



WARSZAWA
WROCŁAW
KRAKÓW



EURO STYL
GRUPA DOM DEVELOPMENT



DOM DEVELOPMENT S.A. CAPITAL GROUP

PRESENTATION OF Q1 2025 RESULTS

15 MAY 2025

Q1 2025 AT DOM DEVELOPMENT GROUP



1,033

**QUARTERLY RETAIL MARKET UNIT
SALES**

+2% YoY

984

UNITS DELIVERED

+7% YoY

PLN 148 m

NET PROFIT Q1 2025

+8% YoY

PLN 3.8 B

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

NPS⁽¹⁾ 65 pts.

**CUSTOMER SATISFACTION INDEX
at a high level**

PLN 488 m

CASH(2) AS AT 31.03.2025

(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 r.).

(2) Includes cash in open escrow accounts (PLN 155 m)

Q1 2025 FINANCIAL SUMMARY



REVENUE

Q1 2025

PLN 742 m

Q1 2024

PLN 706 m

Change

+PLN 36 m

+5%

34%

GROSS MARGIN

Q1 2024: 34%

NET PROFIT

Q1 2025

PLN 148 m

Q1 2024

PLN 137 m

Change

+PLN 11 m

+8%

20%

NET MARGIN

Q1 2024: 19%

GEARING

31.03.2025

8%

31.03.2024

10%

NET CASH (DEBT)

31.03.2025

PLN (142) m

36%

ROE 12M

12M as at 03.2024:
28%

MARKET OVERVIEW IN Q1 2025



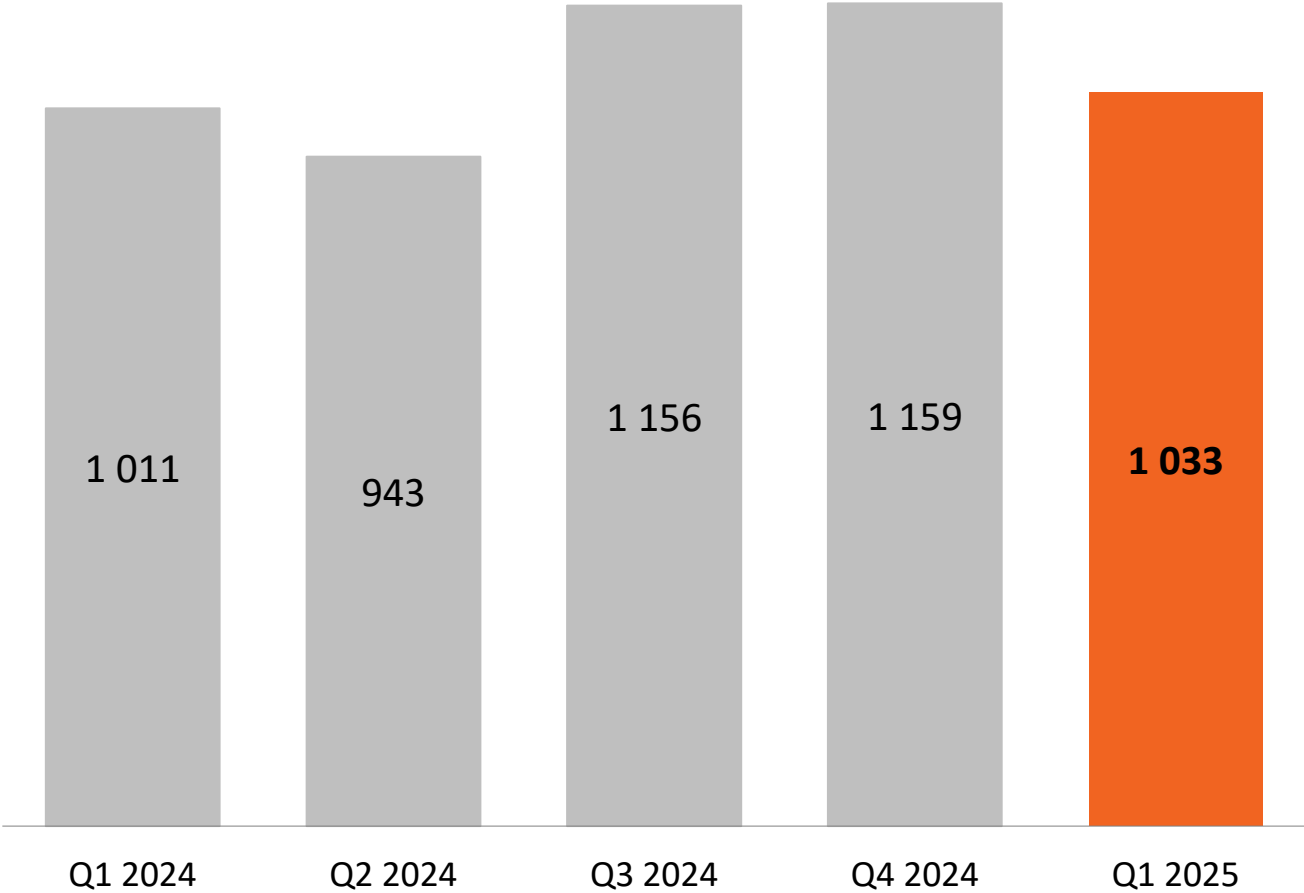
- **Stabilisation of prices in the primary residential market** – driven by a relative balance between the available stock and actual demand
- Interest rates kept high by Polish Monetary Policy Council, resulting in some of **the most expensive mortgage loans across the European Union**
- Expectations of **interest rate cuts** materialized in May with the first rate reduction. Lower interest rates increase **credit affordability** for potential clients
- **Surging mortgage demand** – up over one-third compared with the first quarter of 2024, which saw a notable slowdown in mortgage demand following wind-up of the BK2% programme in December 2023
- Combination of subdued demand and **dynamic growth in new residential supply** resulting in a 9% quarter-on-quarter increase in the number of units offered by residential property developers at the end of March across the markets where Dom Development Group operates. Year-on-year, this represents a substantial rise of 57%
- **Construction costs steady** – no cost pressure

