



WARSZAWA
WROCŁAW
KRAKÓW



EURO STYL
GRUPA DOM DEVELOPMENT



DOM DEVELOPMENT S.A. CAPITAL GROUP

PRESENTATION OF Q3 2025 RESULTS

20 NOVEMBER 2025

Q3 2025 AT DOM DEVELOPMENT GROUP



1 183

**RECORD QUARTERLY
UNIT SALES**

+2% YoY | +18% QoQ

950

UNITS DELIVERED

+59% YoY

PLN 129 m

NET PROFIT Q3 2025

+99% YoY

PLN 4.3 bn

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

NPS⁽¹⁾ 66 pts.

CUSTOMER SATISFACTION INDEX
at a high level

PLN 754 m

CASH⁽²⁾ AT 30.09.2025

(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 208 m)

Q1-Q3 2025 FINANCIAL SUMMARY

REVENUE

Q1-Q3 2025

PLN 2,001 m

Q1-Q3 2024

PLN 1,852 m

Change

PLN +149 m
+8%

34%

GROSS MARGIN

Q1-Q3 2024: 32%

NET PROFIT

Q1-Q3 2025

PLN 374 m

Q1-Q3 2024

PLN 296 m

Change

PLN +78 m
+26%

19%

NET MARGIN

Q1-Q3 2024: 16%

GEARING

30.09.2025

(2)%

30.09.2024

5%

NET CASH

30.09.2025

PLN 39 m

41%

ROE 12M

12M at 09.2024: 36%

MARKET OVERVIEW IN Q3 2025

- **Further interest rate cuts** and lower WIBOR levels led to a continued **improvement in mortgage affordability** and growing demand for residential purchases
- **The strongest quarterly sales performance this year** – an 11% quarter-on-quarter increase among listed developers
- **A marked decline in new project launches** (down 26% quarter-on-quarter across the seven largest markets), reflecting adjustment of the high level of available stock to current sales
- Consequently, for the first time in two years a **growth of available supply has stopped** (down 1% quarter-on-quarter across the seven largest markets) and **a sell-out period has shortened** (Warsaw – 4.5 quarters, Tri-City – 4.2 quarters, Wroclaw – 5.8 quarters, Krakow – 6.6 quarters)
- **Stabilisation of prices on the primary market** – an average increase of 1.7% quarter-on-quarter in the markets where the Dom Development Group operates
- Overall **impact of the Price transparency** act to pricing adjustment has been **limited**
- **Stable construction costs** – no cost pressure on margins

