

DOM DEVELOPMENT S.A.

**INTERIM CONDENSED SEPARATE
FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED
31 MARCH 2026**



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1 AUTHORISATION OF THE INTERIM CONDENSED SEPARATE FINANCIAL STATEMENTS FOR ISSUE

These interim condensed separate financial statements for the three months ended 31 March 2026, consisting of:

- the interim condensed separate balance sheet prepared as at 31 March 2026,
- the interim condensed separate statement of profit or loss for the three months ended 31 March 2026,
- the interim condensed separate statement of comprehensive income for the three months ended 31 March 2026,
- the interim condensed separate statement of changes in equity for the three months ended 31 March 2026,
- the interim condensed separate statement of cash flows for the three months ended 31 March 2026,
- notes to the interim condensed separate financial statements,

were prepared and authorised for issue by the Management Board of Dom Development S.A. on 13 May 2026.

The Management Board of Dom Development S.A. represents that, to the best of its knowledge, these interim condensed separate financial statements for the three months ended 31 March 2026, together with the comparative data, have been prepared in compliance with the applicable accounting standards and provide a true, fair and clear view of the financial position and performance of Dom Development S.A.

Mikołaj Konopka
President of the Management Board

Monika Dobosz
Vice President of the Management Board

2 INTERIM CONDENSED SEPARATE BALANCE SHEET

ASSETS	Note	31 Mar 2026 (unaudited)	31 Dec 2025
Non-current assets			
Intangible assets		25,084	24,365
Property, plant and equipment	7.5	51,645	52,408
Investments in subsidiaries, associates and joint ventures	7.6	466,594	466,594
Deferred tax assets		9,463	3,743
Long-term receivables	7.7	6,578	6,542
Long-term loans granted	7.7	733,219	580,296
Other non-current assets		1,539	-
TOTAL NON-CURRENT ASSETS		1,294,122	1,133,948
Current assets			
Inventory	7.8	2,347,830	2,446,584
Trade and other receivables		45,401	52,702
Other current assets		6,287	10,179
Income tax receivables		-	-
Short-term loans granted	7.7	-	-
Current financial assets	7.9	108,840	148,153
Cash and cash equivalents	7.10	237,503	68,517
TOTAL CURRENT ASSETS		2,745,861	2,726,135
TOTAL ASSETS		4,039,983	3,860,083

EQUITY AND LIABILITIES	Note	31 Mar 2026 (unaudited)	31 Dec 2025
Equity			
Share capital	7.11	25,798	25,798
Share premium	7.11	276,458	276,458
Other equity (statutory reserve funds)		982,278	982,278
Cash flow hedge reserve		476	(1,697)
Reserve from share capital reduction		510	510
Retained earnings		499,966	400,220
TOTAL EQUITY		1,785,486	1,683,567
Non-current liabilities			
Bank borrowings, long-term portion	7.12	-	-
Bonds, non-current portion	7.13	785,000	535,000
Deferred tax liabilities		-	-
Long-term provisions		13,378	13,225
Lease liabilities, long-term portion	7.15	36,914	37,610
Other non-current liabilities		19,401	24,476
TOTAL NON-CURRENT LIABILITIES		854,693	610,311
Current liabilities			
Trade, tax and other payables		389,113	424,885
Bank borrowings, short-term portion	7.12	-	10,000
Bonds, current portion	7.13	110,000	110,000
Accrued interest on bank borrowings and bonds	7.14	8,118	6,214
Lease liabilities, short-term portion	7.15	37,857	46,935
Corporate income tax payables		24,146	47,764
Dividends payable	7.27	-	-
Short-term provisions		15,005	14,965
Deferred income	7.16	815,565	905,442
TOTAL CURRENT LIABILITIES		1,399,804	1,566,205
TOTAL LIABILITIES		2,254,497	2,176,516
TOTAL EQUITY AND LIABILITIES		4,039,983	3,860,083

All amounts are stated in thousands of Polish złoty.

3 INTERIM CONDENSED SEPARATE STATEMENT OF PROFIT OR LOSS

	Note	3 months ended 31 Mar 2026 (unaudited)	3 months ended 31 Mar 2025 (unaudited)
Revenue	7.18	502,016	320,871
Cost of sales	7.18	(334,736)	(206,103)
Gross profit		167,280	114,768
Selling costs		(16,823)	(16,560)
General and administrative expenses		(26,005)	(25,107)
Other income		46	534
Other expenses		(2,121)	(1,587)
Operating profit		122,377	72,048
Finance income	7.19	12,452	12,498
Finance costs		(11,687)	(10,111)
Profit before tax		123,142	74,435
Income tax	7.20	(23,396)	(14,127)
Net profit from continuing operations		99,746	60,308
Net profit from discontinued operations*)		-	-
Net profit		99,746	60,308
Earnings per share:			
Basic (PLN)	7.21	3.87	2.34
Diluted (PLN)	7.21	3.87	2.34

*) In the three months ended 31 March 2026 and 31 March 2025, the Company did not discontinue any of its operations.

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

4 INTERIM CONDENSED SEPARATE STATEMENT OF COMPREHENSIVE INCOME

	3 months ended 31 Mar 2026 (unaudited)	3 months ended 31 Mar 2025 (unaudited)
Net profit	99,746	60,308
Other comprehensive income:		
Net change due to cash flow hedges	2,682	(2,315)
Items that will be reclassified to the statement of profit or loss	2,682	(2,315)
Items that will not be reclassified to the statement of profit or loss	-	-
Other comprehensive income/(loss), before tax	2,682	(2,315)
Income tax on other comprehensive income that will be reclassified to the statement of profit or loss	(509)	440
Net other comprehensive income	2,173	(1,875)
Net comprehensive income	101,919	58,433

All amounts are stated in thousands of Polish zloty.