NET SALES

QUARTERLY NET SALES IN EXCESS OF 1,000 UNITS



No. of units



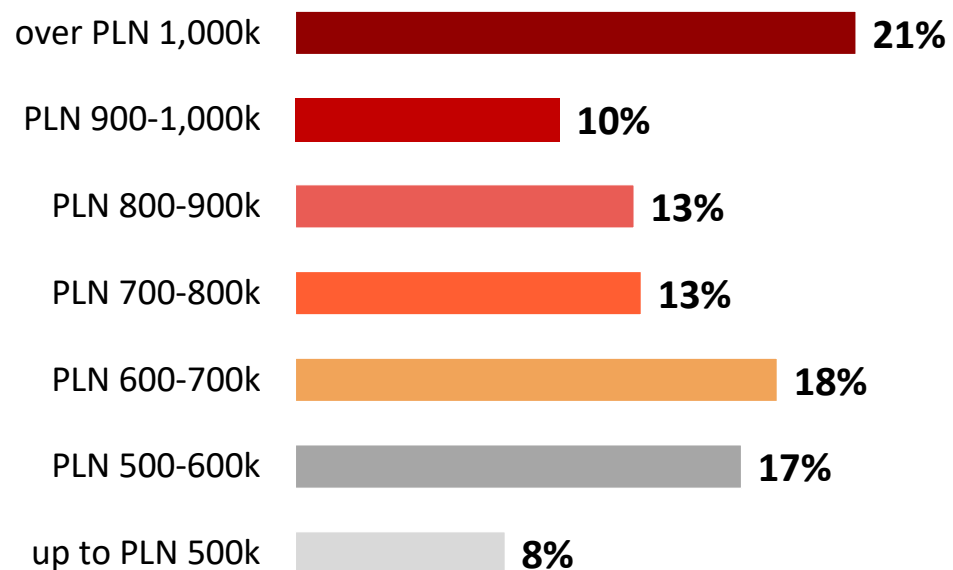
Net sales (units) in retail market	Q1 2025	Q1 2024	Change YoY
Warsaw	432	422	2%
Tri-City	260	267	(3)%
Wroclaw	229	203	13%
Krakow	112	119	(6)%
Dom Development Capital Group	1 033	1 011	2%

Q1 2025 SALES SEGMENTATION

21% OF UNITS SOLD, WORTH MORE THAN PLN 1 MILLION



Segmentation value of the DOM Development Group residential sales in Q1 2025



Average transaction value (PLN k)	Q1 2025	Q1 2024	Change YoY
Warsaw	885	916	(3)%
Tri-City	677	759	(11)%
Wroclaw	779	732	6%
Krakow	923	841	10%
Dom Development Capital Group	818	829	(1)%

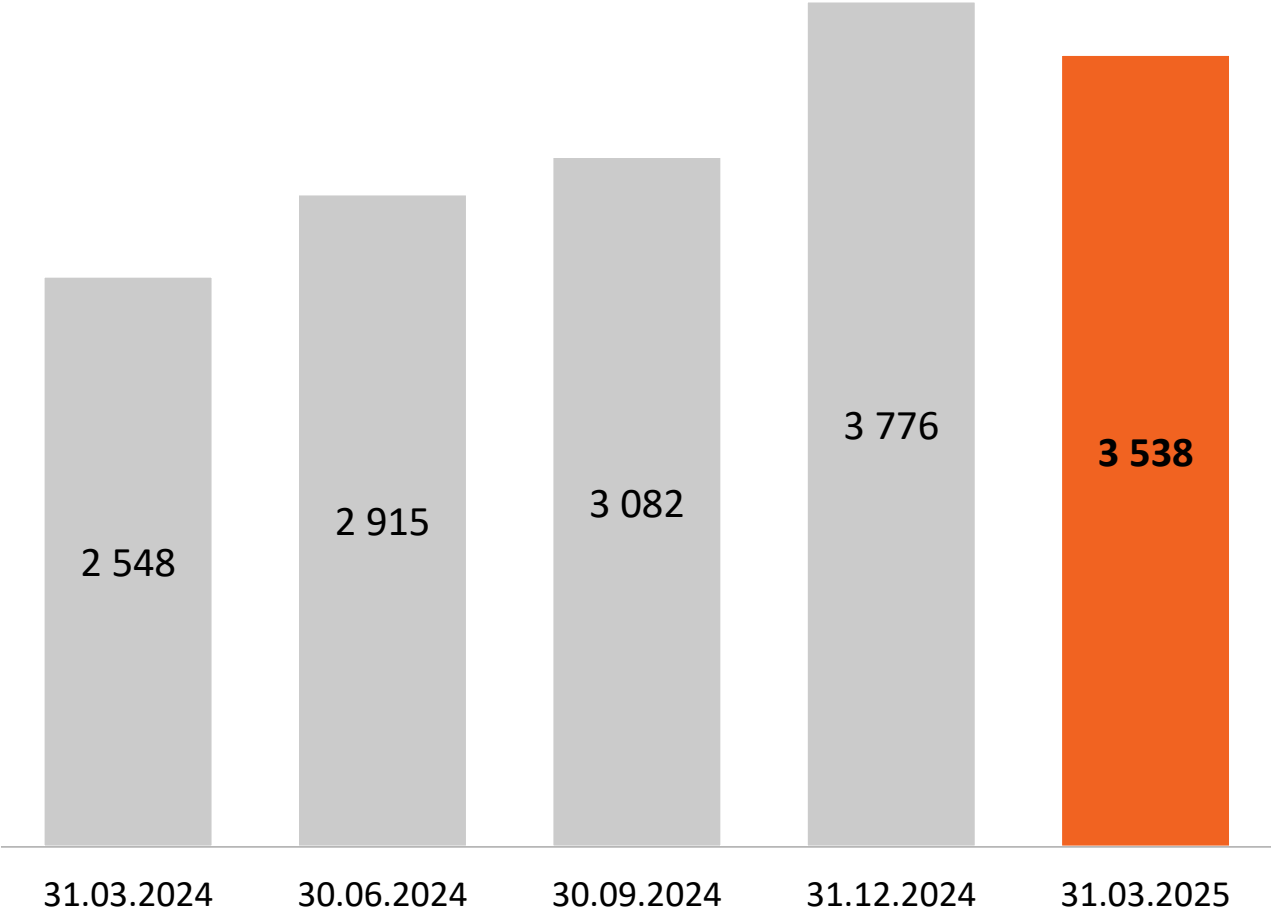
Transaction value includes the price of the flat plus any fit-out, storage cell and parking space.