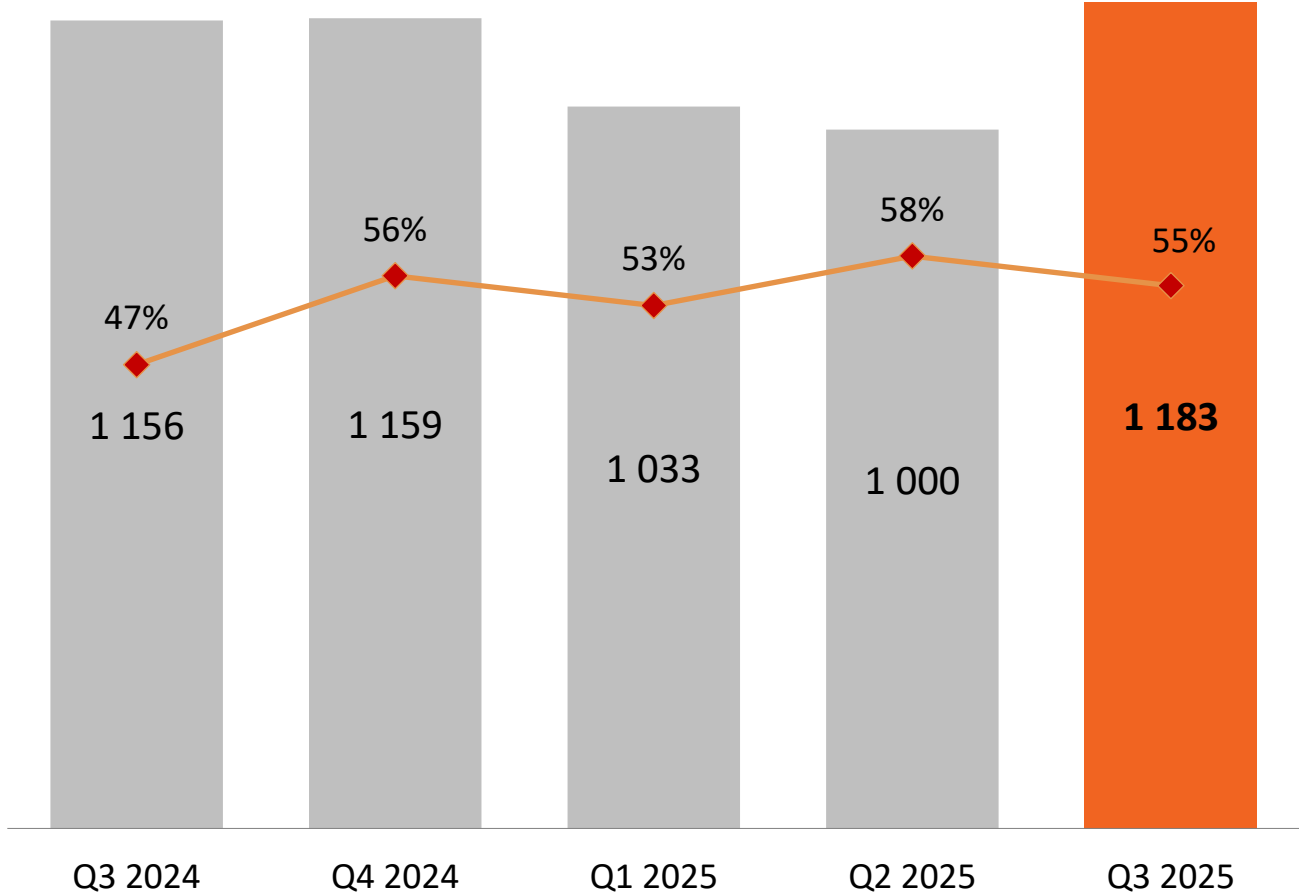
NET SALES

HIGHEST QUARTERLY NET SALES IN THE GROUP'S HISTORY



No. of units

— Mortgage-backed transactions



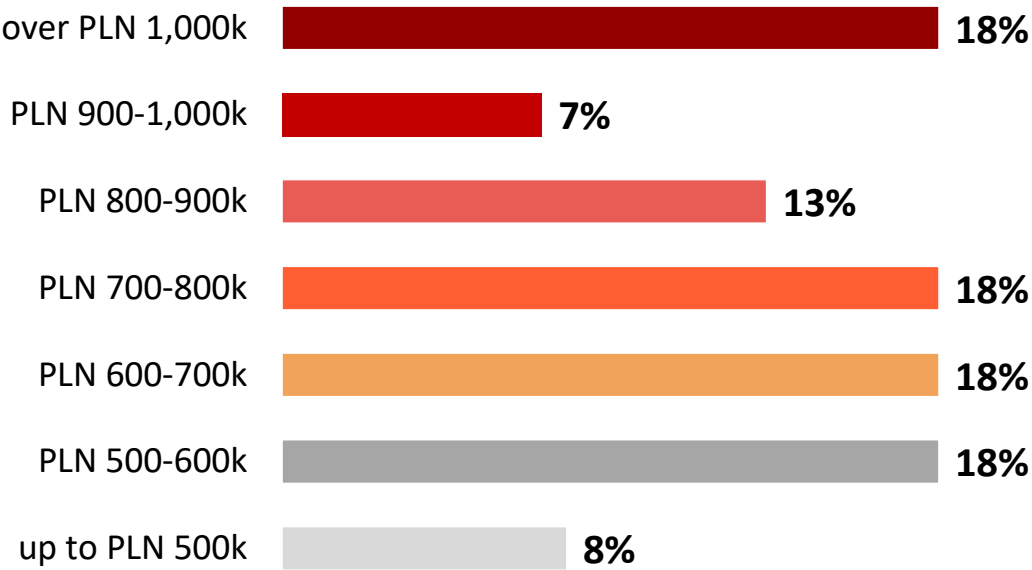
Net sales (units)	9M 2025	9M 2024	Change YoY
Warsaw	1 429	1 321	8%
Tri-City	757	742	2%
Wroclaw	648	653	(1)%
Krakow	382	394	(3)%
Dom Development Capital Group	3 216	3 110	3%

Q3 2025 SALES SEGMENTATION

18% OF UNITS SOLD, WORTH MORE THAN PLN 1 MILLION



Segmentation value of the DOM Development Group residential sales in Q3 2025



Average transaction value (PLN k)	Q3 2025	Q3 2024	Change YoY
Warsaw	832	864	(4)%
Tri-City	694	720	(4)%
Wroclaw	741	753	(2)%
Krakow	939	1 018	(8)%
Dom Development Capital Group	797	828	(4)%

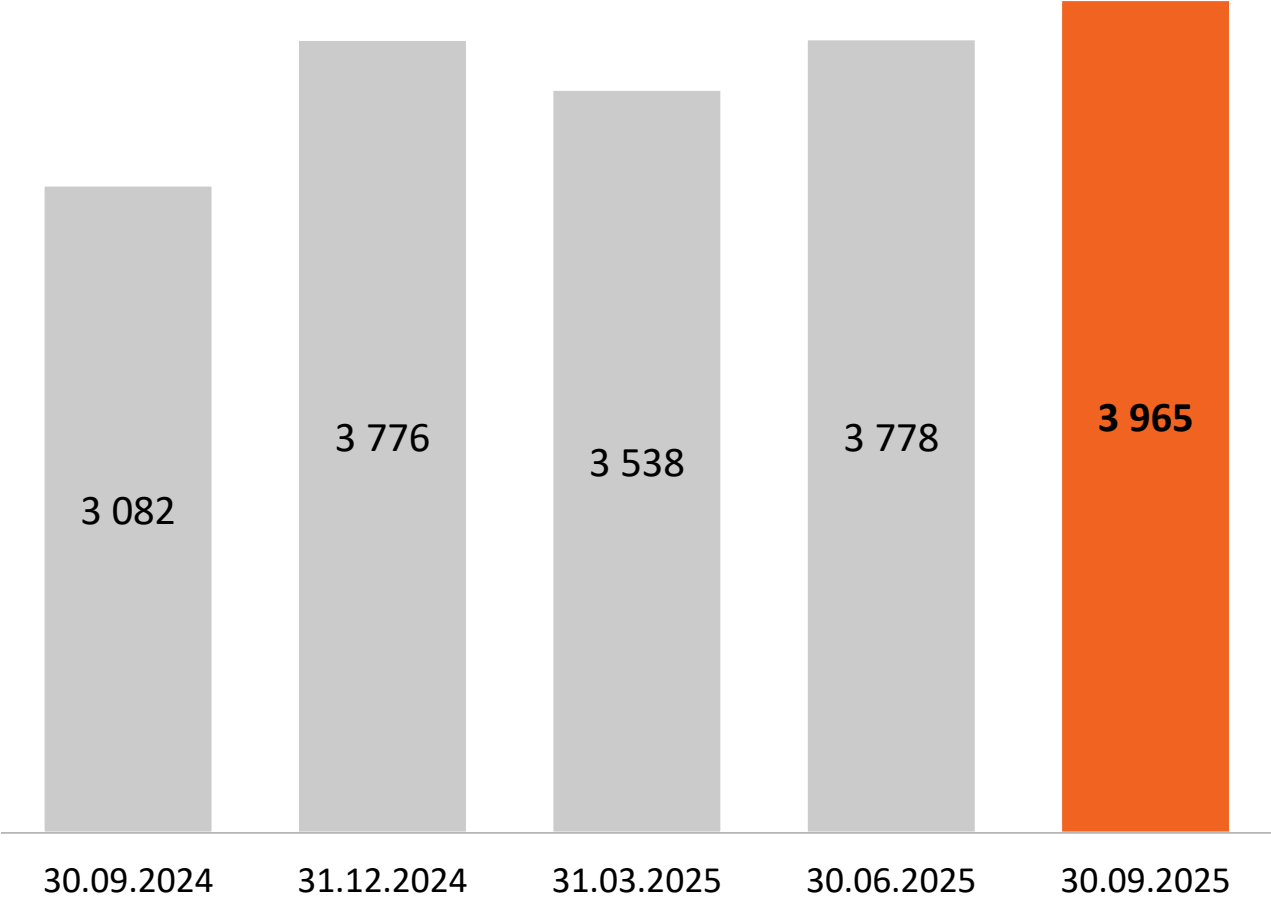
Transaction value includes the price of the flat plus any fit-out, storage cell and parking space.