5 INTERIM CONDENSED SEPARATE STATEMENT OF CASH FLOWS

Note	3 months ended 31 Mar 2026 (unaudited)	3 months ended 31 Mar 2025 (unaudited)
Cash flows from operating activities		
Profit before tax	123,142	74,435
Adjustments for:		
Depreciation and amortisation	3,710	3,925
Foreign exchange (gains)/losses	-	2
(Gain)/loss from investments	49	271
Interest expense/(income)	(302)	(3,334)
Costs from valuation of management share option programmes	-	-
Changes in working capital:		
Change in provisions	194	(5,323)
Change in inventory	89,438	(150,959)
Changes in receivables	7,926	(4,466)
Change in current liabilities, net of bank borrowings and bonds	(41,845)	(48,798)
Change in accruals and deferred income	(44,182)	74,944
Other adjustments	-	(2)
Cash flows from operating activities	138,130	(59,305)
Interest received	489	513
Interest paid	(11,144)	(11,365)
Income tax paid	(53,243)	(14,550)
Net cash from operating activities	74,232	(84,707)
Cash flows from investing activities		
Proceeds from sale of intangible assets and property, plant and equipment	4	312
Proceeds from financial assets (dividends)	-	10,000
Repayments of loans granted	59,876	81,719
Other proceeds/(payments) related to financial assets	-	-
Loans granted	(201,206)	(90,000)
Acquisition of intangible assets and property, plant and equipment	(3,920)	(2,385)
Acquisition of financial assets and contributions to equity	-	-
Net cash from investing activities	(145,246)	(354)
Cash flows from financing activities		
Proceeds from issue of shares (exercise of share options)	7.11	-
Proceeds from bank borrowings	-	85,000
Proceeds from issue of debt securities	7.13	250,000
Repayment of bank borrowings	-	(65,000)
Redemption of debt securities	7.13	-
Distribution of profit (dividends)	7.27	-
Payments under lease contracts	-	-
Net cash from financing activities	240,000	20,000
Net increase/(decrease) in cash and cash equivalents	168,986	(65,061)
Cash and cash equivalents at beginning of period	7.10	68,517
Cash and cash equivalents at end of period	7.10	129,874
		64,813

All amounts are stated in thousands of Polish zloty.

6 INTERIM CONDENSED SEPARATE STATEMENT OF CHANGES IN EQUITY

THREE MONTHS ENDED 31 MARCH 2026

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	982,278	510	(1,697)	400,220	1,683,567
Share capital increase from exercise of share options 7.11	-	-	-	-	-	-	-
Transfer of profit to statutory reserve funds	-	-	-	-	-	-	-
Dividend for shareholders 7.27	-	-	-	-	-	-	-
Creation of share-based payment reserve (from share option valuation) 7.23	-	-	-	-	-	-	-
Net profit for reporting period	-	-	-	-	-	99,746	99,746
Net other comprehensive income	-	-	-	-	2,173	-	2,173
Net comprehensive income	-	-	-	-	2,173	99,746	101,919
Increase/(decrease) in equity	-	-	-	-	2,173	99,746	101,919
Equity at end of period	25,798	276,458	982,278	510	476	499,966	1,785,486

All amounts are stated in thousands of Polish zloty.

Data as of 31 March 2026 have not been audited.

THREE MONTHS ENDED 31 MARCH 2025

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 7.11	-	-	-	-	-	-	-
Transfer of profit to statutory reserve funds	-	-	-	-	-	-	-
Dividend for shareholders 7.27	-	-	-	-	-	-	-
Creation of share-based payment reserve (from share option valuation) 7.23	-	-	-	-	-	-	-
Net profit for reporting period	-	-	-	-	-	60,308	60,308
Net other comprehensive income	-	-	-	-	(1,875)	-	(1,875)
Net comprehensive income	-	-	-	-	(1,875)	60,308	58,433
Increase/(decrease) in equity	-	-	-	-	(1,875)	60,308	58,433
Equity at end of period	25,798	276,458	898,638	510	2,816	324,537	1,528,757

All amounts are stated in thousands of Polish zloty.

Data as of 31 March 2025 have not been audited.

7 NOTES TO THE INTERIM CONDENSED SEPARATE FINANCIAL STATEMENTS



7.1 GENERAL INFORMATION ABOUT DOM DEVELOPMENT S.A.

Company name:	Dom Development S.A.
Registered office:	Plac Piłsudskiego 3, 00-078 Warsaw, Poland
Legal form:	joint stock company (<i>spółka akcyjna</i>)
Country of registration:	Poland
Registered office address:	Plac Piłsudskiego 3, 00-078 Warsaw
Principal place of business:	Poland

Since the end of the previous reporting period, there have been no changes to the name or other identification details of the reporting entity.

Dom Development S.A. (the 'Company') is the parent of the Dom Development Group (the 'Group'). The Company is entered in the National Court Register maintained by the District Court for the Capital City of Warsaw in 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, and specialised companies conducting construction activities in these locations.

The Company is a majority-owned subsidiary of Groupe Belleforêt S.à r.l. of Luxembourg (see Note 7.11), which held 54.81% of Company shares as at 31 March 2026.

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 three months ended 31 March 2026, the Company did not discontinue any of its operations.

7.2 BASIS OF ACCOUNTING USED IN PREPARING THESE INTERIM CONDENSED SEPARATE FINANCIAL STATEMENTS

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

Certain information and disclosures typically included with the full-year financial statements under International Financial Reporting Standards ('IFRS') as endorsed by the European Union ('EU') are presented in a condensed form or omitted in these interim condensed separate financial statements, in accordance with IAS 34 Interim Financial Reporting (IAS 34).