OFFER

INCREASED STOCK AVAILABLE FOR SALE ACROSS THE GROUP



No. of units available for sale



Offer by market	31.03.2025	31.03.2024	Change YoY
Warsaw	1 153	914	26%
Tri-City	953	585	63%
Wroclaw	778	817	(5)%
Krakow	654	232	182%
Dom Development Capital Group	3 538	2 548	39%

PROJECT LAUNCHES IN Q1 2025

WARSAW



155 units

Second metro line station directly adjacent to development



137 units

Convenient access to the Al. Jerozolimskie railway station, located at the border of the Włochy and Ochota districts

TRI-CITY



89 units in Gdansk

12-minute walk from PKM Niedzwiednik railway station



86 units in Pogórze

In the seaside area in the Foothills near Gdynia; 10 minutes to the beach



63 units in Rumia Janowo

2 minutes to Żelewski Park

WROCLAW



HUBSKA 100

139 units

Just a short distance from the Wrocław Główny railway station



108 units

Tranquillity and intimacy of Wielka Wyspa neighbourhood with convenient access to city centre

KRAKOW



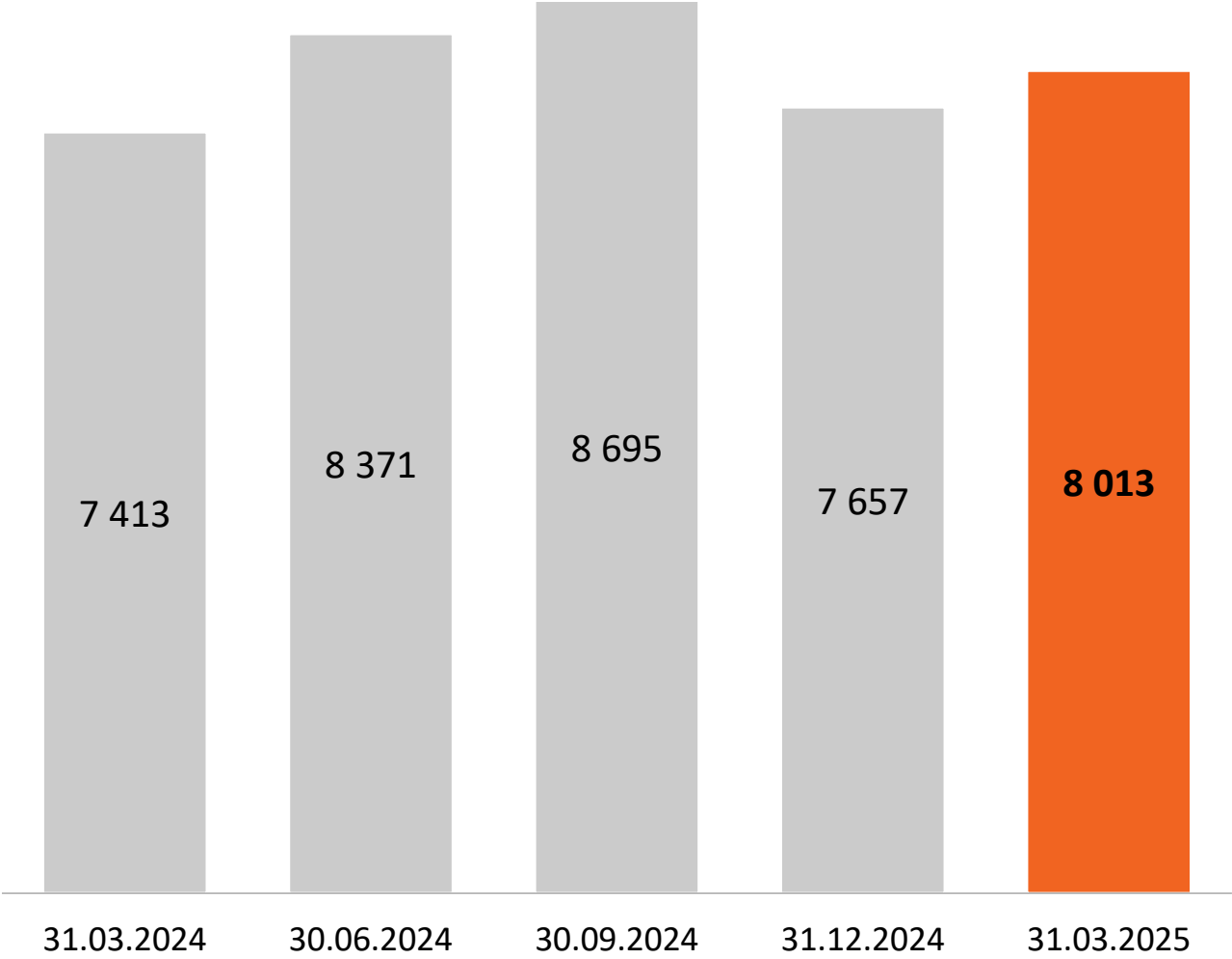
134 units

5 minutes from Market Square

UNITS IN PROJECTS UNDER CONSTRUCTION

GROWING NUMBER OF UNITS UNDER CONSTRUCTION WITH HEALTHY MARGINS MAINTAINED

No. of units under construction



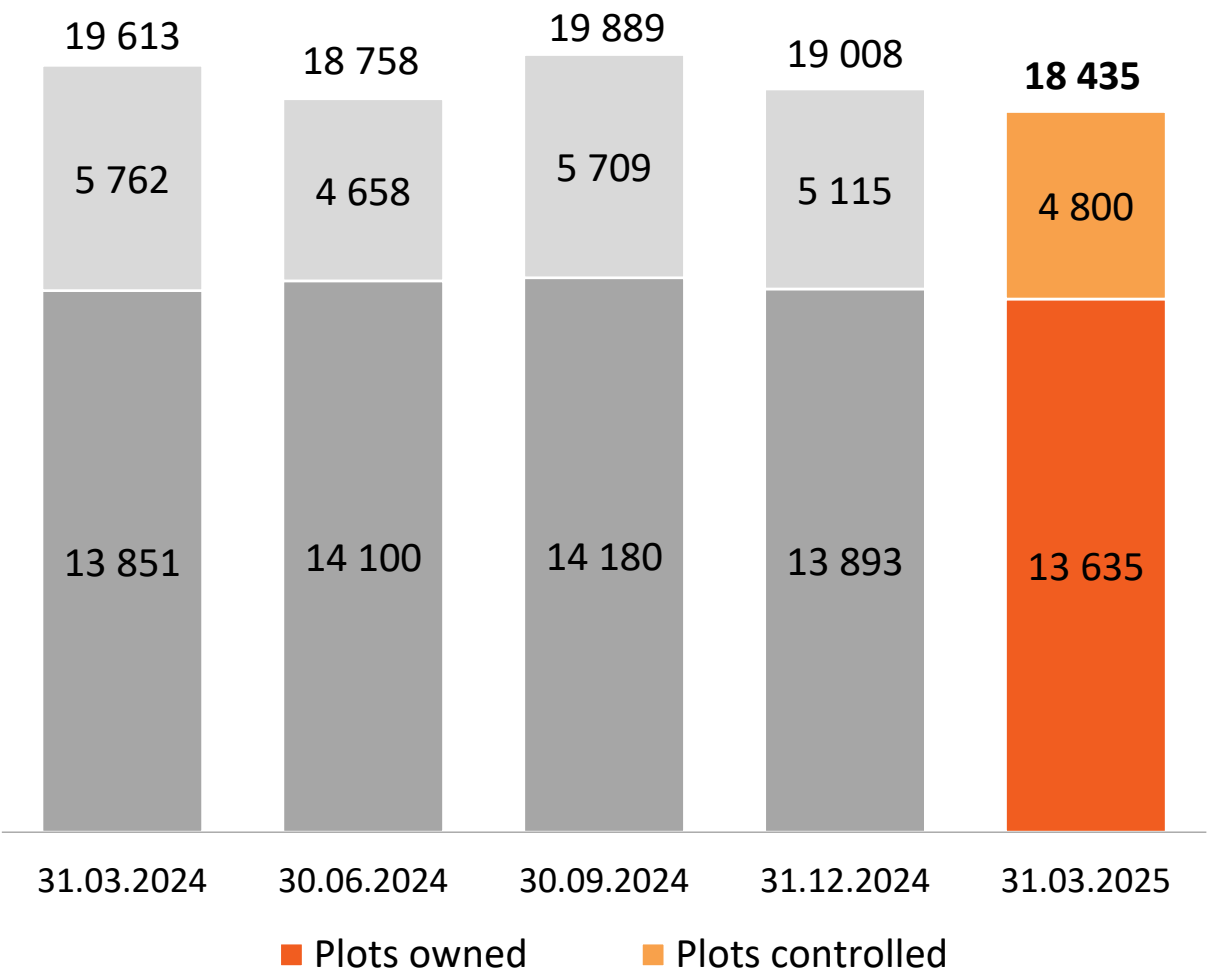
58% of units under construction are sold

