



WARSZAWA
WROCLAW
KRAKOW



EURO STYL
GRUPA DOM DEVELOPMENT



DOM DEVELOPMENT S.A. CAPITAL GROUP PRESENTATION OF Q1 2026 RESULTS

14 MAY 2026

Q1 2026 AT DOM DEVELOPMENT GROUP



1 161

**QUARTERLY
UNIT SALES**

+12% YoY

1 273

UNITS DELIVERED

+29% YoY

PLN 180 m

NET PROFIT Q1 2026

+21% YoY

PLN 4 bn

**HIGH REVENUE POTENTIAL TO BE
RECOGNISED IN COMING
QUARTERS**

NPS⁽¹⁾ 72 pts.

**CUSTOMER SATISFACTION INDEX
at a high level**

PLN 666 m

CASH⁽²⁾ AT 31.03.2026

(1) NPS (Net Promoter Score) is an index calculated from customer satisfaction surveys, with values ranging from -100 to 100 points; data for Polish residential developers is not available; the average value for UK developers is 59 points (National New Homes Customer Satisfaction Survey, March 2025).

(2) Includes cash in open escrow accounts (PLN 219 m)

Q1 2026 FINANCIAL SUMMARY

REVENUE

Q1 2026

PLN 961 m

Q1 2025

PLN 742 m

Change

PLN +219 m
+30%

31%

GROSS MARGIN

Q1 2025: 34%

NET PROFIT

Q1 2026

PLN 180 m

Q1 2025

PLN 148 m

Change

PLN +32 m
+21%

19%

NET MARGIN

Q1 2025: 20%

GEARING

31.03.2026

13%

31.03.2025

8%

NET DEBT

31.03.2026

PLN 279 m

37%

ROE 12M

12M TO 03.2025: 36%

MARKET OVERVIEW IN Q1 2026

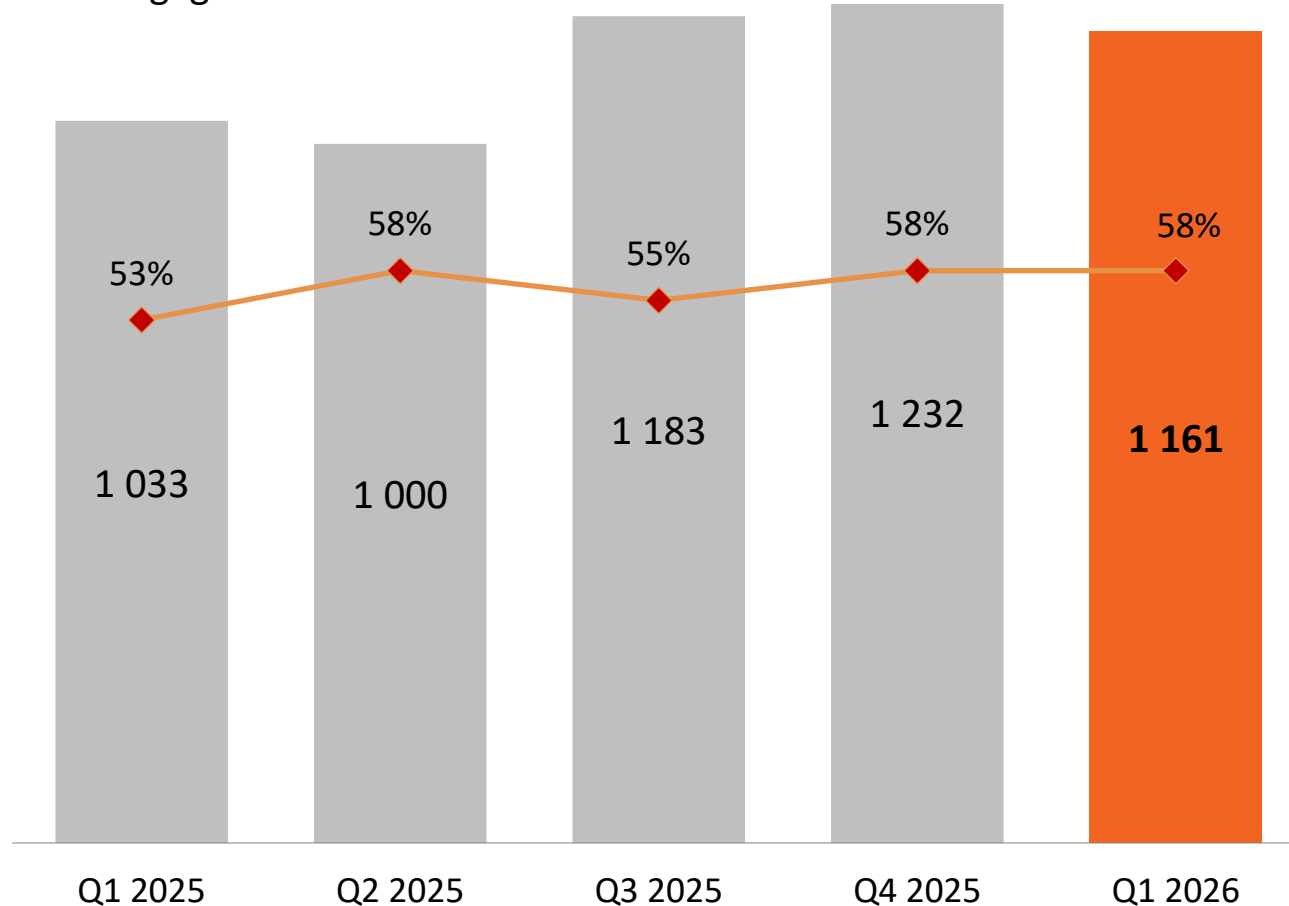
- **Continued recovery of demand** driven by further improvement in customers' mortgage affordability and income levels
- **Impact of the war in the Middle East** – some customers accelerated their purchasing decisions amid concerns over a potential increase in inflation
- 19% y/y **increase in sales** across the seven largest markets
- **A high level of available stock** at the end of March 2026 (up 6% y/y across the seven largest markets), including a **notable share of completed units** (approximately 25% of the total offering)
- **A marked decline in new project launches** (down 24% y/y across the seven largest markets) as a means to align the high level of available stock with the current pace of sales
- **Regional differences in the demand–supply balance** – strong demand recorded in Warsaw (sell-through period below 4 quarters), with Tri-City and Wroclaw remaining broadly balanced (approximately 4 to 5 quarters), and Krakow recording elevated supply levels (around 6 quarters).
- **Stabilisation of residential property prices, with the exception of Warsaw**, where average prices increased due to the launch of large-scale, high-value projects
- **Construction costs** – emergence of upward cost pressure resulting from the war in the Middle East

NET SALES

QUARTERLY NET SALES IN EXCESS OF 1 000 UNITS

No. of units

◆ Mortgage-backed transactions



Net sales (units)	Q1 2026	Q1 2025	Change YoY
Warsaw	542	432	25%
Tri-City	260	260	0%
Wroclaw	216	229	(6)%
Krakow	143	112	28%
Dom Development Capital Group	1 161	1 033	12%

