

DOM DEVELOPMENT S.A.

**REPORT
OF THE AUDIT COMMITTEE
OF DOM DEVELOPMENT S.A.
ON THE ACTIVITIES CONDUCTED
FROM 1 JULY 2025
TO 31 DECEMBER 2025**



I. Personal composition and organisation of the Audit Committee.

Pursuant to the provisions of Dom Development S.A. Statute (“Company”) and Audit Committee Bylaws dated 5 September 2006, amended on 29 December 2006, 29 June 2007, 3 April 2008, 5 October 2010 and 31 August 2023, the Audit Committee is a permanent committee of the Supervisory Board.

The Audit Committee is composed of three members appointed by the Supervisory Board from among its members. The majority of the Audit Committee, including its Chairwoman, are independent members as stipulated in Art. 129 section 3 of the Act of 11 May 2017 on auditors, audit companies and public supervision, condensed text Journal of Laws 2024, item 1035, as amended, and point 7.7 of the Company Statute. All Audit Committee Members have knowledge of and skills in accounting or auditing, and one Member of the Audit Committee has knowledge of and skills in the industry in which the Company operates.

During the period 1 July 2025 - 31 December 2025 the Audit Committee acted under the following composition:

- (i) Dorota Podedworna-Tarnowska – Chairwoman of the Audit Committee (independent member),
- (ii) Mark Spiteri – Member of the Audit Committee,
- (iii) Edyta Wojtkiewicz – Member of the Audit Committee (independent member).

The rules of organisation and the methods of operation of the Audit Committee are specified by the provisions of the Company’s Statute and the Audit Committee Bylaws dated 5 September 2006, and amended on 29 December 2006, 29 June 2007, 3 April 2008, 5 October 2010 and 31 August 2023.

II. Activity of the Audit Committee.

1. During the period under review, the Audit Committee conducted its activity by way of sessions convened by the Chairman of the Supervisory Board according to pre-agreed audit and internal audit cycles. Three sessions of the Audit Committee were conducted through means of teleconference and videoconference. Minutes were taken during all sessions and the decisions made by the Audit Committee took the form of resolutions.

2. During the period from 1 July 2025 to 31 December 2025, the most important tasks of the Audit Committee were to supervise the Management Board with respect to compliance with the applicable provisions of law and other regulations (in particular with respect to the Accountancy Law dated 29 September 1994 and the Act of 11 May 2017 on auditors, audit companies and public supervision), to supervise preparation by the Company of reports and financial information and to ensure compliance by the Management Board with the recommendations and findings of the auditors appointed by the Supervisory Board.

The Audit Committee monitored and reviewed issues related to internal audits conducted in the Company and in particular the works conducted by the Internal Audit department within Risk Management, Assurance and Compliance Department. The Audit Committee also performed a supervisory function with respect to the program of the Business Risk Management and Risk Management, Assurance and Compliance Department. The Internal Audit function is in the view of the Audit Committee a professional function, resourced with staff with appropriate skills. It reports functionally to members of the Audit Committee and releases its reports to Audit Committee members and executives who are responsible for the department or process being audited.

Using its authority, the Audit Committee requested from the Company relevant information concerning accounting, financial, internal and external audit issues. In particular, the members of the Audit Committee were authorised to review all books and records of the Company as well as the Company’s annual and semi-annual financial statements, to demand schedules of the work of internal controllers and auditors, to request explanations from the Management Board members, managers and employees of the Company to the extent necessary, and to give recommendations and assessments to the Supervisory Board in relation to subjects within the scope and responsibility of the Audit Committee.

During the period covered by this report, 3 sessions of the Audit Committee of Dom Development S.A. took place, on the following dates:

1. 27 August 2025 (via videoconference);
2. 2 October 2025 (via videoconference);
3. 26 November 2025 (via videoconference).

All sessions of the Audit Committee were convened correctly. All members of the Audit Committee were present at all three sessions. The sessions of the Audit Committee were also attended by certain members of the Management Board and other management, including: Vice President of the Management Board and CFO, Mrs. Monika Dobosz, Financial Controller and CFO Deputy, Mr. Dariusz Gołębiewski, Chief Risk, Compliance Officer Mr. Adam Jarzębowski, Mr. Wiktor Łyżwiński, Assurance Lead and ESG Coordinator Mrs. Anna Bączyk and who collectively provided information about internal audits, the Company's financial statements, sustainability reporting and other information that was requested by the Audit Committee to be provided by the Management Board.

Two of the Audit Committee sessions were attended by representatives of the Company's auditor, PricewaterhouseCoopers Polska Spółka z ograniczoną odpowiedzialnością Audyt sp. k. with its registered seat in Warsaw, who presented tax and accounting information, results of 2025 half year review and discussed issues in relation to the audit of the 2025 financial statements.

At the meeting on 27 August 2025 the Audit Committee adopted the Report of the Audit Committee on activities conducted between 1 January 2025 and 30 June 2025. The meeting was attended by representatives of the Company auditor, PricewaterhouseCoopers Polska Spółka z ograniczoną odpowiedzialnością Audyt sp. k., who discussed all necessary explanations and presented the results of the 2025 half year review. The members of the Audit Committee heard Q3 2025 update on activities of IA and recommended to the Supervisory Board the choice of Ernst & Young Audyt Polska spółka z ograniczoną odpowiedzialnością sp. k. with its registered office in Warsaw, to conduct the assurance of sustainability reporting of Dom Development S.A. Capital Group for 2025.

Another Audit Committee videoconference was held on 2 October 2025, during which the Audit Committee members discussed internal audit reports and summarised the interviews of the External Auditors, which made the offer for External Assessment of the Internal Audit Function.

A meeting on 26 November 2025 was attended by representatives of the Company auditor, PricewaterhouseCoopers Polska Spółka z ograniczoną odpowiedzialnością Audyt sp. k., who discussed the results of the interim audit and the audit plan for the 2025 financial statements. Moreover, the Audit Committee members discussed procedures to be conducted related to assurance of sustainability reporting of Dom Development S.A. Capital Group for the year ended on 31 December 2025. In addition, a summary of the Risk Management and Compliance Agenda for 2025, as well as Internal Audit Engagements taken in 2025 were presented to the meeting. Moreover the Audit Committee members adopted the Internal Audit Plan for 2026 and made a recommendation to the Supervisory Board of the choice of KPMG Advisory Spółka z ograniczoną odpowiedzialnością sp. k. to review the IA function.