



Warsaw, 3 July 2025

## **DOM DEVELOPMENT GROUP MAINTAINS ROBUST SALES OF RESIDENTIAL UNITS**

Preliminary results for the three and six months ended 30 June 2025

### **SALES**

- In the three months ended 30 June 2025, net sales of the Dom Development Group (the “Group”) reached 1,000 units, compared with 943 in the corresponding period of 2024 (y/y increase of 6%). This includes 437 units sold in Warsaw, 239 in the Tricity, 208 in Wrocław, and 116 in Kraków.
- Mortgage-funded transactions accounted for 58% of the Group’s total sales, which represents y/y increase of 12%.
- The highest quarterly sales were achieved for the following projects: Dzielnica Mieszkaniowa Metro Zachód (109 units), Osiedle Urbino (62) and Osiedle Wilno (62) in Warsaw, Osiedle Synteza (63 units) and Osiedle przy Błoniach (38) in the Tricity, Osiedle Rapsodia (39 units) and Hubska 100 (32) in Wrocław, as well as Apartamenty Park Matecznego (46 units) and Osiedle Mieszkaniowe Górka Narodowa (41) in Kraków.
- For the six months to 30 June 2025, the Dom Development Group’s net sales were 2,033 units, up from 1,954 units for the six months to 30 June 2024 (y/y increase of 4%).

### **UNITS DELIVERED**

- In the three months to 30 June 2025, the Group delivered 611 units to retail buyers, compared with 716 units in the same period of 2024. Of these, 156 were delivered in Warsaw, 220 in the Tricity, 231 in Wrocław, and 4 in Kraków. Additionally, 97 units in Warsaw were delivered to a private rented sector (PRS) investor.
- Key contributors to the Q2 2025 financial results were deliveries in the following projects: Osiedle Przy Ryżowej (139 units) in Warsaw, Doki (115 units) and Perspektywa (84) in the Tricity, as well as Braniborska 80 (185 units) in Wrocław.
- In total, over the six months to 30 June 2025, the Dom Development Group delivered 1,595 units to retail buyers, compared with 1,637 over the first six months of the previous year.

### **MARKET OVERVIEW**

*“The second quarter of 2025 marked a long-awaited shift in monetary policy, with the first interest rate cut in over eighteen months and a corresponding decline in the WIBOR benchmark rates. This has improved the mortgage affordability and prompted a noticeable resurgence of activity within the sales offices of residential property developers. These positive developments were clearly reflected in the Dom Development Group’s performance. In the second quarter of this year, mortgage-funded transactions accounted for 58% of total residential unit sales – a year-on-year increase of 12%. This demonstrates that the improved lending*



*conditions are providing genuine support for purchasing decisions and contributing to a broader uptick in activity in the primary housing market.*

*Mortgage loans in Poland remain among the most expensive in the European Union. Despite initial interest rate cuts, it's currently difficult to determine the timing and scale of future reductions, as well as how robust and sustained the recovery in housing demand will be in the coming quarters. Simultaneously, the available stock of residential units in Poland's largest cities has recently reached record-high levels. This surge in supply has led to longer sales cycles and a stabilisation of prices in the primary market. Against this backdrop, the Dom Development Group has maintained robust sales of 1,000 units per quarter. We remain committed to our business scale-up plans. However, given the unprecedented levels of housing supply in the primary market, we are approaching new project launches with increased caution and selectivity,"* said **Mikołaj Konopka, President of the Management Board of Dom Development.**

*"The financial results of residential property developers are primarily driven by the number of units delivered to buyers during a given period, which in turn depends on project construction schedules. In the second quarter of this year, the Dom Development Group delivered fewer units to retail customers than it did during the same period last year. Nevertheless, on a half-year basis, the total number of units delivered decreased by 3% year on year. Moreover, given stable costs of construction materials and services, we anticipate strong results for the six months to 30 June 2025, both in terms of revenue and profit margins. Prospects for the second half of this year also seem highly encouraging, as we are set to commence deliveries of over 3,000 units,"* said **Monika Dobosz, Vice President of the Management Board, Chief Financial Officer of Dom Development.**

\* \* \*

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 a part of its projects. Over its 29 years of operation, the Group has delivered more than 53,000 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)