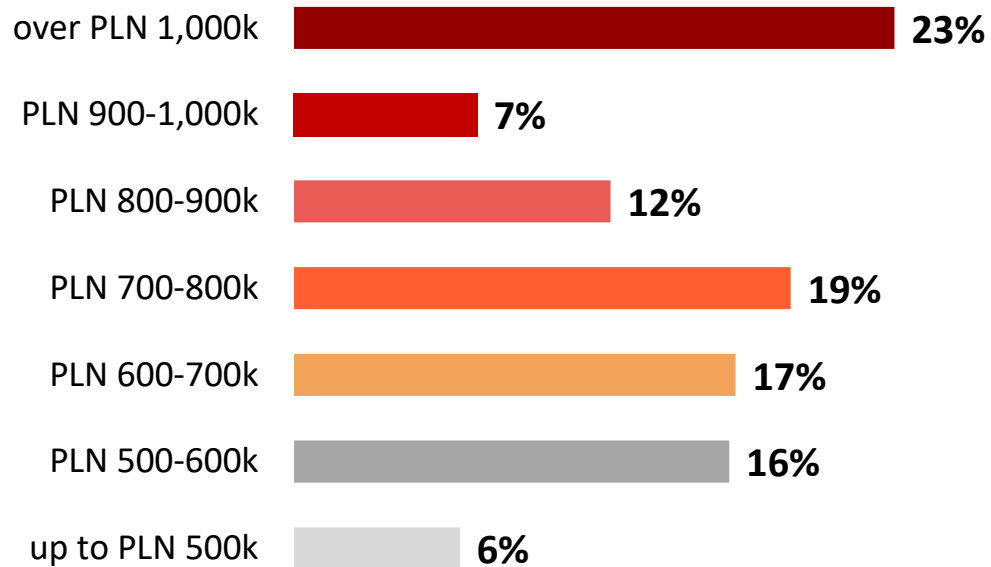
* Including 100% of sales in the project implemented through the joint venture in which Euro Styl S.A. holds a 50% interest (4 units in total in the first quarter of 2026).

Q1 2026 SALES SEGMENTATION

23% OF UNITS SOLD, WORTH MORE THAN PLN 1 MILLION



Segmentation value of the DOM Development Group residential sales in Q1 2026



Average transaction value (PLN k)	Q1 2026	Q1 2025	Change YoY
Warsaw	862	885	(3)%
Tri-City	744	677	10%
Wroclaw	788	779	1%
Krakow	1,018	923	10%
Dom Development Capital Group	842	818	3%

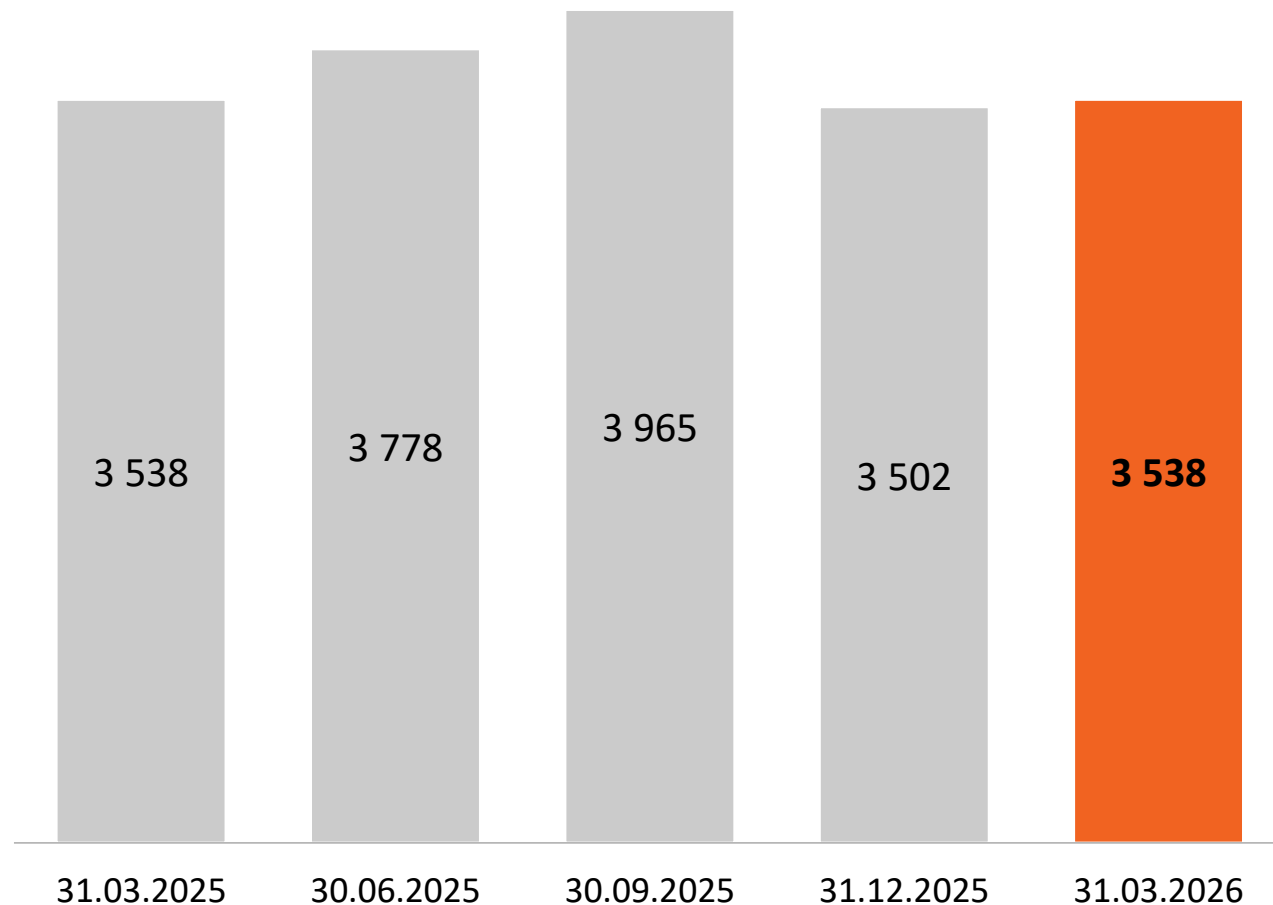
Transaction value includes the price of the flat plus any fit-out, storage cell and parking space.

OFFER

STOCK LEVELS APPROPRIATE WITH CURRENT SALES AND MARKET CONDITIONS



No. of units available for sale



Offer by market	31.03. 2026	31.03. 2025	Change YoY
Warsaw	1 253	1 153	9%
Tri-City	905	953	(5)%
Wroclaw	627	778	(19)%
Krakow	753	654	15%
Dom Development Capital Group	3 538	3 538	0%

