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## **DOM DEVELOPMENT GROUP REPORTS RECORD SALES VOLUME AND RECORD NUMBER OF UNITS DELIVERED TO BUYERS IN 2025**

Trading Update for Q4 2025 and full year 2025

### **SALES**

- In Q4 2025, net sales of the Dom Development Group reached 1,232 units, including 586 units in Warsaw, 325 units in the Tri-city area, 168 units in Wrocław, and 153 units in Kraków. This is the best ever quarterly performance of the Group and its sixth consecutive sales result at or above 1,000 units.
- 58% of the Group's residential sales in Q4 were mortgage-financed transactions.
- The highest quarterly sales were achieved by the Group for the following projects: Dzielnica Mieszkaniowa Metro Zachód (130 units), Osiedle Wilno (78) and Osiedle Urbino (78) in Warsaw, Przysiań Brzeźno (58 units), Konstelacja (45) and Osiedle Warszawska (44) in the Tri-city area, Osiedle Rapsodia (44 units) and Apartamenty nad Oławką (34) in Wrocław and Apartamenty Park Matecznego (46 units), Osiedle 29. Aleja (41) and Osiedle Mieszkaniowe Górka Narodowa (39) in Kraków.
- For the full year 2025, the Group achieved a record net sales figure of 4,448 units, up by 4% on its previous full-year record posted in 2024 (with 4,269 units sold). At the same time, this is the best annual result ever reported by a developer on the Polish market in the retail segment.

### **UNITS DELIVERED**

- In Q4 2025, the Group delivered 1,683 units to individual buyers, relative to 1,681 units in the same period of 2024. These deliveries included 924 units in Warsaw, 381 units in the Tri-city area, 194 units in Wrocław, and 184 units in Kraków.
- Key contributors to the Q4 2025 financial results were deliveries in the following projects: Dzielnica Mieszkaniowa Metro Zachód (316 units), Osiedle Harmonia Mokotów (226) and Osiedle Przy Alejach (147) in Warsaw, Osiedle Beauforta (118 units) and Osiedle Synteza (109) in the Tri-city area, Osiedle Międzyleska (155 units) in Wrocław and Osiedle Mieszkaniowe Górka Narodowa (183 units) in Kraków.
- In total, over the full year 2025, the Dom Development Group delivered a record number of 4,228 units to individual buyers, compared with 3,916 in the previous year (+8% y/y). Additionally, 97 units were delivered to an institutional investor in the Private Rental Sector (PRS) (relative to 300 units delivered to that investor in 2024).



## MARKET OVERVIEW

*“The fourth quarter of 2025 was marked by a continued easing of interest rates – in total, over the course of the year, the Monetary Policy Council cut rates six times, by a combined 1.75 percentage points. Alongside rising wages, this clearly improved customers’ mortgage affordability and translated into strong traffic at sales offices. It was also the first full quarter in which the market operated under the new residential price transparency regime. The new regulations prompted adjustments to existing sales practices and marketing communications. For major residential developers, with appropriate resources and in-house capabilities to run their own marketing campaigns, adapting to the new regulatory reality was reasonable. For smaller players – particularly those relying heavily on sales leads from property listing portals – the transition proved significantly more challenging. The growing difficulties faced by such players are likely to support further consolidation within our industry.*

*For the Dom Development Group, the fourth quarter of 2025 was the best quarterly period in our history, with record sales of 1,232 units. At the same time, it was the sixth consecutive quarter in which the Group achieved sales at or above 1,000 units. We also set a new annual record, selling a total of 4,448 units over the full year. The appeal and diversity of our offering continue to drive strong demand for our projects, both from mortgage-financed customers and cash buyers. In the fourth quarter, cash transactions represented 42% of the Group’s total sales,”* comments **Mikołaj Konopka, President of the Management Board and CEO of Dom Development S.A.**

*“We also closed 2025 with a record number of deliveries to individual buyers. In total, we handed over 4,228 units, of which 1,683 in the fourth quarter alone. With the PRS segment included, our total deliveries reached 4,325 units, which also represents the highest result we’ve recorded to date. Supported by stable construction costs, the Dom Development Group’s financial results for the past year – scheduled for publication in March – are expected to surpass our record performance delivered in 2024. Our objective for 2026 is to remain on a growth trajectory and further solidify our leading position in all urban areas where we operate. We are consistently expanding both our product portfolio and land bank. In the fourth quarter, we completed land acquisitions for several attractive projects and secured a pipeline of further transactions,”* says **Monika Dobosz, Vice President of the Management Board, Chief Financial Officer of Dom Development S.A.**

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The **Dom Development S.A. Group** (the “**Dom Development Group**”) is Poland’s largest residential property developer, offering properties to retail customers in Warsaw, Wrocław, and Krakow, as well as in the Tricity and its vicinity (through the subsidiary **Euro Styl S.A.**). The Group’s portfolio includes both affordable segment flats and premium apartments. The Group also owns the construction companies **Dom Construction Sp. z o.o.** and **Euro Styl Construction Sp. z o.o.**, which provide general contracting services for its projects. Over its 30 years of operation, the Group has delivered around 58,000 residential units. Since 2006, Dom Development S.A. has been listed on the Warsaw Stock Exchange.

For more information about the Company and our offerings in Warsaw, Wrocław, and Krakow, visit: [www.domd.pl](http://www.domd.pl)

For more information about our offering in the Tricity, visit: [www.eurostyl.com.pl](http://www.eurostyl.com.pl)