OFFER

STOCK LEVELS APPROPRIATE WITH CURRENT SALES AND MARKET CONDITIONS



No. of units available for sale



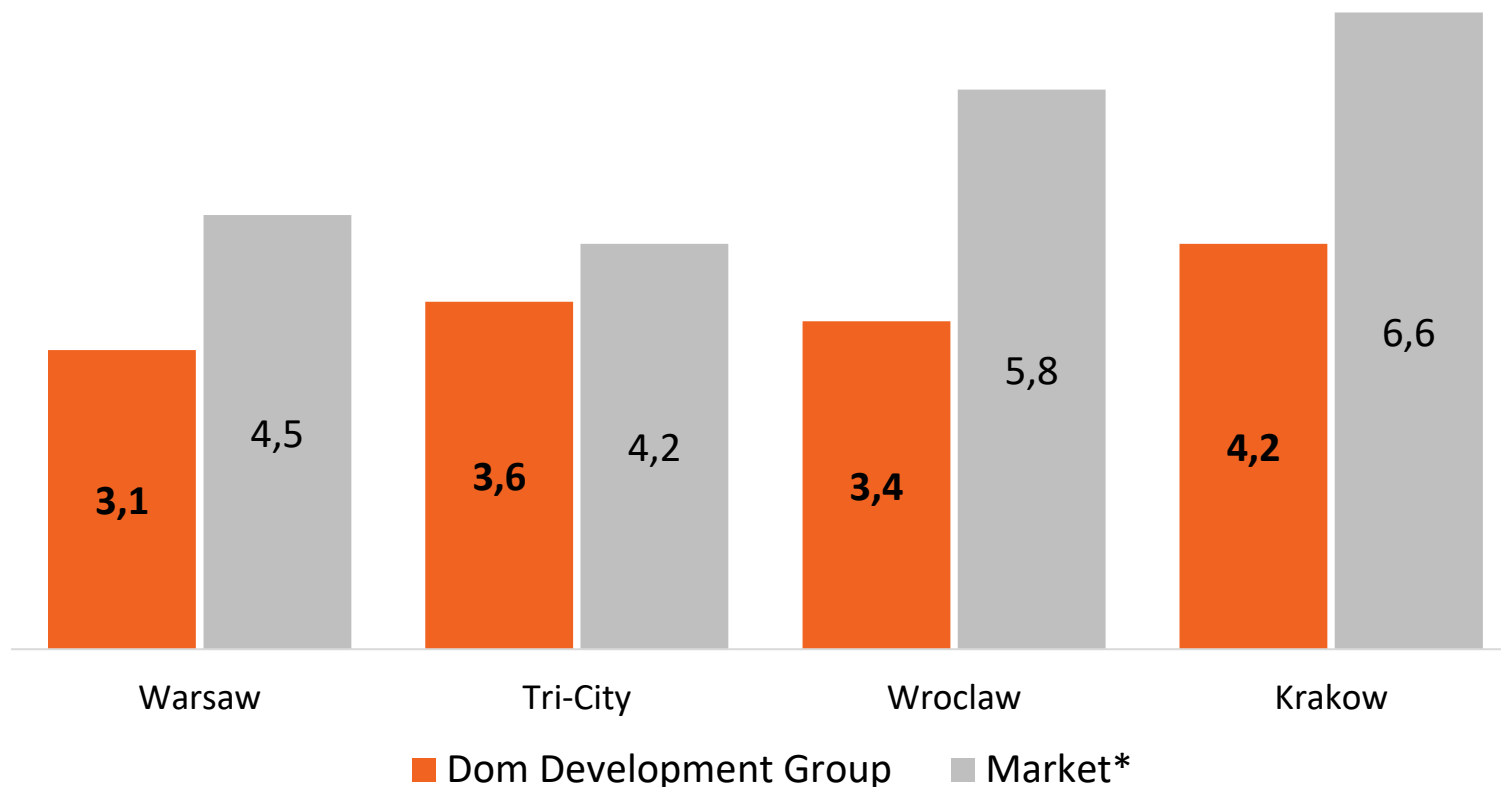
Offer by market	30.09.2025	30.09.2024	Change YoY
Warsaw	1 686	1 203	40%
Tri-City	930	580	60%
Wroclaw	709	646	10%
Krakow	640	653	(2)%
Dom Development Capital Group	3 965	3 082	29%

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 **3.4 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 Q3 2025

WARSAW



OSIEDLE
MYŚLIBORSKA

209 units

Boutique development in Białołęka,
close to the Vistula River and
educational facilities

OSIEDLE
WILNO

192 units

Fully functional living space with
its own railway station



APARTAMENTY
GRZYBOWSKA 11

184 units

Elegant architecture in the very
heart of the capital



OSIEDLE
URBINO

87 units

Convenient access to the Al.
Jerozolimskie railway station, between
the Włochy and Ochota districts