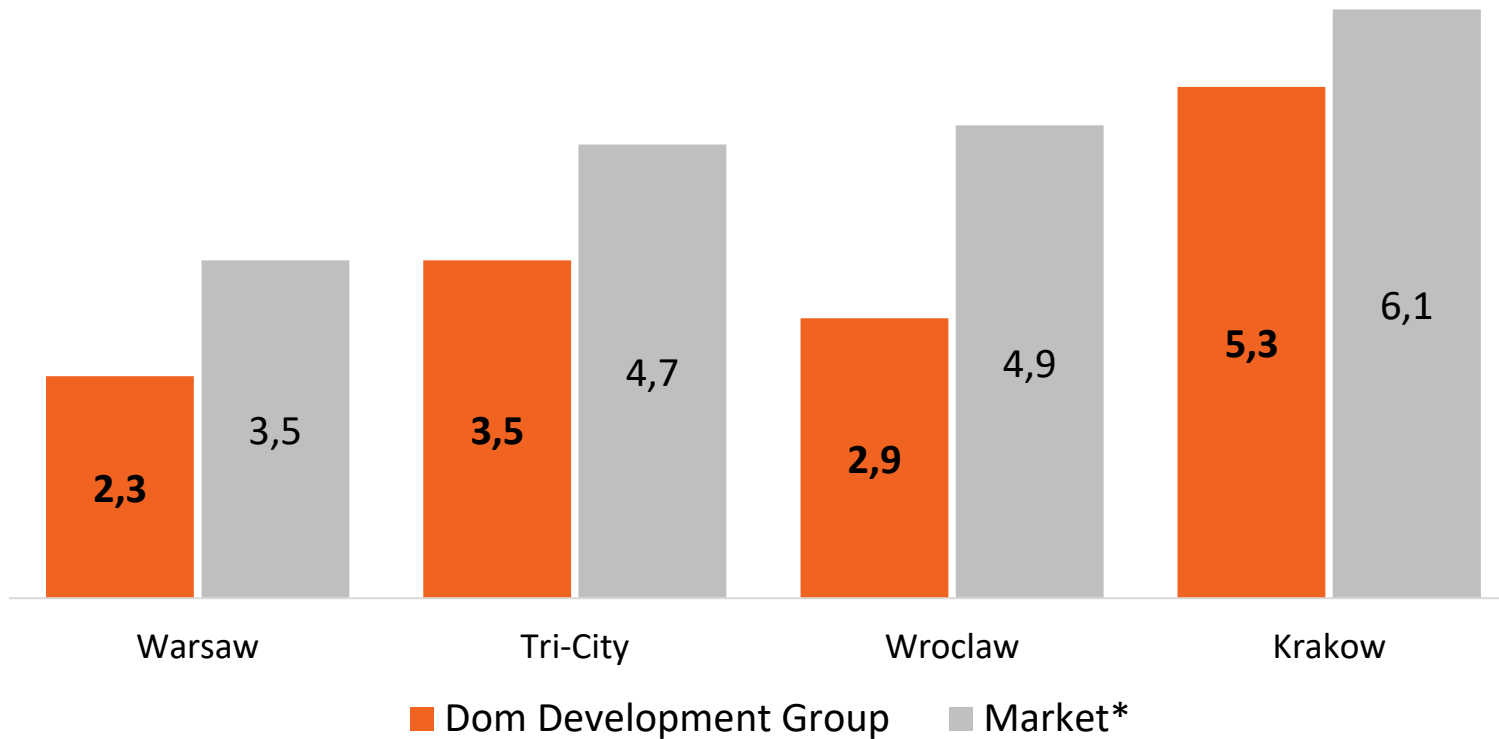
* Including 100% of the available stock in the project implemented through the joint venture in which Euro Styl S.A. holds a 50% interest (83 units in total in the first quarter of 2026).

STOCK SELL-OUT PERIOD

HEALTHY STOCK-TO-SALES RATIO



Stock sell-out period (in quarters)



The Dom Development Group's average sell-out period is about **3.0 quarters** — significantly shorter than the market average

The sell-out period (expressed in quarters) is calculated as the ratio of stock at quarter-end to sales in the latest quarter

* Market average. Source: BIG DATA RynekPierwotny.pl

PROJECT LAUNCHES IN Q1 2026

WARSAW



OSIEDLE
BOKSERSKA 71

350 units

Located near the Służewiec
business hub



APARTAMENTY
LITERACKA

302 units

At the intersection of three districts –
Bielany, Żoliborz and Bemowo

WROCLAW



OSIEDLE
RAPSODIA

129 units

Quiet neighbourhood with a wide
range of retail and service options



OSIEDLE
ARKADIA

105 units

Low-rise buildings, green surroundings –
aligned with the 15-minute city concept



OSIEDLE
**PRZY
WIELICKIEJ**

178 units

Stylish architecture set amid greenery,
featuring numerous commercial units



**PRZYSTANEK
PRĄDNIK**

127 units

Continuation of the Górka Narodowa
estate concept, near the railway station
under construction

