no other unauthorised services were provided to the Company by the entity authorised to audit the financial statements.

12.14. Information on pending significant litigation before courts, arbitration bodies or public administration bodies with regard to liabilities or receivables of the issuer or its entity with regard to liabilities or receivables of the issuer or its entity

In the period covered by this report, no significant litigation concerning liabilities or receivables of the Issuer were pending.

In the period covered by this report, no significant litigation concerning liabilities or receivables of the Issuer were pending.

As of 30 June 2025, there was litigation pending concerning liabilities against the Issuer, for the total value of the object of dispute of PLN 9,211 thousand.

Provisions for future liabilities which may arise from pending court proceedings are created by way of a detailed analysis of the risk of their occurrence.

As of 30 June 2025, there was litigation pending concerning receivables brought by the Issuer for the total value of the object of dispute of PLN 25,890 thousand.

In the period covered by this report, there were significant litigation pending concerning receivables of Kobylarnia S.A. – a subsidiary of the Issuer.

On 25 February 2020, KOBYLARNIA S.A. as the leader of the consortium filed a lawsuit against the GDDKiA for the value of the object of dispute of PLN 67,422 thousand, including a claim for indexation of the Consortium's remuneration in connection with the performance of investment development tasks: the Inowrocław bypass (connector), the Bolków bypass, construction of a section of the S-5 expressway.

Court case concerning a claim brought by KOBYLARNIA S.A. on the S5 task section 5 with a litigation value of PLN 5,037 thousand.

Court case concerning a claim brought by KOBYLARNIA S.A. on the S5 task section 2 with a litigation value of PLN 6,660 thousand.

The total value of disputes between KOBYLARNIA S.A. and GDDKiA as at 30 June 2025 amounted to PLN 79,119 thousand. A team of court-appointed experts has been created at this stage.

As at 30 June 2025, KOBYLARNIA S.A. was also in litigation against the Municipality of Legnica for a total amount of PLN 6,064 thousand.

Revaluation write-downs on receivables are created by means of a detailed analysis of the receivables repayment risk.

13. STATEMENT OF THE CAPITAL GROUP ON NON-FINANCIAL INFORMATION

The MIRBUD Capital Group has prepared a separate report on non-financial information published together with the 2024 financial statements as part of the MIRBUD Capital Group management report, and is available at:

<https://relacje.mirbud.pl/raporty-okresowe>

14. STATEMENT ON THE APPLICATION OF CORPORATE GOVERNANCE OF MIRBUD S.A.

14.1. The set of corporate governance principles to which MIRBUD S.A. is subject.

During the reporting period from 01/01/2025 to 30/06/2025, MIRBUD S.A. was subject to a set of corporate governance principles called “Best Practices of Companies Listed on the WSE 2021” (Best Practices 2021, DPSN2021), which were adopted by Resolution No. 13/1834/2021 of the Stock Exchange Board of 29 March 2021.

<https://www.gpw.pl/dobre-praktyki2021>

MIRBUD S.A. reported on the application of individual corporate governance principles in a Report dated 28/07/2021 transmitted via the EBI system. Statement on the application of individual corporate governance principles for companies listed on the WSE Main Market – “Best Practices of Companies Listed on the WSE 2021” MIRBUD S.A. has also posted at [www.https://relacje.mirbud.pl/lad-korporacyjny](https://relacje.mirbud.pl/lad-korporacyjny).

Jerzy Mirgos	Sławomir Nowak
President of the Management Board	Vice-President of the Management Board

Paweł Korzeniowski	Tomasz Sałata
Member of the Management Board	Member of the Management Board

Anna Więzowska
Member of the Management Board