OSIEDLE
BOKERSKA 71

80 units

Located near the Służewiec
business hub



**MOKOTÓW
SPORTOWY**
DZIELNICA MIESZKANIOWA

67 units

New part of the city between Lake
Czerniakowska and the Vistula

TRI-CITY



osiedle
przy **błoniach**

146 units in Rumia

A residential community designed
for young buyers seeking their first
home

WROCLAW



OSIEDLE
ARKADIA

51 units

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



OSIEDLE
ZIELNA

50 units

Boutique residential estate with
comprehensive urban infrastructure

KRAKOW



OSIEDLE
**PRZY
WIELICKIEJ**

145 units

Stylish architecture set amid greenery,
featuring numerous commercial units



APARTAMENTY
PARK MATECZNEGO

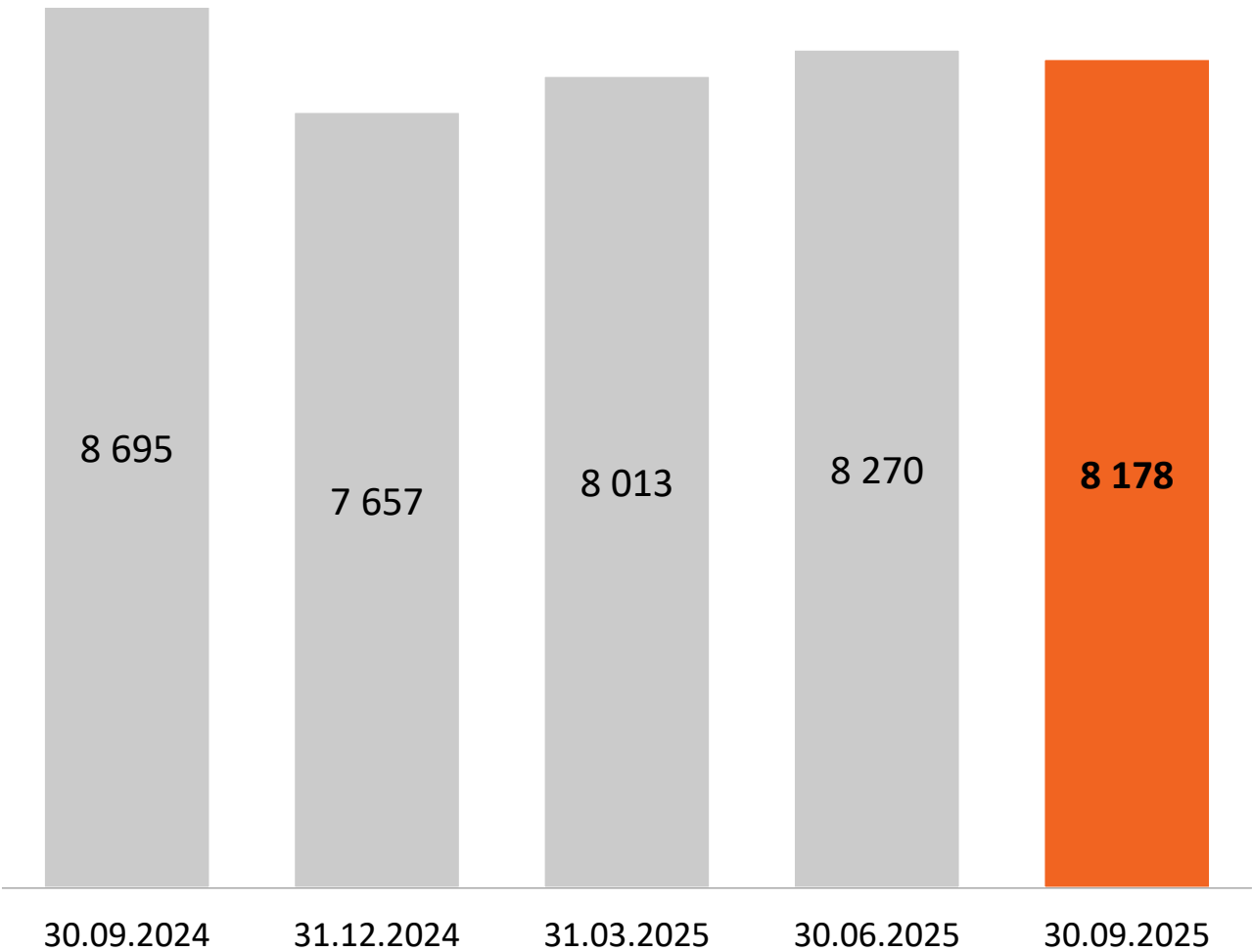
105 units

Neighbouring Park Zdrojowy, just
five minutes from Kazimierz

UNITS IN PROJECTS UNDER CONSTRUCTION

PROJECTS UNDER CONSTRUCTION ARE ON SCHEDULE

No. of units under construction



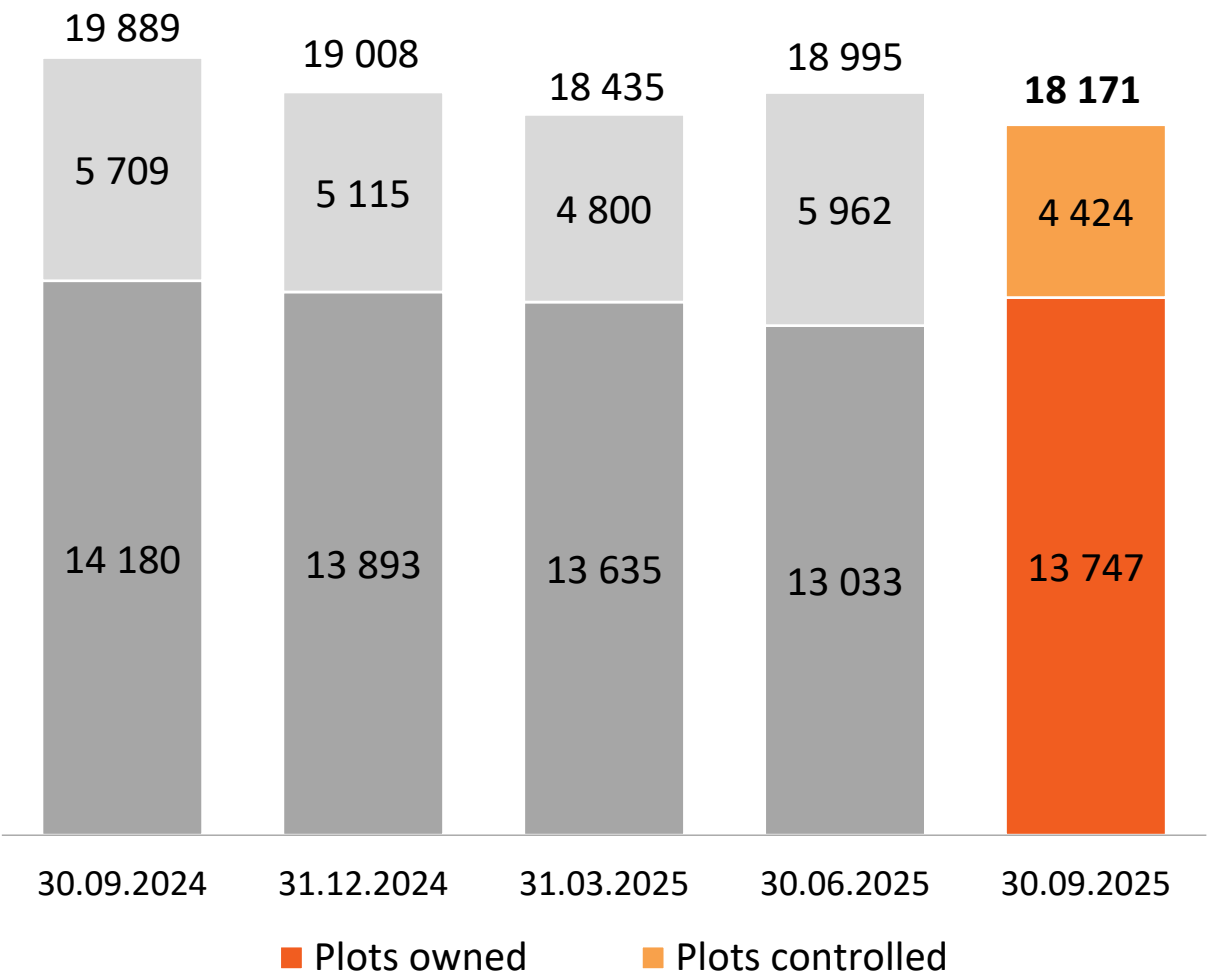
57% of units under construction are sold

Units under construction	30.09. 2025	30.09. 2024	Change YoY
Warsaw	3 523	3 565	(1)%
Tri-City	2 134	2 069	3%
Wroclaw	1 223	1 719	(29)%
Krakow	1 298	1 342	(3)%
Dom Development Capital Group	8 178	8 695	(6)%