TRI-CITY



**Przystań
Brzeźno**

141 units

10 minutes by bicycle from the
Brzeźno pier



LOCUS 2

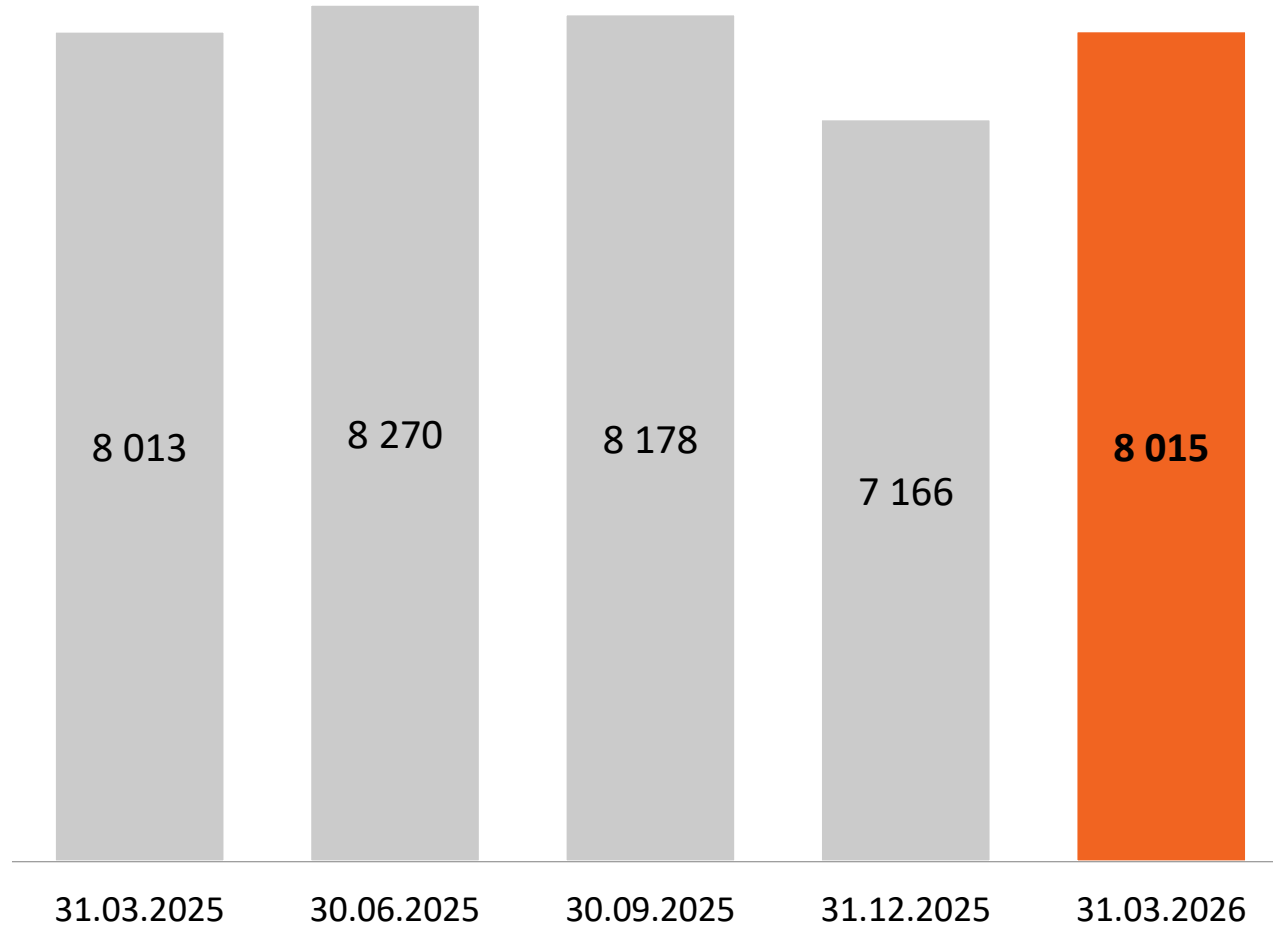
50 units

2 minutes to Żelewski Park

UNITS IN PROJECTS UNDER CONSTRUCTION

HIGH PRE-SALES RATES ARE POSITIVE FOR CASHFLOW AND PROFIT VISIBILITY

No. of units under construction



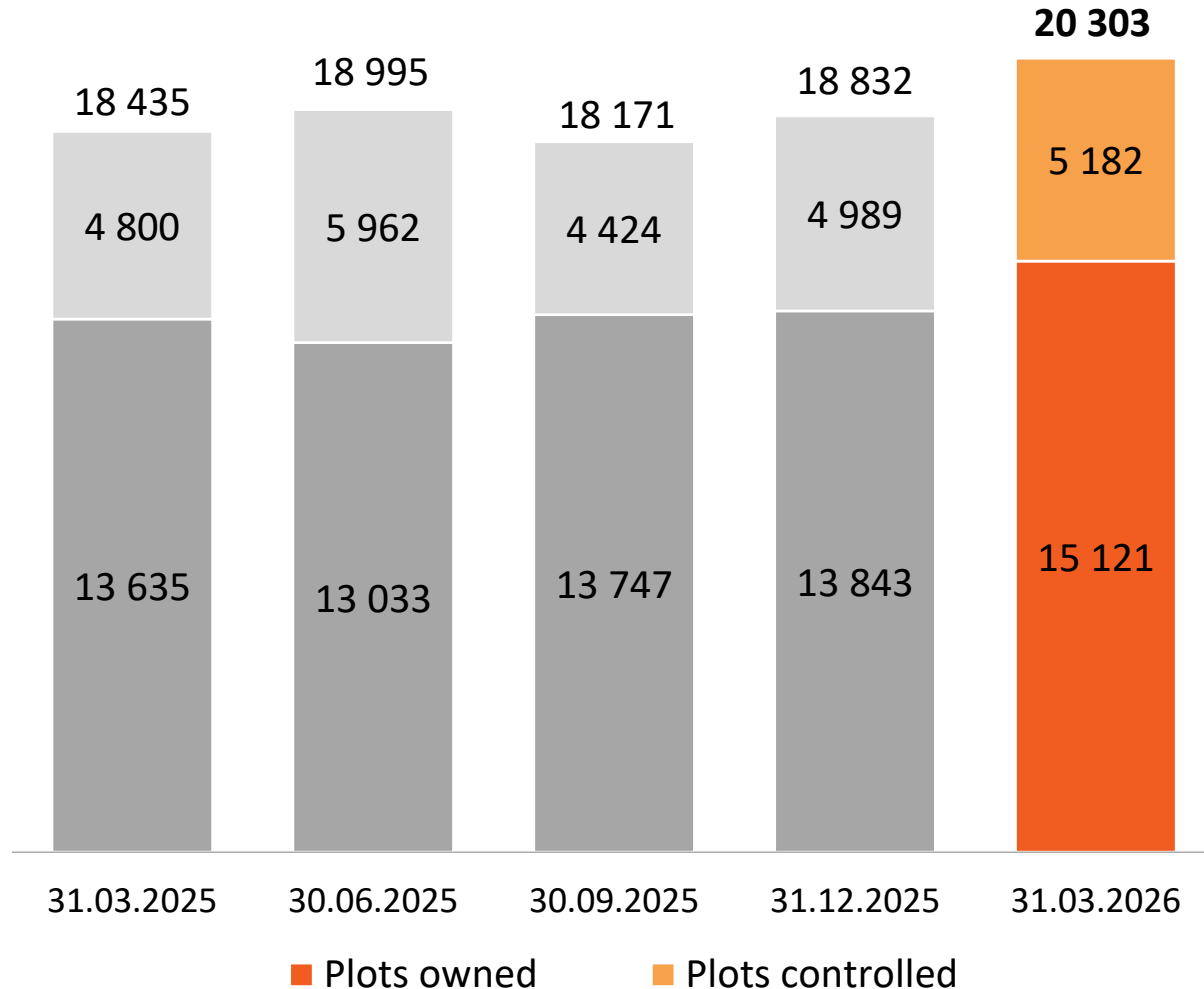
57% of units under construction are sold

Units under construction	31.03. 2026	31.03. 2025	Change YoY
Warsaw	3 355	3 292	2%
Tri-City	2 324	2 361	(2)%
Wroclaw	1 135	1 187	(4)%
Krakow	1 201	1 173	2%
Dom Development Capital Group	8 015	8 013	0%

LAND BANK - OWNED AND CONTROLLED

LAND BANK SUFFICIENT TO SUSTAIN SALES AT CURRENT LEVEL FOR CLOSE TO 5 YEARS

Number of plots in land bank



Land Bank	Owned	Controlled	Total	Change YoY
Warsaw	7 831	1 545	9 376	(3)%
Tri-City	5 322	2 370 *	7 692	56%
Wroclaw	915	726	1 641	(23)%
Krakow	1 053	541	1 594	(4)%
Dom Development Capital Group	15 121	5 182	20 303	10%

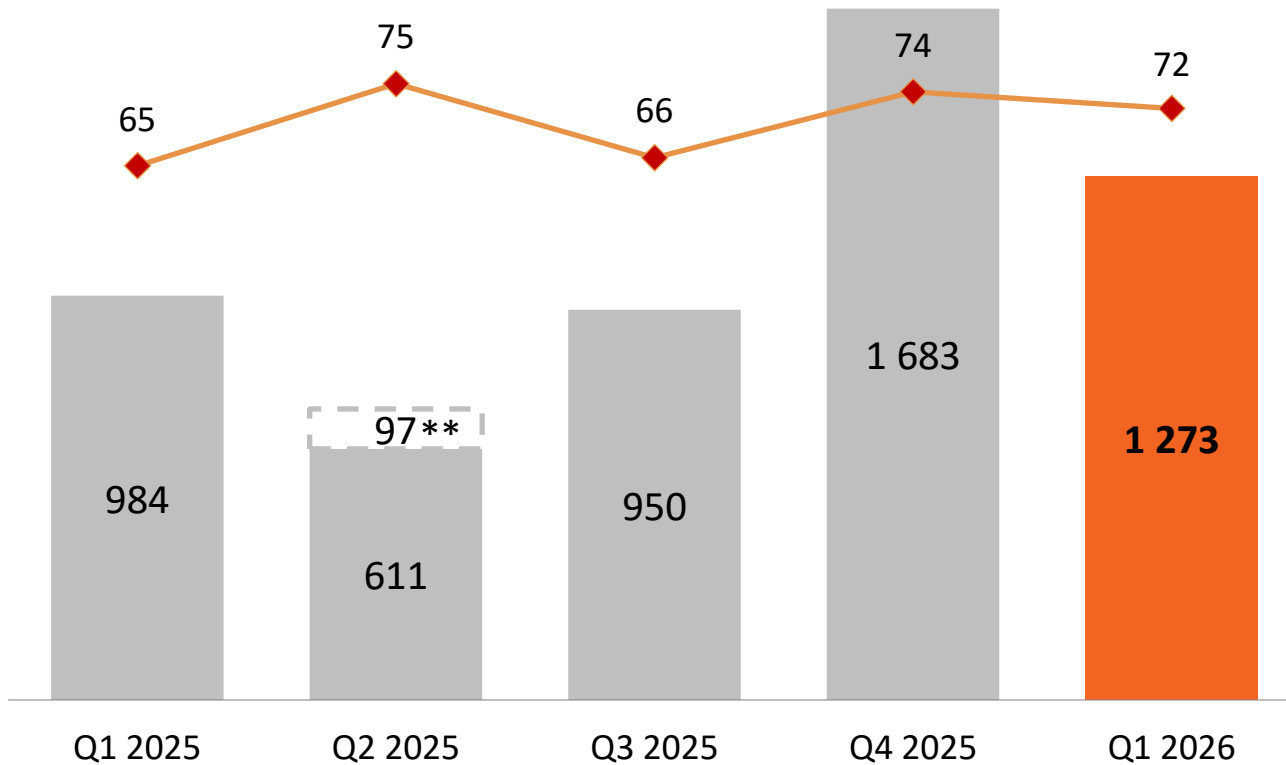
* Including project under Joint Venture (551 units)

DELIVERIES

Y/Y INCREASE IN THE NUMBER OF UNITS DELIVERED, COUPLED WITH HIGH NPS

No. of units

◆ NPS*



Deliveries of units	Q1 2026	Q1 2025	Change YoY
Warsaw	601	341	76%
Tri-City	132	172	(23)%
Wroclaw	408	393	4%
Krakow	132	78	69%
Dom Development Capital Group	1 273	984	29%

*NPS (Net Promoter Score) is an index calculated from customer satisfaction surveys, with values ranging from -100 to 100 points; data for Polish residential developers is not available; the average value for UK developers is 59 points (National New Homes Customer Satisfaction Survey, March 2025).