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 started on 24 February 2022 continues to significantly disrupt the economic environment across the region. The Company and its subsidiaries operate exclusively in Poland. The Management Board believes that the ongoing war in Ukraine and the escalation of the armed conflict in the Middle East may potentially affect future housing demand, construction costs, and the availability of subcontractors. As at the date of these interim condensed separate financial statements, all of the Company's development projects were progressing according to 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 interim condensed separate 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 interim condensed separate statements have been prepared in the Polish zloty ('PLN'). Unless stated otherwise, financial data presented in these interim condensed separate financial statements is expressed in thousands of Polish złoty.

The interim condensed separate balance sheet, the interim condensed separate statement of profit or loss, the interim condensed separate statement of comprehensive income, the interim condensed separate statement of cash flows, and the interim condensed separate statement of changes in equity have not been audited or reviewed by an independent statutory auditor. These unaudited interim condensed separate financial statements do not include all the information and disclosures

required in full-year separate financial statements, and should be read in conjunction with the Company's audited full-year separate financial statements for the 12 months ended 31 December 2025.

The Company also prepared condensed consolidated interim financial statements of the Dom Development Group for the three months ended 31 March 2026, which were authorised by the Management Board on 13 May 2026.

7.3 ACCOUNTING POLICIES

Under Polish laws, the Company is required to prepare interim condensed separate financial statements in accordance with IFRS as endorsed by the European Union (EU), specifically the standards applicable to interim financial reporting (IAS 34). Currently, given the ongoing EU's IFRS endorsement process and the nature of the Company's operations, there are no differences between the accounting policies applied by the Company in accordance with IFRS and those endorsed by the EU.

These interim condensed separate financial statements have been prepared in accordance with IFRS applicable to the preparation of interim financial statements (IAS 34) and all applicable IFRSs endorsed by the European Union.

The accounting policies applied in preparing these interim condensed separate financial statements are consistent with those applied in preparing the Company's separate financial statements for the year ended 31 December 2025, save for the application of the following new or amended standards and new interpretations effective for annual periods beginning on 1 January 2026.

- *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.
- 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 described above have been reviewed by the Management Board of the Company, which concluded that they have no material effect on the Company's financial position, financial performance, or on the scope of disclosures presented in these interim condensed separate financial statements.

The Company has not opted for early application of any standard, interpretation, or amendment that has been issued but is not yet effective.

The following standards and interpretations have been issued by the International Accounting Standards Board or the International Financial Reporting Interpretations Committee but are not yet effective or have not yet been endorsed by the European Union:

- 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 interim condensed 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.

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 interim condensed separate financial statements. The Management Board does not anticipate that the amendments to existing standards will have a material impact on the Company's interim condensed separate financial statements in the period of their initial application.

7.4 SIGNIFICANT JUDGEMENTS AND ASSUMPTIONS

The following are areas where the most important factors in the process of applying accounting policies were, in addition to accounting estimates, the professional judgement of the Company's management and the underlying business assumptions.

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 moment of property acquisition, the budgets are updated based on the best knowledge and experience of the Company's management. All development project budgets are reviewed and, if necessary, revised at least every three months. Updated project budgets serve as the basis for:

- analysing the project profitability and verifying inventory write-downs, if any,
- 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. The Company's management believes this transfer occurs when the property is delivered to the buyer based on an handover report signed by the parties, provided that the buyer has paid the full purchase price for the property.

Revenue from ongoing construction services is calculated using the percentage-of-completion method, with the percentage of completion measured by the proportion of costs incurred from the contract's inception to the measurement as at the reporting date.

SEASONAL CHANGES

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

7.5 PROPERTY, PLANT AND EQUIPMENT

PROPERTY, PLANT AND EQUIPMENT	31 Mar 2026 (unaudited)	31 Dec 2025
Property, plant and equipment, of which:		
Plant, machinery and other items of property, plant and equipment	2,825	2,673
Vehicles	4,766	4,326
Land and buildings	3,281	3,316
Right to use office and other space	40,773	42,093
Total	51,645	52,408

As at 31 March 2026, 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.

7.6 INVESTMENTS IN SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

EQUITY INTERESTS IN SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

INVESTMENTS IN SUBSIDIARIES, ASSOCIATES AND JOINT VENTURE	31 Mar 2026 (unaudited)	31 Dec 2025
Equity interests in subsidiaries, associates and joint ventures	466,594	466,594
As at end of period	466,594	466,594

As at 31 March 2026 and 31 December 2025, 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 Mar 2026			As at 31 Dec 2025		
	Ownership interest (%)	Gross carrying amount	Net carrying amount	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%	4,002	4,002
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%	166,476	166,476
Dom Development Myśluborska sp. z o.o.	100%	27,012	27,012	100%	27,012	27,012
Fundacja Nasz Dom	100%	-	-	100%	-	-
Total		466,594	466,594		466,594	466,594

- Euro Styl S.A.

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 group includes Euro Styl Construction Sp. z o.o., 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 Kraków.

- Dom Development Kredyty Sp. z o.o.

The company's principal business activity comprises credit brokerage services for financial institutions.

- Dom Construction Sp. z o.o.

The subsidiary Dom Construction Sp. z o.o. develops residential projects on a general contracting basis. It provides services to the Group companies (other than companies of the Euro Styl group).

- Dom Development Grunty Sp. z o.o.

The company, in which Dom Development S.A. holds 46% of the share capital, engages in property sale transactions within the Group.

- Dom Development Myśluborska sp. z o.o.

The company has been established to develop a multi-stage residential project on an own site at Myśluborska Street, Warsaw..