Units under construction	31.03. 2025	31.03. 2024	Change YoY
Warsaw	3 292	3 296	0%
Tri-City	2 361	1 767	34%
Wroclaw	1 187	1 616	(27)%
Krakow	1 173	734	60%
Dom Development Capital Group	8 013	7 413	8%

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

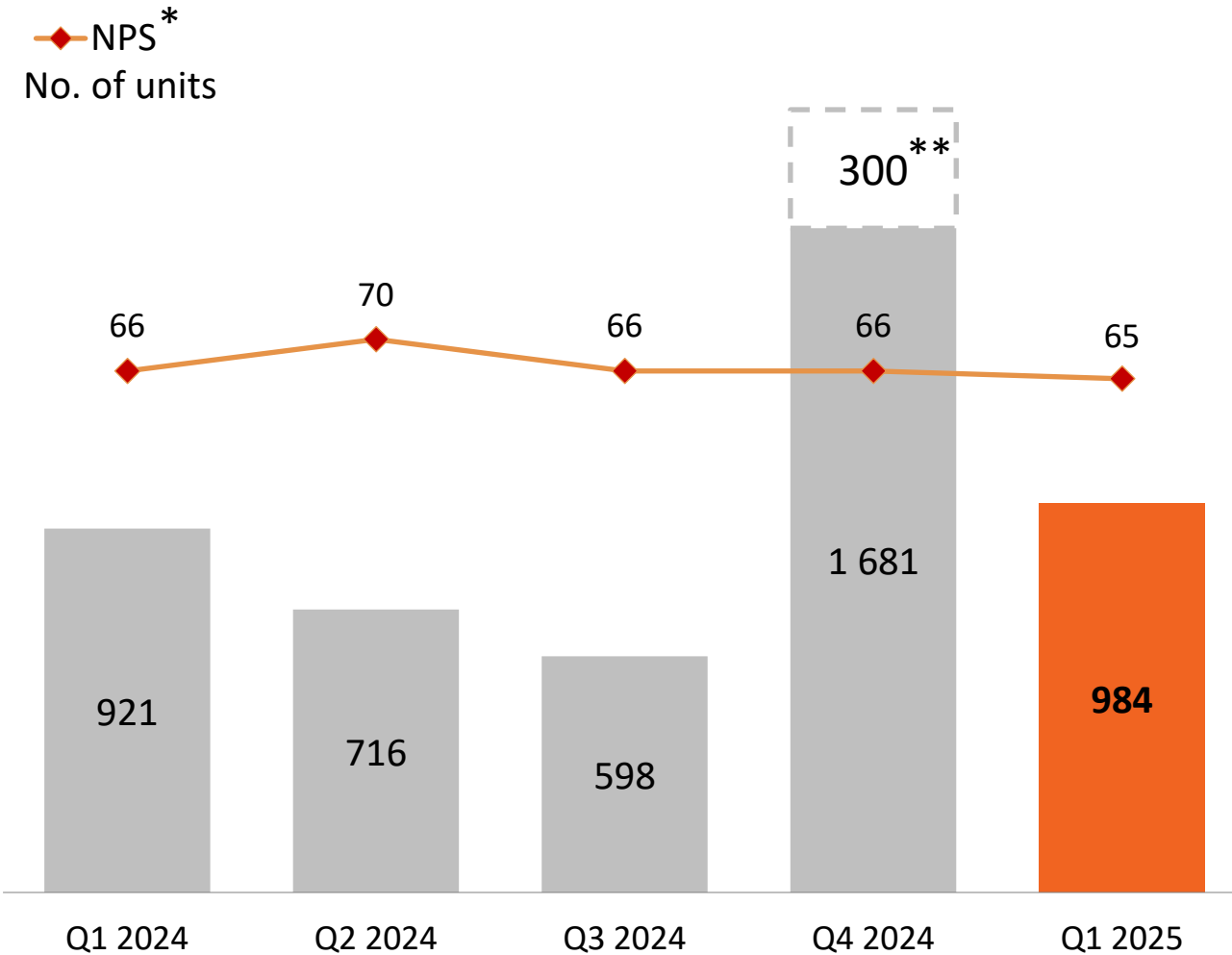


Land Bank	Owned	Controlled	Total	Change YoY
Warsaw	7 163	2 545	9 708	(12)%
Tri-City	3 967	954 *	4 921	(1)%
Wroclaw	840	1 301	2 141	31%
Krakow	1 665	0	1 665	(14)%
Dom Development Capital Group	13 635	4 800	18 435	(6)%

* Including project executed through a special-purpose vehicle in which Euro Styl S.A. holds a 50% interest (551 units).