** In 2025, the Group delivered 97 units in Warsaw to an institutional investor in the Private Rental Sector (PRS).

PROFIT AND LOSS STATEMENT

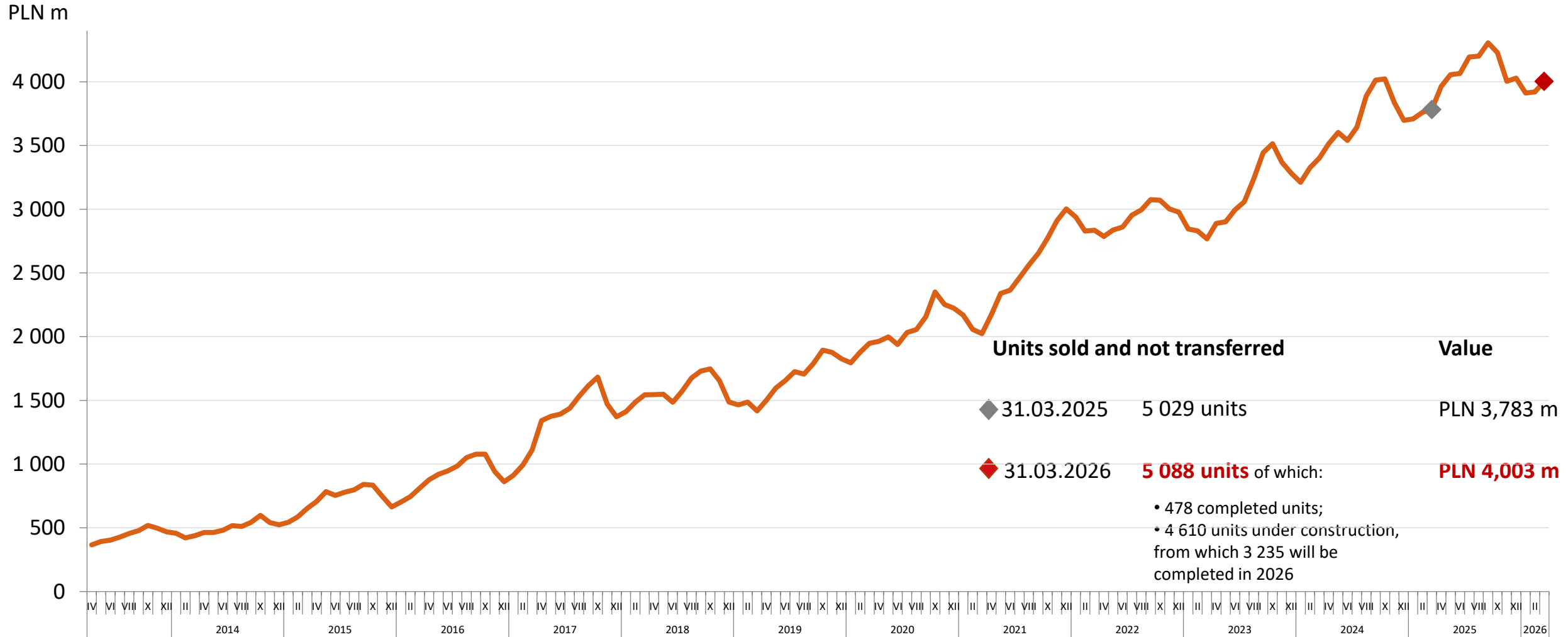
MAINTAINING HIGH PROFITABILITY



Profit and Loss Account	Q1 2026	Q1 2025	Change YoY
Sales Revenues, including	960.9	741.9	30%
<i>Revenue from the sale of finished goods</i>	943.1	712.4	32%
<i>Deliveries (units)</i>	1 273	984	29%
<i>Revenue from sale of finished goods per unit (PLN'000)</i>	741	724	2%
Gross Profit on Sales	301.8	253.4	19%
<i>Gross Profit Margin</i>	31.4%	34.2%	(2.8) p.p.
Operating Profit	223.3	182.0	23%
<i>Operating Profit Margin</i>	23.2%	24.5%	(1.3) p.p.
Profit Before Tax	222.6	184.0	21%
<i>Profit Before Tax Margin</i>	23.2%	24.8%	(1.6) p.p.
Net profit	180.0	148.4	21%
<i>Net profit margin</i>	18.7%	20.0%	(1.3) p.p.
<i>EPS (PLN)</i>	6.98	5.75	21%

CUMULATIVE NET SALES TO BE RECOGNISED IN P&L (UNITS SOLD BUT NOT DELIVERED)

HIGH REVENUE POTENTIAL TO BE RECOGNISED IN COMING QUARTERS



BALANCE SHEET

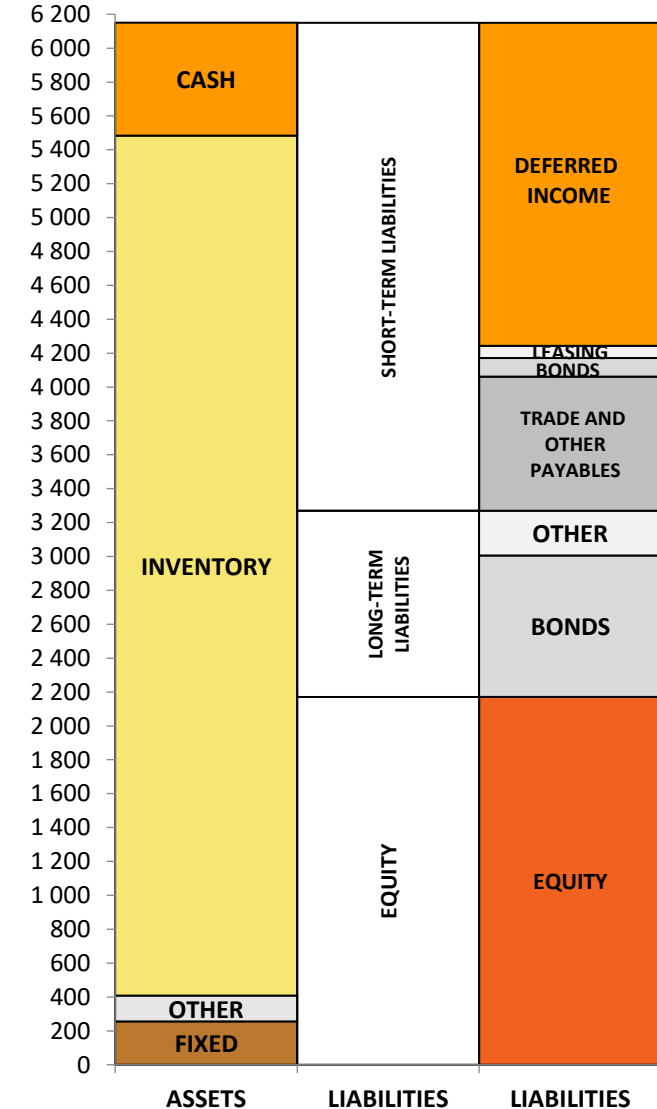
ROBUST BALANCE SHEET PROVIDING SECURITY IN VOLATILE MARKET ENVIRONMENT

ASSETS	31.03.2026	31.03.2025	Change YoY
Current assets, including:	5,894	5,192	14%
Cash	666	488	36%
<i>Incl. escrow accounts</i>	219	155	41%
Inventories, including:	5,076	4,473	13%
<i>land and projects under construction</i>	4,653	4,166	12%
<i>Finished units, parking places and storage cells</i>	293	158	85%
Fixed Assets	256	208	23%
TOTAL ASSETS	6,150	5,401	14%

