

DOM DEVELOPMENT S.A.

**SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2025**

**PREPARED IN ACCORDANCE WITH
INTERNATIONAL FINANCIAL REPORTING STANDARDS**



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1 AUTHORISATION OF THE SEPARATE FINANCIAL STATEMENTS FOR ISSUE

These separate financial statements for the year ended 31 December 2025, comprising:

- Separate balance sheet prepared as at 31 December 2025,
- Separate statement of profit or loss for the 12 months ended 31 December 2025,
- Separate statement of comprehensive income for the 12 months ended 31 December 2025,
- Separate statement of cash flows for the 12 months ended 31 December 2025,
- Separate statement of changes in equity for the 12 months ended 31 December 2025,
- Notes to the separate financial statements

were prepared and authorised for issue by the Management Board of Dom Development S.A. on 16 March 2026.

The Management Board of Dom Development S.A. represents that, to the best of its knowledge, these annual separate financial statements for 2025, including comparative data, have been prepared in accordance with the applicable accounting policies, and provide a true, fair and clear view of the financial position and performance of the Company.

Mikołaj Konopka

President of the Management Board

Monika Dobosz

Vice President of the Management Board

Justyna Wilk

Member of the Management Board

Grzegorz Smoliński

Member of the Management Board

Terry R. Roydon

Member of the Management Board

2 SEPARATE BALANCE SHEET

ASSETS	Note	31 Dec 2025	31 Dec 2024
Non-current assets			
Intangible assets	7.6	24,365	21,081
Property, plant and equipment	7.7	52,408	21,562
Investments in subsidiaries, associates and joint ventures	7.8	466,594	449,328
Deferred tax assets	7.22	3,743	-
Long-term receivables	7.9	6,542	5,742
Long-term loans granted	7.9	580,296	154,500
Other non-current assets		-	7,768
TOTAL NON-CURRENT ASSETS		1,133,948	659,981
Current assets			
Inventory	7.10	2,446,584	2,124,970
Trade and other receivables	7.11	52,702	56,472
Other current assets	7.12	10,179	22,525
Income tax receivables	7.33	-	48,425
Short-term loans granted	7.9	-	360,750
Current financial assets	7.13	148,153	142,315
Cash and cash equivalents	7.14	68,517	129,874
TOTAL CURRENT ASSETS		2,726,135	2,885,331
TOTAL ASSETS		3,860,083	3,545,312

EQUITY AND LIABILITIES	Note	31 Dec 2025	31 Dec 2024
Equity			
Share capital	7.15	25,798	25,798
Share premium	7.16	276,458	276,458
Other equity (statutory reserve funds)		982,278	898,638
Cash flow hedge reserve		(1,697)	4,691
Reserve from share capital reduction		510	510
Retained earnings		400,220	264,229
TOTAL EQUITY		1,683,567	1,470,324
Non-current liabilities			
Bank borrowings, non-current portion	7.19	-	-
Bonds, non-current portion	7.20	535,000	510,000
Deferred tax liabilities	7.22	-	17,437
Long-term provisions	7.23	13,225	14,956
Lease liabilities, long-term portion	7.25	37,610	7,270
Other non-current liabilities	7.24	24,476	30,432
TOTAL NON-CURRENT LIABILITIES		610,311	580,095
Current liabilities			
Trade, tax and other payables	7.26	424,885	464,969
Bank borrowings, short-term portion	7.19	10,000	-
Bonds, current portion	7.20	110,000	100,000
Accrued interest on bank borrowings and bonds	7.21	6,214	6,863
Lease liabilities, short-term portion	7.25	46,935	43,093
Corporate income tax payables	7.33	47,764	-
Dividends payable		-	-
Short-term provisions	7.27	14,965	19,005
Deferred income	7.28	905,442	860,963
TOTAL CURRENT LIABILITIES		1,566,205	1,494,893
TOTAL LIABILITIES		2,176,516	2,074,988
TOTAL EQUITY AND LIABILITIES		3,860,083	3,545,312

All amounts are stated in thousands of Polish złoty.

3 SEPARATE STATEMENT OF PROFIT OR LOSS

	Note	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Revenue	7.35	1,608,862	1,782,984
Cost of sales	7.35	(1,090,944)	(1,281,915)
Gross profit		517,918	501,069
Selling costs	7.36	(66,944)	(63,476)
General and administrative expenses	7.36	(107,525)	(112,167)
Other income	7.38	2,617	11,508
Other expenses	7.39	(11,843)	(22,650)
Operating profit		334,223	314,284
Finance income	7.40	354,157	209,464
Finance costs	7.41	(40,349)	(41,381)
Profit before tax		648,031	482,367
Income tax	7.33	(67,222)	(63,347)
Net profit		580,809	419,020
Earnings per share:			
Basic (PLN)	7.32	22.51	16.25
Diluted (PLN)	7.32	22.51	16.25

Unless indicated otherwise, all amounts are stated in thousands of Polish złoty.

4 SEPARATE STATEMENT OF COMPREHENSIVE INCOME

	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Net profit	580,809	419,020
Other comprehensive income:		
Net change due to cash flow hedges	(7,886)	(979)
Items that will be reclassified to the statement of profit or loss	(7,886)	(979)
Items that will not be reclassified to the statement of profit or loss	-	-
Other comprehensive income/(loss), before tax	(7,886)	(979)
Income tax on other comprehensive income that will be reclassified to the statement of profit or loss	1,498	186
Net other comprehensive income	(6,388)	(793)
Net comprehensive income	574,421	418,227

All amounts are stated in thousands of Polish zloty.

5 SEPARATE STATEMENT OF CASH FLOWS

	Note	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Cash flows from operating activities			
Profit before tax		648,031	482,367
Adjustments for:			
Depreciation and amortisation		15,686	14,399
Foreign exchange (gains)/losses		-	(715)
(Gain)/loss from investments		(297,869)	(153,350)
Interest expense/(income)		(15,749)	(15,039)
Costs from valuation of management share option programmes		-	1,962
Changes in working capital:			
Change in provisions		(5,772)	6,285
Change in inventory		(308,721)	(80,006)
Changes in receivables		535	(3,777)
Change in current liabilities, net of bank borrowings and bonds		(50,590)	158,199
Change in accruals and deferred income		49,440	(122,735)
Other adjustments		-	715
Cash flows from operating activities		34,991	288,305
Interest received		7,739	2,482
Interest paid		(44,031)	(34,163)
Income tax paid		9,284	(92,560)
Net cash from operating activities		7,983	164,064
Cash flows from investing activities			
Proceeds from sale of intangible assets and property, plant and equipment		861	548
Proceeds from financial assets (dividends)		299,890	155,743
Repayments of loans granted		266,356	228,153
Other proceeds/(payments) related to financial assets		13,500	22,952
Loans granted		(285,514)	(235,000)
Acquisition of intangible assets and property, plant and equipment		(16,268)	(12,660)
Acquisition of financial assets and contributions to equity		(31,976)	-
Net cash from investing activities		246,849	159,736
Cash flows from financing activities			
Proceeds from issue of shares (exercise of share options)	7.15	-	5,000
Proceeds from bank borrowings		145,000	251,154
Proceeds from issue of debt securities	7.20	135,000	140,000
Repayment of bank borrowings		(135,000)	(251,154)
Redemption of debt securities	7.20	(100,011)	(50,000)
Distribution of profit (dividends)	7.18	(361,178)	(323,030)
Payments under lease contracts		-	-
Net cash from financing activities		(316,189)	(228,030)
Net increase/(decrease) in cash and cash equivalents		(61,357)	95,770
Cash and cash equivalents at beginning of period	7.14	129,874	34,104
Cash and cash equivalents at end of period	7.14	68,517	129,874

All amounts are stated in thousands of Polish zloty.

6 SEPARATE STATEMENT OF CHANGES IN EQUITY

Reporting year

	Note	Share capital	Share premium	Other equity (statutory reserve funds)	Reserve from share capital reduction	Cash flow hedge reserve	Retained earnings	Total equity
Equity at beginning of period		25,798	276,458	898,638	510	4,691	264,229	1,470,324
Share capital increase from exercise of share options	7.15, 7.16	-	-	-	-	-	-	-
Transfer of profit to statutory reserve funds	7.18	-	-	83,640	-	-	(83,640)	-
Dividend for shareholders	7.18	-	-	-	-	-	(361,178)	(361,178)
Creation of share-based payment reserve (from share option valuation)	7.44	-	-	-	-	-	-	-
Net profit for reporting period		-	-	-	-	-	580,809	580,809
Net other comprehensive income		-	-	-	-	(6,388)	-	(6,388)
Net comprehensive income		-	-	-	-	(6,388)	580,809	574,421
Increase/(decrease) in equity		-	-	83,640	-	(6,388)	135,991	213,243
Equity at end of period		25,798	276,458	982,278	510	(1,697)	400,220	1,683,567

All amounts are stated in thousands of Polish zloty.

Previous year

	Note	Share capital	Share premium	Other equity (statutory reserve funds)	Reserve from share capital reduction	Cash flow hedge reserve	Retained earnings	Total equity
Equity at beginning of period		25,698	271,558	765,143	510	5,484	299,772	1,368,165
Share capital increase from exercise of share options	7.15, 7.16	100	4,900	-	-	-	-	5,000
Transfer of profit to statutory reserve funds	7.18	-	-	131,533	-	-	(131,533)	-
Dividend for shareholders	7.18	-	-	-	-	-	(323,030)	(323,030)
Creation of share-based payment reserve (from share option valuation)	7.44	-	-	1,962	-	-	-	1,962
Net profit for reporting period		-	-	-	-	-	419,020	419,020
Net other comprehensive income		-	-	-	-	(793)	-	(793)
Net comprehensive income		-	-	-	-	(793)	419,020	418,227
Increase/(decrease) in equity		100	4,900	133,495	-	(793)	(35,543)	102,159
Equity at end of period		25,798	276,458	898,638	510	4,691	264,229	1,470,324

All amounts are stated in thousands of Polish zloty.

7 NOTES TO THE SEPARATE FINANCIAL STATEMENTS





7.1 GENERAL INFORMATION ABOUT DOM DEVELOPMENT S.A.

Dom Development S.A. (the “Company”) is the parent of the Dom Development Group (the “Group”). Its registered office is located at ul. Piłsudskiego 3, 00-078 Warsaw, Poland. The Company is entered in the National Court Register maintained by the District Court for the Capital City of Warsaw, 12th Commercial Division of the National Court Register, under No. 0000031483.

According to the Polish Classification of Business Activities, the principal business activity of the Company is the development of building projects (PKD 4110Z). The Company operates mainly in Warsaw and its vicinity. The Company has subsidiaries conducting residential property development activities on the Tricity, Wrocław and Krakow markets.

The Company is majority-owned by Groupe Belleforêt S.à r.l. of Luxembourg (see Note 7.15), which held 54.81% of the Company shares as at 31 December 2025. The ultimate parent of the Dom Development Group is the SCOP 2003 Trust, a trust established under the laws of England and Wales. The SCOP 2003 Trust is the sole shareholder of SCOP Luxembourg 2007 S.à r.l., which in turn is the majority shareholder of Groupe Belleforêt S.à r.l.

The principal business activity of the Company is the construction and sale of residential properties.

The Company operates in Poland in accordance with the Commercial Companies Code, and their duration is unlimited.

In the 12 months ended 31 December 2025, the Company did not discontinue any of its operations.

7.2 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

These separate financial statements have been prepared on a historical cost basis.

They have been prepared on the assumption that the Company will continue as a going concern for the foreseeable future.

The Russian invasion of Ukraine, which began on 24 February 2022 and the escalating conflict in the Middle East continue to disrupt the economic environment across the region. The Company and its subsidiaries operate exclusively in Poland. In the view of the Management Board, the war in Ukraine and the escalating conflict in the Middle East may impact demand for residential properties, construction costs, and the availability of subcontractors. As at the date of these separate financial statements, all of the Company’s projects were progressing in line with plan or ahead of schedule. The Management Board continues to monitor developments closely and assess their potential implications at both the individual project level and from the perspective of the Company’s long-term strategy. The Management Board believes that as at the date of authorisation of these financial statements, there were no circumstances indicating a threat to the Company’s ability to continue as a going concern for the foreseeable future.

The Company’s functional currency is the Polish złoty. These separate financial statements have been prepared in the Polish zloty (“PLN”). Financial data presented in these separate financial statements are expressed in thousands of Polish zloty unless stated otherwise.

The Company also prepared consolidated financial statements of the Dom Development Group for the 12 months ended 31 December 2025, which were authorised for issue by the Company’s Management Board on 16 March 2026.

The ultimate consolidated financial statements are prepared by SCOP Luxembourg 2007 S.à r.l., which is the majority shareholder of Groupe Belleforêt S.à r.l.

7.3 STATEMENT OF COMPLIANCE

Polish legal regulations require the Company to prepare its separate financial statements in accordance with the International Financial Reporting Standards (“IFRS”) as adopted by the European Union (“EU”). Given the ongoing process of IFRS endorsement within the EU and the nature of the Company’s activities, there are no differences between the IFRS standards that have become effective and those endorsed by the EU for the financial year ended 31 December 2025 in respect of the accounting policies applied by the Company.

These financial statements are separate financial statements within the meaning of IAS 27 and have been prepared in compliance with all applicable IFRS as adopted by the European Union.

IFRS include standards and interpretations issued by the International Accounting Standards Board (“IASB”) and the International Financial Reporting Interpretations Committee (“IFRIC”).

The accounting policies applied in the preparation of these separate financial statements are consistent with those applied in the preparation of the Company’s separate financial statements for the year ended 31 December 2024, except for the adoption of the following amendments to standards and new interpretations applicable to annual periods beginning from 1 January 2025:

- Amendments to IAS 21 *The Effects of Changes in Foreign Exchange Rate*. In August 2023, the IASB issued amendments to IAS 21 *The Effects of Changes in Foreign Exchange Rate*, which are designed to assist entities in assessing whether a currency is exchangeable for another and in estimating the spot exchange rate when it is not. Furthermore, where a currency is not exchangeable, the amended standard requires entities to disclose additional information on the methodology used to determine an alternative exchange rate.

The Management Board has reviewed the amendments and concluded that they have no material impact on the Company’s financial position, results, or the scope of disclosures in these separate financial statements.