- 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 IN THE THREE MONTHS ENDED 31 MARCH 2026

In the three months ended 31 March 2026, the Company made no material changes to the structure of its investments in subsidiaries, associates or joint ventures.

7.7 LOANS GRANTED AND LONG-TERM RECEIVABLES

LONG-TERM RECEIVABLES	31 Mar 2026 (unaudited)	31 Dec 2025
Receivables from disposal of financial assets	-	-
Receivables from retentions	2,754	2,718
Other long-term receivables	3,824	3,824
Total	6,578	6,542

LOANS GRANTED	31 Mar 2026 (unaudited)	31 Dec 2025
Loans granted, long-term portion	733,219	580,296
Loans granted, short-term portion	-	-
Total	733,219	580,296

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

LOANS TO RELATED PARTIES

The table below shows the loans advanced by the Company to related parties and the outstanding amounts, including accrued interest, as at 31 March 2026.

Agreement date	Borrower	Loan amount (excluding interest)	Due date	As at end of period
26.02.2019	Euro Styl S.A.	300,000	31 Dec 2030	269,250
27.09.2019	Dom Development Wrocław Sp. z o.o.	270,000	31 Dec 2030	95,000
09.08.2022	Dom Development Kraków Sp. z o.o.	220,000	31 Dec 2028	123,750
28.04.2023	Dom Development Kraków Sp. z o.o.	165,100	31 Dec 2027	154,500
15.12.2025	Dom Development Myśluborska sp. z o.o.	100,000	31 Dec 2030	90,719
Total				733,219

7.8 INVENTORY

INVENTORY	31 Mar 2026 (unaudited)	31 Dec 2025
Prepaid deliveries	74,782	93,030
of which: at cost	74,782	93,030
write-down to net realisable value	-	-
Semi-finished products and work in progress	2,143,937	2,104,614
of which: at cost	2,144,068	2,094,881
perpetual usufruct of land (lease)	30,777	40,641
write-down to net realisable value	(30,908)	(30,908)
Finished products	129,111	248,940
of which: at cost	135,340	255,169
write-down to net realisable value	(6,229)	(6,229)
Total	2,347,830	2,446,584

INVENTORY WRITE-DOWNS	3 months ended 31 Mar 2026 (unaudited)	3 months ended 31 Mar 2025 (unaudited)
As at beginning of period	37,137	37,137
Increase	-	-
(Reductions)	-	-
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.

CARRYING AMOUNTS OF INVENTORIES PLEDGED AS SECURITY FOR LIABILITIES AND MORTGAGE AMOUNTS	31 Mar 2026 (unaudited)	31 Dec 2025
MORTGAGES – amounts of mortgages securing liabilities:		
Under property purchase contracts	-	-
Under credit facility agreements executed by the Company and other Group entities	1,215,000	1,155,000

7.9 CURRENT FINANCIAL ASSETS

CURRENT FINANCIAL ASSETS	31 Mar 2026 (unaudited)	31 Dec 2025
Bank deposits over 3 months	-	-
Cash in open-end residential escrow accounts	102,510	141,688
Other current financial assets	6,330	6,465
Total	108,840	148,153

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 include funds held in escrow accounts that are earmarked for a project involving construction of common infrastructure for the Company's ongoing developments.

7.10 CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise cash in hand and at banks, including bank deposits with maturities of up to three months as at the date of placement. The carrying amounts of these assets correspond to their fair values.

CASH AND CASH EQUIVALENTS	31 Mar 2026 (unaudited)	31 Mar 2025 (unaudited)	31 Dec 2025
Cash in hand and at banks	25,567	31,617	6,197
Short-term bank deposits	211,936	33,196	62,320
Other	-	-	-
Total	237,503	64,813	68,517

7.11 SHARE CAPITAL

CHANGES IN THE COMPANY'S SHARE CAPITAL FROM 1 JANUARY TO 31 MARCH 2026

CHANGE IN THE REPORTING PERIOD	Share capital – number of shares	Share capital – par value	Share premium
As at 1 Jan 2026	25,798,422	25,798	276,458
Change	-	-	-
As at end of period	25,798,422	25,798	276,458

In the three months ended 31 March 2026, there were no changes in the Company's share capital.

OTHER INFORMATION ON THE COMPANY'S SHARE CAPITAL

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.

SHARE OPTIONS

During the three months ended 31 March 2026, no options over the Company's shares were exercised and no new share options were granted.

For information on Management Share Option Programmes, see Note 7.23.

LIST OF SHAREHOLDERS HOLDING DIRECTLY OR INDIRECTLY, THROUGH SUBSIDIARIES, 5% OR MORE OF TOTAL VOTING RIGHTS IN THE COMPANY AS AT THE DATE OF PREPARATION AND AUTHORISATION BY THE COMPANY'S MANAGEMENT BOARD OF THESE INTERIM CONDENSED SEPARATE FINANCIAL STATEMENTS

	Number of Ownership interest (%) shares	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.*	2,397,838	9.29	2,397,838 9.29
Jarosław Szanajca	1,454,050	5.64	1,454,050 5.64

* Allianz Polska OFE's shareholding is based on the CSDP's identification of shareholders in the Company as at 31 March 2026.