EQUITY AND LIABILITIES	31.03.2026	31.03.2025	Change YoY
Equity	2,171	1,848	17%
Total liabilities	3,979	3,552	12%
Long-term liabilities, including:	1,099	747	47%
<i>Interest-bearing debt (bonds and loans)</i>	835	510	64%
Short-term liabilities, including:	2,880	2,805	3%
<i>deferred income</i>	1,907	1,908	0%
<i>interest-bearing liabilities (bonds and borrowings)</i>	110	120	-8%
TOTAL EQUITY AND LIABILITIES	6,150	5,401	14%

PLN m

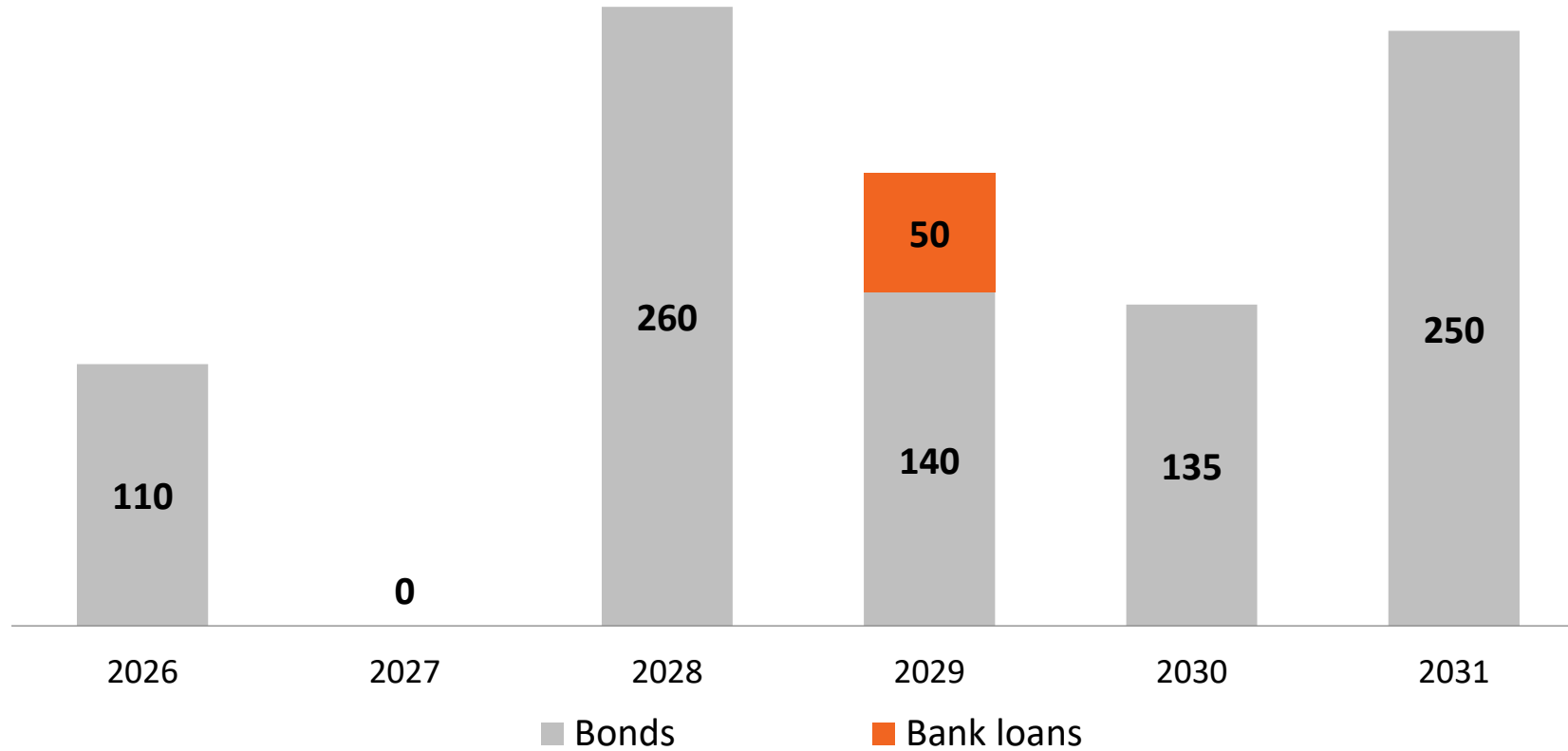
PLN m



DEBT MATURITY STRUCTURE

ROBUST AVAILABLE FUNDING AND A STAGGERED BOND MATURITY PROFILE SUPPORT EFFECTIVE LIQUIDITY MANAGEMENT AND PROVIDE THE FLEXIBILITY TO RESPOND TO EMERGING OPPORTUNITIES

PLN m



PLN 666 m

CASH*

PLN 760 m

UNUSED CREDIT LINES

PLN 895 m

BONDS

As at 31.03.2026

*of which PLN 219 m in escrow accounts

SUMMARY: DOM DEVELOPMENT GROUP IN Q1 2026

- Seventh consecutive quarter with net sales of at least 1 000 units (up by 12% y/y) – solidifying our position as residential market leader in Poland
- Strong deferred income for recognition in future periods – 5 088 units sold but not yet delivered to buyers, worth PLN 4 billion (as at 31 March 2026)
- Increase in share of mortgage-financed home purchases to 58% from 53% y/y
- Gross margin of 31% and net profit of PLN 180 million, up 21% y/y
- Strong balance sheet: PLN 666 million in cash held with low net debt level (PLN 279 m)
- 8 015 units under construction, of which 57% have already been sold, ensuring secure cash flow and revenues in future periods
- Stock of 3 538 units sufficient to cover current sales demand
- Land bank sufficient to sustain sales at current level for close to five years