Issued standards and interpretations that are not yet effective and have not been early adopted by the Company

In these separate financial statements, the Company has not elected to early adopt the following issued standards, interpretations, or amendments to existing standards prior to their effective date:

- Amendments to IFRS 10 and IAS 28 regarding sale or contribution of assets between an investor and its associates or joint ventures. The amendments resolve the previous inconsistency between the requirements of IFRS 10 and IAS 28. The accounting treatment depends on whether non-monetary assets sold or contributed to an associate or joint venture constitute a business. If the non-monetary assets constitute a business, the investor recognises the full gain or loss resulting from the transaction. However, if the assets do not meet the definition of a business, the investor recognises the gain or loss only to the extent of the interests held by unrelated investors in the associate or joint venture. As at the date of these separate financial statements, endorsement of the amendment had been postponed by the European Union.
- IFRS 18 *Presentation and Disclosure in Financial Statements*. In April 2024, the IASB issued new IFRS 18 *Presentation and Disclosure in Financial Statements*. The standard is to replace IAS 1 *Presentation of Financial Statements*, and will be effective as of 1 January 2027. The changes compared with the standard it replaces address three key areas: the presentation of the statement of profit or loss, disclosure requirements for certain performance measures, and the principles governing the aggregation and disaggregation of information in financial statements. The new standard is effective for reporting periods beginning on or after 1 January 2027.
- Annual Improvements to IFRS. *Annual Improvements to IFRS Accounting Standards* amend the following standards: IFRS 1 *First-time Adoption of International Financial Reporting Standards*, IFRS 7 *Financial Instruments: Disclosures*, IFRS 9 *Financial Instruments*, IFRS 10 *Consolidated Financial Statements* and IAS 7 *Statement of Cash Flows*. The amendments clarify the guidance on recognition and measurement. The amendments are effective for reporting periods beginning on or after 1 January 2026.
- Amendments to the classification and measurement of financial instruments – amendments to IFRS 9 and IFRS 7. In May 2024, the IASB issued amendments to IFRS 9 and IFRS 7 to: a/ clarify the date of recognition and derecognition of certain financial assets and liabilities, with exemption for certain financial liabilities settled through electronic transfer; b/ clarify and add further guidance on the assessment of whether a financial asset meets the SPPI test; c/ add new disclosure requirements for certain instruments whose contractual terms may change cash flows; and d/ update disclosure requirements for equity instruments designated at fair value through other comprehensive income (FVOCI). The amendments are effective for reporting periods beginning on or after 1 January 2026.

The Management Board is currently assessing the impact of these standards on the Company’s financial position, results, and the scope of disclosures in the separate financial statements. The Management Board does not anticipate that the new standards and amendments to existing standards will have a material impact on the Company’s separate financial statements in the period of their initial application.

7.4 SIGNIFICANT ACCOUNTING POLICIES

INVESTMENTS IN SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

Shares in subsidiaries, associates and joint ventures are recognised at cost, net of any impairment losses.

PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment are measured at cost, less accumulated depreciation (except for land) and any accumulated impairment losses. Acquisition cost includes the cost of replacing components of equipment when incurred, provided the expenditure is material. Depreciation is calculated on a straight-line basis over the asset's useful life. Buildings and structures are depreciated at rates ranging from 2.5% to 4.5%, vehicles at 20%, and equipment and other fixed assets at rates between 10% and 30%.

The right-of-use asset for office space is recognised in accordance with IFRS 16 *Leases* and depreciated over the lease term.

INVENTORY

Finished products

Finished goods primarily consist of residential units and parking spaces. They are measured at the lower of cost and net realisable value.

Net realisable value represents the estimated selling price, as determined by the Management Board based on prevailing market conditions.

Work in progress

Work in progress is measured at the lower of cost and net realisable value. Where a discrepancy arises, a write-down is recognised. For the Company's residential development projects, the assessment of whether an impairment write-down is required is based on the impairment test described below, which evaluates production cost against net realisable value.

Inventory impairment test

If a residential development project is expected to generate a loss, a write-down on work in progress is recognised immediately in the statement of profit or loss. A write-down may also be recognised for properties where the development process is exposed to a material risk of significant delay.

Budgets are prepared for each residential development project, covering both actual and projected cash flows, and are updated at least quarterly. For impairment testing purposes, project budgets include all historical and forecast net revenues, net of direct costs associated with land purchase, design, construction, and other project-related expenses, including show homes and on-site sales offices. Project budgets also account for both past and projected borrowing costs, as well as anticipated customer claims where applicable.

Project budgets are prepared in accordance with the principle of prudent valuation.

If the project margin, calculated based on total revenues and the aforementioned costs, is positive, no write-down on inventories is required. A negative margin indicates a potential impairment, which, following a detailed assessment of the project's cash flows, results in the recognition of a write-down on inventories equivalent to the estimated negative margin.

The write-down is recognised within cost of sales under 'Adjustment of inventories to net realisable value.' A previously recognised write-down may be reversed if the projected margin for the project turns positive.

If a project consists of multiple stages, the impairment assessment of inventories is conducted as follows:

- a) all future phases of the project are treated as a single unit for impairment testing purposes;
- b) each phase where both sales and construction have commenced is assessed separately from the remaining phases for impairment.

BORROWING COSTS

Borrowing costs are recognised as an expense in the statement of profit or loss in the period in which they are incurred, except for capitalised costs – i.e., costs that can be attributed to the production cost of qualifying assets (in the case of the Company: work in progress).

Borrowing costs are capitalised to work in progress only during periods when a residential development project is considered active. A project is deemed active when design or construction work is underway for acquired land, or when key administrative approvals necessary for project execution are being obtained.

Capitalisation of borrowing costs ceases when substantially all activities necessary to prepare the residential units for handover to customers have been completed.

Capitalisation is suspended if residential development activities related to the project – including design work, construction, or obtaining necessary permits and administrative approvals – are temporarily halted.

TRADE AND OTHER RECEIVABLES

Trade and other receivables are measured in accordance with IFRS 9, which introduced the estimation of impairment losses on financial assets using the expected credit loss model.

BANK DEPOSITS OVER THREE MONTHS

Bank deposits with a maturity over three months (as of the date when they are made) are presented in 'Current financial assets'.

CASH AND CASH EQUIVALENTS

Cash and short-term deposits with original maturities of up to three months (as at the date of their inception) are recognised in the balance sheet at nominal value and comprise cash held at banks and on hand, as well as short-term deposits with original maturities not exceeding three months. The balance of cash and cash equivalents presented in the statement of cash flows consists of the cash and cash equivalents described above, net of outstanding current account overdrafts.

INTEREST-BEARING BORROWINGS AND DEBT SECURITIES

At initial recognition, all interest-bearing borrowings and debt securities are measured at fair value, net of transaction costs incurred to obtain financing.

Subsequent to initial recognition, interest-bearing borrowings and debt securities are measured at amortised cost using the effective interest rate method.

The calculation of amortised cost reflects transaction costs incurred to obtain financing, as well as any discounts or premiums arising on issuance.

Drawdowns and repayments of borrowings and debt securities are presented in the statement of cash flows as cash inflows or outflows from financing activities and are not offset within the reporting period. An exception applies to overdraft facilities, where drawdowns and repayments are presented on a net basis due to their short maturities, high turnover, and rapid settlement cycles.

TRADE, TAX AND OTHER PAYABLES

Short-term trade and other payables, tax liabilities, and other liabilities are presented at amounts due.

Where the time value of money is significant – particularly in the case of retained guarantee deposits – the liability is measured by discounting the forecast future cash flows to present value. If the discounting approach is applied, the unwinding of the discount over time is recognised as finance costs.

PROVISIONS

Provisions are recognised when the Company has a present obligation (legal or constructive) arising from past events, it is probable that the settlement of this obligation will result in an outflow of economic benefits, and the amount of the obligation can be reliably estimated. The costs associated with a provision are recognised in the statement of profit or loss, net of any reimbursements.

REVENUE RECOGNITION

Revenue is recognised to the extent that it is probable that the Company will achieve economic benefits from a given transaction and the revenue can be reliably measured. Before revenue is recognised, the following criteria must be met:

Sale of products

Revenue from the sale of property (including residential units and commercial space) is recognised when control of the property, along with the significant risks and rewards of ownership, is transferred to the buyer. The Company considers this transfer to occur upon delivery of the property to the buyer, evidenced by a signed handover report, provided that the purchase price has been paid in full.

Where a residential development project involving the sale of real estate (including residential units and commercial space) is carried out on land owned by a third party, but the Company is responsible for the execution of the project – including marketing, sales, customer service, and design and construction management – and bears the associated risks, revenue from the sale of such properties is recognised in the same manner as described above for residential development projects undertaken on land owned by the Company or held under a perpetual usufruct right.

The Company recognises revenue from construction services (construction of residential properties) over time. Revenue is recognised using the percentage of completion method. The Company determines the stage of completion of a contract by calculating the proportion of costs incurred from the contract inception to the revenue recognition date relative to the estimated total contract costs.

If the outcome of a contract cannot be reliably estimated, revenue is recognised only to the extent of the costs incurred that are expected to be recoverable, while contract costs are expensed in the period in which they are incurred.

Revenue from the rendering of construction services

When it is probable that total contract costs will exceed total contract revenue, the expected loss (the excess of total estimated costs over total estimated revenue) is immediately recognised as an expense in the period and presented within cost of sales as cost of services sold. If revenue recognised using the percentage-of-completion method exceeds invoiced revenue, the difference is recorded as revenue from rendering of services, with a corresponding asset recognised within other current assets. If revenue recognised using the percentage-of-completion method is lower than invoiced revenue, the difference is recorded as revenue from rendering of services, with a corresponding liability recognised as deferred income.

Revenue from other services

Revenue from the provision of non-construction services, including revenue from property management activities, is recognised in the period in which the service is rendered.

TAXATION

Current tax

Current tax liabilities and receivables for the current and prior periods are measured at the amounts expected to be paid to (or recovered from) the tax authorities, using the tax rates and tax laws that were enacted or substantively enacted as at the reporting date.

Deferred tax

For financial reporting purposes, deferred tax is calculated using the liability method, based on temporary differences as at the reporting date between the tax base of assets and liabilities and their carrying amount as presented in the financial statements.

Deferred tax assets are recognised for all deductible temporary differences, as well as for unused tax credits and unused tax losses carried forward, to the extent that it is probable that taxable profit will be available against which these deductible differences, credits, and losses can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and is reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow for the full or partial recovery of the deferred tax asset. Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available to recover the asset.

A deferred tax liability is recognised for the amount of income tax payable in future periods due to taxable temporary differences, i.e., differences that will increase the taxable base for income tax calculation in future periods.

Deferred tax assets and deferred tax liabilities are measured using the tax rates expected to be in effect in the period in which the asset is realised or the liability is settled, based on the tax rates (and tax laws) that are enacted or substantively enacted as at the reporting date.

Income tax related to items recognised outside profit or loss is also recognised outside profit or loss, as follows: in other comprehensive income, for items recognised in other comprehensive income, or directly in equity, for items recognised directly in equity.

The Company offsets deferred tax assets against deferred tax liabilities only when it has a legally enforceable right to offset current tax assets against current tax liabilities, and when the deferred tax relates to the same taxable entity and the same taxation authority.

DIVIDENDS

Dividends are recognised when the shareholders' rights to receive the payment are established.

EARNINGS PER SHARE

Earnings per share for each reporting period is calculated as the net profit for the period divided by the weighted average number of shares outstanding during that period.

LEASES

The Company recognises assets and liabilities for all lease transactions with a term exceeding 12 months, except where the leased asset is of low value. Depreciation of the leased asset is recognised separately from interest on the lease liability in the statement of profit or loss.

Right-of-use assets are presented in the balance sheet within the same line item as the corresponding underlying assets would have been classified if owned by the Company (the lessee).

Right-of-use assets – office premises

Right-of-use assets related to office space are depreciated, with corresponding finance costs recognised in respect of the lease. These assets are presented in the balance sheet under Property, plant and equipment, while the related lease liabilities are classified as either non-current or current liabilities, as appropriate.

Perpetual usufruct of land

Costs – costs related to the lease of perpetual usufruct rights to land are allocated to Inventory (as Semi-finished products and work in progress) during the execution of a residential development project.

Asset – the related asset is recognised in the balance sheet under Inventory or Short-term receivables.

Liability – the corresponding liability is fully classified under Current liabilities.

This allocation of perpetual usufruct lease payments reflects the fact that these rights pertain to land on which the Company carries out its residential development projects. Accordingly, the costs related to the lease of perpetual usufruct rights are recognised under Inventory (as work in progress), and subsequently expensed to profit or loss, together with the cost of sales of finished products, when the completed units are transferred to customers, i.e. upon revenue recognition.

On 20 July 2018, the Act on the conversion of perpetual usufruct to land developed for residential purposes into freehold ownership came into effect. The Company treats land subject to this statutory conversion in the same manner as land previously held under perpetual usufruct, accounting for conversion fees in line with the treatment of perpetual usufruct charges.

Classification of lease assets and liabilities related to perpetual usufruct rights to land in the balance sheet

As a general principle, perpetual usufruct rights to land on which residential development projects are carried out are classified as Inventory. The corresponding liabilities for these rights are expected to be settled through their transfer to the buyers of the residential units to which they relate. Liabilities associated with these rights are classified as current liabilities, consistent with the classification of the related Inventories, which are recognised as current assets. This classification reflects the fact that both the inventories and the corresponding liabilities are settled within the Company's operating cycle, which extends from the start of a residential development project to the conversion of inventories into cash.

The Company is legally discharged from its obligation to pay usufruct fees or conversion fees only upon the legal (notarial) transfer of the corresponding share in the land to the buyer of a unit. Until this transfer is completed, the lease liability remains on the Company's balance sheet. Accordingly, upon delivery of the unit to the buyer (which coincides with the recognition of revenue from the sale), the portion of the lease asset relating to the unit is reclassified from Inventory to Receivables from the buyer, in an amount corresponding to the recognised lease liability for the land.

Until the legal title is transferred, both the receivable and the liability are classified as current, as their settlement is expected to occur within the Company's operating cycle through transfer to the buyer. Upon legal transfer of ownership to the buyer, the lease liability and the corresponding receivable are derecognised from the balance sheet.

All future payments arising from perpetual usufruct rights, based on the contractual term of the usufruct (which may be up to 99 years), are discounted. This period is independent of the timeframe anticipated by the Company for holding the perpetual usufruct rights, that is, the period planned for the development of these properties for investment purposes.

7.5 SIGNIFICANT JUDGEMENTS AND ASSUMPTIONS

The following areas required the significant application of management's professional judgement, alongside accounting estimates and underlying business assumptions, in the process of applying the accounting policies.