DELIVERIES

YEAR-ON-YEAR INCREASE IN THE NUMBER OF UNITS DELIVERED, COUPLED WITH HIGH NPS



Deliveries of units	Q1 2025	Q1 2024	Change YoY
Warsaw	341	526	(35)%
Tri-City	172	293	(41)%
Wroclaw	393	45	773%
Krakow	78	57	37%
Dom Development Capital Group	984	921	7%

*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 r.).

** In 2024 the Group delivered 300 units in Warsaw to a PRS institution.

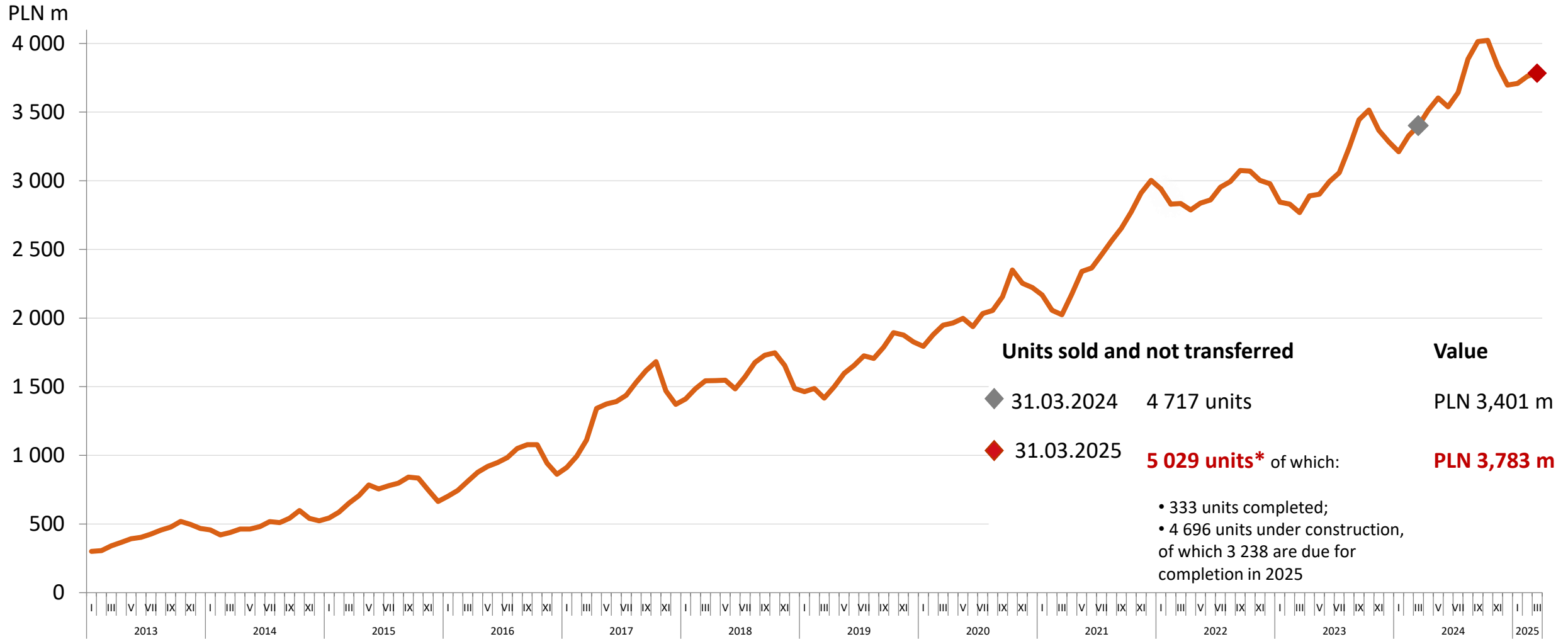
PROFIT AND LOSS STATEMENT

MAINTAINING HIGH PROFITABILITY

Profit and Loss Account	Q1 2025	Q1 2024	Change YoY
Sales Revenues, including	741.9	705.9	5%
<i>Revenue from the sale of finished goods</i>	<i>712.4</i>	<i>659.2</i>	<i>8%</i>
<i>Deliveries (units)</i>	<i>984</i>	<i>921</i>	<i>7%</i>
<i>Revenue from sale of finished goods per unit (PLN'000)</i>	<i>724</i>	<i>716</i>	<i>1%</i>
Gross Profit on Sales	253.4	239.9	6%
<i>Gross Profit Margin</i>	<i>34.2%</i>	<i>34.0%</i>	<i>0.2 p.p</i>
Operating Profit	182.0	171.6	6%
<i>Operating Profit Margin</i>	<i>24.5%</i>	<i>24.3%</i>	<i>0.2 p.p</i>
Profit Before Tax	184.0	171.7	7%
<i>Profit Before Tax Margin</i>	<i>24.8%</i>	<i>24.3%</i>	<i>0.5 p.p</i>
Net profit	148.4	137.4	8%
<i>Net profit margin</i>	<i>20.0%</i>	<i>19.5%</i>	<i>0.5 p.p</i>
<i>EPS (PLN)</i>	<i>5.75</i>	<i>5.33</i>	<i>8%</i>