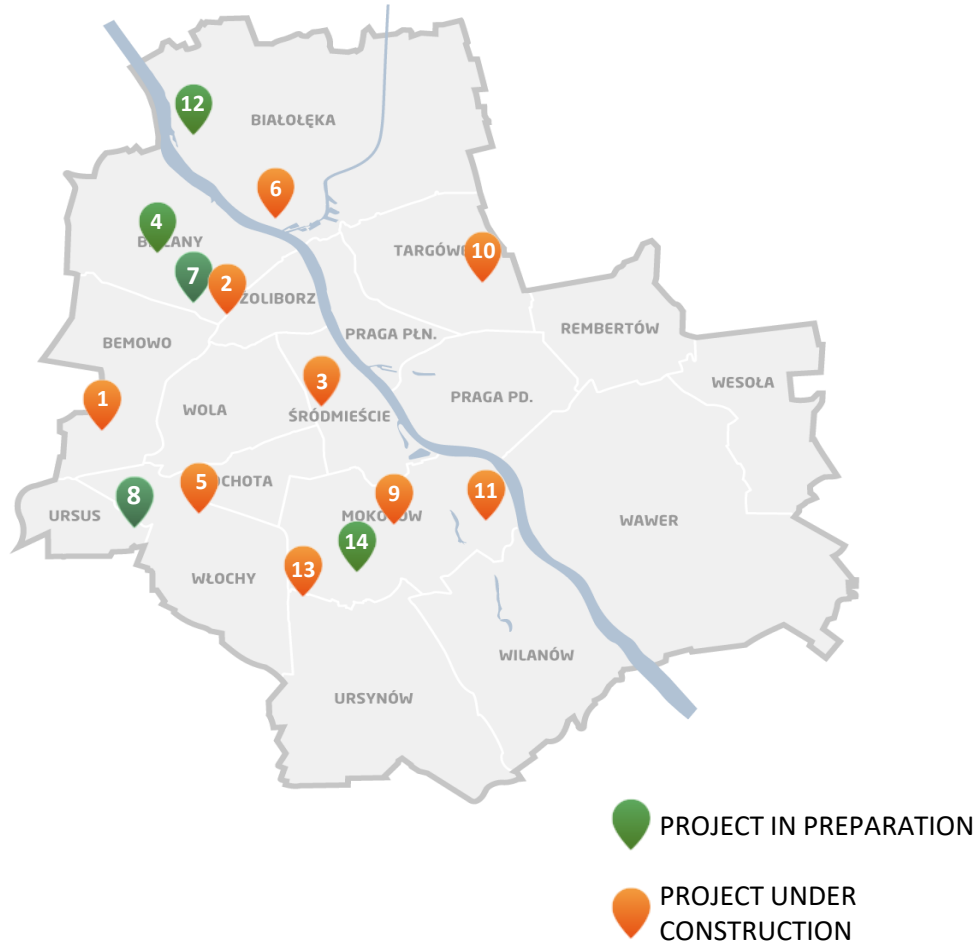
APPENDICES

COMMENCEMENT OF NEW HANDOVERS IN Q2-Q4 2026

	PROJECT/PHASE	LOCATION	NO. OF UNITS	COMMENCEMENT		PROJECT/PHASE	LOCATION	NO. OF UNITS	COMMENCEMENT
Q2	Apartamenty Park Matecznego Stage 1 Ph 2	Krakow	150	Apr.26	Q4	Osiedle Urbino Stage 1 Ph 4	Warsaw	137	Oct.26
	Osiedle Urbino Stage 1 Ph 3	Warsaw	159	May.26		Osiedle Rapsodia Ph 2	Wroclaw	129	Oct.26
	Apartamenty Park Matecznego Stage 1 Ph 3	Krakow	165	May.26		Osobowicka 114	Wroclaw	80	Oct.26
	Osiedle Wilno VII Stage 3 Ph 1	Warsaw	294	Jun.26		Warszawska Stage 1 Ph 1 E-F	Tri-City	102	Oct.26
Total Q2			768			Apartamenty Beethovena Ph 1	Warsaw	209	Nov.26
Q3	Hubska 100 Ph 2	Wroclaw	139	Jul.26		Konstelacja Stage 1 Ph 7 C9	Tri-City	50	Nov.26
	Wille Biskupin Stage 1 Ph 1	Wroclaw	54	Jul.26		Konstelacja Stage 1 Ph 8 C10	Tri-City	36	Nov.26
	Wille Biskupin Stage 1 Ph 2	Wroclaw	54	Jul.26		Osiedle Przy Błoniach Stage 3 Ph 1 B2-B4	Tri-City	167	Nov.26
	Osiedle Synteza Stage 1 Ph 3 D	Tri-City	142	Jul.26		Jaskółcza	Tri-City	97	Nov.26
	Wzgórze Hoplity Stage 1 Ph 2	Tri-City	48	Jul.26		Dzielnica Mieszkaniowa Metro Zachód Stage 8 Ph 1	Warsaw	222	Dec.26
	Apartamenty Nad Oławką Ph 2	Wroclaw	174	Aug.26		Dzielnica Mieszkaniow Mokotów Sportowy Stage 1 Ph 1b	Warsaw	123	Dec.26
	29. Aleja Stage 2 Ph 1	Krakow	166	Aug.26		Apartamenty Beethovena Ph 2	Warsaw	77	Dec.26
	Dzielnica Mieszkaniowa Metro Zachód Stage 13	Warsaw	155	Sep.26	Locus Stage 2 Ph 1 B1	Tri-City	84	Dec.26	
	Konstelacja Stage 1 Ph 5 C7	Tri-City	35	Sep.26	Osiedle Synteza Stage 1 Ph 4 E-F	Tri-City	153	Dec.26	
	Konstelacja Stage 1 Ph 6 C8	Tri-City	59	Sep.26					
	Osiedle przy Malborskiej Ph 2	Krakow	71	Sep.26					
	Total Q3			1 097		Total Q4			1 666
					Total Q2-Q4			3 531	