HOLDINGS OF DOM DEVELOPMENT SHARES OR RIGHTS TO SHARES (SHARE OPTIONS) BY MEMBERS OF THE MANAGEMENT BOARD AND THE SUPERVISORY BOARD AS AT THE DATE OF PREPARATION AND AUTHORISATION BY THE COMPANY'S MANAGEMENT BOARD OF THESE INTERIM CONDENSED SEPARATE FINANCIAL STATEMENTS

	Number of shares	Par value of shares (PLN thousand)	As at the date of these financial statements		Change after 1 Jan 2026	
			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 R. Roydon	58,500	59	-	58,500	-	-
SUPERVISORY BOARD						
Jarosław Szanajca	1,454,050	1,454	-	1,454,050	-	-
Grzegorz Kiełpsz	1,280,750	1,281	-	1,280,750	-	-
Janusz Zalewski *	70,000	70	-	70,000	-	-
Mark Spiteri	900	1	-	900	-	-
Anna Maria Panasiuk	450	<1	-	450	-	-

* JMJ Fundacja Rodzinna (a family trust), a close associate of Janusz Zalewski, holds 200,000 Company shares.

Members of the Management Board and the Supervisory Board did not hold any interests in other Group companies, except for Dom Land Sp. z o.o., in which, as at 31 March 2026, Jarosław Szanajca, Grzegorz Kiełpsz, and Mark Spiteri each held a 20% shareholding.

7.12 BANK BORROWINGS

SIGNIFICANT CHANGES IN THE THREE MONTHS ENDED 31 MARCH 2026

On 31 January 2026, a PLN 60,000 thousand revolving working capital facility agreement between VeloBank S.A. and Dom Development S.A. expired.

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.

The maturity structure of liabilities under bank borrowings is presented in the table below.

BANK BORROWINGS BY MATURITY	31 Mar 2026 (unaudited)	31 Dec 2025
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

BANK BORROWINGS AS AT 31 MARCH 2026

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	100,000	PLN	-	PLN	31 Dec 2027
Total credit facilities		810,000	PLN	-	PLN	

As at 31 March 2026 and 31 December 2025, all of the Company's credit facilities were denominated in Polish zloty.

KEY DETAILS OF THE COMPANY'S CREDIT FACILITIES

Credit facility with PKO BP S.A.

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 March 2026, Dom Development S.A. had not drawn any funds under the facility, while Euro Styl S.A. had drawn PLN 18,090 thousand.

Credit facility with mBank S.A.

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 March 2026, neither Dom Development S.A. nor Dom Development Wrocław Sp. z o.o. had drawn any funds under the facility, while Euro Styl S.A. had drawn PLN 31,862 thousand.

Credit facility with Millennium Bank S.A.

Revolving credit facility of up to PLN 85,000 thousand. As at 31 March 2026, Dom Development S.A. had not drawn any funds under the facility.

Credit facility with ING Bank Śląski S.A.

PLN-denominated overdraft facility of up to PLN 75,000 thousand. As at 31 March 2026, Dom Development S.A. had not drawn any funds under the facility.

Credit facility with VeloBank S.A.

Overdraft facility of up to PLN 100,000 thousand. As at 31 March 2026, Dom Development S.A. had not drawn any funds 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 that the fair value of the Company's credit facilities is approximately equal to their carrying amounts, taking into account accrued interest.

7.13 BONDS

BONDS	31 Mar 2026 (unaudited)	31 Dec 2025
Nominal value of outstanding bonds, long-term portion	785,000	535,000
Nominal value of outstanding bonds, short-term portion	110,000	110,000
Nominal value of outstanding bonds	895,000	645,000

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 that the fair value of the Company's outstanding bonds is approximately equal to their carrying amounts, taking into account 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 this agreement, Dom Development S.A. may issue bonds with a total value of up to PLN 400 million (nominal value of 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 this 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 programme limit is renewable.

In addition, the Company continues to service bonds outstanding under a previous bond programme, under which the aggregate nominal value of all issued and outstanding bonds could not exceed PLN 400,000 thousand at any time and which was terminated by Management Board Resolution No. 03/04/2025 of 14 April 2025. These comprise:

- a) 260,000 Series DOMDEM1280928 unsecured bearer bonds, with a nominal value of PLN 1,000 per bond and an aggregate nominal value of PLN 260,000 thousand, maturing on 28 September 2028; and
- b) 140,000 Series DOMDEM2051229 unsecured bearer bonds, with a nominal value of PLN 1,000 per bond and an aggregate nominal value of PLN 140,000 thousand, maturing on 5 December 2029.

SIGNIFICANT CHANGES IN THE THREE MONTHS ENDED 31 MARCH 2026

New bond issue

Under the bond programme established on 14 April 2025, the Company issued 250,000 Series DOMDEM2040331 unsecured bearer bonds on 4 March 2026, with a nominal value of PLN 1,000 per bond and an aggregate nominal value of PLN 250,000 thousand, maturing on 4 March 2031. The bonds were issued at par.

The Series DOMDEM2040331 bonds bear interest at WIBOR 6M plus a margin of 1.20% per annum, payable semi-annually.

BONDS OUTSTANDING AS AT 31 MARCH 2026

Series	Issuer	Issue date	Amount	Currency	Maturity 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
DOMDEM2040331	Dom Development S.A.	4 Mar 2026	250,000	PLN	4 Mar 2031
Total			895,000		

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>

7.14 ACCRUED INTEREST ON BANK BORROWINGS AND BONDS

ACCRUED INTEREST ON BANK BORROWINGS AND BONDS	31 Mar 2026 (unaudited)	31 Dec 2025
Accrued interest on bonds	8,118	6,214
Accrued interest on bank borrowings	-	-
Total accrued interest on bank borrowings	8,118	6,214

7.15 LEASE LIABILITIES

The Company's balance sheet includes assets meeting the criteria of IFRS 16 *Leases*. These are:

- right to use office space (under lease contracts),
- perpetual usufruct of land,
- other (vehicles).