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

HIGH REVENUE POTENTIAL TO BE RECOGNISED IN COMING QUARTERS



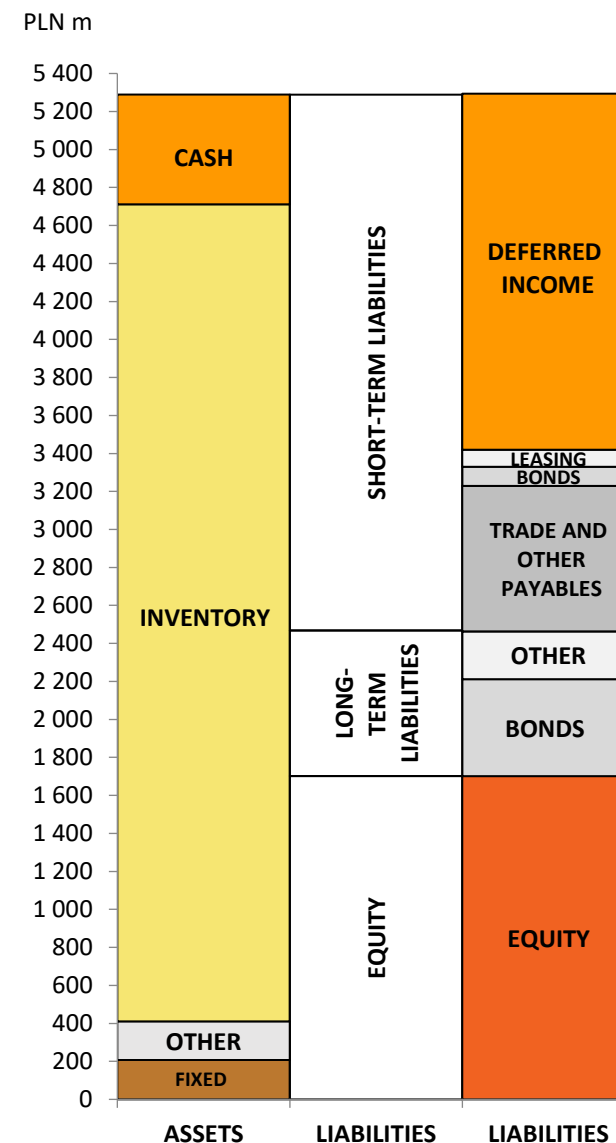
BALANCE SHEET

ROBUST BALANCE SHEET PROVIDING SECURITY IN VOLATILE MARKET ENVIRONMENT

ASSETS	31.03.2025	31.03.2024	Change
Current assets, including:	5 192	4 619	12%
Cash	488	383	28%
<i>Incl. escrow accounts</i>	155	90	72%
Inventories, including:	4 473	3 976	13%
<i>land and projects under construction</i>	4 166	3 712	12%
<i>Finished units, parking places and storage cells</i>	158	101	56%
Fixed Assets	208	160	30%
TOTAL ASSETS	5 401	4 779	13%

EQUITY AND LIABILITIES	31.03.2025	31.03.2024	Change
Equity	1 848	1 595	16%
Total liabilities	3 552	3 184	12%
Long-term liabilities, including:	747	711	5%
<i>Interest-bearing debt (bonds and loans)</i>	510	489	4%
Short-term liabilities, including:	2 805	2 473	13%
<i>deferred income</i>	1 908	1 718	11%
<i>interest-bearing liabilities (bonds and borrowings)</i>	120	50	140%
TOTAL EQUITY AND LIABILITIES	5 401	4 779	13%

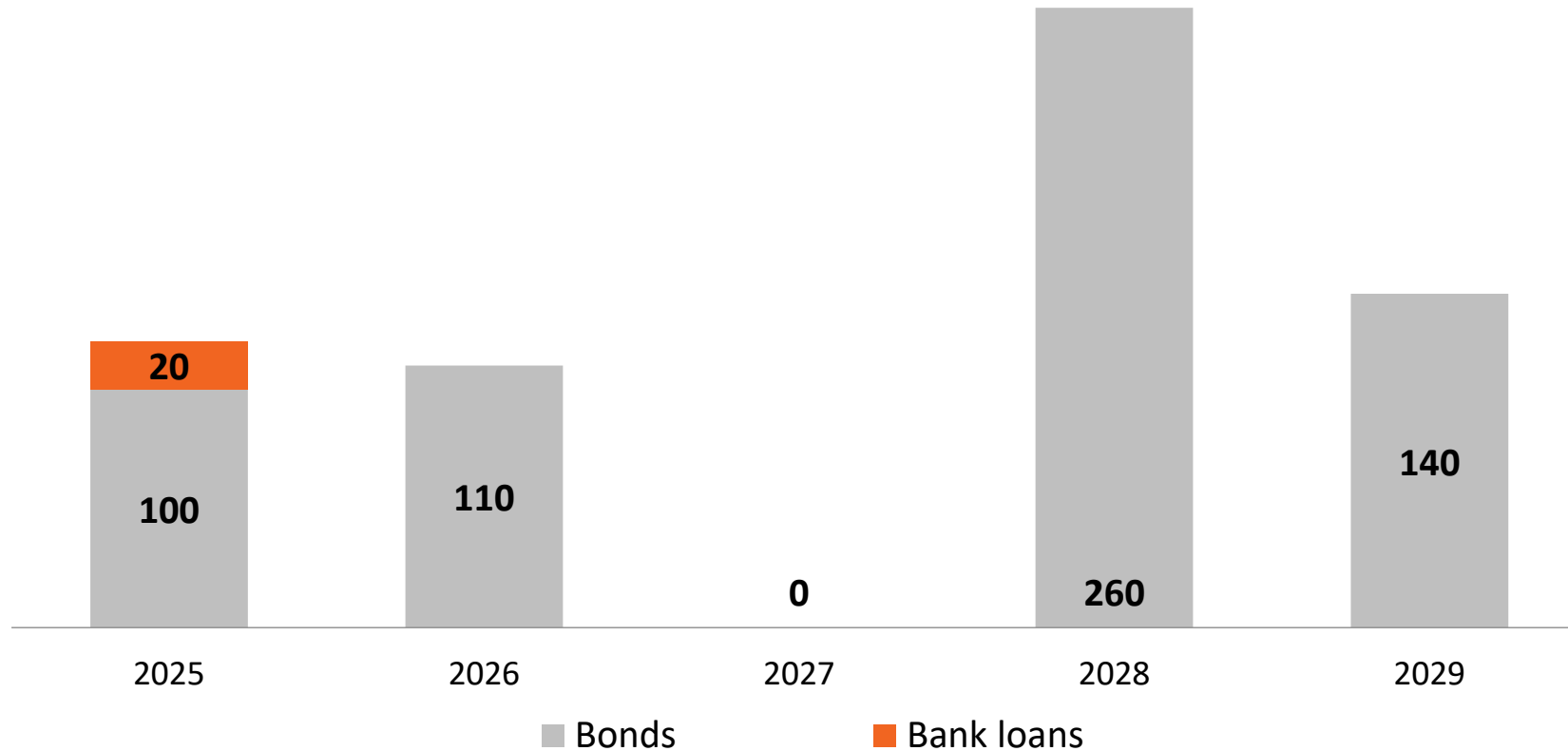
PLN m



DEBT MATURITY STRUCTURE

HIGH LEVEL OF AVAILABLE FINANCING AND STAGGERED BOND MATURITIES ALLOWS US TO RESPOND FLEXIBLY TO OPPORTUNITIES AS THEY ARISE AND MANAGE SHORT-TERM LIQUIDITY

PLN m



PLN 488 m

CASH *

PLN 630 m

UNUSED CREDIT LINES

As at 31.03.2025

*of which PLN 155 m in open trust accounts

SUMMARY: DOM DEVELOPMENT GROUP IN Q1 2025



- Another quarter with net sales in excess of 1,000 units (up by 2% year on year) – confirming our position as residential market leader in Poland
- High revenue potential to be recognized in future periods – 5,029 units sold but not yet delivered – at a value of PLN 3,8 billion (as of March 31, 2025)
- Continuing high proportion of cash transactions (47% of total sales)
- 34.2% gross margin and PLN 148 m net profit
- Robust balance sheet: PLN 488 m cash with low debt
- 8,013 units under construction; 3,538 units available for sale at the close of March 2025
- Land bank sufficient to sustain sales at current level for close to 5 years