PROJECTS UNDER CONSTRUCTION AND IN PREPARATION: WARSAW

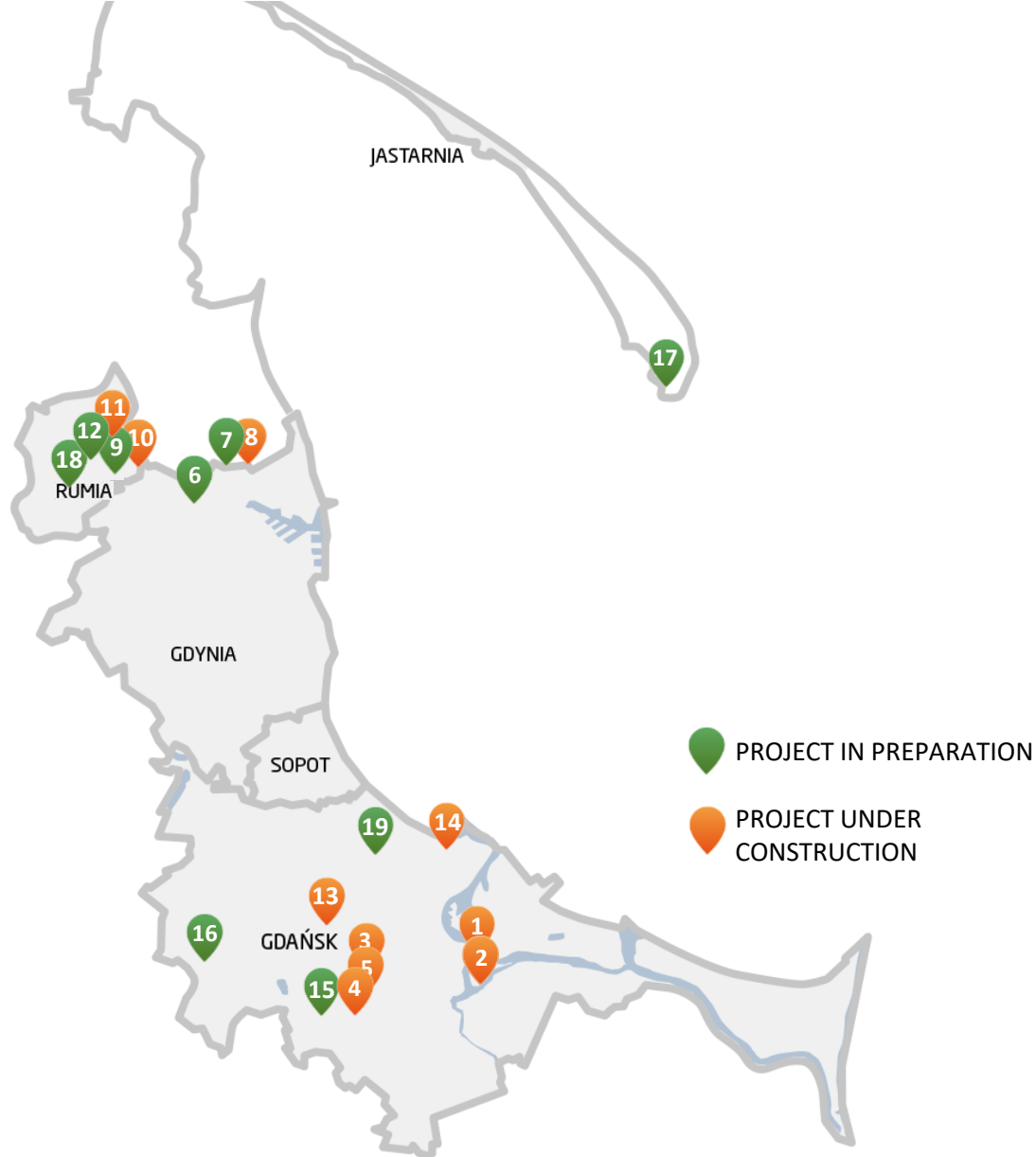
NO. OF UNITS, AS AT 31/03/2026



No.	INVESTMENT	UNDER CONSTRUCTION	IN PREPARATION	LAND ACQUISITION IN Q1 2026
1	DZIELNICA MIESZKANIOWA METRO ZACHÓD	590	869	334
2	APARTAMENTY LITERACKA	417	---	
3	APARTAMENTY GRZYBOWSKA 11	184	---	
4	BIELANY	---	334	
5	OSIEDLE URBINO	507	637	
6	OSIEDLE MYŚLIBORSKA	209	530	
7	APARTAMENTY RUDNICKIEGO	---	354	
8	OSIEDLE PRZY FORCIE	---	299	
9	APARTAMENTY BEETHOVENA	286	---	
10	OSIEDLE WILNO	542	1 541	
11	OSIEDLE MOKOTÓW SPORTOWY	190	2 302	
12	PALLADIUM (AKACJE)	---	657	
13	OSIEDLE BOKSERSKA 71	430	---	
14	WILANOWSKA	---	308	
TOTAL WARSAW		3 355	7 831	334

PROJECTS UNDER CONSTRUCTION AND IN PREPARATION: TRI-CITY

NO. OF UNITS, AS AT 31/03/2026



No.	INVESTMENT	UNDER CONSTRUCTION	IN PREPARATION	LAND ACQUISITION IN Q1 2026
1	DOKI	246	244	
2	DOLNE MIASTO	364	545	
3	SYNTEZA	295	56	
4	OSIEDLE WARSZAWSKA	252	98	
5	WZGÓRZE HOPLITY	48	---	
6	GDYNIA ORZECHOWA	---	132	
7	OSIEDLE BEAUFORTA 3	---	446	
8	KONSTELACJA	286	160	
9	WZGÓRZE MARKOWCA	---	178	
10	LOCUS 2, LOCUS 3	191	160	
11	OSIEDLE PRZY BŁONIACH 3	313	59	
12	WIDOKI	---	157	
13	LEŚNA GÓRA	89	---	
14	PRZYSTAŃ BRZEŻNO	240	206	
15	GDAŃSK POTĘGOWSKA	---	156	
16	GDAŃSK BYSEWSKA*	---	605	
17	MARINA HEL	---	239	
18	RUMIA KOSYNIERÓW	---	1 134	1 134
19	ALFA GDAŃSK	---	747	747
TOTAL TRI-CITY		2 324	5 322	1 881

* Project executed through a special-purpose vehicle in which Euro Styl S.A. holds a 50% interest.

PROJECTS UNDER CONSTRUCTION AND IN PREPARATION: WROCLAW

NO. OF UNITS, AS AT 31/03/2026

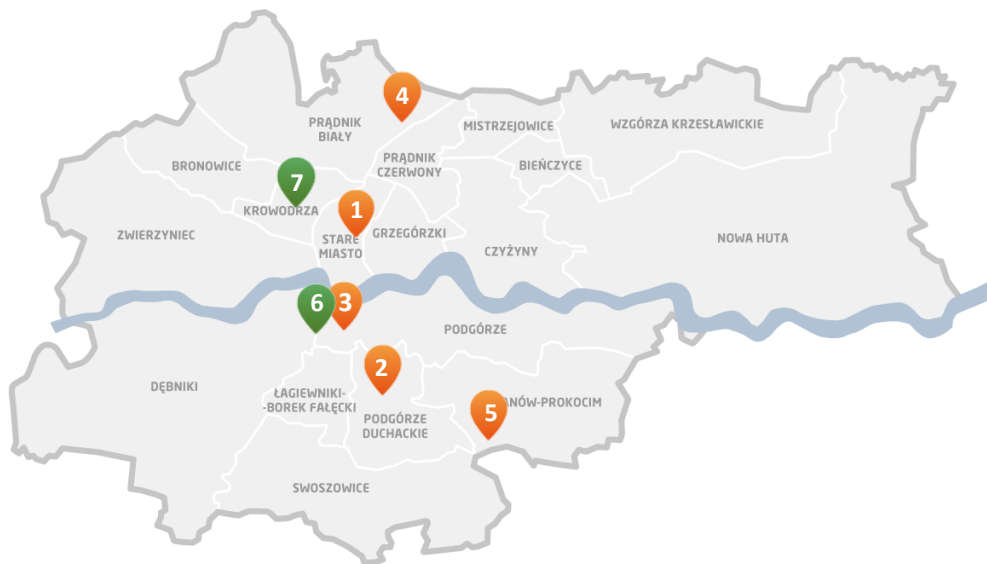


- PROJECT IN PREPARATION
- PROJECT UNDER CONSTRUCTION



No.	INVESTMENT	UNDER CONSTRUCTION	IN PREPARATION	LAND ACQUISITION IN Q1 2026
1	HUBSKA 100	139	---	---
2	APARTAMENTY NAD OŁAWKĄ	174	---	---
3	OSIEDLE MIĘDZYLESKA 3	116	---	---
4	OSIEDLE ZIELNA	50	---	---
5	OSIEDLE MIĘDZYLESKA 4	---	134	---
6	OSOBOWICKA 114	80	---	---
7	WILLE BISKUPIN	162	63	---
8	OSIEDLE ARKADIA	156	---	---
9	OSIEDLE RAPSODIA	258	---	---
10	OSIEDLE NOWODWORSKA	---	423	---
11	ŚLIWOWA	---	227	227
12	KAMIĘŃSKIEGO	---	68	68
TOTAL WROCLAW		1 135	915	295

PROJECTS UNDER CONSTRUCTION AND IN PREPARATION: KRAKOW

NO. OF UNITS, AS AT 31/03/2026



No.	INVESTMENT	UNDER CONSTRUCTION	IN PREPARATION
1	OSIEDLE 29. ALEJA	299	---
2	OSIEDLE PRZY MALBORSKIEJ	71	---
3	APARTAMENTY PARK MATECZNEGO	381	---
4	PRZYSTANEK PRĄDNIK	127	651
5	OSIEDLE PRZY WIELICKIEJ	323	95
6	KOBIERZYŃSKA/RYDLÓWKA	---	214
7	WROCŁAWSKA	---	93
TOTAL KRAKOW		1 201	1 053

-  PROJECT IN PREPARATION
-  PROJECT UNDER CONSTRUCTION

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