LAND BANK - OWNED AND CONTROLLED

LAND BANK SUFFICIENT TO SUSTAIN SALES AT CURRENT LEVEL FOR MORE THAN 4 YEARS

Number of plots in land bank

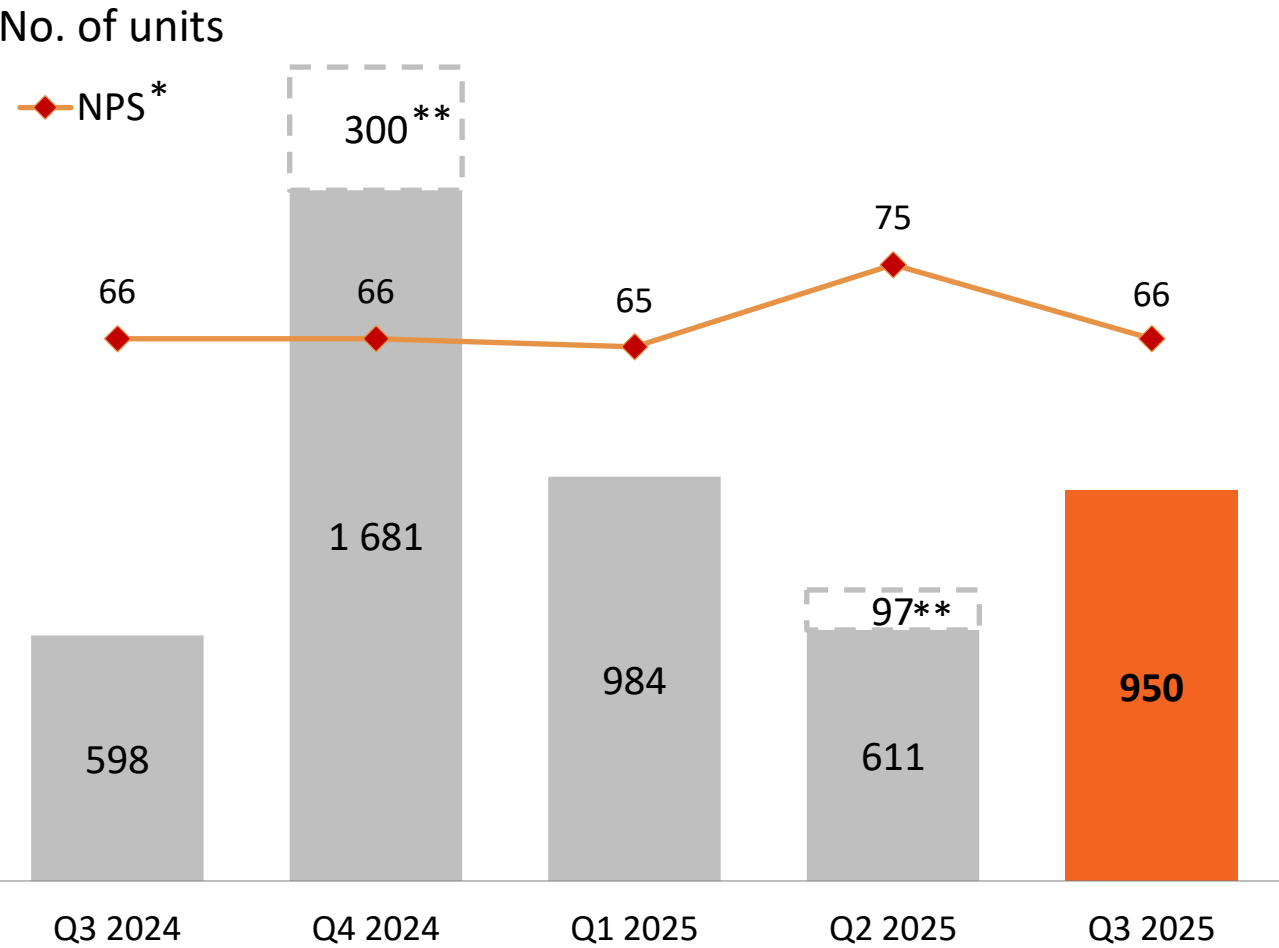


Land Bank	Owned	Controlled	Total	Change YoY
Warsaw	7 699	988	8 687	(17)%
Tri-City	4 005	1 983 [*]	5 988	8%
Wroclaw	547	1 453	2 000	(15)%
Krakow	1 496	-	1 496	(5)%
Dom Development Capital Group	13 747	4 424	18 171	(9)%

^{*} Including project under Joint Venture (551 units)

DELIVERIES

ALL DELIVERIES ON SCHEDULE



Deliveries of units	9M 2025	9M 2024	Change YoY
Warsaw	991	1 351	(27)%
Tri-City	694	496	40%
Wroclaw	680	126	440%
Krakow	180	262	(31)%
Dom Development Capital Group	2 545	2 235	14%

*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 2024 and in Q2 2025, the Group delivered 300 and 97 units respectively in Warsaw to an institutional investor in the Private Rental Sector (PRS).