LEASE LIABILITIES	31 Mar 2026 (unaudited)	31 Dec 2025
Lease liabilities, short-term portion, of which:	37,857	46,935
Liabilities under perpetual usufruct of land	31,631	40,835
Liabilities under right to use office and other space	5,962	5,962
Other	264	138
Lease liabilities, long-term portion, of which:	36,914	37,610
Liabilities under right to use office and other space	36,130	36,984
Other	784	626
Total	74,771	84,545

For land held under perpetual usufruct rights, the future fees payable over the term of each right (up to 99 years) are discounted to present value as at the reporting date. 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.

As at 31 March 2026, the Company held land under a perpetual-usufruct right and recognised a lease liability of PLN 31,631 thousand, presented within current liabilities. According to the Management Board's estimates, which are based on the development plans for those properties:

- PLN 2,314 thousand will be payable by the Company within 12 months from the reporting date,
- PLN 2,341 thousand will be payable by the Company in more than 12 months from the reporting date,
- PLN 26,976 thousand will be transferred to buyers of residential units.

7.16 DEFERRED INCOME

Advance payments from customers for residential units and parking spaces are presented within deferred income until the units are handed over to the buyers and the related revenue is recognised in the statement of profit or loss. Deferred income rises as residential units and parking spaces are sold and falls as they are handed over to buyers.

DEFERRED INCOME	31 Mar 2026 (unaudited)	31 Dec 2025
Deferred income from advance payments from customers for the purchase of products pending recognition as revenue in the statement of profit or loss	815,565	905,442
Other	-	-
Total	815,565	905,442

7.17 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 subsidiaries.

Considering the above, the Group'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 interim condensed separate financial statements do not include operating segment disclosures.

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

7.18 REVENUE AND COST OF SALES

ANALYSIS OF REVENUE AND COST OF SALES	3 months ended 31 Mar 2026 (unaudited)	3 months ended 31 Mar 2025 (unaudited)
Revenue from sale of finished products	487,124	294,325
Revenue from rendering of services	14,892	26,242
Revenue from sale of goods (land)	-	304
Total revenue	502,016	320,871
Cost of sales of finished products	(329,338)	(192,302)
Cost of sales of services	(5,398)	(13,497)
Cost of sales of goods	-	(304)
Inventory write-down to net realisable value	-	-
Total cost of sales	(334,736)	(206,103)
Gross profit	167,280	114,768

7.19 FINANCE INCOME

FINANCE INCOME	3 months ended 31 Mar 2026 (unaudited)	3 months ended 31 Mar 2025 (unaudited)
Interest on bank deposits and loans	12,383	12,446
Dividends received	-	-
Income from discounting of receivables and payables	-	-
Other interest	30	52
Measurement of CAP hedging instruments	38	-
Other	1	-
Total	12,452	12,498

7.20 INCOME TAX RECOGNISED IN THE STATEMENT OF PROFIT OR LOSS

INCOME TAX	3 months ended 31 Mar 2026 (unaudited)	3 months ended 31 Mar 2025 (unaudited)
Current income tax	29,626	19,026
Deferred income tax recognised in the statement of profit or loss	(6,230)	(4,899)
Total	23,396	14,127

7.21 EARNINGS PER SHARE

CALCULATION OF BASIC AND DILUTED EARNINGS PER SHARE	3 months ended 31 Mar 2026 (unaudited)	3 months ended 31 Mar 2025 (unaudited)
BASIC EARNINGS PER SHARE		
Profit used to calculate basic earnings per share	99,746	60,308
Weighted average number of ordinary shares used to calculate basic earnings per share	25,798,422	25,798,422
Basic earnings per share (PLN)	3.87	2.34
DILUTED EARNINGS PER SHARE		
Profit used to calculate diluted earnings per share	99,746	60,308
Potentially dilutive shares from Management Share Option Programme	-	-
Weighted average number of ordinary shares used to calculate diluted earnings per share	25,798,422	25,798,422
Diluted earnings per share (PLN)	3.87	2.34

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

7.22 RELATED-PARTY TRANSACTIONS

In the three months ended 31 March 2026 and 31 March 2025, the Company was a party to related-party transactions presented below.

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

DOM DEVELOPMENT S.A. AS BUYER OF PRODUCTS OR SERVICES:	3 months ended 31 Mar 2026 (unaudited)	3 months ended 31 Mar 2025 (unaudited)
Consulting services		
Hansom Property Company Limited	2,275	1,987
Cooperation agreements		
Dom Development Krakow Sp. z o.o.	21	21
Construction services		
Dom Construction Sp. z o.o.	171,982	199,893
Other		
Dom Construction Sp. z o.o.	5	11
Euro Styl Montownia Sp. z o.o.	6	-



DOM DEVELOPMENT S.A. AS SELLER OF PRODUCTS OR SERVICES:	3 months ended 31 Mar 2026 (unaudited)	3 months ended 31 Mar 2025 (unaudited)
Cooperation agreements		
Dom Development Grunty Sp. z o.o.	2	2
Euro Styl S.A.	2,119	2,039
Euro Styl Construction Sp. z o.o.	7	5
Dom Land Sp. z o.o.	2	2
Dom Development Wrocław Sp. z o.o.	1,780	1,511
Dom Construction Sp. z o.o.	4,627	4,006
Dom Development Kredyty Sp. z o.o.	172	183
Dom Development Kraków Sp. z o.o.	1,280	1,405
Fundacja Nasz Dom	4	-
Dom Development Myśluborska sp. z o.o.	44	-
DOM DEVELOPMENT S.A. AS LENDER:	3 months ended 31 Mar 2026 (unaudited)	3 months ended 31 Mar 2025 (unaudited)
Loan granted		
Dom Development Wrocław Sp. z o.o.	50,000	-
Euro Styl S.A.	150,000	-
Dom Development Kraków Sp. z o.o.	-	90,000
Dom Development Myśluborska sp. z o.o.	1,206	-
Loan repaid		
Dom Development Wrocław Sp. z o.o.	(20,000)	(70,000)
Dom Development Kraków Sp. z o.o.	(30,000)	-
Net loan interest received		
Dom Development Wrocław Sp. z o.o.	1,007	3,450
Euro Styl S.A.	3,887	2,382
Dom Development Kraków Sp. z o.o.	4,983	5,887
Loan interest accrued but not paid		
Dom Development Myśluborska sp. z o.o. Interest accrued but not paid	1,719	-