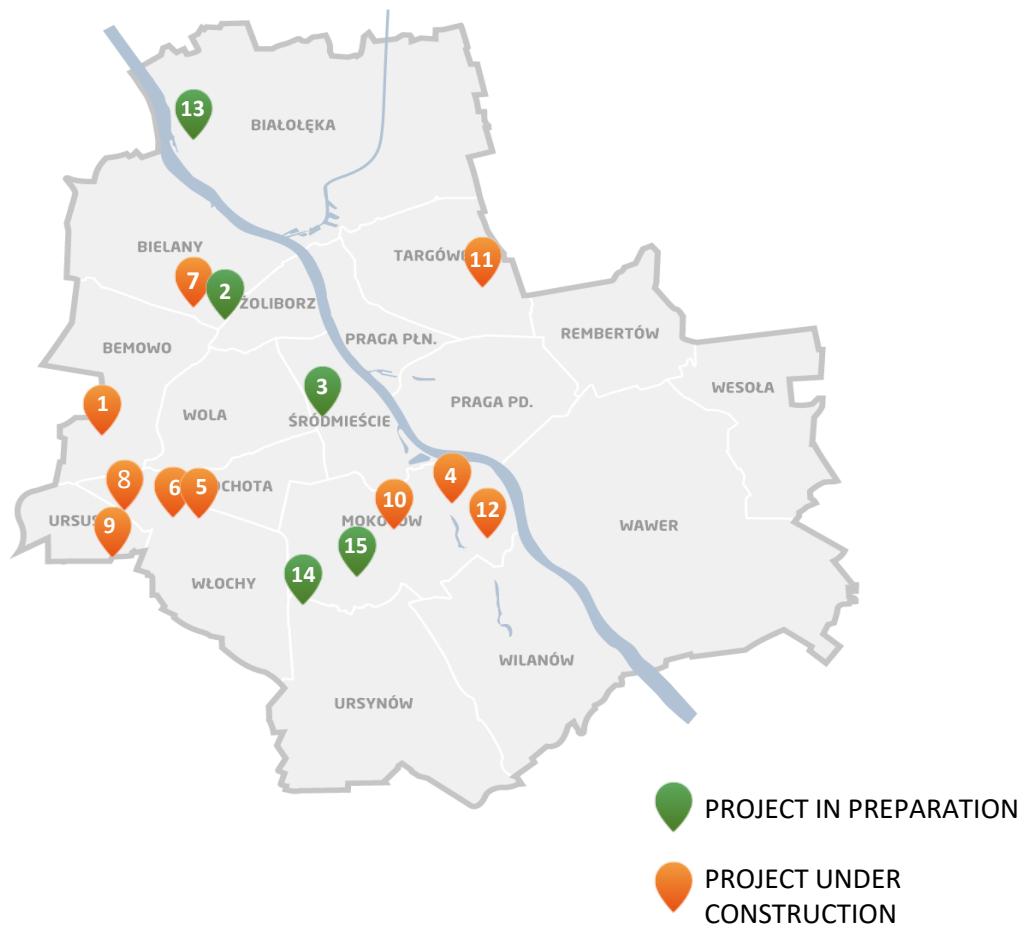
APPENDICES

COMMENCEMENT OF NEW HANDOVERS IN Q2-Q4 2025

PROJECT/PHASE		LOCATION	NO. OF UNITS	COMMENCEMENT	PROJECT/PHASE		LOCATION	NO. OF UNITS	COMMENCEMENT
Q2	Braniborska 80 Ph 2	Wroclaw	210	Apr-25		Osiedle Harmonia Mokotów Ph 2	Warsaw	213	Oct-25
	Osiedle przy Ryżowej Ph 1	Warsaw	151	May-25		Dzielnica Mieszkaniowa Metro Zachód 10	Warsaw	145	Oct-25
	Perspektywa	Tri-City	102	May-25		Osiedle przy Alejach Ph 3	Warsaw	105	Oct-25
	DOKI	Tri-City	187	Jun-25		Osiedle Synteza	Tri-City	120	Oct-25
						Osiedle Międzyzleska Ph 2	Wroclaw	248	Oct-25
					Apartamenty Nad Oławką Ph 1	Wroclaw	88	Oct-25	
					Górka Narodowa Stage 5 Ph 1	Krakow	113	Oct-25	
					Osiedle przy Alejach Ph 2	Warsaw	150	Nov-25	
Q3	Osiedle przy Ryżowej Ph 2	Warsaw	254	Jul-25	Q4	Osiedle przy Alejach Ph 4	Warsaw	19	Nov-25
	Górka Narodowa Stage 4	Krakow	125	Jul-25		Osiedle przy Forcie Ph 1	Warsaw	124	Nov-25
	Widoki	Tri-City	64	Aug-25		Konstelacja	Tri-City	84	Nov-25
	Lema	Tri-City	189	Aug-25		Apartamenty Park Matecznego Ph 1	Krakow	33	Nov-25
	Osiedle Harmonia Mokotów Ph 1	Warsaw	157	Sep-25		Dzielnica Mieszkaniowa Metro Zachód Stage 8 Ph 3	Warsaw	208	Dec-25
	Osiedle Urbino Stage 2 Ph 2	Warsaw	100	Sep-25		Dzielnica Mieszkaniowa Metro Zachód Stage 8 Ph 4	Warsaw	249	Dec-25
	Osiedle Beauforta 2	Tri-City	158	Sep-25		Wzgórze Hoplity	Tri-City	58	Dec-25
						Górka Narodowa Stage 5 Ph 2	Krakow	111	Dec-25
				Górka Narodowa Stage 5 Ph 3	Krakow	105	Dec-25		