PROFIT AND LOSS STATEMENT

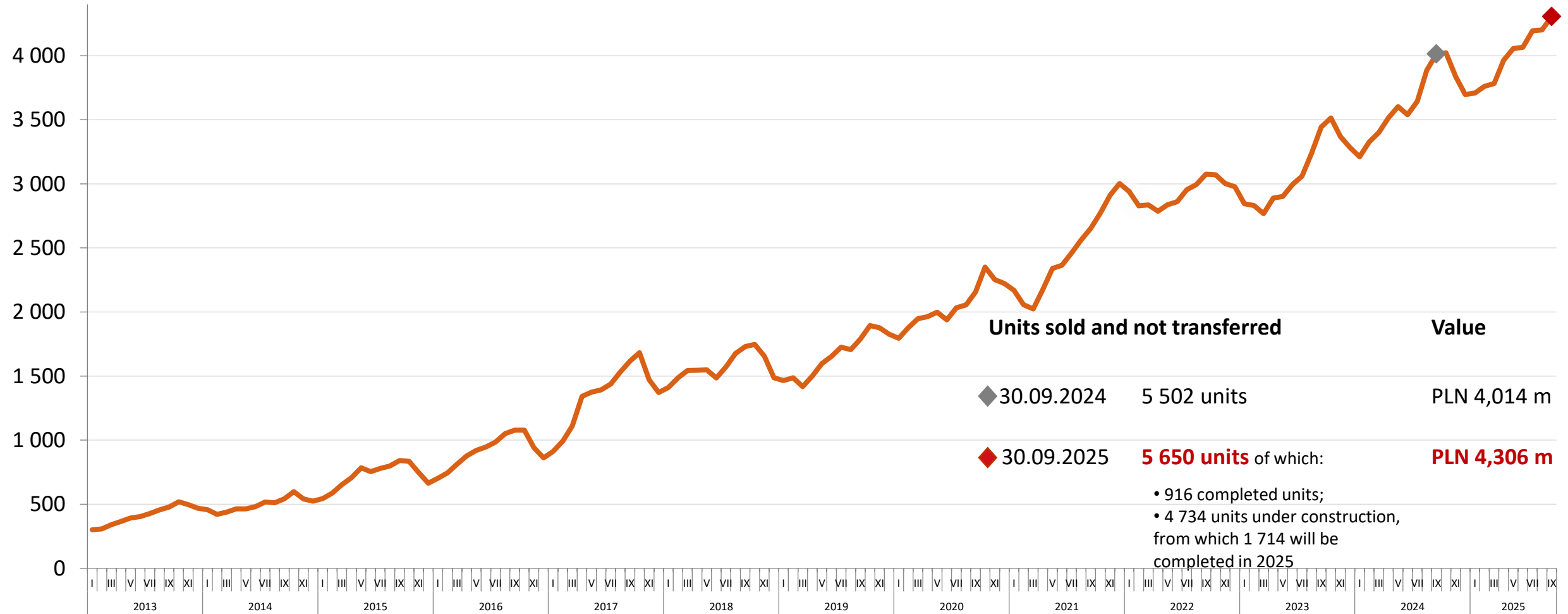
MAINTAINING HIGH PROFITABILITY

Profit and Loss Account	Q3 2025	Q3 2024	Change YoY	Q1-Q3 2025	Q1-Q3 2024	Change YoY
Sales Revenues, including	706.6	482.3	46.5%	2,000.5	1,851.9	8.0%
<i>Revenue from the sale of finished goods</i>	<i>681.0</i>	<i>420.6</i>	<i>61.9%</i>	<i>1,898.5</i>	<i>1,693.1</i>	<i>12.1%</i>
<i>Deliveries (units)</i>	<i>950</i>	<i>598</i>	<i>58.9%</i>	<i>2,545</i>	<i>2,235</i>	<i>13.9%</i>
<i>Revenue from sale of finished goods per unit (PLN'000)</i>	<i>716.8</i>	<i>703.3</i>	<i>1.9%</i>	<i>746.0</i>	<i>757.5</i>	<i>(1.5)%</i>
Gross Profit on Sales	229.2	150.8	52.0%	684.5	589.6	16.1%
<i>Gross Profit Margin</i>	<i>32.4%</i>	<i>31.3%</i>	<i>1.1 p.p</i>	<i>34.2%</i>	<i>31.8%</i>	<i>2.4 p.p</i>
Operating Profit	154.0	78.9	95.2%	456.0	364.7	25.0%
<i>Operating Profit Margin</i>	<i>21.8%</i>	<i>16.4%</i>	<i>5.4 p.p</i>	<i>22.8%</i>	<i>19.7%</i>	<i>3.1 p.p</i>
Profit Before Tax	158.7	79.1	100.6%	463.5	367.5	26.1%
<i>Profit Before Tax Margin</i>	<i>22.5%</i>	<i>16.4%</i>	<i>6.1 p.p</i>	<i>23.2%</i>	<i>19.8%</i>	<i>3.4 p.p</i>
Net profit	128.6	64.7	98.8%	374.2	295.8	26.5%
<i>Net profit margin</i>	<i>18.2%</i>	<i>13.4%</i>	<i>4.8 p.p</i>	<i>18.7%</i>	<i>16.0%</i>	<i>2.7 p.p</i>
<i>EPS (PLN)</i>	<i>4.99</i>	<i>2.51</i>	<i>98.8%</i>	<i>14.51</i>	<i>11.47</i>	<i>26.5%</i>

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

RECORD REVENUE POTENTIAL TO BE RECOGNISED IN COMING QUARTERS

PLN m



BALANCE SHEET

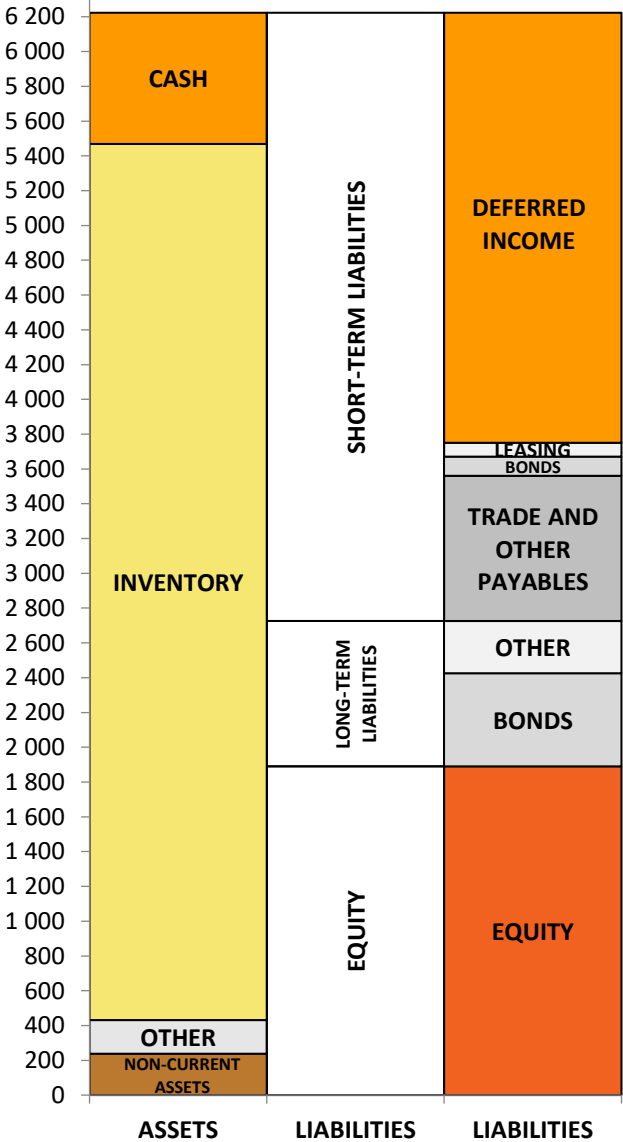
BALANCE SHEET EXCEEDS PLN 6 BN

ASSETS	30.09.2025	30.09.2024	Change
Current assets, including:	5 984	5 225	15%
Cash	754	437	73%
<i>Incl. open-end residential escrow accounts</i>	208	139	50%
Inventories, including:	5 037	4 515	12%
<i>land and projects under construction</i>	4 547	4 174	9%
<i>Finished units, parking places and storage cells</i>	343	206	66%
Non-current Assets	239	161	48%
TOTAL ASSETS	6 223	5 386	16%

EQUITY AND LIABILITIES	30.09.2025	30.09.2024	Change
Equity	1 890	1 581	20%
Total liabilities	4 333	3 805	14%
Long-term liabilities, including:	836	597	40%
<i>Interest-bearing debt (bonds and loans)</i>	605	370	63%
Short-term liabilities, including:	3 497	3 207	9%
<i>Deferred income</i>	2 472	2 252	10%
<i>Interest-bearing liabilities (bonds and borrowings)</i>	110	150	(27)%
TOTAL EQUITY AND LIABILITIES	6 223	5 386	16%