DEVELOPMENT PROJECT BUDGETS

Decisions to purchase property (land) are informed by the results of analyses, with one of the key elements being purchase budgets used to assess the future profitability of development projects. From the date of acquisition, budgets for construction projects are regularly reviewed and updated to reflect management's best estimates and professional judgment. All project budgets are reviewed at least every three months and revised as necessary. Updated project budgets form the basis for:

- assessing project profitability and determining the need for inventory write-downs, if applicable
- preparing financial projections, annual budgets, and medium-term plans

RECOGNITION OF REVENUE FROM SALE OF PRODUCTS

Revenue from the sale of property (residential units, commercial space, etc.) is recognised when control over the property and the significant risks and rewards associated with ownership are transferred to the buyer. Management considers this

transfer to occur upon delivery of the property to the buyer, as confirmed by a signed handover report, provided that the full purchase price has been paid.

SEASONALITY

The Company's operations are not subject to any significant seasonal fluctuations.

7.6 INTANGIBLE ASSETS

Reporting year

INTANGIBLE ASSETS	Other intangible assets	Software	Trademark	Intangible assets under development	Total
Gross carrying amount at beginning of period	8,110	46,965	-	2,101	57,176
Additions – acquisition of companies	-	-	-	-	-
Other additions	449	7,926	-	10,468	18,843
Transfers	-	-	-	(7,986)	(7,986)
(Reductions)	(2,870)	-	-	-	(2,870)
Gross carrying amount at end of period	5,689	54,891	-	4,583	65,163
Accumulated amortisation at beginning of period	7,109	28,986	-	-	36,095
Additions – acquisition of companies	-	-	-	-	-
Other additions	483	6,992	-	-	7,475
(Reductions)	(2,772)	-	-	-	(2,772)
Accumulated amortisation at end of period	4,820	35,978	-	-	40,798
Net carrying amount at end of period	869	18,913	-	4,583	24,365

Previous year

INTANGIBLE ASSETS	Other intangible assets	Software	Trademark	Intangible assets under development	Total
Gross carrying amount at beginning of period	7,486	40,503	-	415	48,404
Additions – acquisition of companies	-	-	-	-	-
Other additions	246	23	-	8,549	8,818
Transfers	424	6,439	-	(6,863)	-
(Reductions)	(46)	-	-	-	(46)
Gross carrying amount at end of period	8,110	46,965	-	2,101	57,176
Accumulated amortisation at beginning of period	6,575	22,615	-	-	29,190
Additions – acquisition of companies	-	-	-	-	-
Other additions	534	6,371	-	-	6,905
(Reductions)	-	-	-	-	-
Accumulated amortisation at end of period	7,109	28,986	-	-	36,095
Net carrying amount at end of period	1,001	17,979	-	2,101	21,081

Intangible assets are amortised over their estimated useful lives, which typically range from two to five years. The Group has no intangible assets with an indefinite useful life.

As at 31 December 2025, no circumstances arose that would require the Company to recognise impairment losses on intangible assets.

Amortisation of intangible assets has been recognised in selling costs and general and administrative expenses.

No charges, liens, or other security interests were established over were established over intangible assets.

7.7 PROPERTY, PLANT AND EQUIPMENT

Reporting year

PROPERTY, PLANT AND EQUIPMENT	Right-of-use premises	Land and buildings	Vehicles	Plant, machinery and other property, plant and equipment	Total
Gross carrying amount at beginning of period	36,403	4,130	9,107	10,606	60,246
Additions – acquisition of companies	-	-	-	-	-
Other additions	35,457	84	2,462	1,572	39,575
(Reductions)	(29,406)	-	(2,124)	(447)	(31,977)
Gross carrying amount at end of period	42,454	4,214	9,445	11,731	67,844
Accumulated depreciation at beginning of period	24,518	502	5,344	8,320	38,684
Additions – acquisition of companies	-	-	-	-	-
Other additions	5,249	396	1,406	1,166	8,217
(Reductions)	(29,406)	-	(1,631)	(428)	(31,465)
Accumulated depreciation at end of period	361	898	5,119	9,058	15,436
Net carrying amount at end of period	42,093	3,316	4,326	2,673	52,408

Previous year

PROPERTY, PLANT AND EQUIPMENT	Right-of-use premises	Land and buildings	Vehicles	Plant, machinery and other property, plant and equipment	Total
Gross carrying amount at beginning of period	32,966	2,406	7,937	12,138	55,447
Additions – acquisition of companies	-	-	-	-	-
Other additions	3,437	6,218	1,928	2,522	14,105
(Reductions)	-	(4,494)	(758)	(4,054)	(9,306)
Gross carrying amount at end of period	36,403	4,130	9,107	10,606	60,246
Accumulated depreciation at beginning of period	19,624	-	5,128	10,834	35,586
Additions – acquisition of companies	-	-	-	-	-
Other additions	4,894	502	974	1,297	7,667
(Reductions)	-	-	(758)	(3,811)	(4,569)
Accumulated depreciation at end of period	24,518	502	5,344	8,320	38,684
Net carrying amount at end of period	11,885	3,628	3,763	2,286	21,562

Additions to property, plant and equipment resulted from acquisitions.

As at 31 December 2025, no circumstances were identified that would require the recognition of an impairment loss on property, plant and equipment.

No items of property, plant and equipment were pledged as security.

7.8 INVESTMENTS IN SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

INVESTMENTS IN SUBSIDIARIES, ASSOCIATES AND JOINT VENTURE	31 Dec 2025	31 Dec 2024
Equity interests in subsidiaries, associates and joint ventures	466,594	449,328
As at end of period	466,594	449,328

EQUITY INTERESTS IN SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

As at 31 December 2025 and 31 December 2024, the Company had no investments in joint ventures.

Investments in subsidiaries and associates are presented in the table below.

EQUITY INTERESTS IN SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES	As at 31 Dec 2025			As at 31 Dec 2024		
	Ownership interest (%)	Gross carrying amount	Net carrying amount of shares	Ownership interest (%)	Gross carrying amount	Net carrying amount of shares
Dom Development Grunty Sp. z o.o.	46%	24	24	46%	24	24
Dom Development Wrocław Sp. z o.o.	100%	4,002	4,002	100%	17,502	17,502
Dom Development Kredyty Sp. z o.o.	100%	505	505	100%	505	505
Euro Styl S.A.	100%	265,472	265,472	100%	265,472	265,472
Dom Construction Sp. z o.o.	100%	3,103	3,103	100%	3,103	3,103
Dom Development Kraków Sp. z o.o.	100%	166,476	166,476	100%	162,722	162,722
Dom Development Myśluborska sp. z o.o.	100%	27,012	27,012	-	-	-
Fundacja Nasz Dom	100%	-	-	100%	-	-
Total		466,594	466,594		449,328	449,328

- Euro Styl group

Euro Styl S.A. is the parent of the Euro Styl group. The principal business activity of the group involves constructing residential developments in the Tricity and its vicinity.

The composition of the Euro Styl group as at 31 December 2025 is shown in the table below.

Euro Styl group	Parent's ownership interest	Parent's voting interest
Euro Styl Construction Sp. z o.o.	100%	100%
Euro Styl Montownia Sp. z o.o.	100%	100%
Apartamenty Las Jastarnia Sp. z o.o.	100%	100%
GGI Dolne Miasto Sp. z o.o.	100%	100%
Your Destination Sp. z o.o.	100%	100%

As at 31 December 2025, Euro Styl S.A. also held a 50% interest in joint ventures (established to execute residential development projects), which are accounted for in the consolidated financial statements using the equity method. These are:

- Bysewska Sp. z o.o.
- DOKI V Sp. z o.o.

The group includes Euro Styl Construction Sp. z o.o., a construction company which develops residential projects on a general contracting basis exclusively for the Euro Styl group companies.

- Dom Development Wrocław Sp. z o.o.

The company's business involves constructing residential developments in Wrocław.

- Dom Development Kraków Sp. z o.o.
The company constructs residential developments in Krakow.
- Dom Development Kredyty Sp. z o.o.
The company's principal business activity comprises credit brokerage services for financial institutions.
- Dom Development Grunty Sp. z o.o.
The company, in which Dom Development S.A. holds 46.00% of the share capital, engages in property sale transactions within the Group.
- Dom Construction Sp. z o.o.
Dom Construction Sp. z o.o. develops residential projects on a general contracting basis. Dom Construction Sp. z o.o. provides services exclusively to the Group's entities, excluding those within the Euro Styl group, where construction projects are carried out by Euro Styl Construction Sp. z o.o.
- Fundacja Nasz Dom
The Foundation's objectives and activities are closely aligned with the Company's and Group's business and involve providing living accommodation, solving housing problems, and advancing the Group's sustainability strategy. The Foundation will focus on helping families and individuals in difficult life situations, including abroad, such as in Ukraine. It will also engage with local communities through social outreach initiatives and support charitable causes.

SIGNIFICANT CHANGES FROM 1 JANUARY TO 31 DECEMBER 2025

- Acquisition of GH Development 9 Sp. z o.o. (currently Dom Development Myśliborska Sp. z o.o.)
On 15 December 2025, the Company acquired 100% of the shares in GH Development 9 Sp. z o.o. for PLN 27,012 thousand. The purpose of the acquisition is the implementation of a multi-stage development project on the land located at Myśliborska Street in Warsaw, owned by this company (the carrying amount of the land, together with expenditure incurred to date, amounted to PLN 85,838 thousand). Additionally, the company had a loan for the acquisition of that land, the carrying amount of which, together with accrued interest, amounted to PLN 87,313 thousand. The company did not hold any other significant assets or liabilities as at the acquisition date. The company had no previous operations. As part of the transaction, on the acquisition date Dom Development S.A. replaced, under a subrogation agreement, GH International Investments 2 N.V. as the lender.
- Repayment of a capital contribution by Dom Development Wrocław Sp. z o.o.
On 12 May 2025, the Company received a repayment of a capital contribution from Dom Development Wrocław Sp. z o.o. in the amount of PLN 13,500 thousand.

7.9 LOANS GRANTED (LONG- AND SHORT-TERM) AND OTHER LONG-TERM RECEIVABLES

LONG-TERM RECEIVABLES	31 Dec 2025	31 Dec 2024
Receivables from disposal of financial assets	-	-
Receivables from retentions	2,718	2,480
Other long-term receivables	3,824	3,262
Total	6,542	5,742

LOANS GRANTED	31 Dec 2025	31 Dec 2024
Loans granted, long-term portion	580,296	154,500
Loans granted, short-term portion	-	360,750
Total	580,296	515,250

The loan amounts presented above include accrued interest as at the reporting date.

LOANS GRANTED

All loans granted by the Company are loans to related parties.

The table below sets out loans granted by the Company, and their balances as at 31 December 2025, including accrued interest.

Agreement date	Borrower	Loan amount (excluding interest)	Due date	As at end of period
26 Feb 2019	Euro Styl S.A.	150,000	31 Dec 2030	119,250
27 Sep 2019	Dom Development Wrocław Sp. z o.o.	270,000	31 Dec 2030	65,000
9 Aug 2022	Dom Development Kraków Sp. z o.o.	220,000	31 Dec 2028	153,752
28 Apr 2023	Dom Development Kraków Sp. z o.o.	165,100	31 Dec 2028	154,500
15 Dec 2025	Dom Development Myśluborska sp. z o.o.	100,000	31 Dec 2030	87,794
Total				580,296

7.10 INVENTORY

INVENTORY	31 Dec 2025	31 Dec 2024
Prepaid deliveries	93,030	114,442
of which: at cost	93,030	114,442
write-down to net realisable value	-	-
Semi-finished products and work in progress	2,104,614	1,895,012
of which: at cost	2,094,881	1,891,767
perpetual usufruct of land (lease)	40,641	34,153
write-down to net realisable value	(30,908)	(30,908)
Finished products	248,940	115,516
of which: at cost	255,169	121,745
write-down to net realisable value	(6,229)	(6,229)
Total	2,446,584	2,124,970

INVENTORY WRITE-DOWNS	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
As at beginning of period	37,137	37,138
Increase	-	-
(Reductions)	-	(1)
As at end of period	37,137	37,137

Inventory write-down amounts were determined based on analyses and impairment tests performed by the Company.

The methodology of inventory impairment testing is set out in Note 7.4 – Significant accounting policies.

CARRYING AMOUNTS OF INVENTORIES PLEDGED AS SECURITY FOR LIABILITIES AND MORTGAGE AMOUNTS	31 Dec 2025	31 Dec 2024
MORTGAGES – amounts of mortgages securing liabilities:		
Under property purchase contracts	-	-
Under credit facility agreements executed by the Company and other Group entities	1,155,000	900,000

PRE-DEVELOPMENT COSTS

Where there is uncertainty regarding the acquisition of land for a potential project, the associated pre-development costs are expensed to the separate statement of profit or loss in the period in which they are incurred. All other pre-development costs are capitalised within work in progress.

The table below sets out the pre-development costs recognised in the separate statement of profit or loss.

PRE-DEVELOPMENT COSTS RECOGNISED IN THE STATEMENT OF PROFIT OR LOSS	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Pre-development works	1,892	1,409

7.11 TRADE AND OTHER RECEIVABLES

TRADE AND OTHER RECEIVABLES	31 Dec 2025	31 Dec 2024
Trade receivables	22,533	33,672
Receivables from related parties	2,278	8,815
Tax receivables	21,136	-
Other receivables	6,755	13,985
Total	52,702	56,472

Tax receivables were VAT receivables, amounting to PLN 21,136 thousand and PLN 0 thousand as at 31 December 2025 and 31 December 2024, respectively.

The Company recognised impairment allowances for receivables, which are presented under Other expenses.

The allowances were recognised in accordance with the Company's best knowledge and experience, based on an estimate of expected credit losses.

AGEING ANALYSIS OF TRADE RECEIVABLES	31 Dec 2025	31 Dec 2024
Non-overdue receivables and receivables past due up to 3 months	12,872	26,146
Past due over 3 months to 6 months	10,552	591
Past due over 6 months to 1 year	193	3,750
Past due over 1 year	4,118	4,306
Gross carrying amount of trade receivables	27,735	34,793
Impairment allowances	(5,202)	(1,121)
Net carrying amount of trade receivables	22,533	33,672

The impairment allowances presented in the table below relate entirely to past due trade receivables.