DOM DEVELOPMENT S.A. AS RECIPIENT OF DIVIDENDS	3 months ended 31 Mar 2026 (unaudited)	3 months ended 31 Mar 2025 (unaudited)
Dividends received		
Dom Construction Sp. z o.o.	-	10,000

RELATED-PARTY TRANSACTION BALANCES – from the Company's perspective	31 Mar 2026 (unaudited)	31 Dec 2025
Receivables from related parties		
Total balance	743,553	586,091
Subsidiaries	743,552	586,091
Dom Development Grunty Sp. z o.o.	16	-
Dom Development Wrocław Sp. z o.o. (loans granted)	95,000	65,000
Dom Development Wrocław Sp. z o.o.	2,212	1,365
Euro Styl S.A. (loans granted)	269,250	119,250
Euro Styl S.A.	2,331	1,430
Euro Styl Construction Sp. z o.o.	7	12
Dom Development Kredyty Sp. z o.o.	176	210
Dom Construction Sp. z o.o.	5,713	1,667
Dom Development Kraków Sp. z o.o. (loans granted)	278,250	308,252
Dom Development Kraków Sp. z o.o.	1,539	1,102
Fundacja Nasz Dom	5	2
Dom Development Myśluborska sp. z o.o.	53	7
Dom Development Myśluborska sp. z o.o. loans granted	89,000	87,794
Other	1	-
Dom Land Sp. z o.o.	1	-

RELATED-PARTY TRANSACTION BALANCES – from the Company's perspective	31 Mar 2026 (unaudited)	31 Dec 2025
Liabilities to related parties		
Total balance	121,418	90,498
Subsidiaries	121,293	90,372
Dom Construction Sp. z o.o.	119,177	88,294
Dom Construction Sp. z o.o. (retentions)	2,110	2,077
Dom Development Kraków Sp. z o.o.	-	1
Euro Styl Montownia Sp. z o.o.	6	-
Other	125	126
Hansom Property Company Limited	125	126

7.23 SHARE OPTIONS

INCENTIVE SCHEME – EXECUTIVE SHARE OPTION PROGRAMMES

As of 31 March 2026 and 31 December 2025, the Company had no Executive Option Program in operation under the Company's Management Incentive Plan.

GRANT, EXERCISE OR LAPSE OF EXECUTIVE OPTIONS

In the three months ended 31 March 2026 and 31 March 2025, the Company did not grant any new share options, nor any were exercised.

In the three months ended 31 March 2026 and 31 March 2025, no share options expired under the Company's Executive Share Option Programmes.

7.24 CONTINGENT LIABILITIES

CONTINGENT LIABILITIES	31 Mar 2026 (unaudited)	31 Dec 2025
Guarantees under commercial contracts	27,897	12,983
Sureties under commercial contracts	7,039	7,039
Total	34,936	20,022

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

SECURITY FOR THE COMPANY'S LIABILITIES	31 Mar 2026 (unaudited)	31 Dec 2025
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 three months ended 31 March 2026, 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.

7.25 MATERIAL COURT DISPUTES AS AT 31 MARCH 2026

As at 31 March 2026, the Company was not a party to any material court proceedings.

7.26 FACTORS AND EVENTS WITH A MATERIAL EFFECT ON THE COMPANY'S INTERIM CONDENSED SEPARATE FINANCIAL STATEMENTS

IMPACT OF ECONOMIC CONDITIONS ON THE COMPANY'S OPERATIONS

In the three months ended 31 March 2026, Dom Development S.A. operated in a stable and efficient manner, maintaining a strong growth trajectory and delivering on all operational objectives as planned and without any disruptions. All development projects progressed on schedule. The Company delivered another strong quarter, with 542 units sold, up 25% year on year. At the Group level, it was the strongest first quarter in Dom Development's history, with 1,161 units sold, up 12% year on year, and the seventh consecutive quarter in which the Group sold at least 1,000 units.

This reflects a strong alignment between the Group's offer and market demand: the Group's current inventory represents less than four quarters of forward sales, while many competitors continue to face oversupply. Demand continues to benefit from improving mortgage affordability, underpinned by the latest interest rate cut and rising wages. The Middle East conflict and associated macroeconomic uncertainty have not, to date, had a measurable impact on customer behaviour. At the Dom Development Group, mortgage-financed transactions accounted for 58% of total sales in the three months ended 31 March 2026.

One of the Company's key strengths is also its in-house general contracting capabilities, which allowed us to foster long-term relationships with subcontractors, mitigating project risks. Against a backdrop of resilient demand, the Company continues to phase new projects into its pipeline, broadening the choice of units available. While the Middle East conflict has generated upward pressure on construction costs, in-house general contracting provides greater cost predictability at project launch, protecting margins and supporting healthy returns across the portfolio. The model also underpins consistently high construction quality across all developments. The Group plans to continue expanding its pipeline throughout 2026. Detailed information on the development projects commenced and completed by Dom Development S.A. during the three months ended 31 March 2026 is set out below.