PLN m

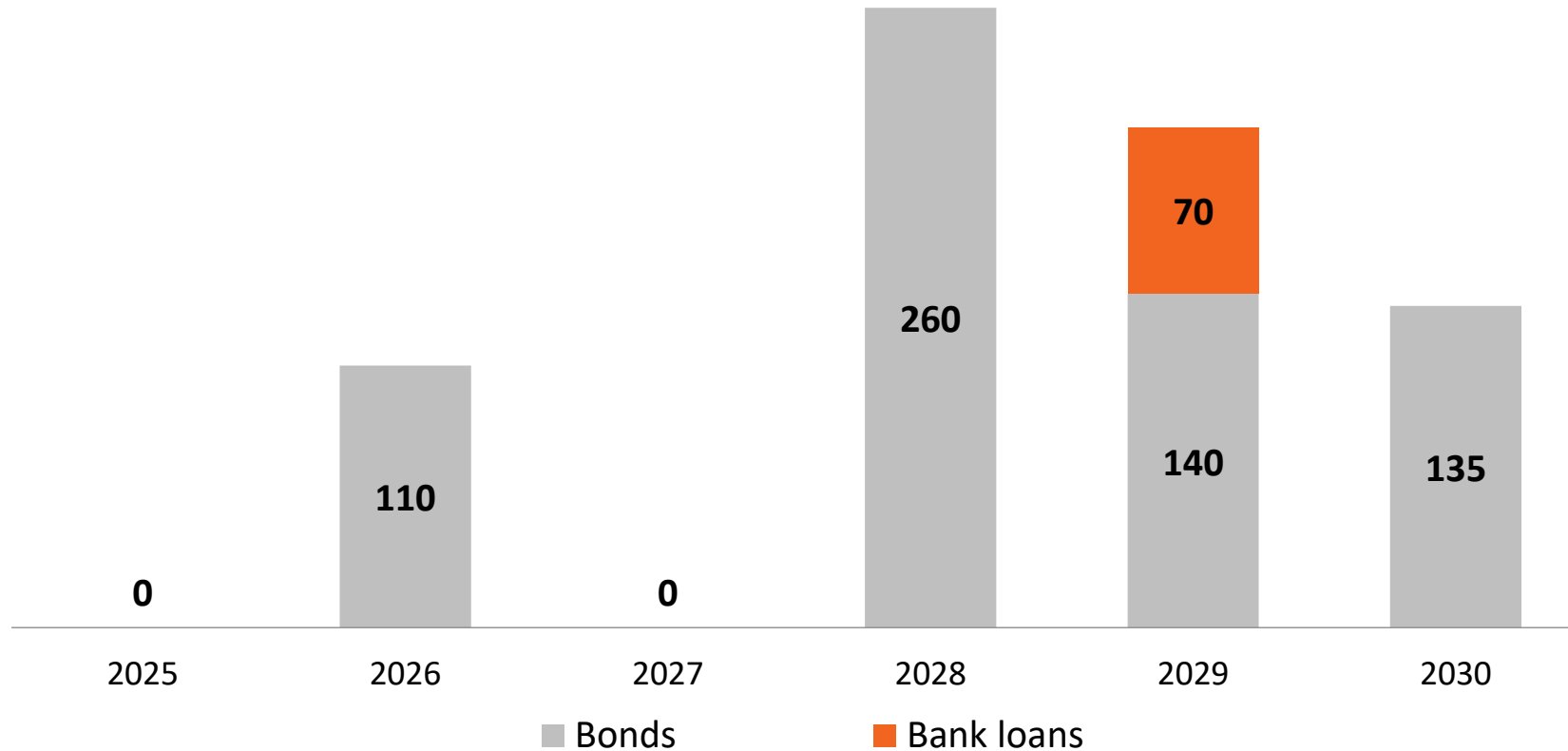
PLN m



DEBT MATURITY STRUCTURE

PLN 1.5 BN OF AVAILABLE FUNDING ALLOWS FOR GREATER OPERATIONAL FLEXIBILITY

PLN m



PLN 754 m

CASH*

PLN 700 m

UNUSED CREDIT LINES

PLN 645 m

BONDS

As at 30.09.2025

* of which PLN 208 m in open trust accounts

SUMMARY: DOM DEVELOPMENT GROUP IN Q3 2025



- Record-high quarterly sales in the Group's history – 1 183 units
- Record revenue potential to be recognized in future periods – 5 650 units sold but not yet delivered – with a value of PLN 4.3 billion (as at September 30, 2025)
- Continued substantial proportion of investment purchases (cash transactions constitute 45% of sales)
- For the first nine months of 2025, the Group achieved a gross margin of 34.2% and generated a net profit of PLN 374 m
- Robust balance sheet: PLN 754 m in cash with negative gearing (2)%
- Commencement of 11 projects comprising 1 316 units, supporting the Group's leading market position in the coming quarters
- 8 178 units under construction; 3 965 units available for sale at the close of September 2025
- The Group's stock sells out faster than the market average
- Land bank sufficient to sustain sales at current level for more than 4 years

APPENDICES

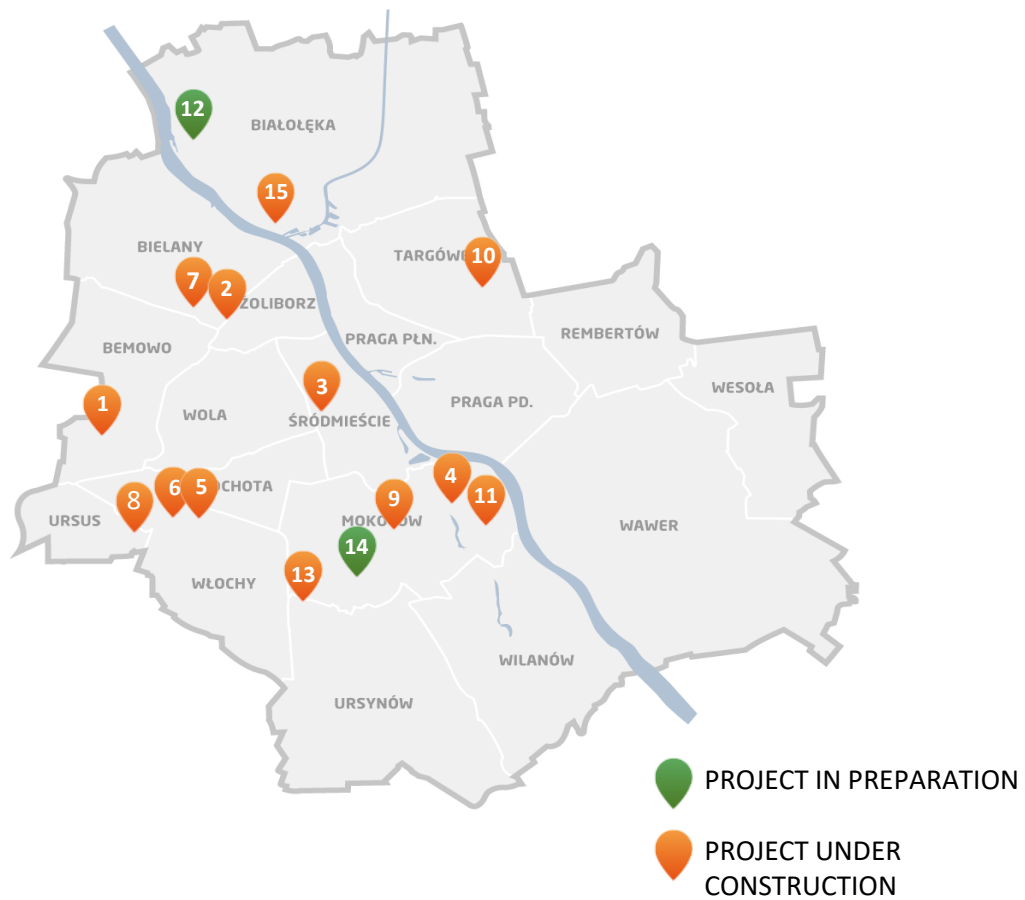
COMMENCEMENT OF NEW HANDOVERS IN Q4 2025