CHANGE IN IMPAIRMENT ALLOWANCES FOR TRADE AND OTHER RECEIVABLES	31 Dec 2025	31 Dec 2024
As at beginning of period	1,121	4,355
Increase	5,137	1,056
(Reductions)	(1,056)	(4,290)
As at end of period	5,202	1,121

As at the reporting date, there were no trade or other receivables denominated in foreign currencies.

Income and expenses related to the recognition and reversal of impairment allowances for receivables are recognised under other income or other expenses, respectively.

7.12 OTHER CURRENT ASSETS

OTHER CURRENT ASSETS	31 Dec 2025	31 Dec 2024
Accrued expenses	4,773	5,413
Long-term contract accruals	-	17,057
Accrued finance income from deposits	1	12
Other	5,405	43
Total	10,179	22,525

The long-term contract accruals relate to the construction project executed by the Company under a general contracting model. These accruals represent the difference between revenue recognised based on the stage of contract completion and invoiced revenue.

7.13 CURRENT FINANCIAL ASSETS

CURRENT FINANCIAL ASSETS	31 Dec 2025	31 Dec 2024
Bank deposits over 3 months	-	-
Cash in open-end residential escrow accounts	141,688	128,798
Other current financial assets	6,465	13,517
Total	148,153	142,315

Cash in open-end residential escrow accounts comprises funds received from the Company's customers as advance payments for the sale of its residential units. These funds remain in escrow until the requirements set out in the Act on the protection of rights of residential property buyers are satisfied.

Other current financial assets consist of funds held in an escrow account for the development of external infrastructure associated with the Company's residential projects at the Metro Zachód estate.

7.14 CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprises cash on hand and bank balances, including deposits with original maturities of up to three months at the time of placement. The carrying amounts of these assets correspond to their fair values.

CASH AND CASH EQUIVALENTS	31 Dec 2025	31 Dec 2024
Cash in hand and at banks	6,197	8,172
Short-term bank deposits	62,320	121,702
Other	-	-
Total	68,517	129,874

7.15 SHARE CAPITAL

CHANGES IN THE COMPANY'S SHARE CAPITAL FROM 1 JANUARY TO 31 DECEMBER 2025

CHANGE IN THE REPORTING PERIOD	Number of shares	Share capital – par value	Share premium
As at 1 Jan 2025	25,798,422	25,798	276,458
Change	-	-	-
As at end of period	25,798,422	25,798	276,458



PROCEEDS FROM SHARE ISSUANCE	31 Dec 2025	31 Dec 2024
Proceeds from share issuance, at par value	-	100
Share premium	-	4,900
Total	-	5,000

SHARE CAPITAL STRUCTURE AS AT 31 DECEMBER 2025

Series/ issue	Type of shares	Number of shares	Par value of series/issue	Manner of payment for shares	Registration date	Dividend entitlement (as of date)
A	Bearer	21,344,490	21,344,490	cash	12 Sep 2006	12 Sep 2006
F	Bearer	2,705,882	2,705,882	cash	31 Oct 2006	31 Oct 2006
H	Bearer	172,200	172,200	cash	14 Feb 2007	14 Feb 2007
I	Bearer	92,700	92,700	cash	14 Feb 2007	14 Feb 2007
J	Bearer	96,750	96,750	cash	14 Feb 2007	14 Feb 2007
L	Bearer	148,200	148,200	cash	14 Feb 2007	14 Feb 2007
Ł	Bearer	110,175	110,175	cash	12 Mar 2012	7 May 2012
M	Bearer	24,875	24,875	cash	3 Oct 2012	9 Nov 2012
N	Bearer	20,000	20,000	cash	3 Oct 2012	9 Nov 2012
O	Bearer	26,000	26,000	cash	5 Mar 2013	17 May 2013
P	Bearer	925	925	cash	31 Oct 2013	23 Dec 2013
R	Bearer	11,000	11,000	cash	31 Oct 2013	23 Dec 2013
S	Bearer	17,075	17,075	cash	20 Mar 2014	2 May 2014
T	Bearer	1,000	1,000	cash	14 Jan 2015	27 Mar 2015
U	Bearer	10,320	10,320	cash	17 May 2016	1 Jun 2016
V	Bearer	1,000	1,000	cash	17 May 2016	1 Jun 2016
W	Bearer	85,830	85,830	cash	10 Jan 2017	10 Mar 2017
Y	Bearer	100,000	100,000	cash	29 Mar 2018	21 May 2018
Z	Bearer	100,000	100,000	cash	28 Feb 2019	24 Apr 2019
AA	Bearer	100,000	100,000	cash	31 Mar 2020	28 May 2020
AB	Bearer	50,000	50,000	cash	31 Mar 2020	28 May 2020
AC	Bearer	100,000	100,000	cash	18 Feb 2021	23 Apr 2021
AD	Bearer	80,000	80,000	cash	18 Feb 2021	23 Apr 2021
AE	Bearer	100,000	100,000	cash	2 Mar 2022	10 Jun 2022
AF	Bearer	50,000	50,000	cash	2 Mar 2022	10 Jun 2022
AG	Bearer	50,000	50,000	cash	26 Jan 2023	14 Jun 2023
AH	Bearer	50,000	50,000	cash	15 May 2023	14 Jun 2023
AI	Bearer	50,000	50,000	cash	15 May 2023	14 Jun 2023
AJ	Bearer	50,000	50,000	cash	13 Feb 2024	28 May 2024
AK	Bearer	50,000	50,000	cash	13 Feb 2024	28 May 2024
Total		25,798,422	25,798,422			

Each Dom Development S.A. share has a par value of PLN 1.

None of the Company shares carry any preference or restriction on the rights attached to shares.

SHAREHOLDERS HOLDING DIRECTLY OR INDIRECTLY (THROUGH SUBSIDIARIES) AT LEAST 5% OF THE TOTAL VOTING RIGHTS AT THE GENERAL MEETING AS AT 31 DECEMBER 2025

	Number of shares	Ownership interest (%)	Number of voting rights in the Company	Share of total voting rights in the Company (%)
Groupe Belleforêt S.à r.l.	14,140,441	54.81	14,140,441	54.81
PTE Allianz Polska S.A.*	2,501,493	9.70	2,501,493	9.70
Jarosław Szanajca	1,454,050	5.64	1,454,050	5.64

*) The shareholding of PTE Allianz Polska S.A. is presented in accordance with the notification dated 15 May 2023 and includes shares held by Allianz OFE.

HOLDINGS OF DOM DEVELOPMENT SHARES OR RIGHTS TO SHARES (SHARE OPTIONS) BY MEMBERS OF THE MANAGEMENT BOARD AND THE SUPERVISORY BOARD AS AT 31 DECEMBER 2025

	Shares	Par value of shares (PLN thousand)	Share options	As at	Change In	
				31 Dec 2025	1 Jan–31 Dec 2025	Share options
				Total shares and options	Shares	Share options
MANAGEMENT BOARD						
Mikołaj Konopka	213,561	214	-	213,561	-	-
Grzegorz Smoliński	3,003	3	-	3,003	-	-
Terry Roydon	58,500	59	-	58,500	-	-
Monika Dobosz	-	-	-	-	-	-
Justyna Wilk	-	-	-	-	-	-
SUPERVISORY BOARD						
Jarosław Szanajca	1,454,050	1,454	-	1,454,050	-	-
Janusz Zalewski	70,000	70	-	70,000	(21,000)	-
Grzegorz Kiełpsz	1,280,750	1,281	-	1,280,750	-	-
Mark Spiteri	900	1	-	900	-	-
Anna Panasiuk	450	<1	-	450	450	-
Dorota Podedworna-Tarnowska	-	-	-	-	-	-
Edyta Wojtkiewicz	-	-	-	-	-	-
Philippe Bonavero	-	-	-	-	-	-

Members of the Company's Management Board and Supervisory Board did not hold any interests in other Group companies, except for Dom Land Sp. z o.o., in which, as at 31 December 2025, Jarosław Szanajca, Grzegorz Kiełpsz, and Mark Spiteri each held 20% shares.

7.16 SHARE PREMIUM

In the 12 months ended 31 December 2025, share premium remained unchanged.

Share premium amounted to PLN 276,458 thousand as at 31 December 2025 and 31 December 2024.

7.17 ADDITIONAL INFORMATION ON EQUITY

As at 31 December 2025 and 31 December 2024, none of the subsidiaries held Company shares.

During the 12 months ended 31 December 2025 and 31 December 2024, the Company did not hold any treasury shares.

7.18 DIVIDEND AND DISTRIBUTION OF PROFIT

DISTRIBUTION OF THE 2024 PROFIT

On 6 November 2024, based on the interim condensed financial statements of the Company for the six months ended 30 June 2024, audited by an independent statutory auditor, the Management Board adopted a resolution to distribute an interim dividend of PLN 154,790,532.00 (PLN 6.00 per share) for 2024. The resolution was subsequently approved by the Supervisory Board.

The Management Board set the record date for the interim dividend for 2024 at 12 December 2024 and the payment date for 18 December 2024. All 25,798,422 Company shares were entitled to the interim dividend. The interim dividend was paid on 18 December 2024.

On 12 June 2025, the Annual General Meeting of the Company resolved on the appropriation of the Company's net profit for 2024, as well as on the dividend record date and payment date.

Pursuant to this resolution, the Annual General Meeting approved the appropriation of Dom Development S.A.'s net profit for 2024, amounting to PLN 419,019,575.12, as follows:

- to appropriate PLN 335,379,486.00 of Dom Development S.A.'s 2024 net profit – equivalent to PLN 13.00 per share – for distribution as a dividend to the Company's shareholders. After taking into account the interim dividend of PLN 154,790,532.00 (PLN 6.00 per share) paid on 18 December 2024 under the Management Board's resolution dated 6 November 2024, the remaining dividend for 2024 amounts to PLN 180,588,954.00, or PLN 7.00 per share;
- PLN 83,640,089.12 to be transferred to the statutory reserve funds of Dom Development S.A.

All 25,798,422 Company shares were entitled to the dividend. The Annual General Meeting set the dividend record date as 25 June 2025 and the dividend payment date as 3 July 2025. The dividend was paid as scheduled.

The dividend for 2023, amounting to PLN 309,581,064.00 (PLN 12.00 per share), was paid by the Company as follows:

- an interim dividend of PLN 141,341,321.00 was paid to the shareholders on 18 December 2023;
- the balance of the dividend amount, that is PLN 168,239,743.00, was distributed on 4 July 2024.

Dividend from profit for the year:	2024	2023
Dividends paid to owners – per share (PLN)	13.00	12.00

INTERIM DIVIDEND FOR 2025

On 6 October 2025, based on the interim condensed financial statements of the Company for the six months ended 30 June 2025, audited by an independent statutory auditor, the Management Board adopted a resolution to distribute an interim dividend of PLN 180,588,954 (PLN 7.00 per share) for 2025. This resolution was subsequently approved by the Supervisory Board.

The Management Board set the record date for the interim dividend for 2025 at 2 December 2025 and the payment date for 9 December 2025. All 25,798,422 Company shares were entitled to the interim dividend. The interim dividend was paid on 9 December 2025.

7.19 BANK BORROWINGS

MATERIAL CHANGES IN THE 12 MONTHS ENDED 31 DECEMBER 2025

No credit facility agreements expired or were executed by the Company in the 12 months ended 31 December 2025.

On 20 February 2025, ING Bank Śląski S.A. and Dom Development S.A. signed an amendment to PLN-denominated overdraft facility agreement No. 881/2023/00002523/00, originally dated 15 November 2023. Under the amendment, the facility limit was increased to the current level of PLN 75,000 thousand and the availability period was extended to 14 November 2027.

On 25 June 2025, Dom Development S.A., Euro Styl S.A., and PKO Bank Polski S.A. executed an amendment to the multipurpose credit facility agreement dated 27 July 2015, as subsequently amended. Under the amendment, the facility limit was increased to the current level of PLN 300,000 thousand and the availability period was extended to 26 February 2029. In accordance with the terms of the credit facility agreement, Dom Development S.A. and Euro Styl S.A. may each utilise the facility up to the limit of PLN 300,000 thousand and PLN 50,000 thousand, respectively.

On 27 June 2025, Dom Development S.A., Dom Development Wrocław Sp. z o.o. and Euro Styl S.A. executed an amendment to the Multiproduct Umbrella agreement with mBank S.A. Under the amendment, the facility limit was increased to the current level of PLN 250,000 thousand and the availability period was extended to 29 January 2029. In accordance with the current terms of the credit facility agreement, Dom Development S.A., Dom Development Wrocław Sp. z o.o. and Euro Styl S.A. may each utilise the facility up to the limit of PLN 250,000 thousand, PLN 60,000 thousand and PLN 100,000 thousand, respectively.

On 28 November 2025 and 23 December 2025, Dom Development S.A. and VeloBank S.A. signed amendments to the revolving credit facility agreement dated 21 December 2023. The amendments extended the availability period of the revolving credit facility to 30 December 2025 and 30 January 2026, respectively.

The maturity profile of these liabilities is presented in the table below.

BANK BORROWINGS BY MATURITY	31 Dec 2025	31 Dec 2024
Up to 1 year	10,000	-
1 to 2 years	-	-
2 to 5 years	-	-
Over 5 years	-	-
Total bank borrowings	10,000	-
of which: long-term	-	-
short-term	10,000	-

As at 31 December 2025 and 31 December 2024, all credit facilities held by the Company were denominated in the Polish zloty.

CREDIT FACILITIES AS AT 31 DECEMBER 2025

Bank	Registered office	Credit facility amount as per agreement	Currency	Outstanding amount (excluding interest)	Currency	Due date
PKO BP S.A.	Warsaw	300,000	PLN	-	PLN	26 Feb 2029
mBank S.A.	Warsaw	250,000	PLN	-	PLN	29 Jan 2029
Bank Millennium S.A.	Warsaw	85,000	PLN	-	PLN	17 Dec 2026
ING Bank Śląski S.A.	Katowice	75,000	PLN	-	PLN	14 Nov 2027
VeloBank S.A.	Warsaw	60,000	PLN	10,000	PLN	30 Jan 2026
Total credit facilities		770,000		10,000		

KEY DETAILS OF THE COMPANY'S CREDIT FACILITIES

- Credit facility with PKO BP

Revolving credit facility of up to PLN 300,000 thousand. Under the terms of the facility agreement, Euro Styl S.A. may utilise up to PLN 50,000 thousand of this limit. As at 31 December 2025, Dom Development S.A. had not utilised the credit facility, whereas the utilisation of the facility by Euro Styl S.A. as at 31 December 2025 amounted to PLN 10,710 thousand.
- Credit facility with mBank

Revolving credit facility of up to PLN 250,000 thousand. Under the credit facility agreement, Dom Development Wrocław Sp. z o.o. and Euro Styl S.A. may utilise the facility up to the limit of PLN 60,000 thousand and PLN 100,000 thousand, respectively. As at 31 December 2025, Dom Development S.A. had not utilised the credit facility, whereas the utilisation of the facility by Euro Styl S.A. as at 31 December 2025 amounted to PLN 31,862 thousand.
- Credit facility with Bank Millennium

Revolving credit facility of up to PLN 85,000 thousand. As at 31 December 2025, Dom Development S.A. had not drawn any funds under the facility.
- Credit facility with ING Bank Śląski

PLN-denominated overdraft facility of up to PLN 75,000 thousand. As at 31 December 2025, Dom Development S.A. had not drawn any funds under the facility.
- Credit facility with VeloBank

Revolving working capital facility of up to PLN 60,000 thousand. As at 31 December 2025, Dom Development S.A. had drawn PLN 10,000 thousand under the facility.