SIGNIFICANT CHANGES IN THE COMPANY'S DEVELOPMENT PROJECT PORTFOLIO FROM 1 JANUARY TO 31 MARCH 2026

PROJECTS COMMENCED FROM 1 JANUARY TO 31 MARCH 2026		
PROJECT	LOCATION	NUMBER OF RESIDENTIAL AND COMMERCIAL UNITS
Osiedle Bokserska 71, Stage 2, Phase 2	Warsaw	182
Osiedle Bokserska 71, Stage 2, Phase 3	Warsaw	168
Apartamenty Literacka, Stage 2, Phase 2	Warsaw	208
Apartamenty Literacka, Stage 2, Phase 3	Warsaw	94
TOTAL		652

PROJECTS COMPLETED FROM 1 JANUARY TO 31 MARCH 2026		
PROJECT	LOCATION	NUMBER OF RESIDENTIAL AND COMMERCIAL UNITS
Mokotów Sportowy, Stage 1, Phase 1A	Warsaw	158
TOTAL		158

In addition, the Dom Development Group, acting through its subsidiaries, carried out development projects in the Wrocław, Tricity and Krakow markets.

RESIDENTIAL AND COMMERCIAL UNITS DELIVERED TO CUSTOMERS

The table below sets out the number of residential and commercial units handed over to customers by the Company during the three months ended 31 March 2026 and 31 March 2025.

NUMBER OF RESIDENTIAL AND COMMERCIAL UNITS DELIVERED TO CUSTOMERS	2026	2025
Q1	601	341

7.27 DIVIDEND AND DISTRIBUTION OF PROFIT

PAYMENT OF DIVIDEND FROM NET PROFIT 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.

All 25,798,422 Company shares were entitled to the interim dividend. The interim dividend was paid on 9 December 2025.

On 17 March 2026, the Company's Management Board adopted a resolution whereby it proposed how to appropriate the Company's 2025 net profit. Pursuant to that resolution, the Management Board proposes to appropriate Dom Development S.A.'s 2025 net profit of PLN 580,808,755.95 as follows:

- to appropriate PLN 361,177,908.00 of Dom Development S.A.'s 2025 net profit, equivalent to PLN 14 per share, for distribution as a dividend to the Company's shareholders. After taking into account the aforementioned interim dividend for 2025, the remaining dividend for the year amounts to PLN 180,588,954.00, or PLN 7.00 per share;
- to transfer PLN 219,630,847.95 to the statutory reserve funds of Dom Development S.A.

The Management Board has also proposed 25 June 2026 as the dividend record date and 2 July 2026 as the dividend payment date.

On 11 May 2026, the Company's Supervisory Board approved the Management Board's proposal for the appropriation of the Company's 2025 net profit, as described in Note 7.29 *Significant events after the reporting date*.

7.28 CHANGES IN THE MANAGEMENT BOARD AND SUPERVISORY BOARD

MANAGEMENT BOARD

There were no changes in the composition of the Company's Management Board in the three months ended 31 March 2026.

SUPERVISORY BOARD

There were no changes in the composition of the Company's Supervisory Board in the three months ended 31 March 2026.

7.29 SIGNIFICANT EVENTS SUBSEQUENT TO THE REPORTING DATE

DISTRIBUTION OF 2025 PROFIT – MANAGEMENT BOARD PROPOSAL APPROVED BY THE SUPERVISORY BOARD

On 11 May 2026, the Company's Supervisory Board adopted a resolution evaluating the Management Board's proposal regarding the distribution of the Company's 2025 net profit. Pursuant to that resolution, the Supervisory Board considered and endorsed the Management Board's proposal to appropriate Dom Development S.A.'s 2025 net profit of PLN 580,808,755.95 as follows:

1. to appropriate PLN 361,177,908.00 of Dom Development S.A.'s 2025 net profit, equivalent to PLN 14.00 per share, for distribution as a dividend to the Company's shareholders. After taking into account the interim dividend for 2025, of PLN

180,588,954 (PLN 7.00 per share), paid on 9 December 2025, the remaining dividend for the year amounts to PLN 180,588,954.00, or PLN 7.00 per share;

2. to transfer PLN 219,630,847.95 to the statutory reserve funds of Dom Development S.A.;

and to set 25 June 2026 as the dividend record date and 2 July 2026 as the dividend payment date.

BOND REDEMPTION ON MATURITY

On 12 May 2026, the Company redeemed on maturity 110,000 Series DOMDET5120526 bearer bonds with a nominal value of PLN 1,000 per bond and an aggregate nominal value of PLN 110,000 thousand.

7.30 FINANCIAL FORECASTS

Save as 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 the Company's and the Group's outstanding bonds (Article 35 of the Act).

7.31 FINANCIAL HIGHLIGHTS TRANSLATED INTO EURO

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

SELECTED ITEMS OF THE INTERIM CONDENSED SEPARATE BALANCE SHEET	31 Mar 2026 EUR thousand (unaudited)	31 Dec 2025 EUR thousand
Total current assets	640,150	644,980
Total assets	941,853	913,262
Total equity	416,255	398,317
Non-current liabilities	199,257	144,394
Current liabilities	326,340	370,550
Total liabilities	525,597	514,944
PLN/EUR exchange rate as at the reporting date	4.2894	4.2267

SELECTED ITEMS OF THE INTERIM CONDENSED SEPARATE STATEMENT OF PROFIT OR LOSS	3 months ended 31 Mar 2026 EUR thousand (unaudited)	3 months ended 31 Mar 2026 EUR thousand (unaudited)
Revenue	118,346	76,673
Gross profit	39,435	27,424
Operating profit	28,849	17,216
Profit before tax	29,030	17,786
Net profit	23,514	14,411
PLN/EUR exchange rate for the reporting period	4.2419	4.1848