	PROJECT/PHASE	LOCATION	NO. OF UNITS	COMMENCEMENT
Q IV	Dzielnica Mieszkaniowa Metro Zachód 10	Warsaw	145	Oct.25
	Osiedle Urbino Stage 2 Ph 2	Warsaw	100	Oct.25
	Osiedle Międzyleska Ph 2	Wroclaw	248	Oct.25
	Górka Narodowa Stage 5 Ph 1	Krakow	113	Oct.25
	Osiedle Harmonia Mokotów Ph 3	Warsaw	105	Nov.25
	Dzielnica Mieszkaniowa Metro Zachód Stage 8 Ph 3	Warsaw	208	Nov.25
	Dzielnica Mieszkaniowa Metro Zachód Stage 8 Ph 4	Warsaw	249	Nov.25
	Osiedle przy Alejach Ph 2	Warsaw	150	Nov.25
	Osiedle przy Alejach Ph 4	Warsaw	19	Nov.25
	Osiedle przy Forcie Ph 1	Warsaw	124	Nov.25
	Konstelacja	Tri-Citi	84	Nov.25
	Osiedle Synteza	Tri-Citi	120	Nov.25
	Apartamenty Nad Oławką Ph 1	Wroclaw	88	Nov.25
	Dzielnica Mieszkaniowa Metro Zachód Stage 6	Warsaw	57	Dec.25
	Wzgórze Hoplety Stage 1 Ph 1	Tri-Citi	58	Dec.25
	Górka Narodowa Stage 5 Ph 2	Krakow	111	Dec.25
	Górka Narodowa Stage 5 Ph 3	Krakow	105	Dec.25
Total Q4 2025			2 084	

PROJECTS UNDER CONSTRUCTION AND IN PREPARATION: WARSAW

NO. OF UNITS, AS AT 30/09/2025



No.	INVESTMENT	UNDER CONSTRUCTION	IN PREPARATION	LAND ACQUISITION IN Q3 2025
1	DZIELNICA MIESZKANIOWA METRO ZACHÓD	891	749	
2	APARTAMENTY LITERACKA	115	311	
3	APARTAMENTY GRZYBOWSKA 11	184	---	
4	OSIEDLE HARMONIA MOKOTÓW	105	---	
5	OSIEDLE URBINO	383	763	413
6	OSIEDLE PRZY ALEJACH	169	---	
7	APARTAMENTY RUDNICKIEGO	143	354	
8	OSIEDLE PRZY FORCIE	124	303	294
9	APARTAMENTY BEETHOVENA	286	---	
10	OSIEDLE WILNO	486	1 616	30
11	OSIEDLE MOKOTÓW SPORTOWY	348	2 270	843
12	PALLADIUM (AKACJE)	---	675	
13	OSIEDLE BOKSERSKA 71	80	350	
14	WILANOWSKA	---	308	
15	OSIEDLE MYŚLIBORSKA	209	---	209
TOTAL WARSAW		3 523	7 699	

PROJECTS UNDER CONSTRUCTION AND IN PREPARATION: TRI-CITY

NO. OF UNITS, AS AT 30/09/2025





No.	INVESTMENT	UNDER CONSTRUCTION	IN PREPARATION	LAND ACQUISITION IN Q3 2025
1	DOKI	246	244	
2	DOLNE MIASTO	246	755	
3	OSIEDLE SYNTEZA	415	56	
4	OSIEDLE WARSZAWSKA	198	152	
5	WZGÓRZE HOPLITY	106	---	
6	ORZECHOWA	---	132	
7	OSIEDLE BEAUFORTA 2, OSIEDLE BEAUFORTA 3	---	452	
8	KONSTELACJA	264	266	
9	GÓRA MARKOWCA	---	178	
10	LOCUS 2, LOCUS 3	141	160	
11	OSIEDLE PRZY BŁONIACH 3	369	59	
12	WIDOKI	60	157	
13	LEŚNA GÓRA	89	---	
14	PRZYSTAŃ BRZEŻNO	---	446	
15	GDAŃSK POTĘGOWSKA	---	159	
16	GDAŃSK BYSEWSKA*	---	550	
17	MARINA HEL	---	239	239
TOTAL TRI-CITY		2 134	4 005	

* 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 30/09/2025



-  PROJECT IN PREPARATION
-  PROJECT UNDER CONSTRUCTION

No.	INVESTMENT	UNDER CONSTRUCTION	IN PREPARATION
1	HUBSKA 100	268	---
2	APARTAMENTY NAD OŁAWKĄ	262	---
3	OSIEDLE MIĘDZYLESKA 3	---	116
4	OSIEDLE ZIELNA	139	---
5	OSIEDLE MIĘDZYLESKA 4	---	134
6	OSOBOWICKA 114	80	---
7	WILLE BISKUPIN	162	63
8	OSIEDLE ARKADIA	51	105
9	OSIEDLE RAPSODIA	261	129
TOTAL WROCLAW		1 223	547

PROJECTS UNDER CONSTRUCTION AND IN PREPARATION: KRAKOW

NO. OF UNITS, AS AT 30/09/2025



- PROJECT IN PREPARATION
- PROJECT UNDER CONSTRUCTION

No.	INVESTMENT	UNDER CONSTRUCTION	IN PREPARATION
1	OSIEDLE GÓRKA NARODOWA	329	---
2	OSIEDLE 29. ALEJA	300	---
3	OSIEDLE PRZY MALBORSKIEJ	71	---
4	APARTAMENTY PARK MATECZNEGO	453	111
5	MEIERA	---	778
6	OSIEDLE PRZY WIELICKIEJ	145	273
7	KOBIERZYŃSKA/RYDLÓWKA	---	235
8	WROCŁAWSKA	---	99
TOTAL KRAKOW		1 298	1 496

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