The line item Bank borrowings presents the principal amount of the liabilities, while interest accrued as at the reporting date is presented separately under Accrued interest on bank borrowings and bonds.

As the credit facility interest rates are linked to the WIBOR rate, the Management Board estimates the fair value of the Company's credit facilities to be approximately equal to their carrying amounts, including accrued interest.

7.20 BONDS

BONDS	31 Dec 2025	31 Dec 2024
Nominal value of outstanding bonds, long-term portion	535,000	510,000
Nominal value of outstanding bonds, short-term portion	110,000	100,000
Nominal value of outstanding bonds	645,000	610,000

The line item Bonds presents the principal amount of the bond liabilities, while interest accrued as at the reporting date is presented separately under Accrued interest on bank borrowings and bonds.

As the bond interest rates are linked to the WIBOR rate, the Management Board estimates the fair value of the Company's outstanding bonds to be approximately equal to their carrying amounts, including accrued interest.

KEY DETAILS OF THE BONDS

- Agreement with Trigon Dom Maklerski S.A. and Trigon Investment Banking Spółka z ograniczoną odpowiedzialnością & Wspólnicy S.K.

Under the terms of the agreement, Dom Development S.A. may issue bonds with a total nominal value of up to PLN 400 million (including all bonds issued and outstanding). The Bond Programme limit is renewable. In accordance with the terms of the agreement, bonds may be issued by the Company in different series until 17 November 2027.

- Agreement with mBank S.A.

Under the terms of the agreement, dated 14 April 2025, Dom Development S.A. may issue bonds with a total nominal value of up to PLN 400 million (including all bonds issued and outstanding). The Company may issue bonds in multiple series for an indefinite period from the date of the agreement. The Bond Programme limit is renewable.

Details pertaining to the termination of the bond programme of 7 February 2023 and the establishment by the Company, on 14 April 2025, of a new bond programme and new bond issuance agreement concluded by Dom Development S.A. with mBank S.A. are provided below.

BOND ISSUES AS AT 31 DECEMBER 2025

Series	Issuer	Issue date	Amount	Currency	Redemption date
DOMDET5120526	Dom Development S.A.	12 May 2021	110,000	PLN	12 May 2026
DOMDEM1280928	Dom Development S.A.	28 Sep 2023	260,000	PLN	28 Sep 2028
DOMDEM2051229	Dom Development S.A.	5 Dec 2024	140,000	PLN	5 Dec 2029
DOMDEM1160530	Dom Development S.A.	16 May 2025	135,000	PLN	16 May 2030
Total			645,000		

The outstanding bonds are listed in the alternative trading system operated by the Warsaw Stock Exchange. For key terms and conditions of bonds maturing at future dates, see:

<https://inwestor.domd.pl/pl/obligacje>

MATERIAL CHANGES IN THE 12 MONTHS ENDED 31 DECEMBER 2025

- Termination of the existing Bond Programme. Establishment of a new bond programme.

On 14 April 2025, the Company's Management Board adopted a resolution to terminate the bond programme established on 7 February 2023, which had allowed for a maximum aggregate nominal value of issued and outstanding bonds of up to PLN 400,000 thousand (the "Previous Bond Programme"). In accordance with the terms of the Previous Bond Programme, the Company will continue to service the following bonds issued thereunder and subscribed by investors:

- 260,000 Series DOMDEM1280928 unsecured bearer bonds with a total nominal value of PLN 260,000 thousand, maturing on 28 September 2028; and
- 140,000 Series DOMDEM2051229 unsecured bearer bonds with a total nominal value of PLN 140,000 thousand, maturing on 5 December 2029.



Following the termination of the Previous Bond Programme, on 14 April 2025 the Management Board adopted a resolution approving the establishment of a new Dom Development S.A. bond-issue programme (the “Bond Programme”), under which the aggregate nominal value of all bonds issued and outstanding at any time may not exceed PLN 400 million, with bonds that mature on the same day a new issue is made being excluded from this limit.

Accordingly, on 14 April 2025 the Company entered into an agreement with mBank S.A. (the “Issuance Agreement”) under which the Company may issue bonds in multiple series for an indefinite period starting from the date of the Issuance Agreement. Under the Programme, bonds:

- (i) will be issued (a) in accordance with Article 33(1) of the Polish Bonds Act of 15 January 2015 (the “Bond Act”), i.e. through an offering of securities to the public as referred to in 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 “Prospectus Regulation”) and with the disapplication of the obligation to publish a prospectus pursuant to Article 1(4)(a) or Article 1(4)(b) of the Prospectus Regulation; or (b) in accordance with Article 33(2) of the Bond Act, through an offering other than an offering of securities to the public as referred to in the Prospectus Regulation, addressed exclusively to a single investor;
- (ii) will be ordinary unsecured bearer bonds;
- (iii) will have a maturity of up to 60 months;
- (iv) will bear interest at a fixed or variable rate; and
- (v) be registered in book-entry form with the Central Securities Depository of Poland, subject to their introduction to trading in the alternative trading system operated by the Warsaw Stock Exchange, or registered with the Central Securities Depository of Poland through the issue agent and introduced to trading in the alternative trading system operated by the Warsaw Stock Exchange within a specified time limit from the issue date.

The Issuance Agreement provides for the option to execute an underwriting agreement for each series of bonds to be issued under the Programme, under which mBank S.A. will undertake to underwrite the respective bond series on the terms specified therein.

- Early redemption of bonds

On 12 May 2025, Dom Development S.A. redeemed early 663 Series DOMDET4250925 unsecured bearer bonds, with a nominal value of PLN 1,000 per bond and original maturity date set for 25 September 2025. The total nominal value of the redeemed bonds was PLN 663 thousand. The redemption price was PLN 669.58 per bond and PLN 670 thousand in total.

- Bond issuance

On 16 May 2025, the Company issued 135,000 Series DOMDEM1160530 unsecured bearer bonds, with a nominal value of PLN 1,000 per bond and total nominal value of PLN 135,000 thousand, maturing on 16 May 2030. The issue price was equal to the nominal value of the bonds. The interest rate for the DOMDEM1160530 Series bonds was set based on the 6-month WIBOR reference rate plus a margin of 1.40%. Interest payments will be made semi-annually. The proceeds from the issuance were allocated to finance the Company’s day-to-day operations, with no specific purpose designated.

- Bond redemption on maturity

On 25 September 2025, the Company redeemed on maturity 99,337 Series DOMDET4250925 bearer bonds with a nominal value of PLN 1,000 per bond and total nominal value of PLN 99,337 thousand.

7.21 ACCRUED INTEREST ON BANK BORROWINGS AND BONDS

ACCRUED INTEREST ON BANK BORROWINGS AND BONDS	31 Dec 2025	31 Dec 2024
Accrued interest on bonds	6,214	6,863
Accrued interest on bank borrowings	-	-
Total accrued interest on bank borrowings	6,214	6,863

7.22 DEFERRED TAX ASSETS AND LIABILITIES

Deferred income tax relates to the following items:

Reporting year

DEFERRED TAX ASSETS AND LIABILITIES	Change in period recognised in the		Carrying amount at
	Carrying amount at	Statement of profit	Carrying amount at
	beginning of period or	loss / Statement	end of period
	beginning of period or	of comprehensive	
	beginning of period or	income	
	beginning of period or	of comprehensive	
	beginning of period or	income	
Deferred tax liabilities			
Foreign exchange differences	79	-	79
Accrued interest	-	-	-
Discounting of liabilities	727	(184)	543
Difference between taxable profit and accounting profit on sold products, including provisions for costs	38,671	(22,602)	16,069
Capitalised finance costs	-	2,061	2,061
Measurement of financial assets	871	(871)	-
Leases	-	-	-
Other	-	1,424	1,424
Total deferred tax liabilities	40,348	(20,172)	20,176
Deferred tax assets			
Foreign exchange differences	-	-	-
Difference between taxable profit and accounting profit on sold products, including provisions for costs	-	-	-
Adjustment to inventory measurement	7,840	-	7,840
Impairment losses on receivables and other provisions	212	472	684
Provision for employee benefit obligations	7,096	1,107	8,203
Provision for costs	5,933	(1,142)	4,791
Finance costs	412	(188)	224
Discounting of receivables	110	(37)	73
Measurement of financial assets	-	792	792
Tax loss available for carry forward	1,112	156	1,268
Other	196	(151)	45
Total deferred tax assets	22,911	1,009	23,920

Previous year

DEFERRED TAX ASSETS AND LIABILITIES	Change in period recognised in the		Carrying amount at
	Carrying amount at	Statement of profit or loss / Statement of comprehensive income	Carrying amount at
	beginning of period	of comprehensive income	end of period
Deferred tax liabilities			
Foreign exchange differences	1	78	79
Accrued interest	448	(448)	-
Discounting of liabilities	1,256	(529)	727
Difference between taxable profit and accounting profit on sold products, including provisions for costs	5,642	33,029	38,671
Capitalised finance costs	-	-	-
Measurement of financial assets	1,271	(400)	871
Leases	-	-	-
Other	-	-	-
Total deferred tax liabilities	8,618	31,730	40,348
Deferred tax assets			
Foreign exchange differences	58	(58)	-
Difference between taxable profit and accounting profit on sold products, including provisions for costs	-	-	-
Adjustment to inventory measurement	7,840	-	7,840
Impairment losses on receivables and other provisions	826	(614)	212
Provision for employee benefit obligations	5,685	1,411	7,096
Provision for costs	4,909	1,024	5,933
Finance costs	224	188	412
Discounting of receivables	145	(35)	110
Measurement of financial assets	326	(326)	-
Tax loss available for carry forward	-	1,112	1,112
Other	655	(459)	196
Total deferred tax assets	20,668	2,243	22,911
1 Jan–31 Dec 2025 1 Jan–31 Dec 2024			
Change in deferred tax liability resulting from acquisition of subsidiaries determined as of the acquisition date		-	-
Deferred income tax charge recognised in the statement of profit or loss		(19,682)	29,673
Deferred income tax charge recognised in net other comprehensive income		(1,499)	(186)
31 Dec 2025 31 Dec 2024			
Deferred tax asset recognised in the balance sheet		3,743	-
Deferred tax liability recognised in the balance sheet		-	17,437

7.23 LONG-TERM PROVISIONS

LONG-TERM PROVISIONS	31 Dec 2025	31 Dec 2024
Provision for warranty repair costs, long-term portion	12,862	14,603
Provision for retirement benefits	363	353
Provisions for legal claims and disputes	-	-
Total	13,225	14,956

LONG-TERM PROVISIONS – CHANGES	31 Dec 2025	31 Dec 2024
As at beginning of period	14,956	11,910
Provisions recognised in the financial year	10	3,046
Provisions used/reversed in the financial year	(1,741)	-
As at end of period	13,225	14,956

7.24 OTHER NON-CURRENT LIABILITIES

OTHER NON-CURRENT LIABILITIES	31 Dec 2025	31 Dec 2024
Retentions, non-current portion	6,245	9,684
Other	18,231	20,748
As at end of period	24,476	30,432

7.25 LEASE LIABILITIES

In accordance with IFRS 16, the following lease liabilities were recognised in the Company's balance sheet:

- right of use of office space,
- perpetual usufruct of land.

LEASE LIABILITIES	31 Dec 2025	31 Dec 2024
Lease liabilities, short-term portion, of which:	46,935	43,093
Liabilities under perpetual usufruct of land	40,835	37,107
Liabilities under right to use office and other space	5,962	5,847
Other	138	139
Lease liabilities, long-term portion, of which:	37,610	7,270
Liabilities under right to use office and other space	36,984	7,205
Other	626	65
Total	84,545	50,363

According to the Management Board's estimates, based on plans for residential developments on properties for which the Company held perpetual usufruct rights as at 31 December 2025, lease liabilities for land classified as non-current amounted to PLN 40,835 thousand, of which:

- PLN 3,824 thousand will be payable by the Company within 12 months from the reporting date,
- PLN 3,094 thousand will be payable by the Company in more than 12 months from the reporting date,
- PLN 33,917 thousand will be transferred onto buyers of residential units.

7.26 TRADE, TAX AND OTHER PAYABLES

TRADE, TAX AND OTHER PAYABLES	31 Dec 2025	31 Dec 2024
Trade payables, including retentions (non-current portion)	189,941	240,572
Tax liabilities	1,894	15,160
Accrued expenses	231,761	207,664
Company Social Benefits Fund	835	474
Other liabilities	454	1,099
Total liabilities	424,885	464,969
Disaggregation of accrued expenses:	231,761	207,664
- estate construction costs	197,093	170,304
- personnel costs	23,142	27,622
- rent for office space	306	640
- other	11,220	9,098

Trade payables are non-interest-bearing liabilities. Excluding retentions (as described below), trade payables have a maturity of between 14 and 30 days.

The table below sets out the carrying amount of retention liabilities related to the execution of residential development projects. The current and non-current portions of these liabilities are disclosed in the relevant items of current and non-current liabilities.

