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Press release

Apsys among the winners of the Forbes Diamonds

Apsys has been included among the companies recognized in the Forbes Diamonds 2026 ranking, which covers businesses with the highest dynamics of value growth in recent years.

Forbes Diamonds is an annual ranking of companies with the fastest value growth, prepared by Dun & Bradstreet on the basis of official financial data. The list is compiled using a Swiss valuation method that combines the asset and income approaches. The ranking takes into account, among other things, official financial data for 2020–2024, sales levels, net profit, asset value and payment reliability. Companies meeting criteria of stability and low risk make the list.

We regard the Forbes Diamond as independent confirmation of Apsys's steady growth in value and of the consistently implemented management model. In an industry where investments are planned for years ahead, what matters most is predictability, financial discipline and reliability toward partners. In our activity, it is key not only to develop new projects, but above all to manage properties over the long term and maintain their quality and efficiency over time. This distinction also reflects the scale of work carried out by the team that is responsible, day to day, for the lasting value of Apsys's projects – **Piotr Madzurek, Vice-President and CFO, Apsys Polska**

Apsys Polska has been active on the market since 1996 as an investor, developer and manager of commercial real estate, combining investment development with the modernization and revitalization of urban areas. The company focuses on ventures that bring neglected areas back to life, strengthen local centres of activity, and respond to the long-term needs of cities and their residents. Apsys's portfolio includes both retail and mixed-use properties, as well as residential investments and revitalization projects in which lasting urban value, accessibility and professional management are of key importance.

Among Apsys's most notable investments in Poland are Manufaktura in Łódź, Posnania in Poznań, the proprietary food-hall concept Food Fyrtel, and the company's first residential investment – Solea, Mieszkania przy Wyścigach in Warsaw. The company is currently developing further projects, including the revitalization of the Hala Targowa in Gdańsk and the residential projects Nowa Stawowa and Ogrody Staromiejskie in Wrocław. Apsys Polska also manages nearly 700,000 sqm of leasable space in retail properties located in Poland's largest cities.

Apsys has also appeared in the Forbes Diamonds ranking in previous editions, in 2017 and 2018.

Apsys Polska has been active on the market since 1996 as an investor, developer and manager of commercial real estate, and also provides advisory services and expert support for solutions in urban spaces.

For 30 years, the company has been delivering projects that co-create modern urban spaces, drawing on extensive market experience at every stage of a project's creation and operation – from concept and financing, through execution, to active management and the growth of property value. Apsys's portfolio includes retail properties, mixed-use projects, residential investments and revitalization ventures, in which quality, functionality, accessibility and long-

term value for the surrounding area are of key importance. All investments are created with care for users' everyday experience, social relationships, and their harmonious integration into the urban fabric.

Apsys's flagship projects in Poland include, among others, Manufaktura in Łódź, Posnania in Poznań, the proprietary food-hall concept Food Fyrtel, and the company's first residential investment – Solea, Mieszkania przy Wyścigach in Warsaw. The company is currently carrying out further development projects, including the revitalization of the Hala Targowa (Market Hall) in Gdańsk and the residential projects Nowa Stawowa and Ogrody Staromiejskie in Wrocław. It is also a co-investor in the Wilanów Park project in Warsaw.

Apsys Polska manages nearly 700,000 sqm of leasable space in retail properties located in more than a dozen cities across the country, remaining one of the largest players on the Polish real estate market.

In 2026, Apsys is celebrating its 30th anniversary – a jubilee that underscores the company's long-term approach and its ambition to create places that genuinely transform cities.

More information: www.apsys.pl