PROJECTS UNDER CONSTRUCTION AND IN PREPARATION: WARSAW

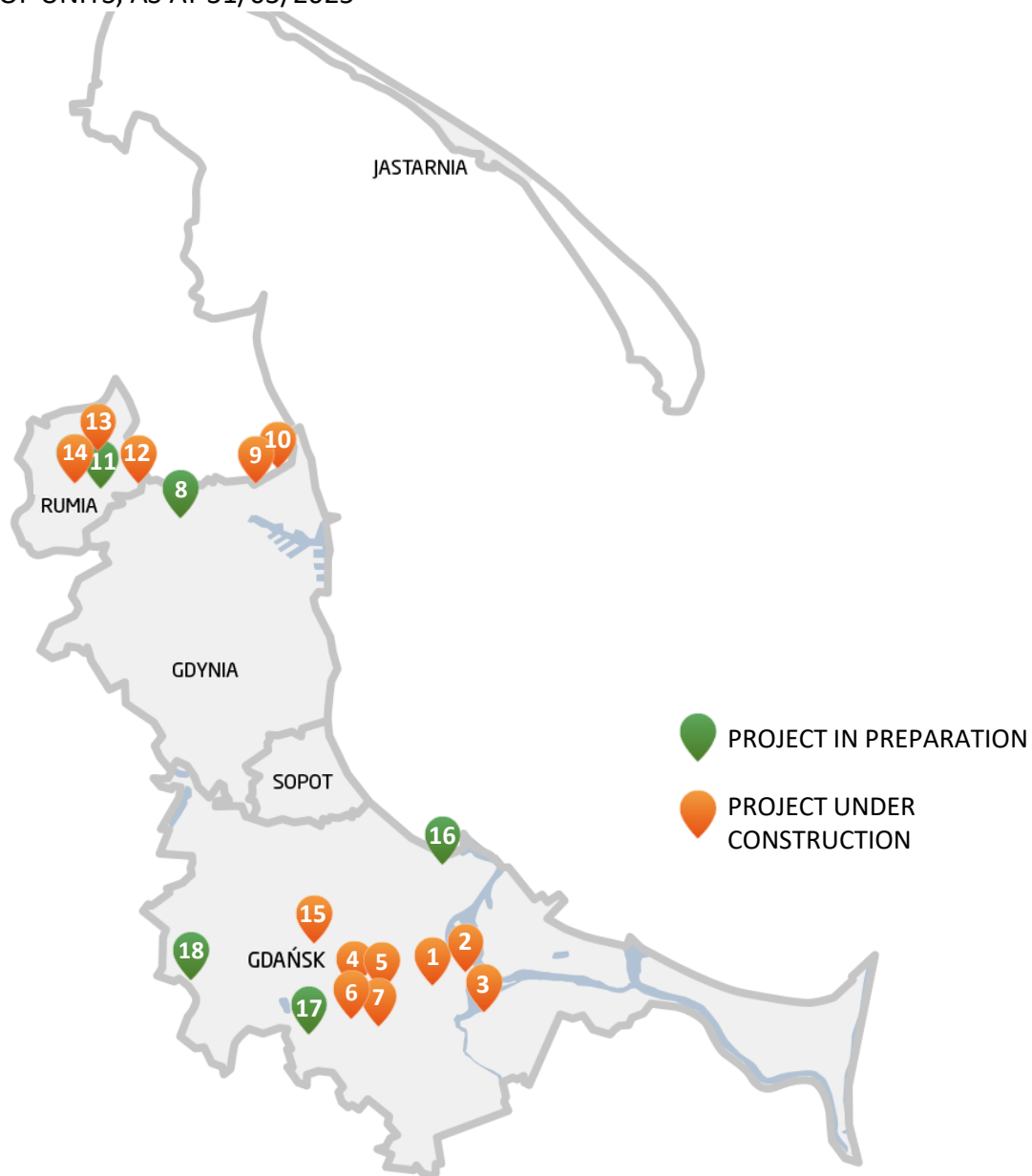
NO. OF UNITS, AS AT 31/03/2025



No	INVESTMENT	UNDER CONSTRUCTION	IN PREPARATION
1	DZIELNICA MIESZKANIOWA METRO ZACHÓD	814	971
2	APARTAMENTY LITERACKA	---	426
3	GRZYBOWSKA	---	185
4	OSIEDLE HARMONIA MOKOTÓW	475	---
5	OSIEDLE URBINO	396	359
6	OSIEDLE PRZY ALEJACH	274	---
7	APARTAMENTY RUDNICKIEGO	143	354
8	OSIEDLE PRZY FORCIE	124	---
9	OSIEDLE PRZY RYŻOWEJ	405	---
10	APARTAMENTY BEETHOVENA	209	77
11	OSIEDLE WILNO	294	1 759
12	OSIEDLE MOKOTÓW SPORTOWY	158	1 620
13	PALLADIUM (AKACJE)	---	675
14	BOKSERSKA	---	430
15	WILANOWSKA	---	307
TOTAL WARSAW		3 292	7 163

PROJECTS UNDER CONSTRUCTION AND IN PREPARATION: TRI-CITY

NO. OF UNITS, AS AT 31/03/2025





No	INVESTMENT	UNDER CONSTRUCTION	IN PREPARATION
1	PERSPEKTYWA	102	---
2	DOKI	433	243
3	DOLNE MIASTO	246	755
4	SYNTEZA	262	209
5	LEMA	189	---
6	OSIEDLE WARSZAWSKA	102	248
7	WZGÓRZE HOPLITY	106	---
8	GDYNIA ORZECHOWA	---	113
9	OSIEDLE BEAUFORTA 2, OSIEDLE BEAUFORTA 3	158	452
10	KONSTELACJA	264	248
11	GÓRA MARKOWCA	---	178
12	LOCUS 2, LOCUS 3	63	273
13	OSIEDLE PRZY BŁONIACH 3	223	197
14	WIDOKI	124	---
15	LEŚNA GÓRA	89	---
16	GDAŃSK UCZNIOWSKA	---	366
17	GDAŃSK POTĘGOWSKA	---	135
18	GDAŃSK BYSEWSKA*	---	550
TOTAL TRI-CITY		2 361	3 967

*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 31/03/2025



-  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	89	50
5	OSIEDLE MIĘDZYLESKA 4	---	134
6	OSOBOWICKA 114	80	---
7	WILLE BISKUPIN	108	126
8	OSIEDLE MIĘDZYLESKA 2	248	---
9	RAMISZOWSKA	---	156
10	OSIEDLE RAPSODIA	132	258
TOTAL WROCLAW		1 187	840

PROJECTS UNDER CONSTRUCTION AND IN PREPARATION: KRAKOW

NO. OF UNITS, AS AT 31/03/2025



- PROJECT IN PREPARATION
- PROJECT UNDER CONSTRUCTION

No	INVESTMENT	UNDER CONSTRUCTION	IN PREPARATION
1	OSIEDLE GÓRKA NARODOWA	454	---
2	OSIEDLE 29. ALEJA	300	6
3	OSIEDLE PRZY MALBORSKIEJ	71	---
4	APARTAMENTY PARK MATECZNEGO	348	236
5	MEIERA	---	741
6	WIELICKA	---	447
7	KOBIERZYŃSKA/RYDLÓWKA *	---	235
TOTAL KRAKOW		1 173	1 665

* Land purchased in Q1 2025

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