RETENTIONS	31 Dec 2025	31 Dec 2024
Retentions, current portion	13,968	18,855
Retentions, non-current portion	6,245	9,684
Total retentions	20,213	28,539

7.27 SHORT-TERM PROVISIONS

SHORT-TERM PROVISIONS	31 Dec 2025	31 Dec 2024
Provision for warranty repair costs, current portion	4,287	4,867
Provision for retirement benefits	85	61
Provisions for legal claims and disputes	10,593	14,077
Total	14,965	19,005

SHORT-TERM PROVISIONS – CHANGES	31 Dec 2025	31 Dec 2024
As at beginning of period	19,005	15,767
Provisions recognised in the financial year	6,504	16,003
Provisions used/reversed in the financial year	(10,544)	(12,765)
As at end of period	14,965	19,005

7.28 DEFERRED INCOME

DEFERRED INCOME	31 Dec 2025	31 Dec 2024
Deferred income from advance payments from customers for the purchase of products pending recognition as revenue in the statement of profit or loss	905,442	860,963
Other	-	-
Total	905,442	860,963

7.29 POST-EMPLOYMENT BENEFITS

The Company does not operate any specific post-employment benefit schemes.

7.30 FINANCIAL ASSETS AND LIABILITIES

CATEGORIES OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES AND MAXIMUM EXPOSURE TO CREDIT RISK

FINANCIAL ASSETS AND LIABILITIES	31 Dec 2025	31 Dec 2024
FINANCIAL ASSETS		
Long-term receivables	6,542	5,742
Loans granted	580,296	515,250
Trade and other receivables	29,288	47,657
Receivables from related parties	2,278	8,815
Total loans granted and receivables	618,404	577,464
Other	-	-
Financial assets at fair value through profit or loss (held for trading)	-	-
Cash in hand and at banks	6,197	8,172
Short-term bank deposits	62,320	121,702
Current financial assets	148,153	142,315
Maximum exposure to credit risk	835,074	849,653
FINANCIAL LIABILITIES		
Liabilities under bank borrowings	10,000	-
Own bonds issued	651,214	616,863
Trade and other payables, accruals, and other liabilities	446,633	479,767
Lease liabilities	84,545	50,363
Financial liabilities measured at amortised cost	1,192,392	1,146,993

The fair value of the Company's financial assets and liabilities does not differ materially from their carrying amount.

7.31 MANAGEMENT FINANCIAL RISK

The Company is exposed to the following types of financial risk:

- market risk (interest rate risk)
- credit risk,
- liquidity risk.

MARKET RISK

Market risk reflects the impact of changes in market prices – such as exchange rates, interest rates, or the prices of equity instruments – on the Company's financial results or the value of its financial instruments.

Market risk primarily comprises the following types of risk:

- currency risk,
- interest rate risk.

Currency risk

Where the Company holds material foreign currency positions, it uses forward and swap currency derivatives to hedge significant future foreign exchange transactions.

As at 31 December 2025 and 31 December 2024, the Company had no material foreign currency-denominated assets, liabilities, or future payments, and therefore did not require the use of hedging currency derivatives.

Interest rate risk

Credit facilities contracted at fixed interest rates expose the Company to fair value risk. Bank and non-bank borrowings contracted at variable interest rates expose the Company to cash flow risk.

Under the current financing structure, the Company has no fixed-rate credit facilities or bonds. The Company currently holds short-, medium-, and long-term credit facilities and bonds at variable interest rates, exposing it to cash flow risk, although the risk is mitigated in the manner described below.

As at the reporting date, the Company had no long-term fixed-rate financial instruments.

Interest rate risk is largely mitigated by the Company's exposure to both financial liabilities and financial assets, creating a natural hedge through variable interest rates. The Group's exposure to interest rate risk on bond financing is further mitigated through the use of hedging instruments, including:

- CAP options, which provide the Company with protection against rising market interest rates. Under these agreements, the bank compensates the Company for any increase in rates above the predefined cap, allowing it to hedge against upward movements while retaining the ability to benefit from potential rate declines;
- Interest Rate Swaps (IRS), which involve exchanging interest payments with the bank based on different interest rates. The Company swaps variable-rate interest payments for fixed-rate payments. Both sets of interest payments are calculated on a notional amount agreed in the transaction, with settlement occurring on specified dates by comparing the relevant reference rate with the contracted fixed rate.

As at the reporting date, the Group's portfolio of variable-rate financial instruments was as follows:

VARIABLE-RATE INSTRUMENTS	31 Dec 2025	31 Dec 2024
Financial assets	796,965	787,439
Financial liabilities	661,214	616,863
Total net	135,751	170,576

Financial assets include interest-bearing financial instruments, such as bank deposits and loans granted. Financial liabilities comprise interest-bearing obligations, including bank borrowings and own bonds.

Sensitivity analysis of profit or loss to interest rate changes

A 100 basis point ("bps") change in the interest rates applicable to financial instruments as at the reporting date would increase (decrease) net assets and profit or loss (after tax) by the amounts presented in the table below. The Company is of the opinion that the adoption of 100 bps for the purposes of the analysis is reasonable considering the prevailing market environment. This analysis, conducted for the 12 months ended 31 December 2025 and 31 December 2024, assumes that all other variables remain constant.

Reporting year

INTEREST RATE SENSITIVITY ANALYSIS	Profit or loss Increase by 100 bps	Profit or loss Decrease by 100 bps	Net assets Increase by 100 bps	Net assets Decrease by 100 bps
Variable-rate assets	6,455	(6,455)	6,455	(6,455)
Variable-rate liabilities *)	(4,285)	4,285	(4,285)	4,285
Net sensitivity	2,170	(2,170)	2,170	(2,170)

Previous year

INTEREST RATE SENSITIVITY ANALYSIS	Profit or loss Increase by 100 bps	Profit or loss Decrease by 100 bps	Net assets Increase by 100 bps	Net assets Decrease by 100 bps
Variable-rate assets	6,378	(6,378)	6,378	(6,378)
Variable-rate liabilities *)	(3,997)	3,997	(3,997)	3,997
Net sensitivity	2,381	(2,381)	2,381	(2,381)

*) Finance costs related to bank borrowings and bonds are partially capitalised by the Company as part of work in progress. The analysis also assumes that a portion of the finance costs accrued during the period is recognised in the statement of profit or loss, while the remainder is capitalised in inventories and will be recognised in the statement of profit or loss in subsequent reporting periods.

CREDIT RISK

The Company's principal financial assets comprise bank balances, cash and cash equivalents, loans granted, trade receivables, and other receivables, representing the Company's largest credit risk exposure in relation to financial assets.

Credit risk is primarily associated with trade receivables. The amounts presented in the balance sheet are net of impairment allowances for doubtful receivables, as estimated by the Management Board based on historical experience, the nature of the business, and the assessment of the current economic environment.

Credit risk associated with liquid funds, including cash and cash equivalents as well as current financial assets, is limited, as transactions are conducted with reputable banks that usually hold high credit ratings assigned by international rating agencies. The following tables provide further details:

Reporting year

Rating agency	Rating	Amount of cash and cash equivalents and current financial assets
Moody's Ratings (Long Term deposit ratings)	A2	41,965
Fitch Ratings (Long Term Issuer Default Rating)	AA-	24,045
Fitch Ratings (Long Term Issuer Default Rating)	A-	72
Fitch Ratings (Long Term Issuer Default Rating)	BBB	33,810
Fitch Ratings (Long Term Issuer Default Rating)	BBB-	59,514
No bank rating	none	57,165
Cash on hand	n/a	99
Total		216,670

Previous year

Rating agency	Rating	Amount of cash and cash equivalents and current financial assets
Moody's Ratings (Long Term deposit ratings)	A2	19,237
Fitch Ratings (Long Term Issuer Default Rating)	A+	14,441
Fitch Ratings (Long Term Issuer Default Rating)	A-	101,756
Fitch Ratings (Long Term Issuer Default Rating)	BBB-	43,858
Fitch Ratings (Long Term Issuer Default Rating)	BB+	92,780
Fitch Ratings (Long Term Issuer Default Rating)	BB-	-
Cash on hand	n/a	117
Total		272,189

Credit risk associated with loans granted is limited, as transactions are exclusively conducted with entities affiliated with the Company, over which the Company exercises operational control. Furthermore, these loans are secured against the borrowers' properties, the value of which – as well as the profitability of ongoing or prospective residential development projects – is continuously monitored by the Company.

To maintain liquidity and ensure the availability of financial resources at the targeted level, the Company has a dedicated unit responsible for monitoring its liquidity position. This unit actively monitors liquid funds and projected cash flows, making informed allocation decisions to optimise finance income while mitigating credit risk.

The Company has no material concentration of credit risk, with exposure diversified across a broad range of counterparties and customers. Moreover, trade receivables arising from the Company's principal business – the sale of residential units, commercial premises, and garages – are fully secured, as ownership is transferred only upon full payment of the purchase price under the preliminary sale agreement.

The ageing profile of trade receivables is presented in Note 7.11 Trade and other receivables.

LIQUIDITY RISK

Liquidity risk is the risk that the Company may be unable to meet its financial obligations as they fall due. The Company's objective is to maintain liquidity at a level that ensures it can meet its financial obligations as they fall due, without incurring unacceptable losses or compromising its reputation.

The table below sets out the total undiscounted future cash flows relating to the Company's financial liabilities, disaggregated by contractual maturities.

Reporting year

MATURITY STRUCTURE OF LIABILITIES	0 – 6 months	6 – 12 months	1 – 2 years	2 – 5 years	Total
Liabilities under bank borrowings	10,000	-	-	-	10,000
Own bonds issued	128,087	14,898	28,324	581,735	753,044
Trade and other payables	408,928	13,085	18,187	6,433	446,633
Lease liabilities	7,000	3,071	5,267	69,207	84,545
Total	554,015	31,054	51,778	657,375	1,294,222

Previous year

MATURITY STRUCTURE OF LIABILITIES	0 – 6 months	6 – 12 months	1 – 2 years	2 – 5 years	Total
Liabilities under bank borrowings	-	-	-	-	-
Own bonds issued	18,113	117,995	137,662	456,362	730,132
Trade and other payables	432,161	8,087	29,642	9,877	479,767
Lease liabilities	5,657	3,048	7,967	33,691	50,363
Total	455,931	129,130	175,271	499,930	1,260,262

Lease liabilities also include obligations with a maturity exceeding five years.

The Company manages liquidity primarily through:

- short-, medium-, and long-term cash flow planning based on regularly updated operating and financial forecasts; detailed short-term forecasting, with forecasts updated at least monthly,
- optimising funding sources, based on an analysis of the Company's requirements and market conditions,
- ongoing monitoring of financial covenants under credit facility agreements,
- diversifying funding sources for its residential property development activities, and
- engaging with financial institutions of established high standing.

CAPITAL MANAGEMENT

The Management Board's policy is to maintain a strong capital base to sustain investor, creditor, and market confidence while supporting the Company's continued growth.

For the years ended 31 December 2025 and 2024, the return on equity (calculated as net profit divided by the average annual balance of equity) was 36.8% and 29.5%, respectively. During the same period, the Company's weighted average cost of debt stood at 5.9% in 2025 and 5.9% in 2024.

As at 31 December 2025 and 2024, the Group's net leverage ratio (calculated as total borrowings and bonds, less cash and cash equivalents, and current financial assets, divided by equity) was 26.4% and 23.4%, respectively.

The Company has no defined share buyback plan.

The Company is not subject to any externally imposed capital requirements other than the statutory requirements set out in the Commercial Companies Code.

7.32 EARNINGS PER SHARE

CALCULATION OF BASIC AND DILUTED EARNINGS PER SHARE	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
BASIC EARNINGS PER SHARE		
Profit used to calculate basic earnings per share	580,809	419,020
Weighted average number of ordinary shares used to calculate basic earnings per share	25,798,422	25,786,400
Basic earnings per share (PLN)	22.51	16.25
DILUTED EARNINGS PER SHARE		
Profit used to calculate diluted earnings per share	580,809	419,020
Potentially dilutive shares from Management Share Option Programme	-	-
Weighted average number of ordinary shares used to calculate diluted earnings per share	25,798,422	25,786,400
Diluted earnings per share (PLN)	22.51	16.25

The Company has no discontinued operations. Therefore, earnings per share from continuing operations are equal to earnings per share as calculated above.

7.33 INCOME TAX

INCOME TAX	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Current income tax	86,904	33,674
Deferred income tax	(19,682)	29,673
Total	67,222	63,347

As at 31 December 2025, the Company's corporate income tax liabilities were PLN 47,764 thousand. As at 31 December 2024, the Company had no corporate income tax liabilities.

As at 31 December 2025, the Company did not have and corporate income tax receivables. As at 31 December 2024, the Company's corporate income tax receivables amounted to PLN 48,425 thousand.

The reconciliation of income tax, calculated as the product of profit before tax and the statutory tax rate, to the actual income tax expense recognised in the Company's separate statement of profit or loss is presented below.

RECONCILIATION	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Profit before tax	648,031	482,367
At statutory tax rate of 19%	123,126	91,650
Permanent differences not subject to current or deferred income tax in the financial statements (excluding the cost of share-based payments for management)	694	915
Tax effect of share-based payments for management that are permanently non-deductible for tax purposes	-	373
Dividends received	(56,979)	(29,591)
Other	381	-
Actual income tax expense	67,222	63,347
Effective tax rate (%)	10.37	13.13

Regulations on value added tax, corporate income tax, and social security contributions are subject to frequent changes, with a resulting lack of appropriate points of reference, conflicting interpretations, and scarcity of established precedents to

follow. Furthermore, the applicable tax laws lack clarity, which leads to differences in opinions and diverse interpretations of tax regulations, both between various public authorities and between public authorities and businesses.

Tax settlements and other areas of activity (e.g. customs or foreign exchange control) may be subject to inspections by authorities that are entitled to impose high fines and penalties, and any additional tax liabilities resulting from such inspections must be paid with high interest. Consequently, the tax risk in Poland is higher than in countries with more mature tax systems.

Therefore, although the Company's has historically adopted and continues to follow a highly prudent tax policy, it cannot be ruled out – albeit unlikely – that amounts presented and disclosed in the financial statements may change in the future as a result of a final decision by the tax authorities.

On 15 July 2016, amendments were made to the Tax Law reflecting the provisions of the General Anti-Abuse Rule (GAAR). GAAR is intended to prevent creation and use of abusive arrangements to avoid paying taxes in Poland. GAAR defines tax evasion as measures taken primarily for the purpose of achieving a tax benefit which in the given circumstances is contrary to the object and purpose of tax laws. In accordance with GAAR, no tax advantage can be obtained through an arrangement which is abusive. Any arrangements involving (i) separation of transactions or operations without a sufficient rationale, (ii) engaging intermediaries where no business or economic rationale exists, (iii) any offsetting elements, and (iv) any arrangements operating in a similar way may be viewed as an indication of the existence of an abusive arrangement subject to GAAR. The new regulations will require much more judgment to be exercised when assessing the tax consequences of particular transactions.

GAAR should be applied with respect to arrangements made after its effective date as well as arrangements that were made before its effective date, but the benefit of the tax advantage obtained through the arrangement continued or continues after that date. The implementation of the above regulations will grant Polish tax inspection authorities the authority to challenge certain legal arrangements made by taxpayers, including the restructuring or reorganisation of corporate groups.

7.34 SEGMENT REPORTING

The Company's operations are largely homogenous and focus on the construction and sale of residential and commercial properties, along with related support activities. While the Company operates exclusively in the Warsaw market, the Dom Development Group, in which it is the parent, also has operations in the Tricity, Wroclaw, and Krakow markets, conducted through the Group's subsidiaries.

Considering the above, the Company's reportable segments were identified based on the geographical location criterion:

- Warsaw segment
- Tricity segment
- Wroclaw segment
- Krakow segment

The key metrics for the assessment of the performance of each segment are revenue, gross profit and gross profit margin earned by the respective segments.

As the Company operates exclusively on the Warsaw market, i.e., within one reportable segment, these financial statements do not include operating segment disclosures.

Information on operating segments is presented in the consolidated financial statements of the Company, which present operating activities in all of the above markets (operating and reportable segments).

7.35 REVENUE AND COST OF SALES

ANALYSIS OF REVENUE AND COST OF SALES	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Revenue from sale of finished products	1,522,073	1,589,252
Revenue from rendering of services	75,998	147,667
Revenue from sale of goods (land)	10,791	46,065
Total revenue	1,608,862	1,782,984
Cost of sales of finished products	(1,037,817)	(1,129,858)
Cost of sales of services	(45,270)	(106,324)

Cost of sales of goods	(7,857)	(45,733)
Inventory write-down to net realisable value	-	-
Total cost of sales	(1,090,944)	(1,281,915)
Gross profit	517,918	501,069

7.36 COSTS BY NATURE OF EXPENSE

OPERATING EXPENSES	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Cost of sales	(1,090,944)	(1,281,915)
Selling costs	(66,944)	(63,476)
General and administrative expenses	(107,525)	(112,167)
Total	(1,265,413)	(1,457,558)
Costs by nature of expense		
Depreciation and amortisation	(15,686)	(14,399)
Raw materials and consumables used	(446,330)	(236,528)
Services	(1,020,034)	(1,062,373)
Taxes and charges	(8,426)	(7,340)
Employee benefits expense	(75,719)	(75,118)
Other expenses	(2,539)	(4,129)
Cost of goods and materials sold	(7,857)	(45,733)
Change in inventory of finished goods and work in progress	300,360	(20,525)
Cost of internally constructed assets	10,818	8,587
Total	1,265,413	1,457,558

7.37 EMPLOYEE BENEFITS EXPENSE AND EMPLOYMENT

AVERAGE EMPLOYMENT (including management personnel)	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Employee categories (headcount)	214	195
White-collar workers	207	195
Blue-collar workers	7	-

EMPLOYEE BENEFITS EXPENSE (including management personnel)	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Employee benefits expense		
Salaries and wages, including:	64,411	63,666
- including cost of share-based payment arrangements (Note 7.44)	-	1,963
Social security contributions and other benefits	11,308	11,452
Total employee benefits expense	75,719	75,118

7.38 OTHER INCOME

OTHER INCOME	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Income from contractual penalties, settlements, and damages	1,011	550
Release of provision for costs and claims	259	5,812
Gain on disposal of non-current non-financial assets	512	330
Other	835	4,816
Total	2,617	11,508

7.39 OTHER EXPENSES

OTHER EXPENSES	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Provision and costs related to penalties and settlements	460	8,125
Donations	2,910	3,861
Provision for other costs	1,087	862
Written-off uncollectible receivables	257	1,502
Cost of warranty repairs and defects (including change in provision)	6,232	7,035
Costs of abandoned projects	-	-
Cost of acquisition of subsidiaries	-	-
Other	897	1,265
Total	11,843	22,650

7.40 FINANCE INCOME

FINANCE INCOME	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Interest on bank deposits and loans granted (non-capitalised portion)	53,615	48,557
Dividends received	299,890	155,743
Income from discounting of receivables and payables	510	183
Other interest	142	552
Measurement of CAP hedging instruments	-	-
Other	-	4,429
Total	354,157	209,464

7.41 FINANCE COSTS

FINANCE COSTS	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Interest on bank borrowings and bonds (non-capitalised portion)	32,308	29,144
Other interest	123	111
Commissions and fees	3,614	1,967
Costs of discounting receivables and payables	1,283	2,783
Lease finance costs	526	710
Foreign exchange differences	21	-
Measurement of financial instruments (CAP options)	2,272	2,380
Loss on disposal of investments	-	4,138
Other	202	148
Total	40,349	41,381

7.42 INTEREST EXPENSE

INTEREST EXPENSE	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Borrowing costs (interest) capitalised as work in progress	8,038	2,972
Borrowing costs (interest) recognised in profit or loss	32,432	29,256
Total borrowing costs	40,470	32,228

Borrowing costs incurred in connection with the financing of the Company's residential development projects are, as a rule, capitalised as work in progress and include interest, fees, and charges related to bonds and bank borrowings. Borrowing costs

not directly attributable to the financing of residential development projects are recognised directly in the statement of profit or loss.

7.43 RELATED-PARTY TRANSACTIONS

In the 12 months ended 31 December 2025 and 31 December 2024, the Company engaged in transactions with related parties, as detailed below. Descriptions of the transactions are presented in the tables below.

DOM DEVELOPMENT S.A. AS BUYER OF PRODUCTS OR SERVICES:	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Consulting services		
Hansom Property Company Limited	2,366	2,077
Acquisition of property		
Dom Land Sp. z o.o.	-	11,073
Cooperation agreements		
Dom Development Wrocław Sp. z o.o.	-	164
Dom Development Kraków Sp. z o.o.	85	94
Construction services		
Dom Construction Sp. z o.o.	796,139	852,356
Other		
Dom Construction Sp. z o.o.	58	89
Euro Styl Montownia Sp. z o.o.	22	31

DOM DEVELOPMENT S.A. AS SELLER OF PRODUCTS OR SERVICES:	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Cooperation agreements		
Dom Development Grunty Sp. z o.o.	24	24
Dom Development Kraków 1 Sp. z o.o.	-	3
Euro Styl S.A.	6,191	5,373
Euro Styl Construction Sp. z o.o.	45	6
Dom Land Sp. z o.o.	17	17
Dom Development Wrocław Sp. z o.o.	5,089	4,374
Dom Construction Sp. z o.o.	13,385	11,148
Dom Development Kredyty Sp. z o.o.	721	675
Dom Development Kraków Sp. z o.o.	4,359	3,648
Dom Development Kraków 12 Sp. z o.o.	-	21
Fundacja Nasz Dom	2	2

DOM DEVELOPMENT S.A. AS LENDER:	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Loan granted		
Dom Development Wrocław Sp. z o.o.	40,000	75,000
Dom Development Kraków Sp. z o.o.	158,000	160,000
Dom Development Myśluborska sp. z o.o.	87,794	-
Loan repaid		
Dom Development Wrocław Sp. z o.o.	(170,000)	(60,000)
Dom Development Kraków Sp. z o.o.	(50,750)	(118,550)
Net loan interest received		
Dom Development Wrocław Sp. z o.o.	9,648	19,657
Euro Styl S.A.	9,040	9,743
Dom Development Kraków Sp. z o.o.	26,918	20,204

DOM DEVELOPMENT S.A. AS CONTRIBUTOR OF CAPITAL TO SUBSIDIARIES:	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Reimbursement of contribution to equity		
Dom Development Wrocław Sp. z o.o.	(13,500)	(18,300)

Contributions to share capital and additional capital injections into subsidiaries are recognised in the Company's separate balance sheet under Investments in subsidiaries, associates and joint venture.



DOM DEVELOPMENT S.A. AS ENTITY PAYING DIVIDENDS:	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Dividends paid		
Groupe Belleforêt S.à r.l.	197,966	176,756

DOM DEVELOPMENT S.A. AS RECIPIENT OF DIVIDENDS	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Dividends received		
Euro Styl S.A.	191,618	131,201
Dom Construction Sp. z o.o.	29,146	20,875
Dom Development Wrocław Sp. z o.o.	35,489	-
Dom Development Kredyty Sp. z o.o.	5,445	2,399
Dom Development Kraków Sp. z o.o.	38,192	-
Dom Development Kraków 12 Sp. z o.o.	-	1,268

RELATED-PARTY TRANSACTION BALANCES – from the Company's perspective	31 Dec 2025	31 Dec 2024
Receivables from related parties		
Total balance	586,091	537,565
Subsidiaries	586,091	537,565
Dom Development Wrocław Sp. z o.o. (contributions to equity)	-	13,500
Dom Development Wrocław Sp. z o.o. (loans granted)	65,000	195,000
Dom Development Wrocław Sp. z o.o.	1,365	1,399
Euro Styl S.A. (loans granted)	119,250	119,250
Euro Styl S.A.	1,430	1,973
Euro Styl Construction Sp. z o.o.	12	2
Dom Development Kredyty Sp. z o.o.	210	203
Dom Construction Sp. z o.o.	1,667	3,952
Dom Development Kraków Sp. z o.o. (loans granted)	308,252	201,000
Dom Development Kraków Sp. z o.o.	1,102	1,286
Fundacja Nasz Dom	2	-
Dom Development Myśluborska sp. z o.o.	7	-
Dom Development Myśluborska sp. z o.o. loans granted	87,794	-

RELATED-PARTY TRANSACTION BALANCES – from the Company's perspective	31 Dec 2025	31 Dec 2024
Liabilities to related parties		
Total balance	90,498	175,368
Subsidiaries	90,372	175,235
Dom Construction Sp. z o.o.	88,294	173,398
Dom Construction Sp. z o.o. (retentions)	2,077	1,837
Dom Development Kraków Sp. z o.o.	1	-
Other	126	133
Hansom Property Company Limited	126	133

Transactions with related parties are entered into on an arm's length basis.

7.44 SHARE OPTIONS

INCENTIVE SCHEME – MANAGEMENT SHARE OPTION PROGRAMMES

As at 31 December 2025 and 31 December 2024, the Company no longer operated any Management Share Option Programmes adopted under the Incentive Plan for the Company's executive management.

Grant of new share options under Management Share Option Programmes

In the 12 months ended 31 December 2025, the Company did not grant any new share options.

Exercise of share options under Management Share Option Programmes

In the 12 months ended 31 December 2025, no share options were exercised.

Expiry of share options under Management Share Option Programmes

In the 12 months ended 31 December 2025, no share options expired.

SHARE OPTIONS GRANTED AND EXERCISABLE AS AT EACH REPORTING DATE AND CHANGES IN THE PERIODS PRESENTED

SHARE OPTIONS		1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Options outstanding at beginning of period	Number	-	200,000
	Total exercise price	-	10,000
Options granted during period	Number	-	-
	Total exercise price	-	-
Options expired during period	Number	-	100,000
	Total exercise price	-	5,000
Options exercised during period	Number	-	100,000
	Total exercise price	-	5,000
	Weighted average exercise price per share (PLN/share)	-	50.00
Options outstanding at end of period	Number	-	-
	Total exercise price	-	-
Options exercisable at beginning of period	Number	-	-
	Total exercise price	-	-
Options exercisable at end of period	Number	-	-
	Total exercise price	-	-

SHARE OPTION COSTS RECOGNISED IN THE STATEMENT OF PROFIT OR LOSS AND UNDER EQUITY

In the 12 months ended 31 December 2025 and 31 December 2024, share option costs recognised in the separate statement of profit or loss and in statutory reserve funds amounted to PLN 0 thousand and PLN 1,963 thousand, respectively.

7.45 REMUNERATION OF MEMBERS OF THE COMPANY'S MANAGEMENT AND SUPERVISORY BODIES

REMUNERATION FOR KEY EXECUTIVE PERSONNEL	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
MANAGEMENT BOARD		
Cash remuneration	17,097	18,221
Non-monetary benefits	102	62
Total remuneration	17,199	18,283
SUPERVISORY BOARD		
Cash remuneration	1,546	1,384
Non-monetary benefits	123	49
Total remuneration	1,669	1,433

The table above does not include the cost of the Management Share Option Programme, which amounted to PLN 1,963 thousand in the year ended 31 December 2024.

The composition of the Management Board and the Supervisory Board as at 31 December 2025 is presented in Note 7.49.

AGREEMENTS BETWEEN THE COMPANY AND MANAGEMENT BOARD MEMBERS PROVIDING FOR COMPENSATION IN THE EVENT OF RESIGNATION OR DISMISSAL

Members of the Management Board are remunerated pursuant to Supervisory Board resolutions.

No member of the Management Board is entitled to compensation in the event of resignation. Pursuant to Supervisory Board resolutions, in the event of dismissal for reasons other than a material breach of duties or non-reappointment for a further term, Mikołaj Konopka, Monika Dobosz, Justyna Wilk and Grzegorz Smoliński are entitled to a severance payment equivalent to six months' remuneration.

7.46 CONTINGENT LIABILITIES

CONTINGENT LIABILITIES	31 Dec 2025	31 Dec 2024
Guarantees under commercial contracts	12,983	29,744
Sureties under commercial contracts	7,039	7,900
Total	20,022	37,644

In addition, certain liabilities of the Company are secured with promissory notes:

SECURITY FOR THE COMPANY'S LIABILITIES	31 Dec 2025	31 Dec 2024
Promissory notes, of which:		
- promissory notes classified as other security	3,900	3,900
- promissory notes securing lease contracts	-	-
Total	3,900	3,900

In the 12 months ended 31 December 2025, the Company did not provide any credit sureties or guarantees to a single entity or its subsidiary, where the value of such sureties or guarantees for the Company would be material or would represent 10% or more of the Company's equity.

7.47 MATERIAL COURT DISPUTES AS AT 31 DECEMBER 2025

As at 31 December 2025, the Company was not a party to any material court proceedings.

7.48 APPROVAL OF THE 2024 FINANCIAL STATEMENTS

On 12 June 2025, the Annual General Meeting of Dom Development S.A. approved the financial statements for the year ended 31 December 2024, as presented by the Management Board, along with the Management Board's report on the activities of Dom Development S.A. and the Group in 2024, and the consolidated financial statements of the Dom Development Group for the year ended 31 December 2024. The Annual General Meeting granted discharge of duties to the Management Board members for the 2024 financial year.

7.49 CHANGES IN THE COMPOSITION OF THE MANAGEMENT BOARD AND SUPERVISORY BOARD



MANAGEMENT BOARD

Resignation of Jarosław Szanajca as President of the Management Board and appointment of Mikołaj Konopka as new President of the Management Board

On 28 August 2024, the Company received a notice of resignation from Jarosław Szanajca announcing his resignation as President of the Management Board, effective 31 December 2024. Following his departure, Mr Szanajca intended to join the Supervisory Board and contribute to the Company's continued development in that capacity. At the same time, Mr Szanajca recommended to the Company's majority shareholder, Groupe Belleforêt S.à r.l. of Luxembourg, that Mikołaj Konopka, then serving as Member of the Management Board, be appointed President of the Management Board, effective 1 January 2025.

Acting pursuant to Article 6(2)(2) of the Company's Articles of Association, Groupe Belleforêt S.à r.l. appointed Mikołaj Konopka as President of the Management Board for a joint three-year term, effective 1 January 2025.

Appointment of Justyna Wilk as Member of the Management Board

On 29 October 2024, the Company received a notice of resignation from Monika Perekitko announcing her resignation as Member of the Management Board, effective 29 October 2024.

Groupe Belleforêt S.à r.l. of Luxembourg, a shareholder holding at least 50.1% of Company shares, acting pursuant to 6(2)(2) of the Company's Articles of Association, appointed Justyna Wilk as Member of the Management Board, effective 1 January 2025. Furthermore, on 29 October 2024, the Supervisory Board appointed Grzegorz Smoliński as Member of the Management Board. Pursuant to Article 6(2)(3) of the Company's Articles of Association, both Members of the Management Board were appointed for a joint three-year term of office.

Resignation of Leszek Stankiewicz as Member of the Management Board and appointment of Monika Dobosz as Member of the Management Board

On 29 November 2024, the Company received a notice of resignation from Leszek Stankiewicz announcing his resignation as Member and Vice President of the Management Board, effective 28 February 2025.

Furthermore, on 29 November 2024, the Company's shareholder holding at least 50.1% of its shares, Groupe Belleforêt S.à r.l. of Luxembourg, acting pursuant to Article 6(2)(2) of the Company's Articles of Association, appointed Monika Dobosz as Member and Vice President of the Management Board for a joint three-year term, effective 1 March 2025. In accordance with the Rules of the Management Board, Ms Dobosz will be responsible for finance at Dom Development S.A.

As at 31 December 2025, the Management Board of Dom Development S.A. consisted of five members:

Mikołaj Konopka, President of the Management Board,
Monika Dobosz, Vice President of the Management Board,
Justyna Wilk, Member of the Management Board,
Grzegorz Smoliński, Member of the Management Board,
Terry Roydon, Member of the Management Board.

SUPERVISORY BOARD

Resolution on the change in the number of members of the Supervisory Board

On 21 November 2024, the Extraordinary General Meeting of Dom Development S.A. passed a resolution amending Resolution No. 24 of the General Meeting of Dom Development S.A. dated 30 June 2022, which determined the number of Supervisory Board members. It was resolved that, with effect from 1 January 2025, the Supervisory Board of Dom Development S.A. would comprise eight members.

Resolution on appointment of Jarosław Szanajca to the Supervisory Board of Dom Development S.A., effective 1 January 2025

On 21 November 2024, the Extraordinary General Meeting of Dom Development S.A. appointed Jarosław Szanajca to the Company's Supervisory Board, for a joint three-year term of office, effective 1 January 2025.

On 22 November 2024, Grzegorz Kiełpsz, Chairman of the Supervisory Board, submitted his resignation from the position of Chairman, effective 31 December 2024. Mr Kiełpsz will continue to serve as Member of the Supervisory Board.

On 29 November 2024, the Company's Supervisory Board elected Jarosław Szanajca as Chairman of the Supervisory Board, effective 1 January 2025.

As at 31 December 2025, the Supervisory Board of Dom Development S.A. consisted of eight members:

Jarosław Szanajca, Chairman of the Supervisory Board,
Janusz Zalewski, Deputy Chairman of the Supervisory Board,
Dorota Podedworna-Tarnowska, Deputy Chairwoman of the Supervisory Board (Independent Member),
Grzegorz Kiełpsz, Member of the Supervisory Board,
Mark Spiteri, Member of the Supervisory Board,

Philippe Bonavero, Member of the Supervisory Board,
Edyta Wojtkiewicz, Member of the Supervisory Board (Independent Member),
Anna Maria Panasiuk, Member of the Supervisory Board (Independent Member).

7.50 ADDITIONAL INFORMATION ON THE ACTIVITIES OF THE COMPANY

In the 12 months ended 31 December 2025, the following significant changes took place in the Company's residential development portfolio:

PROJECTS COMMENCED BETWEEN 1 JANUARY AND 31 DECEMBER 2025		
PROJECT	LOCATION	NUMBER OF RESIDENTIAL AND COMMERCIAL UNITS
Dzielnica Mieszkaniowa Metro Zachód, Stage 13, Phase 1	Warsaw	155
Osiedle Urbino, Stage 1, Phase 4	Warsaw	137
Q1 2025		292
Dzielnica Mieszkaniowa Metro Zachód, Stage 8, Phase 1	Warsaw	222
Mokotów Sportowy, Stage 1, Phase 1B	Warsaw	123
Apartamenty Beethovena, Phase 2	Warsaw	77
Apartamenty Literacka, Stage 2, Phase 1	Warsaw	115
Q2 2025		537
Dzielnica Mieszkaniowa Mokotów Sportowy, Stage 3, Phase 1	Warsaw	67
Osiedle Bokserska 71, Stage 2, Phase 1	Warsaw	80
Osiedle Urbino, Stage 5, Phase 1	Warsaw	87
Osiedle Wilno, Stage 7, Phase 3.2	Warsaw	192
Osiedle Myśliborska, Stage 1, Phase 1	Warsaw	209
Apartamenty Grzybowska, Stage 1, Phase 1	Warsaw	184
Q3 2025		819
Dzielnica Mieszkaniowa Metro Zachód, Stage 8, Phase 2	Warsaw	213
Osiedle Urbino, Stage 4, Phase 1	Warsaw	124
Osiedle Wilno, Stage 8, Phase 1.1	Warsaw	56
Q4 2025		393
TOTAL		2,041

PROJECTS COMPLETED BETWEEN 1 JANUARY AND 31 DECEMBER 2025		
PROJECT	LOCATION	NUMBER OF RESIDENTIAL AND COMMERCIAL UNITS
Osiedle Urbino, Stage 2, Phase 1	Warsaw	139
Dzielnica Mieszkaniowa Metro Zachód, Stage 5, Phase 4	Warsaw	97
Q1 2025		236
Osiedle Przy Ryzowej, Phase 1	Warsaw	151
Osiedle Przy Ryzowej, Phase 2	Warsaw	254
Q2 2025		405
Osiedle Harmonia Mokotów, Stage 1, Phase 1	Warsaw	157
Osiedle Harmonia Mokotów, Stage 2, Phase 1	Warsaw	213
Dzielnica Mieszkaniowa Metro Zachód, Stage 10, Phase 1	Warsaw	145
Osiedle Przy Alejach, Stage 1, Phase 3	Warsaw	105
Osiedle Urbino, Stage 2, Phase 2	Warsaw	100
Q3 2025		720
Dzielnica Mieszkaniowa Metro Zachód, Stage 8, Phase 4	Warsaw	249
Dzielnica Mieszkaniowa Metro Zachód, Stage 8, Phase 3	Warsaw	208
Osiedle Przy Alejach, Stage 1, Phase 2	Warsaw	150
Apartamenty Rudnickiego, Stage 1, Phase 1	Warsaw	143
Osiedle Przy Forcie, Stage 1, Phase 1	Warsaw	124
Osiedle Harmonia Mokotów, Stage 3, Phase 1	Warsaw	105
Dzielnica Mieszkaniowa Metro Zachód, Stage 6, Phase 1	Warsaw	57

PROJECTS COMPLETED BETWEEN 1 JANUARY AND 31 DECEMBER 2025		
PROJECT	LOCATION	NUMBER OF RESIDENTIAL AND COMMERCIAL UNITS
Osiedle Przy Alejach, Stage 1, Phase 4	Warsaw	19
Q4 2025		1,055
TOTAL		2,416

Furthermore, during the 12 months ended 31 December 2025, the Dom Development Group, through its subsidiaries, undertook development projects in the Wroclaw, Tricity, and Krakow markets.

RESIDENTIAL AND COMMERCIAL UNITS DELIVERED TO CUSTOMERS

The table below presents the number of residential and commercial units delivered to customers in the 12 months ended 31 December 2025.

NUMBER OF RESIDENTIAL AND COMMERCIAL UNITS DELIVERED TO CUSTOMERS	2025	2024
Q1	341	526
Q2 **)	156	562
Q3 **)	494	263
Q4 *)	924	618
Total	1,915	1,969

In the fourth quarter of 2024, the Company delivered a total of 918 units, including 618 units handed over to individual buyers (as presented in the table above) and 300 units transferred to a PRS investor.

**)) In the second quarter of 2025, the Company delivered a total of 253 units, including 156 units handed over to individual buyers (as presented in the table above) and 97 units transferred to a PRS investor.

7.51 SIGNIFICANT EVENTS SUBSEQUENT TO THE REPORTING DATE

Conclusion of a new credit facility agreement

On 5 February 2026, VeloBank S.A. and Dom Development S.A. entered into an overdraft facility agreement for up to PLN 100,000 thousand. The term of the agreement ends on 31 December 2027.

- **New bond issue**

Under the bond programme established on 14 April 2025 (for details, see Note 7.20), on 4 March 2026, the Company issued 250,000 unsecured bearer bonds of Series DOMDEM2040331, with a nominal value of PLN 1,000 per bond and a total nominal value of PLN 250,000,000, with a maturity date of 4 March 2031. The issue price is equal to nominal value of the bonds.

The interest rate on Series DOMDEM2040331 bonds has been set based on the WIBOR 6M base rate plus a margin of 1.2%. Interest on the bonds will be paid semi-annually.

The bonds will be introduced to trading in the alternative trading system on Catalyst, in accordance with the terms and conditions of the bonds.

7.52 FINANCIAL FORECASTS

Save for the forecasts described below, the Management Board of Dom Development S.A. does not publish financial forecasts for either the Parent or the Group.

In accordance with the Bonds Act of 15 January 2015, the Company is required to publish forecasts of its financial liabilities on its website until the full redemption of its outstanding bonds (Article 35 of the Act).

The table below sets out the forecasts published by the Company on 23 December 2024, together with the actual figures derived from these separate financial statements prepared as at 31 December 2025.

Type of financial liability	Forecast as at 31 Dec 2025		Actual as at 31 Dec 2025	
	Forecast value of liability	Forecast share in total equity and liabilities	Actual value of liability	Share in total equity and liabilities
Liabilities under borrowings	378,000	8.48%	10,000	0.26%
Liabilities under outstanding debt securities	610,000	13.68%	651,214	16.87%
Lease liabilities	50,270	1.13%	84,545	2.19%

The variance between the lower actual level of total financial liabilities as at 31 December 2025 and the forecasts published in accordance with the Bonds Act is attributable to:

- a lower-than-anticipated level of Company debt, driven by a higher-than-expected net cash flow from operating activities;
- a slightly slower-than-planned pace of new residential development project launches (and associated expenditures), reflecting the Company's adjustment of its offering in response to weaker-than-expected market demand;
- lower-than-forecast expenditure on land acquisitions for future residential development projects and the deferral of a portion of such expenditure to 2026.

The higher-than-planned lease liabilities are primarily attributable to the extension of the lease agreement for the Company's Warsaw office, in which its registered office is located.

Additionally, the Company resolved to raise debt financing through a bond issuance in place of bank borrowing, issuing bonds with a nominal value of PLN 135 million on 16 May 2025.

7.53 FEES PAID TO THE INDEPENDENT STATUTORY AUDITOR OR AUDIT FIRM

The table below sets out the fees paid to the audit firm engaged to audit the Company's financial statements, including both the separate and consolidated financial statements.

The financial statements for 2025 and 2024 were audited by PricewaterhouseCoopers Polska spółka z o.o. Audyt Sp.k., as well as other entities affiliated with PricewaterhouseCoopers Polska spółka z o.o. Audyt Sp.k.

The fees paid or payable for the years ended 31 December 2025 and 31 December 2024, broken down by service category, are presented below.

Description	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Parent	706	661
- Audit of financial statements	534	506
- Review of semi-annual financial statements	124	112
- Review of report on remuneration of Management Board and Supervisory Board	48	43
Subsidiaries	550	823
- Audit of financial statements	550	529
- Review of semi-annual financial statements	-	19
- Other services	-	275
Total	1,256	1,484

Other services include the assurance of sustainability reporting within the meaning of Article 64(7) of the Accounting Act.

The audit fees also cover the audit of the separate condensed financial statements of the Company for the six months ended 30 June 2025 and 30 June 2024.

Additionally, PricewaterhouseCoopers Polska spółka z o.o. Audyt Sp.k. provides audit services with respect to the consolidation package prepared for the purpose of preparation of consolidated financial statements by SCOP Luxembourg 2007 S.à r.l. (see Note 7.1). The fees agreed for this service represent a cost borne by SCOP Luxembourg 2007 S.à r.l. and are not included in the above table.

7.54 FINANCIAL HIGHLIGHTS TRANSLATED INTO EURO

In accordance with the reporting requirements, the following financial data of the Company was translated into euro:

SELECTED DATA FROM THE SEPARATE BALANCE SHEET	31 Dec 2025 EUR thousand	31 Dec 2024 EUR thousand
Total current assets	644,980	675,247
Total assets	913,262	829,701
Total equity	398,317	344,096
Non-current liabilities	144,394	135,758
Current liabilities	370,550	349,846
Total liabilities	514,944	485,603
<i>PLN/EUR exchange rate as at the reporting date</i>	4.2267	4.2730

SELECTED DATA FROM THE SEPARATE STATEMENT OF PROFIT OR LOSS	1 Jan–31 Dec 2025 EUR thousand	1 Jan–31 Dec 2024 EUR thousand
Revenue	379,699	414,243
Gross profit	122,231	116,414
Operating profit	78,878	73,018
Profit before tax	152,939	112,069
Net profit	137,074	97,351
<i>PLN/EUR exchange rate for the reporting period</i>	4.2372	4.3042